

Hokitika Racecourse Future Use

SURVEY

June 2023

Introduction

Westland District Council (WDC) are seeking the views of the Westland community on the potential future use of the former Hokitika Racecourse site.

To enable the successful application for funding through the Infrastructure Acceleration Fund (IAF), from central government, 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 this survey with informed and considered answers, it is strongly recommended that you read the **project page on the Westland District Council website**.

Name* _____

Email* _____

Address * _____

Phone number * _____

Organisation _____

I attended a stakeholder session

- Yes (please indicate which session you attended) No
- Wednesday 17 May 2023 Thursday 18 May 2023 Both

I attended the drop in session on Saturday 10 June 2023

- Yes (please indicate the drop in session you attended) No

I have read the project information on the Westland District Council Website <https://www.westlanddc.govt.nz/your-council/key-projects/hokitika-racecourse-development/>

- Yes No

*Required information

This survey 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

1. Integration and Utilisation of Buildings and Land Areas

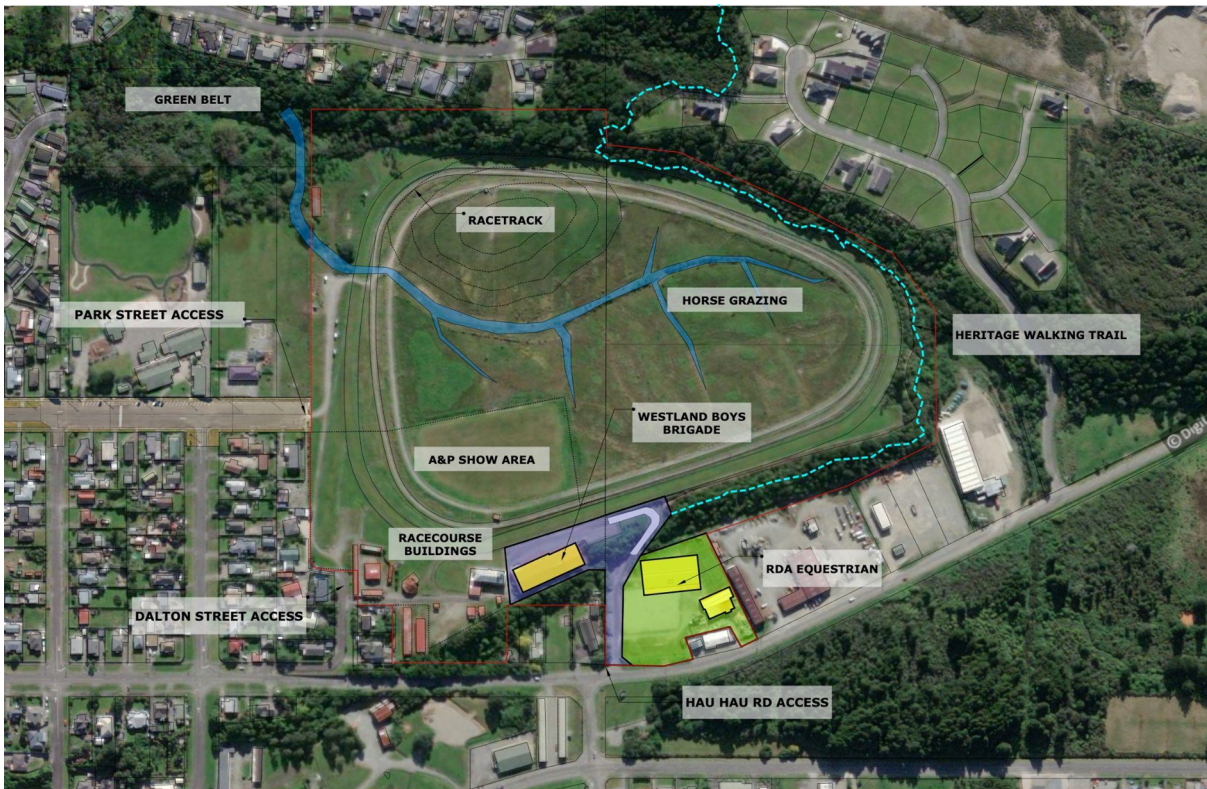


Figure 1.

Statement 1.

The former racecourse site has many existing buildings and land area uses that include:

- * Boys Brigade Hall
- * Riding for the Disabled (RDA) facilities
- Racetrack and *horse grazing paddocks
- *A&P Show / events areas
- Reserve and green belt (including Heritage Walking Trail)
- Racecourse buildings (no longer in use)

* Organisations that have leases and/or usage agreements in place with Westland District Council.

Question 1.1

Are there other buildings or land areas **that are currently in use / exist** that you believe need to be added to the above list?

Yes (please list / comment) No

Question 1.2.

Using the list of existing buildings and land areas (including any that you have added). What do you believe Westland District Council needs to consider in any plans for potential future development?

Boys Brigade Hall

Comment

Riding for the Disabled (RDA) facilities

Comment

Racetrack and horse grazing paddocks

Comment

A&P Show / events areas

Comment

Reserve and green belt (including Heritage Walking Trail)

Comment

Racecourse buildings (no longer in use)

Other (include any that you have added to the list).

Comment

2. Residential, Recreational and Community/Commercial spaces

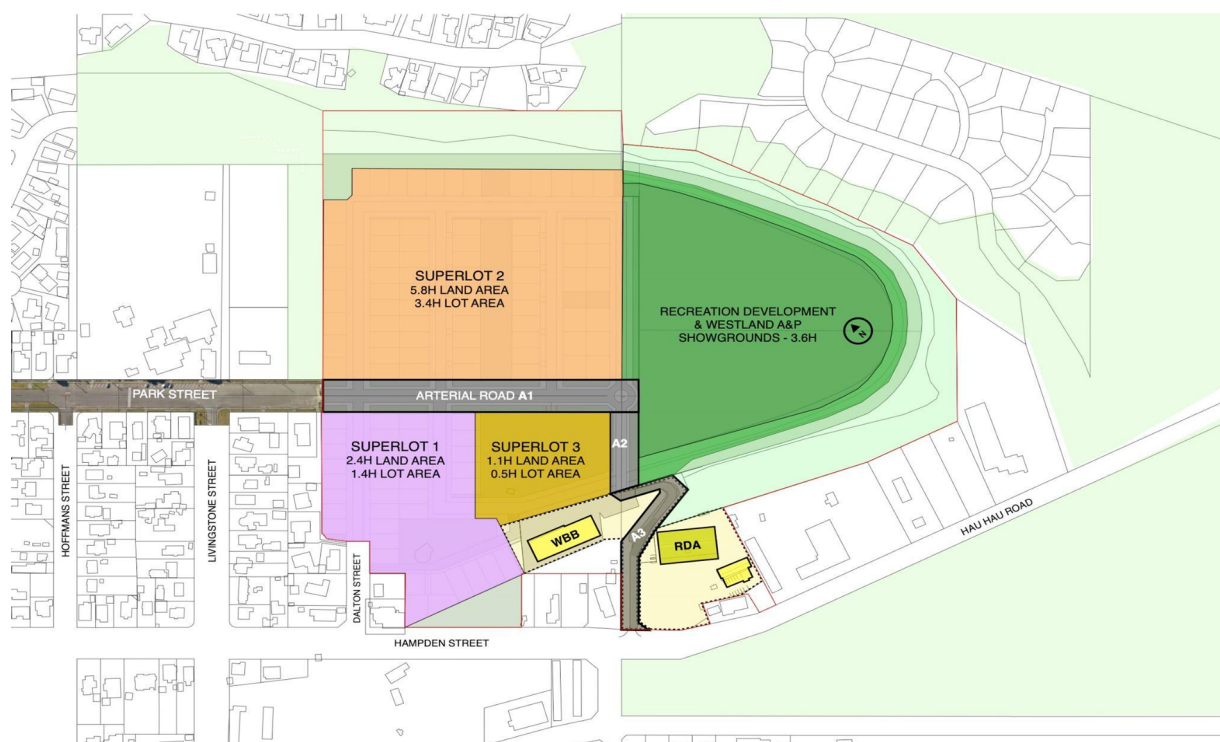


Figure 2.

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.

Question 2.

Using Figure 2 as reference, including the existing zoning and leaseholder areas, do you consider that the balance of Land Use is about right?

On the scale below, circle the number that reflects your opinion about the proposed land use.

No Not Sure Yes [circle / click on number]
1 2 3 4 5 6 7 8 9 10

Comment:

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.

Question 3.

Do you support the following type of residential dwellings being developed within the residential zones indicated in Figure 2?

3a. Pensioner Housing.

Yes

Maybe

No

3b. Affordable Homes

Yes

Maybe

No

3c. Market Driven Housing.

Yes

Maybe

No

3d. Medium Density Housing.

Yes

Maybe

No

Comment:

4: Park Street Extension

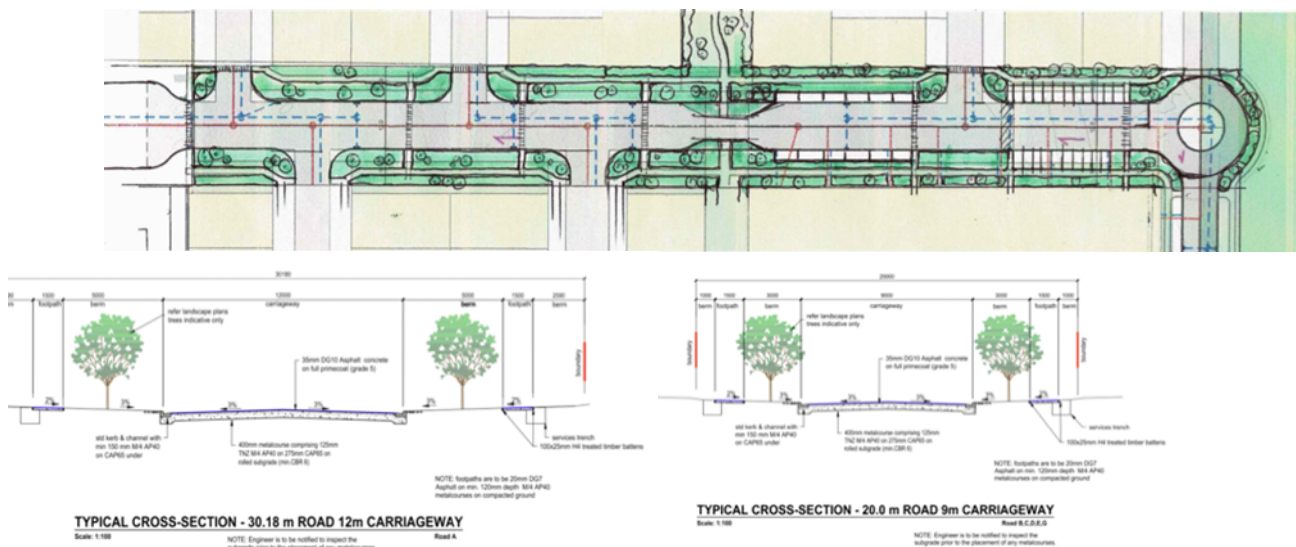


Figure 3.

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.

Question 4.

Considering *Figure 2* and *Figure 3* and other roadways you have seen in other locations, what features do you believe would enhance the usage of a potential extension of Park Street?

4a. Road, berm, and footpath widths.

You may wish to consider the width of the existing section of Park Street and indicate whether you would like a potential extension to be the same width, narrower or wider. You may also want to reference other streets or roads as examples.

Comment:

4b. Footpaths, pavement, cycleways, horse tracks etc.

You may wish to consider the surface materials used, routes these may follow before and after the proposed extension of Park Street.

Comment:

4c. Landscaping, trees, pavement/street finishes, street furniture, lighting etc.

Consider hedges and shrubs, flowers and fruit, cobblestones and concrete, solar and LEDs, art works and any number of other design aspects.

Comment:

4d. Car Parking - parallel, angled, square to road, time limited, residential only, limited area along roadway, bollards for events and recreational users, etc.

Comment:

4e. Traffic management.

Stop / Give Way signs, roundabouts, speed humps, lower speed limit, pedestrian crossings, one way sections of roadway, combined use, etc.

Comment:

4f. Additional

Please add any features that have not been covered in the above, that you would like to be considered.

Comment:

5: Additional comments

Are there any additional general comments you would like to add, to assist in the Westland District Council's consideration of any potential future development of the former racecourse site?

Comment:

More pages can be attached if necessary

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.

Please note: submissions will be publicly available on the council's website, through inclusion in the council agendas, and/or retrievable by request under the Local Government Official Information and Meetings Act 1987. Contact details will be redacted under the Privacy Act 2020.