

RESOURCE MANAGEMENT ACT 1991

PARTIALLY OPERATIVE WAITAKI DISTRICT PLAN
PROPOSED PLAN CHANGE 4 AND VARIATION 9
Oamaru Harbourside

DATE OF NOTIFICATION: 1 September 2007

Explanation

The proposed Plan Change and Variation relates to the rezoning of land around Oamaru Harbour from Business 7, Business H and Residential (King George Park) Zones to a new Oamaru Harbourside Zone.

The purpose of the Plan Change and Variation is to assist in achieving three outcomes:

- i) Firstly, that Oamaru Harbour continues as a working port;
- ii) Secondly, that the revitalisation of Oamaru Harbourside continues in order to assist in sustaining the future of Oamaru;
- iii) Thirdly, that activities and development are managed so that the important heritage, nature conservation and amenity values of Oamaru Harbourside, and public access around the harbour, are maintained.

With these outcomes in mind, it is considered that the current area needs to be consolidated into a single zone in order to promote the integrated management of the area, in accordance with these outcomes. The Oamaru Harbourside Zone is underpinned by a structure plan which identifies various activity areas and regulates activities in those areas with the above goals in mind. The structure plan is attached. In very broad terms the outcome of each activity is as follows:

To be rewritten as per the latest masterplan version, with the addition of a description for the 'railway land.'

Area A: Includes the breakwater, reclaimed land and wharves. Consistent with it being a working port, it is expected that port-related activities can continue with buildings being of a similar scale to those now on Normanby and Holmes Wharves. Public access to the wharves is to continue;

Area B: Area B surrounds the harbour and includes some of the adjacent slopes of Cape Wanbrow. Area B is expected to continue to provide access to, and around, the harbour in the form of public roads, along with associated car-parking, rail and pedestrian links, and associated landscaping and picnic areas. Buildings are to be strictly controlled although Area B1 recognises the need for buildings associated with the viewing of the blue penguin colony. Area B2 contains a smaller nesting colony of little blue penguins that is to be managed for both conservation and scientific purposes;

- Area C:** Area C is a wedge of land that runs between Holmes Wharf northwards to just before Oamaru Creek. Port-related activities or visitor accommodation are anticipated. The bulk and location of building is to be assessed so that it does not significantly detract from the Harbour-Tyne Street buildings;
- Area D:** Area D contains the highly valued Harbour-Tyne Street buildings that contain a range of commercial activities. Commercial activities (e.g. retail & offices) will continue to be provided for, as well as craft industries, visitor accommodation, recreation, general community activities, or residential activities on the second storeys;
- Area E:** Commercial activities, craft industries and visitor accommodation are contemplated along with a limited number of residential units on the second floor of any buildings provided that the site remains predominately commercial in use and appearance. The design and scale of building development is expected to be in sympathy with the heritage and amenity values of Oamaru Harbourside;
- Area F:** Area F contains King George Park and its proposed extension. The area will be predominately public open space with outdoor recreation activities. Recreation buildings or structures are anticipated although the location and coverage of such facilities would need to be assessed through a consenting process;
- Areas G and H:** Area G is vacant land below Test Street, which is proposed for either residential use or for a live-in community activity such as elderly persons' units. Area H is vacant land off the end of Test Street, which is proposed for visitor accommodation although control is to be retained on any future building so that its design can be assessed through a consenting process;
- Area I:** Area I contains existing buildings where commercial activities or craft industries are anticipated;
- Area J:** Area J is used to store boats and tripods used for the maintenance of the Oamaru breakwater. Port-related activities and craft industries are provided for.

The construction of new buildings, and the external alterations to existing buildings, will be regulated so that their size and location, external design and appearance, and associated landscaping is assessed against the heritage, open spaces, access and amenity policies proposed for the Oamaru Harbourside Zone. In addition, earthworks associated with such development are to be regulated so that any archaeological values are identified in good time and where necessary an accidental discovery protocol is introduced.

A number of specific features in the Harbourside area are proposed as new heritage items to be listed in Appendix B of the District Plan.

AMENDMENTS TO THE PARTIALLY OPERATIVE WAITAKI DISTRICT PLAN

PROPOSED PLAN CHANGE 4 AND VARIATION 9

Oamaru Harbourside

For the purposes of this Plan Change and Variation any new text is shown as **bold double underlined** and any text to be deleted is shown as ~~**bold double strikethrough**~~.

1. PART II, CHAPTER 14: BUSINESS

Amend paragraph 2 of Section 14.1: Resources, Activities and Values (page 97), as follows:

Oamaru

Oamaru is the largest business centre and provides a wide range of activities. These include retail shops, professional and administrative offices, civic and community facilities, personal and household services, entertainment, restaurants and industries. It represents the focus of business within the District and the activities reflect its role as a rural service centre. Many businesses provide services and equipment for farmers and are involved in the handling and processing of agricultural and horticultural produce. ~~Oamaru also has a port. This is no longer used as a base for the shipping of freight with activities now relating mainly to fishing and recreation. The viewing of the blue penguins near the port has become a significant tourist attraction for both New Zealand and overseas visitors.~~

Amend paragraph 5 of Section 14.1: Resources, Activities and Values (page 97), as follows:

Oamaru's business area is also characterised by distinctive 19th century limestone commercial buildings which are constructed of Oamaru stone (locally quarried limestone). These buildings originally served a variety of commercial functions ranging from warehouses and stores to banks and hotels. **The Business 1 Zone, along Thames Street, south of Coquet and Severn Streets, and the Business H Zone, contain many buildings of historic value and the area collectively, as well as having its own heritage character, also provides connection through to the important Tyne Street (east) and Harbour Street heritage buildings that are contained in the Oamaru Harbourside Zone, and are predominantly located in the Harbour Tyne Street area. The majority of these buildings were built between 1870 and 1885 in the neo-classical style of architecture with significant ornamentation. Today these are mainly used as warehouses and for storage. This Harbour Tyne Street area has been defined as a unique group of buildings for their architectural, historic and aesthetic**

~~values and have been categorised as a conservation area by the New Zealand Historic Places in recognition of these qualities. The Business 1 Zone along Thames Street, south of Coquet and Severn Streets, also has many buildings of historic value and the area collectively, as well as having its own heritage character, also provides an important link through to the Business II Zone.~~

Amend paragraph 7 of Section 14.3.1: Explanation (to 14.3 Issue 2) (page 101) with the following:

The Business Heritage Zone (~~Harbour Tyne street area of Oamaru~~) and the Business 1 Zone with frontage on to Thames Street south of Coquet Street and Severn Streets are significant areas in terms of the historical, architectural and cultural values of the buildings. It is therefore important to the amenity and integrity of Oamaru's Business District that these areas be preserved and that further development is managed in such a way that the character and values identified as important are not compromised. Important elements include the visual continuity of buildings as a whole and the retention of individual detail on buildings and refurbishment sympathetic to building style. The adjoining Oamaru Harbourside Zone also contains important heritage buildings that have been recognised in the policies for that zone. Adjoining the Harbour Tyne Street area is the harbour and port frontage area. The future amenity of this area is important as it links the Harbour Tyne areas with the Blue Penguin viewing area. At the same time the continuing function of the Port as a gateway of goods to the District is important.

Delete Policy 4(i) of Section 14.3.3 Polices (page 104):

- i) ~~To ensure Oamaru Port maintains its potential as a gateway of goods to and from the District, while recognising that the amenity of the harbour frontage area does not detract from the tourism potential offered both within and in the vicinity of the harbour area.~~
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Delete the second to last bullet of Section 14.4: Environmental Results Anticipated (page 106):

- ~~Continued use of historic buildings in the Tyne Harbour Street heritage area.~~

2. PART II, NEW CHAPTER 17: OAMARU HARBOURSIDE

The current Chapter 17 (Monitoring, Review and Enforcement, page 143) will be renumbered Chapter 18)

Insert the following new Issue, Objectives, Policies, Implementation Methods, Explanations and Environmental Results Anticipated with the following:

17 OAMARU HARBOURSIDE

17.1 RESOURCES, ACTIVITIES AND VALUES

The early development of Oamaru, and the construction of its commercial Oamaru stone buildings, was in part founded on the ability to export farming products out of Oamaru Harbour. Oamaru Harbour is considered very important historically, being described by the New Zealand Historic Places Trust as New Zealand's only surviving authentic Victorian /Edwardian deepwater port, paralleling the town's uniquely intact colonial architectural inheritance.

Oamaru Harbour prospered when the first stage of the breakwater was completed in the mid-1870s, as it provided a safer destination for ships. Until then this was a notorious part of the coast because of the number of shipwrecks that had occurred. The completion of Sumpter Wharf in 1884 enabled Oamaru to play a significant role in the new frozen meat trade, and the port is associated with the early meat trade ships including the first NZ-UK refrigerated steamer, which was built to run between Oamaru and London. Although the port was closed to commercial shipping at the end of the conventional shipping era in the 1970s, the wharves, seawalls, sheds, railway connections, the Harbour-Tyne Street buildings and other features reflect its rich heritage.

Today Oamaru Harbour is home to a fleet of fishing boats and associated storage buildings. In addition, a range of recreational yachts and boats use the harbour. The blue penguins found in the Oamaru area are one of the four key populations in Otago Region. The main colony by the breakwater is now an important tourism destination for people wishing to see the penguins. The penguin colony as well as the heritage features and the amenity of Oamaru Harbourside should see it continue to be an important attraction for visitors to the town.

17.2 ISSUE – Oamaru Harbourside

- i) Oamaru Port is integral to Oamaru Harbour.
- ii) The continued revitalisation of Oamaru Harbourside Area is important not only to the area but also to the economic, social and cultural well-being of Oamaru.

iii) Inappropriate activities and development would degrade the important heritage, nature conservation and amenity values of Oamaru Harbourside or could restrict public access around the harbour.

17.2.1 Explanation

The early development of Oamaru was in part founded on the ability to export farming products out of Oamaru Harbour. Oamaru Harbour is considered very important historically, being described by the New Zealand Historic Places Trust as New Zealand's only surviving authentic Victorian /Edwardian deepwater port, paralleling the town's uniquely intact colonial architectural inheritance. The significance of Oamaru Harbourside and its rich natural and cultural heritage is reflected in its registration as a historic area by the New Zealand Historic Places Trust (Registration Number 7536). In addition, the area was one of a small number of places short-listed for nomination for World Heritage Site status.

However, the port was closed to commercial shipping in the 1970s as land transport improved and as a result, the area went into decline. In more recent times there has been a revitalisation of the area. In particular, the blue penguin colony as well as the heritage features and the amenity of Oamaru Harbourside have become an important attraction for visitors to the town.

Continued revitalisation is important. The introduction of new activities and associated investment should make it a desirable place to work, live, or visit. Furthermore, the port itself needs to continue as a working port, which reflects the area's legacy, and because it helps generate income needed to maintain the harbour's entrance and infrastructure. The challenge is to ensure that such activities are managed appropriately so that the heritage and amenity values important to the area are maintained, and that public access to and around the harbourside area is maintained.

There is likely to be a significant resource management issue if new activities or development compromise the coherence of Oamaru Harbourside and in particular if one or more of the following features are adversely affected:

- The original breakwater, Macandrew Wharf and the remains of the Ramsay Extension
- Normanby Wharf (excluding buildings)
- Sumpter Wharf and associated wooden buildings Including the red sheds
- Oamaru Harbour Lighthouse
- Cross Wharf including attached mooring chains and bollards
- Robert and Betsy mast
- Railway connections through to the port
- Inner Harbour seawall, including fixed chains
- Cape Wanbrow battery, magazine, gun emplacement sentry box, and ammunition bunker
- Harbour Board Quarry
- King George Park

- Marine Parade wall lights and Cocker Memorial
- Old footbridge across the railway line
- Harbour-Tyne Street buildings which are both individually important, and collectively recognised as part of the Harbour/Tyne Street Historic Area (Registration number 7064)
- Old Woolshed Building
- Blue Penguin colony

Add: Signalman's Hut,

It is noted that many of these features are identified as heritage items in Appendix B of the District Plan. Although the District Plan can regulate for new development, the management of public walkways and open spaces needs to be achieved through means other than the district plan, either by the Council through the Long Term Council Community Plan or by other stakeholders who have an interest or management responsibility in the area.

Fact check

Although the total population of little blue penguins in New Zealand is still comparatively large, around 10,000-15,000 breeding pairs, the birds are expected to decline gradually over time due to loss of their habitat and on-going threats from dogs and cats. There are approximately 500 breeding pairs within the wider Oamaru area and that therefore constitute an important population in the Otago Region. The management of the colonies in the harbourside area is important, not only to assist in protecting the species but also for its visitor attraction value.

17.3 Objective 1

Subdivision, use and development are managed in a manner that:

- allows Oamaru Port to continue to function as a working port;
- enables the revitalisation of the Oamaru Harbourside Zone through the establishment of new activities in appropriate locations;
- maintains and complements the heritage and amenity values contained within the Oamaru Harbourside Zone;
- maintains public access to and around the harbour.

17.3.1 Policies

- 1 To introduce an integrated structure plan for Oamaru Harbourside Zone that provides for a range of activities in specified locations so that:
 - i) amenity and nature conservation values are maintained or enhanced
 - ii) existing buildings with heritage values are used so that they can be maintained or upgraded
 - iii) public access is maintained or enhanced, including access to the wharves, to and along Friendly Bay, to the Quarry, and to King George Park

- iv) revitalisation of the harbourside area continues by enabling the establishment of appropriate activities and associated buildings, as further detailed in the outcomes set for each activity area in section 14.4.6 below.
 - v) Oamaru port continues to function, and where appropriate, grow as a working port.
- 2 To ensure that any new activities, and associated building development, do not compromise the views of the waterfront areas from public open space and pedestrian walkway areas.
 - 3 To minimise the adverse effects of new buildings, structures and vehicular access on public open space and pedestrian walkways, or compromise access to the water front.
 - 4 To minimise the adverse effects of new buildings and structures, vehicular access and associated activities, on the little blue penguin colonies in the harbourside area.

17.3.2 Implementation Methods

To achieve Policies 1 to 3 through:

- 1 the use of a structure plan for the Oamaru Harbour Zone that:
 - regulates activities and buildings according to the relevant activity area shown in the structure plan; and,
 - identifies areas of existing and future open space and pedestrian links that are to be retained and enhanced;
- 2 the use of resource consent procedures to control activities that may have adverse effects on public access to and along the waterfront;
- 3 the use of non-regulatory projects for street, open space and walkway enhancements and the provision of public facilities and conveniences.

17.3.3 Explanation and Reasons

Oamaru Harbourside is underpinned by a structure plan which is attached as Annexure A to the Oamaru Harbourside Zone rules. The purpose of the structure plan is to enable Oamaru port to continue as a working port and to enable the continued revitalisation of Oamaru Harbourside while ensuring that the heritage, amenity, nature conservation open space and public access values associated with the Oamaru Harbourside are maintained or enhanced.

The outcomes for each activity area are discussed below:

Area A: Includes the breakwater, reclaimed land and wharves that are the foundations of Oamaru Port and therefore of the surrounding

To be rewritten, using these words where appropriate. But reflecting the zones in the latest version of the draft masterplan

harbour. Consistent with it being a working port, it is expected that port-related activities can continue in Area A although an opportunity exists for other commercial activities to establish within the existing buildings. The buildings are expected to be of a similar scale to those now on Normanby and Holmes Wharves. Public access to the wharves is to continue. Area A is also important because it contains little blue penguin habitat and nesting areas and roistering sites of other seabirds

Area B Surrounds the harbour and includes some of the adjacent slopes of Cape Wanbrow. Public access to the harbour is a cornerstone of the Oamaru Harbourside Zone. Access to the harbour is also important to Te Runanga o Moeraki for customary fishing purposes. Consistent with this outcome, Area B is expected to continue to provide access to, and around, the harbour in form of public roads along with associated car-parking, rail and pedestrian links, and associated landscaping and picnic areas. It is expected that a pedestrian link running between Oamaru Creek and the start of Graves Track is to be developed. Buildings to be used for craft or cottage industries, retailing or recreational activities are provided for but the size and number of buildings able to establish in the activity area will be strictly limited.

Area B is also important because it contains many identified archaeological and heritage values as well as important natural values associated with the blue penguin habitat and nesting areas and roistering sites for other sea birds.

Area B1: Contains buildings and a carpark associated with the viewing of the blue penguin colony. The public gains access to Graves Track through this area although such access is restricted from the evening for safety reasons and to enable the formal penguin viewing sessions to commence. The penguin nesting area is also restricted to the public. Future building development associated with blue penguin viewing operation is provided for.

Area B2: Contains a smaller nesting colony of little blue penguins that is fenced off from the public. It is managed for both conservation and scientific purposes.

Area C: Area C is a wedge of land that runs between Holmes Wharf northwards to just before Oamaru Creek. Consistent with the premise that Oamaru Port is to remain a working port, an opportunity remains for this land to be developed for port-related activities. Alternatively, the land can be developed for visitor accommodation purposes such as a campervan park. Because of the coastal erosion that occurs along this part of the coast, an assessment

will be required to determine whether the type of building development, in terms of the assets involved, is appropriate. The ability to relocate the buildings would be relevant to this assessment. No building coverage for this activity area has been specified in the rules although it is expected that the development of buildings in this area should not, in terms of building height and building coverage (either singularly or cumulatively), significantly detract from the Harbour-Tyne Street buildings or from the ability of people to use the walkway from Oamaru Creek.

Area D: Contains the highly valued Harbour-Tyne Street buildings that contain a range of commercial activities. Commercial activities (e.g. retail & offices) will continue to be provided for, as well as craft industries, visitor accommodation, recreation or general community activities. It is also anticipated that residential activities could establish on the second storey of these buildings in order to encourage their use. However, residential activities are not anticipated on the ground floor, in order to retain the existing commercial character of the street frontage. Public car parking areas, indicatively shown in the structure plan (including the parking in Area E), will assist in servicing these activities.

Area E: Presently consists of land and buildings used for light industrial, recreational, storage and transportation purposes. In future, light industrial activities are not contemplated although craft industries are contemplated. Commercial activities and visitor accommodation, which again may include a campervan park, are also contemplated. A limited number of residential units may be appropriate on the second floor of any buildings within any given site, provided that the site remains predominately commercial in use and appearance. Accessory buildings such as sleep-outs or garages are not contemplated. At the same time, the design and scale of building development is expected to be in sympathy with the heritage and amenity values of Oamaru Harbourside and in particular of the adjacent Harbour-Tyne Street buildings. It is also anticipated that such buildings, in terms of height and location, should maintain view shafts from the south of the harbour onto the Harbour-Tyne Street buildings.

Area F: Contains King George Park and its proposed extension. The area will be predominately public open space with outdoor recreation activities. Recreation buildings or structures are anticipated although the location and coverage of such facilities are classified as a discretionary activity, so that their location and coverage can be assessed, both individually and cumulatively, on their effect to users of King George Park and the impact on amenity values generally.

Area G: Area G is vacant land below Test Street, which is proposed either for residential use or for a live-in community activity such as elderly person units. It is probable that the houses would require direct garaging onto the road. The housing could be terraced with collective open space or individually designed, each with an open space area. Control is retained by the Council to ensure that the design of any building is appropriate to the site and area.

Area H: Area H is vacant land off the end of Test Street, which is proposed for visitor accommodation. Control is again retained by the Council to ensure that the size and design of any buildings are appropriate to the site, given its prominence when viewed from the flat areas of Harbourside, and to ensure that the landscaping associated with any building is completed in an appropriate manner.

Area I: Area I contains existing buildings that may be used for commercial activities or craft industries.

Area J: Area J is used to store boats and tetrapods used for the maintenance of the Oamaru breakwater. Port-related activities and craft industries are provided for.

To achieve the above outcomes will require a mix of regulatory or non-regulatory methods. In terms of regulatory methods, the District Plan permits a range of activities in the different activity areas, as informed by the structure plan shown in Annexure A. In terms of non-regulatory methods, the management and development of public open space and walkways, and other facilities sought by the community, would need to be implemented through the Council's Long-Term Council Community Plan (LTCCP) or through work carried out by other agencies or groups. Nevertheless, the structure plan also shows, for information purposes, the existing and proposed carriageways, and also areas that the Council is likely to provide as public car parking.

The activity areas shown on the structure plan were developed in accordance with the outcomes specified in Policy 1. It is considered that industrial and service activities are now inappropriate for harbourside area, although the use of land and buildings for port-related activities are provided for in specific activity areas so as to allow Oamaru Port to continue to function, and where possible, grow. Small-scale craft industries are also permitted in recognition that such activities can assist in the revitalisation of the area without significantly compromising amenity values. Such craft industry provides goods to locals and visitors alike.

Amend: The Council considers that residential, live-in community and visitor accommodation activities in Activity Areas G and H respectively would also, subject to appropriate building design, contribute to the overall revitalisation of

the area, and would closely connect to the Forrester Heights residential development and also to Whitestone Lodge.

Residential activities are not contemplated on the flat land other than in Activity Areas D and E. The Council considers it prudent to avoid private residential housing or visitor accommodation on the narrow flat area leading to the penguin viewing operation because it would substantially change the character of the area leading to a real, or at least a perceived, loss of public access, use and enjoyment along this part of the harbour frontage. Further, the access road to the wharves and associated port-related activities and to the penguin colony is a significant feature of this narrow strip of land, and there could be a potential for complaints against early morning and late evening traffic associated with the port-related activities, penguin viewing activities and general recreational activities.

17.4 Objective 2

Buildings, structures and earthworks that are sympathetic and complementary to the heritage values and amenity and open space values identified for Oamaru Harbourside.

17.4.1 Policies

- 1 To encourage the use and conservation of existing buildings with heritage values, including adaptive re-use as a priority over new buildings or development.
- 2 To ensure that height, bulk or site coverage of new buildings, or relocated buildings, are compatible with nearby heritage buildings.
- 3 To ensure that new buildings or relocated buildings do not replicate the heritage buildings of the area but instead are sympathetic and complementary to the existing heritage buildings and heritage values of the area generally.
- 4 To encourage the use of building materials common to the area such as Oamaru stone, corrugated iron or timber in natural finishes. Add; 'steel'
- 5 To ensure that any decision on a resource consent application to demolish, remove, add or alter a heritage item listed in Appendix B to the Plan has particular regard to the role that heritage item has on the history of Oamaru Harbourside, and on its contribution to the local heritage.
- 6 To retain heritage buildings where possible and practicable on their original site, in order to allow the tangible and intangible elements of the cultural heritage value of the site as a whole to be read, interpreted and understood.

Fact check

7 To ensure that any decision on a resource consent application lodged under the "Otago Regional Council's Regional Plan: Coast" maintains the heritage values of Oamaru Harbourside, and in particular those structures in the coastal marine area that have heritage value.

Is this still relevant?

8 To control earthworks so that an archaeological assessment is completed to determine whether:
i) further investigations are needed and whether methods to avoid, remedy or mitigate effects are necessary; and,
ii) whether an accidental discovery protocol is necessary.

17.4.2 Implementation Methods

To achieve policies 1 to 8 through regulating the establishment of new buildings or the alteration to existing buildings, and regulating earthworks, to enable assessment of these activities in terms of the listed policies.

17.4.3 Explanation and Reasons

The District Plan requires a resource consent for the demolition, removal, addition or alteration of the heritage items located in the list in Appendix B of the plan. A considerable number of these items are located in the Oamaru Harbourside Zone, reflecting its cultural heritage. Although the land around the harbour has been registered as a historic area (7536), the heritage rules in the Plan have been designed to regulate specific heritage items rather than a wider precinct area. The Oamaru Harbourside Zone rules regulates:

- the construction of new buildings,
- the relocation of buildings; and
- the alteration of the exterior of existing buildings.

As set out in Policy 1, it is desirable that the existing heritage buildings, identified as heritage items, are used for new activities rather than as an alternative to introducing new buildings to the area for new activities. Any new development or buildings will need to demonstrate why the use of a relevant existing heritage building is not possible. Sympathetic and financially viable activities within heritage buildings encourage their conservation, restoration and continued maintenance while ensuring the integrity of the heritage fabric is retained and protected.

If it is demonstrated that any proposed new uses are not sympathetic to an existing heritage building, then a new building, or alteration to an existing non-heritage building may be a better option, provided that the development is undertaken in sympathy with the existing heritage character of the area, and does not degrade or override the values therein, as set out in Policy 2. Policy 3 recognises that a new building or development should reflect its own era rather than attempting to replicate the era of the existing historic buildings. This is important since replica buildings that attempt to recreate historic eras risk devaluing the buildings they

are attempting to emulate. Contemporary design that is sympathetic in height, bulk, density, design, materials and colour is considered to be more appropriate and successful in retaining the heritage values of surrounding buildings than attempts to replicate them. Policy 4 encourages the use of building materials which are common to the area such as Oamaru stone, corrugated iron or timber in natural finishes. Add: 'steel'

Although the demolition, removal, addition or alteration of a heritage building or other items is subject to the policies set out in the District Plan chapter on heritage, there are additional Oamaru Harbourside policies that need to be evaluated. Policy 5 emphasises that any proposal to modify or destroy a heritage item needs to assess the role of, and its contribution to, the cultural heritage of Oamaru Harbourside. Policy 6 recognises that the heritage value of the buildings in the area stems in part from their authenticity in location and function. Relocating heritage items, even within the existing site, can have a detrimental effect on this value although it may be acceptable if it still provides a continuity of cultural heritage value.

Policy 7 recognises that the Otago Regional Council administers the removal or construction of structures and reclamations, amongst other matters, in the coastal marine area. Any proposals to remove or establish new structures, reclamations or other activities would need to have particular regard to the heritage values of Oamaru Harbourside. Any impacts on these values would need to be avoided or mitigated.

Policy 8 recognises that the Oamaru Harbourside area contains many archaeological sites and earthworks. Unless properly managed, there could be a loss of archaeological information that contributes to the history of the area. Any person seeking to carry out earthworks in the Oamaru Harbourside Zone should obtain an authority from the New Zealand Historic Places Trust although an earthworks rule for the zone is considered necessary to ensure that an archaeological assessment is carried out prior to disturbance. In some potentially important locations an archaeologist may be required to be present during the earthwork operations, and methods may be required to avoid, remedy or mitigate sites of particular archaeological significance. In addition, it is expected that the 'Te Runanga o Moeraki Archaeological Accidental Discovery Protocol' would be followed when required.

17.5 Environmental Results Anticipated:

- Revitalisation of the Oamaru Harbourside to continue in appropriate areas.
- Oamaru Harbour to continue to serve as a working port
- Continued retention and use of historic heritage buildings in the Oamaru Harbourside Zone
- Refurbishment of existing heritage buildings in the Oamaru Harbourside Zone

3. PART III, CHAPTER 1.1: DEFINITIONS

Insert the following New Definitions:

<u>ARCHAEOLOGICAL SITE</u>	<u>means any place in New Zealand that—</u> <u>(a) Either—</u> <u>(i) Was associated with human activity that occurred before 1900; or</u> <u>(ii) Is the site of the wreck of any vessel where that wreck occurred before 1900; and</u> <u>(b) Is or may be able through investigation by archaeological methods to provide evidence relating to the history of New Zealand.</u>
<u>BUILDING FOOTPRINT</u>	<u>means the total area of the building measured from the exterior faces of the exterior wall as ground level.</u>
<u>CRAFT INDUSTRIES</u>	<u>means an activity involving the making or repairing of craft items, or other small goods, either by hand or by small-scale equipment, and includes wood carving or specialist furniture making, sculpturing, book binding, and also includes the preparation of specialist delicatessen foods. It excludes any larger-scale industries activities.</u>
<u>ECOTOURISM ACTIVITY</u>	<u>means nature-based tourism which involves the viewing, education and interpretation of the natural environment, whether a charge is made for admission thereof or not, and may include retails sales and other activities ancillary to an ecotourism activity.</u>

<u>PORT ACTIVITIES</u>	<p><u>means the use of land, wharves, plant, equipment, buildings and other port facilities and structures for:</u></p> <ul style="list-style-type: none"> • <u>cargo handling and passengers;</u> • <u>port administration;</u> • <u>maintenance and repair facilities;</u> • <u>boat building, maintenance or repair activities;</u> • <u>warehouses, storage areas for port related cargo, including the storage of boats;</u> • <u>car-parking areas;</u> <p><u>and activities associated with:</u></p> <ul style="list-style-type: none"> • <u>berthing</u> • <u>departure and surface movements of boats</u> • <u>the maintenance of port related structures</u> • <u>the maintenance of the breakwaters and seawalls, including the construction of concrete tetrapods for breakwater protection</u> • <u>the storage of harbour breakwater and seawall maintenance material; including but not limited to tetrapods and rocks.</u>
<u>RAILWAY ACTIVITIES</u>	<p><u>means the use of land or buildings for the construction, maintenance or repair of railway tracks, locomotives, carriages or any other ancillary activities.</u></p>

Amend the following definitions:

CAMPING GROUND	<p><i>means camping ground as defined in the Camping Ground Regulations 1985, and includes any facilities for campervans.</i></p>
INDUSTRIAL ACTIVITY	<p><i>means the use of land and buildings for the primary purpose of manufacturing, fabricating, processing, packing, or associated storage of goods and includes offensive processes but excludes port activities.</i></p>
OFFENSIVE PROCESSES	<p><i>The following processes:</i></p> <ul style="list-style-type: none"> • <i>processes requiring offensive trade licenses under the Health Act 1956;</i> • <i>the manufacture and processing of chemical fertilisers; meat processing or any associated processing of meat and meat by-products or co-products;</i> • <i>fish curing, cleaning, treatment, preserving and storage;</i> • <i>cement and concrete products manufacture except where concrete products are being manufactured solely for coastal flood and erosion protection work;</i> • <i>hot-mix asphalt paving manufacture;</i> • <i>glass or fibre-glass manufacture;</i> • <i>wood-pulp manufacture and processing;</i>

	<ul style="list-style-type: none"> • foundry processes, electro-plating works, melting of metals, steel manufacture and galvanising; • natural gas, oil or petroleum distillation or refining; • manufacture of hardboard, chipboard or particle board; • timber treatment; • wool scouring; • motor body building and auto dismantling.
<p>OUTDOOR RECREATION ACTIVITY</p>	<p>Means a recreation activity undertaken entirely outdoors with buildings limited to use for public shelter, toilets facilities, information and ticketing <u>and includes any associated landscaping and the provision of street furniture.</u></p>

4. PART III, CHAPTER 7: BUSINESS~~1, 2, 3, 4, 5, 6, 7~~ AND H (HERITAGE) ZONES

Delete reference to the Business 7 Zone under the heading of Chapter 7: Business 1, 2, 3, 4, 5, 6, 7 And H (Heritage) Zones (page 225), as follows:

7 BUSINESS 1, 2, 3, 4, 5, 6, ~~7~~ AND H (HERITAGE) ZONES

Delete Section 7.1.7: Business 7 Zone - (Harbour Frontage Zone) (Page 225):

~~BUSINESS 7 ZONE - (HARBOUR FRONTAGE ZONE)~~

~~This zone applies to land with frontage to Oamaru Harbour between the Business H (Heritage Zone) and the Oamaru Harbour breakwater. Existing activities reflect the area's proximity to the harbour, ranging from the viewing of blue penguins to storage and loading facilities for the port. The Council supports a wide range of activities in this zone that both complement the adjoining Business H Zone and the harbour frontage locality, and which recognises the importance of activities servicing the port.~~

Amend Section 7.1.8 (re-numbered 7.17): Business H Zone - (Harbour-Tyne Street)
(Page 225):

7.1.8 BUSINESS H (HERITAGE) ZONE ~~—(HARBOUR-TYNE STREET)~~

Note: Need to ensure that off-street carparking exemptions for Bus H Zone do not apply to railway land

This zone includes the land south of Meek Street with frontage onto Thames and some sites with frontage onto Tees, Tyne, Itchen Street and Humber Streets bounded by Tyne Street (west), Wansbeck Street, the curve of the S.I.M.T. railway (north) and the Harbour foreshore, as well as the port and harbour area in general.

The zone recognises the aesthetic, cultural, historic and architectural qualities of buildings in the area. Specific controls aim to maintain and enhance the special visual qualities of the area and retain the architectural integrity of the buildings as a group. A range of activities are provided for to encourage continuing use of the buildings and to enhance the vitality of this part of Oamaru. ~~The development of the port and harbour area is seen as an important link in this historic precinct rather than an isolated heavy industrial area.~~

Delete reference to the Business 7 Zone under the rules in 7.3.1. (Permitted Activities) (pages 225 and 226), as follows:

2 Recreational Activities, in Business Zones H, 1, 2, 3, and 4 and 7;

3 Visitor Accommodation, in Business Zones H, 1, 2, 3, and 6 and 7;

4 General Community Activities, in Business Zones H, 1, 2, and 3 and 7;

6 Service Activities, in Business Zones H, 2, 3, 4, and 5 and 7;

8 Commercial Activities, as follows:

.....

~~e) in Business Zone 7, except that Retail Sales shall be limited to a retail outlet with a gross floor area that does not exceed 1000m².~~

Delete reference to the Business 7 Zone under Section 7.3.2: Controlled Activities (page 227):

~~Business 7 Zone~~

~~1 Signs;~~

~~2 Carparking;~~

~~3 Landscape plantings;~~

~~The Council has reserved control over the following specified matter:~~

~~a) design and appearance of signs, carparking and landscape plantings.~~

Delete reference to the Business 7 Zone under Section 7.3.4: Non-Complying Activities (page 228):

1 Residential Activities and General Community Activities in the Business 4, **and 5 and 7** Zones;

Delete reference to the Business 7 Zone under Section 7.4: Site Development Standards (pages 228 to 230), as follows:

7.4.1 Height of Buildings

Maximum height of any building(s) for an activity shall be *except that no building for an activity shall exceed the maximum height determined by a 1:7 transitional side surfaces gradient or by a 1:40 Take Off / Approach Surface gradient for aircraft using the Omarama Airfield, as shown on Planning Maps 7 and 40. (Note: Contact the Council for assistance in determining the height. Contact the Council for assistance in determining the height.):*

.....

~~Business 7: 10m~~

7.4.2: Setback from Roads

~~Business 7: Minimum setback of building(s) for an activity shall be 5m from road boundaries.~~

7.4.3: Building Coverage

The combined total areas of all buildings on each site shall not exceed the following:

~~Business 7 60%~~

7.4.7 Access

Business H, 2, 3, 5, 6, 7

All access shall comply with the Transport Rules (Refer to Rule 12).

7.4.8 Outdoor Storage and Display:

Business H, 1, 2, and 3 and 7

The outdoor storage of goods (excluding vehicles or the display of goods for sale) shall be sited to the rear of any building and screened from public view.

Delete reference to the Business 7 Zone under Section 7.5.1: Critical Zone Standards on Noise (page 231):

On any site, activities shall be conducted such that the following noise limits are not exceeded at any point beyond the boundary of that site:

	Daytime	Night time
Business 7:	55dBA L10	45dBA L10

5. PART III, CHAPTER 10: TEMPORARY BUILDINGS AND TEMPORARY ACTIVITIES RULES

Delete the words "Business 7" in Rule 10.1.1.1 (Permitted Activities), Clause 3 (vi) (a) and instead replace with the words "Oamaru Harbourside Zone (page 243)."

6. PART III, CHAPTER 12: TRANSPORT/CAR PARKING RULES

Amend the following note by inserting reference to the Oamaru Harbourside Zone (page 251), as follows:

*Note that carparking in the Business H Zone is a Controlled Activity under Rule 7.3.2. **The carparking rules apply to the Oamaru Harbourside Zone except for those activities specified in Part III, Chapter 17, Rule 17.5 (2.4) (v).***

7. PART III, CHAPTER 14: SUBDIVISION, DEVELOPMENT AND FINANCIAL CONTRIBUTION RULES

Amend the Section 14.3.4 Discretionary Subdivision Activities by inserting the following new clause 4 (page 275), as follows:

14.3.4 DISCRETIONARY SUBDIVISION ACTIVITIES

.....

4 Any subdivision of any site within the Oamaru Harbourside Zone shall be a Discretionary Subdivision Activity.

Amend the Section 14.1 Critical Zone Subdivision Standards by inserting the following to the table on minimum net lot areas (page 275):

14.4.1 CRITICAL ZONE SUBDIVISION STANDARDS

(a) Lot Size

Table – Minimum Net Lot Areas

Zone or Landscape Overlay	Minimum Net Lot Area
<u>Oamaru Harbourside</u>	<u>No Minimum Lot Size</u>

Insert the following clause 15 (e) to the Section 14.7.2 Assessment Matters (for subdivision)

15 Heritage Items **and Oamaru Harbourside**

e) The degree to which any subdivision design or associated subdivision works maintains or enhances the heritage, amenity and public access values of the associated with the site, the adjoining area, and the wider Oamaru Harbourside Zone.

8. PART III, CHAPTER 16: HAZARDOUS SUBSTANCES RULES

Amend 16.3 Non-Notified Resource Consents by inserting Oamaru Harbourside Zone (page 307), as follows:

Resource consents in relation to the following matters shall be non-notified

- 1 The use, storage, or disposal of hazardous substances in Table 1 - exceeding Column A Quantity Limits, but not exceeding Column B Quantity Limits for the Business, Rural, Oamaru Airport, **Oamaru Harbourside** and Omarama Airfield Zones.

Insert the following into Table 1: Quantity Limits for Hazardous Substances identified in Schedule 1 (page 312):

OAMARU HARBOURSIDE ZONE

Check

<u>District Plan Category</u>	<u>Column A</u>	<u>Column B</u>
<u>1a</u>	<u>Nil</u>	<u>-</u>
<u>1b</u>	<u>15kg</u>	<u>-</u>
<u>2.1a (Activity Area B, B1, D, E, F, G, H, I)⁴</u>	<u>250 litres</u>	<u>-</u>
<u>2.1a (Activity Area A, C, J)</u>	<u>12000 litres</u>	<u>-</u>
<u>2.1b, 2.2, 2.3</u>	<u>250 litres</u>	<u>-</u>
<u>3a (Activity Area B, B1, D, E, F, G, H, I)</u>	<u>50 litres</u>	<u>-</u>
<u>3a (Activity Area A, C, J)</u>	<u>2000 litres</u>	<u>-</u>
<u>3b, 3c</u>	<u>3,000 litres</u>	<u>-</u>
<u>3u</u>	<u>10,000 litres</u>	<u>-</u>
<u>4.1</u>	<u>10 kg</u>	<u>-</u>
<u>4.2, 4.3</u>	<u>100 kg</u>	<u>-</u>
<u>5.1</u>	<u>100 kg</u>	<u>-</u>
<u>5.2</u>	<u>5 kg</u>	<u>-</u>
<u>6</u>	<u>100 litres</u>	<u>-</u>
<u>7</u>	<u>10 litres</u>	<u>-</u>
<u>8.1</u>	<u>20 litres</u>	<u>-</u>
<u>8.2</u>	<u>20 litres</u>	<u>-</u>

⁴ **Activity Areas are identified in the Structure Plan attached in Annexure A to the Oamaru Harbourside Zone Rules**

9. PART III, CHAPTER 17: OAMRU HARBOURSIDE ZONE

(Note current Part III Chapter 17 (Resource Consent – Assessment Matters for Zone Rules, 315) will be renumbered Chapter 18 and Chapter 18 (Deferred Residential will be renumbered Chapter 20).

Insert the following new Zone Statement and Rules:

17 OAMARU HARBOURSIDE ZONE

17.1 ZONE STATEMENT

The Oamaru Harbourside Zone is a mixed use zone that provides for a range of activities in various locations that are identified on a structure plan attached as Annexure A to these rules. The purpose of the zone and the associated rules is to:

- **promote the revitalisation of the harbourside area**
- **promote Oamaru port as a working port**
- **promote and protect the important heritage, amenity, open space and public access values associated with the area.**

17.2 DISTRICT- WIDE RULES

Attention is drawn to the following District-Wide Rules which may also apply in addition to any relevant Zone Rules to activities undertaken in the Business Zone. Any one or more of the District-Wide Rules may require an activity to obtain a resource consent.

- Temporary Buildings and Temporary Activities(Refer Rule 10)
- Heritage Rules (Refer Rule 11)
- Transport/Car Parking Rules (Refer Rule 12)
- Sign Rules (Refer Rule 13)
- Subdivision, Development and Financial Contributions Rules (Refer Rule 14)
- Utilities (Refer Rule 15)
- Hazardous Substances Rules (Refer Rule 16)

17.3 ACTIVITIES

17.4 PERMITTED ACTIVITIES

The following activities shall be Permitted Activities in the following Activity Areas shown on the Structure Plan in Annexure A; provided that they comply with all of the Site Development Standards and Critical Zone Standards:

1 Activity Area A

- a) Port Activities
- b) Railway Activities
- c) Outdoor Recreation Activities
- d) Commercial Activities, restricted to buildings erected prior to 2007

2 Activity Area B

- a) Recreational Activities, limited to outdoor recreation activity
- b) Craft Industries, limited to buildings not exceeding a building footprint area of 100m²
- c) Retail sales, within retail outlets not exceeding a gross floor area of 50m² and limited to buildings not exceeding a building footprint area of 100m²
- d) Railway Activities

To be rewritten as per the latest masterplan version, with the addition of a description for the 'railway land.'

3 Activity Area B1

- a) Recreational Activities, limited to outdoor recreation activity
- b) Ecotourism Activities
- c) Railway Activities
- d) Port Activities

Activity Area B2,

- a) Activities associated with the management of little blue penguins
- b) Port Activities limited to the maintenance of the seawall

4 Activity Area C

- a) Recreational Activities
- b) Port Activities
- c) Railway Activities
- d) Visitor Accommodation

5 Activity Area D

- a) Commercial Activities, restricted to buildings erected prior to 2007
- b) Craft Industries, restricted to buildings erected prior to 2007
- c) Recreational Activities, restricted to buildings erected prior to 2007
- d) Visitor Accommodation, restricted to buildings erected prior to 2007
- e) General Community Activities, restricted to buildings erected prior to 2007
- f) Residential Activities, restricted to the second storey of buildings provided that these buildings were erected prior to 2007 except that there shall be no cats or dogs.
- g) Railway Activities

6 Activity Area E

a) Commercial Activities

b) Craft Industries; limited to 10 full time-equivalent persons who are employed in undertaking any craft industry

c) Recreational Activities

d) Visitor Accommodation

e) Railway Activities

7 Activity Area F

a) Recreational Activities

b) Railway Activities

8 Activity Area G

a) Live-in community activities

b) Residential Activities

9 Activity Area H

a) Visitor Accommodation

10 Activity Area I

a) Commercial Activities

b) Craft Industries

c) Port Activities

11 Activity Area J

a) Craft Industries

b) Port Activities

c) Railway Activities

12 All Activity Areas

- a) Earthworks limited to the maintenance or repair of existing —
- tracks, walkways, carriageways, roads or car parking areas
 - buildings
 - yards
 - fences
 - landscaping and planting.
- b) The exercise of public's right of vehicular or pedestrian passage on a road, carriageway or car parking area administered by the Waitaki District Council.
- c) Subject to rule 17.5 (2.5) (a) below (Earthworks), the construction of any public roads or public car parking areas.

17.5 DISCRETIONARY ACTIVITIES

1 Any Permitted Activity which does not comply with a Site Development Standard.

2 The following activities shall be Discretionary Activities in the following Activity Areas shown on the Structure Plan in Annexure A:

2.1 Activity Areas B, B1,

a) Recreational Activities, which are not listed as a permitted activity

b) Port Activities

2.2 Activity Area E

a) Port Activities

b) Residential Activities

2.3 Activity Area H

a) Residential Activities

2.4 All Activity Areas - Buildings

The construction of new buildings, and the external alterations or additions to existing buildings or the relocation of buildings which are not listed as a

Heritage Item in Heritage Appendix B of the Plan, with the exercise of the Council's discretion being restricted to the following matters:

- (i) building footprint
- (ii) external materials used and building appearance
- (iii) landscaping associated with the buildings
- (iv) location of car parks on a site
- (v) the number and design of car parks for any buildings on a site intended to be used port activities, ecotourism activities or craft industries. (Note: For all other activities refer to the carparking requirement in Transport Rules (Part III, Chapter 12)
- (vi) fencing around a construction site to keep out little blue penguins
- (vii) the management of any contaminated land within the site subject to the building development

In addition

- (vi) for Activity Area B the location of a building in the Activity Area
- (vii) for Activity Area C the location of a building in the Activity Area and its individual or cumulative effect on the level of building coverage in the Activity Area
- (viii) for Activity Area C, the vulnerability of a building to coastal erosion
- (ix) for Activity Area F, the location of a building in the Activity Area and its individual or cumulative effect on the level of building coverage in the Activity Area
- (x) for Activity Areas B1, G and H, building stability
- (xi) for Activity Areas H, lighting for any buildings or the associated site

2.5 All Activity Areas - Earthworks

- a) Earthworks, except where listed as a Permitted Activity.

The Council has reserved discretion to the disturbance of an archaeological site.

For the purpose of Section 94D(2) and (3) of the Resource Management Act 1991 an application arising from non-compliance with Rule 6 a) does not need to be notified and need only be served on the New Zealand Historic Places Trust as the sole affected party, unless it has given its written approval to the activity.

Note: Any person must also obtain an authority to destroy, damage, or modify an archaeological site, or any part thereof, from the New Zealand Historic Places Trust. The Trust considers that the Oamaru Harbourside Zone is an area of archaeological significance and therefore an authority would be required prior to any earthworks being carried out.

17.6 NON-COMPLYING ACTIVITIES

The following activities shall be Non-Complying Activities in any of the Activity Areas shown on the Structure Plan in Annexure A:

- 1 Any Permitted Activity which does not comply with a Critical Zone Standard.
- 2 Any other activity which is not listed as a permitted or a discretionary activity shall be a non-complying activity.

17.7 SITE DEVELOPMENT STANDARDS

17.7.1 Height of Buildings

Maximum height of any building for an activity shall not exceed:

Still relevant?

-	<u>Activity Area A:</u>	<u>3m</u>
-	<u>Activity Areas B, C, E:</u>	<u>7m</u>
-	<u>Activity Areas G:</u>	<u>8m</u>
-	<u>Activity Areas B1, H, J, I:</u>	<u>10m</u>

17.7.2 Setback from Carriageways or Roads

Still relevant?

Minimum setback of any building located within all Activity Areas from the carriageways or roads shown indicatively on the structure plan shall be 6m, except for Activity Areas D, G and I where there shall be no minimum setback.

17.7.3 Setback from Each Activity Area (other than from carriageways or roads)

Buildings shall be setback a minimum distance of 5m from the boundary of each Activity Area.

17.7.4 Setback from an Internal Boundary

Still relevant? Buildings shall be setback 3m from the internal boundary of a site.

17.7.5 Recession Lines

Still relevant? No building shall project beyond a building envelope constructed by recession lines from points 3m above internal boundaries as shown in Appendix H.

17.8 CRITICAL ZONE STANDARDS

17.8.1 Noise

On any site or within any Activity Area, activities shall be conducted such that the following noise limits are not exceeded at any point beyond the boundary of that site or beyond the boundary of that Activity Area, whichever is closure to the noise source:

Still relevant?

	<u>Daytime</u>	<u>Night time</u>
<u>Activity Areas A, C, I</u>	<u>60dBA L10</u>	<u>45dBA L10</u>
<u>Activity Areas D, E</u>	<u>60dBA L10</u>	<u>40dBA L10</u>
<u>Activity Areas B, B1, F</u>	<u>55dBA L10</u>	<u>45dBA L10</u>
<u>Activity Area G, H, I</u>	<u>55dBA L10</u>	<u>40dBA L10</u>
<u>All activity Areas</u>		<u>75 dBA L_{max}</u>

Daytime: 0700 - 2200

Night time: All other times

Exemption

Noise limits shall not apply to residential activities and outdoor recreation, however the activity shall comply with the requirements of Section 16 of the Resource Management Act, 1991.

Sound levels shall be measured and assessed in accordance with the provisions NZS 6801:1991 *Measurement of Sound* and NZS 6802:1991 *Assessment of Environmental Sound*.

17.8.2 Residential Activity – Areas D & E

Still relevant? 1 Within Activity Areas D and E no residential units are permitted on or below any ground floors of a building.

2 No accessory buildings are permitted on a site in Activity Areas D and E.

17.8.3 Building Coverage

The combined ground floor areas of all buildings located in each of the following Activity Areas shall not exceed:

Update for relevancy and to reflect draft masterplan zones.

- Activity Area A: The existing footprint of the buildings erected prior to 2007
 - Activity Area B: 1000m² in the Activity Area
 - Activity Area D: The existing footprint of the buildings erected prior to 2007;
 - Activity Area E: 70% per site
 - Activity Area G: 50% of the Activity Area
 - Activity Area H: 60% of the Activity Area
 - Activity Area I: The existing footprint of the buildings erected prior to 2007
 - Activity Area B1: 10% of the Activity Area
 - Activity Area J: 20% of the Activity Area
-

11. PART III, CHAPTER 17: ASSESSMENT MATTERS (to be renumbered Chapter 18)

Insert the following new Section 17.5:

17.5 Oamaru Harbourside Zone

i Buildings

- a) The extent to which new, altered or relocated buildings are located or designed in sympathy with the visual or historical character of the Harbourside area, such as:
 - i) building scale
 - ii) roof form and design
 - iii) surface materials, finishes and textures
 - iv) public face landscaping elements, fencing and signage
 - v) vehicle servicing and parking provisions.
- b) The extent to which the new or relocated buildings or alterations visually dominate adjoining sites, open space or other buildings and are therefore out of character with the local environment.
- c) The extent to which the location and design of new buildings takes into account the connection and interaction with public and private space.
- d) The extent to which the external appearance of any new, relocated or altered building complements the surrounding setting and character.

including when viewed from adjacent open space and Oamaru Harbour.

- e) The extent to which the design and scale of new or altered buildings or structures is sympathetic to and complements the existing heritage values of the zone rather than replicating such heritage values.
- f) The extent to which there will be opportunities on-site for landscaping and open space that is compatible with the physical and cultural setting.
- g) The extent to which building height compromises any view shafts to the harbour frontage areas. Also refer to the ASSESSMENT MATTERS on building height and recession lines in 17.2 (iii).
- h) Refer to the ASSESSMENT MATTERS on building setback from roads, streets and neighbours in 17.2 (iv) and (v).
- i) The extent to which buildings associated with recreational or commercial activities or craft industries in Activity Area B – in terms of the individual building sizes – complement the open space, public access and associated amenity outcomes sought for this activity area.
- j) The extent to which buildings associated with port or recreational activities in Activity Area C – in terms of the building coverage or the location of individual buildings – are sympathetic to the Harbour-Tyne Street historic buildings.
- k) The extent to which buildings associated with port or recreational activities in Activity Area C can be relocated or incorporate other methods to avoid or mitigate the potential effects of coastal erosion.
- l) The extent to which buildings associated with recreational activities in Activity Area F – in terms of building coverage or the location of individual buildings - will affect the degree to which the land is able to be enjoyed by the general public; will result in a loss of open space; or will enable the establishment of activities which could adversely affect the surrounding environment by way of noise, glare, or traffic generation.
- m) The extent to which the site or buildings associated residential activities or visitor accommodation in Activity Areas G and H are prepared, designed and constructed to ensure long term site and building stability. In the case of visitor accommodation in Activity Area H, the extent to which the building complements the surrounding landform and vegetation and also the degree to which night-time lighting has been designed so that it avoids overspill onto adjoining

areas and avoids or reduces any glare when viewed from the harbourside environs. Additional Assessment Matters for Recreational Activities in Activity Area B – Oamaru Harbourside Zone.

Dark sky considerations?

ii. Recreational Activities

- a) The extent to which the recreational activity will result in levels of traffic noise, vibration or lighting that are incompatible with the character of the surrounding area.
- b) The extent to which the demand for car parking, or traffic congestion is inconsistent with the water frontage area of Harbourside.
- c) Any cumulative effect from the activity in conjunction with other activities in the vicinity.
- d) The extent to which the recreational activity will reduce opportunities for passive recreation and enjoyment provided by the Harbourside area.
- e) In addition, regard should be given to the assessment matters on buildings above for the Oamaru Harbourside Zone.

iii Additional Assessment Matters for Port Activities in Activity Area B - Oamaru Harbourside Zone

- a) The extent to which the handling of cargo, or the handling of passengers, or the associated storage of port-related cargo would effect the amenity of the Harbourside area, including increased generation of vehicles, noise, vibration or fumes.
- b) The extent to which the port-related activities would impact on the penguin colony, other commercial activities or the use of harbourside by the public.
- c) In addition, regard should be given to the assessment matters on buildings for the Oamaru Harbourside Zone.

iii Residential Activities – Activity Area H - Oamaru Harbourside

- a) The extent to which the design and layout of any residential housing is sympathetic to the heritage and amenity values of the wider Oamaru Harbourside Area, having regard to traffic, noise and lighting.
- b) The extent to which the housing complements the surrounding landform and vegetation.

Check relevancy to respective zones

iv Residential Activities – Activity Area E - Oamaru Harbourside

- a) The extent to which the design and layout of any residential housing on the upper floor of any buildings dominate the site.
- b) The extent to which the site and the wider area remains commercial in nature rather than appear as private residential development.
- c) The extent to which the building design, with the upstairs residential unit, complements the surrounding sites and buildings.
- d) In addition, regard should be given to the assessment matters on buildings for the Oamaru Harbourside Zone.

v Earthworks – Oamaru Harbourside

- a) Whether the application contains an archaeological report that sets out the importance of the archaeological site and whether there are methods to avoid or mitigate any adverse effects on the archaeological site.
- b) Whether an archaeologist should be present on-site during any excavation work and whether the 'Te Runanga o Moeraki Archaeological Accidental Discovery Protocol' has been put in place as a condition of consent.

12. PLANNING MAPS

Amend the Planning Maps 60, 60A and 62 to replace the Business 7 Zone, part of the Business 3, part of the Business H Zone and part of the Residential Zone with a new Oamaru Harbourside Zone, as shown on the attached plans.

13. APPENDIX B

Insert the following new Heritage Items to Appendix B of the District Plan:

N°	Original Name	Present Name (where applicable)	Site/Legal Description	District Plan Category	NZHPT Category	Map N°
166	<u>Oamaru Lighthouse</u>		<u>Cape Wanbrow. Oamaru Section 79 Block IV Oamaru Survey District SO 21075 Gaz. 1985 p.2292. set aside as a government purposes reserve (site for Lighthouse)</u>	<u>B</u>	=	<u>62</u>
167	<u>Breakwater, Macandrew Warf and remains of Ramsay Extension</u>		<u>Pt Sec 27 Blk III, Town of Oamaru</u>	<u>A</u>	<u>II</u>	<u>62</u>
168	<u>Cross Wharf (including attached chains and bollard at eastern end)</u>		<u>Oamaru Harbour Pt Sec 27 Blk III Town of Oamaru</u>	<u>A</u>	=	<u>62</u>
169	<u>Normanby Wharf (excluding the buildings on top of the wharf)</u>		<u>Oamaru Harbour Pt Sec 27 Blk III Town of Oamaru</u>	<u>A</u>	=	<u>62</u>

170	<u>Harbour Seawall (inc. chains fixed to the wall)</u>		<u>Oamaru Harbour</u> <u>Pt Sec 27 Blk III Town of Oamaru</u>	<u>A</u>	=	<u>62</u>
171	<u>Holmes Wharf and associated buildings</u>		<u>Oamaru Harbour</u> <u>Pt Sec 27 Blk III Town of Oamaru</u>	<u>A</u>	=	<u>60</u>
172	<u>Red Sheds</u>		<u>Breakwater Road, Oamaru Harbour</u> <u>Pt Sec 27 Blk III Town of Oamaru</u>	<u>B</u>	=	<u>62</u>
173	<u>Robert and Betsy mast</u>		<u>Oamaru Harbour</u> <u>Pt Sec 27 Blk III Town of Oamaru</u>	<u>B</u>	=	<u>62</u>
174	<u>Wooden buildings associated with Sumpter Wharf</u>		<u>Oamaru Harbour</u> <u>Pt 27 Blk III Town of Oamaru</u>	<u>A</u>	=	<u>62</u>
175	<u>White railing fence</u>		<u>Oamaru Harbour</u> <u>Pt Sec 27 Blk III Town of Oamaru</u>	<u>B</u>	=	<u>62</u>
176	<u>Marine Parade wall, lights & Coker memorial. Esplanade Eastern Edge, Oamaru Harbour</u>		<u>Legal Road (surveyed 1983 as Lot 7 DP 18767, vested as road on deposit of plan)</u>	<u>B</u>	=	<u>62</u>

	Signalman's hut					
177	<u>Railway Footbridge</u>		<u>Oamaru Harbour</u>	<u>B</u>	=	<u>60</u>
178	<u>Railway lines</u> <u>Established prior to 2006</u>		<u>Oamaru Harbour</u>	<u>B</u>	=	<u>60 & 62</u>
179	<u>Cape Wanbrow battery,</u> <u>magazine, gun emplacement,</u> <u>battery observation post and</u> <u>associated structures and</u> <u>features.</u>		<u>Within sections 79 and 80 Block</u> <u>IV Oamaru Survey District</u>	<u>B</u>	=	<u>62</u>