

PREC2

**Ōamaru Harbour
Precinct**

DRAFT
WAITAKI DISTRICT PLAN



Waitaki

DISTRICT COUNCIL

TE KAUNIHERA Ā ROHE O WAITAKI

Ōamaru Harbour Precinct

Introduction

The Ōamaru Harbour Precinct adjoins the Ōamaru Historic Precinct and stretches from the northern slopes of Cape Wanbrow, along the waterfront, north towards the Ōamaru creek outlet and west to Tyne Street. Harbour and Tyne Streets, known locally as the 'historic precinct' or the 'Victorian precinct' are not included in the Ōamaru Harbour Precinct. Instead, they sit within the Ōamaru Historic Precinct. The Ōamaru Harbour Precinct sits across three zones; Town Centre Zone, Mixed Use Zone and Open Space Zone.

The Ōamaru Harbour Precinct has strong links to the Historic Precinct and Town Centre Zone and is an area used for a wide variety of activities such as commercial, recreational, industrial, marine-related and community activities. The area is an increasingly popular visitor destination and host to many community events. It is also an important area for a range of marine wildlife, including the Otago Shag, penguins and seals. The Ōamaru Penguin Colony is located within the Precinct.

The Precinct contains a number of historic structures, such as the harbour breakwater (Macandrew Wharf), Holmes Wharf, Sumpter Wharf, Normanby Wharf and red sheds. The waterfront area and wharves are included within the Heritage New Zealand Ōamaru Harbour Historic Area (Heritage New Zealand list number 7536), with the breakwater also listed as a Category I Heritage Item. A historic rail corridor connects the Historic Precinct to the Harbour Precinct and runs from Harbourside Station to the quarry siding located next to the Ōamaru Blue Penguin Colony.

Continued revitalisation of this area is an important component of Ōamaru's economic growth and resilience. Revitalisation of the area is subject to a range of challenges, such as sea-level rise, inundation, erosion hazards, contaminated land, protection of marine wildlife and maintaining community, heritage and amenity values.

The purpose of the Ōamaru Harbour Precinct is to ensure development and resulting uses reflect and complement the harbour as a special place of character within Ōamaru. Land use activities are managed to maintain heritage, cultural, environmental and amenity values. Connectivity to the town centre and along the waterfront are also important considerations.

The Ōamaru Harbour Precinct is further divided into two sub-precincts. This is to recognise and cater for a different range of activities anticipated within each sub-precinct.

Sub-precinct A includes the area of land between Tyne Street, Waterfront Road, Wansbeck Street and the railway line, it also includes the rowing club and adjoining buildings along Esplanade Road. It is a gateway area to the town centre and main entrance point to the waterfront. The Town Centre Design Guidelines aim to encourage well designed buildings that reflect the harbour character of the area and its relationship to the Historic Precinct. Provision is made for a wide range of activities, with a focus on community uses and allowing for a mix of commercial, light industrial and residential activities.

Sub-precinct B extends from Cape Wanbrow, along the waterfront, to Ōamaru Creek. This area includes the wharves, woolstores, red sheds and the Ōamaru Blue Penguin Colony. Limited new development is anticipated in this area, with the focus being on providing improved public access and improved community facilities and recreational opportunities.

Objectives –PREC2

PREC2-O1 Purpose of the Ōamaru Harbour Precinct

The Ōamaru Harbour Precinct is a public waterfront area that functions as a working port and provides for activities that maintain and enhance the heritage, cultural, environmental and amenity values of the area.

PREC2-O2 Character and qualities of the Ōamaru Harbour Precinct

The Ōamaru Harbour Precinct is an attractive public waterfront area that has a distinctive character, including quality buildings, open spaces, recreational opportunities, marine wildlife, community and cultural facilities and events.

Policies –PREC2

PREC2-P1 Use and development

Provide for a range of activities and development in the Harbour Precinct while ensuring:

1. the efficient operation of the area as a working port and area for marine related activities is maintained; and
2. any new development is consistent with the Town Centre Design Guidelines; and
3. public access to and along the waterfront is maintained and enhanced; and
4. pedestrian and cyclist connections to the Ōamaru Historic Precinct is strengthened; and
5. recreational and community use of the area is maintained and enhanced, including its use for temporary markets and events; and
6. the ecological values of the waterfront are maintained; and
7. any risk from natural hazards is taken into account; and
8. the heritage values and history of the area are taken into account.

PREC2-P2 Residential activities

Avoid residential activities in 'Sub-precinct B' where these are incompatible with the role, function, character and amenity values of the area as a working port and location for marine-related activities.

Rules

Note: For certain activities, a resource consent may be required by rules in more than one chapter in the District Plan. Unless expressly stated otherwise by a rule, resource consent is required under each of those rules. The steps to determine the status of an activity are set out in the General Approach Chapter.

The provisions contained in this section apply in addition to the Town Centre Zone, Mixed Use Zone and Open Space Zone provisions and only to those areas within the defined Ōamaru Harbour Precinct.

RESTRICTED DISCRETIONARY ACTIVITIES –PREC2

PREC2-R1 Building Activity		
<p>Ōamaru Harbour Precinct:</p>	<p>Activity status: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the location, design and appearance of the building; and 2. any adverse effects on the streetscape; and 3. any adverse effects on the amenity of adjoining sites; and 4. compatibility with the scale, proportion and context of buildings and activities in the surrounding area, including any heritage values of surrounding buildings; and 5. consistency with the Town Centre Design Guidelines. <p><i>Note: NH-R13 applies to buildings containing habitable rooms near potential wildfire risk areas.</i></p>	<p>Activity status when compliance is not achieved: Not Applicable</p>

NON-COMPLYING ACTIVITIES –PREC2

PREC2-R2 Large format retail activities		
Ōamaru Harbour Precinct	Activity status: Non-Complying	Activity status when compliance is not achieved: Not Applicable

PREC2-R3 Residential activity		
Ōamaru Harbour Sub-Precinct B	Activity status: Non-Complying	Activity status when compliance is not achieved: Not Applicable