



# Draft Ōamaru, Weston and Kakanui Spatial Plan

Engagement Summary, Responses and  
Recommendations Report

March 2022

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Appendix 1: Spatial Plan Feedback Form

Appendix 2: Spatial Plan 101 Poster

## 1.0 Introduction

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### 1.1 Purpose of the report

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This report presents the findings, responses and recommendations from engagement on Waitaki District Council's (WDC) draft *Ōamaru, Weston and Kakanui Spatial Plan* (**draft Spatial Plan**).

Part A of the report sets out the engagement process and key themes arising from engagement.

Part B of the report sets out the analysis, responses and recommendations to the key themes.

### 1.2 The draft Spatial Plan

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The draft spatial plan was prepared as a blueprint with the aim of setting out where and how we should grow and develop over the next 30 years in an integrated and holistic way while protecting the unique identities of Ōamaru, Weston and Kakanui.

In the next 30 years, there could be as many as nearly 3,000 more people living in Ōamaru, Weston and Kakanui. If this level of growth occurs it will change how and where the people and visitors to these communities live. The Spatial Plan will help to ensure Ōamaru, Weston and Kakanui are in the best place to accommodate future change while protecting what is important to the community. It has been prepared to respond to a variety of growth scenarios.

The Spatial Plan will provide a future lens to recognise what is important to help shape a more inclusive, equitable and sustainable community, environment and economy. It will also provide a lens for observing current economic, social, environmental, physical and cultural trends so that integrated solutions can be identified to address the various challenges and opportunities of growth and change.

The intent of the Spatial Plan is to help shape Ōamaru, Weston and Kakanui - where and how we live, work and play. It provides an opportunity for the community to identify what they love and value while having a conversation about future growth and development.

## PART A – ENGAGEMENT PROCESS AND KEY THEMES



## 2.0 How we consulted and engagement reach

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The draft Spatial Plan was prepared following engagement with iwi representatives, stakeholders, councillors, council officers and targeted engagement in Weston and Kakanui.

### 2.1 Public engagement

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Following adoption of the draft Spatial Plan on 7 October 2021, the Council resolved to undertake community engagement on the draft. This engagement took place from 11<sup>th</sup> October 2021 until 19<sup>th</sup> November 2021.

The engagement period was advertised on the Council's website, the Waitaki Weekly Council newsletter, the Council's Facebook page, school newsletters, the Ōamaru Mail, posters at the library, recreation centre, local shops and community centres in Weston and Kakanui.

It involved the following:

- Written feedback via online and paper feedback forms (14 questions plus free text), emails and letters. The online feedback form and paper forms contained questions on specific content in the draft Spatial Plan, for example the vision and principles, use of reserves and the location of a potential centre at Kakanui. A copy of the feedback form is attached at **Appendix 1**.
- Opportunity for the community to ask questions via phone, email and social media.
- Six community drop-in sessions during the week of 1 November 2021 where people could come and talk to councillors, staff and consultants, view maps and hard copies of the draft Spatial Plan and provide written and oral feedback. The sessions were around two hours long and held on the following days/times:
  - Ōamaru at the Scottish Hall on 2<sup>nd</sup> November 2021 – lunch time and evening session.
  - Weston at the Weston Hall on 3<sup>rd</sup> November 2021 – lunch time and evening session.
  - Kakanui at the Kakanui Hall on 4<sup>th</sup> November 2021 – lunch time and evening session.
- Copies of the draft Spatial Plan available for viewing, including at Council's administration building, Ōamaru library, recreation centre, Kakanui shop and Weston School. In addition to the full draft Spatial Plan, materials available during the engagement period included a 20-page summary document that covered key parts of the draft Spatial Plan and a one page 'spatial plan 101' poster (copy attached at **Appendix 2**).
- Regular posting about the Spatial Plan in the Waitaki Weekly, Council's Facebook page, Ōamaru Mail and on local radio. Several of these posts focussed on a particular topic of interest, such as use of Council reserves and how Council must respond the National Policy Statement for Urban Development 2020 (**NPSUD**). A number of videos were also posted on social media, including commentary and thoughts on what they liked and disliked about the draft Spatial Plan from community members including Ethan Reille from Waitaki

Boys High School and chairman of Waitaki Youth Council, and Alan Dick, journalist and Ōamaru resident.



**Image 1: Draft Spatial Plan drop-in session at the Scottish Hall, Ōamaru (2 November 2021). Source: WDC**



**Image 2: Draft Spatial Plan drop-in session at the Weston Hall (3 November 2021). Source: WDC**

In addition to the Council communications on the draft Spatial Plan and feedback period, it is also understood that a community group undertook a letter drop around areas such as South Hill, advising residents of draft Spatial Plan and opportunity to provide feedback. This included a feedback form for people to complete and submit to the Council. A summary of feedback received via this form is included in Section 3.

## 2.2 Stakeholder engagement

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During the engagement period an online session was held with stakeholders who were involved during the preparation of the draft Spatial Plan. This included a brief presentation on the draft and opportunity for discussion and questions. A summary of feedback received in this session is set out in Section 7. Several stakeholders also provided written feedback.

## 2.3 Feedback received

Over 800 individual pieces of feedback/discussion on the draft Spatial Plan were received, including more than 350 Facebook comments across 20 posts. To assist with compiling and analysing the feedback received these have been categorised depending on the format of feedback. Over half of feedback was provided via the Council’s feedback form (either by completing the questions online, or completing a paper copy of the feedback form). A number of feedback forms were also received using a form produced and distributed by the Friends of the Ōamaru Harbour community group. Several letters and a number of emails were also sent to the Council with ‘free form’ feedback (i.e., feedback that didn’t follow the feedback format). Finally, during the engagement period there was discussion and feedback posted on social media, on both the Council’s official Facebook page and the ‘Ōamaru Today’ Facebook page.

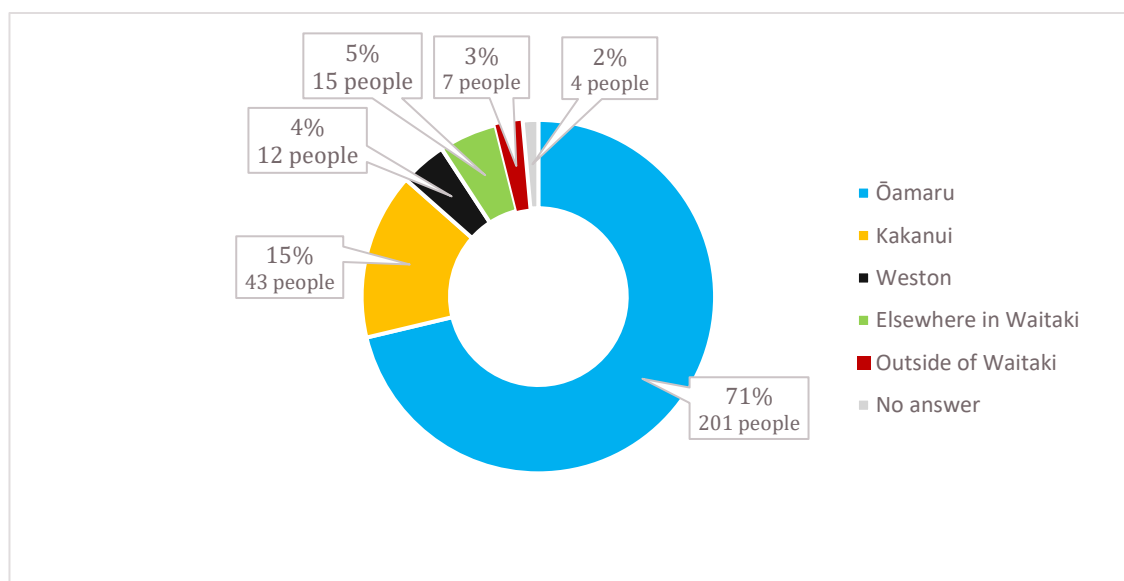
## 3.0 Spatial plan feedback form

### 3.1 Introduction

This section provides a summary of responses received to each question on the feedback form.

### 3.2 Where do you live?

Respondents were asked to confirm where they live.



A total of 278 people answered this question.

### 3.3 General Questions

#### 3.3.1 Draft Spatial Plan - Support

Respondents were asked: **What do you support in the Draft Spatial Plan and Why?**

A total of 168 people answered this question.





### People said:

*"I like the fact that in our Heritage area we have a wool buyer and a marmalade factory along side cafes and gift shops. I think warehouse apartment style living would be a good option in and around the town centre, not multi story apartments."*

*"The re-establishment of the Intercity Rail Service would be great if it was feasible. Imagine jumping on the train to go to Dunedin for the day!"*

*"Making sensitive and sensible decisions about where new housing can be built, while retaining the essential character of the town and respecting assets such as recreational/reserve land, will be important as the pressure for new housing grows over the next 30 years."*

*"Biodiversity is key to our future on this planet and planting of native trees will encourage that. The Kakanui River and Ōamaru Creek are in a poor state, but these should be beautiful, swimmable and drinkable water sources."*

*"It's holistic, big picture, long-term thinking"*

*"Anything to encourage alternative methods of transit and recreational activity is fantastic."*

*"I support the need to build communities & amenities to serve the communities but only if the unique character of each area/community is preserved."*

### Parts of the draft Spatial Plan that respondents supported:

Generally, respondents were enthusiastic and supportive of being involved in decisions relating to the Spatial Plan and having an opportunity to have a say on the future of these areas. Specifically, there was support for the following in the draft Spatial Plan:

- Proactively progressing and future proofing Ōamaru and our wider district to be ready and able to address future issues;
- Sensitive and sensible decisions about how we grow, while retaining the essential character of Ōamaru;
- Providing more diverse housing options in and around Ōamaru;
- Preserving character of the town centre and wider district (both the heritage buildings and rural landscape), particularly through the adaptive re-use of heritage buildings;
- Enhancing the town centre to make it more vibrant and attractive to people;
- Enhancing the natural environment of the area through mass riparian planting;
- Enhancing and improving the Kakanui River;
- Protection of the rural landscape and highly productive land;
- Building smarter, using medium density housing to provide more homes and options, particularly for the younger generation and families;
- Better alignment and integration of land use and infrastructure planning;

- Intensification of central Ōamaru but with height limits to protect views;
- Decreasing lot sizes to support higher population but not excessively changing character of the area;
- New cycle paths integrated into natural environment (not ‘tack-ons to existing roads’) which will support a reduction in greenhouse gas emissions;
- Pedestrianisation of Harbour Street;
- Intensification of rural residential areas for housing to reduce sprawl onto highly productive land;
- The suggested potential passenger rail connection and introducing public transport;
- Well-designed local centres in Weston and Kakanui;
- Some support for using the underutilised bits of reserves.

### 3.3.2 Draft Spatial Plan – Do Not Support

Respondents were asked: **What do you not support in the Draft Spatial Plan and why?**



People said:

*“Keep the character of Ōamaru town by not turning it into a mini Christchurch or Dunedin, and let's find ways to creatively find areas for additional residential development in areas where this is sustainable. We came all the way from The Netherlands and Australia because we fell in love with the wonderfully eccentric and authentic town that is Ōamaru. We do not want to lose this uniqueness!”*

*Overall I do not support the development of any reserves for housing as it would be a shame to take away these precious assets forever. We are lucky to have such beautiful public reserves in Ōamaru, it is part of the appeal of living here!! I would prefer to see future housing development to be encouraged in the outer lying settlements... Enfield, Maheno, Alma, Herbert, Windsor, Duntroon, Georgetown etc.*

*“Heavy industries are part of the Harbour's history and should stay - after all we promote our history as drawcard for visitors. Perhaps we could have an information board with photos of the large petrol tanks that were along the Esplanade for many many years.”*

*“It is still peaceful and pleasant with lovely dark skies where I can sit out and enjoy the beautiful environment even at night. Little pollution, minimum noise and not much traffic as it is, great”*

*“With population increase and intensification of housing, our reserves and open spaces would be more valuable than ever for recreation and well-being.”*

*“The main reason we bought our house 19 years ago, when we moved into town from the country, was due to its proximity to town and also our reserve outlook, which helps make us feel we are still somewhat in the country and not hemmed in by neighbours.”*

*“Our public reserves are valued by residents as an asset that makes Ōamaru a great place to live. The walking paths provide the opportunity for healthful exercise and peaceful meditation.*

*Preserving Ōamaru's quiet, open reserve space, where the beauty of native trees and birdsong can be enjoyed, will become even more important when the population grows. Once it is gone, it cannot be restored."*

*"The "old" centres are a precious heritage, we have few in NZ. Please do not change the integrity of Ōamaru's greatest asset. Do not permit building that will encroach another's view. This is a small town and projected growth is not huge. Do not turn Ōamaru into another Queenstown/Wanaka. Ōamaru is unique."*

*"I moved here because of the quality of life. The upside we gain, in return, for losing the big city adventures, is that we don't have to live densely, not lose our views nor our sunshine, nor have traffic jams or lack of parking."*

*"Kakanui is a beautiful, tranquil and special place that must be preserved for future generations to enjoy. We are very concerned on the ecological impact an increased population would have in Kakanui and in the surrounding area."*

### **Parts of the draft Spatial Plan that respondents did not support:**

There was a mix of feedback received in response to this question. Some respondents did not support the entire Spatial Plan, while others were generally supportive of the Spatial Plan and were only unsupportive of specific aspects e.g., alternative uses of reserve land. There were a few submitters who felt that the Spatial Plan generally was unnecessary and the issues should instead be dealt with through the District Plan Review. The following were mentioned as aspects which were not supported by the community:

- The plan is placing a 'one-size-fits-all', national lens onto Ōamaru that isn't applicable for a small town;
- The plan is too high level and will be difficult to be implemented;
- The population projections were seen as inaccurate and not reflective of the growth in Ōamaru;
- Using reserve land for alternative uses, particularly housing development as these are well utilised by the community and are an important asset to retain;
- An increase in building height with three-storey, medium density housing being allowed in identified areas. Some submitters raised concerns in relation to the impact this could have on people's views, privacy, sunlight and property values. Disagreement with increased building heights was generally in relation to the town centre and South Hill;
- Lack of infrastructural capacity to support intensification and increased housing;
- The housing typologies used are too generic;
- Potential rural general land being rezoned rural residential;
- Some concern with the removal of carparking – respondents that commented on this generally believe carparking should be encouraged if not mandated because of the small nature of Ōamaru and ageing population who rely on vehicle travel;
- Bushy Beach intensification based on the yellow eyed penguin population and surrounding biodiversity;
- The removal of heavy industries from Harbour area and losing the historical character;

- Inconsistencies with growth of Kakanui despite ageing population (distance from hospital) and sea-level rise affecting Beach Road;
- The accessibility of the plan for different people e.g., definitions of words, technical language, length and complicated nature of document;
- Opposition towards replacing the historic bridge (loss of historic character) in Kakanui which has been the core of the township's character;
- Loss of productive farm land;
- Development of greenfield land on Magdala Street which is productive farmland and an attractive background to the District's most popular beach.

### 3.3.3 Other comments

Respondents were asked: **Do you have any other comments on the draft Spatial Plan?**



**People said:**

*"There needs to be a description of what success would look like. By this I mean, in ten years we look back and say 'It was a complete success and we are very happy with the results'. What exactly, in YOUR view, would we be seeing?"*

*"There needs to be some planning going on with the young people in mind. How do we keep them in Ōamaru once they finish high school, what job opportunities are there and is the town attractive enough to stay in your early twenties? What can you do for leisure? What can our adolescents do in the holidays, what activities are available? Really important to listen to their voice and ideas".*

*"Little by little we will eat away at the historical fabric of Ōamaru and lose forever the charm it has. People will no longer move here for its character and beauty. From the end of Holmes Wharfe, the view of the town is amazing. That view will be blighted by over-development as in-fill and medium rise units and houses fill the existing vacant blocks and back and front gardens."*

*"We love living in Weston; we chose to live here because of its rural character. I recognize that many people want to live in Weston and that additional housing will be built. However, sensitivity must be applied when granting permits to prevent unattractive and uncontrolled development from springing up that will permanently alter the rural character of Weston. I do support more commercial development in Weston Center, provided that these new businesses have a chance to succeed. Perhaps a high quality used clothing shop? A cafe or well-mannered neighborhood pub where residents could gather and socialize?"*

*"The plan is written in a way that makes it sound like the plan is already agreed upon. Too many uses of the royal 'we'. Key stakeholders - i.e., home owners should have been consulted way before now and helped to shape what will become the future of their backyards."*

*"I would like to see better utilisation of the flats, apartments and potential apartments above the shops on the main street of Ōamaru. This would also tidy a number of things up."*

*"I think there needs to be more consideration given to who actually needs the extra housing and not lining pockets of the minority."*

*“Please look at using old buildings in Ōamaru, particularly whitestone ones, and turning these into residential apartments. This has been done successfully in Dunedin during the last two decades. This would help reinvigorate the town centre and lots of car parking would not be needed. People would live within walking distance to amenities.”*

*“Would like to see heavy industry moved out of the Harbour + Historic areas - the McKewen site is a blot on the harbour landscape and their trucks rumbling through the Precinct, would like to see encouragement of apartment living in upstairs space in lower Thames St and the Precinct. So important Ōamaru doesn't lose its uniqueness we have something very special here with the architecture - so many newcomers/here drawn to this, our harbours, artisan community and welcoming groups and clubs.”*

*“As the feedback states - keep Kakanui as a seaside village and retain distinct community. Growth doesn't have to be bad, as long as it's based on intelligent, sympathetic well publicly consulted decisions and not driven by property speculators and developers.”*

*“Why is this Draft Spatial Plan being pushed on us at all? The plan itself admits that Government doesn't require a spatial plan (p. 19). Our District Plan revision process was well underway but has been put on hold so that the Spatial Plan could be created as a master plan to make all the important choices about the future and this Draft Spatial Plan seems to be designed to set Waitaki for an 'extreme growth' situation.... not sustainable and healthy growth.”*

### **Themes from other comments included:**

Many respondents provided additional comments across a range of topics which reinforced areas of support or lack of support for aspects of the draft Spatial Plan. Some submitters had comments of support for the Spatial Plan and the work that had been put in, however others felt that more engagement with the community and further engagement was required. Key themes from the other comments provided were:

- Ōamaru is a unique town with heritage that needs to be preserved and protected. The Spatial Plan needs to ensure the identity is retained and that new or future development is sympathetic and in keeping with the surrounds both in terms of architecture and height;
- Reserves need to be protected and enhanced to ensure that green space is retained in order to provide an important asset for the community both mentally and physically;
- The engagement period was not long enough and there was a lack of awareness in the community of the process or that a spatial plan was being prepared;
- Concern with the stakeholders who were consulted with early and in particular why some groups were included rather than the public in the initial stages;
- As a spatial plan is not mandated by the Government, the Council should wait for the new [resource management] legislation before committing to the Spatial Plan;
- Additional areas for growth were suggested including Maudes Road/Bulleid Road;
- More thought needs to be given to the bigger picture in terms of Kakanui bridge upgrades, not just about providing access but in terms of climate change and other issues;
- The Spatial Plan does not resolve the issue of unsightly greyfield sites and empty buildings in the CBD area in Ōamaru. Many of these are whitestone buildings which could be repurposed for residential living to help reinvigorate the town centre;



- Parts of the harbour area should be either redeveloped into an attractive hospitality area and/or the “de Geest” buildings to revitalise the harbour and enable economic development, making this an attractive area for tourists and residents.

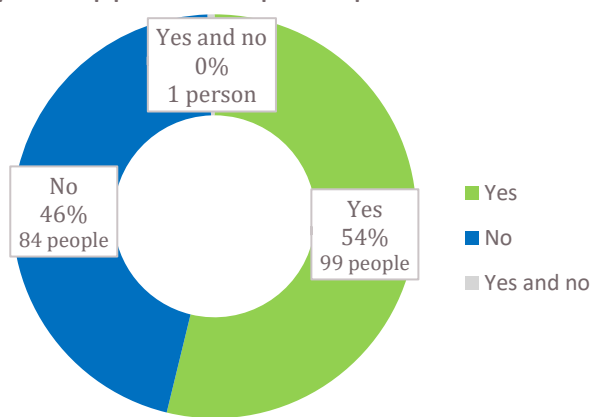
### 3.4 Targeted Feedback Form Questions

#### 3.4.1 Spatial Plan Vision

Respondents were asked: **Do you agree with the Spatial Plan’s vision?**

A total of 184 people answered this question. Of those who answered, there was close to a 50/50 split between yes/no.

Do you support the spatial plan vision?



**People said:**

*“Whether we like it or not, the area is going to grow. We need to keep with the times and grow together”*

*“Yes, but the edges of the hinterland need soft edges for rural blocks, and those have not been sufficiently included in the plan”*

*“I think the wording reads well, but at long as there are actions that follow on from the vision”*

*“I only agree with this if, going forward, the Council is sympathetic to existing residents, especially those who live close to town”*

*“On the face of it, it sounds like a great goal”*

*“Rural hub, heritage, culture, sustainability, young and old - ticks all the boxes”*

*“For the most part, the vision is good”*

*“It interferes with old parts of Ōamaru which makes this place unique and special. It will allow property developers to build structures that will negatively impact on the history, and people’s lives”*

*“These Reserves ARE our rural influence, and recreation areas!”*

*“We are a small town where people can have access to open spaces so vital for a sense of emotional and mental well-being. We are not a city where the natural world is unavailable”*

### Key themes from feedback in relation to the draft vision:

Over half of respondents supported the Spatial Plan vision, in particular due to the need for forward planning and to carefully consider the future of Ōamaru, Weston and Kakanui. Those who answered no to supporting the vision, generally were not necessarily in opposition to the vision itself but the more specific aspects within the Spatial Plan. There were many comments in relation to the vision that acknowledged that growth is inevitable and is going to happen and in light of this, the draft vision statement provides an important platform to keep the character of the area and allow for affordable, quality housing and businesses to thrive. While a number of people supported the vision, there were some respondents that considered the detail or proposals in the Spatial Plan did not support the vision.

Key themes raised by respondents included:

- Actions are measurable tool for success against the vision which will be useful to track progress. Although it was noted that it is important that the vision and Spatial Plan is actually implemented;
- The vision provides the Spatial Plan with a direction that supports and builds on the current identity of Ōamaru;
- Support the focus on sustainability, vibrancy, community;
- Supports current identity of Ōamaru;
- Need forward planning;
- The vision should be focusing on using and safeguarding existing resources and unique features;
- Generally, people agree that Ōamaru needs to grow, but there is disagreement on how and where. There was stronger support for slower growth or none at all;
- Support growing sustainably and providing for better connectivity;
- Good starting point but need the detail to understand support/concern more;
- Support for the vision except for the potential loss of reserves to housing;
- The vision clearly provides for a sense of place with people/community at the heart of decisions. All key points in the vision have equal value;
- It is not in the best interest of the community and will only benefit developers and the wealthy few;
- The vision can be supported but only if growth and development occur in a sympathetic and sustainable way.

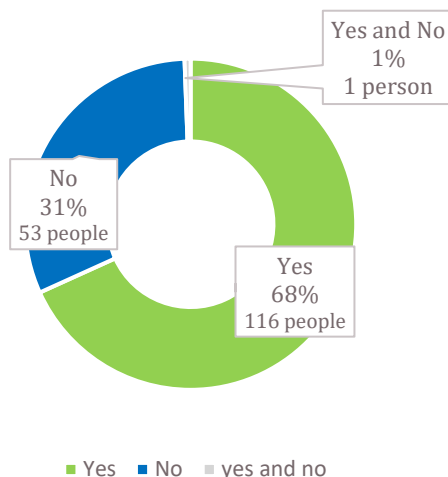
### 3.4.2 Spatial Plan Principles

Respondents were asked: **Do you support the Spatial Plan principles?**

A total of 170 people answered this question.

Of those who answered, the majority of respondents support the guiding principles in the draft Spatial Plan.

### Do you support the spatial plan principles?



#### People said:

*"I would love to see a proposal for the development of a newly-created planned community - a new suburban development - located in a designated area at the perimeter of Ōamaru - that would provide attractive housing, its own retail space, and open space for recreation/walking/biking. Having access to its own food market, bank/ATM, professional offices, clothing stores, cafes and restaurants would take the pressure off the need for residents of that community to travel to Ōamaru for everything. It would provide job opportunities as well. Building height limitations could be eased for such a community, allowing for apartments with several storeys, without obstructing the views of existing residents. It's just a thought, but I do think it's worth considering".*

*"The principles sound good, but the ideas on how to do this dont match the brief"*

*"In principle I agree as, but the plan in its current form isn't sustainable as it'll produce growth (more sprawl) without proper thought or consultation, so with minimal connectivity, and it will give choice to those who have resources, but not to those who don't"*

*"I support the principles of the Plan. However, although development is a positive thing, we do need to be protective of our existing culture and way of life. We must not throw out the feeling of history and uniqueness to become 'just another town'."*

*"Once again, quite borad and no recognition of how vastly different and unique each of the identified areas is. What works for Ōamaru doesnt necessarily work for weston and certainly doesnt apply to Kakanui."*

*"Diversity as an element of our community and the smart growth principles. At the moment, all housing development seems to be focused on large detached houses rather than affordable, good quality dwellings for existing residents, especially our younger generations. If we want to keep*

*younger people in this beautiful town, developing affordable but attractive housing should be a priority”.*

*“I believe there should be far more emphasis on the environment. Protection of the Kakanui River is not enough. This area needs vast improvements and should be targeted as a drinkable water source, or swimmable at all times as a minimum. With environmental sustainability at the forefront, the other principals will follow naturally.”*

*“I have no problem with the Accessible, Cultural, Environmental, and People principles - but believe growth and vibrancy need to be kept at a suitable level to preserve our quiet small town character. Missing is design quality of buildings and consequent quality of life through architecture and privacy.”*

### **Key themes from feedback in relation to the draft principles:**

Generally, there was support from the community for the draft principles in the draft Spatial Plan. Key themes raised included:

- The principles are all well-rounded, encompassing and broad;
- Support for principles focusing on environmental sustainability, cultural and heritage values and people and community – these are important for our community;
- Principles look to be very comprehensive and are relevant and specific to Ōamaru and North Otago;
- Concern that the principles are not locally specific and have been mandated by Central Government. There was also some concern that they are too generalised and do not recognise the unique identity of each area;
- Concern that the principles are too focused on growth;
- Concern that the plan doesn't align with the principles (e.g., development on reserve land);
- Some concern about the jargon used and 'buzzwords'.

While the principles received support, feedback was provided that there were key components missing from the principles which respondents thought should be provided for. This included:

- More focus in the principles to reflect the vastly different and unique identities of Ōamaru, Weston and Kakanui;
- Improvements in housing affordability and choice to reflect the diverse community, in particular to provide options for the younger generation;
- More emphasis on environmental sustainability is needed, including many suggestions to instead be actively planting New Zealand natives on reserve areas;
- Greater recognition of elderly population;
- Housing development should be required to be sensitive to existing character;
- Provision for a heavy traffic bypass to rectify traffic issues and a broader focus on transportation/traffic issues in Ōamaru.

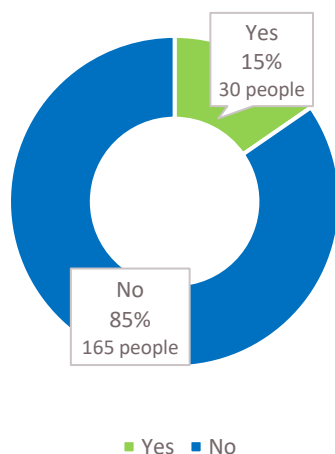
### 3.4.3 Alternative uses on Council reserve land in Ōamaru

Respondents were asked: **Do you support potential alternative uses on Council reserve land in Ōamaru?**

A total of 195 people answered this question.

The majority of respondents were opposed to alternative uses on Council reserve land.

#### Alternative uses on reserve land?



#### People said:

*“Yes we should be able to develop some parts, if it is all way overgrown and not used, put the land to better use”.*

*“Maybe in an extremely limited way, one or two spots which are hidden from view from the public who are using the reserves as an escape from urban life and don't want it overloaded”.*

*“I support using the currently grazed, flat sections of the Glen Eden and Glen Warren reserves only for development as residential land, these being areas between Reservoir Road and Warren Street, and at the top of Eden Street. All steeper sections of land must remain as reserve land for the following reasons: Biodiversity enhancements, Climate change resilience, Recreation”.*

*“I think that the reserves play a big part in retaining the 'rural' aspect of Ōamaru. The fact that there are sheep grazing in Glen Warren reserve and people can go for a walk with magnificent views, while enjoying the little lambs and meeting people from all over town is a uniquely Ōamaruvian experience”.*

*“Last summer the Glen Reserve was alive with butterflies - monarchs, yellow admirals and others; and the birds have returned after the clear felling of 2010. Pairs of Tui and bellbird, fantails are a common sight. I have seen kereru in there just this year. Do we really want to sacrifice all these for a few houses. There are other more suitable sites for building and development”.*



*“We are long time residents of Ōamaru and the towns particular charm to us relates directly to the present Green areas within the Town boundaries for the recreation of walking tracks already constructed in the Reserves”.*

*“These reserves belong to the community for the health, well being and enjoyment of all”.*

*“These areas have been gifted to the community for community enjoyment. It would be a dishonour to the original benevolent gifters of the land, for them to sold into private landholdings”.*

*“Open and green spaces are essential for the health and environmental wellbeing of a community and any attempt to sell these precious pieces of legacy land off for housing or commercial development would be shameful”.*

*“They are a key part of ensuring environmental sustainability in Ōamaru. They do not need to be covered with paths and lights to achieve this. The wildness of the areas is great and the council would be praised for protecting these areas”.*

### Key themes from feedback on alternative uses of reserve land:

The majority of respondents strongly opposed alternative uses on reserve land. While there was some support (15%) for alternative uses, generally this was for small portions of under-utilised reserve land as opposed to losing entire reserves to other uses. Key feedback included:

- Some support for using small, accessible, flat areas of reserves for development but keeping the steeper sections as reserve land and integrating the development with native forest areas of the reserves;
- Strong opposition against development of Queens reserve;
- Reserve land could be used for development but only areas that are underutilized and only in tightly controlled manner;
- The potential for using reserve land for other purposes should be based on general consensus of all residents;
- Strong opposition to alternative uses on reserve land based on:
  - History of the reserves – many stated they were gifted to the people of Ōamaru;
  - Not wanting to see reserve land used for housing;
  - Green spaces are important to supporting the health and well-being of the community;
  - With intensification and population growth, concern about losing more openness and green space and combination of this with global warming;
  - If/when the population increases, the reserve land and recreational, visual and relaxation benefits will be more important;
- Support to extend the reserve land, create better links between reserves and also upgrade the reserves for leisure and recreation use. This would help to encourage better use of reserve land.

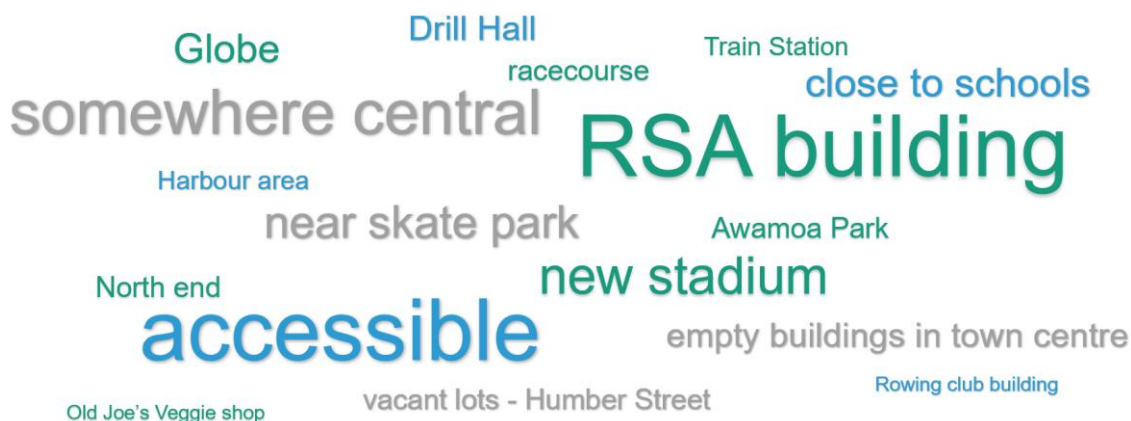
#### 3.4.4 Youth centre

Respondents were asked: **Where is a good site for a potential youth centre in Ōamaru?**

A total of 131 people answered this question.

Generally, respondents who answered this question were supportive of a youth centre in Ōamaru, with some suggestions that there should be multiple youth centres not just one. A number of ideas were proposed for potential locations for a youth centre in Ōamaru which are shown in the word cloud below (based on frequency of submission).

- Many submitters called for more engagement with youth to determine exact location;
- Some submitters disagreed with any type of youth centre for reasons including, it is an outdated concept which is unnecessary and it would be better to invest in skate parks, playgrounds, climbing walls etc. instead.



**Figure 1 Suggested locations for a youth centre by frequency**

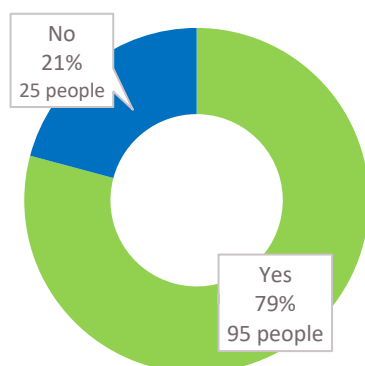
### 3.4.5 Local centre in Weston

Respondents were asked: **Do you support a bigger local centre in Weston?**

A total of 120 people answered this question.

Of those who answered, the majority supported a bigger local centre in Weston.

Do you support a bigger centre in Weston? (of those who answered)





### People said:

*“Weston's character has developed as a support for Ōamaru and as its population grows it will need support services and options in Weston are attractive, however Ōamaru will remain the provider of the majority of Weston's needs”.*

*“People move to Weston for the quiet of the country. It is close enough to Ōamaru for anything the local 4Square can't provide. Weston doesn't need or want any more development than it already has”.*

### Key themes from feedback on a bigger local centre in Weston:

The majority of respondents were supportive of providing for a bigger local centre in Weston. Residents in Weston expressed a desire to have more concentrated commercial and community services within Weston e.g., supermarket, café, pub, pharmacy, that could be accessed without having to travel into Ōamaru. Feedback was commonly provided that as Weston grows, it will need a greater number of services to support the local area.

Those who were supportive of a bigger local centre in Weston, provided the following reasons:

- It would increase accessibility to services locally and support fewer visits to Ōamaru, reducing travel/car trips and carbon emissions;
- It makes logical sense to provide for this given the expansion of Weston;
- Good opportunity for more housing and shops/facilities to service the growing population;
- Improvement of stormwater disposal would be required.

Of those who answered no and weren't supportive of a bigger local centre in Weston, this was generally due to it being deemed unnecessary either due to the population size or proximity of Ōamaru. Many respondents choose not to answer this question because they do not live in Weston and recommended that targeted engagement with the residents is undertaken. The following reasons for not supporting a bigger centre included:

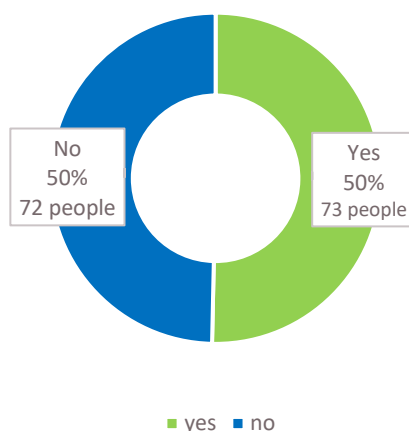
- Concern that it would change the small-town character of Weston;
- Concern about how this would affect central Ōamaru facilities.

### 3.4.6 Local centre in Kakanui

Respondents were asked: **Do you support a bigger local centre in Kakanui?**

A total of 145 people answered this question. Of those who answered, there was a 50/50 split for and against providing for a bigger local centre in Kakanui.

## Support a bigger local centre in Kakanui



### People said:

*“Allow organic growth within the existing ‘urban centre’ as per actual demand. The North side of the river was historically the urban centre and the existing store and hall are part of this”.*

*“None at all. What do you think we are, a city!!!”*

*“There is no need for a centre for Kakanui”*

*“Yes but in a limited way eg, retail/studio/professional office use on ground floor and residential above with shared public spaces and nice public spaces to serve a small commercial centre. The aim would be to generate interesting activities that enhance the special character of Kakanui”..*

### Key themes from feedback on a local centre in Kakanui:

Feedback shows mixed views in relation to whether a centre is needed at Kakanui and if one is established whether it should be north or south of the river. Generally, those that supported a centre in Kakanui commented that if one is established it should be small scale and reflective of the area. There were numerous comments that a centre could be supported but only if it doesn't take away from the uniqueness of Kakanui. Those that opposed a centre in Kakanui generally commented that it would change the character of the area which is currently a sleepy seaside village. Some respondents also expressed the opinion that a bigger local centre is not required in Kakanui.

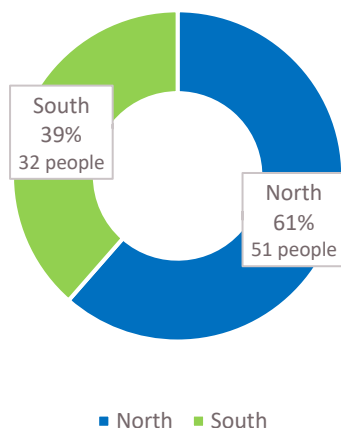
#### 3.4.7 Location of a centre in Kakanui

Respondents were asked: **Would the preferred location of a centre in Kakanui be north or south of the river?**

A total of 83 people answered this question. Of those who answered, there was a split preference between the location of a centre being north or south of the river in Kakanui. The majority of

respondents were supportive of a bigger centre being north of the river located near the existing town hall and shop.

### Location of centre in Kakanui?



#### People said:

*“Ideally it should be located where it will easily service the largest residential catchment which will assist in reducing the need to travel.”*

*“Most of the population lives South of the bridge, so any new developments would preferably be in this area”*

*“The logical site would be north of the river where previous retail businesses once thrived. There is more potential space, and the south side seems to have enough new building plans underway. The north side is a natural transit area for anyone local or visiting, south siders pass through this area on their way south”.*

#### Key themes from feedback on the location of a local centre in Kakanui:

Respondents’ reasons for supporting a bigger local centre north of the river in Kakanui include:

- There is already a general store and town hall so it naturally would make sense to focus a centre in that location;
- Allows organic growth of existing centre as per demand;
- There is a floodplain located to the south making it unsuitable to support a centre.

Respondents’ reasons for supporting a centre south of the river in Kakanui include:

- There isn’t as much land available in the north;
- More residents live to the south making a centre closer to the majority of residents;



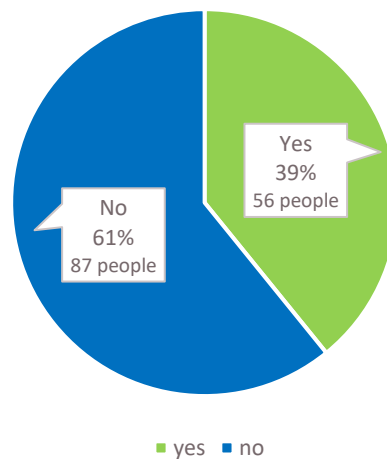
- A centre in the south would be walking distance and more accessible to where most people live.

### 3.4.8 Increased housing density in Kakanui

Respondents were asked: **Do you support increased housing density in Kakanui?**

A total of 144 people answered this question. Of those that responded, 61% did not support increased housing density in Kakanui.

#### Increased housing density in Kakanui?



People said:

*“Kakanui doesn’t have the infrastructure to sustain increased housing density. It is a small, sleepy, coastal town that people like because of these characteristics”.*

*“Kakanui is a unique area where people are drawn to for space and a country lifestyle. Increased housing density could have a negative impact on the charm of Kakanui”.*

*“It is a charming coastal village and will lose it's character if it is over built”.*

*“The increased activites, road usage, noise would detract from what gives Kakanui its special atmosphere. Kakanui is known and desired for its visual aspects of the sea and coastline. Additional dwellings will encroach on neighbouring views”.*

*“Increased density more closely follows the historical character and allows the identity of the place to be less compromised by a sprawl of new houses”.*

*“Will help existing local businesses in the area, create new jobs and affordable living. An area that people want to live in for the lifestyle”.*

### Key themes from feedback on increased housing density in Kakanui:

Of those who were not supportive of increased housing density, it was generally related to not wanting to compromise the character and quiet seaside village feel. Primary reasons for respondents not supporting increased housing include:

- There isn't the infrastructure capacity in Kakanui to support more housing;
- More houses would negatively impact on sun, views, property values and traffic;
- Sea-level rise/planned retreat means it is risky to plan for more houses/residents in Kakanui;
- There is a risk of houses being used as holiday homes which is undesirable for current residents.

While the majority were not supportive, there were 40% of respondents who were in favour of increased housing density. Key reasons given for support include:

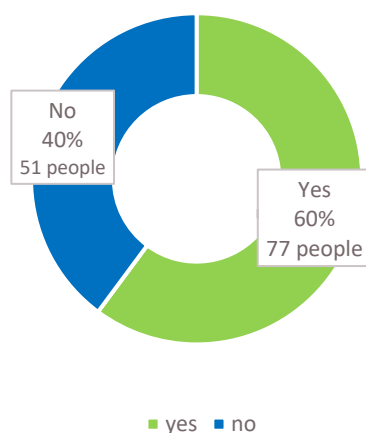
- The Spatial Plan proposes a good balance for housing in Kakanui;
- Increased housing through infill will help to reduce sprawl and protect highly productive land around Kakanui;
- Infill housing aligns with the historical character of the area;
- Increased density allows the identity of the place to be less compromised;
- Kakanui is a desirable and attractive area for more housing.

#### 3.4.9 Rural residential development

Respondents were asked: **Do you support a reduction in the amount of land that is zoned for rural residential development around Ōamaru/Weston?**

A total of 128 people answered this question. Of those that responded to this question, the majority were supportive of reducing the amount of land that is zoned for rural residential around Ōamaru and Weston.

#### Reduction in amount of land zoned for rural res?





### People said:

*"I think that is what makes the Ōamaru area appealing to families, they can still have the lifestyle block to bring up the children with space/freedom".*

*"Under the current rural residential it is too much land so close to town I would like to see it lowered to 2000m<sup>2</sup>".*

*"Some rural residential is important but the amount available should not compromise long term residential capacity requirements".*

### Key themes from feedback on rural residential zoning:

The reasons for supporting a reduction in rural residential zoned land include:

- To protect LUC2 and LUC3 land and other highly productive land;
- To prevent or restrict unnecessary urban sprawl;
- There is too much land currently zoned for rural residential which is compromising highly productive land. In the areas zoned rural residential, there is too much wasted space which is not an efficient use of the land;
- There are large amounts of developable land so close to town that could easily provide residential development and also help avoid the need to use reserve land for housing.

Some respondents were unsupportive of reducing the amount of rural residential zoned land. In these cases, the question was potentially misunderstood as many of those who answered 'no', made comments that were generally in support of more intensive development on rural residential land. The key reasons for not supporting a reduction in rural residential land were because there is a perception from some that Ōamaru is the type of town that people can spread out in and that ultimately it is a rural based town which should support large amounts of rural residential land. There were some concerns raised that reducing the amount of land zoned for rural residential purposes would negatively impact on the rural character of the area.

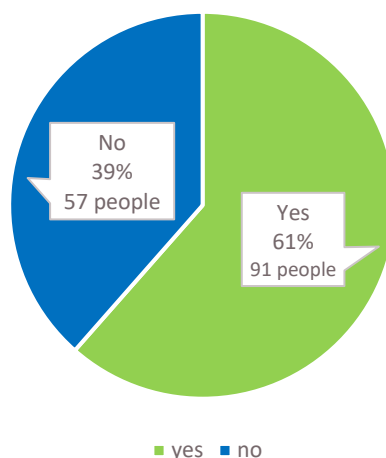
#### 3.4.10 Rural residential minimum lot sizes

Respondents were asked: **Do you think a reduction in minimum lot sizes for rural residential zoned land is desirable?**

A total of 148 people answered this question.

Of those who answered, over 60% are supportive of the need and desire to reduce minimum lot sizes for rural residential zoned land.

## Reduction in minimum lot sizes for rural res land?



### People said:

*"Lot sizes are too big and reduces the amount of house that can be built close to town"*

*"Not Auckland sized minute sections - perhaps 600sqm minimum"*

*"Raising the density levels, with care, would stop the continual spread onto productive farming land".*

### Key themes from feedback on reducing minimum lot sizes for rural residential land:

The majority of respondents who supported reduced minimum lot sizes commented that the current lot sizes are too large and an inefficient use of land so close to town. Those who were unsupportive of this proposal expressed concerns that it would no longer be 'rural residential' if the lot sizes are reduced and therefore won't provide options for those that want the traditional rural lifestyle option. Key themes from respondents are summarised below.

#### Reasons for support:

- Proposal makes sense as people don't want to farm their land but more want some space for lifestyle purposes;
- Too much land is zoned rural residential and the lot sizes are too big and reduce the number of houses that can be built close to town. The lot sizes should be lowered to support more housing;
- Reduced lot sizes can support the delivery of a more compact urban form and utilise the expanse of land close to the centres. A more compact urban form will also support the use of alternative modes of transport and a reduction of CO2 emissions;
- This seems like a sensible idea provided there is appropriate infrastructure to service properties with smaller lot sizes;

- A number of current land owners with rural residential zoned land would like to subdivide and sell off land but can't go below 1ha currently.

**Reason for opposition:**

- It will result in a loss of rural character;
- Reduction in property values of current rural residential land and land owners won't be compensated for this reduction;
- There is not the infrastructure capacity to support lower minimum lot sizes. Significant infrastructure upgrades would be required which ratepayers do not want to pay for.

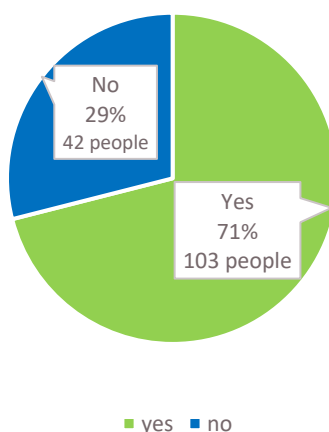
### 3.4.11 Pedestrianisation of key streets

Respondents were asked: **Do you support the pedestrianisation of key streets in Ōamaru?**

A total of 145 people answered this question.

The majority of those who answered this question were very supportive of pedestrianising key streets in Ōamaru.

#### Pedestrianisation of key streets?



**People said:**

*"Harbour Street! Needs to return to cobblestone in keeping with historic precinct!"*

*"Turn Harbour Street in a pedestrian area to emphasis its unique character, offer opportunities for retail, events and relaxed enjoyment of historic heritage".*

*"A lot of people already seem to think that it is a pedestrian street anyway which makes it dangerous as they aren't often expecting cars"*

*"Especially Harbour Street, this is an amazing asset and we should utilize it better for visitors"*

*“If the heritage buildings and precincts are to be protected, they must be occupied by thriving businesses. The nature of Waitaki’s population - rural and aged - is such that vehicle access to businesses is essential”.*

### Key themes from feedback on pedestrianising key streets in Ōamaru:

The majority of support was towards the pedestrianisation of Harbour Street and also lower Thames Street. Many respondents commented that this is an action that should have happened a long time ago. Respondents’ reasons for supporting the pedestrianisation of key streets in Ōamaru include:

- It would be in keeping with the historic precinct and suit the character of the area. Also, it would greatly enhance the experience of visitors;
- Harbour Street already has the feel of a pedestrian street so it can be dangerous as people don’t expect to see cars. This can easily be remedied through pedestrianising the streets throughout the heritage precinct;
- Craft markets could be provided down the main street to enhance the area if it was pedestrianised;
- Sounds like a fantastic idea but needs to be done with engagement with businesses due to the risk that they could lose customers. It was suggested that a two-year trial could be undertaken to gauge success and popularity.

Less than 30% of respondents did not support the pedestrianisation of key streets in Ōamaru. Some respondents felt that it was unnecessary nor required and could have a significant impact on the elderly population based on their reliance on cars for travel. It was commented that the existing situation on Harbour Street already caters for both pedestrians and cars safely. Concerns were also raised that Ōamaru and the wider district does not have the population to support pedestrianisation of key streets.

#### 3.4.12 Action Plan

Respondents were asked to: **take a look at the action plan in the full Spatial Plan document and consider whether there are particular actions they support or do not support, and also to identify any actions that are missing.**

A total of 87 people responded to this question.



People said:

*“We moved to Ōamaru 5 years ago because we felt Ōamaru was a town with a soul, a beating heart with a strong sense of history and place. Yes, the heart is beating but the pulse needs to quicken! The ‘body’ would benefit from some activity”.*

*“The most urgent need is getting the infrastructure for transport in place - SH1 is congested enough at the moment, and cycle signage is needed now!”*

*"I cannot emphasize enough the absolute necessity of protecting our highly productive land and our reserve areas from any potential possibility of being used for redevelopment in the future, please protect our future generations from living in a concrete jungle".*

### Key themes from feedback on the draft action plan:

There was a mix of support and opposition for the action plan from respondents. Generally, support or opposition towards the various actions in the action plan were in accordance with the feedback received from other questions. Some feedback provided in response to this question was not related to the action plan, but noted that the District Plan review needs to deal with much of the content in the action plan. Themes from the responses include:

- Support for cycle way connections and rail which will provide greater accessibility and low carbon forms of transport for the community. Some comments provided specific routes for cycleways;
- Support for the pedestrianisation of Harbour Street;
- Opposition to the alternative uses of reserve land and actions 50 – 54 including understanding how the reserves are used and exploring what alternative uses may look like;
- Opposition to height increases and intensification, particularly around South Hill due to concerns around loss of views;
- Support for heritage values and protection and encouraging/enabling the adaptive re-use of buildings. Many comments were received that were positive around the potential for residential use in heritage buildings on the main street in Ōamaru;
- Support for protecting highly productive land and actions relating to the reduction of development and/or sprawl onto highly productive land;
- Support for the improvement of transport infrastructure;
- It would be useful for more detail to be provided in the action plan so that the intent can be fully understood.

Respondents were also asked to comment if there were any actions that they thought were missing. Actions identified as missing from the plan include:

- Upgrades of Kakanui bridge;
- Enhancements to Kakanui River;
- Public transport routes throughout Ōamaru.

## 4.0 Letters and emails

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The community provided feedback through letters and emails. This was free form text as opposed to using the structured feedback form. Many of the letters and emails re-instated the key views that came through in the feedback forms (as discussed in Section 3 above) including:

- Support for the guiding principles in the Spatial Plan, particularly those focussed on growing in a smart way, environment, accessibility, people and community and heritage;



- Recognition of the need for growth but concern about how this will affect the existing character of the District;
- Opposition to development of reserve land (the majority of letters and emails related to this topic);
- Concern about the increase in height limits to three-storeys and intensification based on loss of sunlight, views and property values;
- Support for the cycle ways, pedestrian and public transport connections. This was frequently raised from a perspective of providing safe routes for children to get to school;
- Support for the pedestrianisation of streets, particularly Harbour Street;
- Concern about the removal of carparking and belief these should be actively encouraged if not mandated;
- Support for the reduction in lot sizes of rural residential land;
- Concern that the population projections are too high for the District and should be reviewed based on lower growth scenarios. Some suggestions were given towards circular/Donut Economic theories;
- Support adaptive re-use of heritage buildings;
- Concern about the generic housing typologies used;
- Putting people and the natural environment (biodiversity, freshwater quality) first;
- Concern on the length of the document and how accessible it is to the community.

Other comments related to:

- Changing the vision to ‘rural’ hinterland.

A number of submissions related to how the Spatial Plan would affect individual properties, either in support or opposition. These submissions were responded to, to advise this concern can be addressed through the District Plan Review and/or private plan changes, rather than the Spatial Plan.



#### People said:

*“As a young home owner I saved and worked hard to buy the home that I bought. When looking to buy I had 2 things in mind.. Sunshine and views of the sea. I love the outdoors and my location is perfect as I can bike or walk to town and I have the sea, parks and cape on my doorstep. My heart would be broken to look out my beautiful big windows that overlook the town and sea to only be able to look at apartment buildings”.*

*“Small villages such as Kakanui depend on viable communities to ensure their survival. New residential areas are important to allow space for a range of housing options and provide opportunity for a range of budgets. The village atmosphere is very family friendly and this along with beach and river environs provide a healthy location for children to grow up in and appreciate their outdoor environment”.*

*"I use this area almost everyday, primarily for exercising and dog walking but also to take advantage of the panoramic views of the township and harbour to the south east - a brilliant way to clear the mind and get moving. It's not unusual to meet others also engaged in similar activities and occasionally I meet visitors who are keen to make the most of the reserve's proximity to town and view Ōamaru from a different perspective. Increased use of the area has been noticeable during the pandemic and especially in periods of lockdown".*

*"I do believe a lot of people who go to Kakanui do so because the crowds and bustle in places like Queensown, Wanaka and Twizel don't appeal to them so although we accept that Kakanui will grow we don't want to see crammed housing areas which don't enhance a relaxed seaside atmosphere".*

*"We love living in Ōamaru, its unique heritage, friendliness and proximity to beautiful places. We acknowledge that towns need to develop for generations to come but let's make sure we preserve the uniqueness of our beautiful town whilst creating affordable housing for existing families and those who want to move to the area".*

*"While I understand there is a need to play our part in solving the current national housing problem, we need a vision beyond this where growth isn't an expectation anymore. Sustaining what we have must be the next phase".*

*"I absolutely agree that we need more social housing and affordable rentals as well as affordable houses for people to buy. I've heard terrible stories about sole parents not being able to find a house to live in here in Ōamaru. However, I worry that the multi-story/medium density housing bill is a great idea for cities, not small towns".*

*"It takes vision, passion, dedication, perseverance and hard work along with investment of time and money to build a beautiful town. There are few small towns in New Zealand, if any, as well endowed with such beautiful natural features, open spaces, parks, hills, reserves, gardens, harbour, and gracious old buildings, as Ōamaru. These and the painstakingly restored Historic Precinct make Ōamaru stand out as a truly special town".*

*"As I have lived longer in Ōamaru I have discovered we do have some beautiful Tracks which I use daily and proud to share these with my family and new people to Ōamaru. I am therefore requesting that these areas be left undisturbed as it is so important that residents in Ōamaru have safe and beautiful places to walk amongst nature".*

## 5.0 Other feedback

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The community group, the Friends of the Ōamaru Harbour, distributed their own feedback forms which were provided to Council. These largely related to the development of reserve land, raising height limits to allow three-storey developments and the population projections used.

The following feedback was received:

- Opening up Council reserves to housing development
  - One respondent supported
  - 82 remaining opposed
- Raising height limits to allow three-storey developments
  - Two respondents supported
  - 81 remaining opposed

- Basing the District Plan on High or Moderate Growth/Rezoning the District now for 27% population increase (it is noted that two different feedback forms were circulated by the community groups)
  - 55 people responded to the question relating to basing the District Plan on high or moderate growth and 28 people responded to the question relating to rezoning the District now for 27% population increase
  - Of those who responded to the high/moderate growth question, only one respondent supported high growth. There were 27 respondents who supported using a moderate growth scenario and 22 respondents who wanted to maintain the status quo or rely on low growth projections.
  - All 28 of the respondents opposed the question of rezoning of the District now for 27% population increase.

Generally, the feedback from the Friends of the Ōamaru Harbour forms was that there are enough options to build without needing to use reserve land and that as the population grows, more green space is needed. Comments were also received that Ōamaru does not need 3-storey buildings and intensifying or allowing increased height limits would affect views from private properties.

## 6.0 Drop-in sessions

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### 6.1 Introduction

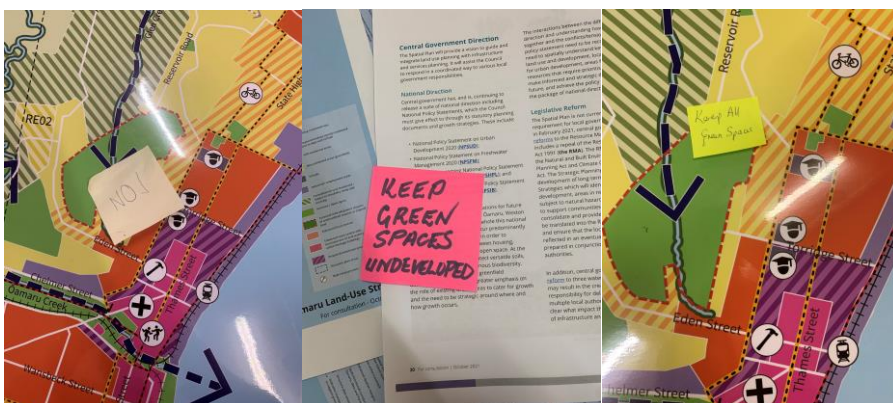
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Drop-in sessions were held during the week of 1 November 2021 in Ōamaru, Weston and Kakanui. In each location there was two-hour session at lunchtime, and a two-hour session in the evening. Between six and approximately 30 people attended each session, with some participants attending multiple sessions.

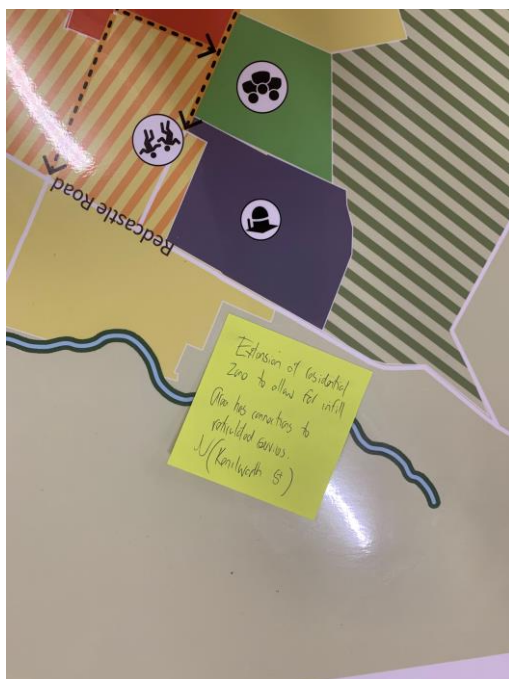


**Image 1: Spatial Plan drop-in session at the Kakanui Hall (4 November 2021). Source: WDC**

Feedback during these sessions was mainly provided verbally, and a handful of people also took the opportunity to annotate the large maps using the post-it notes provided.



**Images 2 - 4: Examples of annotated maps at the community drop-in sessions (November 2021). Source: B&A**



**Images 5: Example of annotated maps at the community drop-in sessions (November 2021). Source: B&A**

## 6.2 Key themes at drop-in sessions

Attendees at the drop-in sessions raised many of the topics and themes already covered. By far the most common feedback was opposition to the potential for alternative uses of reserve land, followed by concerns about the impacts of providing for intensification in Ōamaru.

Discussions traversed the following matters:

### Reserves/council land

- Concerns about potential alternative use of reserves:
  - several people discussed the reserves being important for mental health, even more so during COVID19 times.
  - many people also noted that if population is increasing, we should be looking for more reserves/green space rather than reducing the amount we already have.
  - concern that the council would just sell to a developer.
  - many people talked about how they regularly spend time in the reserves and walking tracks.
  - concern about visual impact of loss of reserves and their function as town backdrop;
- Generally, an even split of feedback for/against developing Forrester Heights (this is Council owned land but not a reserve);
- Even if just small areas of open space are used for housing or an alternative use then fear this will set a precedent for further development on reserves;
- Some support for alternative uses of small areas of existing reserves for development if this facilitates improved reserves and linkages around and within Ōamaru.

## Growth

- Support providing for additional growth, but need to ensure connectivity;
- Questions around the growth projections, including how these were derived and whether there should be a medium growth scenario, or a negative shock scenario. A number of people were concerned that if we provide for growth, then that will bring people to the area, and this has an impact on the character of Ōamaru;
- The Spatial Plan should not be based on a high growth rate scenario;
- Potential for additional residential zoning along District Road, there is already development along here and should extend zoning to the west;
- Support for a centre in Weston.

## Rural residential

- Support for reducing the extent of rural residential land and allowing for smaller lot sizes;
- Conversely, some noted that rural residential is often not used overly productively, so may as well leave as is and not reduce the extent. It is already fragmented and unlikely to return to productive uses. Could instead focus on restricting creation of four hectares lots being created between Ōamaru and Kakanui in the rural zone where the four hectares are often a part of a larger, more productive land holding;
- General agreement that the current 1ha minimum could be reduced to between 3000m<sup>2</sup> and 5000m<sup>2</sup> but not any smaller;
- Questions about reducing the amount of rural residential land around Weston but then providing for new rural residential along Bushy Beach Road. Bushy Beach Road has 'special character' and is an area of value to iwi. Rural residential not needed here as there is plenty elsewhere;
- Preference to retain rural residential zoning along Essex Street/Weston Road.

## Intensification

- Concern about intensification
  - don't support increased heights, prefer to have infill at single/two storeys rather than three stories;
  - concerns associated with intensification include impact on views, shading and altering the character;
  - Several people expressed the view that intensification was not need in Ōamaru;
  - South Hill is where a lot of heritage (not listed) and character homes are, three storeys will dwarf/dominate those, prefer intensification away from the heritage areas on the flat and at the North end of town. Desire to protect the existing character of South Hill.
- Conversely, there was also some support for intensification, although this was a much less common stance;
- Infill on Eden Street questioned due to possible topography constraints;

- Some people considered that intensification can happen through providing for second dwellings, converting a garage to residential;
- Many people noted that they don't support three storey buildings other than in the town centre;
- A handful of people disagreed that the NPSUD directs intensification in Ōamaru.

### Infrastructure

- General support for upgrading Alps to Ocean for commuter use;
- A lot of people supported the cycle routes and improvements to cycle and walkways throughout the Spatial Plan area. Several people expressed a desire for more connected dog walking tracks;
- Most people indicated support for public transport. A few people questioned the viability of public transport;
- Need to provide for another kindergarten as well as another school;
- A number of people discussed how to achieve connectivity between piecemeal subdivisions that have already happened and don't link up to anywhere;
- Several people questioned why there wasn't a bypass provided for.

### Kakanui

- A mix views on growth of Kakanui – some in favour of providing for additional houses, some like the quietness of the village and don't want it turning into the likes of Arrowtown. A common theme was the desire to protect views and existing character. Some people accepted that growth would occur, but unsure where that should be;
- Mixed views on residential expansion south of Magdala Street. Some supported this as an option and some were opposed;
- Some people preferred infill over expansion;
- Mixed views on whether there should be an identified centre, and where it should be located. More people supported the centre on the north side of the river rather than near the school, however there were people who supported a centre on the south side;
- Concern that the location of the centre near the school wasn't in the right location – potentially too close to the river and there is a church in that location and a gallery, questioned where anything else would go in this location;
- Some people considered there was potential for residential on the coastal land east of High Street – this is close to reticulation;
- A number of attendees suggested there could be expansion on the north side of the Bridge, to the east or north towards Fortification Road;
- A mix of feedback was provided on the bridge. Some attendees had a preference to keep the bridge single lane. One person considered council could keep the existing bridge and re-engineer footings instead of replacing it. It was considered that the bridge has heritage value;



- Conversely, many people would prefer the bridge was upgraded to a two-lane bridge. People also suggested retaining the current bridge for walking and cycling and having a new bridge for vehicles;
- General support for improved walkways around coastal area – should provide link to connect south to north areas. Need to make sure these are correctly identified. One or two people noted that the maps appeared to show that the walkway between Waianakarua Road and Burnett Street would be closed (due to the green line only going half way);
- Concern about the labelling on the draft maps for Fortification Road being the key route to Ōamaru. Fortification Road is too narrow;
- Some people considered Beach Road should stay open. They considered coastal erosion has been happening for years and won't affect the road anytime soon;
- General support for protecting productive land;
- Land identified for new development east of Waianakarua Road has flooded during significant rainfall – e.g., was flooded two years ago. Questioned whether this was suitable for residential expansion.

## 7.0 Key stakeholders – online session

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A workshop with key stakeholders on the draft Spatial Plan was held on 3 November 2021. This was a follow up session to get specific targeted feedback from the stakeholders who were involved in the preparation of the draft Spatial Plan. At the workshop the team provided an update on the Spatial Plan project and a brief overview of the draft. The session was then open for questions, discussion and feedback.

A summary of this discussion is as follows:

- General support for the content and direction of the draft Spatial Plan;
- Noted public transport is listed as an action, including this in the Spatial Plan is the first step to getting it in the Regional Land Transport Plan, Otago Regional Council was supportive of this direction;
- Noted the discussion during the engagement period of a State Highway 1 bypass. NZTA advised that a bypass is probably unlikely due to feasibility, topography and cost;
- Noted some misalignment with the Council's Network Operating Framework (**NOF**) and discussed that the Spatial Plan is responding to multiple factors, there is some work required on the NOF to align with the Spatial Plan once it is finalised;
- Discussed whether there is demand for medium and high-density housing in Ōamaru. It was noted that there is increasingly more demand for a diversity of housing types and more demand for higher density housing will likely change over time;
- One stakeholder considered that the high growth population projections could be met quite quickly based on current demand and people moving from elsewhere in New Zealand to Ōamaru. It was noted that this has an impact on the character of the area and a decision needs to be made as to if and where the growth occurs. Noted that this view

that growth will happen in accordance with the high growth rate was contradictory to what several community members have been commenting;

- Noted that reticulated services for rural residential increases the cost of development significantly;
- Discussed the current minimum lot size for the rural zone of four hectares is too small to protect highly productive land from fragmentation, this is more of an issue than further fragmentation of rural residential land that is already in lifestyle development use and not as productive;
- Discussed development at Kakanui and how quickly properties are currently selling, likely to be significantly more demand for properties in Kakanui;
- As noted, a number of stakeholders also provided written feedback during the engagement period. This feedback is captured in the summaries above.

## 8.0 Social media

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Comments were tracked on Facebook posts on the Waitaki Council Facebook page and the Ōamaru TODAY page. Over 350 comments, the majority from Ōamaru TODAY across 20 different posts on these two Facebook pages were received during the consultation period. The majority of feedback was on the Ōamaru TODAY page. Of these comments, 121 were not relevant and did not provide any feedback on the Spatial Plan. It is expected that many of the people who actively engaged in social media posts also provided their feedback via other channels such as the feedback form or online questionnaire. Feedback received through these posts were similar to the feedback received in other means and the key themes included:

- Significant concern over alternative uses on reserve land and support for green spaces to be retained and enhanced instead. This included a number of anecdotes about how people use the reserves at the moment and the importance of retaining green space for future generations. Some comments suggested that some small areas of reserve land could be used for housing, whilst maintaining most of the areas for public use;
- Particular concern regarding the potential to use reserves for housing;
- Comment/s that there is already plenty of land zoned for housing, the reserves don't need to be used;
- Some support for parts or all of Glen Warren, Glen Eden and Queens Reserve to be used for alternative uses, as well as other reserves being improved;
- Concern that the high growth projections are unrealistic, some comment/s noting that the projections are not reflective of changes since Covid;
- Concern for infrastructure capacity if high growth projections are realised, particularly in health and education;
- Many comments opposed intensification. Opposition to 3+ storey housing was focused around the loss of character of the District with generic new housing developments, loss of views, and comments such as Ōamaru is small and doesn't need intensification;

- Some support for intensification and 3+ storey housing to increase housing supply, particularly for those in need e.g., affordable housing, public housing, housing for refugees etc., some caveating this with the comment that it is as long as architectural character of the area is maintained; support for intensification and building up as the town is already long enough; better to intensify than expand out due to infrastructure costs;
- Potential for mix of uses and loss of connection from town to port and the potential loss of future port activities with harbour edge intensification;
- In relation to implementing the NPSUD and accessibility, a question regarding where the jobs are in the area and whether more population growth should be allowed in those areas;
- Suggestion for community housing and affordable new builds and rentals;
- Suggestion that subdivision should be provided for without resource consent and infrastructure costs waived;
- A number of comments about SH1 bypass - support was generally for the bypass to avoid heavy vehicles going through town; could also consider improvements to rail; several comments on the feasibility of a bypass;
- Kakanui Bridge - comments focused around the practicality of the proposal to replace the bridge with another one-way bridge, the capacity of the bridge to sustain the projected growth of the Spatial Plan, concern of the loss of character if the bridge is to be replaced. Some commenters thought that no change is needed and others suggested providing pedestrian access on the bridge or keeping the bridge and building another alongside to provide two lanes;
- General feedback received about Council's engagement process, infrastructure funding process and rates, why other people were consulted prior to the wider community, people don't feel heard, feedback isn't taken on board, the length of consultation is too short to get valid feedback, concern that people don't know what a spatial plan is, literacy issues in the community makes it difficult for people to engage with Council plans; particular concern about why stakeholders were engaged with before the community and the definition of stakeholders. Some questioning over who the 'developers' were in the stakeholder group.

## **PART B – ANALYSIS, RESPONSES AND RECOMMENDATIONS**

## 9.0 Key themes – analysis and responses

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### 9.1 Introduction

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The following analysis has been structured based on the feedback form/online questions, and also draws upon key themes arising from the other types of feedback received (for example letters, social media).

Some questions have not required further analysis to what is covered in the relevant section above (e.g., due to the nature of the question, such as where the respondent lives).

### 9.2 Support or opposition to the draft Spatial Plan

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#### General comments

Respondents were asked what they supported and did not support about the plan. The mixed responses to this question (refer Section 3.3.1 above) are consistent with the range of feedback in relation to the other questions asked. The feedback indicated that there is recognition within the community that change is occurring, and will continue to, and that change will happen regardless of whether or not people want it to. The Spatial Plan was seen as an important document to respond to change.

Feedback also strongly indicated an awareness of many in the community that there are challenges relating to housing affordability and supply, and that the Spatial Plan needs to contribute to addressing these issues.

Conversely a number of respondents didn't support the Spatial Plan, for the reasons given in Section 3.3.1 above. For many of these respondents, the opposition to the Spatial Plan appears to be linked to the question relating to potential alternative uses of reserve land, and to a lesser extent intensification, rather than opposing the Spatial Plan as a whole. These issues are discussed later in the analysis section.

In addition to the general comments, in answering these questions, several respondents provided their views on more procedural aspects of the draft Spatial Plan and its preparation which was linked to whether there was support or opposition. This included why the council is preparing a Spatial Plan, the growth projections used and the engagement process. Each of these are discussed below.

#### Why a Spatial Plan

Several respondents questioned the need for the Spatial Plan. There appeared to be some confusion about the role of the draft Spatial Plan and the role of the District Plan. The Spatial Plan provides the overarching strategic direction for growth in the Spatial Plan area, and the District Plan forms part of the implementation of the Spatial Plan, along with infrastructure planning, to deliver Spatial Plan outcomes through zoning and provisions. The Spatial Plan ensures that 'planning for growth' conversations with the community are had so that the District Plan can respond in a strategic and informed way. This has not occurred previously.

It is known that a form of spatial plan will be a requirement when the resource management reforms are completed. Despite it not yet being mandated, it is an important strategic document which many councils around New Zealand have or are in the process of preparing. This Spatial Plan

provides the opportunity for WDC and the community to decide what is important, and work through any trade-offs, now, in order to ensure it has started the work required to support a transition to the new system when the RMA is replaced.

### Growth projections

A number of respondents questioned the growth projections informing the high growth scenario. Linked to this, some respondents were concerned that the Spatial Plan has been designed to respond to the high growth scenario only, when they considered this level of growth to be unrealistic.

The growth projections in the draft Spatial Plan were taken from the Council's Housing Demand Assessment for Ōamaru, completed in 2020 by economic consultancy Understanding Data. This assessment used Statistics New Zealand and available 2018 Census data. Since the draft Spatial Plan was released for public engagement, WDC have undertaken a peer review of the growth projections. This review has incorporated more up to date information that wasn't available at the time the draft Spatial Plan was prepared.

The Spatial Plan sets out three growth scenarios (low, medium and high) which will be updated to reflect the peer review of the Housing Demand Assessment and the new growth projections and additional information from the 2018 Census, as well as emerging local impacts from Covid-19. The Spatial Plan has been designed to accommodate any growth scenario (not just the high), to ensure that it can respond to actual growth, be that minimal growth or extensive growth. It is a 30-year strategy and not everything identified in the Spatial Plan will occur immediately or even the short or medium term. For example, staging of greenfield areas is recommended, and zoning in response to growth, i.e., not all greenfield growth areas are expected to be zoned in the 2022 draft District Plan.

### Engagement process

There was concern from respondents that the engagement period was not long enough. The Spatial Plan engagement was run across a 6-week period from the 11 October 2021 – 19 November 2021. In addition, the engagement period was publicly advertised for a few weeks prior to the 11 October to raise community awareness of the upcoming process. The length of the engagement period was comparable to District Plan consultation set by the RMA.

A handful of respondents considered that the methods of engagement on the draft Spatial Plan were not sufficient, and that many people did not know about the Spatial Plan. The council used all the normal channels to generate engagement on the draft Spatial Plan, including media releases, community drop-in sessions, posters, social media and council's newsletter. It was suggested that more of a presence would have been good in Kakanui during the day, for example outside the shop, to bring the project to people's attention. Similarly, it was suggested that the Council should have done a letter drop about the Spatial Plan so that more people were aware of the engagement. These suggestions are noted and will be taken into consideration for future engagement. The challenges regarding engagement with wider and varied parts of the community are noted as a limitation of this process.

There were some comments received which expressed concern about a group of representative stakeholders who were engaged early to assist with informing the development of the draft Spatial Plan. The stakeholders were identified at the beginning of the Spatial Plan project by the consultants, council staff, the council executive team and Chief Executive and the Councillors.

Given the nature of the Spatial Plan, the following broad criteria was used to select the stakeholders:

- Organisations that could provide technical specialist input;
- Organisations that undertake a form of growth planning;
- Organisations responsible for responding to growth;
- Organisations that represent different parts of the community, with respect to age and ethnic groups;
- Organisations that represent different local industry.

Using these criteria, the selected stakeholders represented a wide cross section of the community including, residents from Ōamaru, Weston and Kakanui, the youth council, age concern, infrastructure providers, large employers, government agencies, other demographics and two developers.

Given WDC have not had 'planning for growth' conversations before and this is the first Spatial Plan, there needed to be a targeted way to bring out ideas as a starting point for wider community engagement. The engagement period was for the draft Spatial Plan only with all feedback and comments from the wider community being actively considered to inform the final version.

For transparency the list of stakeholders was appended to the Spatial Plan and it is recommended that this is retained in the final version.

### 9.3 Draft Spatial Plan vision

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Respondents were asked whether they supported the draft Spatial Plan vision or not and to explain reasons for their response. It is clear that the majority support the draft Spatial Plan vision. Those who responded to the vision itself tended to support it for the reason that it provides a good direction for the community now and in the future. They responded that the vision strikes the right balance between protecting and providing for what makes the area unique but allowing for growth and change in a positive way. This position was reinforced by respondent comments that the draft vision captures that change is happening and recognises that it can happen alongside what is currently in Ōamaru, Weston and Kakanui and what makes those areas unique.

Generally, where people responded that they didn't support the draft vision, comments were typically on specific aspects of the Spatial Plan (for example, alternative uses of reserve land, locations for future growth), rather than on the actual vision. For the majority of the 46% of respondents that said 'no' to supporting the vision, the comments provided were not seeking to change the vision itself or even providing any comment on the vision or responding to the question posed.

Based on the feedback received, it is not considered that changes to the vision are required.

### 9.4 Draft Spatial Plan principles

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A clear majority of respondents supported the draft Spatial Plan principles. Generally, the principles were supported for being balanced, well-rounded and all encompassing. Through the feedback it is evident that each of the core themes in the principles e.g., growth, environment, people and community and heritage cover all of the key issues and components which are



important to the community. In addition, no suggestions were provided for new themes/categories of principles.

There was some opposition to the Spatial Plan principles which is discussed in more detail below.

### Misalignment with the Spatial Plan

There were numerous comments that raised concerns that while the principles in theory are good, the rest of the Spatial Plan, in particular the spatial strategy and action plan conflicts or is misaligned with the principles. This was mainly linked to the proposal of alternative uses of reserves and intensification. Given the nature of the feedback received, it appears that the opposition to the principles and concerns around misalignment relate to the strong opposition to the potential alternative uses of reserves. The Spatial Plan's action plan directly links every action identified to the specific principles that it aligns with to ensure consistency and avoid any potential misalignment.

### Principles focussed on growth

There was some concern that the principles were focussed on growth. The Smart Growth principles are intended to focus on future growth and development and ensuring that it occurs in a strategic and efficient way. However, the other principles (e.g., a vibrant and prosperous town, accessible and connected, cultural and heritage values, environmental sustainability and people and community) while being linked and connected are not focussed or driven by growth and are intended to capture and deal with the different components which make up the natural and built environment. In addition, it is noted that the Spatial Plan is a tool for managing and dealing with growth and consequently will have that lens across all aspects of the document.

### Principles mandated by Central Government

Feedback suggested that the principles were not locally specific and were mandated by Central Government. The principles were carefully drafted to ensure they are specific and applicable to Ōamaru, Weston and Kakanui and reflect aspirations and what is important to the community. None of the principles have been mandated by Central Government but they have been drafted to align and give effect to all national direction e.g., the NPSUD, the draft National Policy Statement for Highly Productive Land.

### Jargon

The principles were noted to include a lot of jargon and 'buzzwords'. This is acknowledged and the language used is a reflection of the nature of the Spatial Plan which is a technical strategic planning document. This point is accepted and a review of the principles will be carried out to see if there are any opportunities to use more plain English or provide more links to definitions which apply through the Spatial Plan.

Given the analysis above, no change is recommended to the principles. The action plan will be reviewed against the principles to ensure implementation is achievable and realistic.

## 9.5 Alternative uses on Council owned land

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Respondents overwhelmingly opposed the proposal in the draft Spatial Plan for potential alternatives uses of parts of reserves. The clear majority of respondents specifically did not support

using reserve land for housing and concerns were raised about whether this was included specifically for developers.

There was lots of feedback on what was important to people about the reserve land in terms of health and wellbeing, visual and recreational benefits and their personal experience using these green spaces. As the population increases, reserve land or green spaces more generally will become more important for the community and this strongly came through in the feedback.

A handful of respondents (15%) were supportive of potential alternative uses of reserve land. In these instances, there was some agreement that not all the reserve land in Ōamaru is well utilised and therefore alternative uses could occur but only for small portions of underutilised land and only in a tightly controlled manner (i.e., not all of the reserve and not all reserves).

For clarity, the draft Spatial Plan was only seeking to explore and test the potential for alternative uses on a portion of some reserve land. However, it is noted that there could be a perception based on the maps in the Spatial Plan and the way the feedback form question was phrased, that 'parts' could be interpreted to be large areas which was not the intention. The proposal was included in the draft for engagement based on anecdotal evidence that some reserves were underutilised, and a number of participants involved in the preparation of the Spatial Plan considered it was worthwhile consulting on this to explore community appetite. The inclusion of this proposal was not driven by developer requests. The use of reserve land for alternative purposes was included as more of a strategic opportunity with benefits of enabling funding for enhancements to other reserves to improve usage and the community's experience.

Based on the feedback it is clear that the reserve land is very important to the majority of the community. As noted above, it was included as a strategic opportunity that could provide a mechanism for reserve upgrades and enhancements rather than being required to provide housing capacity (i.e., there is lots of non-reserve land alternatives to deliver the capacity required). Given this, the proposal could be removed from the Spatial Plan. It is noted that removing this proposal from the current version of the Spatial Plan does not preclude alternative uses on parts of reserve land from being considered in the future.

There were mixed views on whether other council owned land (i.e., Forrester Heights) should be developed for housing. Some people strongly opposed this and others were comfortable with developing Forrester Heights. It is noted that the Council will be undertaking separate consultation/engagement in the future on the way forward for Forrester Heights.

It is considered that removing the reserves proposal from the Spatial Plan achieves better alignment with many of the principles.

## 9.6 Youth centre

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There was strong support from respondents for a youth centre in Ōamaru. The provision in the Spatial Plan for a youth centre will deliver a space for the younger people in the community to connect and spend time. This delivers on the Spatial Plan principles, in particular 'A Vibrant & Prosperous Town' which supports spaces for the community to live, visit, play and learn and 'People & Community'. There were mixed views on where it is best located, however a central and accessible location is preferable which was reinforced through the feedback received. It is considered that a youth centre should be retained in the Spatial Plan but the location be considered in more detail alongside targeted engagement with the Youth Council and schools.

## 9.7 Local centre in Weston

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Nearly 80% of respondents were in support of having a bigger local centre in Weston and it is clear that there is a strong desire for this outcome by those who live in or near Weston. While Ōamaru will remain the core provider for jobs, services and the majority of retail, as Weston grows, demand for local access to everyday services will increase. The provision of a bigger local centre would also have flow on benefits for the community that will help deliver on a number of the guiding principles relating to for example, Smart Growth, Environmental Sustainability and Accessible and Connected. Many respondents noted these benefits and were positive about what a local centre would provide to the Weston community.

In terms of the location of the centre, respondents commonly identified that it would make sense to build on the existing activities such as the 4 Square and focus a bigger centre in that locality.

There was some opposition to the proposal for a bigger local centre in Weston and this was primarily linked to a perception by some that it was unnecessary or that it may negatively impact the viability of services in Ōamaru. The centre in Weston would be of a small scale, and unlikely to significantly impact the wider services provided in Ōamaru. It anticipated that Ōamaru will continue to provide the majority of services and amenities to the wider community, despite a bigger centre in Weston.

## 9.8 Kakanui

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Similar to the community sessions held in Kakanui during the early preparation of the draft Spatial Plan, feedback on issues for Kakanui was mixed. Many respondents held contrasting views on growth and development, with some preferring Kakanui to stay as it is now, and others wanting to see growth and improved services.

### 9.8.1 Local centre

Respondents were split evenly on whether a local centre should be identified and provided for in Kakanui in the Spatial Plan. The majority of respondents indicated a preference for the northern location, noting that this would build on existing activities such as the shop and the community hall. Some respondents felt the centre should be located south of Kakanui river as this is where the majority of residents live and the school is located.

It is considered that given the support from respondents and location of existing activities, the northern location is the best option for a local centre. If the population increases, demand for services will increase and colocation of activities will support this. Focusing an enhanced local centre around the existing activities will also allow for organic growth of services as/when demand or need for it increases.

It is noted that the current District Plan zoning of 'Township' provides for commercial (and industrial and service) activities as a permitted activity across all of Kakanui. This means that currently there is no District Plan guidance for where the centre should be that would support the establishment of a small hub. An alternative planning response is to zone the majority of the Kakanui urban area General Residential, and apply a 'local centre' zone to indicate where the centre is preferred. This means that similar activities can be clustered, and effects managed through specific provisions, rather than commercial activities being able to locate throughout the urban area if Kakanui continues to grow.

Note that this potential rezoning, along with any other rezoning included in the draft District Plan will be subject to plan review or plan change and cost benefit analysis that is required for this process.

### 9.8.2 Increased housing supply

The draft Spatial Plan proposed both expanded residential areas as well as potential intensification of existing urban areas.

Over half of respondents were unsupportive of expanding the urban area to provide for more housing. Respondents noted concerns regarding character, losing the quiet seaside village feel, impact on sun, views, property values, and traffic, and potential for more holiday homes rather than permanent residents. Those who were in favour of increasing housing supply noted their support for infill as it reduced sprawl and protects productive land. Respondents noted that Kakanui is a desirable place to live and also considered that some new housing can be easily accommodated without significantly impacting the character.

The draft Spatial Plan indicated two greenfield expansion areas, along Waianakarua Road and Magdala Street. It also showed residential intensification over most of the existing urban area. Some respondents noted that the expansion area along Waianakarua Road should not be shown due to flooding.

The current Township zone provides for minimum lot sizes of 400m<sup>2</sup>. The General Residential zone reduces this to 300m<sup>2</sup>. If this change is advanced in the draft District Plan this will provide for increased infill in existing urban areas – based on average lot sizes this would typically allow for subdivision into four lots whereas three is typically provided for currently.

Given that there is not significant growth expected in Kakanui, and based on feedback from over half of the respondents that growth in Kakanui was not supported, it is considered that the Waianakarua Road expansion area can be removed.

A number of respondents considered there was potential for growth to the north of Kakanui. In the long term, growth may occur north and/or south. Any change in zoning to accommodate these growth areas will require further analysis as part of a future District Plan review or plan change. Additional land to the current zoned areas can be released/rezoned in response to growth and demand and these areas can be staged, e.g., the land may not be rezoned by this next iteration of the District Plan, but may be included in future plan reviews (and the Spatial Plan itself is likely to be reviewed and updated in the meantime). The Spatial Plan can identify these areas at a conceptual level as potential future urban expansion areas if needed to meet demand in the future, as opposed to indicating they be included as expansion areas now. WDC has the ability to provide for growth if required via a plan change or variation.

## 9.9 Rural residential zoned land

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Well over half of respondents supported consolidating the extent of rural residential land between Weston and Ōamaru. Reasons for support included protecting productive land, restricting unnecessary urban sprawl, that there is too much rural residential zoned land and rural residential is an inefficient use of land. Some respondents did not support consolidating rural residential land, however several of these respondents also supported more intensive use of rural residential land. Others who did not support reducing extent of rural residential land gave reasons such as impact

on rural character, and that rural residential opportunity is one of the things that attracts people to the area.

It is noted that around the same number of respondents who supported shrinking the amount of rural residential land also supported intensifying rural residential areas. Those who supported intensifying existing rural residential areas indicated that the current minimum lot sizes are too large, they are inefficient and reducing lot sizes supports more compact urban form. Those that did not want to see rural residential land intensified included reasons such as loss of rural character, reduction in property values, that there is no supporting infrastructure for smaller lot sizes and that a better option is to protect the rural zone.

The draft Spatial Plan noted the challenges with reducing minimum lot sizes with respect to servicing. The draft Spatial Plan included a rural residential strategy as an action to respond to these issues.

From initial analysis there appears to be an opportunity for some rationalisation and consolidation of rural residential, similar to that shown in the draft Spatial Plan but also including some of the fragmented land along Homestead Road. It is recommended that this is reflected in the final Spatial Plan. It is noted that there is further opportunity for community feedback on the zoning through the draft District Plan process. The consolidation of rural residential areas also responds and aligns to the strong feedback received around protecting highly productive land and links to the proposed National Policy Statement for Highly Productive Land.

Engagement on the draft Spatial Plan has confirmed community desire to reduce minimum lot sizes in the Rural Residential Zone. Given the issues identified in the draft Spatial Plan relating to infrastructure servicing of smaller lot sizes, further analysis needs to be completed by WDC. This could be completed through the preparation of a rural residential strategy.

Respondents questioned the need for an additional rural residential area on Bushy Beach Road (SP01), particularly if rural residential land was being contracted elsewhere in the Spatial Plan area. They also noted that this area may be subject to cultural sensitivities as well as being home to Yellow Eyed Penguins. Given the issues raised with this area, and no clear feedback that additional rural residential land is needed in this location, it is suggested that this rural residential area (SP01) be removed.

## 9.10 Pedestrianisation of key streets

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Generally, there was strong support (71% respondents) for pedestrianising key streets in Ōamaru. The majority were supportive of fully pedestrianising Harbour Street in particular, however there were also suggestions for this to occur in lower Thames Street.

Those that didn't support the proposal to pedestrianise key streets noted that Harbour Street for example, already caters for pedestrians and vehicles and would prefer to retain vehicle access. This contrasted against those who were supportive of this proposal where there were numerous comments that Harbour Street is unsafe currently because pedestrians (e.g., tourists) do not think it is open to cars or are unaware.

The pedestrianisation of Harbour Street already occurs at certain times of the year and has been tested on a more temporary basis. This outcome is one tool to help improve and enhance Ōamaru's town centre and the heritage precinct, along with other streetscape enhancements which align with the Spatial Plan's guiding principles. Given that Harbour Street already gets closed

to cars at times and the positive feedback on this proposal during the draft of the Spatial Plan and engagement period, it is considered that pedestrianisation of key streets should be retained.

### 9.11 Intensification and Medium Density Housing

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Mixed responses were received in relation to providing for intensification in the Spatial Plan area. While this was not a specific question, as the NPSUD requires the council to provide for intensification, it was a topic that received a lot of feedback. Many people noted their opposition to increasing maximum building heights and increased intensification in residential areas, particularly at South Hill. Reasons for this opposition included impacts on views, shading, character, dominating character homes, and property values. Some people considered that infill could be provided for through two storeys rather than three. Many people thought that intensification was not needed in Ōamaru and several people indicated a view that the NPSUD intensification policy did not apply.

Conversely, there was also support for intensification, with people noting that this would provide increased housing supply and diversity in typologies, and that apartment living in the town centre was desirable. Respondents also noted that there was a need for more housing to assist with increasing housing affordability.

As a tier 3 urban environment, the NPSUD requires WDC to provide for intensification in areas with high accessibility and/or demand (whichever is greater). The purpose of the NPSUD is to require councils to plan for growth and ensure the delivery of a 'well-functioning urban environment' for all people, communities and future generations – this means ensuring that people can live close to jobs, community services, public transport, and other amenities. In all these locations, council must enable heights and densities that are commensurate with the level of accessibility or demand. This is required by Objective 3 and Policy 5 of the NPSUD and means that if areas are highly accessible in terms of what is walkable to access the town centre or commercial or community activities or there is high demand then a corresponding level of intensification must be enabled. Accessibility analysis as well as land values and consenting data were used to inform the areas identified for intensification in the Spatial Plan. Further assessment is being undertaken by the Council to determine to what extent intensification must be enabled, and the council needs to reflect this in the District Plan. This is likely to include providing for building heights and densities that respond to the direction set by the NPSUD and may be higher than what is currently permitted.

In Ōamaru, areas of high accessibility and/or demand include South Hill, and those areas close to Ōamaru town centre and the centre at North End. Therefore, WDC must enable intensification in these areas, through changes to the District Plan.

It is important to note that the NPSUD only directs that intensification be enabled not required, i.e., just because the Council may remove the planning barriers to higher density housing this doesn't mean that it will necessary happen – the market will respond accordingly and it would be a very slow and gradual change to the built environment over a long period of time.

Along with providing for intensification the Council is preparing design guidance to support the development of higher density housing. This will assist in mitigating some of the impacts that come with intensification, although it is noted that there are some effects such as impacts on private property views that cannot be completely avoided. In addition, carefully written design controls in the District Plan will also assist in limiting the effects of intensification.

In response to feedback received on the draft Spatial Plan regarding concerns about the impact of intensification on character, WDC is in the process of identifying those areas in Ōamaru, including in South Hill, where there may be a need for additional controls to ensure new development appropriately responds to existing character or heritage.

It is noted that providing for intensification as identified in the draft Spatial Plan gives effect to the NPSUD and aligns closely to many of the guiding principles.

## 9.12 Action Plan

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Much of the feedback received on the action plan was aligned with other feedback on the issues above, for example the reserves proposal – actions associated with this proposal were not supported. Where it is recommended that the proposal is removed or amended from the Spatial Plan, the action plan will also be updated to reflect this.

There was also a reasonable amount of feedback noting that many of the actions should be dealt with through the District Plan. This is acknowledged, and the District Plan review is one of the key mechanisms, along with the next iterations of the Long-Term Plan and Infrastructure Strategy that will implement the Spatial Plan. Some respondents also sought more detail to be included in the action plan. Respondents also emphasised support for the draft vision and principles but noted that the buck stops at the implementation plan and this is an important component of the Spatial Plan.

Some respondents considered there was information missing from the action plan. This included an upgrade to the Kakanui Bridge. The Kakanui Bridge upgrade/replacement is shown on the Spatial Plan maps but not included in the action plan. It is suggested that this action be specified in the action plan and it is understood that funding has been secured for an upgrade to the bridge, but not two-laning.

It was raised that the enhancements to the Kakanui River is missing from the action plan. Again, this is discussed in the text of the Spatial Plan and shown on the maps, however it is not included as a specific action. Action #55 in the draft Spatial Plan action plan is to improve and enhance waterbodies within the Spatial Plan extent. This will include the Kakanui River.

Finally, it was suggested that public transport through Ōamaru be included in the action plan. This is covered by action #15 in the draft Spatial Plan which is to look into the feasibility of public transport. More specific details for public transport and wider transportation concerns will also be addressed in the Councils transport strategy and Network Operating Framework.

## 9.13 State Highway 1 bypass

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While there was not a specific question about a bypass in the feedback form used during consultation, many respondents to the feedback form and on social media suggested that the Spatial Plan should include provision for a State Highway 1 bypass. It appears that reference to a bypass was generally in the context of a heavy vehicle bypass rather than a full State Highway bypass/deviation for all vehicles.

Several respondents questioned why a bypass wasn't included in the Spatial Plan. Respondents considered it was a good idea for reasons such as traffic, safety, and noise – generally effects that heavy vehicles have in urban environments. Some people also supported a full bypass for ease of traffic congestion, not just heavy vehicles.



During the early preparation of the draft Spatial Plan the potential to include a bypass was suggested and discussed. This is noted on the map on page 129 of the draft Spatial Plan, which shows 'potential heavy vehicle bypass'. This was not included in the final draft Spatial Plan maps as at the time there were questions raised about the feasibility of a bypass in terms of finding an appropriate route, particularly with regard to topography.

Since the draft Spatial Plan was released, the Council's roading department has been considering the potential of alternative heavy vehicle route/s through and around Ōamaru. It is therefore considered that the investigation of a heavy vehicle route/s can be reflected in the Spatial Plan.

## 10.0 Recommendations

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A number of changes to the draft Spatial Plan are recommended as a result of feedback received during the engagement period. Decisions on recommended changes have been informed by supporting information and reasons and validity of feedback, overall best practice strategic planning, as well as continuing to achieve alignment with national direction.

It is recommended that the following changes are made to the Spatial Plan:

- (1) Update to the growth projections to reflect more recently available information.
- (2) A check of the principles to see if there are opportunities to use more plain English and/or provide links to definitions where possible.
- (3) Remove the proposal to explore alternative uses for Council land and reserves.
- (4) Update the action plan to be more specific regarding additional work required in relation to a potential youth centre, including investigating possible locations, additional targeted engagement and including the Youth Council as a partner agency.
- (5) Remove southern location for a centre in Kakanui. Retain option for centre on north side of river.
- (6) Review zoning at Kakanui – draft District Plan to use mix of general residential and local centre, rather than the Settlement zone.
- (7) Remove potential greenfield growth areas at Kakanui and show areas to the north and south of Kakanui with 'potential future urban expansion area' with indicative medium to long term staging.
- (8) Consolidate the rural residential areas to already fragmented areas and areas adjoining the existing urban environment.
- (9) Remove rural residential area (SP01) identified at Bushy Beach Road.
- (10) Identify potential character areas that may require additional control within the draft District Plan to ensure any intensification responds appropriately to the character.
- (11) Update the action plan to include:
  - a. upgrading the Kakanui bridge;
  - b. investigation of a heavy vehicle route through Ōamaru; and
  - c. investigation of a dedicated over dimension route

In addition to the recommended changes outlined above, the Council may make some additional amendments as a result of further analysis.

Throughout the engagement period, several people provided feedback on the format of engagement for this project. For example, that the feedback period should have been longer, people should have been notified via a letter drop and that more hard copies of the draft Spatial Plan should have been made available. This feedback is noted by the Council and will be considered in planning future engagement.

## Appendix 1

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### Spatial Plan Feedback Form

# Draft Oamaru, Weston and Kakanui Spatial Plan

## FEEDBACK FORM

Have your say



Please refer to the Draft Spatial Plan, available on the Consultation page on our website and from Council offices and libraries, before commenting.

Make sure your feedback is with us by 5pm on Monday 19 November 2021.

You can fill in our online feedback form at [www.waitaki.govt.nz](http://www.waitaki.govt.nz) or

**Email:** [spatialplan@waitaki.govt.nz](mailto:spatialplan@waitaki.govt.nz)

**Post:** Spatial Plan feedback  
Waitaki District Council, Private Bag 50058, Ōamaru 9444

**Deliver:** Council offices at 20 Thames Street, Ōamaru  
or Waihemo Service Centre, 54 Tiverton Street Palmerston

### About you: (please print clearly)

Name: .....

Please tell us where you live (tick one)

- |                               |  |
|-------------------------------|--|
| <input type="radio"/> Ōamaru  | <input type="radio"/> Elsewhere within Waitaki |
| <input type="radio"/> Weston  | <input type="radio"/> Outside of Waitaki       |
| <input type="radio"/> Kakanui |  |

### General Questions

What do you support in the Draft Spatial Plan and why?

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What do you ***not*** support in the Draft Spatial Plan and why?

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**Any other comments?**

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**Targeted questions**

**Do you agree with the Spatial Plan’s vision?**

*(Please refer to page 44 of the Spatial Plan for more information on the vision)*

Yes  No

***Please explain your reasons:***

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**Do you support the Spatial Plan principles?**

*(Please refer to page 46 of the Spatial Plan for more information on the principles)*

Yes  No

***Is there anything missing?***

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**Do you support potential alternative uses on Council reserve land in Ōamaru?**  
(Please refer to pages 52-53 of the Spatial Plan for more information on the use of reserve land)

Yes

No

**Comments?**

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**Where is a good site for a potential youth centre in Ōamaru?**  
(Please refer to pages 52-53 of the Spatial Plan for more information on the spatial strategy for Ōamaru)

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**Do you support a bigger local centre in Weston?**  
(Please refer to pages 54-55 of the Spatial Plan for more information on the spatial strategy for Weston)

Yes

No

**Comments?**

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**Do you support a bigger local centre in Kakanui?**  
(Please refer to pages 56-57 of the Spatial Plan for more information on the spatial strategy for Kakanui)

Yes

No

**Would the preferred location of a centre in Kakanui be north or south of the river?**

North

South

**Comments?**

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**Do you support increased housing density in Kakanui?**

**(Please refer to pages 56-57 of the Spatial Plan for more information on the spatial strategy for Kakanui)**

Yes

No

**Comments?**

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**Do you support a reduction in the amount of land that is zoned for rural residential development around Ōamaru/Weston?**

**(Please refer to pages 68-69 of the Spatial Plan for more information on rural residential zoning)**

Yes

No

**Comments?**

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**Do you think a reduction in minimum lot sizes for rural residential zoned land is desirable?**

**(Please refer to pages 68-69 of the Spatial Plan for more information on rural residential zoning)**

Yes

No

**Comments?**

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## Appendix 2

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### Spatial Plan 101 Poster

# IS THIS PLAN YOUR PLAN?

Let's find out

## OAMARU, WESTON & KAKANUI SPATIAL PLAN

### FIRST UP: WHAT'S A SPATIAL PLAN?

Our spatial plan is a 'blueprint' which sets out the guidelines for growth over the next 30 years.

And this Spatial Plan will help to guide what happens next in Oamaru, Kakanui and Weston. These are great places where people want to live. And we want them to stay that way.

Oamaru, Weston and Kakanui are growing. In 2051, there could be as many as 4,400 more people living here! That's 146 more people every year for the next 30 years. That will change how we live and where we live so we need to start planning now. This Spatial Plan looks at Oamaru because it will stay the biggest town in Waitaki for a long time. Weston and Kakanui are part of the Plan because they have strong links with Oamaru.

### WHAT WILL OAMARU, WESTON & KAKANUI BE LIKE IN 2050?

That was the **BIG** question as we began the draft Spatial Plan. After feedback from councillors, staff, community groups, stakeholders and mana whenua, here's a **TOP 10** list of issues to think about:

#### The draft Spatial Plan looks at:

1. Where we live now and could live in future
2. Our services now, including transport, and what we'll need in the future when we grow
3. How will cultural values be recognised?
4. What facilities and services will people need to grow connected communities?
5. What makes Oamaru, Weston and Kakanui attractive places to visit?
6. How do we keep a sense of neighbourhood and community?
7. How will people travel to and around Oamaru, Weston and Kakanui?
8. The areas people value and want to protect
9. The natural and other risks that could limit use of some areas
10. How will growth affect our heritage and environment and how can we protect and improve it?



Read the full draft Spatial Plan including maps and explanations on our website or at Council Offices

### WHAT'S THE VISION?

The Spatial Plan begins with a vision. Like this...

*'A thriving hub where the hinterland meets the coast and old and new grow together sustainably to support more choice, character and connection.'*

*But the Plan and Vision are only drafts now. Nothing gets signed off till you've told us what you think.*

*Do you like the vision? What would your vision be?*

### WHAT'S GUIDING THE PLAN?

The draft Spatial Plan has picked 6 key principles we think will help Oamaru, Weston and Kakanui develop in a good way.

To make the **Vision** real, our aim is to make sure these 6 themes do support the future of our "thriving hub".



**Smart growth**



**Strong Cultural & Heritage Values**



**Vibrant & Prosperous Towns**



**Better Environmental Sustainability**

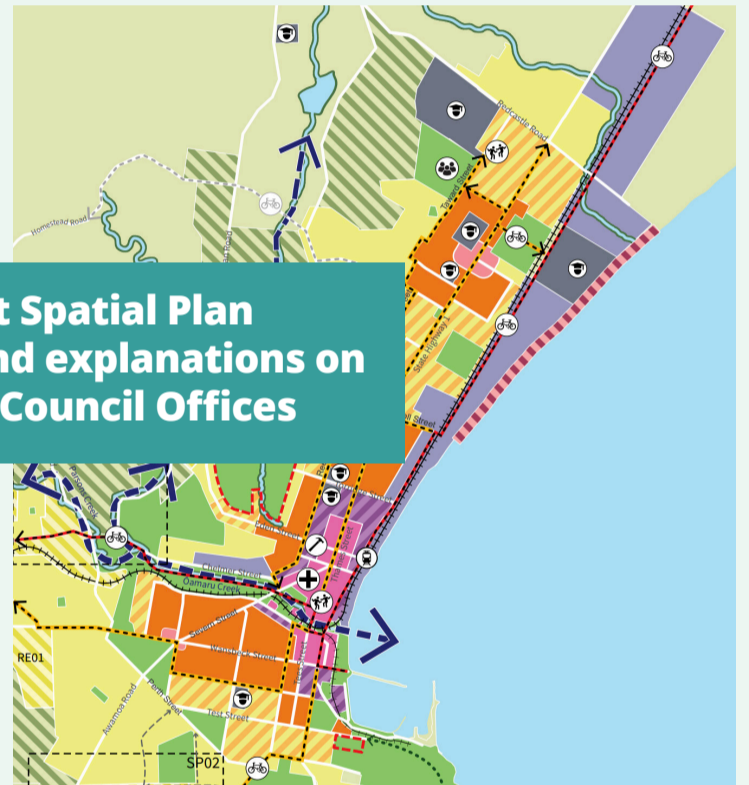


**Accessible & Connected neighbourhoods**



**Thriving People & Communities**

*Do you support the Spatial Plan principles? Is there anything missing?*



### SPACE TO LIVE IN OAMARU

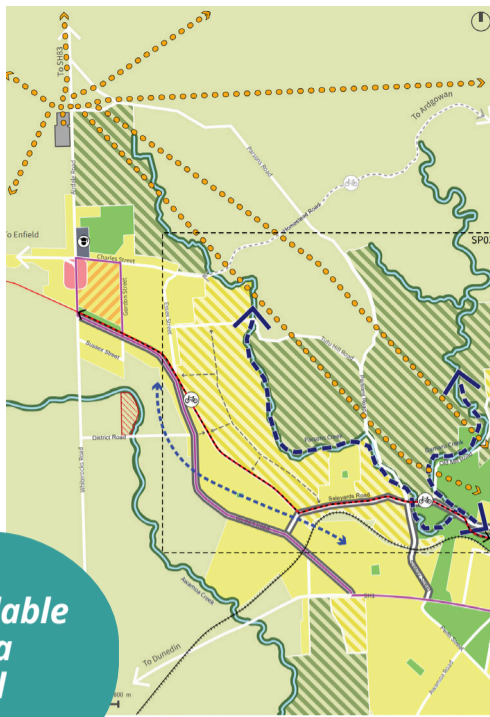
People have told us they want more housing choice, so we've looked at ways to make that happen. The draft Spatial Plan has new areas and new types of housing. Together, they should allow enough room for new houses to be built to cope with the population growth and community changes we expect.

The Plan also looks at office space, the future of retailing and the CBD, how to help owners looking to give new life and use to heritage buildings, plus 'mixed use' areas and tomorrow's transport needs.

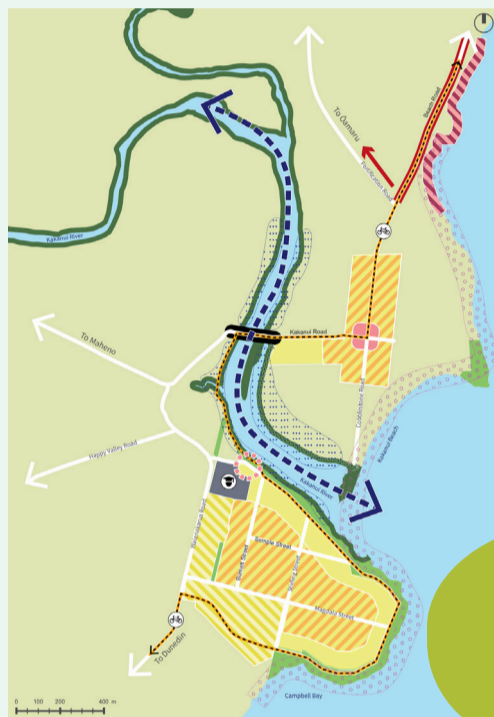
*As you look at the maps and read the draft Spatial Plan we want your opinion: Do you like the housing plans for Oamaru? Do you think a Mixed Use area is a good idea? Do you think any under-used parts of Council reserves should be redeveloped?*

## WHICH WAY FOR WESTON?

We're going to need more places to live in Weston. People have told us they'd like an improved town centre, better footpaths, street lighting and an upgraded A20 cycleway, making it an all-year round travel link. Other issues include the need to protect highly productive land and a possible public transport link between Weston and Oamaru North. The plan also looks at improving Oamaru and Parson's creeks and the area around them to benefit the environment and give locals another recreation area.



*Do you support a bigger town centre in Weston? Should there be less land available for rural residential use? Do you think a smaller section size for rural residential homes would be a good thing?*



## WHAT NEXT FOR KAKANUI?

There's been support for a larger local centre here, which could be developed north or south of the river. It's also possible for Kakanui to have more infill housing, and a small new housing area at the south of the village. The need to protect highly productive land is also a issue and people want the Kakanui River and environment around it improved. Coastal erosion and the uncertain future of some sections of Beach Road mean climate change mitigation will be a factor too.

*Do you support a bigger town centre in Kakanui? Should it be north or south of the river? Would you support more housing in some areas?*

## SO WHAT HAPPENS NEXT?

***This draft Spatial Plan looks at the next 30 years and the best way for us to develop and change in that time. Council won't do that on its own.***

Making it happen means working with the government, regional councils, non-government organisations, iwi, businesses and community groups. Having a Spatial Plan shows everyone where we're heading and will encourage everyone to play their part in developing the Spatial Plan area.

So we have prepared a draft **Action Plan** which we would like your input on.

This will show what activities and projects will be done in the Spatial Plan area and the timetable for doing them. Some will take longer than others and cost more.

Once it's approved, the Spatial Plan will feed into our new **District Plan**. If the Spatial Plan is the 'blueprint', the District Plan will have the details.

It will explain, for example, exactly what 'Medium Density Housing' will be and where it will go. If there are any Zone changes, these will also be set out in the District Plan.

So the two will go hand in hand and we will be asking people what they think before they are adopted.

Projects needed for the Spatial Plan will also be included in Annual or Long Term Plans.

To make sure the Spatial Plan keeps being a good Blueprint, it will be reviewed every 6 years - or more often if needed.

## A FEW HOT TOPICS

***It's fair to say the release of the draft Spatial plan has caused a bit of a stir - here are a few of the hot topics:***

### Parks and Reserves

Public open spaces haven't been targeted for sale to housing developers. This draws rather a long bow, and simply isn't true. There is no suggestion that reserves are 'for sale' or that a reserve transfer process is being fast tracked. Any sale of specific reserve land would need to be extensively publicly consulted on before it was considered.

We're simply asking if you think any **parts** of our reserve land, (which ratepayers pay to maintain), could be put to better use. Think our reserves should stay exactly as they are? Let us know - that's what this feedback period is all about.

### Multi-story buildings and medium density housing

Affordable housing is a big problem in New Zealand and we'd like to be part of the solution. This doesn't mean the South Hill will look like the Gold Coast overnight.

But we can't ignore this problem in favour of the status quo. Should we plan to build smarter on the land that we have, or continue spreading out forever? Tell us what you think.

### Growth promotion

We ARE growing and we DO want to attract more people to Waitaki, making it thriving place, and building the future of the district.

To stimy growth when we have an aging population is to step on the district's neck. We're losing too many of our bright young things to towns with more opportunities.

# CHOOSE YOUR FUTURE HERE!

The draft Spatial Plan is intended to present ideas. Ideas start conversations and spark feedback.

Really getting into the nitty gritty will help Oamaru, Kakanui and Weston grow in a way that is best for everyone.

**GIVE US YOUR FEEDBACK before 19 November using the online form on the 'consultation' page on our website, or pick up a paper copy at Council offices and libraries.**

For the full Spatial Plan, maps and to **have your say** visit: [www.waitaki.govt.nz/spatial-plan-feedback](http://www.waitaki.govt.nz/spatial-plan-feedback)

**We need your feedback!**  
A spatial plan is like a cake that needs YOU as the special ingredient.