

DDPR_feedback_0096s	
Name	Molly Moriches
Organisation	
Email	
Response Date	Aug 31 22
Notes	
Q1	Select the chapter you want to provide feedback on
Q2	In general, to what extent do you support the contents of this chapter?
Q3	Objective/Policy/Rule/Standard reference:
Q4	Feedback/Comments
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

Table of Contents

Email	2
Tees Street House	3
View from Wharfe Street	4
Building and Structures Height.....	5
Form and Massing.....	6

Mark Smith

From: Molly Moriches <[REDACTED]>
Sent: Wednesday, 31 August 2022 3:35 PM
To: Plan Review
Subject: Fwd: District Plan Feedback
Attachments: Tees Street House.jpg; View from Wharfe Street.jpg; Building and Structures Height.png; Form and Massing.png



External Email Be careful with links and attachments. Think before clicking – do I know this person and does this person's request make sense?

Hello. Attaching referenced guidelines for your convenience. Thanks.

----- Forwarded message -----

From: Molly Moriches <[REDACTED]>
Date: Wed, Aug 31, 2022 at 1:33 PM
Subject: District Plan Feedback
To: <planreview@waitaki.govt.nz>

Chapter: ZONES

MRZ-S4: Building and Structures Height

Feedback: I strongly disagree with any proposal to allow three-storey buildings to be built among existing residences on South Hill. The new home being built on Lower Tees Street perfectly illustrates how such an inappropriate structure impacts both the look and feel of the street it's on, and the outlook, view and feeling of space for the residences directly behind it, on Wharfe Street. (See attached photos.)

This building appears to violate multiple items in the "Form and Massing" guidelines, within the Medium Density draft guidelines. At a minimum, items 2, 4 and 5.

Hopefully the new Oamaru Town Centre Design Guidelines will prevent other such buildings being consented among the historic buildings in and around the Precinct and on South Hill and other long-established neighbourhoods.

Chapter: Natural Character (NATC)

Feedback: Glad to see that this has been added to the plan. Would love to see a commitment by Council to ensure that all future plantings (at least by Council) include only native species.

Chapter: General Residential Zone

Feedback: Please look at tighter rules for Airbnb businesses. The current model is unfair to B&Bs and motels who are treated as commercial, and having a cutoff of 5 guests does not in any way address this. Airbnb was established to enable people to offer space in their own home. If you are renting out space in a building which is not your primary residence, you should be treated as a business.

Chapter: Energy, Infrastructure and Transport

Feedback: Renewable energy sources, yes definitely. However, let's be proactive in showing residents, businesses and farms how they can use less energy in the first place. And how to generate less rubbish. And get us out of our cars and onto bikes and feet as much as possible.

Chapter: Subdivision

Feedback: So much subdivision already around town, with green spaces (including gardens) continuing to decline. Also, if we keep subdividing relatively small sections surely we are likely to see increased problems with flooding, as stormwater will not soak into concrete?

Chapter: Oamaru Harbour Precinct

Feedback: Would be great to extend the existing coastal walkway/cycleway from the North End all the way to Oamaru Harbour. It can be quite hair-raising cycling along Humber Street (and downright terrifying on Thames Highway).

Thank you.





1. All buildings and structures must not exceed a maximum height of 12m measured from ground level.
2. Clause 1 does not apply to antennas, aerials, satellite dishes (less than 1m in diameter), chimneys and flues, provided these do not exceed the height limit by more than 3m, measured vertically.

Matters of discretion are restricted to:

1. the extent to which the building design, siting and external appearance is in accordance with the Medium Density Residential Design Guidelines; and
2. the effect on established streetscape character and visual amenity of the area; and
3. the effect on amenity values of nearby residential properties, including outlook, privacy, dominance, shading and sense of enclosure; and
4. the effect of increased height in terms of the outlook from surrounding sites, roads and public open space in the surrounding area; and
5. the extent to which topography, site orientation, separation distances and planting can mitigate the effects of the additional height of the building or structure.

3. Form & Massing

Building 'massing' refers to the overall form and composition of a building. The way a building is arranged on its site is particularly important for larger buildings which are more common with the typologies anticipated within the MDRZ.

The form, mass and height of a building all contribute to determining the impact a building(s) will have on its surrounding environment. From a design perspective, it is therefore important to ensure that the form, mass and height are considered together to arrive at a well-proportioned building form that is complementary to the existing neighbourhood whilst at the same time supporting increasing housing choice in locations with good access to employment, services and open space.

Outcomes Sought:

- New buildings avoid an overly bulky or visually dominant appearance.
- Developments provide visual interest in the urban environment and avoid visual monotony.
- New buildings within a development are aesthetically coherent and respond to the existing scale and pattern of buildings present in the wider environment.

Guidelines:

1. Architectural detailing is incorporated into façades, such as horizontal and vertical rhythms, façade modulation and articulation, and recessive or projecting balcony forms (refer Figure 7).
2. Multi-storey buildings must avoid a 'wedding cake' massing, as seen from the street, that places a small second storey in the centre of a larger ground floor. A simple asymmetrical form, where the second storey is placed to one edge, or a 'box on box' form where the upper floor(s) generally lines up with the lower floor is encouraged (refer Figure 8).
3. Upper floor building setbacks should not adopt a literal regression of any applicable recession plane.
4. Building depth should be designed to support natural ventilation and daylighting. As a rule of thumb, single aspect dwellings should be no deeper than 8m while dual aspect dwellings should be no greater than 14m deep. Where these measurements are not met, increased floor-to-ceiling heights and wider dwellings should be incorporated into the design.
5. Roofs should have a visually strong and simple shape to provide visual interest from the street. Steeper pitched roof profiles are encouraged and monotonous hip-based solutions should be avoided (refer Figures 9 and 10).
6. On larger sites, development should be broken down into a series of smaller buildings to respond to the typically smaller dimensions of established buildings. As a rule-of-thumb, buildings should be no longer than 35m (refer Figure 11).
7. Where more than one building is proposed as part of a development, each building needs to be designed with consideration for its setting within the group, and its wider context to help ensure a