

Submission on the Draft Plan Changes

Submitted by:

Liz Collins

41 Stirling Street

Kakanui

Email: [REDACTED]

Phone: [REDACTED]

Coastal environment overlay

I agree with the extension of the coastal environment overlay in the draft district plan - on the basis that it helps to preserve the coastal character of the town.

As with many small sea side townships, over development destroys the well-being, and the social and cultural identity. It destroys the life style that attracted people and creates just another rural dormitory suburb

I request that the coastal protection overlay be extended so that it matches the current extent of the coastal environment overlay, because this is the best way to preserve the existing character.

Community consultation data

I disagree with the way the community consultation data for the spatial plan was amalgamated and dispute the assertion that there is community support for additional development to the south side of Magdala St.

Future Development

- I suggest that Weston is more suitable for development than the Magdala Street Kakanui site for the following reasons.

Environmental issues:

- Weston is closer to Oamaru so a development there has reduced travel distances and less pollution from vehicles.
- There is one rural 11kV electric line supplying Kakanui.
- The Kakanui sewerage system requires pumps. In the event of power outage, once the holding tank is full, raw sewerage is discharged directly into the Kakanui River Estuary. I consider this totally unacceptable and the addition of a large number of houses cannot be allowed without an environmentally sound remedy being found.
- The suggested future Subdivision of the Kakanui, Magdala Street site is environmentally unsound. The natural run off from the majority of the land is into a small spring fed stream which runs into the Kakanui river, the mouth being a proposed SNA site. This stream is a Whitebait breeding stream, which would be put at risk by run off from the proposed subdivision as would many other native birds inhabiting this area.

Road Safety:

- Weston has two lane roads, in Kakanui the road seal is 5 metres wide, including the main roads, The Esplanade and Stirling Street. The roads are not suitable for additional traffic without an extensive upgrade.
- It is interesting to note that a subdivision of 3 or more Sections requires a 6 metres wide sealed ROW. A subdivision would have a 6 metres wide drive turning onto a 5 metres wide road.

Cost and Reliability of Services:

Power

- Kakanui is on a rural power line, the township itself has only one 11kv incoming power line. With modern houses being all electric, requiring electricity for lighting, cooking and heating, relying on one rural line for supply is unwise.
- The cost of installing an alternative supply would be expensive.
- Weston already has an alternative power line.

Loss of High Value Land:

- Loss of High Value Land is a continuing issue in the Waitaki Region. Further loss would be hard to justify.
I would argue that the zoning of the Magdala Street site is incorrect. Kakanui township was renowned for its high productivity vegetable growing. The width of a road and the chosen land use does not change 1 and 2 LUC rated soils to LUC 3.