

DDPR_feedback_0054s	
Name	James White
Organisation	on behalf of Bryce & Rachel Kane
Email	james@surveywaitaki.co.nz
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?
	0
Q12	If you need more space, or have any other general comments, please leave them here
	<p>Tēnā koe We hereby submit feedback to the draft Waitaki District Plan on behalf of Bryce &amp; Rachel Kane related to rezoning land at Bywell Street &amp; Bushy Beach Road, Oamaru. 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 – Oamaru Spatial Strategy * Appendix D – ODT Article on Oamaru to Dunedin Cycleway 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 &amp; 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>

# DRAFT DISTRICT PLAN FEEDBACK

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August 2022

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

**Submitter:** Bryce & Rachel Kane

**Location:** Bywell Street & Bushy Beach Road, Ōamaru

**Legal Descriptions:** Pt Lot 2 Deposited Plan 1392 (OT232/104) & Pt Lot 2 DP 3459 (OT213/22)



James White  
Planner  
MPlan

*Signed on behalf of the Submitter*

**Addresses for Service:**

James White  
Survey Waitaki Ltd  
PO Box 237  
Ōamaru

Bryce & Rachel Kane

By Email: [REDACTED]

By email: [james@surveywaitaki.co.nz](mailto:james@surveywaitaki.co.nz)



## FEEDBACK ON DRAFT DISTRICT PLAN

### Introduction:

This feedback proposes that the subject land be zoned General Residential Zone and Rural Lifestyle Zone in the new Waitaki District Plan, and the applicable overlays are adjusted to allow for residential units and residential use where appropriate.

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 potential considerations and effects for zoning the land as proposed.

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

<b>Submitter:</b>	Bryce & Rachel Kane
<b>Location:</b>	Bywell Street & Bushy Beach Road, Ōamaru
<b>Legal Descriptions:</b>	Pt Lot 2 Deposited Plan 1392 (OT232/104) & Pt Lot 2 DP 3459 (OT213/22)
<b>Operative District Plan:</b>	Rural General Zone Significant Coastal Landscape Flight Protection Area
<b>Draft District Plan:</b>	General Rural Zone Flight Protection Area Coastal Area of Degraded Natural Character Coastal Environment Coastal Protection Coastal Erosion Hazard Outstanding Natural Feature Site of Significance to Māori

### Feedback and Outcome Sought:

This feedback relates to the land located at Bywell Street & Bushy Beach Road, Ōamaru, being legally described as Pt Lot 2 Deposited Plan 1392 (OT232/104).

#### Outcome 1: Change Zoning of property to both General Residential Zone and Rural Lifestyle Zone

This feedback proposes that the subject land be zoned both General Residential Zone and Rural Lifestyle Zone in the new Waitaki District Plan. The proposed zoning is illustrated on the Plan attached in Appendix A.

Please note, that the submitter/landowner offers to work alongside Council through the next stages of the Plan Change process to refine the proposed zones such that effects are mitigated. It is suggested that the submitter could commission a structure or concept plan (or suchlike)

to be developed to show Council how each zone and its development could occur with no more than minor effects and incorporating public access tracks.

Outcome 2: Applicable overlays are adjusted to allow for residential units and residential use where appropriate

This feedback proposes that the following overlays are adjusted to allow for new residential units and their subsequent use within both new zones:

- Coastal Area of Degraded Natural Character
- Coastal Environment
- Coastal Protection

It is sought that these overlay adjustments are investigated in consultation and conjunction with the submitters and landowners:

Outcome 3: Provide for new residential dwellings in the Rural Lifestyle Zone down to 5000m<sup>2</sup> as Permitted Activities subject to compliance with site controls (RLZ-S2-RLZ-S6).

This feedback proposes that the new Waitaki District Plan provide for new residential dwellings in the Rural Lifestyle Zone down to 5000m<sup>2</sup> as Permitted Activities subject to compliance with site controls (RLZ-S2-RLZ-S6).

Outcome 4: Provide for new lots created by subdivision in the Rural Lifestyle Zone down to 5000m<sup>2</sup> as Controlled Activities

### **Description of Site:**

The site is located on Cape Wanbrow, Ōamaru, at the eastern termination of Bywell Street, and can also be accessed from Bushy Beach Road, and from the unformed legal road at the end of Brinkburn Street. The land is legally described as Pt Lot 2 Deposited Plan 1392 (OT232/104) and DP 3459 (OT213/2)(Appendix B).

The land is currently zoned Rural General Zone in the Operative Waitaki District Plan (the Plan). The Plan also shows part of the site being subject to a Significant Coastal Landscape overlay. No other items of interest/significance are shown on the planning maps aside from being included in the Oamaru Airport Flight Protection Area.

The Draft District Plan shows the site as General Rural Zone, with additional overlays being Flight Protection Area, Coastal Area of Degraded Natural Character, Coastal Environment, Coastal Protection, Coastal Erosion Hazard, Outstanding Natural Feature, Site of Significance to Māori

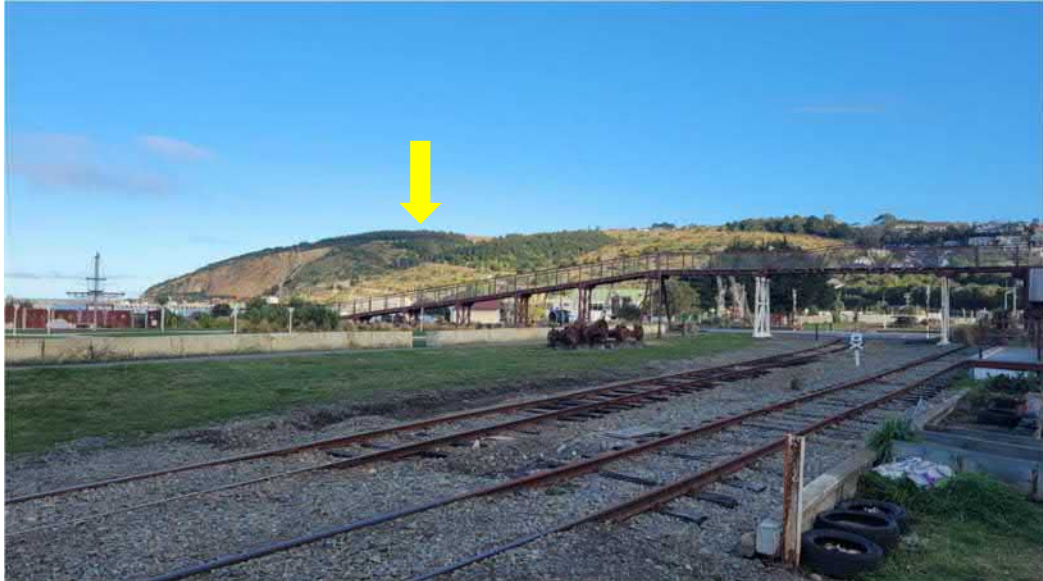
Figures 1-6 below visually describe the site and surrounding area. In terms of topography, the property is located on the east/south-eastern flanks of Cape Wanbrow, providing some gently sloping land at the northern elevated end of the property, and sloping downwards to the east/south-east towards substantial cliffs and the rocky sea shore below. Several deep gullies transect the site.

A public walking track (Graves Track) meanders around the headland from Ōamaru Harbour and Bushy Beach, between the cliff tops and the eastern boundary of the site. Another publicly

used pedestrian track exists on the north western boundary of the site providing walking and cycling access to the Cape Wanbrow Public Reserve; this pedestrian track is at the pleasure of the landowner and currently has no legal protection.

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 and cattle, and low-quality hay has been taken from the property.

All necessary services are available in Bywell Street or in very close proximity to the site.



**Figure 1:** Photograph of the land as viewed from the Historic Precinct of Ōamaru.



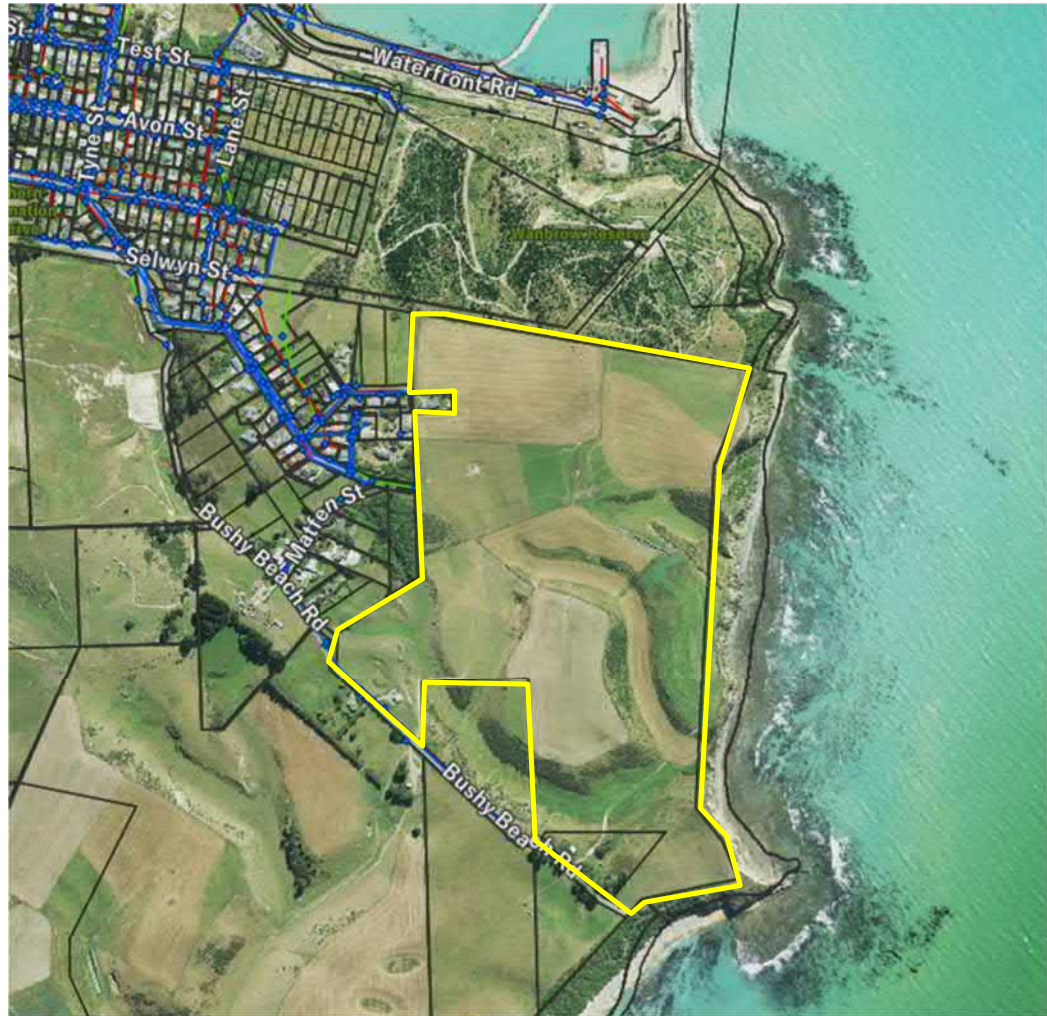
**Figure 2:** Photograph of the land as viewed from the eastern end of Bywell Street.



**Figure 3:** Photograph of the land as viewed from the eastern end of Brinkburn Street (unformed legal road) looking south-eastwards towards Bushy Beach (behind trees in distance).



**Figure 4:** Topographical map of the property (yellow border) and surrounding environment.



**Figure 5:** Aerial photo of the property (yellow outline) and surrounding environment sourced from Canterbury Maps.



**Figure 6:** Aerial photo of the property (yellow outline) and surrounding zoning as per the current Operative Waitaki District Plan (sourced from WDC OurMap GIS website).

### **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 8 below depicts this assessment where green ticks show where the proposed General Residential Zone 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.

## Spatial Plan Principles

The Spatial Plan is guided by six themes and guiding principles to support growth and development in Ōamaru, Weston and Kakanui. These principles will 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 following underlying principles.



**Figure 8:** An assessment against the Spatial Plan Principles where green ticks show where the proposal either meets the principles or is not directly relevant.

## Constraints

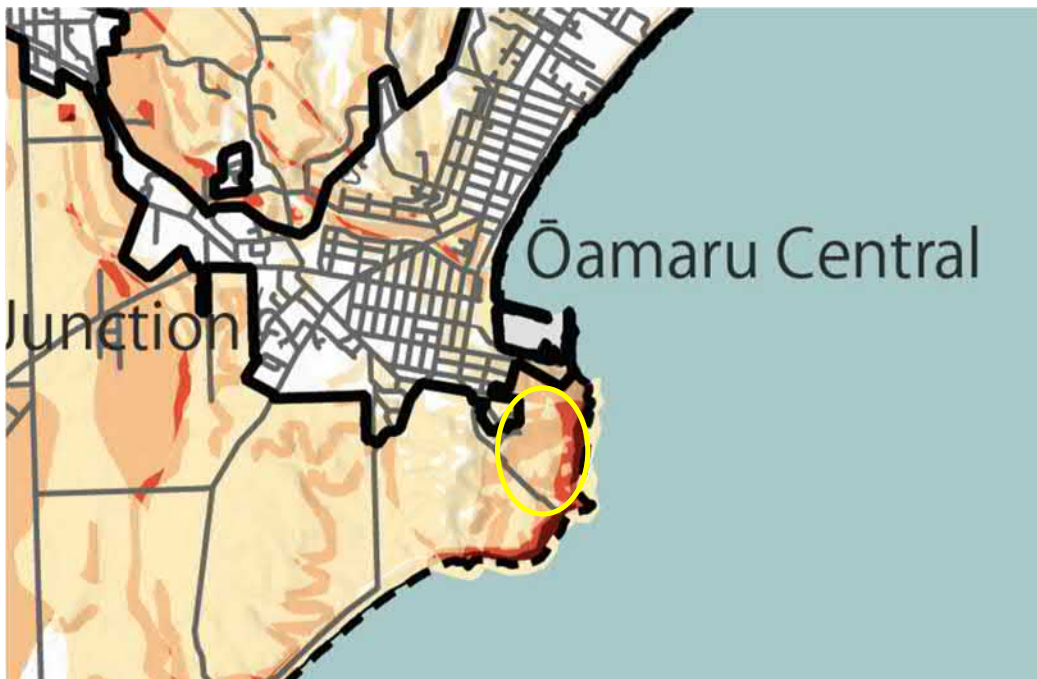
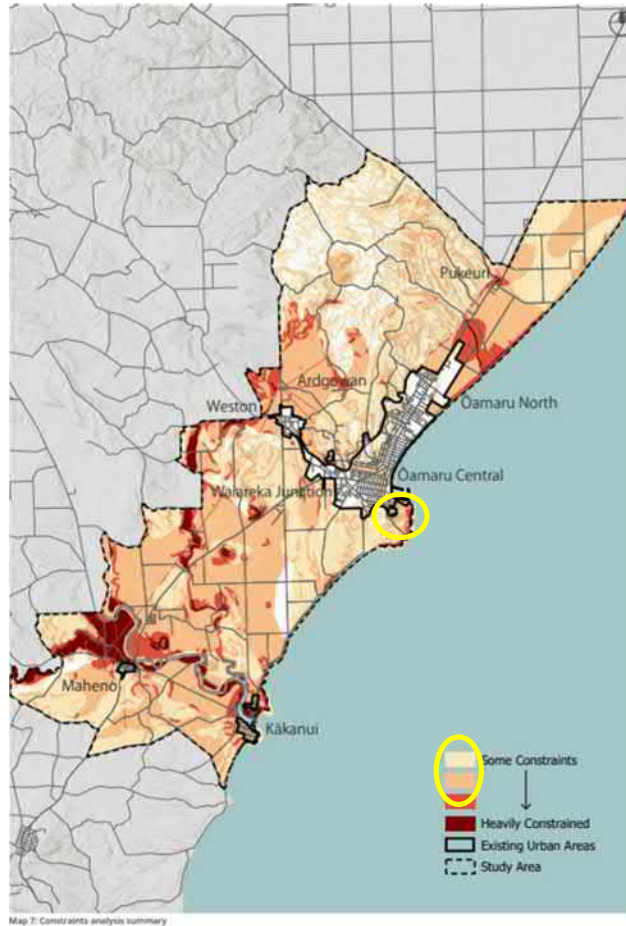
The Spatial Plan identifies ‘constraints’, which include known areas where there are values or characteristics which typically require detailed consideration if urban development is proposed to occur. Typically, most areas had at least one constraining factor. Constraints could include:

- Natural hazards, such as areas subject to flooding, tsunami, storm surge, liquefaction risk 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; and
- Topography and aspect

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 in this feedback to become General Residential Zone and Rural Lifestyle Zone was shown to be at the lower, less constrained end of the spectrum – aside from the very eastern portion – potentially associated with the steeper land leading to cliffs (Figure 9).

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



**Figure 9:** 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.

The Spatial Plan neglected to include the Bywell Street 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.

Significantly, the land adjoins the Cape Wanbrow Reserve and Graves Track, which both provide spectacular and attractive opportunities for recreational activity and linkages with town.

## Spatial Plan Strategy Summary

The spatial strategy identifies key moves to deliver the outcomes of the Spatial Plan. 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

### Transport

- ✓ 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

### 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

## Oamaru Spatial Strategy

The Spatial Plan does not identify the subject land as being appropriate for a new residential area (Figure 10 and Appendix C). However, the Spatial Plan notes that flexibility is required, where it states:

*'In reality, not all land will be released for future development for a wide range of reasons. As such, it is important to provide sufficient flexibility within the Spatial Plan to enable residential growth to be accommodated in response to market demands and the potential for lower than expected development yields.'* (page 54, paragraph 5)

It is submitted that the subject land is appropriate for further development and generally meets the aims and principles of the Spatial Plan. The land has few constraints to development, is very close to the Oamaru CBD and has clear pedestrian-centred benefits, development can be designed to be sympathetic with desired landscape outcomes, and effects overall can be mitigated.



**Figure 10:** Map 9 from the Spatial Plan showing the Spatial Plan Strategy for Oamaru, with the subject site indicated with yellow arrow.

## **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 and Rural Lifestyle Zone changes 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 and Rural Lifestyle Zone on the property will clearly alter the potential lot size and density of properties in the area. This submission accepts that all the draft and subsequent proposed General Residential Zone and Rural Lifestyle Zone standards (subject to change as advocated in this feedback) will ensure that amenity values will be maintained and enhanced within the respective re-zoned land.

The submitter/landowner offers to work alongside Council through the next stages of the Plan Change process to refine the proposed zones such that effects are mitigated. It is suggested that the submitter could commission a structure or concept plan (or suchlike) to be developed to show Council how each zone and its development could occur with no more than minor effects and incorporating public access tracks.

### **Rural Lifestyle Zone (RLZ) – Smaller Lots**

This feedback also relates to the Rural Lifestyle Zone provisions within the draft District Plan. The feedback and outcomes sought are as follows:

**Outcome: Provide for new residential dwellings in the Rural Lifestyle Zone down to 5000m<sup>2</sup> as Permitted Activities subject to compliance with site controls (RLZ-S2-RLZ-S6)**

The Draft District Plan proposes a residential site density of one residential unit per 1 hectare of net site area within the Rural Lifestyle Zone via the following provisions:

#### ***Rural Lifestyle Zone (RLZ)***

##### ***RLZ Objectives:***

*RLZ-01: Purpose of the Rural Lifestyle Zone*

*RLZ-02: Character of the Rural Lifestyle Zone*

##### ***RLZ Policies:***

*RLZ-P1: Rural Lifestyle Zone character and amenity values*

**RLZ Rules:**

*RLZ-R4: Residential Unit:*

- Permitted where complies with site controls (RLZ-S2-RLZ-S6) and density (RLZ-S1)
- Restricted Discretionary where does not meet one or more site controls
- Non-Complying where does not meet 1 hectare density

**RLZ Standards:**

*RLZ-S1: Residential site density:*

1. The maximum density of residential units on any site shall be one residential unit per hectare of net site area.
2. ...

Given the above provisions, where a new residential unit does not meet the 1 hectare density provision, it becomes a Non-Complying Activity – which is a very strong signal that such density will not be entertained except under exceptional circumstances (via resource consent).

The draft District Plan Objective RLZ-01 states the purpose of the Rural Lifestyle Zone, and Policy RLZ-P1 outlines the aims associated with maintaining the ‘*qualities, character and amenity values of the Rural Lifestyle Zone*’.

A significant percentage of the people who seek these characteristics and amenity values do not want to have to manage a 1 ha property, as that size is neither rural nor residential. It is too big for a conventional garden, too small for keeping livestock, while also taking significant time, effort and money to maintain.

It is entirely possible that, given particular mitigating factors such as topography, built environment, vegetation etc, new residential units could be built at a density of less than 1 hectare and still achieve the maintenance of the qualities, character and amenity values of the Rural Lifestyle Zone.

Provided effects can be mitigated, this would achieve good environmental outcomes by utilising land that would otherwise be non-productive within the existing Rural Lifestyle Zoning and increasing the capacity of the zoning to support residential lifestyles.

Therefore, the outcome sought is for the new Waitaki District Plan to provide for new residential dwellings in the Rural Lifestyle Zone down to 5000m<sup>2</sup> as Permitted Activities subject to compliance with site controls (RLZ-S2-RLZ-S6).

**Subdivision Rules (SUB) – Smaller Lots in Rural Lifestyle Zone**

This feedback relates to the Rural Lifestyle Zone provisions within the draft District Plan. The feedback and outcomes sought are as follows:

**Outcome 2.1: Provide for new lots created by subdivision in the Rural Lifestyle Zone down to 5000m<sup>2</sup> as Controlled Activities**

The Draft District Plan proposes minimum lot sizes of 1 hectare within the Rural Lifestyle Zone via the following provisions:

### **Subdivision (SUB)**

#### **SUB Objectives:**

..

#### **SUB Policies:**

...

#### **SUB Rules:**

*SUB-R64: Subdivision that creates any vacant allotments(s):*

- *Controlled where complies with CON-1 being minimum allotment sizes and dimensions (SUB-S1) and standards SUB-S2 through to SUB-S7*
- *Discretionary where does not meet CON-1*

#### **SUB-S1:**

*Rural Lifestyle Zone: 1ha*

Given the above provisions, where a new lot does not meet the 1 hectare minimum lot size, it becomes a Discretionary Activity.

The draft District Plan Objective RLZ-01 states the purpose of the Rural Lifestyle Zone, and Policy RLZ-P1 outlines the aims associated with maintaining the 'qualities, character and amenity values of the Rural Lifestyle Zone'.

A significant percentage of the people who seek these characteristics and amenity values do not want to have to manage a 1 ha property, as that size is neither rural nor residential. It is too big for a conventional garden, too small for keeping livestock, while also taking significant time, effort and money to maintain.

It is entirely possible that, given compliance with the RLZ development standards, and particular mitigating factors such as topography, built environment, vegetation etc, new allotments created by subdivision and subsequent residential units could be created/developed at a density of less than 1 hectare and still achieve the maintenance of the qualities, character and amenity values of the Rural Lifestyle Zone.

Provided effects can be mitigated, this would achieve good environmental outcomes by utilising land that would otherwise be non-productive within the existing Rural Lifestyle Zoning an increasing the capacity of the zoning to support residential lifestyles.

Therefore, the outcome sought is for the new Waitaki District Plan to provide for new lots created by subdivision in the Rural Lifestyle Zone down to 5000m<sup>2</sup> as Controlled Activities subject to compliance with subdivision standards (standards SUB-S2 through to SUB-S7).

#### **Zone/Property Access:**

There are several viable vehicular access options available to support the new zoning. The site can be provided legal and physical vehicular access from Bywell Street, Brinkburn Street, and Bushy Beach Road subject to appropriate engineering standards and design.

#### **Waterways & Esplanade Provision:**

The subject land does not contain any waterways where esplanade reserves or strips may be warranted.



As previously mentioned, a public walking track (Graves Track) meanders around the headland from Ōamaru Harbour and Bushy Beach, between the cliff tops and the eastern boundary of the site. The submitter has had previous discussions with Council and the Department of Conservation regarding the redesign of Graves Track along with a land swap proposal and is still very open to working with all parties to achieve a good community outcome.

Another publicly used pedestrian track exists on the north western boundary of the site providing walking and cycling access to the Cape Wanbrow Public Reserve; this pedestrian track is at the pleasure of the landowner and currently has no legal protection. Again, the submitter is very open to working with all parties to achieve a good community outcome with regard to cementing this public access.

The land also connects with other land owned by the submitter that links Bushy Beach Road and Beach Road, and potentially offers a one-in-a-lifetime opportunity for Council and the community to establish a coastal pedestrian and cycling route through this land. Such a link would join with the southern end of Graves Track and circumnavigate the southern slopes of Cape Wanbrow, providing connectivity back to Oamaru along Beach Road or southwards along the coast to Kakanui and beyond. It is understood that an early scoping investigation has been carried out towards establishing an Oamaru/Dunedin coastal cycleway linking with the highly successful and internationally recognised Alps to Ocean (A2O) cycleway (ODT article in Appendix D). The landowners are open to discussing how such a fantastic opportunity could be realised – perhaps through a structure plan-type exercise during the new District Plan change process.

**Natural Hazard:**

There are no known natural hazards that might affect the subject land, and none are shown on the draft District Plan maps aside from those immediately in the vicinity of the coastal cliffs.

**Highly Productive Soils:**

The Spatial Plan does not identify any high-class soils on the site, and it is the landowners experience that the land is very marginal in terms of primary production.

**Water Supply:**

The new zones can be serviced with a potable water supply from Council's Ōamaru potable water reticulation. There are water mains in close proximity, and it is anticipated supply will have sufficient capacity (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 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 Bywell Street and Brinkburn Street (Figure 12). Should upgrade works be necessary, this can occur at the time of development at the cost of any future developer.



**Figure 12:** Aerial image from WDC GIS Maps showing the nearby sewer reticulation.

Any new dwellings located within the Rural Lifestyle properties could connect to this also, or have to prove the ability to dispose of wastewater to land in an approved manner.

**Stormwater:**

It is anticipated that stormwater will be able to be appropriately disposed of via an engineered design. Should the zones be confirmed, 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.

This feedback proposes that the following overlays are adjusted to allow for new residential units and their subsequent use within both new zones:

- Coastal Area of Degraded Natural Character
- Coastal Environment
- Coastal Protection
- Site of Significance to Māori

The submitter/landowner offers to work alongside Council through the next stages of the Plan Change process to refine the proposed zones such that effects are mitigated. It is suggested that the submitter could commission a structure or concept plan (or suchlike) to be developed to show Council how each zone and its development could occur with no more than minor effects and incorporating public access tracks.

**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 in sympathy to the surrounding landform so as not to be visible from surrounding publicly accessible places. Due to the landform, the site is not readily discernible from any publicly accessible areas apart from immediately of the end of Bywell Street, and from Bushy Beach Road. 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.

**Conclusion:**

The above feedback has presented a compelling case for zoning the subject site both General Residential Zone and Rural Lifestyle Zone as described.

The population of Oamaru has grown and demand for new land and housing options has increased.

There are no constraining factors or considerations that detract from the suitability of the site for the proposed purpose, side from the overlays that the submitter has requested be reviewed.

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

The new General Residential Zone will rank relatively high in terms of urban accessibility, being within walking and cycling distance of the Oamaru 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. Opportunities for legally protected and upgraded walking and cycling tracks provide excellent recreational activities and safe and accessible off-road links to and from the CBD.

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*

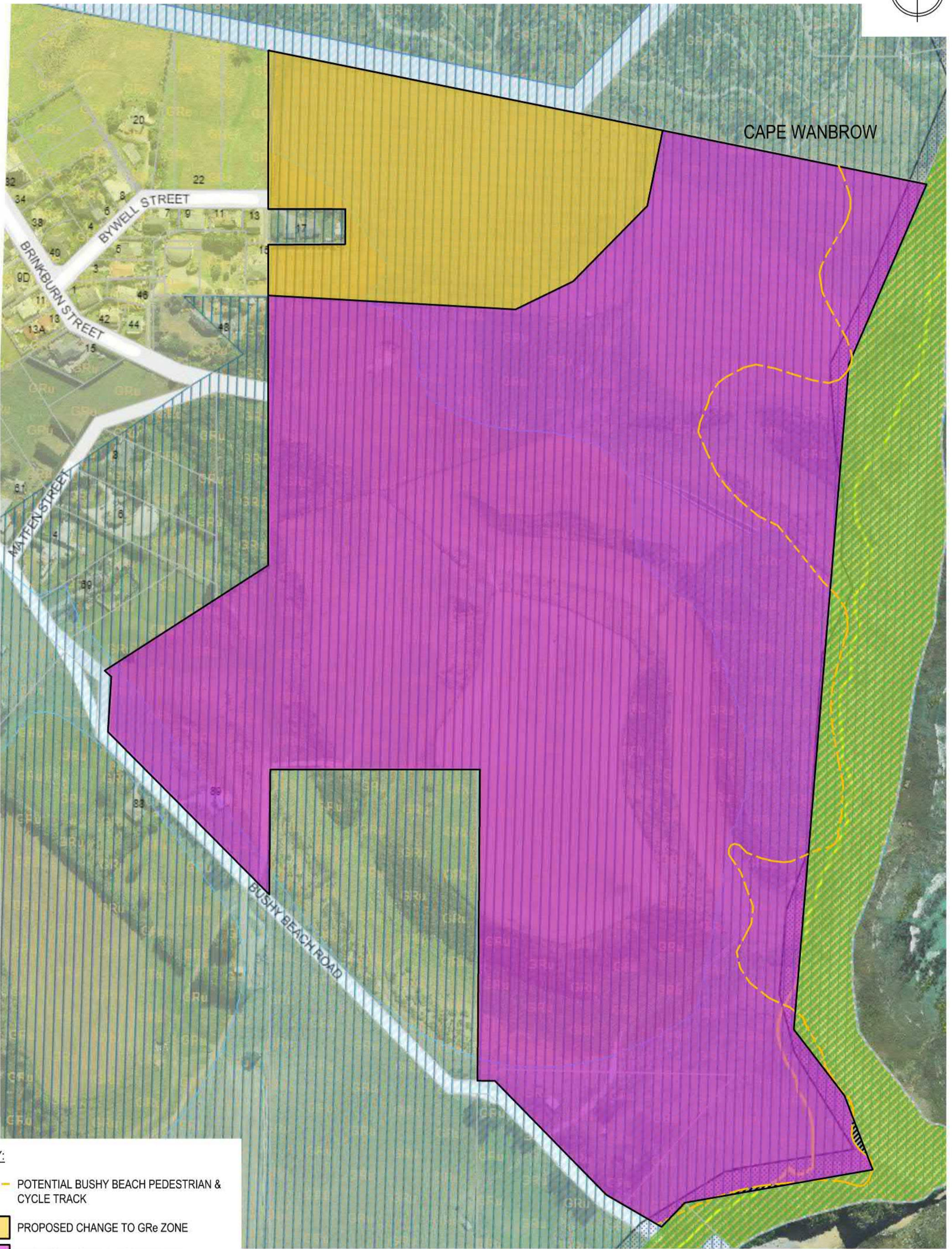
**Appendices:**

***Appendix A*** – Proposed Zoning Plan

***Appendix B*** – Record of Title

***Appendix C*** – Spatial Plan – Oamaru Spatial Strategy

***Appendix D*** – ODT Article on Oamaru to Dunedin Cycleway



**KEY:**

- POTENTIAL BUSHY BEACH PEDESTRIAN & CYCLE TRACK
- PROPOSED CHANGE TO GRe ZONE
- PROPOSED CHANGE TO RL ZONE



SURVEY WAITAKI LTD  
 PO BOX 237 OAMARU  
 Ph 03 434 8020  
 cameron@surveywaitaki.co.nz

DRAWN CJL	DATE AUG 2022
CHKD CJL	SCALE (A3) 1:3000

DRAWING TITLE	OUTLINE PLAN IN SUPPORT OF DISTRICT PLAN SUBMISSION
STATUS	FOR INFORMATION

PROJECT TITLE	KANE	
OUR REF	1527-SCH-003	REV A



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



  
R. W. Muir  
Registrar-General  
of Land

**Identifier** OT213/22  
**Land Registration District** Otago  
**Date Issued** 10 September 1925

**Prior References**  
OT121/127 OT75/73

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**Estate** Fee Simple  
**Area** 1.2798 hectares more or less  
**Legal Description** Deposited Plan 3459

**Registered Owners**  
Bryce Murray Kane and Rachel Margaret Kane

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**Interests**

Appurtenant hereto is a right to take water by means of a pipe line shown on plan hereon from a windmill situated on part Allotment 2 DP 1392 created by Transfer 91116 - 10.9.1925 at 10.00 am

Subject to a right to tap such pipe line and convey water appurtenant to any other part of said Allotment 2 DP 1392 or to any adjoining land created by Transfer 91116 - 10.9.1925 at 10.00 am

10045058.2 Mortgage to ANZ Bank New Zealand Limited - 27.5.2015 at 4:21 pm

10501653.5 Variation of Mortgage 10045058.2 - 1.9.2016 at 2:22 pm

TITLE REF. ...  
 REFERRED TO DRAUGHTSMAN: 11/9/25  
 EXAMINED BY: L.T. DRAUGHTSMAN  
 TRAV. RECD: 11.18.25. **507A**  
 FIELD-BOOK: VOL. 112, P. 11  
 COMP. BY: M.C.D., REPORT No. ...  
 REF. PLANS: L.C. 11333  
**FILE 1**  
 Approved: [Signature]

DEPOSITED this day  
 of February, 1925  
 by [Signature]  
 District Land Register  
 STATE OF MONTANA  
 BILLINGS, MONTANA

BLOCK IV  
 LOT 2 LTR 1992  
 LOT 4  
 PT LOT 2  
 3-0-26  
 PT 2 of 57  
 Pacific Ocean

APPROVED  
 [Signature]  
 Licensed Surveyor  
**Plan of**  
**Block of 2 of 57 & Lot 2 LTR 1992 Block IV Omatia S.D.**  
**Waikiki County**  
**Surveyed by G.L. Cutts, Licensee**  
**Comprised in** *C.S. 2742* **Licensee**  
**27th January, 1925.**  
 (Field-work by [Signature] Licensee Surveyor)  
 Applicant [Signature] Registered Owner.

DECLARATION:  
 I, the Licensed Surveyor, do solemnly and sincerely declare that this plan has been made from surveys executed by me (under my own supervision and control) and that the same are true and correct, and that I have used suitable means for ascertaining the positions of the points of this Plan. This declaration is made on this 27th day of January, 1925.  
 G.L. CUTTS  
 Licensee Surveyor  
 WAHIKI COUNTY, MONTANA

Sketch Plan showing traverse continuation  
 1-0-23  
 Area 22.5 51.6 6.4 30  
 30 51.6 22.5  
 Area 6.4 30 51.6 22.5  
 Area 30 51.6 22.5 6.4  
 Area 22.5 6.4 30 51.6





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



  
R.W. Muir  
Registrar-General  
of Land

**Identifier** **OT232/104**

**Part-Cancelled**

**Land Registration District** **Otago**

**Date Issued** 26 November 1928

**Prior References**

OT121/127

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**Estate** Fee Simple  
**Area** 42.5368 hectares more or less  
**Legal Description** Allotment 4 and Part Allotment 2  
Deposited Plan 1392

**Registered Owners**

Bryce Murray Kane and Rachel Margaret Kane

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**Interests**

Subject to a right to take water by means of a pipe line shown as windmill and Pipe Line on DP 3459 from a windmill situated on part herein appurtenant to land in CT OT213/22 created by Transfer 91116 - 10.9.1925 at 10.00 am

307709 Gazette Notice declaring the part coloured Red on the plan hereon (2 Roods) to be taken for Buildings of the General Government from and after 7 November 1966 - 16.11.1966 at 10.05 am

Subject to a right of way (9.9 Perches) over part Lot 2 DP 1392 from and after 7 November 1966 created by Gazette Notice 307709 - 16.11.1966 at 10.05 am

10045058.2 Mortgage to ANZ Bank New Zealand Limited - 27.5.2015 at 4:21 pm

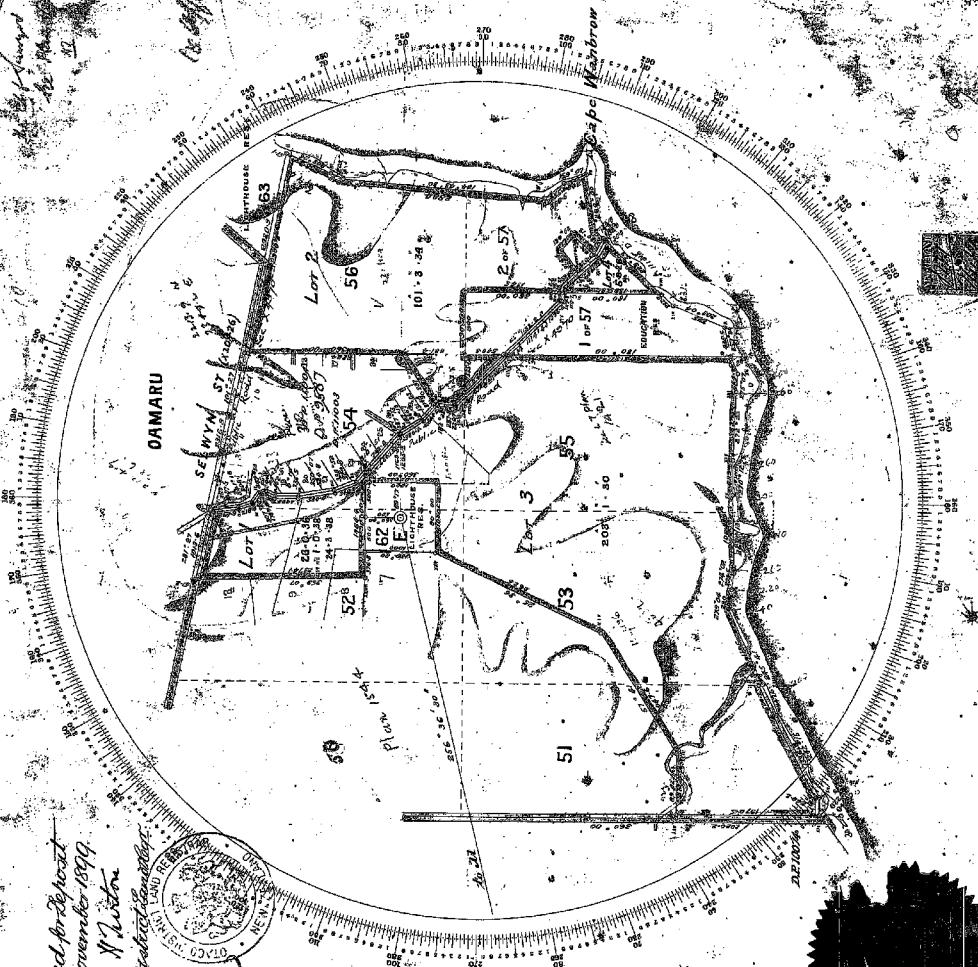
10501653.5 Variation of Mortgage 10045058.2 - 1.9.2016 at 2:22 pm

DEPARTMENT OF LANDS AND SURVEY, NEW ZEALAND.  
FOR SUBDIVISION OF LAND UNDER THE LAND TRANSFER ACT.

Vol 121 fol 129  
Vol 126 fol 106  
Vol 138 fol 39  
Vol 144 fol 128



Block	VI	Sub
1	149	127
2	121	137
3	109	148
4	121	127



Plan of Sections 51, 56 & 2 of 57, & Parts of 51, 53, 54, 54, Block IV, Oamaru Dis.  
Surveyed for the purpose of the Survey Act, 1882, in accordance with the regulations of the Survey Department issued on the twentieth day of December, 1881. And I make this Declaration in witness whereof I have hereunto set my hand and the seal of the said Department at Wellington, this 21st day of April 1890.

DECLARATION FOR SUBDIVISION OF LAND UNDER THE LAND TRANSFER ACT.  
I, the undersigned, being a duly qualified and licensed Surveyor, do hereby declare that the above plan and map were correctly and lawfully made in accordance with the provisions of the Land Transfer Act, 1882, and that the same are true and correct copies of the original plan and map as deposited in the office of the Registrar of Land Transfers at Wellington, New Zealand, on the 21st day of April 1890.

1392

1392

Received for the first time  
the 7th November 1899  
W. Weston  
District Registrar



Received for the first time  
the 7th November 1899  
W. Weston  
District Registrar

Received for the first time  
the 7th November 1899  
W. Weston  
District Registrar



Received for the first time  
the 7th November 1899  
W. Weston  
District Registrar

## Ōamaru Spatial Strategy

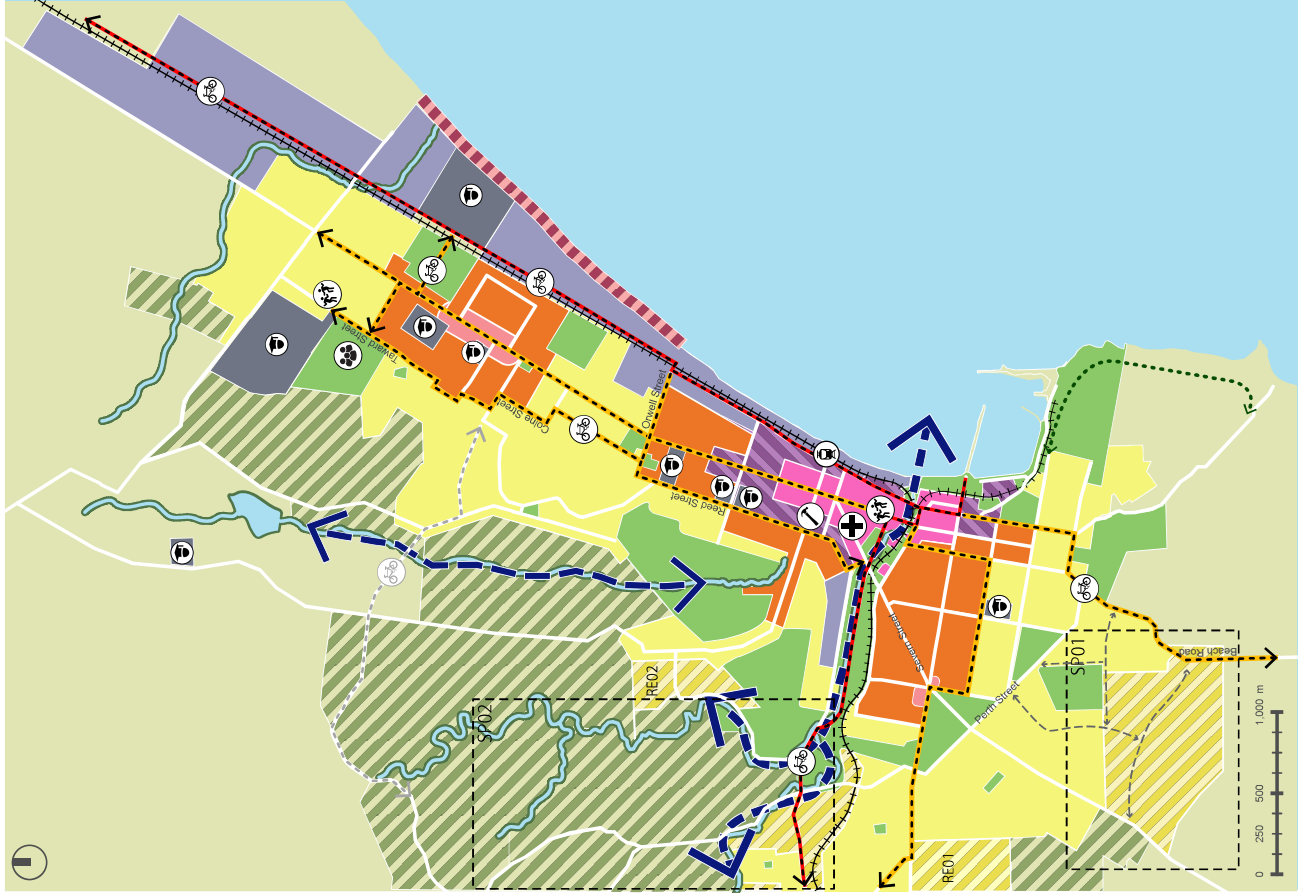
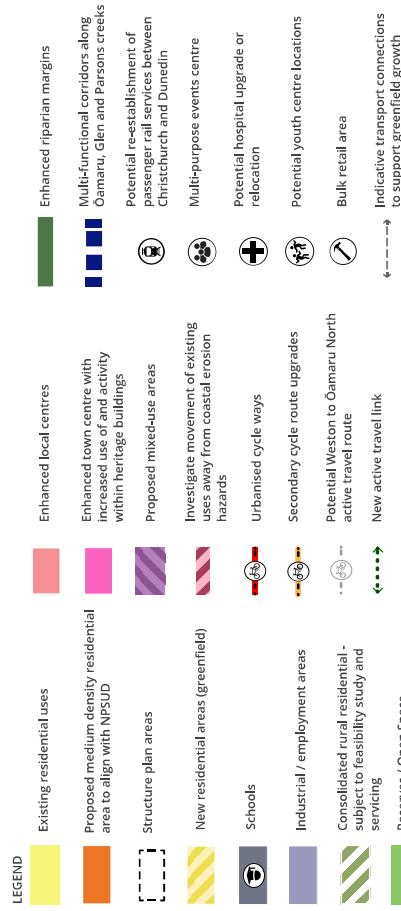
This strategy for Ōamaru pulls together Council's existing plans and strategies as well as key stakeholder inputs, and places them within the context of national and regional policy direction informed by the preceding spatial analysis of known constraints and opportunities. Further detail on the strategy is set out in the remainder of Part C.

Under a 'High Growth' scenario, at least 1,900 new dwellings may be required in the Spatial Plan area over the next 30 years. The overall strategy has identified approximately 215 hectares of new residential growth areas concentrated west and south-west of Ōamaru as well as a further 200 hectares of land suitable for medium density residential development. No further expansion to the north has been identified within this strategy due to a number of constraints around the presence of high-class soils, flooding, proximity to industrial uses and distance from the town centre. There was also a strong desire amongst stakeholders and the wider community to prevent a further northward expansion of Ōamaru. Potential expansion to the north-west and south is limited by topography.

Overall, this strategy would enable the development of between 3,370 and 5,770 new dwellings based (across Ōamaru and Weston) on relatively conservative density ranges of between 15-25 dwellings per hectare over the next 30-years. This includes additional dwellings that would be provided through general infill of the wider urban area and potential intensification within rural residential areas.

Commercial growth could be accommodated through intensification of existing commercial areas while there is likely sufficient industrial land already identified to support forecasted growth.

It is important to note that the above numbers represent a theoretical maximum that requires full build-out of all identified growth areas. In reality, not all land will be released for future development for a wide range of reasons. As such, it is important to provide sufficient flexibility within the Spatial Plan to enable residential growth to be accommodated in response to market demands and the potential for lower than expected development yields.



Map 9: Ōamaru Spatial Strategy

# Dunedin to Oamaru cycle trail - \$100m potential

By **Hamish MacLean** (/author/Hamish%20MacLean)

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[Regions \(/regions\)](#) > [North Otago \(/regions/north-otago\)](#) > [North Otago \(/regions/north-otago/dunedin-oamaru-cycle-trail-100m-potential#comments\)](#)

A cycle trail connecting Oamaru and Dunedin could bring in more than \$100 million in visitor spending from outside Otago in its first 20 years.

The 195km coastal recreational trail would take two years and about \$14 million to build.

An initial \$80,000 feasibility study commissioned by the Waitaki District Council and the Dunedin City Council last year, is set to be discussed at the city council's economic development committee on Monday.

It shows the trail would create 45 full-time jobs each year over the two years proposed to build the track, and then support 54 full-time jobs a year for the next 20 years.

The project would require inclusion by the councils in their coming long-term plans and would connect to the 301km Alps 2 Ocean Cycle Trail from Mt Cook to Oamaru.

Waitaki Mayor Gary Kircher said the district council was keen to get on with the planning.

The trail promised to be a significant attraction for the areas it passed through, boosting visitor numbers and showcasing coastal scenery and wildlife.

"It would be something quite special," he said. "We look forward to seeing some progress on it."



**Gary Kircher**

# Proposed route



Length: 195km

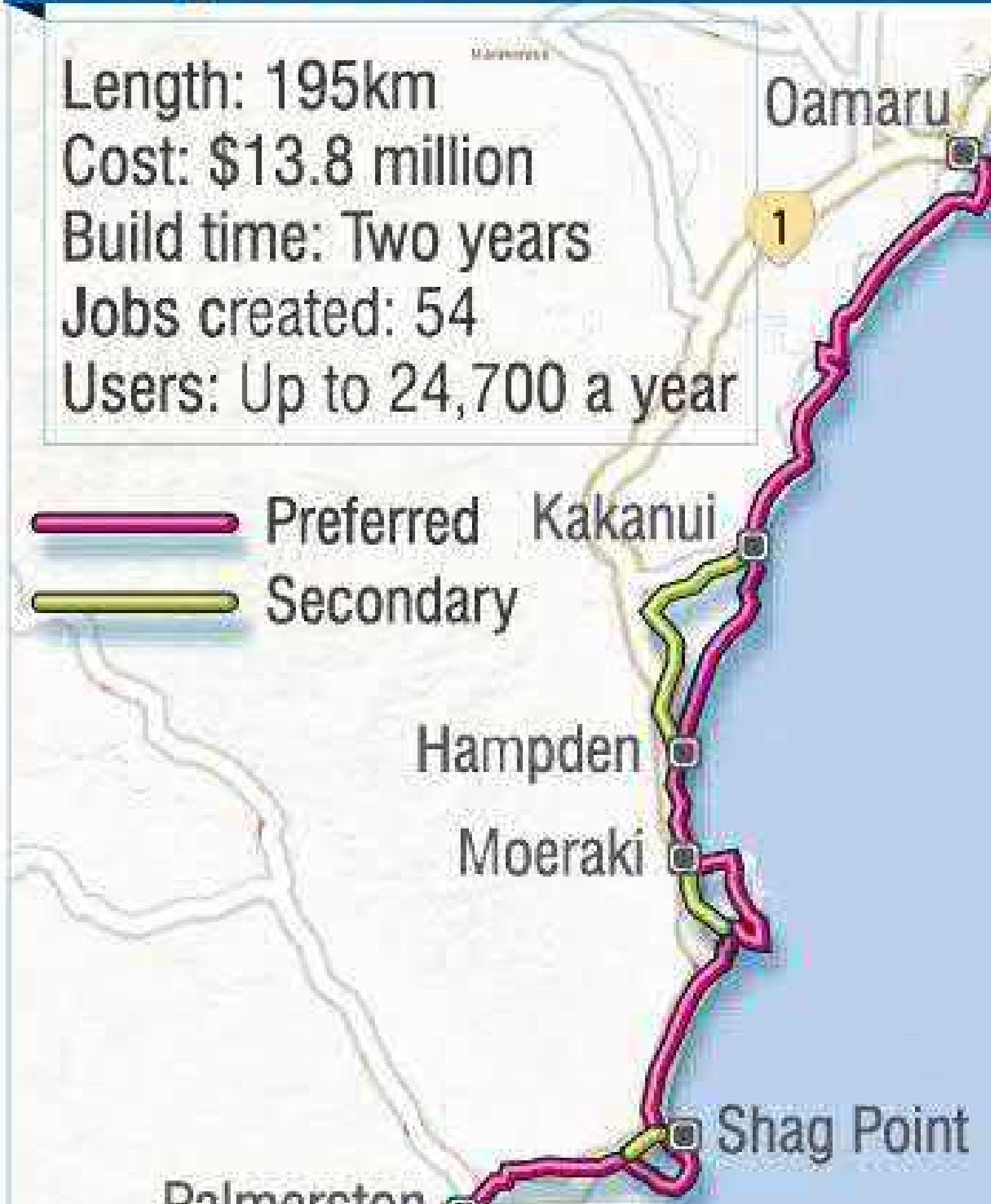
Cost: \$13.8 million

Build time: Two years

Jobs created: 54

Users: Up to 24,700 a year

-  Preferred
-  Secondary



Palmerston

Karitane

Waikouaiti

Warrington

Waitati

Port Chalmers

Dunedin



The study authors project 24,700 trail users a year once the trail has been completed - 50% would local users, 40% domestic visitors and 10% international tourists.

Visitor spending, health and consumer surplus benefits, and the creation of local jobs were all benefits, city council transport planner Stacey Hitchcock advises.

Based on the upkeep of the Alps 2 Ocean Cycle Trail, estimated maintenance costs were \$283,500 a year, assuming an average cost of \$1500 per kilometre.

There had been no assessment of ground or other environmental conditions, she said.

And while the off-road “world-class iconic experience” could attract government co-funding of construction costs, including from the New Zealand Cycle Trail enhancement and extension fund and Provincial Growth Fund, “these relatively recent funds may be fully allocated or otherwise unavailable for cycle trails in the future”.

Recreation cycle trails are not funded through the National Land Transport Plan at present.

Risks associated with the construction include negotiating access for the trail over private land; potential effects of coastal erosion; and possible engineering issues associated with low-lying areas and bridging the Waianakarua and Waikouaiti Rivers.

Dunedin Mayor Aaron Hawkins was approached for comment.

[hamish.maclean@odt.co.nz](mailto:hamish.maclean@odt.co.nz) (mailto:hamish.maclean@odt.co.nz)

- Additional reporting Molly Houseman

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7 (/regions/north-otago/dunedin-oamaru-cycle-trail-100m-potential#comments)

## RELATED STORIES



(/regions/north-otago/workplace-incident-mitre-10-oamaru)

Workplace incident at Mitre 10 Oamaru (/regions/north-otago/workplace-incident-mitre-10-oamaru)



(/regions/north-otago/opicg-covid-response-praised-%E2%80%98it-was-huge%E2%80%99)

OPICG Covid response praised: 'it was huge'  
(/regions/north-otago/opicg-covid-response-praised-%E2%80%98it-was-huge%E2%80%99)