

DDPR_feedback_0412s	
Name	Andrew Rodwell
Organisation	
Email	
Response Date	Aug 31 22 10:50:35 am
Notes	Andrew Rodwell
Q 1	Select the chapter you want to provide feedback on
	Rural Lifestyle Zone
Q 2	In general, to what extent do you support the contents of this chapter?
	Agree
Q 3	Objective/Policy/Rule/Standard reference:
	RLZ-S1
Q 4	Feedback/Comments
	The objectives of a Rural Lifestyle Zone are to maintain a certain character and amenity values, in particular low density, a sense of openness, outlook from sites to rural areas, low levels of noise, outdoor lighting, dust and odour and provide for rural activities on larger sites. I wish to make two points in respect of those objectives: 1. The RLZ Objectives and Policies can be achieved at densities greater than one residential unit per hectare and easily achieved at one residential unit per 0.5ha; 2. that a significant percentage of the people who seek these characteristics and amenity values do NOT want to have to manage a one hectare property, as one hectare is neither rural nor residential. It is too big for a conventional garden and too small for keeping livestock, while also taking significant time, effort and money to maintain.
Q 5	Objective/Policy/Rule/Standard reference:
	In conjunction with the RLZ density decrease, I seek that subdivision rules provide for new lots created by subdivision in the Rural LZ down to 0.5ha as a Controlled Activity subject to compliance with subdivision standards (standards SUB-S2 - SUB-S7)
Q 6	Feedback/Comments
Q 7	Objective/Policy/Rule/Standard reference:
Q 8	Feedback/Comments
Q 9	Objective/Policy/Rule/Standard reference:
Q 10	Feedback/Comments

Q 1 1	supporting documents?
	0
Q 1 2	If you need more space, or have any other general comments, please leave them here
	<p>I would like the Council to rezone the property at 192 Beach Road (defined as Section 66 Block IV Oamaru SD) from General Rural to Rural Lifestyle. The basis for this is as follows:</p> <ul style="list-style-type: none"> - the property is 13.3ha of Class 3 land and is not viable as a commercial farming or horticultural property. There is no scheme irrigation water available. - there is no large-scale or intensive rural land use anywhere near the property, and none envisaged due to the lack of water and fragmented properties in the area – potential Reverse Sensitivity with rural uses is not an issue - the property lends itself well to development, with elevated contour and sea views - town supply water and sewerage (with capacity) is available off Beach Road - the property is incredibly accessible. It is only 2.5km away from the Oamaru CBD. In comparison, Weston (which is earmarked for residential expansion due in part to its close proximity to Oamaru) is 4.5km away and still seen as 'accessible' - the property's northern boundary is the North Otago Golf Club, which would welcome this development - the land immediately on the town side of the Golf Club (its northern boundary) is classified Rural Lifestyle and development of this land has already occurred - a 1.9 hectare property sits on the southern boundary of our property. The owner is expecting consent to build a home on this land - a small area of the land sits under a Coastal Environment zone but the majority of any development would be to the west of the property and outside the CE zone.

Property: 192 Beach Rd, OAMARU (13.3ha)

