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Name	Ray Henderson
Organisation	
Email	████████████████████
Response Date	Aug 31 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

Mark Smith

From: Ray Henderson <[REDACTED]>
Sent: Wednesday, 31 August 2022 3:33 PM
To: Plan Review
Subject: District Plan Review



External Email Be careful with links and attachments. Think before clicking – do I know this person and does this person's request make sense?

Hi,
As I have several random areas of Interest to comment on I've opted for the direct email approach.

I find it a bit non-User friendly to have to complete an online Form for each & every Chapter I wish to comment on. Also, some of my opinions could crossover between two topics, separated by Chapters.

So here goes ..

1. SD-CFOS-O1 Open Space and Recreation Areas

I like the idea of Diversity in Recreation areas. Much better than cookie-cutter playgrounds that have a sameness no matter which area they're in.

So it was with some surprise to me that Council (aka the Mayor) considered that a Reserve area on Harbour Hill (=Forrester Heights) would be inaccessible to many of our older residents.

Everything should not be targeted for the elderly. If we wish to attract younger Residents, and their families, then Recreational hill space giving plenty of fitness opportunities should definitely be an option.

2. SD-NE-O3 Dark Skies

I welcome the continued pursuit of Dark sky areas.

It is worth noting that any major Development of our Harbour area should not cause a washout of the night sky view from Cape Wanbrow.

Currently the area around the North Otago Astronomical Dome is reasonably protected. The Subdivision that has been commenced on the former Hospital site is implementing minimal street lighting.

It is important for the future of the Community's star-gazing experience that no light spill should intrude into this area.

3. SD-RREE-O2 Resilience and adapting to climate change

It is very clear that Coastal erosion is a problem, and is surely going to get worse. Any change of Land use near the coast should not involve any industry that is heavily dependent on intensive irrigation. With water attacking the land from both directions, the future could see a muddy mass slip sliding away to the ocean.

4. SD-UFD-O2 Housing choice and intensification

I don't agree with the extremely optimistic population projections for our District. And I consider that central Government's policy on Urban Development should not be applied generally to Oamaru.

There is a place for such high-rise, multi-unit dwellings. There are many suitable sites along Humber Street, and at the Eastern end of several streets coming off Thames Street. Also further North, the Eastern end of streets off Thames Highway could be an option.

And development within the tired CBD should be considered. Possibility of 3-4 storey, Resident/Commercial carpark on the Ground floor, also Retail operation(s), up to 8 units per floor, and 4 corner 'penthouse' style units on the top floor.

5. SD-UFD-O3 Location of activities

A better & planned layout of our townships is desirable.

Personally, I'd like to see Milligans relocated to the Industrial Park. The area released could be Community housing, so handily adjacent to the Public Gardens.

Although probably not feasible in our very mobile population (i.e. no distance is too far to travel) it would be nice to see some local dairy-type business etcetera within many of the larger subdivisions that are springing up in the District.

6. ONF057 Cape Wanbrow

Pleased to see some specific attractions of Cape Wanbrow singled out. It would be nice if better access could be provided for the outstanding pillow lava. Certainly something that the Geopark project should consider.

7. Rural roads

The amount, and size, of vehicles on our Rural roads is causing a lot of damage.

They're not State Highways unfortunately, so are Council's responsibility.

But as an access to many Primary industry operations, can they be designated as Significant feeder routes, and attract an increased level of central Government funding?

8. Water Race

The Water Race, or what remains extant, is mostly on private land. I seek assurance that this major historical engineering achievement will survive. Maybe there will be a limited Public access via Geopark protocols in the future.

In the meantime a Virtual tour of what remains would be welcomed, and would provide a pictorial record of what is currently there (and not to be disturbed).

9. Land with significant links

Noting that there is a Section on "Land with Cultural links to Maori" it is appropriate that Land associated with non-Maori is also considered.

Some will already have recognition through Historic places registration.

But this usually links a site to an Event. The 'people' links should also have some significance.

E.g. Totara Estate and the Frozen meat pioneers,

Clarks Mill and the Grain industry,

The Freezer buildings in the Harbour environs,

Sumpter Wharf & the association with Robert Falcon Scott,

The 45th parallel and sites along it within Waitaki,

And the South Hill residential area as the original town development.

There are many significant former Residences of the likes of Bullied, Forrester (both Father & Son).

This is why 'intensive housing' should not encroach into this suburban area. I shudder to think of some of these magnificent buildings being overshadowed by a steel & glass box.

Thank you,

Ray Henderson

Sent from [Mail](#) for Windows