



## Ōamaru Harbour Precinct (PREC2)

### What are the key issues we need to think about?

The Ōamaru Harbour Precinct has strong links to the Ōamaru Historic Area and Town Centre Zone and is an area used for a wide variety of activities such as commercial, recreational, industrial, marine-related and community activities. The area is an increasingly popular visitor destination and host to many community events. It is also an important area for a range of marine wildlife, including the Otago Shag, penguins and seals. The Ōamaru Penguin Colony is located within the Precinct.

The Precinct contains a number of historic structures, such as the harbour breakwater (Macandrew Wharf), Holmes Wharf, Sumpter Wharf, Normanby Wharf and red sheds. The waterfront area and wharves are included within the Heritage New Zealand Ōamaru Harbour Historic Area with the breakwater also listed as a Category I Heritage Item. A historic rail corridor connects the Ōamaru Historic Area to the Harbour Precinct.

Continued revitalisation of this area is an important component of Ōamaru's economic growth and resilience. Revitalisation of the area is subject to a range of challenges, such as sea-level rise, inundation, erosion hazards, contaminated land, protection of marine wildlife and maintaining community, heritage and amenity values.

### What are we suggesting in the Draft District Plan?

A Harbour Precinct has been identified to ensure development and land uses reflect and complement the harbour as a special place of character within Ōamaru. Land use activities are managed to maintain heritage, cultural, environmental and amenity values. Connectivity to the town centre and along the waterfront are also important considerations.



### What does it mean for me?

*Any lawfully established existing businesses or activities would have what is referred to as 'existing use rights' and could continue to operate unchanged.*

The rules in the Open Space Zone and Mixed Use Zone would also apply to the Harbour Precinct area as the precinct sits across these two zones. Additional rules for the precinct would mean that a resource consent would be required for all new buildings. Large format retail activities would need a resource consent in the Ōamaru Harbour Precinct and residential activities in the Sub-precinct B area would also need a resource consent.

The Harbour Precinct is divided into two sub-precincts. This is to recognise and cater for a different range of activities anticipated within each sub-precinct.

Sub-precinct A includes the area of land between Tyne Street, Waterfront Road, Wansbeck Street and the railway line, it also includes the rowing club and adjoining buildings along Esplanade Road. It is a gateway area to the town centre and main entrance point to the waterfront. Draft Ōamaru Town Centre Design Guidelines have been developed to encourage well designed buildings that reflect the harbour character of the area and its relationship to the Historic Area. Provision is made for a wide range of activities, with a focus on community uses and allowing for a mix of commercial, light industrial and residential activities.

Sub-precinct B extends from Cape Wanbrow, along the waterfront, to Ōamaru Creek. This area includes the wharves, woolstores, red sheds

and the Ōamaru Blue Penguin Colony. Limited new development is anticipated in this area, with the focus being on providing improved public access and improved community facilities and recreational opportunities.

The Mixed Use Zone and Open Space Zone chapters would also apply to the area as the precinct sits over these zones and provides additional controls to recognise the unique character of the harbour area.

You can view the Ōamaru Harbour Precinct areas and full chapter on our website.

## Key changes from the current rules

- The Ōamaru Harbour Precinct is a newly defined area to recognise its unique character from other areas of the town centre.

## Summary of the new rules being considered

### **Permitted Activities that would not require a resource consent:**

Please refer to the Mixed Use Zone and Open Space Zone chapter summaries for a list of activities that may not need a resource consent.

### **Activities that would require a resource consent:**

- All new buildings within the Ōamaru Harbour Precinct.
- Large format retail activities.
- Residential activities in the Ōamaru Harbour Sub-Precinct B

## Find out more

You can view the full draft chapter on our website

visit [www.waitaki.govt.nz/district-plan-review](http://www.waitaki.govt.nz/district-plan-review)

or scan for more info



## More questions?

If you have any further questions that aren't covered in this document, or on our website, you can email the Planning Team at [planreview@waitaki.govt.nz](mailto:planreview@waitaki.govt.nz) or call the District Plan Review hotline on 03 433 1661 and leave a message.