

DDPR_feedback_0036s

	Name	
	Organisation	
	Email	████████████████████
	Response Date	Aug 26 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	
	Re: 71,73,75 Ribble St, Oamaru. LFRZ not MUZ zoning in Proposed District Plan	
Q5	Objective/Policy/Rule/Standard reference:	
Q6	Feedback/Comments	
Q7	Objective/Policy/Rule/Standard reference:	
Q8	Feedback/Comments	
Q9	Objective/Policy/Rule/Standard reference:	
Q10	Feedback/Comments	
Q11	supporting documents?	
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Q12	If you need more space, or have any other general comments, please leave them here	

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[cid:122082614401700509@au-mta-107.au.mimecast.lan] Hello again Katrina Thank

you for offering to consider our thoughts on the possible future Large Format Retail Zoning in our area as identified in the Spatial Plan. We are the property owners of a house at 75 Ribble St, Oamaru. The Arts and Crafts designed house is almost 100 years old. The property was originally owned by Oamaru Architect John Meggett Forrester son of Thomas Forrester. John Forrester designed the Oamaru Town Hall, the Opera House, the Hall of Memories at Waitaki Boys. He was a past Mayor of Oamaru and left a bequest which allowed for the purchase of the building which houses the Forrester Gallery. Our house, which was built for a Waimate Bank Manager and his family is in good condition and we do not want to see it replaced with a warehouse type building. In fact all 3 properties at 71, 73 & 75 Ribble St are approx 100 years old, two of them being Arts and Crafts design and one being Art Deco and all worthy of maintaining as houses and examples of the Architecture at the time. We question whether this is the correct area for a Large Format Retail Zone and would like to remain in the Mixed Use Zone. If we are to be included in a LFRZ we would like protection so that the rates on the existing residential properties in the zone will be equivalent to those of the adjacent MUZ so that we are not priced off our property by rising rates. Apart from our personal reasons to stay in the MUZ we have had other thoughts for your consideration: 1. Not enough land for a LFRZ on the marked map you provided We question whether there is sufficient available space in that marked area you provided for even one more large format building. Looking at the map you supplied we can only see a few individual sections or a very small group of sections which would be available for a Large Format Retail building. The largest of these is the block of 71,73,75 Ribble St which comprises 2 sections plus No71 which is probably 3 quarters of a section as it has been combined with the adjoining property in Eden St. This area of 2.75 sections would not provide enough space for a large format retail building plus the required parking. The area would be smaller than the current Smiths City store which covers 4 sections and is the smallest of the Large Format Retail buildings in the area. 2. A LFRZ close to town would badly affect the trade of the shops in the main street We dont think that any further Large Format Retail buildings should be provided close to town as so many shops are already empty and existing businesses are struggling. We have watched the trade decrease at Smiths City since the opening of Mitre 10. The carpark was often filled with shoppers, now it is only filled with staff cars, the odd shopper and those who use the carpark to walk across the road to shop at Mitre 10. We think that any new retail businesses should be encouraged to use the existing empty shops in the main street before setting up in the proposed LFRZ and killing off the town centre completely. If a new area for LFRZ has to be legally designated we think it should be kept away from town to preserve the viability of existing businesses. Maybe it could be on a fit for purpose area of land say between Oamaru and Weston or near the Northern Business area or to the South of Oamaru.

Thank you for taking the time to consider our points of view. Yours sincerely

Elaine Monks and Michael Payen On Mon, 18 Jul 2022 at 3:19 PM, Plan Review

wrote: > Good afternoon > > > Thank you for your recent enquiry in regards

to the properties at 71, 73 and > 75 Ribble Street >

[<https://protect-au.mimecast.com/s/M1BcC1WLoVSxWLytLiEMo?domain=google.com>]. > >

> > The properties above are currently identified as being within the Mixed Use > Zone under the Draft District Plan. However, the recently adopted Ōamaru, > Weston and Kakanui Spatial Plan >

[<https://protect-au.mimecast.com/s/fBYOC2xMpGTWY0qT14R15?domain=waitaki.govt.nz>]

> signalled the area west of Thames Street between Coquet and Dee Street as >

being suitable for large format retail businesses. This area was identified to >

reflect the current land uses in the area and to help maintain the vitality >

Max Crowe

From: Elaine Monks <[REDACTED]>
Sent: Saturday, 16 July 2022 3:24 pm
To: Plan Review
Subject: 71,73,75 Ribble St, Oamaru. LFRZ not MUZ zoning in Proposed District Plan

Follow Up Flag: Follow up
Flag Status: Completed



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Dear Planner

Can you please help with clarifying the position of properties at 71, 73 and 75 Ribble St in the proposed District Plan

I called into your help centre at the back of the Museum and was advised that our houses are in the MUZ zone. I was given a handout describing the MUZ Zone. On reading it, what had seemed straightforward advice about being in the MUZ zone became very confused as it seems our houses are to be in the LFRZ Zone.

The handout does not detail any regulations for the LFRZ zone nor can I find anything on line in the District Plan.

I would have thought that with the objectives of the District Plan being a harmonious mix of residential and commercial properties for the MUZ zone any large scale warehouse types would be situated elsewhere, out of the zone.

Could you please advise :

1 how the properties at 71, 73 and 75 Ribble St will be affected by the new LFRZ zoning. There seems to be no information on this zoning's regulations.

2 could we build additional commercial or residential properties on the land as is possible in the MUZ zoning.

We are unable to submit to the proposed District Plan if we do not know how we will be affected.

Thank you for your help

Elaine Monks and Michael Payen

75 Ribble St, Oamaru
[REDACTED]

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mob [REDACTED]