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Response Date	Aug 08 22
Notes	
Q1	Select the chapter you want to provide feedback on
	Zoning
Q2	In general, to what extent do you support the contents of this chapter?
Q3	Objective/Policy/Rule/Standard reference:
Q4	Feedback/Comments
Q5	Objective/Policy/Rule/Standard reference:
Q6	Feedback/Comments
Q7	Objective/Policy/Rule/Standard reference:
Q8	Feedback/Comments
Q9	Objective/Policy/Rule/Standard reference:
Q10	Feedback/Comments
Q11	supporting documents?
	0
Q12	If you need more space, or have any other general comments, please leave them here
	Generally, the content of the draft Plan is supported by Ara. Of potential concern are the building control matters raised under Comment 3 above, which need to be amended or otherwise clarified to ensure correct interpretation, or in the case of recession planes, to ensure ongoing amenity within the zone.

FEEDBACK ON THE DRAFT WAITAKI DISTRICT PLAN

ARA INSTITUTE OF CANTERBURY LTD

TO Waitaki District Council
Private Bag 50058
Oamaru 9444

NAME OF SUBMITTER: Ara Institute of Canterbury Ltd (Ara)

COMMENTS ON: The Draft Waitaki District Plan

SUBMITTER ADDRESS: Ara Institute of Canterbury Ltd
PO Box 540
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Please note the different address for service below

INTRODUCTION

1. The following comments are made on behalf of Ara.
2. Ara supports the Waitaki District Council (Council) in its review of the Waitaki District Plan (the Plan) and appreciates the opportunity to provide feedback on the draft Plan. Within this context Ara offers the following comments for the Council's consideration.

STATEMENT OF INTEREST AND BACKGROUND

3. Ara is one of the largest tertiary institutions in the South Island, with six campuses in Christchurch, Ashburton, Timaru and Waitaki Districts. Ara provides tertiary education for approximately 7,600 Equivalent Full Time Students per annum and employs approximately 1,000 staff.
4. Ara's Oamaru Campus is located at 44 Humber Street and has access points from France Street to the west, and Humber Street to the east.
5. The Campus incorporates teaching spaces accommodating a range of courses including occupational, industrial and recreational courses. The range of courses offered on the Campus varies dependent upon course demand, and staff availability.
6. The buildings on site along the Humber Street frontage are pre-fabricated single storey classroom buildings, with a larger shed/workshop with lean-to on the France Street frontage. Carparking is provided centrally within the site (accessed from France Street) and another parking area is provided at the north of the site, accessed from Humber Street. The buildings on site are small in scale and appear characteristically institutional.

ARA'S FEEDBACK

7. The draft Plan proposes that the central area of Oamaru, including the Ara Humber Street Campus, be rezoned Mixed Use Zone (MUZ).

8. The site is otherwise proposed to be subject to the following overlay:
 - a. Flight Protection Area
9. Nearby overlays include:
 - a. Heritage Setting HH79, immediately across Humber Street from the site. (Currently Heritage Site 49 in the Operative Plan).
 - b. Coastal overlays (to the east of the site by 60m) include
 - i. Coastal Erosion Hazard
 - ii. Coastal Inundation Hazard
 - iii. Tsumani Hazard Area (information only)

10. The MUZ is defined in the draft Plan as providing for:

‘a compatible mixture of residential dwellings, offices, commercial, recreational, educational and community activities’.

11. The MUZ as drafted, provides for Community Facilities¹ and Educational Facilities² as permitted activities, subject to meeting development controls³. Educational Facilities are defined and include tertiary education services and ancillary activities. As a tertiary education provider, Ara’s operation is supported in this zone with these activities enabled.

Comment 1 – Support Education Facilities and Community Facilities as permitted activities in the MUZ.

As a tertiary education provider, the draft provisions will allow the existing facility to continue to operate as anticipated in the MUZ.

12. Whilst providing for a range of permitted activities, a range of other activities are specifically identified as requiring resource consent, in line with the zone policy framework discussed further below. Such activities include light industry (restricted discretionary activity) and other industrial activities and intensive indoor primary production requiring consideration as a non-complying activity.

Comment 2 – Support the need for a range of other activities to be subject to Restricted Discretionary or Non-complying activity consent applications.

For the ongoing use of the ARA site for education and community use, some industrial and/or production activities may not be appropriate in the MUZ. This includes light industry, other industry, and intensive indoor primary production. ARA supports the need for such activities to require resource consent.

13. Building activities are also provided for as permitted activities, allowing for new buildings and alterations/additions to occur without resource consent, again subject to development controls.

¹ Draft Rule MUZ-R3

² Draft Rule MUZ-R4

³ Rules MUZ-S6-9

Comment 3 – Support MUZ Development Controls, subject to the following.

The MUZ development controls for permitted activities (including educational and community facilities) are listed under MUZ-S1 to MUZ-S11 in the draft Plan. The following comments are made.

- a. MUZ-S5: The recession plane rule is only applicable at boundaries with Open Space or Residential Zones and therefore, as currently drafted, does not apply within the MUZ. As residential activities and educational activities are anticipated in the MUZ, it is considered appropriate to require that recession planes also apply to boundaries with other MUZ sites, to ensure on site amenity.
- b. MUZ-S3 and MUZ-S6: There is a requirement that buildings are set back 2m from the road (MUZ-S3) however, there is also a requirement (MUZ-S6) that there also be a 10m wide landscape area along the road boundary. It may be a typographical error, as it may be the intention that a 2m landscape strip is required, consistent with the 2m building setback.
- c. MUZ-S6: The requirement for a landscaping strip along the road frontage does not exclude areas where there is access into the site. The road frontage landscaping requirement should explicitly exclude areas where site access is provided.
- d. MUZ-S7: The provision of a 2m landscaping strip adjacent to Residential or Open Space Zones is **supported**.

14. The draft Objectives and Policies support the continuation of activities undertaken by Ara, within the MUZ site.

Comment 4 – MUZ Objectives and Policies

The following comments are made.

- a. MUZ-O1: The purpose of the MUZ as set out in this objective, is **supported**, as recreational activities, educational and community facilities are provided for.
- b. MUZ-O2: The character and qualities of the MUZ a is **supported**, as activities and development are anticipated to result in high-quality environments, and maintain sufficient amenity of ‘other sensitive activities’ (amongst other matters).
- c. Policy P6: Noise sensitive activities include educational facilities and ‘habitable rooms’ is defined to include teaching spaces. Noise sensitive activities, are able to establish in the MUZ, and in accordance with Policy P6, are required to incorporate acoustic treatment measures in habitable rooms, to limits reverse sensitivity effects. ARA **seek a minor amendment** to the policy, to clarify that it only applies to new sensitive activities and is not applicable to existing activities (retrospective).
- d. Policies MUZ-P1, MUZ-P3 and MUZ-P7: These policies are **supported** as compatible activities are enabled, while industrial and marine-related industries are avoided, and/or considered inappropriate in the MUZ. Noise sensitive activities may establish, subject to acoustic treatment measures to avoid reverse sensitivity effects in habitable rooms.

OUTCOME SOUGHT

- 15. Generally, the content of the draft Plan is supported by Ara. Of potential concern are the building control matters raised under Comment 3 above, which need to be amended or otherwise clarified to ensure correct interpretation, or in the case of recession planes, to ensure ongoing amenity within the zone.
- 16. As drafted, the draft Plan will allow the ongoing use of the Ara Oamaru Campus in the current manner. Ara will review the proposed District Plan when notified, and may provide submissions on further matters, including definitions, or activities/ standards/ overlays which may impact upon the ongoing operation of ARA at this site.
- 17. Ara welcomes any discussion with the Council on the above matters, should that be considered necessary.

Feedback signed for and on behalf of the Ara Institute of Canterbury Ltd.



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09 August 2022

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APPENDIX ONE: OAMARU CAMPUS LOCATION

