

Waitaki District Plan Review 2020

Oamaru Harbour Plan

Key Information Requirements

The District Plan Review will provide the framework for future development and land use within the Oamaru Harbour Area. The District Plan will set out the objectives and policies for the area and provide the rule framework for any new buildings and land use activities within the harbour.

Section 32 of the Resource Management Act 1991 (RMA) requires that all new Plan provisions must be assessed for their appropriateness in achieving the purposes of the RMA and that a clear identification and assessment of the benefits and costs, risks of new provisions on the community, the economy and the environment is provided when the Plan is released for public consultation. The section 32 analysis is required to be clearly evidenced and documented so that stakeholder and decision-makers can understand the rationale for policy choices. All new provisions proposed in the District Plan Review in relation to the Oamaru Harbour Area will be required to meet the evidence requirements under s32 of the RMA. This will include providing evidence of community consultation and technical reports to support the analysis of the costs, benefits and risks of the proposed provisions.

In order for the District Plan Review (DPR) to support the objectives of the Harbour Area, the following key information is required to enable draft provisions to be included in the District Plan which is to be released as a draft in mid-2020.

1. Definition of the geographical boundaries (shown on a map) of the extent of the 'Harbour Area'.
2. Identification of the overall short, medium and long term objectives for the Harbour area. An explanation of how these objectives have been defined will be needed for the section 32 (s32) report of the DPR.
3. A map/plan to show the location of all currently planned works and projects proposed over the short, medium and long term in the Harbour area. This should include all development, roading, streetscape, engineering, landscape and beautification projects along with the anticipated time-scale for implementation.
4. Identification of the desired future land uses and activities within the defined Harbour area. It is recommended that the overall Harbour area be further defined into sub-areas. The boundaries of each sub-area are to be defined on a map.
5. Each sub-area to identify what land uses and activities are to be encouraged and discouraged within each area. The key objectives for each sub-area should be clearly defined. Evidence and justification of the key objectives and proposed land uses will need to be provided for the s32 analysis of the DPR. The s32 analysis will need to

provide clear evidence of the reasons why particular land uses are to be encouraged or discouraged. Evidence to substantiate the likely future demand for future land uses will also be required, particularly to justify the inclusion of any additional maritime, commercial or residential activities. It is useful to know what the expected demand for these activities will be in the short, medium and long term (to demonstrate how the Oamaru waterfront stacks up against other ports like Timaru). Existing land uses that are to remain should also be identified.

6. Identification of any alternative options that have been considered for the sub-areas and reasons as to why these have been discounted.
7. A design vision/statement for the overall 'look and feel' of each sub-area in terms of character, built form, urban and landscape design. It is recommended that a set of design guidelines are prepared by a suitably qualified person specifically for the Harbour area to ensure that all new building design, layout, landscaping, signage, streetscape furniture etc is in keeping with the overall design vision for the area and maintains and enhances the distinctiveness of the Harbour area. The design guidelines should also provide an indication of the maximum heights, densities and site coverage requirements for each of the sub-areas.
8. Identification of key viewshafts, pedestrian routes and public open spaces. This work should be supported with a report by a suitably qualified landscape architect.
9. Identification of risk areas within the Harbour Area and whether this will restrict future land uses within these areas and of any remediation work that will be needed to allow future development. Risk areas include contaminated land, coastal erosion and flooding etc. The identification of risk areas should also include any biodiversity risk areas such as penguin nesting sites and the Otago shag colony. Technical reports to evidence these areas will be required for the s32 analysis.
10. Consideration of whether any financial contributions will be required for new development in the Harbour area to provide for the development of public open space and/or for enhancing public pedestrian facilities, and/or for enabling public access to and enjoyment of the coastal environment.