

DDPR_feedback_0272s	
Name	Sonja McCullough-Roco
Organisation	
Email	
Response Date	Jul 19 22 11:56:22 am
Notes	Sonja
Q1	Select the chapter you want to provide feedback on
	Medium Density Residential Zone
Q2	In general, to what extent do you support the contents of this chapter?
	Oppose
Q3	Objective/Policy/Rule/Standard
	MRZ S4: Height allowance of 12 metres in South Hill area
Q4	Feedback/Comments
	<p>The South Hill area is an iconic area of Oamaru, visible from the highway upon entering town from the north. To both visitors and residents, the South Hill is an area of historic and aesthetic value and a height allowance of 12 metres would completely change the appearance and feel of this area. With a limited footprint and a height allowance of up to 12 metres, many people who are choosing to build on these quite small pieces of land, will have to choose to build straight up, to the maximum height allowance to make the most of their investment. This may result in sections with the original (often quite old/traditional) house at the front, and a hypermodern, tower-like structure at the back, towering over the original home and the surrounding properties. Of course there is a consideration mentioned in the plan for the effect of these building on neighboring properties. but this is entirely subjective, and can't really be measured except by the owners of the impacted homes. Even then, loss of a view, loss of the value of their home, having to look straight into a newly built structure and the impact on the soil, run off and additional noise/activity levels can be very hard to measure. For this reason, I strongly oppose the 12 metre height allowance and would suggest that an 8 metre height allowance would be a much more acceptable standard all around. This would obviously still come with the same issues for the neighbours but I also recognise that this is a growth area and we need to think creatively. I would suggest that the council adopt an IRON CLAD procedure around the 'matters of discretion' and put some very clear rules and restrictions in place for people wanting to subdivide their sections, especially in regard to height, architecture, environmental footprint, geotechnical and structural engineering reports, noise, access, traffic and services. I caution against being too flexible in the building application department, as this can never be reversed once subdivisions and building has begun.</p>
Q5	Objective/Policy/Rule/Standard
	MRZ R8-11
Q6	Feedback/Comments
	<p>In regard to Home Businesses (and Educational and Medical facilities) I would urge council to put some very detailed and enforceable restrictions in place regarding vehicle access/parking, noise levels (especially for anyone manufacturing anything, there could be an industrial noise level coming from a business operated by one person only!), waste and other environmental pressures such as pollution and smells. The hours of operation stated in the plan are too great, these need to be restricted for any businesses operating within an existing suburban area. There needs to be a noise level restriction based on the decibel measurements and consultation from neighbours should play an important part in each and every application for any commercial activity. The new District Plan should become an improvement for the entire town, not just the people that benefit from it directly. Again, please exercise caution in allowing for more flexible conditions in favour of the economy, resulting in a general lowering of the standard of living in our town for future generations.</p>
Q7	Objective/Policy/Rule/Standard
	General Feedback
Q8	Feedback/Comments
	<p>The fact that the Oamaru area is a growing area is obvious. And it is great that the WDC has adopted a forward thinking, progressive attitude towards this growth. However, as with all growth, there needs to be strong consideration for the starting point. Where are we now? The fact is that even with the existing population numbers, it is very difficult to obtain an appointment with a GP. The doctors here in Oamaru are having a very difficult time with the demand of the existing (mostly elderly) population and referrals to the</p>

	<p>local hospital and Dunedin hospitals for procedures, appointments and admissions remain very problematic. The schools and kindergartens, as wonderful as they are, are full. There are not enough teachers, doctors, nurses and other professionals to service the existing population. Traffic on Thames Highway is ridiculously busy, especially during school pick up and drop off hours, parking can be an issue and our environmental footprint is quite heavy as it stands. Public transport is almost non existing and parks, dog exercise areas and recreational facilities all need to be upgraded. My point is that any growth could potentially increase the demands on any of the above services, and we would be running people out of town (such as above-mentioned professionals) if pressure increases. Before making any major changes that facilitate more people to come and settle in our beautiful town, let's make sure that we can accommodate this growth safely, responsibly and sustainably.</p>
Q9	Objective/Policy/Rule/Standard
Q10	Feedback/Comments
Q11	Supporting documents?
Q12	If you need more space, or have other general comments, please leave them here