

DDPR_feedback_0017s	
Name	Richard and Jane Metcalfe
Organisation	Metcalfe Farm
Email	[REDACTED]
Response Date	Jul 15 22
Notes	
Q1	Select the chapter you want to provide feedback on Mana Whenua and Natural Environment Values
Q2	In general, to what extent do you support the contents of this chapter?
Q3	Objective/Policy/Rule/Standard reference:
Q4	Feedback/Comments
	<p>Assessment 106706 I recently attended your drop in session at the Duntroon Hall. I am writing to again ask that the overlays you have put over our farm be revised. I am asking you to look at the Wahi Tupuna overlay and tidy the boundaries so they fit with our working farm. Please can you ensure they cover the areas we have personally already identified and fenced and not productive paddocks. And while we agree parts of our farm have Outstanding Natural Features it is first and foremost a highly productive farm and we ask the Outstanding Natural Features overlay be removed from our productive flats on the southern side of our farm. How do you see the highly productive land also being an Outstanding Natural Feature? I can assume that you understand the implications of this overlay on our business and the legal requirements we have from the Ministry of Primary Industries, Regional Council, Suppliers audits and environmental plans. If this overlay remains what compensation will we receive? I have enclosed a farm map of our paddocks used by Mainland Ground Spreading. You can see clearly the areas that are not farmed. Please feel free to ring to organise an onsite visit. Regards Jane Metcalfe 03 [REDACTED]</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? 0
Q12	If you need more space, or have any other general comments, please leave them here

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DDPR_feedback_0039s		
	Name	Richard and Jane Metcalfe
	Organisation	Metcalfe Farms
	Email	████████████████████
	Response Date	Aug 26 22
	Notes	See also row 21, DDPR_feedback_0017
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	
	Metcalfe Farms Feedback Regarding Overlays	
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?	
	0	
Q12	If you need more space, or have any other general comments, please leave them here	

FROM: [REDACTED] RECEIVED AT 2022-08-26T00:28:38+00:00

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[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:122082610283400162@au-mta-105.au.mimecast.lan] 435 Earthquakes Road 10 K RD Duntroon 9494 AUGUST 26TH 2022 To whom it may concern, Assessment 106706 We are Richard and Jane Metcalfe. We own Metcalfe Farms Ltd which in turn owns a 325 hectare farm off Earthquakes and Francis Road. We have a mortgage over this farm to Rabobank. Waitaki District Council are paid rates based on the most recent valuation. We disagree that our productive flats on the south of our farm have any more outstanding natural features than any other farm in the district and ask that they be removed from the plan. We ask the areas significant to the Wahi Tupuna fit with the areas we have already identified and fenced off and not encroach on our productive working farm. If you must have a knob on the north side identified as an outstanding feature then do but again there are many of these knobs in the district. It all depends where you are standing and which way you are looking. Again we feel we are being singled out and you are not treating all the same. We have spent some time since being sent the assessment back in April/May 2021. And the implications this will have on our business. We have also spent time reading draft plans and annual plans and what we feel is glaringly missing in Waitaki District Council is the farming communities perspective. While it would be idyllic to cover our farming properties in overlays it would appear that if someone was sitting beside those landscape architects and voiced a perspective of the landowner we could have saved a lot of our rates money, time and stress. Did anyone consider what is already in place on farms to protect areas by best on farm practice, MPI regulations, Farm Environment Plans, Beef and Lamb, Dairy NZ, Otago Regional Councils, ECAN and other Suppliers audits? Has anyone within the council ensured they are not reinventing the wheel? You can not expect to blanket these overlays over

properties and not have consequences. These overlays will have a direct effect on the value of our farms and our credit rating with banks. Which in turn will lower our valuations and rates payable. How are you planning to mitigate these serious consequences? Are there any plans to financially help those most affected properties? How do you see the highly productive land also being an Outstanding Natural Feature? We are totally desponded by this whole draft plan process. It lacks consistency and transparency. If you had initiated with the farming community prior to employing your landscape architects you may have found many areas, willingly identified by the landowners. And you would have seen what has been done. You have assumed that no one has cared about these areas for the last 150 years. The trust and damage this process has caused in your rural area will not be easy to mend. Tourism and visual vistas seem overriding over viable farming businesses. And it would appear some vistas are deemed more significant than others. Our neighbours and our properties have been included but nowhere else in surrounding areas have. We have googled Elephant Rocks and Maerewhenua Maori Rock art images. The majority of the photos do not show either Malcom Harveys or our place. A few images do show parts of our farms but along with parts of many other properties. Please justify. It has to be a rule for all or nothing. Most panoramic views of the Elephant Rock are aimed at the mountains as the backdrop(SW). Our Southern Farm has an Outstanding Natural Feature. The reasoning from your reply was the view from SHW 83, Duntroon-Livingstone Road and the Elephant Rocks of Waipati Hill. The fact is this piece of land is south of Waipati Hill so to get this part of the farm in the view is near impossible. I have taken photos of these and you really only get glimpses of parts of the area. We paid for two LINZ reports prior to purchasing this farm over 7 years ago. There were no areas that were identified that raised any concerns. We proceeded to purchase the farm based on those LINZ reports. We gained bank financing based on those reports. We learnt from locals that we have some of the most significant maori rock art in North Otago. We made casual contact with an elder of the Waitaha iwi and have since had contact with Ngai Tahu Rock Art. We have worked with requests to help protect these areas and

excluded stock from all areas. To then have the council come and add areas that are part of our productive farm. You also noted in your reply that there is a series of distinctive round knobs. We can only assume they were on the east side of the Maewhenua looking west. Because if they had been on Earthquakes Road looking east they would have been able to see more of these knobs on farmland on the east of the Maewhenua. Why are they not outstanding? Again where is the consistency? These overlays seem to be randomly located and for purely aesthetically pleasing reasons not from the perspective of a working farm.

Waitaki is the heart of rural New Zealand but it would appear Waitaki District Council has forgotten how to get along side and work with their rural community. This heavy handed style could undo the decades of what farmers have done to protect their land. Please consider the full consequences of your proposed draft plans and visit those farms most affected. You are dealing with hard working families who really don't need or deserve this style of relationship with their district council. Again as a rate payer of over \$10000 a year my main priority from my council is to maintain our road so our business can work efficiently. When the council can get this right and back to the standards of 15 years ago, perhaps then you could start focusing on other core functions. Yours

Sincerely Richard and Jane Metalfe

Included is a copy of email sent to WDC after draft overlays were mailed out in 2021 MAY 2021 Thoughts and Ideas about the areas and values identified on our property. Assessment 106706. OVERALL FEEDBACK REGARDING WAITAKI DISTRICT PLAN REVIEW ASSESSMENT Our understanding is this process is at least a year and a half since starting. And this "mail out" is our first correspondence regarding what you plan to put over our farm. You have employed people to cyber spy and peer over our property from any possible advantage point or means they could find. Your online meeting stated you wanted to work with farmers. How did you envisage the farming community receiving this "mailed out assessment" ? And to find that you have used such devious means to attain your assessment information. If your working relationship with your rate paying Farmers was important to your staff and preferred contractors it could have been an on farm assessment. Where you could have been assured the money you

have been paying to these two architects was going to end in something that was accurate and showed a true picture. And where was the reality check. These are businesses that quite frankly local government and central government cannot do without. You state that..... 'We think the best way of protecting these areas and their values is to show them on our District Plan maps ,known as overlays" I believe the best way of protecting these areas is getting alongside the people who own these properties and working with them. The majority of farmers have continually shown respect and cared for their farms for decades. Acknowledging the work they have already done, to protect areas they have identified. Many of these farmers have willingly opened their farms so "Alps2Ocean" users can enjoy it .Your response, which may come from central government, is in my opinion just another slight on farmers. It would appear Farmers have just about had a guts full of people who think their degrees make them superior to others. Common sense would be a far superior asset. Why is the Earthquakes Area not a Significant Natural Area as identified by DOC? Flood Assessment Area We would like to see this area extend up to the Francis Road area.The last two floods have been across our river flats and are contributing to the loss of the Maori Art on our property. Wahi Tupuna It would appear this overlay is perhaps not in the correct position .I would have thought the south side of Francis Road would be important. Or does it follow the water way? OUTSTANDING NATURAL FEATURES/ SIGNIFICANT NATURAL FEATURES Quote from you Landowner Information. "Technically ,an ONF is something that is created by "processes of nature, such as igneous and metamorphic activity, sedimentation ,faulting and folding ,glaciation and erosion." Does this not include all of New Zealand and beyond?!!! What can I expect if you believe my farm needs to be "retained for the enjoyment of residents and visitors "? DOC has more land than it can maintain. And your council struggles maintaining our district's roads let alone preserving my farm for the enjoyment of residents and visitors. 1.What is the 160 hectare Outstanding Feature on the South side of our farm? I had thought it was the DOC Earthquakes area but as there is no buffer area around the Earthquakes ( It follows the road boundary) I can only assume there is another natural feature.

While we regard our cliffs as precious areas and have fenced to protect these areas we do struggle with our main farming flats being Outstanding Natural Features. I struggle also to see how much of the rolling hill of the western side of the Marewhenua is Outstanding or Significant Natural Features but the East isn't. Where is the consistency? Why is one knob deemed ONF but not others? Our whole farm is either ONF or SNF. It is a 320 partly irrigated farm. We strongly disagree with our farm being slapped with these overlays. We are no different to the neighbouring rolling hill farms to our east and north except we don't have a cow shed on. So why are we being included and not them. WHERE TO FROM HERE. The fact you are not sharing this information does not comfort me, it only makes me more concerned. We think our cliffs and limestone outcrops are stunning. Just like every other Cliff and Limestone Outcrop in the district. We need reassurance that we are all under the same umbrella. But we do not agree that our main farmable areas are any more Outstanding or Significant than any other working farm in Waitaki or New Zealand. Rates We would expect, if these overlays remain, to see a decrease in our valuation and hence our rates. "No person is to be deprived of the use or enjoyment of that person's property without just compensation." We look forward to your team making contact and discussing our concerns further. Jane Metcalfe



DDPR_feedback_0296s	
Name	Jane Metcalfe
Organisation	Metcalfe Farm LTD
Email	[REDACTED]
Response Date	Aug 09 22 09:25:18 pm
Notes	Ruamoko
Q1	Select the chapter you want to provide feedback on
	Natural Features and Landscapes
Q2	In general, to what extent do you support the contents of this chapter?
	Strongly oppose
Q3	Objective/Policy/Rule/Standard reference:
	Outstanding Natural Feature
Q4	Feedback/Comments
	Our southern part of our farm has an Outstanding natural feature overlay. When I wrote after the letter box map drop a reply said it was visible from SHW 83 and Duntroon -Livingstone Road and Elephants and was part of the view of Waipati Hill. While there is a view of this part of the farm from across the river it does not have a view of Waipati hill from this angle as the hill is north west of this part of our farm. I have been to Elephants Rocks and while there is glimpses of this land but not a clear view. I ask that you review this outstanding natural area. It is highly productive fertile that maps over 100 years old identified as prime agricultural land. If you google photos of the Elephant Rocks you will see clearly that our southern block is partly visible but no means in full view.
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?
	0
Q12	If you need more space, or have any other general comments, please leave them here