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Name	James O'Gorman
Organisation	
Email	James O'Gorman
Response Date	Sep 04 22
Notes	
Q1	Select the chapter you want to provide feedback on
Q2	In general, to what extent do you support the contents of this chapter?
Q3	Objective/Policy/Rule/Standard reference:
Q4	Feedback/Comments
Q5	Objective/Policy/Rule/Standard reference:
Q6	Feedback/Comments
Q7	Objective/Policy/Rule/Standard reference:
Q8	Feedback/Comments
Q9	Objective/Policy/Rule/Standard reference:
Q10	Feedback/Comments
Q11	supporting documents?
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Q12	If you need more space, or have any other general comments, please leave them here
	From: Max Crowe Sent: Monday, 5 September 2022 8:38 am To: Max Crowe Subject: Fwd: Submission [THIS EMAIL IS FROM AN EXTERNAL SOURCE] DO NOT CLICK links or attachments unless you recognise the sender email address and know the content is safe. [cid:122090506410200205@au-mta-53.au.mimecast.lan] ----- Forwarded message ----- From: Jim O'Gorman Date: Wed, 24 Aug 2022, 09:59 Subject: Submission To: Hi Max I cannot make the connection w the council website to send my submission due to IT thrombosis. Can u pls submit for me J

Submission to District Plan Waitaki District Council 2022
James O'Gorman

The following is submitted for consideration and addition to the conversation of District Plan change. It focuses on the changes the proposed plan will generate in my Township environment of Kakanui village. It does not address individual policies, objectives or rules but is an overview of the outcome of the plan as it is perceived from local residents.

GENERAL OVERVIEW:

The stated purpose of the proposed plan is to prepare for growth of the district.

The signs of development are changing; increases in mortgage rates, increase in costs, increase in number of houses for sale and reduction of house prices are general indicators that the exponential growth we have enjoyed is now at an end. With the stated intent of Central Government that Climate change should henceforth be the focus for planning, it would be better for the plan to focus on infrastructure resilience and stability rather than growth.

To this end, I do not support the proposals for extension of Kakanui village boundaries to include developments on the South side of Magdala Street and the East side of Waianakarua Rd between School Rd and Magdala Street. Both areas are high class soils, drain into a flood plain and thence into a Whitebait breeding ground. If these areas are developed for residential, there is no reason why the land at Cat's Eye Point and the recent proposed development at Beach Road should not also proceed. I agree with the Plan: rural lot size no less than 4Ha, village section size 340m² and no development on high class soils.

It has been mooted that Kakanui have a town centre.

I oppose such plans for the following:

Kakanui is a satellite village to the service town Oamaru. It has one general store and one cafe. While the population increases over holiday periods, any business that sets up to take advantage of holiday periods will both struggle to survive and cannibalise the existing businesses in Kakanui and Oamaru. We often see coffee and food service vehicles during holiday periods, parked up in public spaces but they do not sell much.

Until recent times, Kakanui was known for the tomatoes produced here and at one stage there were fifteen conventional and six organic hothouse properties. Most of these have closed but in their place, as the face of the village changes, small enterprises, Air BandB, studios and artisan outlets and property maintenance people are taking the place of production units for full and part-time employment.

MOVE FROM TOWNSHIP TO RESIDENTIAL

The make-up of the village is changing. The increase in residential and holiday homes brings pressure to our infrastructure and changes the social strata. Now, there

are many houses standing empty for the majority of the year, being occupied for only a few days each year and even those that are obviously “Bach banking” as they have stood empty since completion some years ago; of the fifteen sections in my block of the village there are only four permanent residents. The owners of these holiday homes have differing wants from the permanent residents. For example, people with new build houses wanting to connect directly to high pressure water systems such as are available in larger towns and cities who do not realise that this will require a complete replacement of our low pressure water scheme and the cost that will impose on those of lesser incomes especially the retirees in the village who already struggle under the high costs of living.

While it is claimed by Council planners that there will be no difference for residents, I believe that is not so. Under the rules of Township, those moving into the village must observe the rules and mores established in the village. However, under residential, the newcomers can rightly demand that the village change to meet their demands and way of living they enjoy elsewhere. This will destroy the charm and character of the village, destroying the very thing that makes the place so special. In other words please leave us as a Township.

Please remember, it is the permanent residents who man the fire service and emergency systems. It is the locals who turn out in times of flood or disaster, not the holiday home owners.

PRESSURE ON LOCAL ENDANGERED SEABIRD POPULATION

The estuary and rivermouth areas in Kakanui have come under intense pressure from people visiting the area in increased numbers and with the increase in four-wheel-drive vehicles making off-road access to whitebaiting areas much easier. This has resulted in a massive decrease in numbers of in-shore seabirds which have been chased off their traditional homes and breeding and feeding areas. The flock of several hundred red billed gulls resident on the gravel spit at the end of Cobblestone Rd has dwindled to about forty birds (the remainder, I suspect, have sought refuge on the roofs of Oamaru businesses). The Plovers have gone, the Oystercatcher and Pied Stilt abandoned the area and the Grey Heron, once prolific is now a rare visitor.

I request urgent attention be given to working with other landowners and protagonists with an interest in the estuary area and QE2 Covenant of the closing off the Kakanui estuary spit to vehicle access; impose strict “dogs must be on a lead at all times in this area,” as a starting point to protect our endangered seabird species. The little Blue Penguin colony, cared for by Kakanui school children, has already been wiped out by dogs and the actions of inconsiderate humans. We are close to losing a lot more than penguins.

If protected and well preserved, the area could become a mecca for ornithologists and “twitchers”.

SECTION SIZE

It is not necessary to promote growth in the village by developing Rural-residential land. There are still in-fill sections within the existing village boundaries to absorb demand in the future without seeking a major expansion. For those seeking a place at the seaside, the current minimum section size is sufficient to build a holiday home.

RATES INCREASES

The method of assessing rates no longer has any relation to our incomes. Valuations are used only by Government authorities to set rates and charges, set arbitrarily without consideration of ratepayers incomes.

For example: On an income of \$60,000 (an average wage) my \$[REDACTED] rates bill would represent [REDACTED]% of my income.

However, approximately half of the district's ratepayers are on an income of less than \$30,000. In my case my pension is my income and the \$[REDACTED] rates bill accounts for [REDACTED]% of my disposable income and increases my tax burden to [REDACTED]% of my total income leaving a very small disposable income for my general living costs.

This is creating a new poverty trap for your citizens. We cannot afford to sell our homes as we would be buying on the same inflated market and the rates are the same burden. We cannot afford extras above the very basics. Any increases in charges means a corresponding decrease in heating or food for the retired. The rates remission offered is token only and does not decrease the percentage of income demanded. My understanding is that as the law stands, the Council can increase rates to higher than my total income and then sell my property from under me if I cannot pay. There is no restriction to the percentage of my income that can be demanded for rates and taxes.

One has only to look at the increase in second hand outlets In Oamaru to be aware the general population of the district is not affluent. Empty shops in the main street tell their own story. The empty main street tells another.

Jim O'Gorman