

Tim & Anita Walton

78 Awamoa Rd.

Holmes Hill

Oamaru 9401

28 September 2026

To Waitaki District Council, Waitaki Proposed District Plan

Re: Further information to support submission to WDC District plan hearing; amending Residential zoning (submission point 43.1)

Points previously including in the original submission:

- The property is within the 50km town speed limit area; receives NZ Post town delivery service; has a town address designation rather than a rapid number; is connected to articulated services for water and waste water; and has kerb and channelling to the entrance of the property

Further information to be considered:

Housing capacity

- There are a few current developments within the town area which could result in small or family-home size lots that are flat and within walking distance of facilities such as doctors, supermarkets, kindergarten and schools. The demand for flat, accessible, appropriately sized sections will likely continue to exist alongside the demand for larger semi-rural lifestyle blocks.
- The site lends itself to different use of medium density housing options given its location and topography.
- It is sensible to infill and add alongside existing areas of medium density housing with services already in the proximity.

3 Waters infrastructure

- As previously noted in the original submission, the property is serviced by reticulated services for potable water and waste water.
- Any application for subdivision will trigger the requirement to pay connections and development fees to obtain these services for any resultant lots. The technical capacity of supply will be ascertained at the relevant time.
- Building consents will trigger requirements including storm attenuation systems, relevant to the application at the time.

Transport effects

- There are already 2 formed kerb & channel entranceways to the site with sealed aprons of from the road edge to the boundary of at least 3.5m
- The entrances are within the town speed limit of 50km
- Suitable access to any resultant sites will be addressed at the time of any subdivision application.
- Location of site is within walking distance on existing pavements to a supermarket, school, kindergartens, hairdressers and doctors' services.

Other

- The delineation of zones in this area follows the historic delineation between the town of Oamaru and the Waitaki County which has not been adjusted as the town of Oamaru has grown.
- The current use and size of the property is more in keeping with Residential use. It does not have any primary production capacity and is alongside small sized properties. There are four properties under 6000m² in the next kilometre along Awamoa road in the Rural lifestyle zone, less than the minimum lot size of the zone.
- The property is adjacent to areas described as "greenfield growth areas and is considered to only have "some constraints" in the 2022 WDC Spatial plan.

Regards

Tim & Anita Walton