

DRAFT DISTRICT PLAN FEEDBACK

August 2022

SUBMITTERS: BRYCE & RACHEL KANE & OASIS INSTALL LTD

LOCATION: BUSHY BEACH ROAD & BEACH ROAD,
ŌAMARU



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

Submitters: Bryce & Rachel Kane & Oasis Install Ltd

Location: Bushy Beach Road & Beach Road, Ōamaru

Legal Descriptions: Pt Lot 3 DP 1392 (OT10D/843), Lot 4 DP 1392 (OT232/104), Pt Lot 3 DP 1392 (OT129/45), Allotment 4-5 Deposited Plan 1544 (OT171/71), Lot 9-10, Part Lot 6-8 and Part Lot 13 Deposited Plan 1544 (OT404/56)

Feedback: This feedback proposes that:

- Land be zoned Rural Lifestyle Zone in the new Waitaki District Plan.
- The Overlays (Coastal Area of Degraded Natural Character, Coastal Environment, Coastal Protection) are adjusted to allow for new residential units and their subsequent use within the new zone
- The minimum residential density and subdivision lot size for the Rural Lifestyle Zone be reduced to 500m².



James White
Planner
MPlan

Signed on behalf of the Submitter

Addresses for Service:

James White
By email: james@surveywaitaki.co.nz

Bryce & Rachel Kane
By Email: [REDACTED]

Oasis Install Limited
c/- David Fairclough
By Email: [REDACTED]

FEEDBACK ON DRAFT DISTRICT PLAN

Introduction:

This feedback proposes that the subject land be zoned 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. The land is owned by two separate landowners who have combined to provide this feedback.

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.

Submitters:	Bryce & Rachel Kane & Oasis Install Ltd
Location:	Bushy Beach Road & Beach Road, Ōamaru
Legal Descriptions:	Pt Lot 3 DP 1392 (OT10D/843), Lot 4 DP 1392 (OT232/104), Pt Lot 3 DP 1392 (OT129/45), Allotment 4-5 Deposited Plan 1544 (OT171/71), Lot 9-10, Part Lot 6-8 and Part Lot 13 Deposited Plan 1544 (OT404/56)
Operative District Plan:	Rural General Zone Significant Coastal Landscape Flight Protection Area
Draft District Plan:	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 Bushy Beach Road and Beach Road, Ōamaru, being legally described as Pt Lot 3 DP 1392 (OT10D/843), Lot 4 DP 1392 (OT232/104), Pt Lot 3 DP 1392 (OT129/45), Allotment 4-5 Deposited Plan 1544 (OT171/71) & Lot 9-10, Part Lot 6-8 and Part Lot 13 Deposited Plan 1544 (OT404/56).

Outcome 1: Change Zoning of property to Rural Lifestyle Zone

This feedback proposes that the subject land be zoned 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) 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 submitter/landowner:

Outcome 3: Provide for new residential dwellings in the Rural Lifestyle Zone down to 5000m² 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 5000m² 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 5000m² as Controlled Activities

Description of Site:

The land is in the large block of land between Bushy Beach Road (east), Beach Road (west) and the coast (south), on Cape Wanbrow, Ōamaru. The land is owned by two separate landowners. The land is legally described as Pt Lot 3 DP 1392 (OT10D/843), Lot 4 DP 1392 (OT232/104), Pt Lot 3 DP 1392 (OT129/45), Allotment 4-5 Deposited Plan 1544 (OT171/71) & Lot 9-10, Part Lot 6-8 and Part Lot 13 Deposited Plan 1544 (OT404/56) (Records of Title attached in 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 2-6 below visually describe the land, including photographs, aerial photographs and a topographic map. In terms of topography, the property is located on the south-southwestern flanks of Cape Wanbrow, providing some gently sloping land in the elevated portions, and

sloping downwards to the west and south-west. Further to the south are substantial cliffs and the rocky sea shore below. Several deep gullies transect the site. An unnamed creek of questionable water quality meanders through the western extent of the property, adjacent to Beach Road, and discharges to sea via small estuary that is usually blocked.

The property contains one dwelling adjacent to Bushy Beach Road, and several farm buildings, but is predominantly bare land of limited productive capacity. Significant areas of the land are subject to gorse infestation, although in recent years the landowners have attempted to bring the gorse under control. The past land use has been grazing of sheep and cattle.

Immediately adjoining the land to the north-east is a local purpose reserve that appears to have been developed with significant telecommunication infrastructure, including numerous cell phone towers. To the north is land formally used as the Oamaru Town Landfill, now rehabilitated to include a BMX track. Across Beach Road to the west is the Oamaru Golf Course.



Figure 1: Photograph of Cape Wanbrow as viewed from Beach Road looking north-east (sourced from Google Earth).



Figure 2: Photograph of the land as viewed from Beach Road near the Oamaru Golf Course (sourced from Google Earth).



Figure 3: Photograph of the land as viewed from Bushy Beach Road looking southwards (sourced from Google Earth).



Figure 4: Aerial photo of the property and surrounding environment sourced from Canterbury Maps.

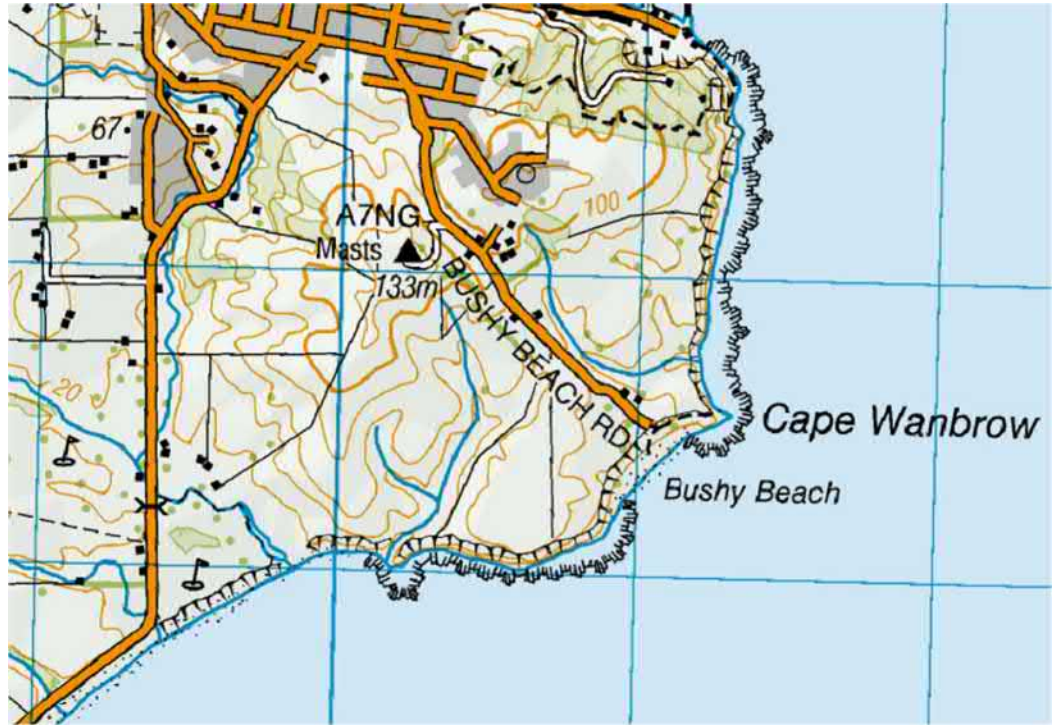


Figure 5: Topographical map of the property and surrounding environment.

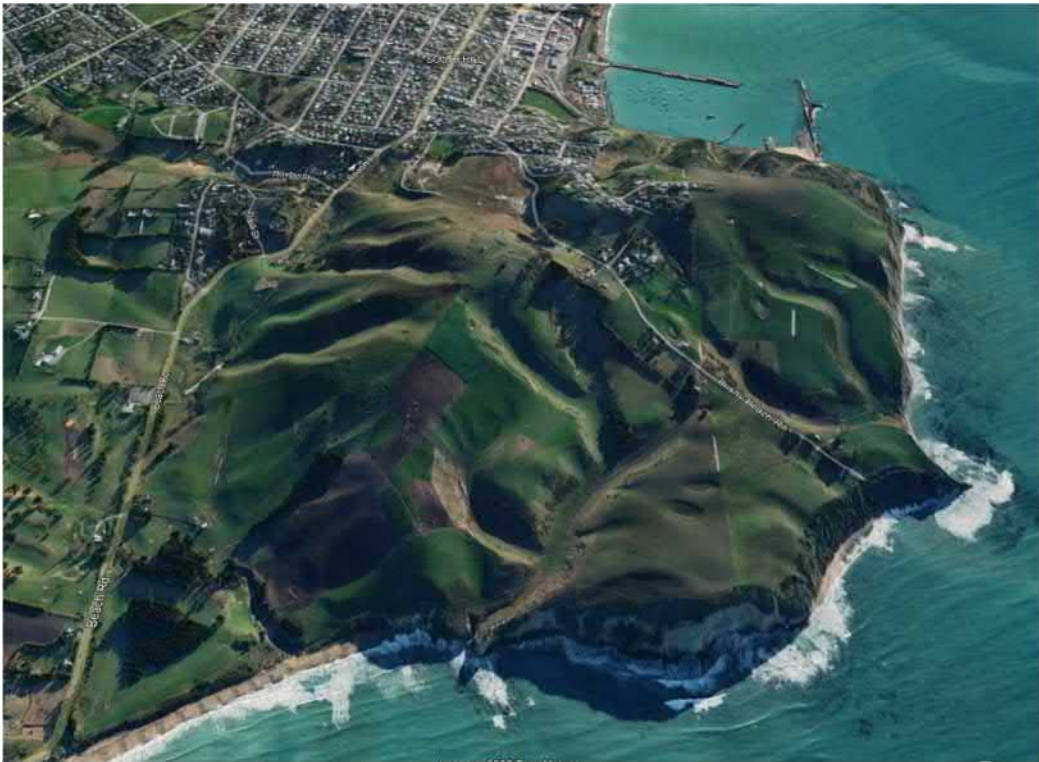


Figure 6: Aerial photo of the property, surrounding environment and relief/topography (sourced from Google Earth).

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.

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.

The proposed Rural Lifestyle Zone zoning generally meets the six themes and guiding principles 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, 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 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 to the south (Figure 9).

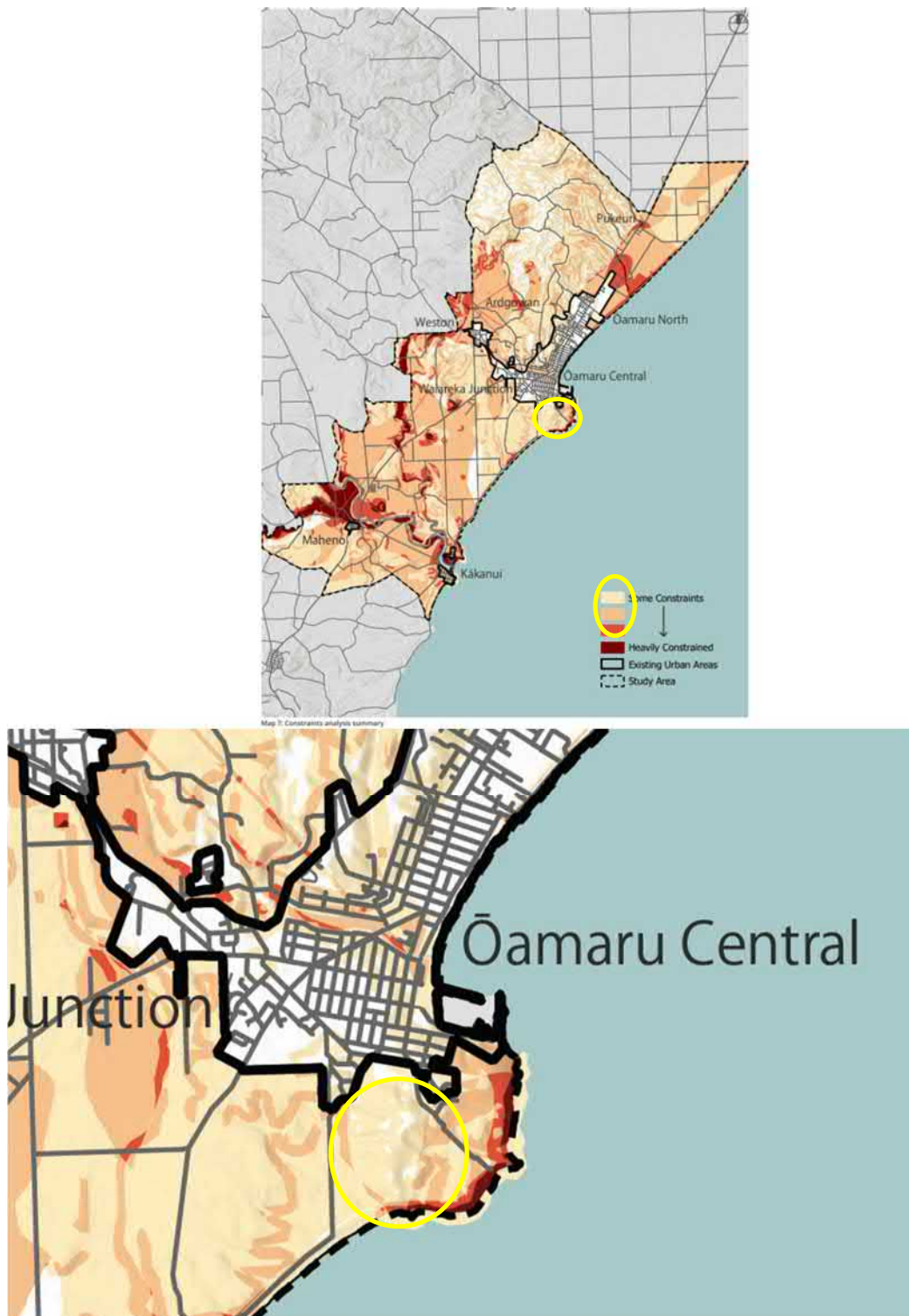


Figure 9: An assessment against the Spatial Plan Constraints Mapping.

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

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 discounted land south of Oamaru as being unsuitable for development due to 'topography', and the subject site would likely sit at the lower end of accessibility as presented in the Spatial Plan.

Notwithstanding, the site has positive characteristics in terms of accessibility. Most Ōamaru residents would recognise that the site is in a similar proximity to the Ōamaru CBD as many other existing Rural Residential (or future Rural Lifestyle) zones are currently. The property is only ~2km away from the Oamaru CBD. In comparison, Weston (which is earmarked for residential expansion due in part to its close proximity to Oamaru) is ~4.5km away and still seen as 'accessible'. The Ōamaru CBD 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 connects 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 provide 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. 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.

Spatial Plan Strategy Summary

The population of Oamaru has grown and demand for new land and housing options is forecast to increase.

The spatial strategy identifies key moves to deliver the outcomes of the Spatial Plan (Appendix C). While the proposed zoning is not included in the Spatial Plan, there are still a number of relevant moves applicable to the subject site proposed to be zoned Rural Lifestyle are:

Ōamaru:

- ✓ 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

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

- ✓ Provision for active transport modes through the Spatial Plan area

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

Oamaru Spatial Strategy

The Spatial Plan does not identify the subject land as being appropriate for a new residential area (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.

Assessment of Suggested Zone Change Effects:

In addition to the above information, the following is an assessment of the potential effects of the suggested 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 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 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 submitters/landowners offer to work alongside Council through the next stages of the Plan Change process to refine the proposed zones such that effects are mitigated. Future development can be designed to be sympathetic with desired landscape outcomes. It is suggested that the submitters could commission a structure or concept plan (or suchlike) 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)

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 5000m² 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 5000m² as Permitted Activities subject to compliance with site controls (RLZ-S2-RLZ-S6).

Subdivision Rules (SUB)

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 5000m² 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 and increasing the capacity of the zoning to support rural 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 5000m² 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 Bushy Beach Road and 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 or desirable.

As previously mentioned, significantly, the land connects 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 provide 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 (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:

Any new dwellings located within the Rural Lifestyle properties will necessarily have to prove the ability to dispose of wastewater to land in an approved manner and this can easily be achieved.

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 submitters/landowners offer to work alongside Council through the next stages of the Plan Change process to refine the proposed zones such that effects are mitigated. Future development can be designed to be sympathetic with desired landscape and overlay outcomes. It is suggested that the submitters could commission a structure or concept plan (or suchlike) 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. Aside from some of the south facing slopes, the site is already generally 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.

Conclusion:

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

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

There are no significant 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 submitters/landowners offer to work alongside Council through the next stages of the Plan Change process to refine the proposed zones such that effects are mitigated. Future development can be designed to be sympathetic with desired landscape and overlay outcomes. It is suggested that the submitters could commission a structure or concept plan (or suchlike) be developed to show Council how each zone and its development could occur with no more than minor effects and incorporating public access tracks.

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

The new zone will rank relatively highly in terms of urban accessibility, being within 2km 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 creating and legally protecting walking and cycling tracks within the property provide excellent recreational opportunities and safe and accessible off-road links to and from the CBD.

The submitters request that Council give due consideration to this feedback and are 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

On behalf of the submitters

Appendices:

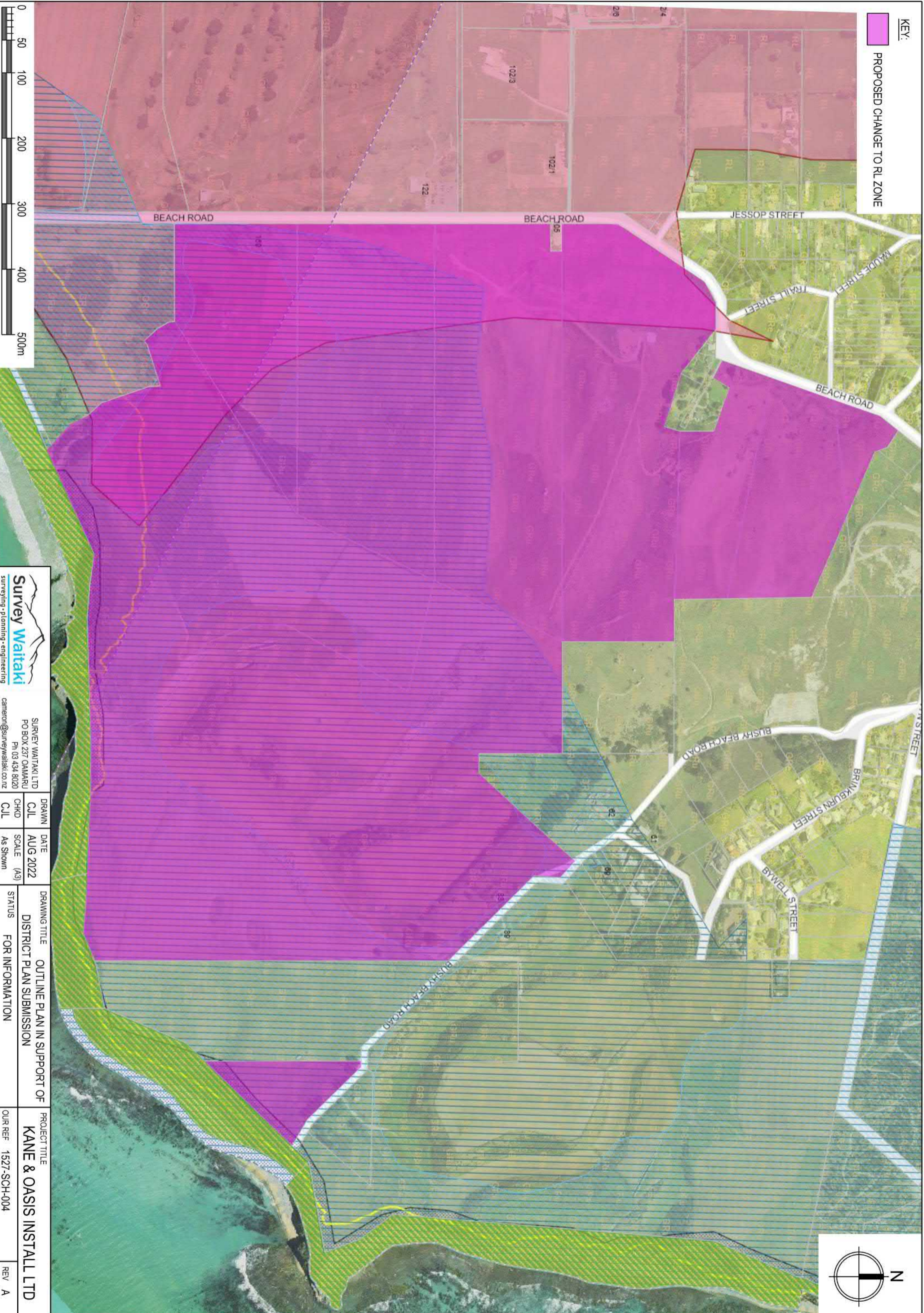
Appendix A – Proposed Zoning Plan

Appendix B – Records of Title

Appendix C – Spatial Plan – Oamaru Spatial Strategy

Appendix D – ODT Article on Oamaru to Dunedin Cycleway

KEY:
 PROPOSED CHANGE TO RL ZONE



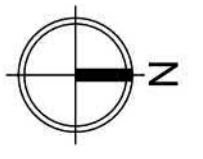
Survey Waitaki
 surveying - planning - engineering

SURVEY WAITAKI LTD
 PO BOX 237 CAMARU
 PH 03 434 8020
 cameron@surveywaitaki.co.nz

DRAWN	DATE
C.J.L	AUG 2022
CHKD	SCALE (A3)
C.J.L	As Shown

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

PROJECT TITLE
 KANE & OASIS INSTALL LTD
 OUR REF 1527-SCH-004
 REV A





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




R.W. Muir
Registrar-General
of Land

Identifier OT10D/843

Land Registration District Otago

Date Issued 07 June 1991

Prior References

OT143/2

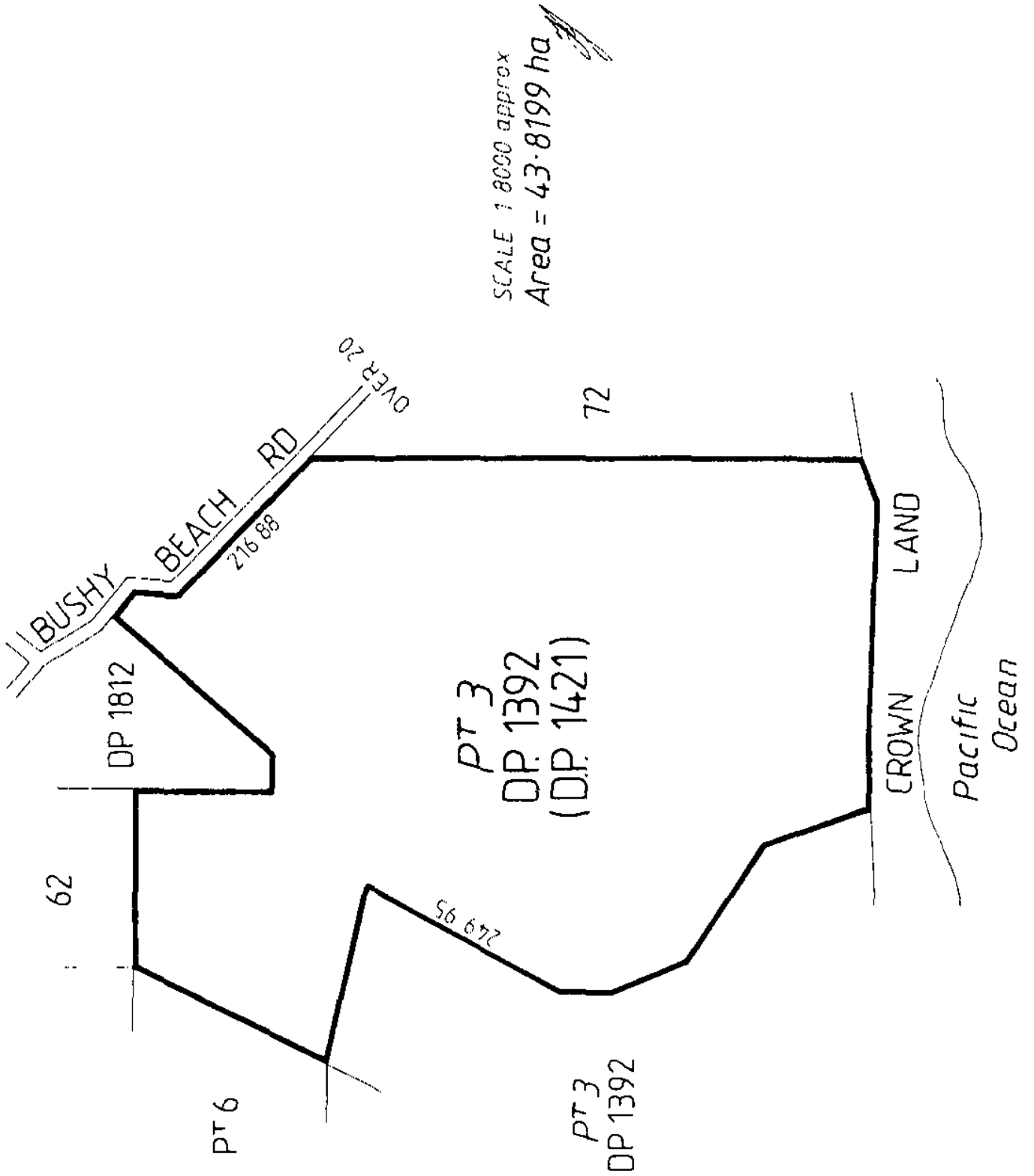
Estate Fee Simple
Area 43.8199 hectares more or less
Legal Description Part Lot 3 Deposited Plan 1392

Registered Owners

Bryce Murray Kane and Rachel Margaret Kane

Interests

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





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




R. W. Muir
Registrar-General
of Land

Identifier OT171/71
Land Registration District Otago
Date Issued 06 November 1913

Prior References
OT144/85

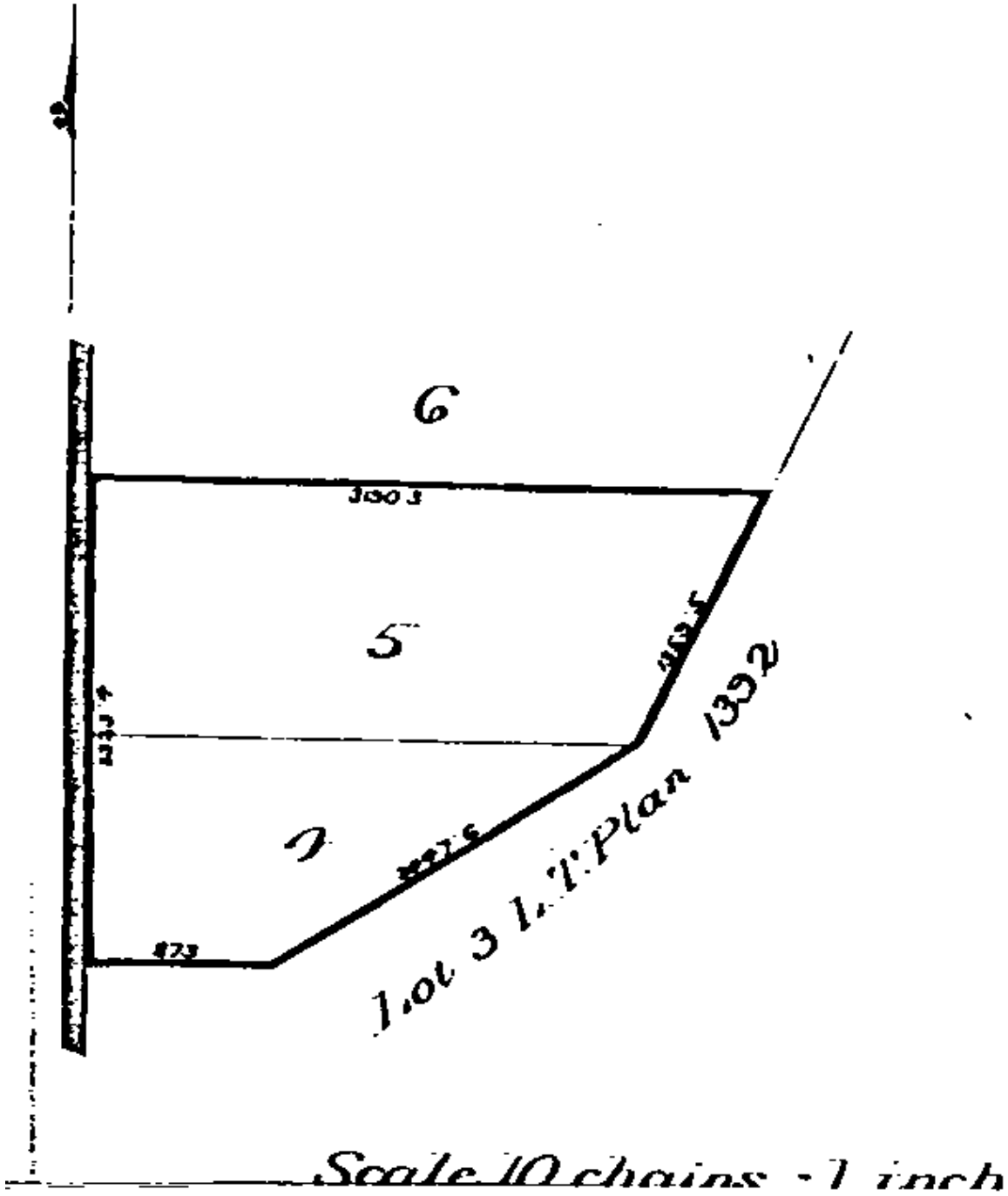
Estate Fee Simple
Area 22.0731 hectares more or less
Legal Description Allotment 4-5 Deposited Plan 1544

Registered Owners
Bryce Murray Kane and Rachel Margaret Kane

Interests
10501653.3 Mortgage to ANZ Bank New Zealand Limited - 1.9.2016 at 2:22 pm

Subdⁿ of part of
Block IV Oamaru District

5-1. 2 07.





**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

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

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

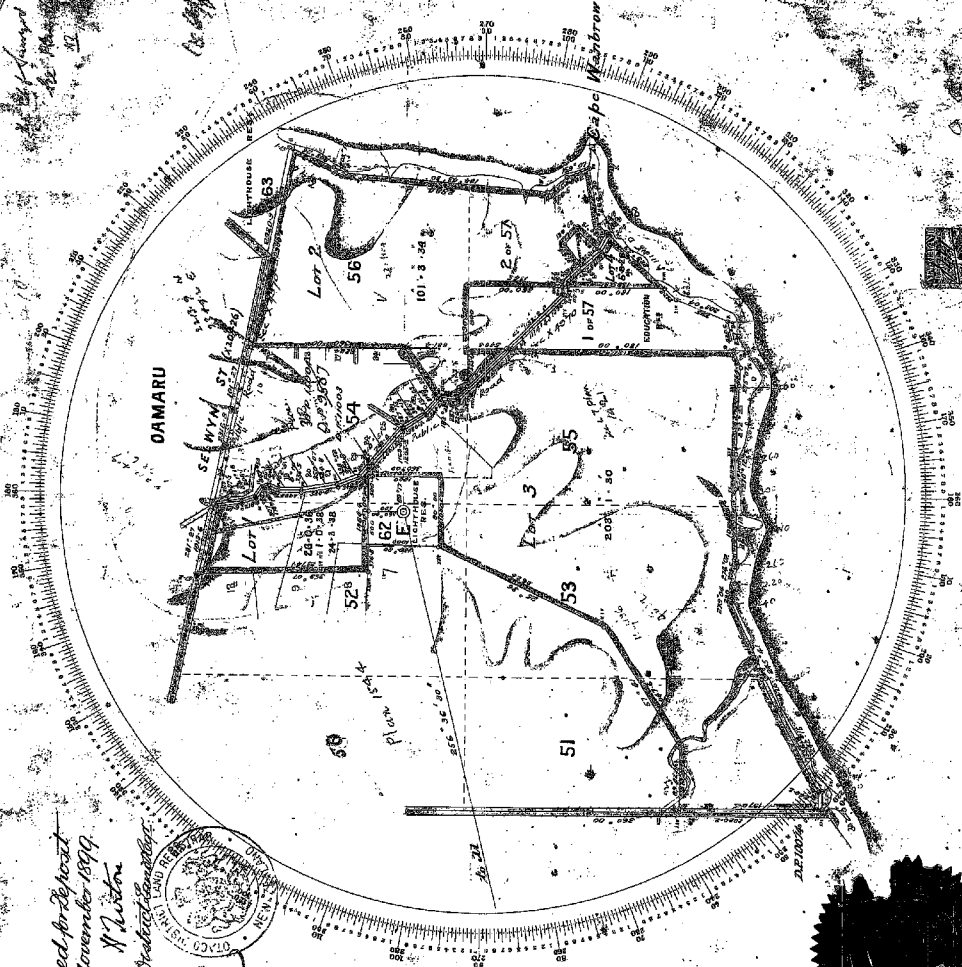
10501653.5 Variation of Mortgage 10045058.2 - 1.9.2016 at 2:22 pm

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 128 fol 39
Vol 149 fol 128



Block	VI	Sub
1	149	127
2	121	137
3	128	148
4	141	127



Plan of Sections 51, 56 & 2 of 57, & Parts of 51, 53, 54, Block IV, Oamaru Dis.

Survey 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 seal at Oamaru, this 21st day of April 1890.

By A. J. D. ...
A. J. D. ...
A. J. D. ...

DECLARATION FOR SUBDIVISION OF LAND UNDER THE LAND TRANSFER ACT.
I, the undersigned, being duly qualified, do hereby declare that the above plan and survey are correct, and that the same have been laid out and marked on the ground in accordance with the provisions of the Land Transfer Act, 1882, and that the same are ready for registration.

Witness my hand and seal at Oamaru, this 21st day of April 1890.



Received for the Land Transfer Office
the 7th November 1899
W. Weston
District Registrar
Oamaru
Received for the Land Transfer Office
the 7th November 1899
W. Weston
District Registrar
Oamaru

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




R. W. Muir
Registrar-General
of Land

Identifier **OT404/56**

Part-Cancelled

Land Registration District **Otago**

Date Issued 25 August 1958

Prior References

OT128/196 OT274/244

Estate Fee Simple
Area 45.0519 hectares more or less
Legal Description Lot 9-10, Part Lot 6-8 and Part Lot 13
Deposited Plan 1544

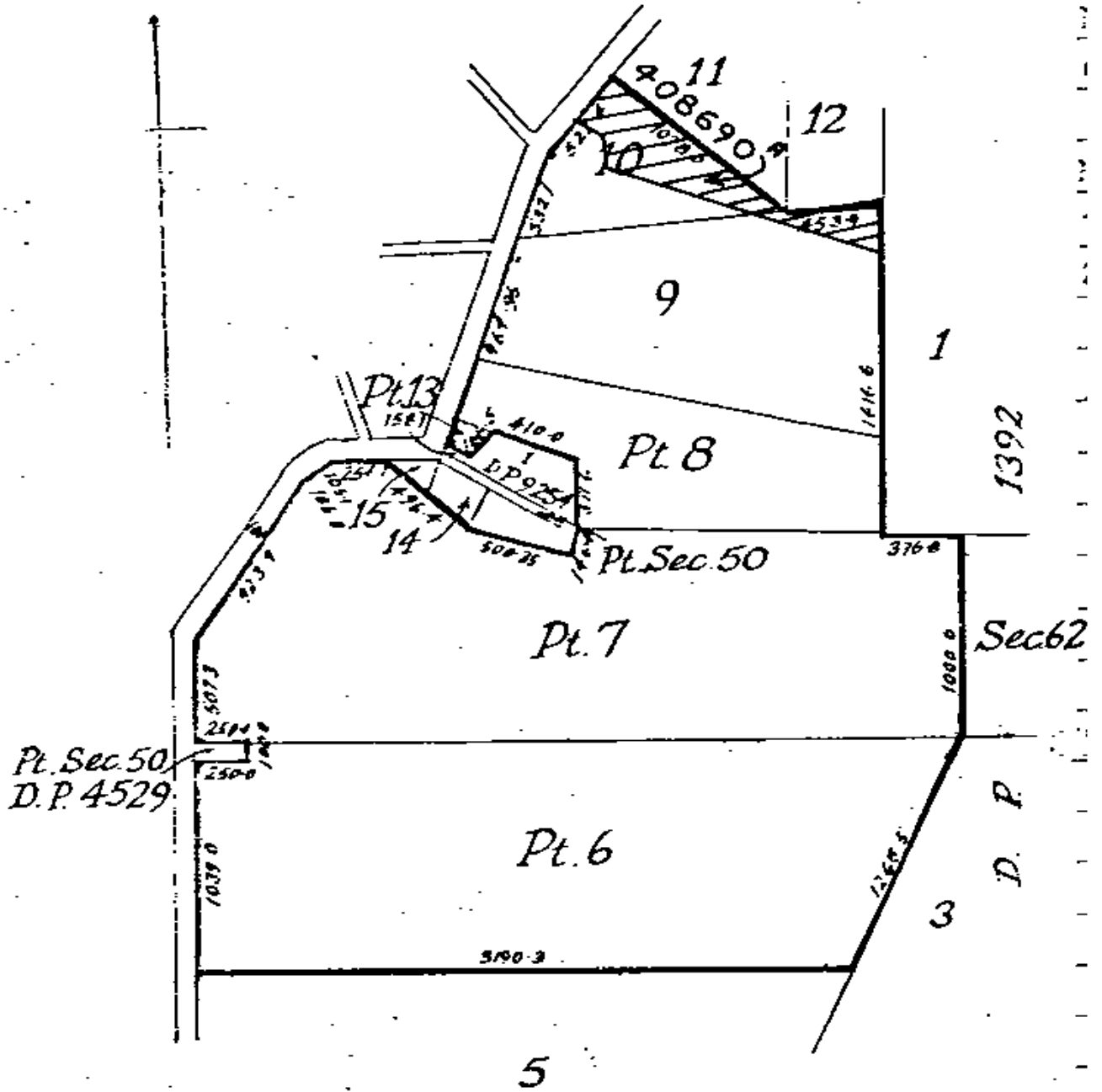
Registered Owners

Oasis Install Limited

Interests

408690A Gazette Notice declaring the part shown hatched black on the plan hereon (4 acres 23.8 perches) to have been taken for a refuse disposal site and the said land shall vest in the Oamaru Borough Council from and after the 6th of August 1973 - 16.8.1973 at 9:15 am

BLOCK IV - CAMARU DISTRICT



Total Area : 111 - 1 - 12.1p

Ōamaru Spatial Strategy

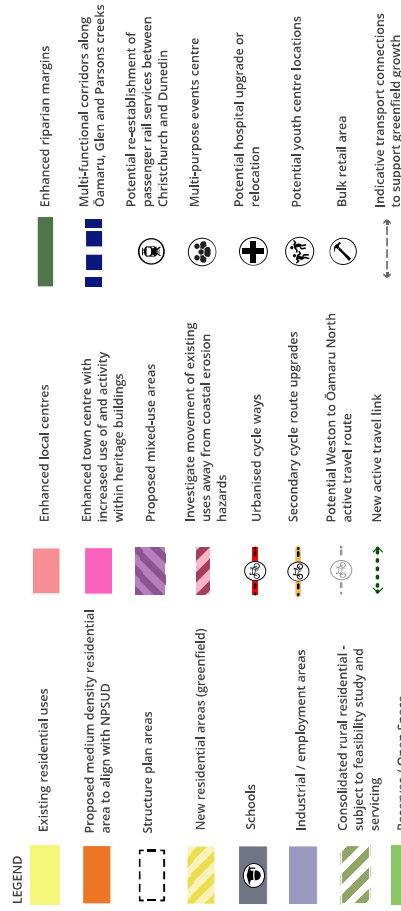
This strategy for Ōamaru pulls together Council's existing plans and strategies as well as key stakeholder inputs, and places them within the context of national and regional policy direction informed by the preceding spatial analysis of known constraints and opportunities. Further detail on the strategy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

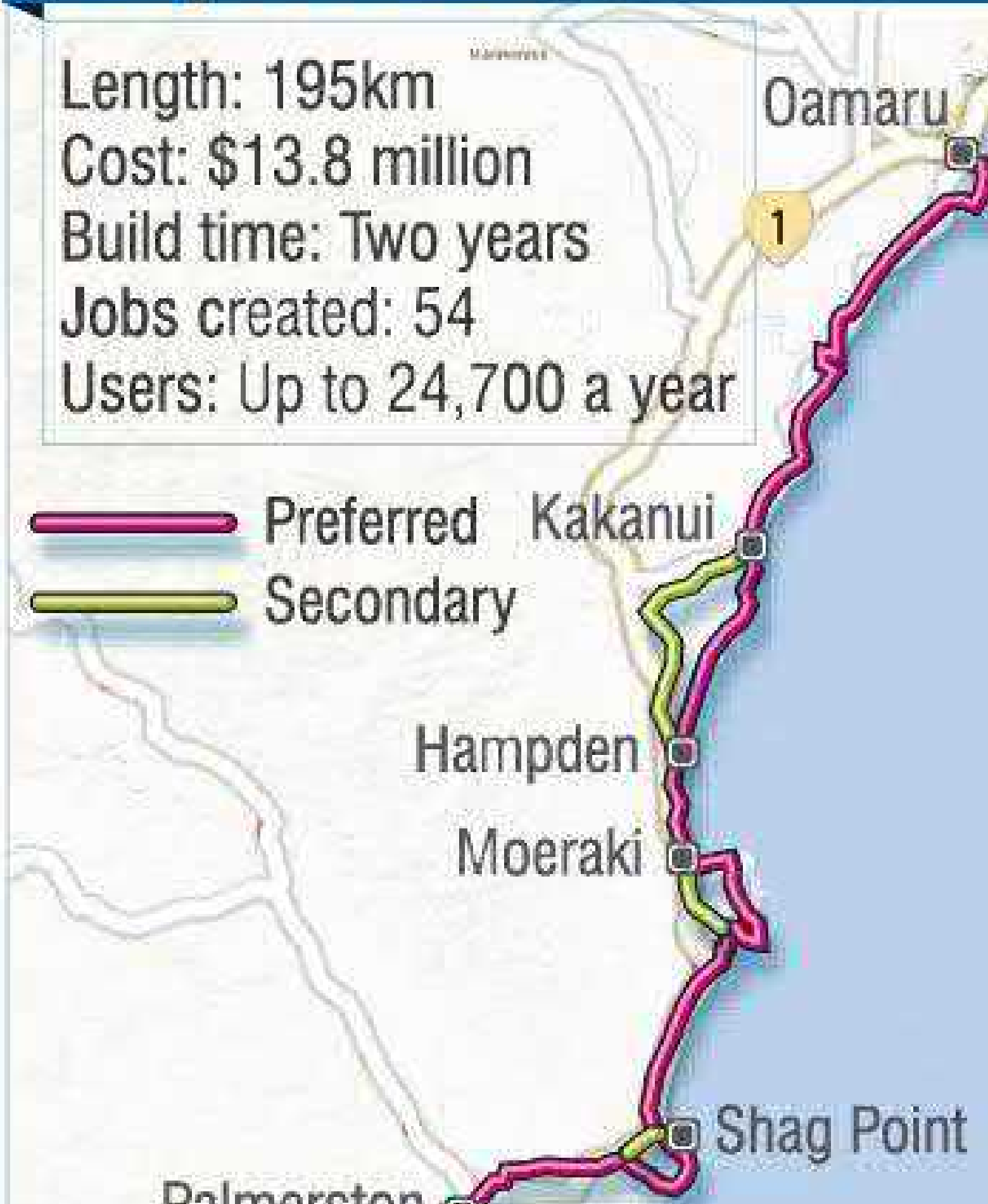
Cost: \$13.8 million

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)

- Additional reporting Molly Houseman

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

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