

DDPR_feedback_0301s	
Name	Paul Olsen
Organisation	
Email	
Response Date	Aug 11 22 09:47:00 pm
Notes	PaulO
Q1	Select the chapter you want to provide feedback on
	Medium Density Residential Zone
Q2	In general, to what extent do you support the contents of this chapter?
	Strongly oppose
Q3	Objective/Policy/Rule/Standard reference:
	Mixed use zone
Q4	Feedback/Comments
	<p>I am supporting the following statement from Robert McTague:</p> <p>While the South Hill area classified as Medium Density has a relatively broad boundary, the area I am submitting to have special consideration given within the Draft District Plan is contained within Tyne Street, Test Street, Tees Street and Wansbeck Street as indicated on the Special Map (See Attachment 1.)</p> <p>Within your own documents, you identify The Ōamaru Harbour Precinct as having strong links to the Historic Precinct and Town Centre Zone, that the area is an increasingly popular visitor destination and host to many community events. The area I am submitting on is extremely visible from the whole of the Harbour Precinct... an example of some of that view can be seen from a hazy replica of your own marketing photograph (See Attachment 2).</p> <p>You indicate throughout your commentary that throughout the continued revitalisation of this area that it's character should be retained. If the Draft District Plan allows building to the new proposed height allowance in the area identified in Attachment 1, then the visible Heritage and Character aspect of this space will be lost.</p> <p>As I have said, this is an area of extremely high visibility from the Oamaru Harbour Precinct area. Within it is a selection of dwelling styles and age that give the area it's character. While some have sections large enough for infill, under the new rules proposed, the height limit will increase to 12m and / or allow for up to 3 dwellings. Given the size of the sections that would be available, this would mean there would have to be a 3 story building if a developer was to fit 3 dwellings on the site. In fact, with careful design, a clever architect could include 4 x levels of living within the proposed 12m height which would put even more pressure on existing infrastructure.</p> <p>While it is possible a developer could purchase a property and demolish any dwelling that is on it at present, if that was to happen it could result in some of the areas history and character being destroyed when there is in fact no need. Of the 23 properties contained within the block bordered by Tyne Street, Arun Street and the harbour side of Tees Street, 12 are aged 100 years or older. To infill the space that could become available for development without demolishing existing dwellings, 4 x sites accessed from Tees Street would have walk - on access only which would significantly add to existing street parking congestion and subsequent pedestrian safety. (See Attachment 3).</p> <p>To build to 12m would severely change the character of the area facing the harbour. Attachments 4 and 4a show 1 x part of the area being discussed. You will note in the photo that there are a number of power poles. According to Network Waitaki, these power poles are approximately 8.5m above the ground (1). Add a further 3.5m to the height of the power poles and you can see how the height of 12m high buildings will impact the aesthetics of the area... and this is from the footpath, NOT the required distance back to be within the front boundary (2). Not only will the character homes behind these vacant spaces disappear from sight, but the whole aspect of the scene will change (3). Sure... it may not be as severe as my blocking indicates but I am not an architect who has the tools to draw fancy pictures... I'm sure you get the picture through!</p>

To repeat, with structures to 12m on the sites with walk on access only would again result in aesthetically changing the landscape to something out of character for this confined area.

I don't disagree that there is space that could be better utilised in some areas of Oamaru but, in my opinion, this is not one of them. It makes sense to retain the existing rules around height and structure for this specific area and retain the character of the area and the visibility from the harbour precinct of the properties that create the character.

To maintain the character of the space, careful consideration also needs to be given to what is allowed to be built. The term "keeping in character" is currently too loose.

Looking at the Matters of discretion are restricted to:

1. the extent to which the building design, siting and external appearance is in accordance with the Medium Density Residential Design Guidelines; and (this needs to have strict guidelines for this area to ensure the character of the area is not lost. If council can do it for Forrester heights should that proceed, they can be more discerning in their support of other areas such as this.)

2. the effect on established streetscape character and visual amenity of the area; and (The effects of what I have demonstrated in Attachment 4 PLUS the same effects being repeated on each of the properties with infill opportunity accessed from Tees Street will dramatically have an effect on the established streetscape and visual amenity of the area.

3. the effect on amenity values of nearby residential properties, including outlook, privacy, dominance, shading and sense of enclosure; and (this did not happen with the motel block built on the corner of Tyne Street and Waterfront Road. A lower roof pitch would not have impacted on the outlook and value of those properties who's outlook have been impacted by this building)

4. the effect of increased height in terms of the outlook from surrounding sites, roads and public open space in the surrounding area; and (again, this did not happen with the motel block built on the corner of Tyne Street and Waterfront Road. A lower roof pitch would not have impacted on the outlook and value of those properties who's views have been impacted by this building. Nor do I believe was it taken into consideration with the dwelling recently constructed at 30 / 32 Tees Street with a "little room" stuck on top. This dwelling significantly impacts on the outlook of the two properties behind it... and it didn't have too.)

5. the extent to which topography, site orientation, separation distances and planting can mitigate the effects of the additional height of the building or structure. (There is no way topography, separation distances or planting will mitigate the effects of the additional height of any building or structure will have on the character of this block... whether the dwelling be at street level on Tyne Street or infill off Tee Street.

The late 19th and early 20th century properties (12 are over 100 years in age) in this area stand to be dwarfed by the proposed height limit and the character of the area risks significant loss. Even with a new single or 2 x storey dwelling.

An example in very close proximity to the area I am submitting on is the character of the late 19th and early 20th century houses in Test Street... particularly with the street frontage from 37 to 55... even more so when you take into consideration the villas behind these properties and the dwellings above them on Avon Street. 47 Test Street was a vacant section... how could the design of a BLACK CORRUGATED IRON CLAD DWELLING ever be considered as being in keeping with the character of the area?

MRZ-S4 Building and structures height

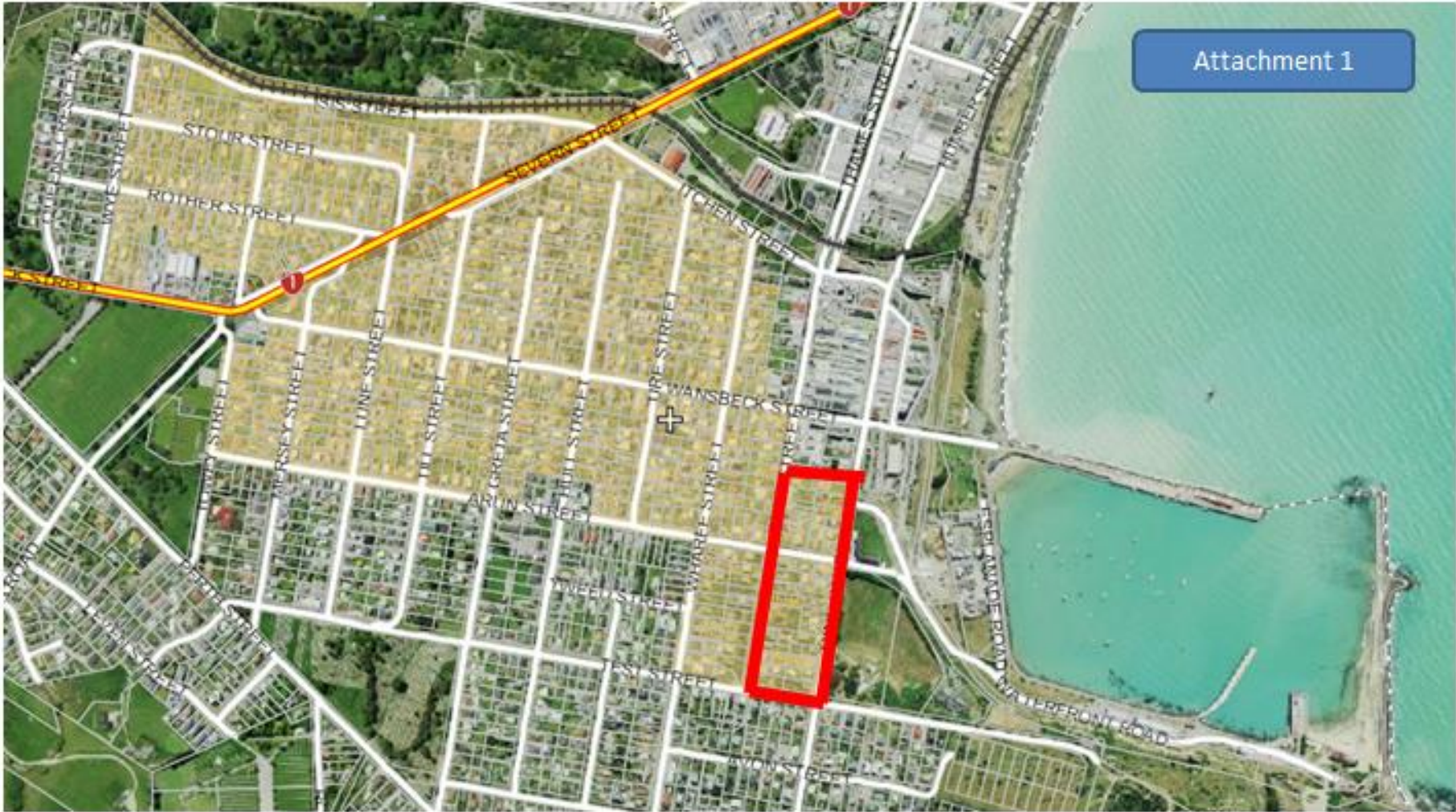
1. All buildings and structures must not exceed a maximum height of 12m measured from ground level. (What part of the section is the 12m measured from? There needs to be clarity and direction on this. 12m measured from the bottom boundary of a sloping section is very different to 12m measured from the boundary of the upside of a section.

2. Clause 1 does not apply to antennas, aerials, satellite dishes (less than 1m in diameter), chimneys and flues, provided these do not exceed the height limit by more than 3m, measured vertically. (Again... consideration needs to be given to the impact this clause can have. If it is measured 3m from the ridge of the roof and the ridge is at the 12m limit, this allows for an outlook interruption height of up to 15m above the ground? Refer your <Matters of discretion Clause 3>)

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







Walk On access only

Attachment 3

Section has a 4m coevenant

