

DDPR_feedback_0053s	
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Response Date	Aug 30 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?
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Q12	If you need more space, or have any other general comments, please leave them here
	<p>FROM: james@surveywaitaki.co.nz RECEIVED AT 2022-08-30T03:21:42+00:00</p> <p>-----</p> <p>[THIS EMAIL IS FROM AN EXTERNAL SOURCE] DO NOT CLICK links or attachments unless you recognise the sender email address and know the content is safe.</p> <p>[cid:122083013204300715@au-mta-37.au.mimecast.lan] Tēnā koe We hereby submit feedback to the draft Waitaki District Plan on behalf of Grant & Vicki Purvis related to rezoning land at Waiareka Lane, Ōamaru . Please find attached a feedback submission document setting out the basis of the feedback, as well as Appendices: * Appendix A – Proposed Zoning Plan * Appendix B – Record of Title * Appendix C – Spatial Plan – Weston Spatial Strategy We trust all the required information is enclosed, but please do not hesitate to contact me for any matter. We look forward to your considered response in due course. Ngā mihi nui James White Planning & Projects Leader Survey Waitaki Ltd - Surveying Planning Engineering T 03 434 80 20 M 021 195 1192 27a Coquet Street, PO Box 237 Oamaru 9444 www.surveywaitaki.co.nz</p>

[<https://protect-au.mimecast.com/s/PfrnC5QPvAH39PAhOkxyM?domain=surveywaitaki.co.nz/>]

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DRAFT DISTRICT PLAN FEEDBACK

August 2022

SUBMITTER: GRANT & VICKI PURVIS

LOCATION: WAIAREKA LANE, ŌAMARU



To: Draft District Plan Feedback
Waitaki District Council
Private Bag 50058
Ōamaru 9444

Submitter: Grant & Vicki Purvis

Location: Waiareka Lane, Ōamaru

Legal Descriptions: Deposited Plan 5328 (OT297/162)

Proposal: This feedback proposes that land be zoned General Residential Zone in the new Waitaki District Plan.
In addition, the Land Use Capability is proposed to be altered to better reflect capability.



James White
Planner
MPlan

Signed on behalf of the Submitter

Addresses for Service:

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FEEDBACK ON DRAFT DISTRICT PLAN

Introduction:

This feedback proposes that land be zoned General Residential Zone in the new Waitaki District Plan.

This feedback also seeks that the Land Use Capability 2 and 3 notations are reviewed and altered.

As well as providing information justifying the proposal, including an assessment against the Ōamaru, Weston and Kakanui Spatial Plan May 2022 (Spatial Plan), this feedback document provides an assessment of all the potential considerations and effects for zoning the land General Residential Zone.

The proposed zoning is illustrated on the Plan attached in Appendix A.

Submitter:	Grant & Vicki Purvis
Location:	Waiareka Lane, Ōamaru
Legal Descriptions:	Deposited Plan 5328 (OT297/162)
Operative District Plan:	Rural Residential Zone
Draft District Plan:	Rural Lifestyle Zone Land Use Capability 2 & 3

Feedback and Outcome Sought:

This feedback relates to the land located at Waiareka Lane, Ōamaru, being legally described as Deposited Plan 5328 (OT297/162).

Outcome 1: Change Zone

The Draft District Plan shows the land as being zoned Rural Lifestyle Zone. This feedback seeks that the land be zoned entirely General Residential Zone. The proposed zoning is illustrated in Figure I below and on the Plan attached in Appendix A.

Outcome 2: Change Land Use Capability classification

The draft District Plan identifies the site as containing Land Use Capability 2 and 3 soils. This feedback seeks that the Land Use Capability is reviewed and altered to better reflect its true capability.

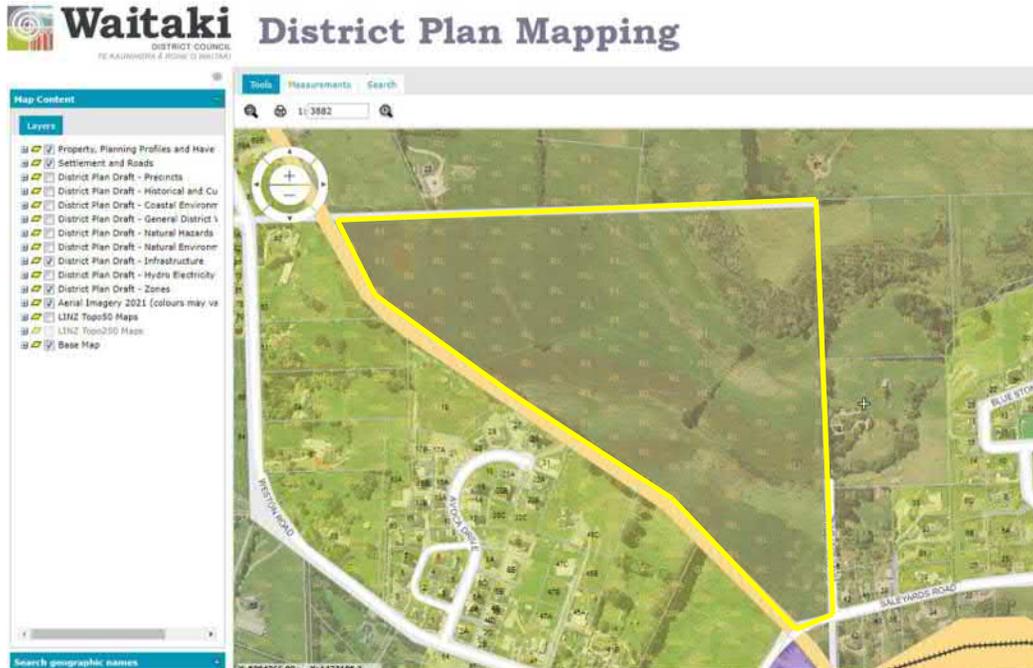


Figure 1: Excerpt from Draft District Plan mapping showing the property (yellow outline) in relation to the proposed new Rural Lifestyle Zone (map sourced from <https://spatialservice.waitaki.govt.nz/GPDistrictPlan/>).

Description of Site:

The site is located at Waiareka Lane, Ōamaru, and has frontage to both Waiareka Lane and Saleyards Road. The site comprises of one certificate of title, legally described as Deposited Plan 5328 and contained within Record of Title OT297/162 (Appendix B). The land is currently zoned Rural Residential Zone in the Operative Waitaki District Plan (the Plan). No items of interest/significance are shown on the planning maps.

Figure 2 below shows an aerial photograph of the site and surrounding area sourced from Canterbury Maps. In terms of topography, the property is flat to gently rolling, with 2 thirds having a north-northeast aspect, leading gently downwards towards the northeast where Parsons Creek crosses the north-eastern corner of the property (Figure 3). Another smaller ephemeral waterway crosses the property in the southern portion, joining with Parsons Creek further east of the property.

The property does not contain any buildings or built structures and is predominantly bare land of limited productive capacity. The past land use has been grazing of sheep, cattle and horses, and low quality hay has been taken from the property.

The site is located in very close proximity to the CBD of Ōamaru, between Weston and Ōamaru, and can be accessed via Saleyards Road which is an important linking road. There is residentially zoned land to the east (Bluestone Heights), south and west. The Alps to Ocean Cycleway (A2O) runs along the entire south-western boundary of the property, and this provides excellent cycling and pedestrian links between the Ōamaru CBD, Weston and beyond.

All necessary services are available in Saleyards Road or in very close proximity to the site.

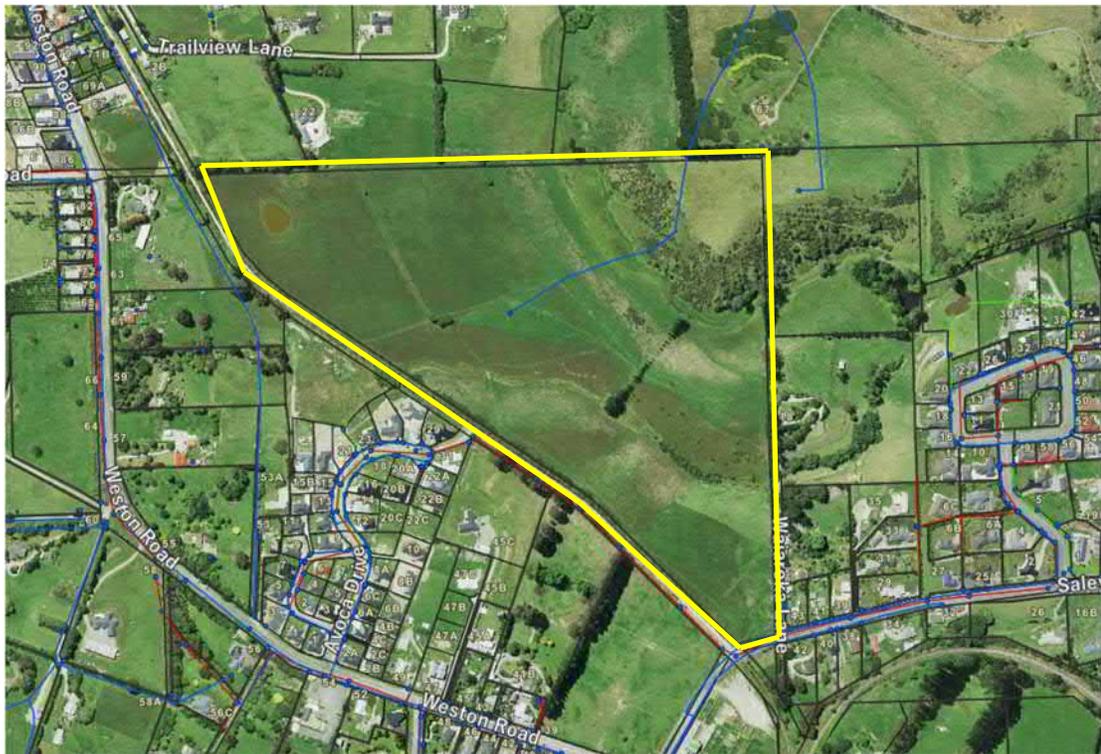


Figure 2: Aerial photo of the property (yellow outline) and surrounding environment sourced from Canterbury Maps.

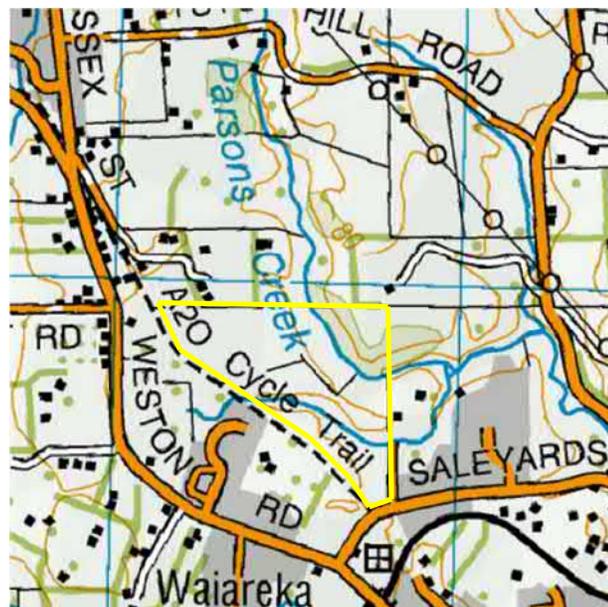


Figure 3: Topographical map of the property (yellow border) and surrounding environment.

Ōamaru, Weston & Kakanui Spatial Plan (May 2022)

The Ōamaru, Weston and Kakanui Spatial Plan May 2022 (Spatial Plan) was prepared collaboratively with Council, stakeholders and the community, with input from mana whenua, and is a guiding document for growth and development over the next 30 years.

The purpose of the Spatial Plan is described in *Part A: Introduction* as:

‘A spatial plan is needed to ensure there is a clear and shared vision about how Ōamaru, Weston and Kakanui grow over a 30 year period. The focus is on how development, infrastructure and activities will be spatially managed, including the future look and feel of these areas. The Spatial Plan plays an important function in supporting and directing change in a way that benefits the wellbeing of the community both now and into the future.

The Spatial Plan is the opportunity to promote long-term strategic planning and assist in informing planning, infrastructure and funding decisions. It will serve as the mechanism for dealing with various interactions within the natural and built environment.

It will also assist in understanding the different tensions and interactions, determine key constraints on land use and development, identify areas for protection and prioritise particular resources in order to make informed and strategic decisions for the future. As a result of the Spatial Plan, there will be integration and co-ordination of Waitaki District Council’s (WDC) role as a regulator, service provider, advocate and leader in the District including through the District Plan review.’

Important drivers of change considered in the Spatial Plan include Population Change, Climate Change, the unique identity of Ōamaru, Weston and Kakanui, and Central Government Direction.

Hence, the Spatial Plan provides key direction for the current District Plan review and should be given due weight when considering zoning changes.

Spatial Plan Principles

The Spatial Plan states that it is guided by six themes and guiding principles to support growth and development in Ōamaru, Weston and Kakanui. These principles contribute to achieving the vision for the future and inform the direction of the Spatial Plan. In implementing the Spatial Plan, WDC, its partners and the community will make decisions according to the principles underlying the following themes

- *Smart Growth*
- *A Vibrant & Prosperous Town*
- *Accessible & Connected*
- *Cultural & Heritage Values*
- *Environmental Sustainability*
- *People & Community*

These principles are set out in the table on page 47 of the Spatial Plan, and the proposed zoning has been assessed against them. Figure 4 below depicts this assessment where green

ticks show where the proposed General Residential Zone either meets the principles or is not directly relevant.

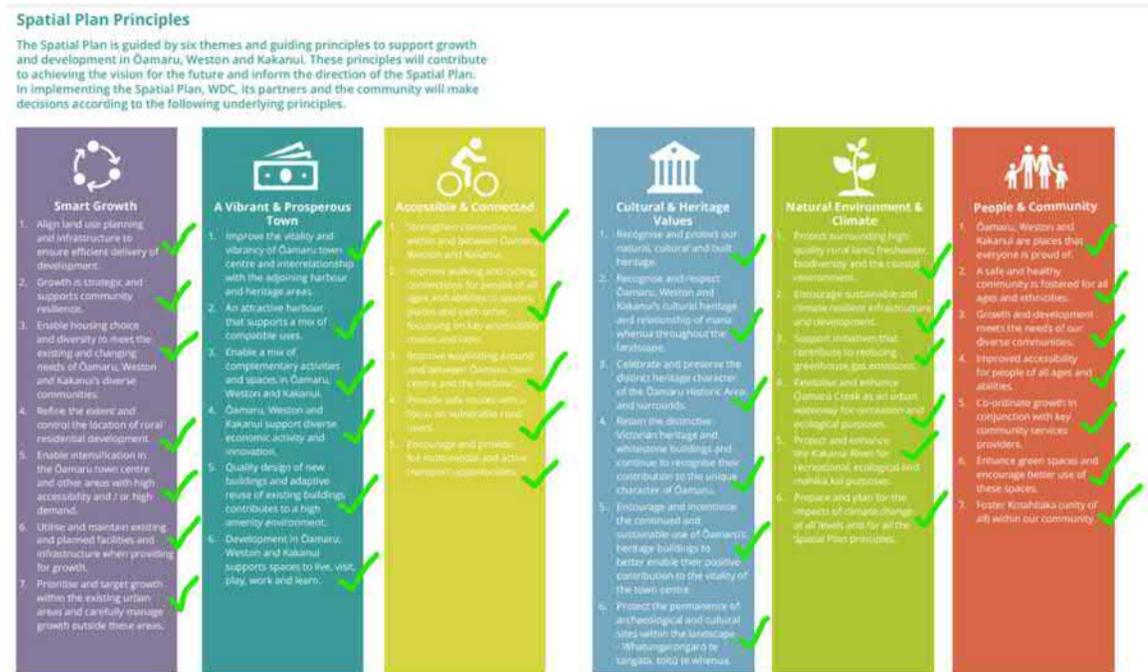


Figure 4: An assessment against the Spatial Plan Principles where green ticks show where the proposal either meets the principles or is not directly relevant.

The proposed General Residential Zone zoning meets the six themes and guiding principles to support growth and development in Ōamaru, Weston and Kakanui as set out in the Spatial Plan.

Constraints

The Spatial Plan identifies 'constraints', which include known areas where there are values or characteristics which typically require detailed consideration if urban development is proposed to occur. Typically, most areas had at least one constraining factor. Constraints could include:

- Natural hazards, such as areas subject to flooding or coastal erosion; and
- Areas with important environmental or cultural features (such as Wāhi Tūpuna) that are not entirely compatible with urban development such as high-class soils, outstanding natural landscapes or significant infrastructure.

The Spatial Plan mapped the various constraints and produced a map (Map 7, page 37) which showed the areas that had 'Some Constraints' through to 'Heavily Constrained' areas. The land proposed General Residential Zone zoning was shown to be at the lower, less constrained end of the spectrum, due to the presence of 'High Class soils' (Figure 5). The soils on the site will be addressed later in this feedback.

Given the limited constraints on the property, it would appear to be suitable for the suggested zone change.

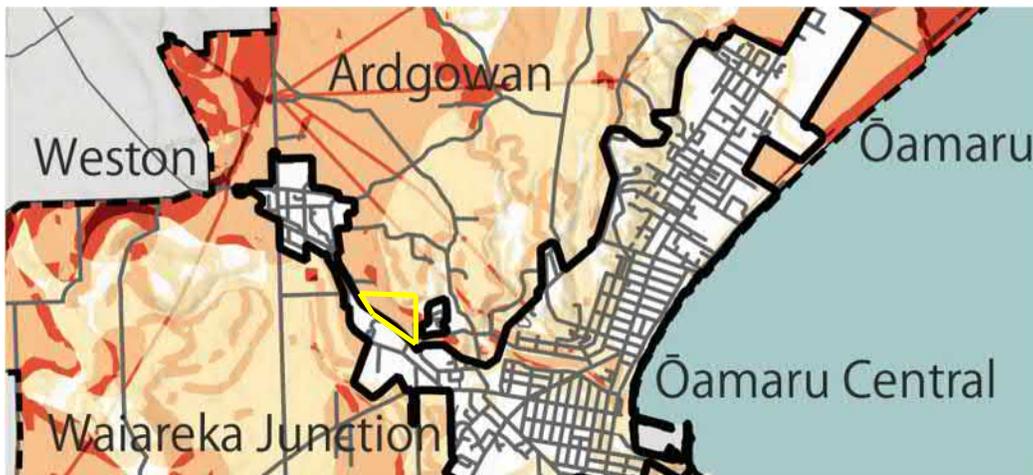
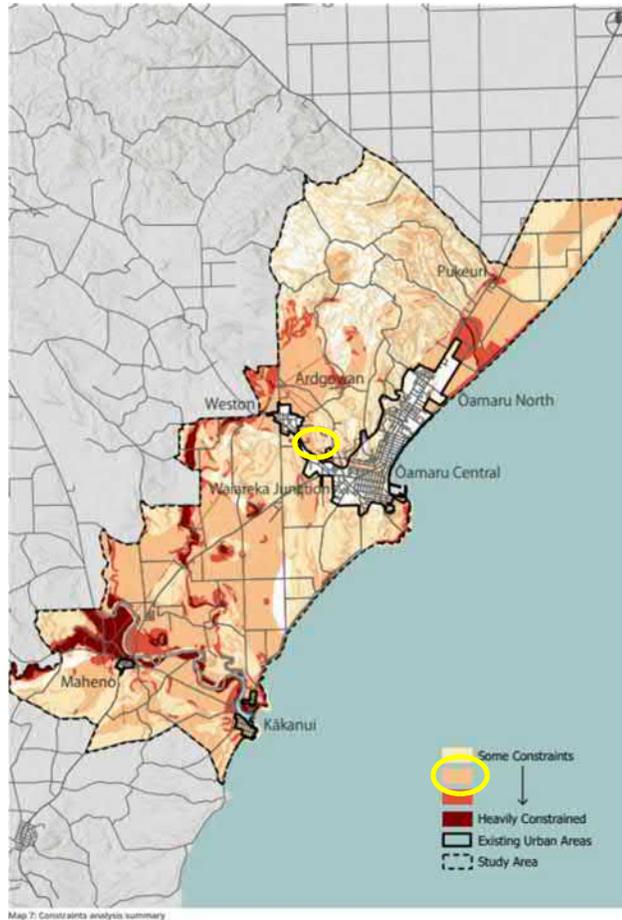


Figure 5: An assessment against the Spatial Plan Constraints Mapping.

Urban Accessibility

Urban accessibility is people's ability to connect with people, goods and services and opportunities, and thereby engage in economic and social activity.

For some reason the Spatial Plan neglected to include the Saleyards Road/Bluestone Drive area in the accessibility modelling presented in *Map 8b: Accessibility analysis summary*. Notwithstanding, the subject site would likely sit within the lower-middle range of accessibility as presented in the Spatial Plan.

That said, the site has unique and advantageous characteristics in terms of accessibility. Most Ōamaru residents would recognise that the site is in very close proximity to the Ōamaru CBD which contains a high number of options to connect with people, goods and services and opportunities, and thereby engage in economic and social activity. The site is one of the closest in terms of accessibility to the Waste Recycling Centre and dog walking park in Chelmer Street and is very close to New World Supermarket on the South Hill. Weston and Ōamaru can be accessed very easily via Saleyards Road which is an important linking road and includes cycling and pedestrian facilities.

Significantly, the Alps to Ocean Cycleway (A2O) runs along the entire south-western boundary of the property, and this provides excellent cycling and pedestrian links between the Ōamaru CBD, Weston and beyond. Upgrades to the A2O such as surfacing and lighting as well as changes to neighbouring land-uses would support greater uptake of year-round active travel and provide improved connections to key destinations including the town centre and schools.

Spatial Plan Strategy Summary

The spatial strategy identifies key moves to deliver the outcomes of the Spatial Plan (Figure 7 and also attached in Appendix C). The key moves particularly relevant to the subject site proposed to be zoned General Residential are:

Ōamaru:

- ✓ Approximately 110 hectares of new residential growth areas
- ✓ 200 hectares of land suitable for medium density residential development
- ✓ Enables development of between 2,080– 3,358 new dwellings
- ✓ Commercial growth accommodated through intensification of existing commercial areas

Weston:

- ✓ Potential to accommodate between 850 – 1,430 new dwellings across 105 hectares of new residential growth areas
- ✓ Enhancement of the local centre to support existing residents and future growth
- ✓ Extension of urban infrastructure (e.g. threewaters, kerbs, footpaths, lighting)

Land-uses

- ✓ Enable higher densities within existing urban areas
- ✓ Expansion of residential zone between Ōamaru and Weston supported by structure planning

Transport

- ✓ Urbanisation of the A2O and northern rail corridor cycle way

- ✓ Provision for active transport modes through the Spatial Plan area
- ✓ Potential establishment of public transport services and re-establishment of passenger rail

Environmental

- ✓ Growth and development that responds to the changing climate and occurs sustainably
- ✓ Protection, maintenance and enhancement of high-class soils, freshwater, biodiversity and the coastal environment
- ✓ Ecological and recreational revitalisation and enhancement of Ōamaru Creek and Kakanui River

Infrastructure

- ✓ Extension of water, wastewater and stormwater networks to support residential growth areas
- ✓ Establishment of a new multi-purpose events centre in northern Ōamaru
- ✓ Upgrade or relocation of Ōamaru Hospital

Weston Spatial Strategy

The Spatial Plan identifies the subject land as being appropriate for a new residential area (Figure 7 and Appendix C). The Spatial Plan (page 57, paragraph 1) states:

‘Approximately 104 hectares of land between Waiareka Junction and Weston has been identified as being potentially suitable for urban expansion. This has the potential to accommodate between 850 and 1,430 new dwellings depending on typologies and lot sizes adopted. The area is currently zoned for rural residential uses and also features some recent residential subdivision.

Parsons Creek forms a natural eastern boundary for this residential expansion. The creek can act as a buffer with the remaining rural residential uses in this area and also function as an east/west recreational route linking Weston with Ōamaru Creek and Ōamaru town centre.’

As well as identifying the subject land as ‘New Residential Area (greenfield), Map 10 shows indicative transport connections to support greenfield growth (page 57, Map 10: Weston Spatial Strategy).

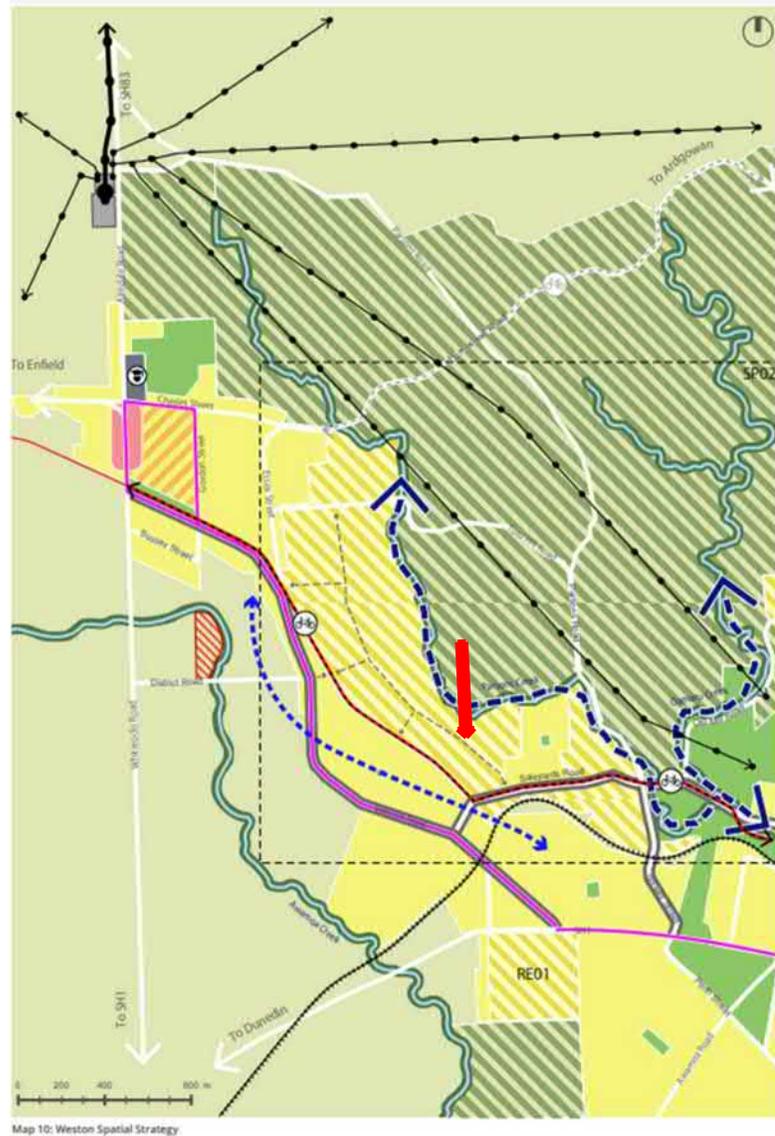


Figure 7: Map 10 from the Spatial Plan showing the Spatial Plan Strategy for Weston, with the subject site indicated with red arrow.

It is noted that the only constraining factor identified for the subject site is the presence of ‘High Class Soils’, which will be addressed later in this feedback.

Assessment of Suggested Zone Change Effects:

In addition to the above information, the following is an assessment of the potential effects of the suggested General Residential Zone change and includes the following considerations:

- Lot Size and Density:
- Property Access
- Waterways & Esplanade Provision
- Natural Hazards
- High Class Soils

- Servicing (water, wastewater, stormwater, trades waste, energy, telecommunications)
- Cultural, Heritage, Landscape, Archaeological and Vegetation
- Earthworks
- Economic

Lot Size and Density:

A change to General Residential Zone on the property will clearly alter the potential lot size and density of properties.

This feedback assumes that, along with the land being zoned General Residential Zone, all the draft and subsequent proposed/operative General Residential Zone standards and Subdivision rules will thereon apply to the new zone, and those rules will proceed to mitigate and control any effects.

This submission accepts that all the draft and subsequent proposed General Residential Zone standards will ensure that amenity values will be maintained and enhanced within the re-zoned land.

Zone/Property Access:

There are several viable vehicular access options available to support the General Residential Zoning. The site can be accessed from Saleyards Road (Figure 8), Waiareka Lane (Figure 9), and potentially via an unformed legal road leading to/from Weston Road (located in north-west corner of site).



Figure 8: Photo from Saleyards Road showing the road frontage of the site (source: Google Earth).



Figure 9: Photo from Waiareka Lane looking westwards into the site (source: Google Earth).

Waterways & Esplanade Provision:

The subject land does not contain any waterways where esplanade reserves or strips may be warranted. However, Parsons Creek flows through the north-eastern corner of the property. Another smaller ephemeral waterway crosses the property in the southern portion, joining with Parsons Creek further east of the property.

These waterways present an exciting opportunity for riparian enhancement within the new zone, resulting in enhanced amenity values and water quality improvements for both Parsons Creek and Ōamaru Creek below.

Natural Hazard:

There are no known natural hazards that might affect the subject land, and none are shown on the draft District Plan maps.

Highly Productive Soils:

The Spatial Plan identified the soils on the property as High Class, and the draft District Plan identifies the site as containing Land Use Capability 2 and 3 soils (Figure 8).

This feedback on the draft District Plan seeks that the Land Use Capability notations are reviewed and removed as the Land Use Capability classification is likely to more akin to Land Use Capability 4

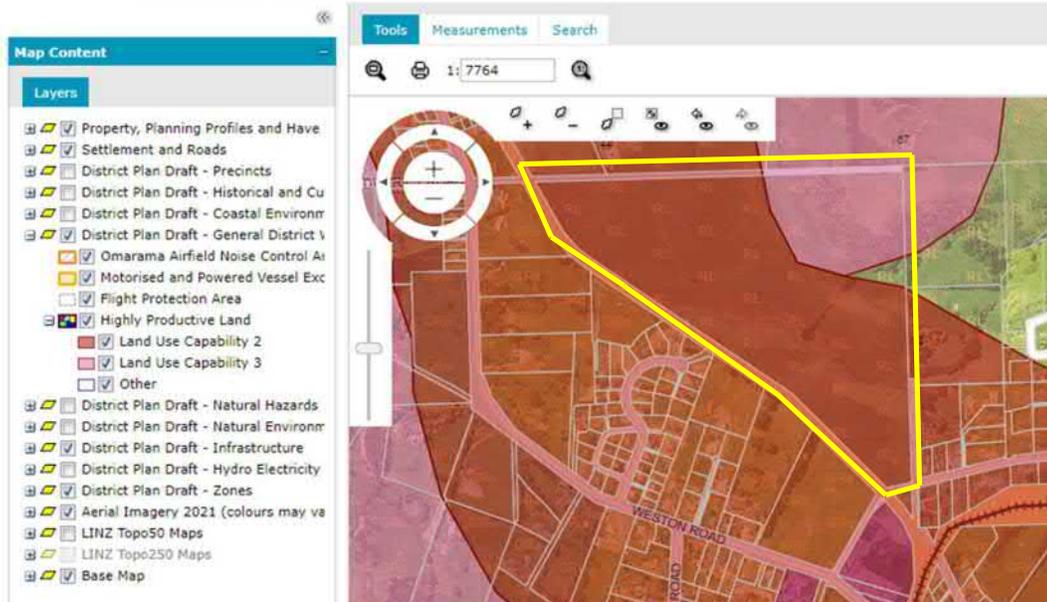


Figure 8: Excerpt from Draft District Plan mapping showing the property (yellow outline) in relation to the proposed new Highly Productive Soils (map sourced from <https://spatialservice.waitaki.govt.nz/GPDistrictPlan/>).

The site was not identified in the Operative Waitaki District Plan as containing any High Class Soils. Figure 9 below shows that there was a small pocket of High Class Soils identified approximately 140m to the east.



Figure 9: Screenshot of WDC's GIS website OurMaps showing the High Class Soils notation to the east of the subject land (yellow border).

Local Councils across New Zealand decide what land is classified as highly productive (or High Class), and most Council's use the LUC system.

At the top end, a classification of LUC 1 means that a particular soil has high suitability across all potential land use classes, and is very valuable for primary production, with the limitations on potential use increasing and the versatility decreasing with each class step. While LUC 1 is the gold standard for soils, a 'High Class Soil' can include LUC classes 1-3.

The Government is proposing a National Policy Statement for Highly Productive Land (proposed NPS-HPL) to improve the way highly productive land is managed under the RMA. Public consultation on the proposed NPS-HPL was undertaken in 2019. It is understood that final decisions on the proposed NPS-HPL will be made by the Government later in 2022, and if approved by Cabinet, the proposal would be gazetted and take effect soon after decisions are made.

The proposed NPS-HPL indicates that soils designated LUC 1, 2 or 3 should be described as highly productive land, which correlates with 'High Class Soils' as currently identified in the Operative Plan.

Notwithstanding a particular LUC (or High Class Soils) classification, the onus is on Councils now, and will continue to be following the NPS-HPL becoming effective, to consider a number of other factors to exclude some of this land, or to identify other highly productive land. Examples of other factors are:

- topography
- the suitability of the climate for primary production;
- the size of land properties to support primary production;
- water availability; and
- access to transport routes and appropriate labour markets.
- presence of nearby sensitive receivers

It is the submitter's opinion that the site would be highly likely fall outside of the 'highly productive land' (NPS-HPL & Draft Plan) classifications, probably closer to LUC 4.

The submitter requests that Council ground-truth the subject site to determine the appropriate Land Use Capability. Alternatively, the submitter is happy to commission a report at their own cost (at Council's request).

Should the property fall outside of the highly productive land classification, this change would also compliment the proposed change in zoning to General Residential Zone.

Water Supply:

The new General Residential Zone can be serviced with a potable water supply from Council's Ōamaru potable water reticulation. There are a number of water mains in close proximity and it is anticipated supply will have sufficient capacity (Figure 10). Should upgrade works be necessary, this can occur at the time of development at the cost of any future developer.

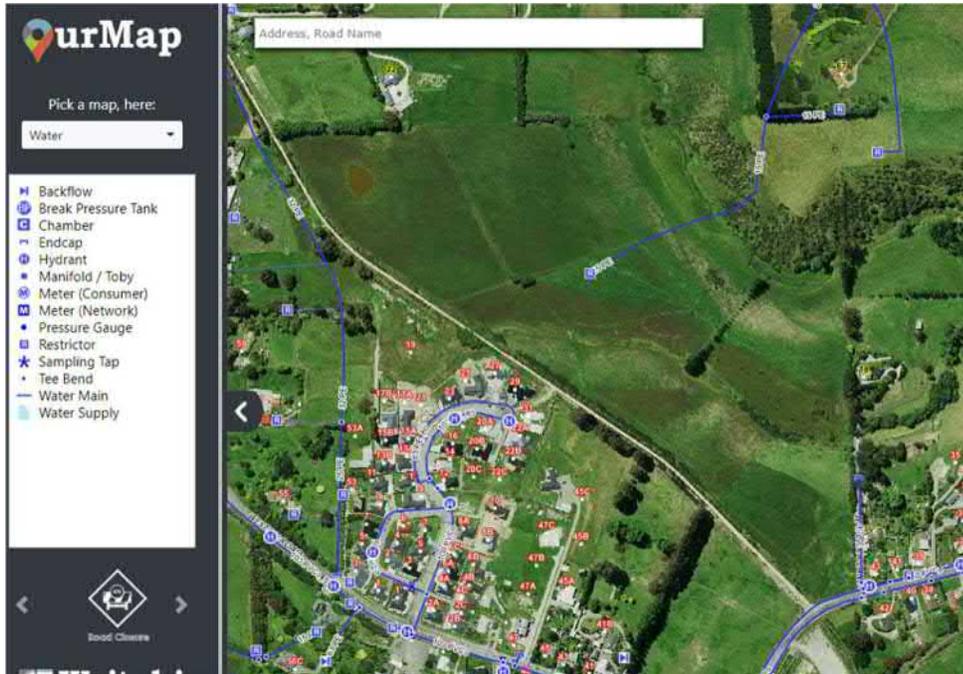


Figure 10: Aerial image from WDC GIS Maps showing the nearby water reticulation.

Sanitary Sewage Disposal:

The new General Residential Zone can be serviced for wastewater disposal via Council’s existing sewer reticulation. A Council sewer main exists in Saleyards Road outside the property (Figure 11). Should upgrade works be necessary, this can occur at the time of development at the cost of any future developer.

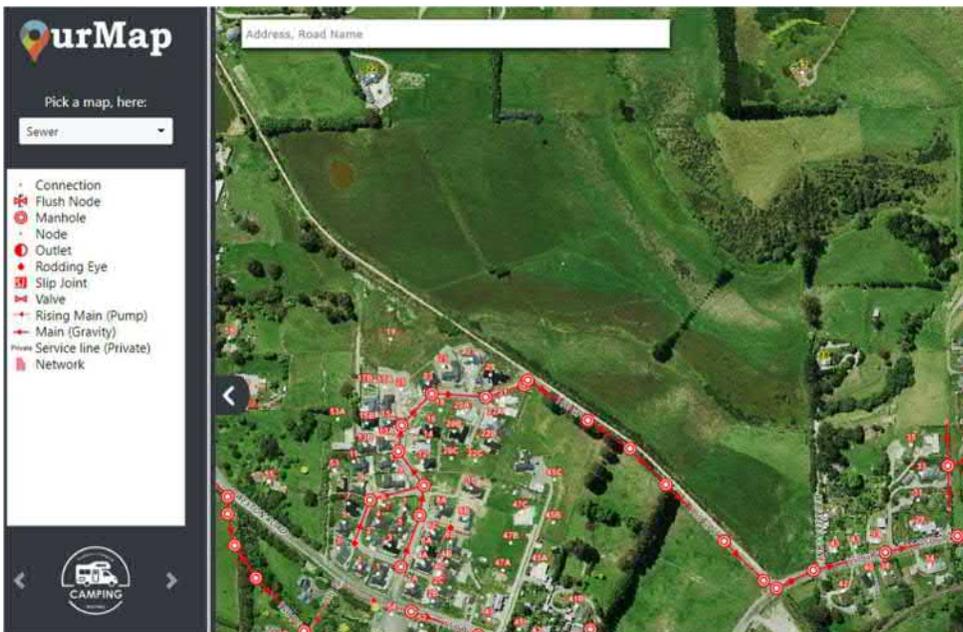


Figure 11: Aerial image from WDC GIS Maps showing the nearby sewer reticulation.

Stormwater:

It is anticipated that stormwater will be able to be appropriately disposed of via an engineered design. Should the zone be changed, and the site be subsequently developed, it is expected that an Engineering Approval process will follow, and an approved stormwater disposal system will be designed in accordance with the Building Code and its subsequent amendments.

Trade Waste Disposal:

There will be no trade waste disposal aspect to the new zone or subsequent development.

Energy Supply and Telecommunications:

The new zone can be easily supplied with connections to energy and telecommunication supplies. These services are available and with sufficient capacity within Saleyards Road and surrounding area.

Cultural, Heritage, Landscape, Archaeological and Vegetation:

The rezoning of the property is not expected to affect values, character or features associated with cultural, heritage, landscape, archaeological or vegetation matters.

Earthworks:

Earthworks will be required to create new roads, accesses and building platforms, and will be subject to normal engineering design processes and approvals.

Any earthworks will be undertaken on predominantly flat to moderately sloping land. There are no special landscape features identified pertaining to the site. The site is not readily discernible from any publicly accessible areas. In terms of vegetation, the site has 100% exotic pasture cover, with no indigenous vegetation or fauna anywhere in the vicinity of the site.

Economic Effects:

Economic effects are a relevant consideration - the definition of environment includes the economic conditions which affect people and communities.

The proposed zoning will economically support local businesses and contractors over time as the land is developed.

As the land is developed and new properties are established, the Council and community will realise additional financial benefits through property rating and Development/Financial Contributions.

In the long term, the proposal will positively contribute to the local community and Waitaki District economy through enabling local people to stay local. Retaining people in the area helps both those individuals and the community by maintaining social networks and supporting the local economy.

The Council is urged to consider and give due weight to the positive economic effects resulting from the proposed zoning. When communities are thriving, the local economy is resilient.

Conclusion:

The above feedback has presented a compelling case for zoning the subject site General Residential Zone.

The Spatial Plan identifies the subject land as being appropriate for a new residential area. Future population projections and public transport proposals are consistent with the proposed zoning.

The only constraining factor identified for the subject site is the presence of 'High Class Soils', which the submitter requests to be further investigated.

The site has unique and advantageous characteristics in terms of accessibility, being in very close proximity to the Ōamaru CBD which contains a high number of options to connect with people, goods and services and opportunities, and thereby engage in economic and social activity. Both Weston and Ōamaru can be accessed very easily from the site. Significantly, the Alps to Ocean Cycleway (A2O) runs along the entire south-western boundary of the property, and this provides excellent cycling and pedestrian links between the Ōamaru CBD, Weston and beyond. The potential for upgrades to the A2O such as surfacing and lighting as well as changes to neighbouring land-uses would support greater uptake of year-round active travel and provide improved connections to key destinations including the town centre and schools.

The new zone can easily be serviced with all necessary services and infrastructure, and all normal subdivision requirements can be met with little to no effects.

The above feedback has presented a compelling case for zoning the subject site General Residential Zone. The submitter requests that Council give due consideration to this feedback, and is happy to work alongside Council and supply further information if required.

Please call to discuss any queries or questions you may have in regard to this feedback.

We look forward to your response in due course.

Regards

Survey Waitaki Limited



James White
Planner
MPlan

Signed on behalf of the Submitter

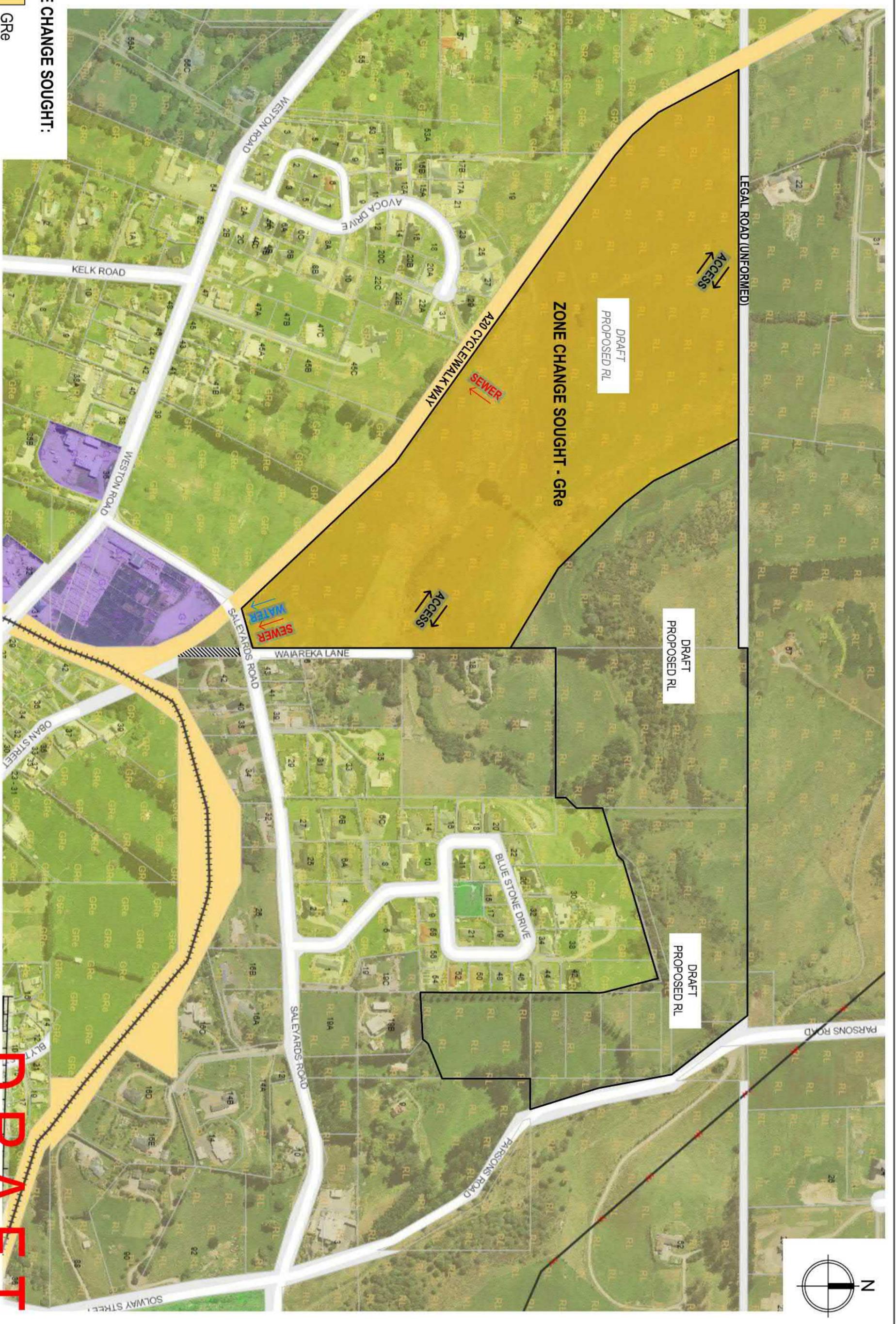
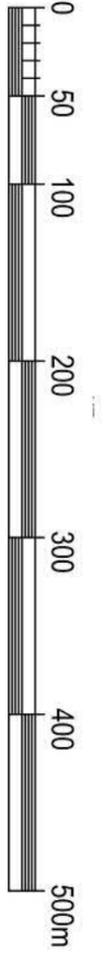
Appendices:

Appendix A – Proposed Zoning Plan

Appendix B – Record of Title

Appendix C – Spatial Plan – Weston Spatial Strategy

ZONE CHANGE SOUGHT:
 GRe



SURVEY WAITAKI LTD
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 cameron@surveywaitaki.co.nz

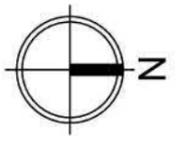
DRAWN	DATE
C.J.L	AUG 2022
CHKD	SCALE (A3)
C.J.L	1:4000

DRAWING TITLE
 OUTLINE PLAN IN SUPPORT OF
 DISTRICT PLAN SUBMISSION

PROJECT TITLE
 G & V PURVIS

STATUS For Information
 OUR REF 1633-SCH-001
 REV A

DRAFT





**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**




R.W. Muir
Registrar-General
of Land

Identifier OT297/162
Land Registration District Otago
Date Issued 08 May 1939

Prior References
OT241/233

Estate Fee Simple
Area 21.6001 hectares more or less
Legal Description Deposited Plan 5328
Registered Owners
G & V Purvis Limited

Interests

11657792.3 Mortgage to Westpac New Zealand Limited - 27.1.2020 at 1:20 pm
12230250.3 Variation of Mortgage 11657792.3 - 2.9.2021 at 11:44 am

Weston Spatial Strategy

Approximately 104 hectares of land between Waiareka Junction and Weston has been identified as being potentially suitable for urban expansion. This has the potential to accommodate between 850 and 1,430 new dwellings depending on typologies and lot sizes adopted. The area is currently zoned for rural residential uses and also features some recent residential subdivision. Parsons Creek forms a natural eastern boundary for this residential expansion. The creek can act as a buffer with the remaining rural residential uses in this area and also function as an east/west recreational route linking Weston with Ōamaru Creek and Ōamaru town centre.

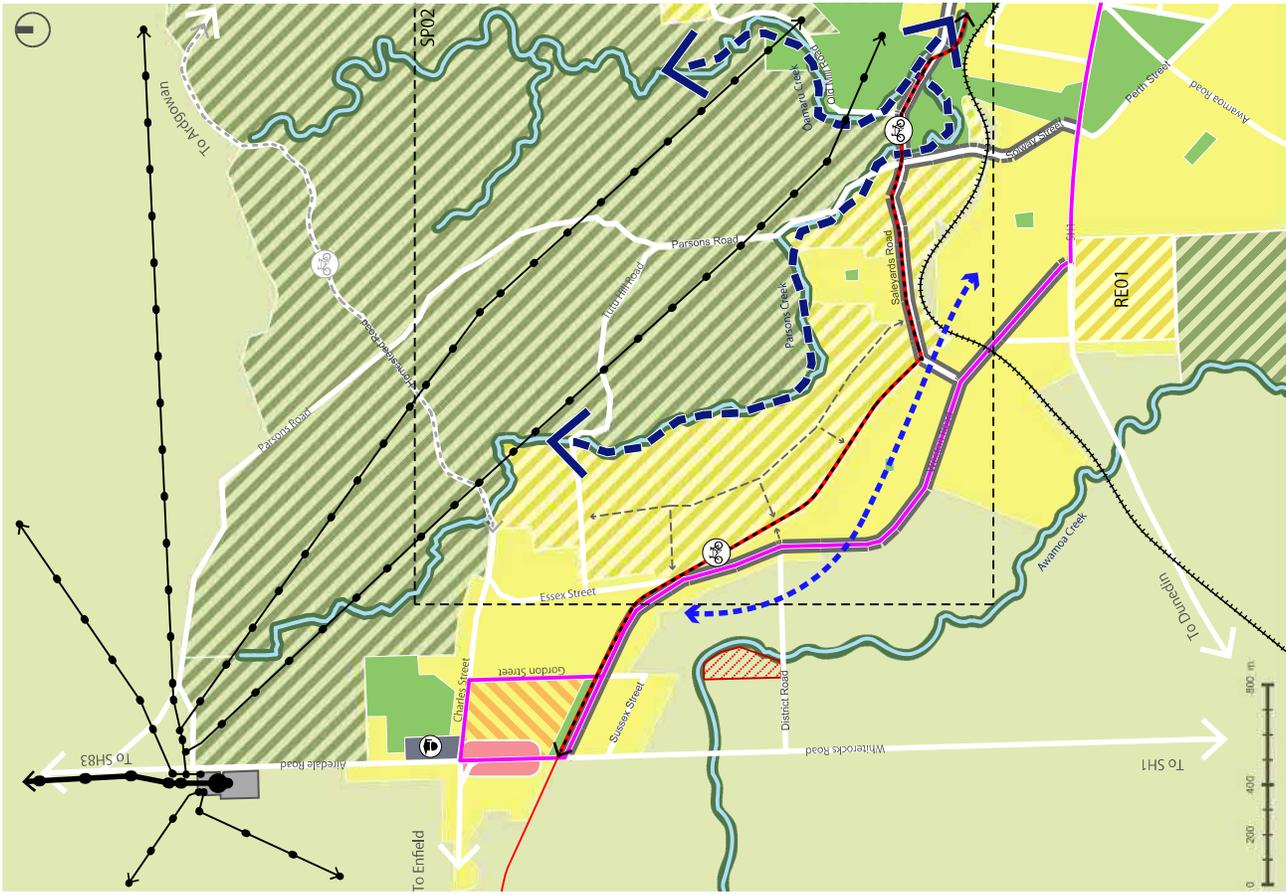
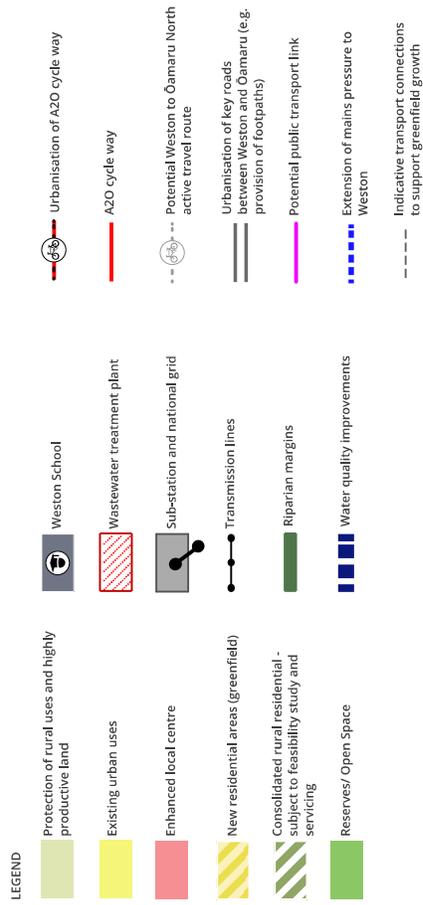
Urban expansion north and west of Weston is constrained by the presence of high-class soils across largely unfragmented landholdings as well as critical infrastructure in the form of transmission corridors and wastewater treatment facilities. Similar constraints are also observed east of Parsons Creek. Stakeholders and the community value protection of high-class soils.

The growth of Weston and the SP02 area will better support an enhanced local centre that can offer a wider range of convenience retail and services to local residents, reducing the need to travel to Ōamaru to meet their day-to-day needs. This will

require streetscape improvements and potential inclusion of social infrastructure or other community services (e.g. medical facilities).

In terms of infrastructure, extension of urban services (such as access to mains water and footpaths) will be beneficial for the existing community and to support future growth. Structure planning will assist in ensuring efficient use of infrastructure. Urbanisation (e.g. sealing, lighting) of the A20 route will also be a critical piece of infrastructure that can provide an attractive and convenient, year-round active transport corridor between Weston and Ōamaru. Future development within the SP02 area should be required to feed onto the upgraded A20 route to ensure that private vehicles are not the only viable mode of transport for future residents.

Longer-term consideration of a fixed or on-demand public transport service to link Weston with Ōamaru and employment opportunities and schools in Ōamaru North should be investigated to support a shift away from private vehicles. In addition, a potential recreational route linking Weston and Ōamaru North via Homestead Road and Ardgowan should be considered to provide an alternative active travel route between these key centres.



Map 10: Weston Spatial Strategy

Feedback in relation to Discretionary activities within the General rural zone

GRUZ-18 Industrial activity

GRNZ-19 Service Activity

GRNZ-20 Any activity not provided for as a permitted, controlled, restricted discretionary, or non-complying activity.

Consent sort, for any of the above, either under the guise of designated sites.

Where the application, does not relate directly to the designation.

I refer WDC, to a consent obtained by NWL 201.2106.807 (under the existing plan) for the establishment of a utility storage and servicing facility on a site on Parsons road, legally described as Lot 3 DP 475532 (4.3577Ha)

Originally lodged with an additional phase 3 development, of a large commercial administration block. This phase 3 was later withdrawn.

Consent for this block was subsequently surrendered, as part of NWL consent application 201.2018.1089 for Lot 2 475532. General (2)

My involvement in this process under limited notified, has made me acutely aware of the importance of consultation around establishing a new district plan moving forward.

Businesses/utilities requiring a site for storage and servicing facilities belong at the Oamaru business park. The general industrial zone "recognises and provides for a range of ancillary and other activities that are generally compatible with, and not sensitive to, the adverse effects generated by industrial activities", "result in a lower level of amenity...and can generate adverse effects beyond their sites"

The intention in this past situation was to utilise cheap rural land on the rural residential interface rather than to use more suitable industrial zoned land to the North of Oamaru

GIZ-02 (1-5) Character and qualities of the general industrial zone

GIZ-S2 vs GRUZS3 Giving substantially better use of ground with a much higher permitted building coverage. As oppose to using a site with high quality soils in the rural general zone.

Location of the industrial zone is such that natural hazards have been assessed and are minimal.

NWL currently utilise a site Lot 2 475532, currently as a base for their Abourist services. This site is currently underutilised.

Consent for a storage yard and servicing facility in the future on block 3 should not be accepted by the council under the guise of designated land as a electricity distributor. It does not fit with the direction of the Proposed district plan.

I make this 'feedback' on the basis of no information available on designations as part of this consultation process.

"Designations to be addressed at the proposed district plan stage"