

DDPR_feedback_0134s	
Name	Cameron Leckie
Organisation	on behalf of John Cheeseman
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Response Date	Aug 30 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
	Hi there, Please see attached feedback to the draft Waitaki District plan on behalf of John Cheeseman, 164 Awamoia Road, Oamaru. Regards, Cameron Cameron Leckie   Licensed Surveyor MS+SNZ Director Survey Waitaki Ltd - Surveying Planning Engineering T 03 434 80 20   M 021 496 780   27a Coquet Street, PO Box 237   Oamaru 9444   www.surveywaitaki.co.nz

30<sup>th</sup> August 2022

Draft District Plan Feedback  
Waitaki District Council  
Private Bag 50058  
Ōamaru 9444

John Cheeseman  
164 Awamoa Road  
RD 6D  
Oamaru 9492

Via email: [planreview@waitaki.govt.nz](mailto:planreview@waitaki.govt.nz)

To Whom it May Concern,

### **Draft Waitaki District Plan Feedback**

Please accept the following as my feedback to the draft Waitaki District Plan. This feedback relates to:

- The Rural Lifestyle Zone provisions; and
- The Subdivision provisions

#### **1. Rural Lifestyle Zone (RLZ):**

The feedback and outcomes sought are as follows:

\* **Outcome Sought:** Provide for new residential dwellings in the Rural Lifestyle Zone down to 5000m<sup>2</sup> as Permitted Activities subject to compliance with site controls (RLZ-S2-RLZ-S6)

The Draft District Plan proposes a residential site density of one residential unit per 1 hectare of net site area within the Rural Lifestyle Zone via the following provisions:

#### ***Rural Lifestyle Zone (RLZ)***

##### ***RLZ Objectives:***

*RLZ-01: Purpose of the Rural Lifestyle Zone*

*RLZ-02: Character of the Rural Lifestyle Zone*

##### ***RLZ Policies:***

*RLZ-P1: Rural Lifestyle Zone character and amenity values*

##### ***RLZ Rules:***

*RLZ-R4: Residential Unit:*

- Permitted where complies with site controls (RLZ-S2-RLZ-S6) and density (RLZ-S1)
- Restricted Discretionary where does not meet one or more site controls
- Non-Complying where does not meet 1 hectare density

**RLZ Standards:**

*RLZ-S1: Residential site density:*

1. The maximum density of residential units on any site shall be one residential unit per hectare of net site area.
2. ...

Given the above provisions, where a new residential unit does not meet the 1 hectare density provision, it becomes a Non-Complying Activity – which is a very strong signal that such density will not be entertained except under exceptional circumstances (via resource consent).

The draft District Plan Objective RLZ-01 states the purpose of the Rural Lifestyle Zone, and Policy RLZ-P1 outlines the aims associated with maintaining the *'qualities, character and amenity values of the Rural Lifestyle Zone'*.

It is entirely possible that, given particular mitigating factors such as topography, built environment, vegetation etc, new residential units could be built at a density of less than 1 hectare and still achieve the maintenance of the qualities, character and amenity values of the Rural Lifestyle Zone.

Provided effects can be mitigated, this would achieve good environmental outcomes by utilising land that would otherwise be non-productive within the existing Rural Lifestyle Zoning and increasing the capacity of the zoning to support residential lifestyles.

Therefore, the outcome sought is for the new Waitaki District Plan to provide for new residential dwellings in the Rural Lifestyle Zone down to 5000m<sup>2</sup> as Permitted Activities subject to compliance with site controls (RLZ-S2-RLZ-S6).

*\*Note: This outcome links with the feedback on the Subdivision rules as set out below.*

**2. Subdivision Rules (SUB):**

The feedback and outcomes sought are as follows:

**\*Outcome Sought: Provide for new lots created by subdivision in the Rural Lifestyle Zone down to 5000m<sup>2</sup> as Controlled Activities**

The Draft District Plan proposes minimum lot sizes of 1 hectare within the Rural Lifestyle Zone via the following provisions:

**Subdivision (SUB)**

**SUB Objectives:**

..

**SUB Policies:**

...

**SUB Rules:**

*SUB-R64: Subdivision that creates any vacant allotments(s):*

- *Controlled where complies with CON-1 being minimum allotment sizes and dimensions (SUB-S1) and standards SUB-S2 through to SUB-S7*
- *Discretionary where does not meet CON-1*

**SUB-S1:**

*Rural Lifestyle Zone: 1ha*

Given the above provisions, where a new lot does not meet the 1 hectare minimum lot size, it becomes a Discretionary Activity.

The draft District Plan Objective RLZ-01 states the purpose of the Rural Lifestyle Zone, and Policy RLZ-P1 outlines the aims associated with maintaining the '*qualities, character and amenity values of the Rural Lifestyle Zone*'.

It is entirely possible that, given compliance with the RLZ development standards, and particular mitigating factors such as topography, built environment, vegetation etc, new allotments created by subdivision and subsequent residential units could be created/developed at a density of less than 1 hectare and still achieve the maintenance of the qualities, character and amenity values of the Rural Lifestyle Zone.

Provided effects can be mitigated, this would achieve good environmental outcomes by utilising land that would otherwise be non-productive within the existing Rural Lifestyle Zoning and increasing the capacity of the zoning to support residential lifestyles.

Therefore, the outcome sought is for the new Waitaki District Plan to provide for new lots created by subdivision in the Rural Lifestyle Zone down to 5000m<sup>2</sup> as Controlled Activities subject to compliance with subdivision standards (standards SUB-S2 through to SUB-S7).

*\*Note: This requested outcome links with the feedback on the Rural Lifestyle Rules within this letter.*



**Conclusion:**

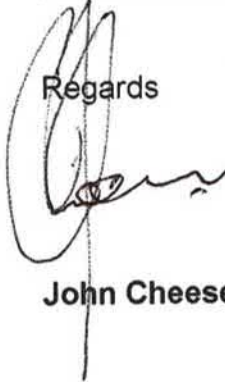
I seek that the new Waitaki District Plan provides for new residential dwellings in the Rural Lifestyle Zone down to 5000m<sup>2</sup> as Permitted Activities, and for new lots created by subdivision in the Rural Lifestyle Zone down to 5000m<sup>2</sup> as Controlled Activities – all subject to compliance with site controls protecting amenity and character

I believe this would achieve good environmental outcomes by utilising land that would otherwise be non-productive within the existing Rural Lifestyle Zoning and increasing the capacity of the zoning to support residential lifestyles.

I request that Council give due consideration to this feedback and I am happy to work alongside Council and supply further information if required.

I look forward to your response in due course.

Regards

A handwritten signature in black ink, appearing to read 'John Cheeseman', written over a vertical line that extends downwards from the signature.

**John Cheeseman**