

DDPR_feedback_0004s		
	Name	Katrina Hazelhurst
	Organisation	
	Email	
	Response Date	Jul 02 22
	Notes	
Q1	Select the chapter you want to provide feedback on	
	Strategic Direction	
Q2	In general, to what extent do you support the contents of this chapter?	
Q3	Objective/Policy/Rule/Standard reference:	
	SD-UFD-02	
Q4	Feedback/Comments	
	<p>The National Policy statement on Urban Development requires tier 3 town planners to “Enable building heights and densities that reflect the relative demand for use, and the level of accessibility from planned or existing active transport”. There is no need to increase the building height to 12 metres in the medium density zones. Doing so will risk impeding existing property views, sunlight and privacy. One property at the maximum height can negatively impact on multiple surrounding residents and easily obscure views and devalue neighbouring properties. Allowing excessively high development also risks changing the historic street scape that is a unique and special feature of this town. This itself will be a contradiction to your other policies to recognise, protect and create future opportunities for Waitaki’s heritage (SD-CHI-02). If the district plan is to provide better protection for historic areas, then this must incorporate a sensible height requirement to ensure modern new builds do not become the prominent architectural features and end up dominating our Victorian structures by visual prominence even when built outside their respective zones. Submissions to the Spatial Plan clearly demonstrated that for a large number of residents, any height increase is undesirable. There is significant concern at an individual level (residents concerned about preserving their viewshafts) and also at a community level (how high-rise buildings will impact on historic Oamaru.) It was disappointing to see the height increase unaltered in the draft district plan. Many residents choose to live in Oamaru because they feel culturally connected to the historical architecture and the district plan should seek to respect this. Preference should be given to retro fit and repurpose existing buildings to accommodate housing choice and proximity to amenities as outlined in the NPS-UD. We have a large number of buildings in the main town centre which would lend themselves to inner town apartments. Property owners often face large and uncertain costs to restore and upgrade old buildings. Council has a role to play in encouraging this type of development. Streamlining consent processes, making owners aware of heritage grants and providing subsidized services for historic upgrades would all make this option more attractive. I support these concepts as detailed in HH-P12 and HHP-P14. I would like to see this assistance extended to existing home owners who wish to create additional living accommodation such as Granny flats, sleepouts or loft conversions. All these measures will serve to meet the NPS-UD’s desire for increasing housing capacity and do so in a way that also reduces greenhouse emissions, another policy objective.</p>	

Q5	Objective/Policy/Rule/Standard reference: SD-CFOS-01
Q6	Feedback/Comments I would like strong commitment from Council to retain reserve areas that formed the historical green belt around Oamaru township. Many of these reserves have been eroded by residential creep and full-scale development such as the Hospital Hill area. There needs to be acknowledgement that green spaces are valuable not just to use recreationally but to look out onto as well. Spatial Plan submitters clearly indicated that the building on reserve areas is unacceptable to many residents.
Q7	Objective/Policy/Rule/Standard reference: SD-CHI-02
Q8	Feedback/Comments I agree that new builds in the vicinity of historic buildings and features should be sympathetic to their surroundings (HH-P12) Thank you for the opportunity to express my views.
Q9	Objective/Policy/Rule/Standard reference:
Q10	Feedback/Comments
Q11	supporting documents? 0
Q12	If you need more space, or have any other general comments, please leave them here