



DISTRICT PLAN REVIEW ENGAGEMENT REPORT

December 2018 to September 2019



Waitaki
DISTRICT COUNCIL
TE KAUNIHERA A ROHE O WAITAKI

WAITAKI DISTRICT PLAN REVIEW ENGAGEMENT REPORT

The Council's Planning Department has undertaken informal engagement over the period December 2018 to September 2019. The aim was to check in with the community that we have a good understanding of the district-wide issues so we can prepare relevant and practical policy responses in the new Waitaki District Plan (Plan) that represents our communities' views.

As well as feedback gathered at our engagement events, we had 34 responses to our letterboxed Discussion Document summary flyer, 33 Individual feedback forms and emails, 28 Agency responses, 59 responses to our District Plan Review online survey and 151 responses to our Housing Amenity and Preference survey.

HOW WE ENGAGED

PLACE-MAKING FACT SHEETS, FEEDBACK FORM AND ONLINE INTERACTIVE MAPPING LINK DISTRIBUTED TO RATEPAYERS IN THE TOWNS OF LAKE OHAU, ŌMĀRAMA, ŌTEMATATA, KUROW, DUNTROON, KAKANUI, PALMERSTON, HAMPDEN AND MOERAKI

COUNCIL'S CONVERSATION CARAVAN "WANDA" AT ŌAMARU FARMERS MARKET, HAMPDEN, KUROW, ŌMĀRAMA & ŌTEMATATA

A HOUSING FOCUS GROUP IN ŌAMARU

MULTIPLE NEWSPAPER AND RADIO ADS

10 DROP-IN SESSIONS IN TOWNS ACROSS THE DISTRICT TO DISCUSS SHAPING THE FUTURE OF OUR TOWNS.

NUMEROUS ONE-ON-ONE MEETINGS WITH KEY STAKEHOLDERS (HOUSING, BUSINESS, INDUSTRY AND HERITAGE)

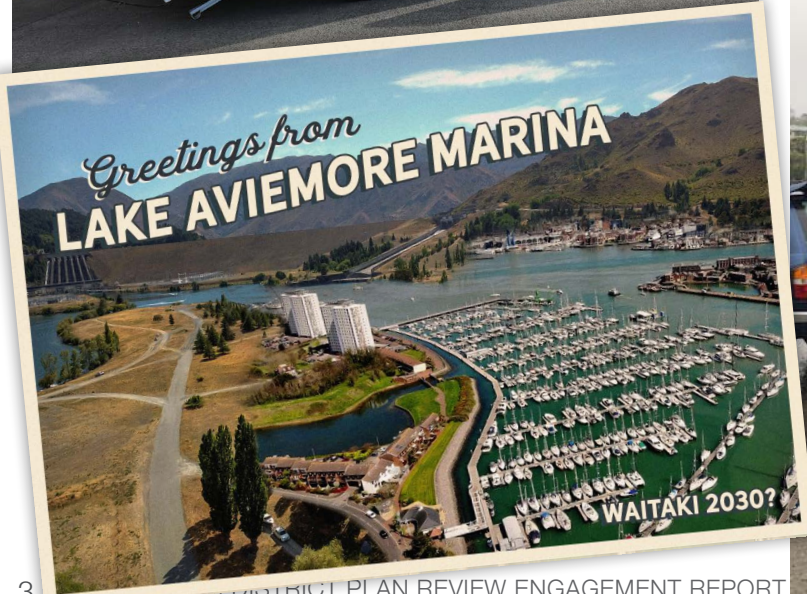
A DISTRICT PLAN REVIEW DISCUSSION DOCUMENT AND A SUMMARY SURVEY MAIL DROP

A PURPOSE BUILT WEBSITE FOR THE DISTRICT PLAN REVIEW DISCUSSION DOCUMENT

OVER 15 SOCIAL MEDIA POSTS WITH OVER 2000 ENGAGEMENTS

MASTER PLANNING WORKSHOPS WITH THE COMMUNITIES OF ŌMĀRAMA AND ŌTEMATATA, AND THE AHURIRI COMMUNITY BOARD

2 SURVEYS – HOUSING AND AMENITY PREFERENCES AND BUSINESS AND INDUSTRY (FOCUSED ON ŌAMARU)

what you told us

SUMMARY OF WHAT YOU TOLD US

In urban areas, there was strong support for Council to provide for a wide variety of housing choices and section sizes, limit urban sprawl into the surrounding country-side, encourage more efficient use of existing residential zoned land, and ensure there is enough land available to support and allow our businesses and industries to grow.

There was a strong community spirit identified in each of the towns across the District, with unique aspirations around how they each best accommodate growth and change, or not. Key urban themes identified include future-proofing Council infrastructure to support growth, facilitating well designed subdivisions, providing for vibrant town centres, promoting good recreational connections between home, work and town, and being prepared to adapt to the impacts of climate change such as more severe storm events, unpredictable weather patterns, and rising sea levels.

“ Smaller housing sections suitable for apartments and permanent housing in areas that already have available supportive infrastructure. ”

In rural areas, there was strong support to ensure primary production and rural industry are able to remain viable into the future.

There was also support to carefully balance land production with land protection - including recognising and protecting our special landscapes and features, areas and sites with important biodiversity values, and our high class soils. Key rural themes identified include managing the effects of subdivision in rural areas and nearby conflicting activities, making sure our most productive soils are protected to provide for food production into the future, providing for renewable energy eg. solar and wind power at an appropriate scale, providing incentives and education to encourage sustainable land use, and support for Council to facilitate integrated thinking between itself and other agencies responsible for managing the environment eg. Regional Councils, Department of Conservation.

“ Protect Outstanding Natural Features and Outstanding Natural Landscapes and consider rates relief. Provision for rates relief for affected property owners should be automatic. ”

There was strong support to continue to recognise and protect the District's unique heritage buildings, areas and features.

A more pragmatic heritage rule framework was supported, along with strong support for incentives to complement the heritage controls in place within the Plan. There was also support for better identification and protection of archaeological sites in the Plan.



FEEDBACK BY KEY THEMES

1. HOW WE GROW

- ▶ Support for Council to future-proof the supply of industrial, business and housing land across the District.
- ▶ Support for Council to retain the current urban footprint of Ōamaru with preference for housing infill over urban sprawl.
- ▶ Some concerns that there may be too much rural-residential zoned land zoned on the edge of Ōamaru.
- ▶ Support for well-planned and co-ordinated infrastructure to meet predicted population growth and other relevant factors.
- ▶ A desire for Council to better understand and plan for the effects of wastewater disposal generated from subdivisions in non-reticulated areas (which may influence the appropriate future lot sizes of lifestyle blocks).
- ▶ Support for the development of a Subdivision Design Guide to ensure connected and integrated infrastructure and good urban design outcomes.
- ▶ Support for Council to facilitate and encourage low impact subdivision design and enhance sustainable living.
- ▶ Support for Council to consider placing more onus on developers to pay for development infrastructure upfront.

“ Smaller, simpler housing on smaller sections. Incentives to developers to build truly affordable houses. Instil housing in pockets of the town where topography infrastructure allow. Limit subdivision creep. Increase communal recreation spaces ”

“ Housing density needs to be intensified - preventing urban sprawl while still allowing house and section diversity. Too many controls prevent progress. ”

“ Status quo seems to work well. No increase in controls over developments. Use land already in Ōamaru before any future urban sprawl. ”

“ More housing choice- small apartments and small units. High rise only 2 stories. ”

2. HOW WE LIVE

- ▶ Support for Council to facilitate greater housing choices to meet the needs of all cultures and demographics eg.
 - Smaller, affordable houses eg. new-build 1-2 bedroom townhouses, units and apartments;
 - Developments with shared communal spaces to promote a sense of community;
 - Rent to buy housing options;
 - Larger houses to suit our Pasifika community.
- ▶ Support for a review of the current rules around visitor accommodation (including Air BnB).
- ▶ A desire for housing areas to have easy access to amenities eg. parks and reserves, schools, shopping areas, other community services.
- ▶ Support for more incentives to encourage healthy and well insulated, energy-efficient housing.
- ▶ Support for the provision of incentives for developers to provide higher quality housing stock and affordable housing options.
- ▶ Support for Council to provide for papakainga housing in appropriate places.
- ▶ A desire for light spill controls to encourage dark-sky viewing

3. HOW WE MOVE

- ▶ Support for a review of the current Plan's car-parking requirements, including taking into account technological changes and our changing demographics eg. greater use of mobility scooters, e-bikes and e-scooters, in particular, car-parking requirements in Humber Street and at the North-end Industrial Park.
- ▶ Support for multi-modal transport including public transport, biking and walking.
- ▶ Support for better recreational connections between our housing and work areas and towns.
- ▶ Support for a cycle-way from Ōamaru to the north-end industrial park and onto Pukeuri.
- ▶ Support for the provision of more public parking for commuters and visitors in the commercial centre of Ōamaru.

what you told us

4. HOW WE DO BUSINESS

- ▶ Support to sustain a vibrant Ōamaru CBD including the consideration of incentives for people to live in empty upper storey buildings.
- ▶ Support for mixed use development and quality, higher density affordable housing options in Humber Street and its immediate surrounds (Ōamaru).
- ▶ Support for Council to facilitate the integration of the commercial and historic areas of Ōamaru (Lower Thames Street, the Ōamaru Historic Area and Ōamaru Harbour Historic Area).
- ▶ Support for Council to undertake climate change mitigation measures to ensure the future ongoing viability of business across the District.
- ▶ Support for limiting larger retail developments in Ōamaru and encourage Thames Street to be the main retail space.
- ▶ Support for Council to review the current standards in the business zones of the Plan for building setbacks, height limits and site coverage to ensure that the ongoing needs of business and light industry are provided for, while managing effects on more sensitive land uses.
- ▶ Support for Council to carefully manage the conflicting effects between industry and working areas.
- ▶ Support for appropriate controls to manage the effect of hazardous substances associated with major hazardous facilities.
- ▶ Support for policy in the Plan to support national provisions to manage contaminated land.
- ▶ A desire for more Council investment in infrastructure and flood mitigation to minimise the risk to business supply chains.
- ▶ Support for Council to revisit the “no-access” transport policy off SH1 onto TY Duncan Road, Ōamaru North.

5. HOW WE SUPPORT AND MANAGE OUR PRIMARY PRODUCTION AREAS

- ▶ Support for carefully balancing rural production with the protection of rural landscapes.
- ▶ Support for more controls to protect high class soils eg. keeping housing, buildings and other intensive development off high class soils to provide for food production.
- ▶ Support to manage the effects of encroaching urban development on productive rural landscapes and consider appropriate buffer distances between conflicting activities.
- ▶ Support for the ongoing operation of intensive rural land uses such as poultry including providing appropriate setbacks between them and other sensitive land uses.
- ▶ Support for providing for renewable energy initiatives at appropriate scales.
- ▶ Support for Council to maintain the ongoing operation of extractive industries and mining areas in rural areas of the District.

“ No housing on or immediately surrounding high class soils. Smaller, sustainable units providing local produce. Encourage good water use, storage and conservation. Farm stay numbers could increase to 10 provided the access/rural roads are suitable. ”

“ High class soils need protection- no more is being made. Ten acre blocks are a poor use of our resources. ”



6. HOW WE LOOK AFTER OUR ENVIRONMENT

Biodiversity

- ▶ Support for stronger biodiversity protection in the most special areas – including enhancing biodiversity values where possible.
- ▶ Support for strengthening the current rule framework around the clearance of indigenous vegetation.
- ▶ Support for the development of biodiversity management plans for significant natural area (SNA) sites, ensuring that any plan does not hinder conservation management activities.
- ▶ A desire for any rule framework to be enforceable, and to be enforced by Council.
- ▶ Support to carefully consider the effects of public access on biodiversity values eg. when considering the provision of esplanade reserves.
- ▶ Support for Council to consider the introduction of ecological corridors.
- ▶ A desire for careful landowner engagement and education prior to introducing changes to current land use rules.
- ▶ Support for Council to strengthen strategic partnerships between Council, Regional Councils and the Department of Conservation.
- ▶ Support for community based environmental projects and associated funding.
- ▶ Support for Council to provide rates relief and/or transferable development rights for landowners with identified SNA's to encourage their protection.
- ▶ Support for Council to provide incentives for the setting aside of non SNA areas to regenerate native bush, undertake pest management, and possibly develop and implement land regeneration plans.

Landscapes

- ▶ Support for the review and revision of the outstanding natural landscapes (ONL's), significant coastal features (SCF's) and outstanding natural features (ONF's) using consistent regional criteria.
- ▶ Support for Council to carefully consider the appropriateness of forestry within amenity landscapes.
- ▶ A desire for Council to carefully consider the links between water quality and land management.
- ▶ Concerns around decreasing lot sizes in the upper Waitaki Valley – with a need to protect the Mackenzie Basin area.
- ▶ Support for Council to carefully consider the impact of more stringent rules on established farming practices eg. restrictions on irrigation and cultivation.

“ To protect special landscapes, plants, animals etc there needs to be protected areas set aside especially for them. These areas need to be policed and any violations heavily fined. Everyone would share in the cost in both grants and rates used for this. ”



7. HOW WE LOOK AFTER OUR HERITAGE AND CULTURE

- ▶ Support for a permitted activity status for earthquake strengthening, heat pump installation and restoration of heritage buildings.
- ▶ Support for a rule framework for Heritage New Zealand Historic Areas in the Plan together with identification of unique values for each area.
- ▶ A desire for Council to continue to protect heritage features on building frontages on Thames Street.
- ▶ Support for Plan provisions to protect archaeological sites (alert layer).
- ▶ A desire for Council to consider less restrictive rules for those parts of our heritage buildings that have already been significantly modified in the past.
- ▶ Support for the use of non-regulatory measures eg. rates relief and funding assistance to encourage retention, maintenance, and the adaptive re-use of heritage buildings.
- ▶ A desire for Council to consider waiving fees for resource consents and possible rates relief to encourage owners to adaptively re-use heritage buildings.
- ▶ Recognise and provide for the relationship of Māori and their culture with their ancestral lands, water, waahi tapu, and other taonga.

“ Protect trees and nature bush areas of significance. Heritage buildings should be able to be altered but protect the facades. There should be a fund available for building owners to apply to for grants or have some type of rates relief. ”

“ It would be great to see our Heritage buildings (harbour street) as a Victorian Working Town. Maybe we are too small?? These buildings should be protected- maybe a reduction in rates or grants could be helpful. ”

“ Lets not get too carried away with Victorian buildings. Some modern buildings on the main streets wouldn't be a bad idea. ”

8. HOW WE PLAY

- ▶ Support for better connections to and from the District's parks and reserves, as well as strong support for the value and maintenance of the District's parks and reserves and not developing them.

9. HOW WE MANAGE NATURAL HAZARDS AND RISKS

- ▶ Support for a risk-based approach to managing natural hazards.
- ▶ A desire for Council to carefully manage housing areas that are prone to flooding eg. floodplains or coastal areas prone to erosion and land instability.
- ▶ Support for Council to carefully plan for the effects of climate change and make this issue more explicit in the new Plan.

“ Yes, ban housing in flood/slip/unstable ground areas. Face climate change head on - accept coastal erosion and sea level rises as a given and do not develop low lying areas. ”



what you told us

10. HOW WE SHAPE THE FUTURE OF OUR DISTRICT'S TOWNSHIPS



KAKANUI

- A desire to retain the coastal village atmosphere.
- Some support for higher density housing (in appropriate locations) but not necessarily smaller section sizes.
- A desire for more effective storm water infrastructure in the southern part of the town.
- Support for some rural-residential zoned land on the edge of the town away from the coast.
- A desire to carefully manage development to ensure 'over development' does not occur.
- A desire for future growth to take place inland away from coastal hazard risks.

“ Rather than continuing to swallow up valuable growing land, I believe apartment living (building up rather than out) is the best solution. I DON'T want towns to grow out further. ”



HAMPDEN

- Concerns around the ability of existing infrastructure in the town to support future higher density development (especially wastewater).
- Given that SH1 splits the town, a desire to consider pedestrian footpaths on either side of the highway to encourage the safe movement of pedestrians through the town.



MOERAKI

- A desire for Council to carefully manage development to ensure the town retains its identity as a sea village community.
- A recognition that there are significant infrastructure constraints to future development (sewer and storm water).
- Support for Council to appropriately manage known land instability constraints in the town.
- Limited support for higher density development.
- A desire for light spill controls to encourage dark-sky viewing.

what you told us



PALMERSTON

- Support for the provision of low maintenance, affordable housing (especially to cater for mine workers).
- Support for a range of residential lot sizes to accommodate smaller houses including tiny housing, and larger (lifestyle) sections.
- A desire to make available more sub-dividable land opportunities on the flat land immediately west of the town.
- Support for Council to ensure the existing water supply infrastructure will meet future growth demands.



DUNTROON

- Ensure that sufficient infrastructure is in place to support future growth and development.



KUROW

- A desire to retain the compact size of the town.
- A desire to protect the historic buildings in the main street of the town.
- Support for the provision of more housing suitable for the elderly.
- Support to encourage affordable housing options suitable for workers.



OTEMATATA

- A desire to retain the hydro town history and identity.
- Support to encourage some growth without losing Otematata's current sense of place and identity.
- Some support for higher density housing in specific and appropriate locations.
- Support for Council to recognise the need for on-site parking space for vehicles, boats and caravans.
- Consider restricting the height of buildings to a maximum of 2 storeys.
- Support to encourage use of business land behind the existing retail area for more retail activity.

what you told us



ŌMĀRAMA

- ▶ A desire to retain the small community feel of the town.
- ▶ Support to encourage some growth while maintaining the town's identity.
- ▶ Some support for higher density housing in specific appropriate locations.
- ▶ Support for Council to recognise the need for on-site parking space for vehicles, boats and caravans.
- ▶ A recognition of the value and long term protection of dark sky viewing in the town.
- ▶ Support to address traffic and congestion in conjunction with NZTA, including the provision of more car parking.
- ▶ Support for Council to encourage affordable housing options.
- ▶ Support for Council to facilitate mixed-use development on SH8.
- ▶ Support for more commercial zoned land (including negotiations with Environment Canterbury on the future of the former Rabbit Board land).



LAKE OHAU VILLAGE

- ▶ A desire to retain the unique, remote and peaceful nature of village including the retention of its current scale.
- ▶ Support for larger section sizes (currently 300m²).
- ▶ No support for any future commercial zoning (currently none) eg. for cafes / shops.
- ▶ A desire for Council to better manage the increasing pressures on the existing infrastructure (especially water).
- ▶ Support to manage threats from future development eg. subdivision / development in the current Rural Scenic zones surrounding the village and lake.
- ▶ A desire for all development to blend into the natural environment.

ACTIONS FROM HERE

Have YOUR say!

1. Working further with interested groups and key stakeholders on specific topics throughout the remainder of 2019 and the early parts of 2020 to help inform the draft chapters of the new District Plan.
2. Working to create draft plan chapters for further engagement/discussion with the community in mid-2020.

Disclaimer: While all care and diligence has been used in extracting, analysing and compiling this information, Waitaki District Council gives no warranty that the information provided is without error.

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This document is available on our website
<http://bit.ly/WDC-engagement-reports>

FOR MORE INFORMATION ON THE
DISTRICT PLAN REVIEW GO TO:
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