

DDPR_feedback_0077s		
	Name	Nivonne and John Schultz
	Organisation	
	Email	
	Response Date	Aug 31 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	
	<p>Kia ora team. We suggest the following changes, as these properties are all within the town centre 50km zone: Change zoning from GRu to RL. Lot 1: DP 27483. Front 8.5ha bounding Whiterocks Rd. Lot 2: DP 435449 Lot 1: DP26661 Lot 2: DP 27407 We suggest reverting the zoning of the following Lots from GRu to GRes: Lot 1: DP7530 – unable to be farmed. Lot 1: DP 27407: Front part. I have run out of time to further explain our reasoning for these changes & reversions, but I would be more than happy to further discuss. Nga mihi, Nivonne & John Schultz</p>	
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	

DDPR_feedback_0087s	
Name	Nivonne and John Schultz
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Q9	Objective/Policy/Rule/Standard reference:
Q10	Feedback/Comments
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	0
Q12	If you need more space, or have any other general comments, please leave them here
	<p>Kia ora Planning team. Thanks for your efforts to date, and for the time and patience you have afforded us. We all need a starting point. If you need any clarification, we are happy to further discuss any of the discussion points we have raised. Nga mihi. Nivonne & John Schultz</p>

FEEDBACK TO WDC 10 YEAR DRAFT DISTRICT PLAN–JOHN & NIVONNE SCHULTZ – 31/8/22

Your team have provided a comprehensive list of overlays. Well done.

On the whole, this DDP is extremely comprehensive and well laid out.

Comments & suggestions below as to the various chapters in the Draft District Plan (DDP):

Mana whenua: Well done. There is a lovely weave throughout the DDP including a comprehensive account of the mana whenua local history in the introduction. It is important that we engage with our tangata whenua in an inclusive, respectful way, and to honour the Treaty of Waitangi.

Strategic Direction: Well considered on the whole. **However:**

SD-UFD-02 needs an actual plan to identify areas to be integrated/set aside for social housing options. It is not enough to suggest that it needs to be part of the mix, while not identifying suitable areas to achieve this vital community need. It is too important to leave this to the market to determine. To do so, will be to fail our most vulnerable community groups.

SD-NE-01 urgently needs more engagement & mitigation with the affected land owners and parties. To many of us affected parties, we feel that central government has insidiously slipped this in the back door through NPS, after halting engagement with us late in 2021. Big work-on.

SD-RREE-02 needs a comprehensive plan to achieve the best outcome for SD-RA-01 & SD-RA-02. E.g. stormwater management for GRu & RL to protect our high quality food production soils from the ravages of more flooding events due to climate change. Where's the plan?

SD-RREE-04: more emphasis and encouragement to embrace renewable energy products and solutions.

SD-RA-01 & SD-RA-02: DDP needs to recognise and facilitate the global demand / appetite to alternative proteins and the change in land use to vertical food production systems (indoor & outdoor).

Energy, Infrastructure & Transport:

What is the DDP alternative if Three Waters does not go ahead? Do you have a Plan B?

Potable water: Where is the plan to connect Weston to the Town Supply water system, without requiring tank water storage & individual pumping? The housing infill allowed for in the DDP between Oamaru & Weston, will hopefully facilitate access expansion of the system in an equitable way to include Weston.

Energy: As above in SD-RREE-04 – DDP needs a comprehensive plan.

Energy infrastructure: DDP should encourage & facilitate shared renewable energy infrastructure in residential & RL subdivisions.

ENG-P5 (b): Why do the solar panels need to be aligned with the plane of the roof? Too prescriptive.

Infrastructure: Powerlines: It would be helpful to note the kV size on the District Plan Map Overlays.

Stormwater:

If infill between Oamaru & Weston continues to happen at pace, is there a plan for a reticulated stormwater network in Weston?

Sewerage: DDP should allow for sewerage system expansion in Weston, and elsewhere.

Transport: Well considered on the whole. **However:**

Ensure the Transport Network Support Infrastructure is fit for purpose.

Re: Maximum of 10 residences per access way: Clarity is required around whether this includes principal residences only.

Hazards & Risks:

DDP requires a comprehensive plan to assess and mitigate the serious impacts of more extreme weather events due to climate change, e.g. via appropriate local roadside infrastructure such as deeper urban curbing channels, rural roadside berms and swales, soakage areas etc, to protect the lives of our people, our livelihoods and our livestock and high class soils from extreme weather events e.g. flooding events.

Historical Heritage & Cultural Values: Well considered. Well done.

Natural Environment Values:

We absolutely need to protect our natural environment values, but what has been proposed with these SNA's, SNF's, ONF's, ONL's & ONFL's amounts to theft by regulation. Big work-on is required by WDC with all affected parties. To be able to continue current farming practices in these areas, is to fail.

Farmers must be able to be adaptive, and consumer-focussed to feed our ever-burgeoning global population.

The land owners' property values will be diminished, their equity negatively impacted, and their debt to equity will increase to unsustainable levels. Accordingly, the rates take will be lower: Rates relief?

Public access onto private land to access these features: Who is responsible if a member of the public is injured?

Public access to rivers, lakes etc: Well done. Very comprehensive.

SNF: **Weston Wind Gap.** Us, and many other people consider this a **joke**. There are thousands of examples of wind gaps throughout New Zealand. We will continue to contest this as an SNF.

Of interest to us, last year we were notified that there was a fossil SNF identified of international significance further along from our escarpment that hasn't made the cut.

The mind boggles with frustration.

General District Wide Matters:

Well done. Comprehensive and well considered.

Subdivision/Zones: Wow. Very contentious on the whole.

The good:

Recreational, sporting areas, reserves and green spaces identified and protected.

Areas identified for Medium Density Housing. Well considered. Well done. They should require parking. However, I understand this is a NPS.

General Industrial zones identified. Well done. We probably will need more of them though.

Homestays as a permitted activity.

WDC is considering lowering the 1ha minimum lot size for RL. Looking for feedback. **Agree. Suggest 3000m2 minimum (building setbacks to be adjusted proportionately).**

Most importantly, our reasoning for 3000m2 minimum is to protect further urban sprawl to high class soils. Also, Rural Lifestyle purchasers are generally just looking to create a little distance from their neighbours, and give their pets more space. They are not wanting to farm it.

This is currently the minimum allotment allowed in Hampden subdivisions to contain their own sewerage.

Boundary adjustments: SUB-P2. Sounds good. However, the wording detail needs tightened to ensure that boundary changes that make sense are not impeded by the minimum area allowable in that zone.

The bad:

No area identified for social housing, as mentioned earlier. Please do. The need is only getting greater with this area being seen as a good climate for our ageing population.

Carbon forestry: There has been a poor job done to date to protect good food production land from being converted to forestry throughout NZ. It has had a devastating effect on rural communities

How does the WDC DDP protect further food production land from being planted in trees?

General Rural Zone: 4ha to 20 ha minimum lot. Disagree.

Reasons: No need. Intrusive.

What sustainable farming will look like in the very near future on smaller land parcels.

Boundary changes between rural landowners that include housing being unable to create separate title.

Reduced rates take due to significant devaluation of rural property values close to urban centres. (While we understand the RMA does not allow councils to consider any financial impact, the potential impact is nonetheless substantial, and may negatively impact rural people's livelihoods, health and wellbeing).

DDP Zone changes compared with current operational plan:

There have been some land owners negatively impacted by rezoning in DDP from Res to GRu, and from RL to GRu. These affected parties paid for their properties in good faith, and many had a retirement plan to subdivide. Their property values will be decimated by the WDC DDP, and it may negatively impact on their livelihoods, health and wellbeing. As you expect to have a larger rates take from areas that will increase in value, these affected land owners may need to be compensated.

We are unsure what we are required to do to identify any 'wet areas' on our land. Clarification around notifying us of the timing and detail of these requirements would be greatly appreciated.

Thank you also for encouraging such feedback, and for the weekly communication requesting it. It feels good to believe that in some small way, we can all contribute to the future direction of our community.

Nga mihi.

John & Nivonne Schultz

DDPR_feedback_0105s		
	Name	Nivonne and John Schultz
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	Kia ora team. The WDC DDP will allow a second dwelling on a property without a resource consent. We are proposing it should be 90m2 instead of 80m2. Nga mihi. Nivonne and John Schultz	
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