

Hokitika Racecourse Future Use

COMMUNITY ENGAGEMENT SURVEY SUPPORTING DOCUMENT

Introduction

Westland District Council (WDC) has developed a **Community Engagement Survey** to seek the views of the Westland community on the potential future use of the former Hokitika Racecourse site. **This document is to be used in conjunction with the survey, as it provides supporting information to the questions asked.**

To enable funding through the central government Infrastructure Acceleration Fund (IAF), preliminary plans have been developed to inform the potential need (including the size and quantity) of roading and 3 waters, (drinking water, wastewater and stormwater) infrastructure, to service any potential development of residential dwellings,

To help you to respond to the survey with informed and considered answers, it is also strongly recommended that you also take the time to read the **Hokitika Racecourse Development project page, on the Westland District Council website.**

The Community Engagement Survey and this supporting document has been arranged in the following sections:

1. - Integration and utilisation of buildings and land areas
 2. - Residential, Recreational and Community/Commercial spaces.
 3. - Types of Residential Dwellings.
 4. - Park Street Extension
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2. Residential, Recreational and Community/Commercial spaces

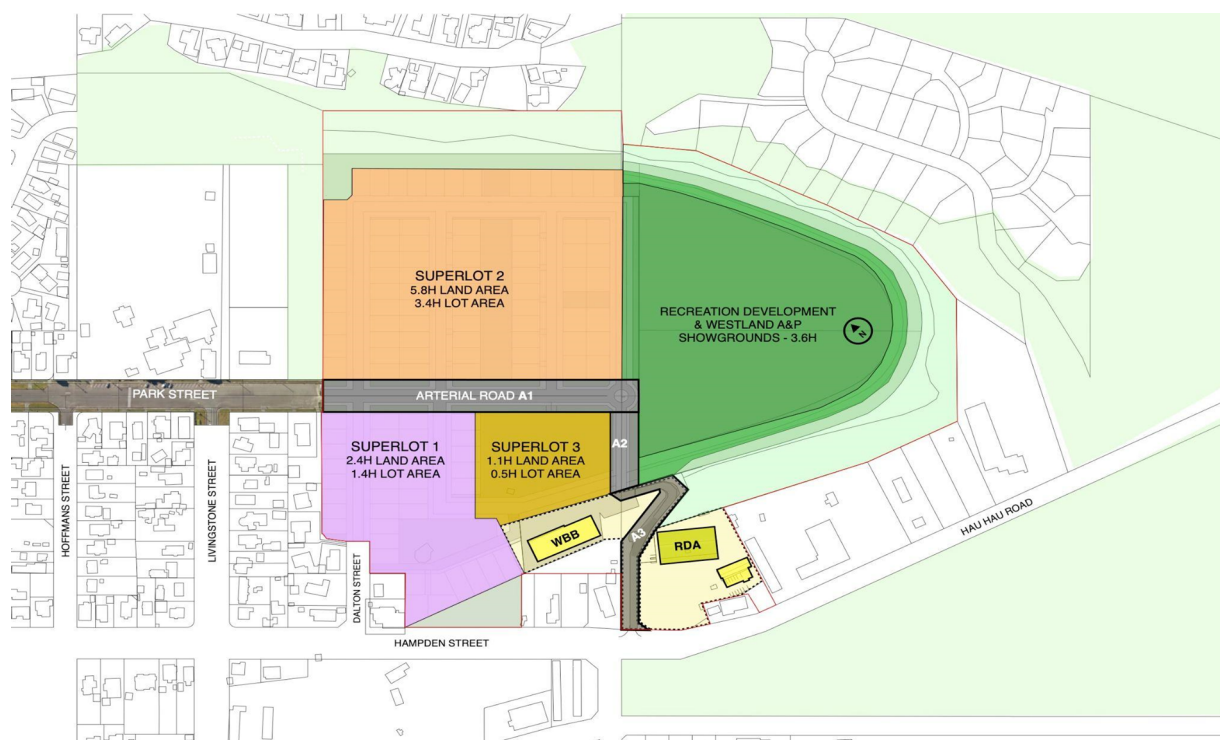


Figure 2.

Land Use (proposed, as per Figure 2.)

Zoning	Proposed Use	Zoning	Proposed Use
SuperLot 1 Residential mixed use	Pensioner housing	SuperLot 2 Residential mixed use	Affordable housing
SuperLot 3 Residential mixed use	Community / commercial	Recreation Rural	Recreational development
Arterial Road 1 Residential mixed use	Park Street extension	A2 Residential mixed use	Connecting road / services
A3 Existing roadway	Hill Rd (existing)		

Statement 2.

To enable funding from central government, preliminary plans have been developed to inform the need (including the size and quantity) of roading, water and wastewater infrastructure to service any potential future development.

Figure 2. shows a potential arrangement of additional roading, residential superlots, recreational areas, and community / commercial spaces.

This plan adheres to and takes into consideration current and proposed future zoning, and incorporates use by the Boys Brigade and Riding for the Disabled (RDA) as lease holders.

3: Types of Residential Dwellings

Statement 3.

The areas for potential development indicated in *Figure 2*. have been designed to support roading, water and wastewater infrastructure to service between 110 and 170 residential sites .

If WDC progresses with plans for any potential future development, they will inform any property developers of the terms and conditions they must agree to, before they are able to purchase and develop the land. This includes defining the number and types of residential dwellings they must build within the residentially zoned areas.

The following dwelling types are being considered for potential future plans.

Dwelling Type Definitions:

- **Pensioner Housing** is housing designed specifically for people over the age of retirement.
- **Affordable Homes** are homes within a set price range. For Hokitika, as a Tier Three Urban Environment (central government set standard), this is set at \$500,000.
- **Market Driven Housing** is housing that is priced at market value and fluctuates in price and value as the market dictates.
- **Medium Density Housing** is housing that is built on a smaller lot (section) size than traditional single-family homes. This type of housing can include townhouses, apartments, and duplexes.

4: Park Street Extension

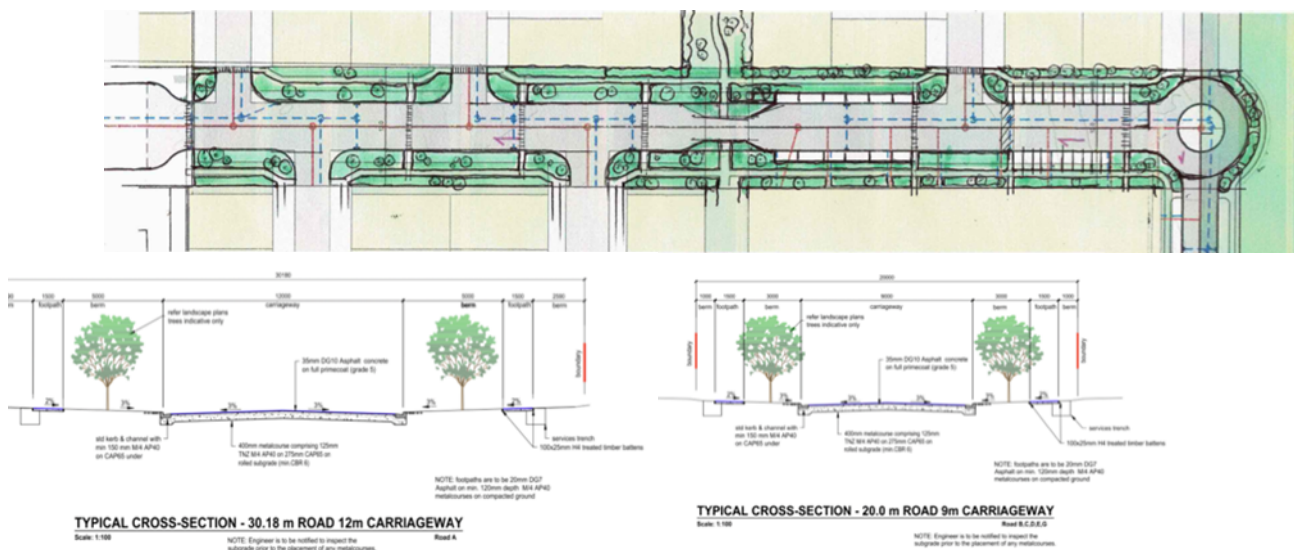


Figure 3.

Statement 4

Within the map shown in *Figure 2*, labelled ARTERIAL ROAD A1, Park Street has been extended to go through the residential areas into the recreational area. There are many purposes that this new roadway will serve, and features that can be included, to make the best use of the potential development. *Figure 3* shows some examples of features that may be added to new roadways.

Thank you for taking the time to complete this survey. Your contribution assists Westland District Council in understanding the community's views on the potential future development of the former Hokitika Racecourse site.