

FUTURE OHAKUNE

What does the future of Ohakune look like, What should be the focus?

Process / Project Steps

STEP ONE - Mid 2019

PROJECT ESTABLISHMENT - Ruapehu District Council, Ngāti Rangi, Ohakune Inc work with Boffa Miskell Ltd to develop the scope for the project

STEP TWO - Early 2020

PROJECT GOVERNANCE GROUP (GG)- The project GG is established to provide strategic inputs and guidance to the project team through a structured and facilitated process

STEP THREE - Mid 2020

COMMUNITY ENGAGEMENT - The PRG consists of representatives from the community, Ngāti Rangi, local business/retail, forestry, farming + market Gardeners and youth. It was established to;

- Develop preliminary project objectives
- Help the project team develop a detailed understanding of the problems limiting the town centre and the opportunities for the future.
- Guide how to best engage with the community

WE ARE HERE

STEP FOUR - October 2020

COMMUNITY ENGAGEMENT - We have previously facilitated workshops with the PRG, (essentially 'casting the net out') to capture a broad range of ideas, initiatives and issues facing Ohakune. We want to refine these through community engagement and your feedback

STEP FIVE - October 2020

SUMMARISE FINDINGS - Following community engagement we will summarise our findings from the first four steps and make a recommendation through a prioritised and refined action plan.

This summary will provide an overview of what people feel are the most important initiatives for the future of Ohakune

STEP SIX - Late 2020

Council to consider what this means for the Ruapehu District Councils Long Term Plan process

STEP SEVEN - 2021+

Key projects are identified and an approved action plan allows for a mix of community, private and council led projects to progress with a shared future vision

ABOUT

Ruapehu District Council in partnership with Ngāti Rangi and Ohakune inc. have been working with the recently formed Future Ohakune Reference Group (made up of representatives from the community, Ngāti Rangi, big and local businesses, farming and market gardeners) to establish some initial ideas and propose preliminary objectives, initiatives and projects for the future of Ohakune. **The project is community centered and focused on providing the community with the opportunity to have a say on and influence the future of Ohakune.**

PURPOSE - What does this work hope to achieve?

Develop a strong evidence base - It is important to develop a strong evidence base early to ensure key decisions are informed and tested by 'real world' information. The initial steps (project steps 4-5) focus on distilling the existing evidence-base available, identifying gaps and supplementing with further urban design analysis where necessary.

Establish A set of actions 'action plans' - Action plans explain in detail how the strategic objectives and key strategic interventions will be carried out through distinct projects. Comprise a list of responsibilities and programme (or priority) for stakeholders to initiate to work towards the desired outcomes.

WHY - Why a 'Future Ohakune' Strategy

Plans and strategies mean different things to different people. To us, and in the context of Ohakune, the 'Future Ohakune' strategy tells a story and provides direction or actions over time. It tells us what is important to the community it serves, what are the technical matters to be considered, what are the economic drivers and opportunities as well as realities, what options have been considered, how have these been evaluated, then what is the plan and what are the actions and priorities to deliver on it?

VISION - Building on the existing Ohakune 'Mission Statement'

"Beneath the world Heritage Mountain Park lies our unique rural resort town of Ohakune.

We plan to conserve and promote our natural and heritage assets. Develop our tourism opportunities and intensify our primary industries whilst protecting our residents' multicultural life styles."



INITIAL THINKING

WHAT ARE THE STRENGTHS, WEAKNESSES, OPPORTUNITIES AND THREATS?

STRENGTHS

- Productive land uses and tourism provide diversity to local economy
- Mana whenua have strong influence and aspirations
- Diversifying tourism activity – snow sports/activities + biking/walking
- State Highway access/presence – increases accessibility
- Strong landscape – mountains and wider alpine environment – provides identity
- Natural features within town of Ohakune – streams and vegetation- provides identity
- Community facilities present – schools and health
- Proven track record of getting things done
- Ngāti Rangi will be a constant presence in Ohakune - forever.
- Ngāti Rangi are growing its local asset and economic base locally and will continue to invest in its people, its infrastructure and the surrounding environment.
- Not bound by a state highway, not reliant on SH traffic passing through day to day
- Already seen as a destination
- Has a strong identity – Down to earth, relaxed, comfortable, a unique style
- Community have a good understanding of the potential impact of development of natural environment and the need to protect and enhance
- Well-being, health focused
- Supermarket is an attractor and provides activity and vibrancy to TC
- Ohakune has a diverse and strong economic landscape with; Ski/Bike / Walk / Tramp / Alpine Streams/Bush / Sightsee. Forestry / Market Gardening / Farming

OPPORTUNITIES

- To use design thinking principles to articulate our cultural heritage underpinned by Ngāti Rangi history with respect to our Mountain, the surrounding environment and the people that interface with these resources.
- Working together with mana whenua and stakeholders to a plan of action
- Providing spaces that enable small scale local community gatherings and can upscale for larger fluctuations
- Networking with other towns in the wider area
- Joining to/ visibility of stream and bush and land around
- Connecting with Junction/resolving intent of junction - what's its role?
- Active mode connections – bike/hike trails
- **To be Bold**
- A place to live work and play
- Upgrade Ohakune Swim Baths enhance existing pool, heating. Add new toilet/Change rooms.
- Add hot spa pools/tubs, hot food, pools for bikers/skiers and sightseers. An all year operations.
- To provide more affordable and social housing, using a range of new partnerships and models.
- For Ohakune to focus on its unique identity, creating a place that the local community recognize as 'them' and proud and happy to share with others
- Ensuring that we are reflecting local community needs and opportunity to thrive
- Focus on people, place and the experience you have while you are there.
- Develop a town structure (scale and form) buildings that reflects the character of the natural environment
- For development to support a variety of activities (local and visitor) and influxes in population, natural ebbs and flows 'expand and contract'
- Ohakune has the ability to be flexible and adaptable
- Build new bike/walk/trails, look for funding opportunities
- The completion of the Te Ara Mangawhero Trail-way will encourage increased and more consistent visitor flow.
- Mangawhero River to be designed as a key pedestrian and cycle walkway (and biodiversity corridor) linking the Junction (and trails) and Town Centre.

WEAKNESSES

- Ngāti Rangi history is not well known or canvassed around the Ohakune town.
- Local economy is vulnerable to tourism/visitor preferences/presence
- Building stock in centre of variable condition and quality
- Disconnection between town centre and the junction
- Absentee owners ' Ohakune's Dual Residents' means there are a lot of unoccupied properties – detracts from sense of community
- No 'centre' or heart for community and larger influxes to gather and socialise
- Reputation as a ski town (probably changing?)
- A little bit cut off or isolated.
- Supermarket is not fit for purpose and limited options to expand in current location, challenging to move elsewhere
- Unaffordable housing for locals driven by demand for holiday homes

THREATS

- Lack of originality. Trying to mimic other Alpine communities i.e. Queenstown, Vancouver etc. We need to embrace the culture fabric and interweave cultural history that clearly defines who we are as a community.
- Fluctuations in visitor numbers
- Changes to productive land use economy
- Disinterest by absentee owners in investing
- Businesses with variable levels of interest in investing or operational improvements
- Rapid changes - currently not prepared to handle and adapt quickly
- Loose authenticity by creating a future plan that focuses too much on one type of development or activity.
- Removing the sense of local character
- Available data to undertake analysis not accurate enough to reflect real world conditions ie; population numbers and demand
- Investing in Tourism - Having a strong tourism focus leaves Ohakune vulnerable to financial downturns and events like Covid-19 that restrict or stop international travel - There is a threat that Ohakune over invests/focuses on Tourism. Need to focus on a mix of activities that make Ohakune more resilient to change.

OBJECTIVES

1 A BEATING HEART-WHANAU

Putting people at the centre of decisions, heart is where the home is, culturally connected, united as a prosperous economically sustainable community

2 HEALTH & WELLBEING WHENUA

The mountain and the land - it is what draws people here in the first place/a sense of mauri (spirit) which makes this place unique and appealing, looking after and protecting our environment is crucial in the sustenance of people both as residents and visitors - mentally, physically, emotionally, spiritually

3 HERITAGE - WHAKAPAPA

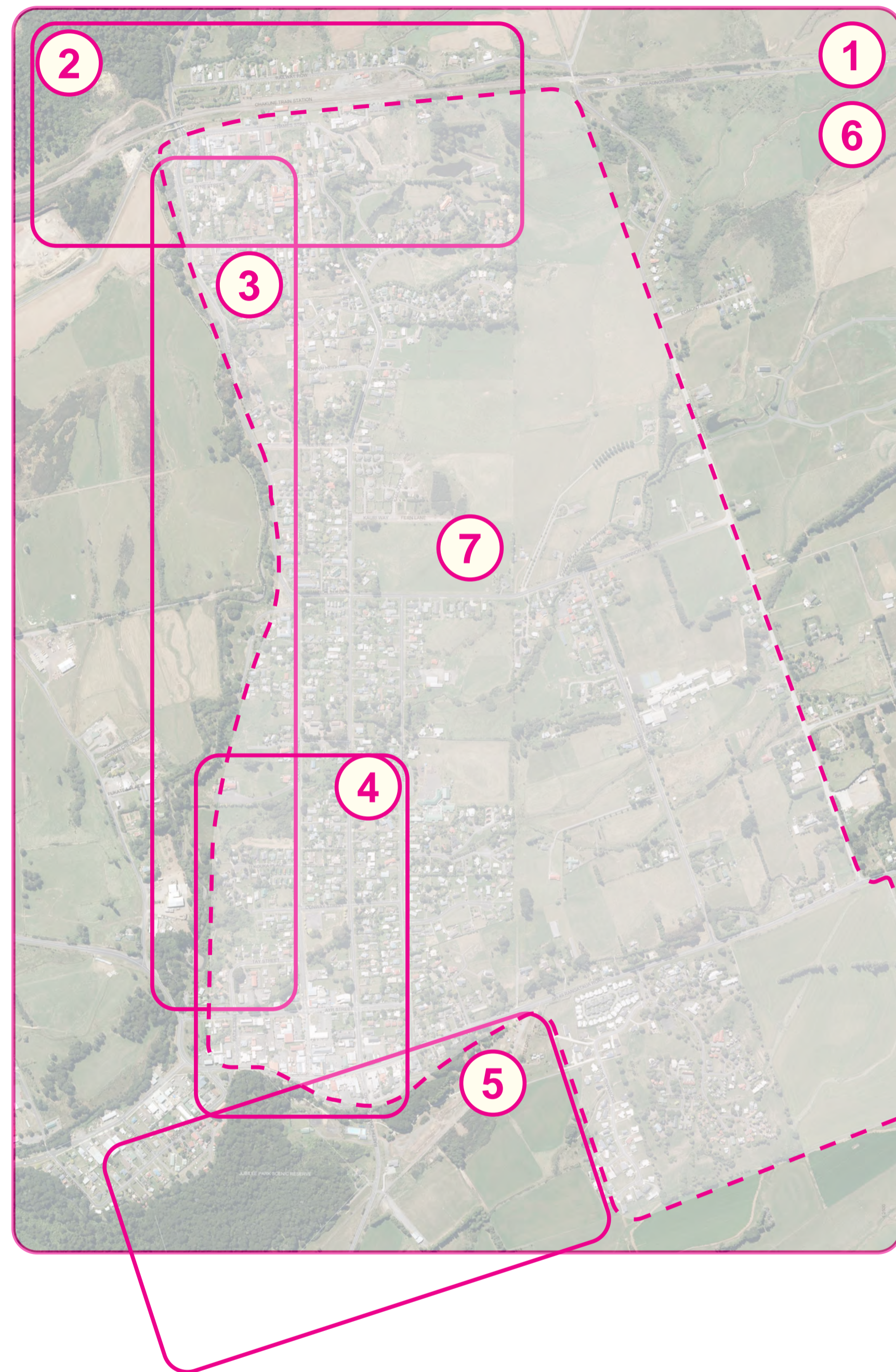
Ngāti Rangi are intrinsic to and of the place and will always have a presence. There are layers of meanings for all of us and this makes the identity we will seek to amplify.

4 GET INTO IT - AN INTEGRATED APPROACH

Drawing people to our town to live and work and play is important to a sustainable future.

1

FOCUS AREAS



1

KEY STRATEGIC INTERVENTIONS & WIDER INITIATIVES

2

THE JUNCTION

Developing a clear direction/purpose and identity for the Junction.

Providing a strategy for the revitalisation and reinvigoration of the Junction

3

MANGAWHERO CORRIDOR

Recognise the river (and river corridor) as a key asset. Provide a stronger connection between Town and the Junction. A variety of public open space experiences and activity nodes

4

TOWN CENTRE

Develop a town centre that continues to support a wide variety of businesses and activities, supports the local community, is safer and easy to walk and cycle around.

Develop a strategy for vehicle movement, speed and parking

Improve the amount and quality of public open space, including the location of a 'town square' and civic centre

5

SOUTH OF THE MANGATEITEI

Sport and recreation play a key role in connecting communities as well as supporting physical and mental well being. Investigate how best to utilise the land south of the Mangateitei - Develop this area as a community centre and sports hub.

6

CULTURE & ENVIRONMENT

Ohakune has a rich natural and cultural history. Identify opportunities to express both through the built form. Develop guidelines to ensure that any development in Ohakune is 'authentic' and 'of this place'

Highlight the natural environment and rich cultural narratives that have shaped Ohakune.

7

HOUSING, ACCOMMODATION & GROWTH

Successful towns have a balance between key functions they serve; employment, commercial, leisure, community, housing, healthcare and educational.

Housing options and affordability in Ohakune is currently a significant issue for the community and local employers.

Identify opportunities and initiatives to improve the availability of housing within Ohakune. Develop a spatial strategy to deal with new growth, density and affordability

DRAFT ACTION PLAN FOR KEY STRATEGIC INTERVENTIONS AND WIDER INITIATIVES

- Ohakune Spatial Framework - Identify initiatives to use the built environment to express local cultural identity (including via many of the other initiatives)
- Economic development analysis and strategy - Discussions built on evidence - Identify the opportunities and constraints for establishing a sustainable and prosperous economic future.
- Activation - Prepare a Tactical Urbanism and Placemaking Plan
- Transport and parking - Discussions built on evidence - Prepare a transport and parking strategy that support the spatial framework and sets out the long-term direction for transport

QUESTIONS FOR YOU

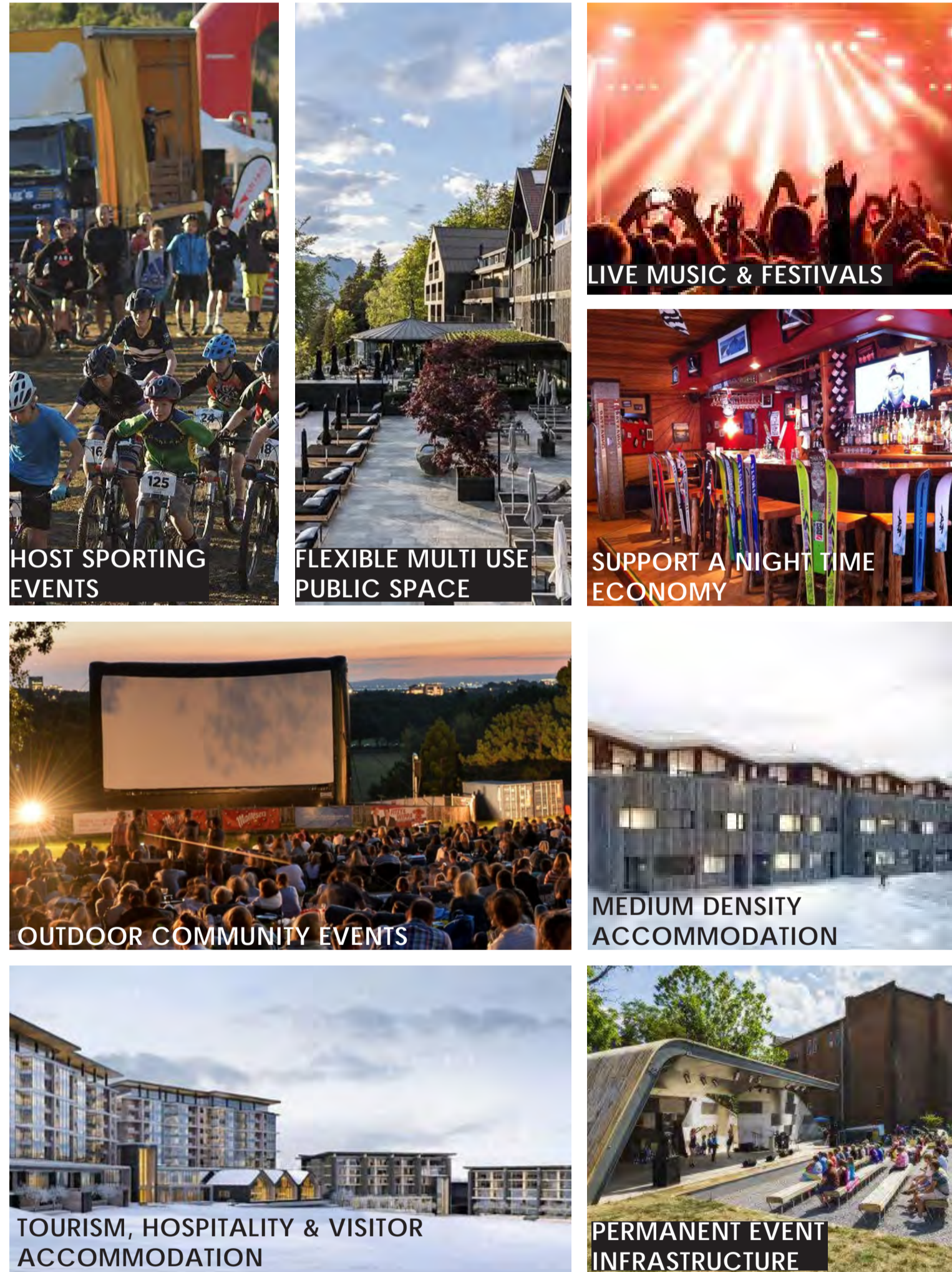
- Do you agree with the Strengths Weaknesses, Threats and Opportunities raised. Do you have something else to add to this?
- Do you agree with the 7 focus areas identified?
- With the 7 focus areas in mind do you have anything you would like to add to the conversation, ideas we should or should not be considering.

2

THE JUNCTION

A PLACE TO VISIT, STAY AND PLAY

The Junction is to be a premium destination, a centre of activity, hosting a range of small and medium sized events, live music, sport. People like experiences that bring them together socially and as a community - these can be day-to-day things, weekly, monthly or special annual events.



The experience at the base of the Maunga and Junction is embodied in the Ngāti Rangi Phrase - E oha, ka oha, he Ohakune ki te ao - Ohakune, An opening into a new world.



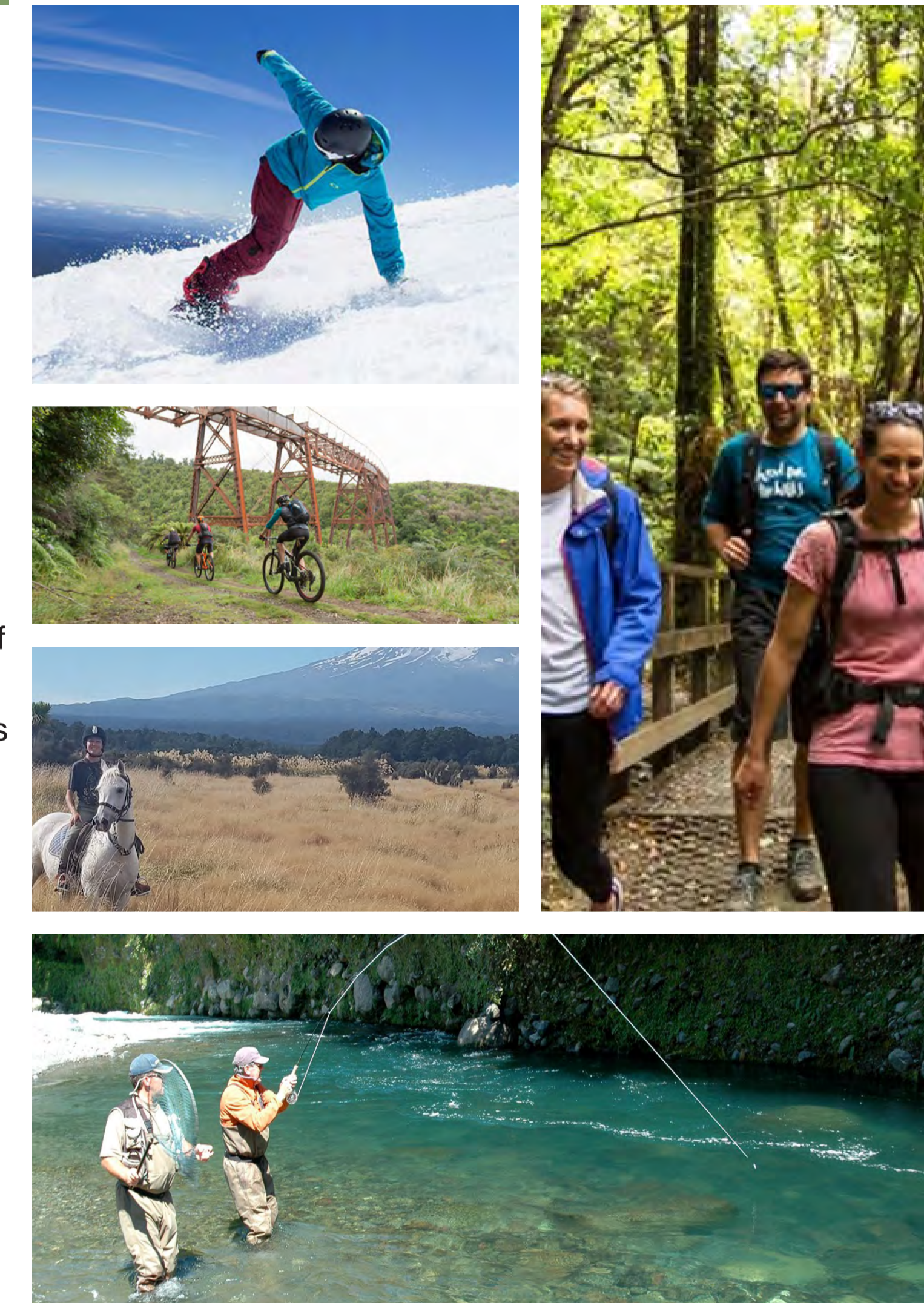
- Medium Density Accommodation
- Tourism and Hospitality
- Future development of Ngati Rangi asset at the base of the mountain
- Community Events
- Permanent Community Events and infrastructure

IDEAS FOR THE JUNCTION LEGEND:

1. Expand and develop the junction as a Visitor, Tourism and entertainment precinct
2. Where possible new development and visitor accommodation to face the Mangawhero Stream and help activate the street
3. A stronger connection to the Town centre, improved walking and cycling
4. Improve gateway/threshold improved safety, amenity and sense of arrival
5. The Junction to exist on both sides of the railway
6. Incorporate and develop the crater as a key feature of the junction
7. Utilise the number of geological features, heritage tracks and trolley cuttings to establish a series of 'base of the mountain' day walks and experiences that launch from the junction.
8. Enhance the heritage character of the junction and heritage buildings
9. Develop flexible use public space and locations to host local and larger events. Include permanent event infrastructure

A LAUNCHING PAD FOR YOUR NEXT ADVENTURE

AN INTERCHANGE - ARRIVAL AND DEPARTURE



DRAFT ACTION PLAN FOR THE JUNCTION

- Tidy up old structures, rubbish and buildings - scope a series of measures to encourage improvements or the removal to buildings, structures and rubbish
- Tourism and Development - A sustainable tourism growth strategy
- Junction development design guides (To sit alongside the district plan) - Develop the junction as a colourful, fun visitor, tourism and entertainment area
- District Plan provisions - Prepare a scope for a district plan change for the Junction - visitor, tourism and entertainment precinct
- Arrival experience - Improve the quality of the arrival experience
- Masterplan - Develop a masterplan for the Junction
- Expand Trails and walks at the base of the maunga - Develop the 'base of the mountain' trails and walks

QUESTIONS FOR YOU

- Do you agree with the proposed role and focus for the junction.
- Should we scope a series of measures to encourage improvements or the removal to buildings, structures and rubbish, including the review, preparation of policy that will provide incentives and penalty options that encourage owners to strengthen, repair, remove or rebuild?
- Do you support the development of a masterplan for the Junction? If so what do you think it should focus on? ie; Identifying development areas, public space improvements.....
- Do you support the development of a tourism development/growth strategy
- Walking, tramping and trail/mountain biking are growing in popularity and can help support summer tourism. Do you think we should invest the 'base of the mountain' trails and walking experience to strengthen the Ohakune/Junction offering?
- Out of the initiatives above what do you see as being the top priority?

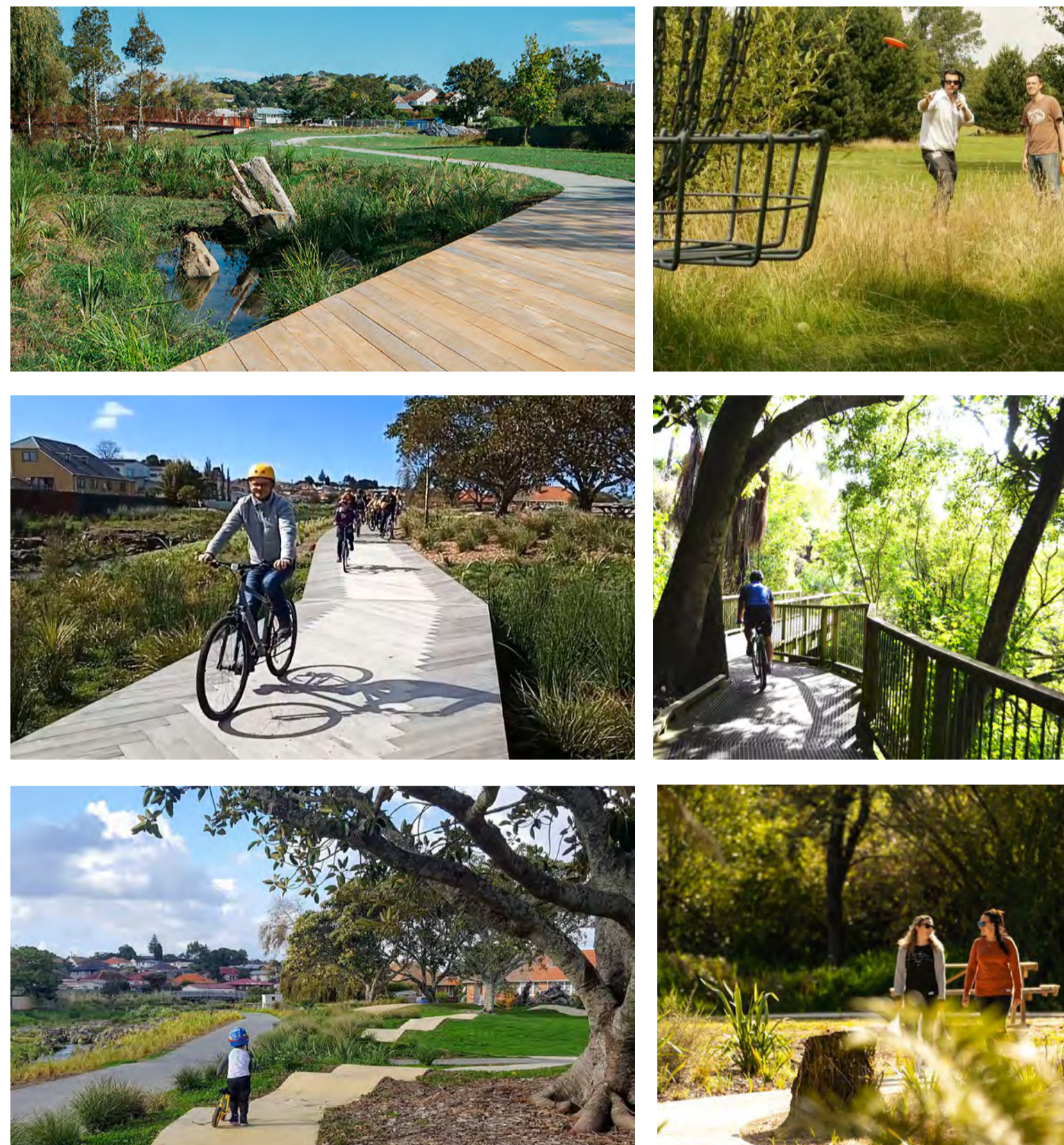
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MANGAWHERO CORRIDOR

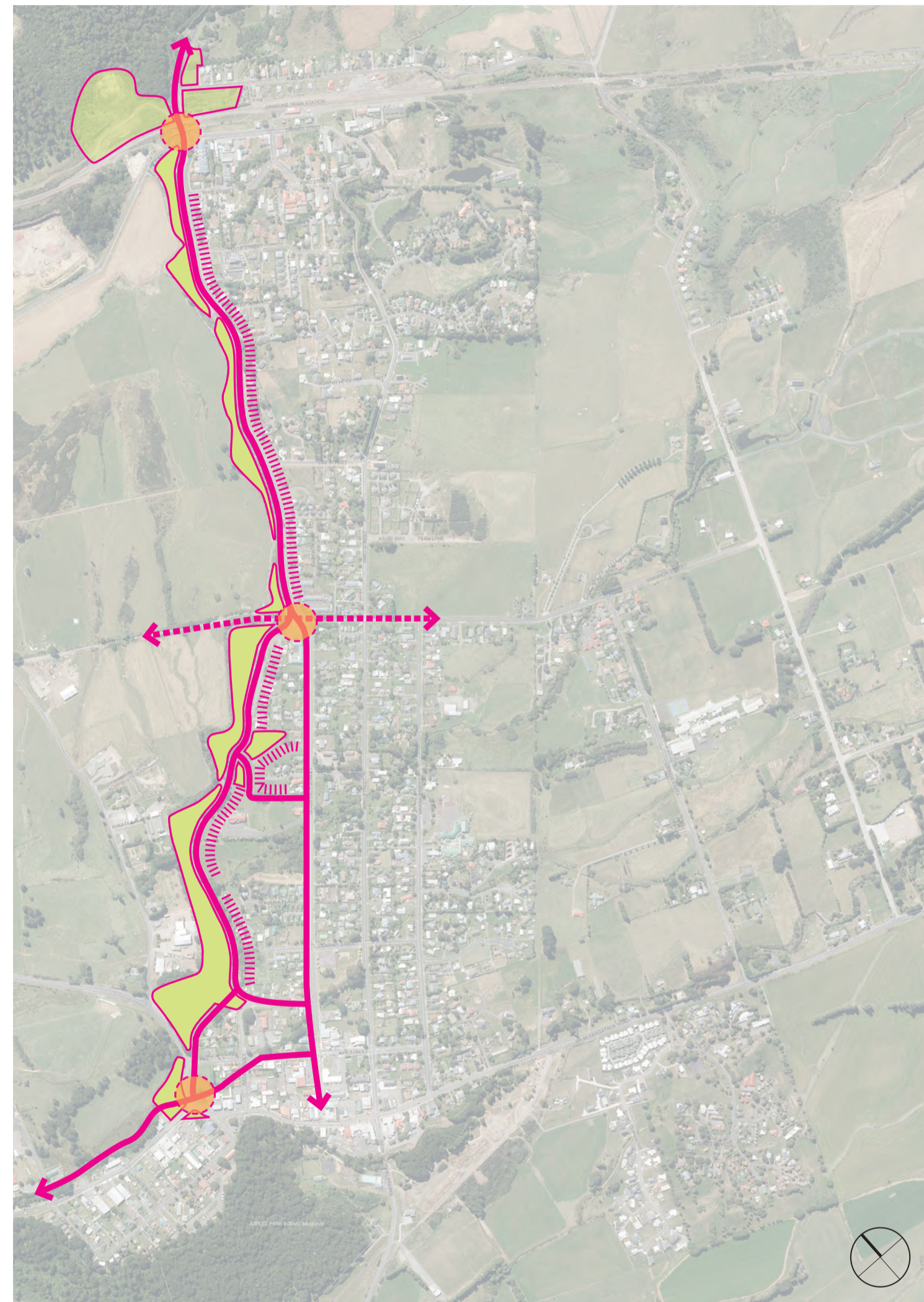
A VARIETY OF PUBLIC OPEN EXPERIENCES & ACTIVITY NODES

A VARIETY OF PUBLIC OPEN EXPERIENCES AND ACTIVITY NODES


The development of the Mangawhero River corridor is to better celebrate the River and recognise it as a key asset for Ohakune. Development to provide safe places to access the river, a variety of public open spaces and nodes creating an interesting and diverse range of activity. New planting enhance the character and amenity of the corridor. The project will create a stronger link between the town centre and junction



A strong walking and cycling spine to better connect Ohakune Town to the Junction and base of the Maunga



IDEAS FOR MANGAWHERO CORRIDOR LEGEND:

-  Development as part of the Junction masterplan
-  Public space improvements and activity nodes. New planting and expression of the river environment
-  Threshold or gateway treatment
-  Improve pedestrian link. Future transport strategy to consider future road link
-  New 3m(min) wide shared pathway
-  Encourage visitor accommodation along spine

“CELEBRATE THE RIVER”

“A WIDER FOOTPATH TO EMPHASISE THAT IT IS A KEY PEDESTRIAN ROUTE, HELP INDICATE THAT THE FOOTPATH LEADS TO IMPORTANT PLACES”

“SEPARATED CYCLE LANES TO FOLLOW THE RIVER AND BETTER CONNECT THE MOUNTAIN TRAILS, JUNCTION AND TOWN CENTRE”

“ACTIVITIES LIKE FRISBEE GOLF TO BE INCLUDED IN THE OPEN SPACE TO CREATE ACTIVITY”

DRAFT ACTION PLAN FOR THE MANGAWHERO CORRIDOR

- Mangawhero corridor activity spine - Identify initiatives to make a special activity place that connects from town to junction
- Coordinate/align with the Ohakune Flood Mitigation scheme - Recognise that the streams have flood risks
- Adjacent land uses and movement corridor - Encourage visitor accommodation along spine

QUESTIONS FOR YOU

- Do you agree with the proposed development of the Mangawhero corridor?
- If so, what activities would you like to see included?

4

TOWN CENTRE

A PLACE FOR PEOPLE

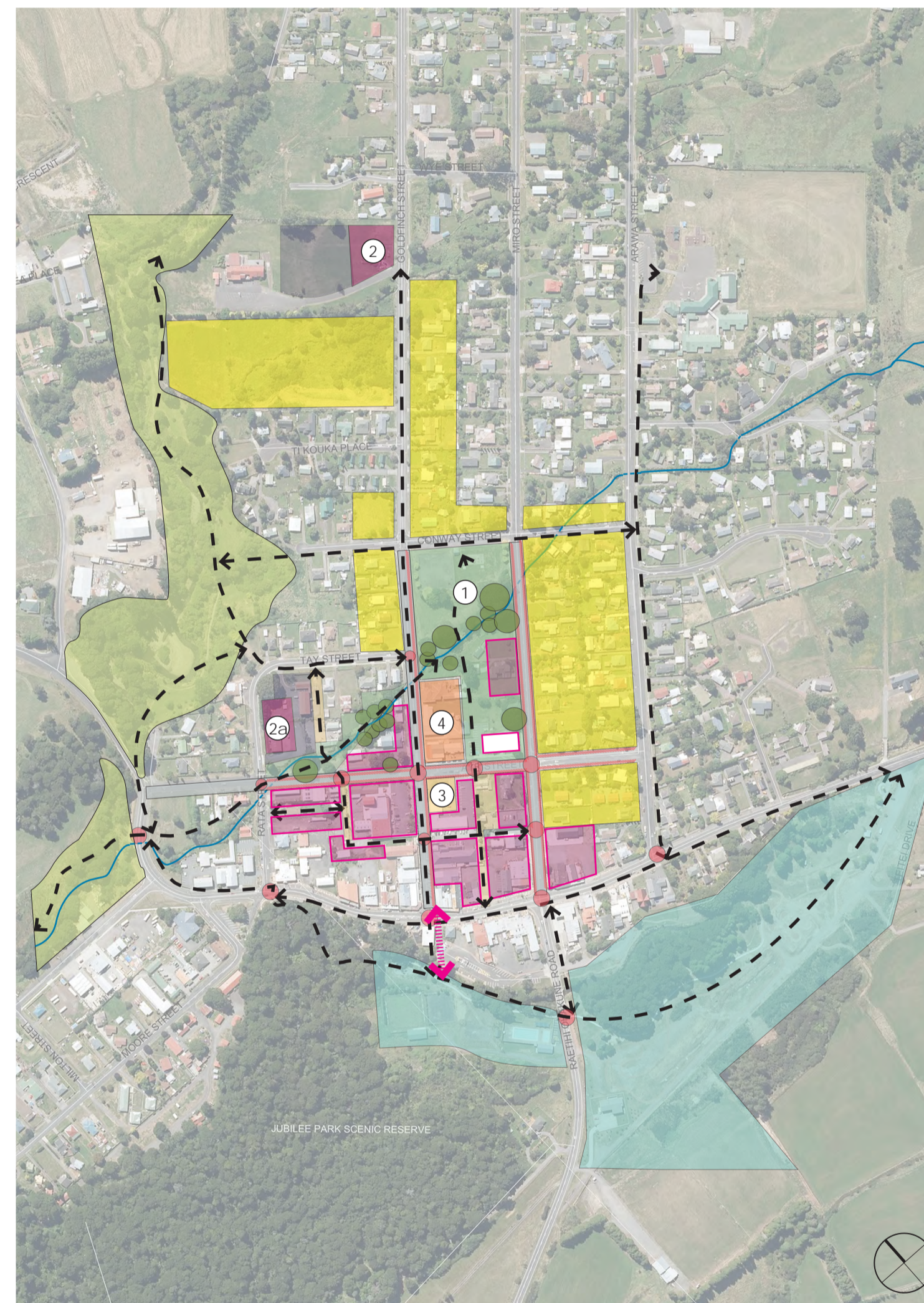
Continues to support the needs of the local community



"A place for people - Continues to support the needs of the local community and contribute positively to the quality of life in Ohakune".

A PLACE TO LIVE, WORK AND PLAY

Town centre to offer a diverse range of activities and experiences



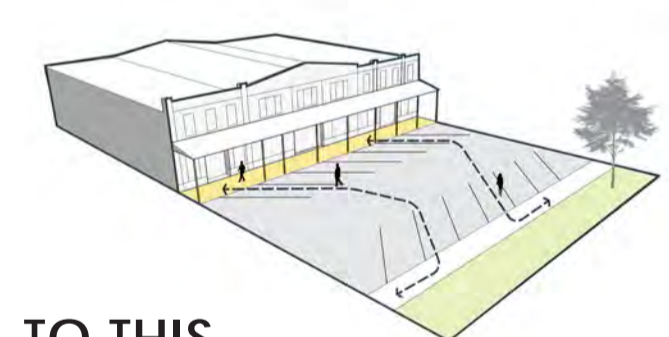
IDEAS FOR THE TOWN CENTRE

LEGEND:

- Mangawhero Corridor improvements
- Potential medium density housing zone: *Opportunities for new or re-developed buildings. Indicative only pending discussions with landowners and Town Centre masterplan*
- ① Develop Christie Park as a 'Village green'
- General improvements to existing green space
- ② Potential New supermarket development
2a = alternative location
- Service area/carpark
- General town centre redevelopment. Focus on creating a strong vibrant centre
- ③ Potential for 'Town Square' development
- ④ Business centre
- Public buildings / Community centre
- Recreation district and sports hub
- ← → New or enhanced pathways, laneways and connections. Connection with the 'Green Belt'
- Existing stream
- Existing trees
- Street improvement and carpark strategy
- Significant crossing points and junctions, look to make it easier for people to move around safely, prioritise pedestrians where possible
- Create a stronger connection between the town centre and Reserve land to the south of the Mangateitei

ACTIVATE THE STREET

FROM THIS.....



TO THIS.....



DRAFT ACTION PLAN FOR THE TOWN CENTRE

- Maintenance + Upgrade of Street Frontages - Scope a series of measures to encourage improved street frontages
- Consolidated town centre. Moving away from the traditional linear form of SH49 - New retail, cafe and restaurant options - Work with private property owners to develop a viable re-development project. Prepare a scoping report on strategies to consolidate the commercial area
- Bringing the locals back to town - Improve the corridor leading into the town centre on current SH49
- Improving SH49 - Improve the corridor leading into the town centre on current SH49
- Ohakune has a place for business - Identify opportunity to develop a business centre in the centre of town
- Develop a town square - Develop a strategy for a town public space as a 'heart'
- Find a new location for the Supermarket - Develop a strategy for understanding land ownerships and land holdings to assist in the strategic positioning of a new supermarket

QUESTIONS FOR YOU

- Do you support the development and improvement of public space within the town centre - Is the creation of a 'Town Square' a good idea?
- Do you support the intent to consolidate the town centre - including working with private property owners to develop a viable re-development project/projects.
- Do agree that the town centre should move east towards and around Christie Park. With Christie park developing as the "village green"
- If the supermarket was to be relocated do you feel it is important for the supermarket to remain in or close to the centre of town?
- Should we invest in the development of a town centre masterplan or strategy that looks to address key issues; traffic and parking, ensuring town meets the needs of locals, consolidation of the centre, ohakune as a place for business?
- Do you support increasing the density of housing around the town centre?

5

SOUTH OF THE MANGATEITEI

A PLACE FOR THE COMMUNITY TO COME TOGETHER

Sport plays a big part in the health of communities, contributing to intergroup togetherness, social cohesion and community empowerment as well as the personal/individual social, mental and physical health benefits. Historically our sports grounds have been distributed thinly throughout our towns and cities. Combining sports into a hub/sportville model can create a vibrant and high energy community experience. Locating a facility like this close to town would have spill off benefits for the vibrancy and activation of the Town Centre.



“We need a strong community centre - A social, cultural, sports and arts centre - A place to come together”



IDEAS FOR SOUTH OF THE MANGATEITEI LEGEND:

- Reserve Land
- New building/facility - indicative only
- ① Develop a stronger connection between Jubilee Park and the Town centre, Better integration of the Information Centre
- ② Jubilee Park improvements
- ③ Indoor pool development (may include hot baths)
- ④ Improve (better integrate) Service area/carpark, improve visibility and safety.
- ⑤ Penitential location for a new fire station
- ⑥ Sports grounds, Rugby, Soccer, League, Cricket
- ⑦ All weather training pitch (multi use)
- ⑧ Multi use games area (Synthetic turf pitches) Hockey, Soccer and five-aside soccer)
- ⑨ ⑩ Multi use games area (various surfaces) tennis, mini-tennis netball, basketball
- ⑪ Improved pedestrian experience and connection into the green belt and river loop projects
- ⑫ Improve pump track and skate park, expansion/development of the destination playground
- ← - → Potential road connection
- Key junction providing safe pedestrian crossing

Note: Potential to include an indoor sport/ community centre within this precinct

OHAKUNE HUB/SPORTVILLE

The Hub/Sportville model sees clubs and community groups combine resources, use the same facilities, work together to share costs and services, and develop new ideas.

Many clubs are also under increasing financial pressure from reduced memberships and the burden of having to maintain or build new facilities.

<https://sportnz.org.nz/managing-sport/search-for-a-resource/programmes-and-projects/hubs-and-sportvilles-introduction-and-contacts>



DRAFT ACTION PLAN FOR THE MANGAWHERO CORRIDOR

- Prepare a long-term plan for the land south of the Mangateitei - Prepare a long-term plan for the area of land sound of the Mangateitei from the carrot park to Jubilee Scenic Reserve and Ohakune Domain
- Carrot Park to be better connected to town
- Jubilee Park is better connected to the town centre
- Improvements to Ohakune Pool

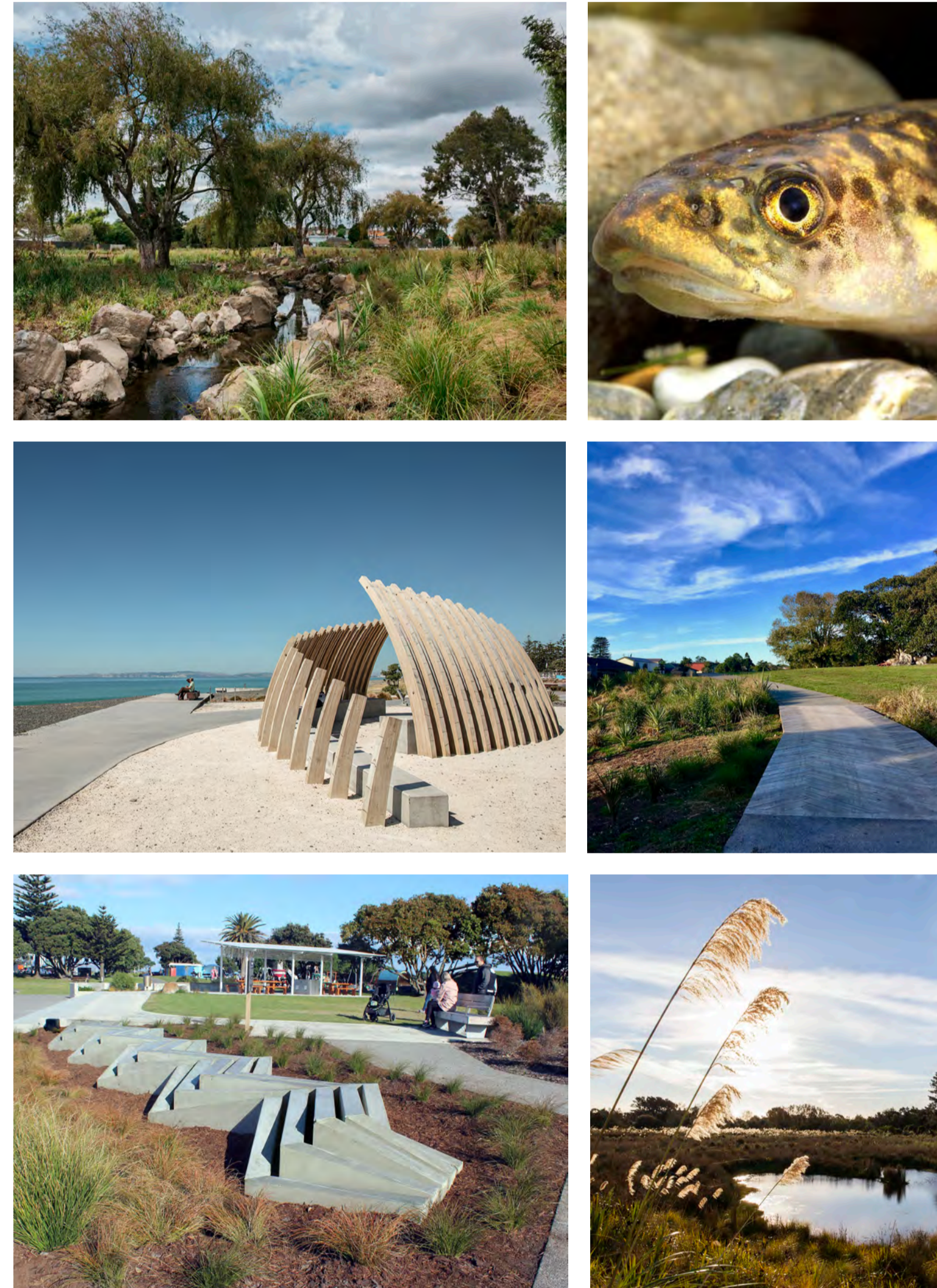
QUESTIONS FOR YOU

- Do you support the development of a sport and community hub in this location? If so, what sports and activities would you like to see included?
- Do you support the development of the existing pool facilities
- It has been suggested the fire station could be relocated, do you think locating it in this area, potentially near the St John Ohakune Ambulance Station is a good idea.
- There is the possibility to create a new road connection through this area connecting SH49 to Raetihi Ohakune Road and avoiding the Miro Street intersection. Do you support a new road connection in this location? This Road would provide key access to sporting, recreation or community facilities and parking

6

CULTURE & ENVIRONMENT

A VISION - CULTURAL AND ENVIRONMENTAL

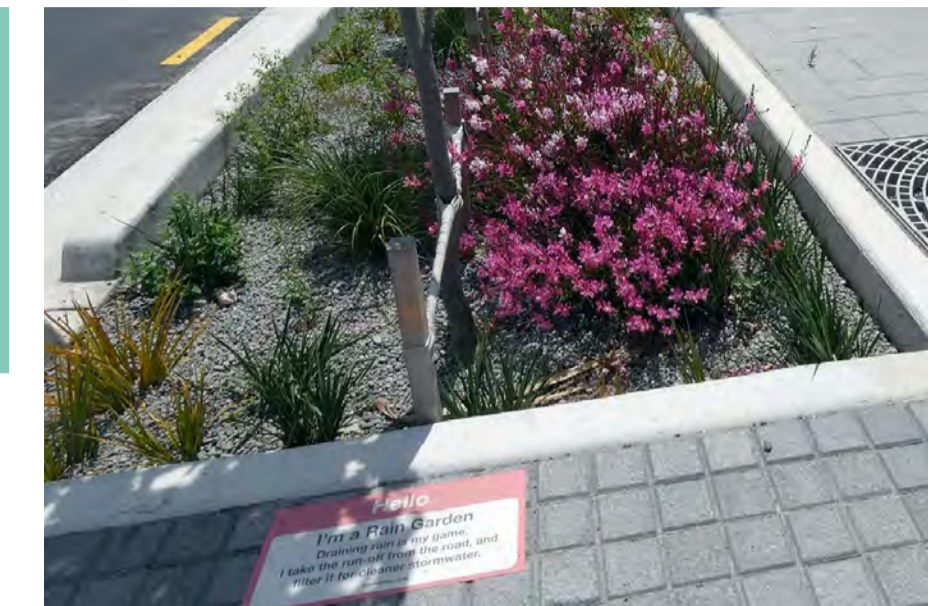


"Authenticity - Need an authentic Ohakune experience, not trying to be somewhere else"



IDEAS FOR CULTURE & ENVIRONMENT LEGEND:

- Develop rivers and streams as community links. Biodiversity corridors align with flood mitigation plan
- Possible Ohakune Gateway
- New 3m(min) wide shared pathway New
- 3m(min) wide shared pathway Indicative
- "Green Belt"



Planting trees into the ground, rather than raised planter boxes helps to capture water from surrounding surfaces, reducing flooding and allows the tree to grow to its full potential.

What if water became a feature when it rains, bringing life to urban spaces and connecting people with this precious resource?



Stormwater from trafficable surfaces carries heavy metals, oil, sediment and pollutants. Raingardens mimic the natural watercycle, cleaning run-off before it enters waterways. They look great - adding colour to the street.

HEALTHY WATER **HEALTHY PEOPLE**

Each waterway has its own mauri (life force), mana (integrity) and wairua (spirit). Care must be taken of these waterways as discharges of contaminated water degrade the mauri, mana and wairua of each.

DRAFT ACTION PLAN FOR CULTURE AND ENVIRONMENT

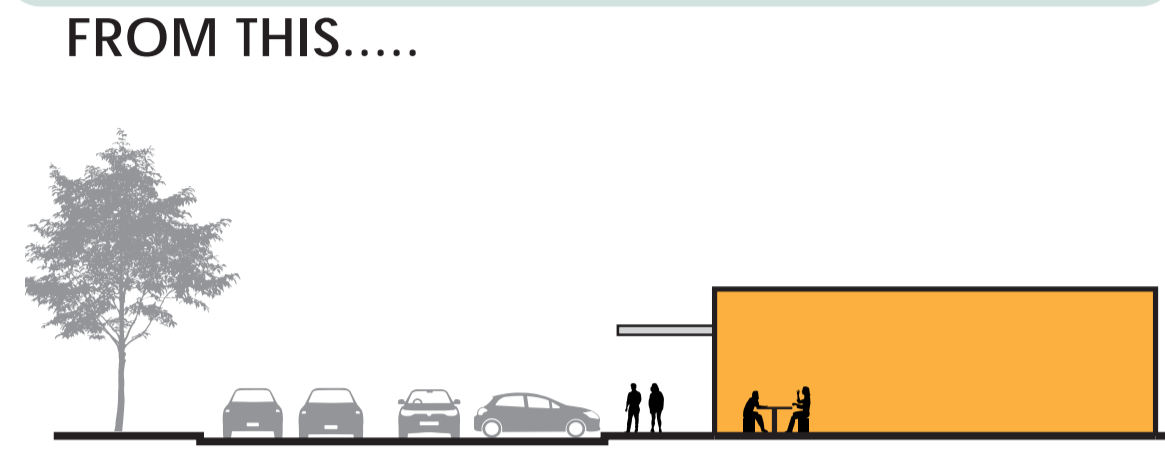
- Ohakune Ngāti Rangī - Work with Ohakune Ngāti Rangī and Maungārongo Marae to prepare a Strategy for their involvement in the town centre
- Establish the Ngāti Rangī focus group - Work with Ngāti Rangī to establish the Ngāti Rangī Focus group
- Public Art Fund - Establish a public art fund, provide a mechanism for the community to express the shared heritage, culture and identity
- Greenbelt and 'Biodiversity corridors' link improvements - Enhance the existing stream network to improve biodiversity, ecological function while also creating new cycling and pedestrian links
- Coordinate / align with the Ohakune Flood Mitigation scheme - Align the investment in flood mitigation with the desire to create a network of quality stream environments and link into the 'green belt', and river loop
- Network of Cycle lanes - Using existing main roads and the number of streams and rivers to establish a network of safe, cycle and walking connections
- Improve the arrival/gateway experience into Ohakune - Scope a series of measures to create an improved arrival/departure experience - Develop town centre gateways

QUESTIONS FOR YOU

- Do you agree that form of future development should recognise existing natural features?
- Do you agree with the creation of a 'Green Belt' and the use and enhancement of existing rivers and streams as biodiversity, recreation and movement corridors supporting local walking and cycling and environmental function/quality?
- Do you think that the cultural and natural history and narratives should be better expressed in the built form of Ohakune and play a bigger role in shaping Ohakune's identity and sense of place.
- Do you support the scoping of a series of measures to create an improved arrival/departure experience - Develop town centre gateways?
- Should the urban environment do more to capture and treat stormwater run off?

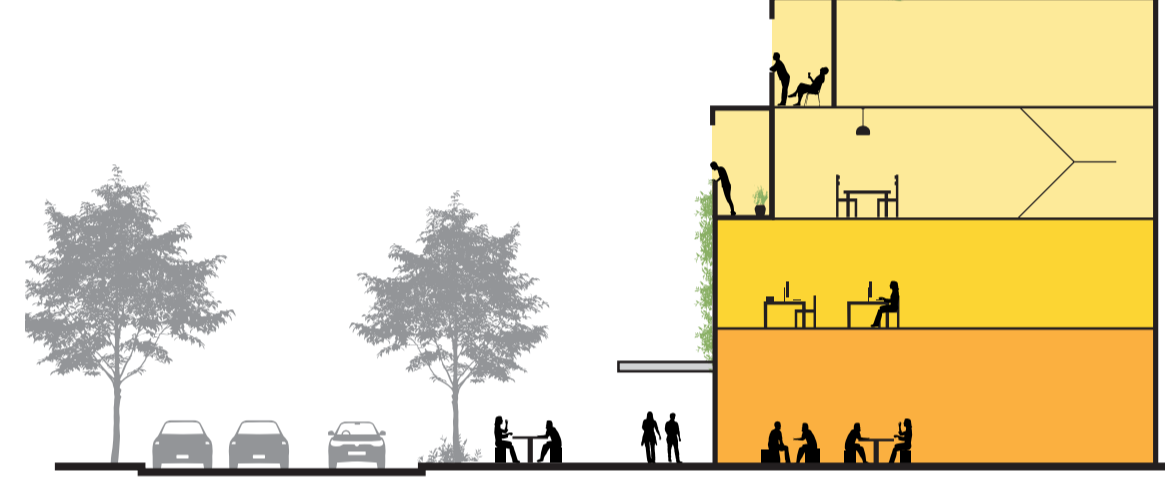
7 HOUSING, ACCOMMODATION & GROWTH

BUILDING NEW



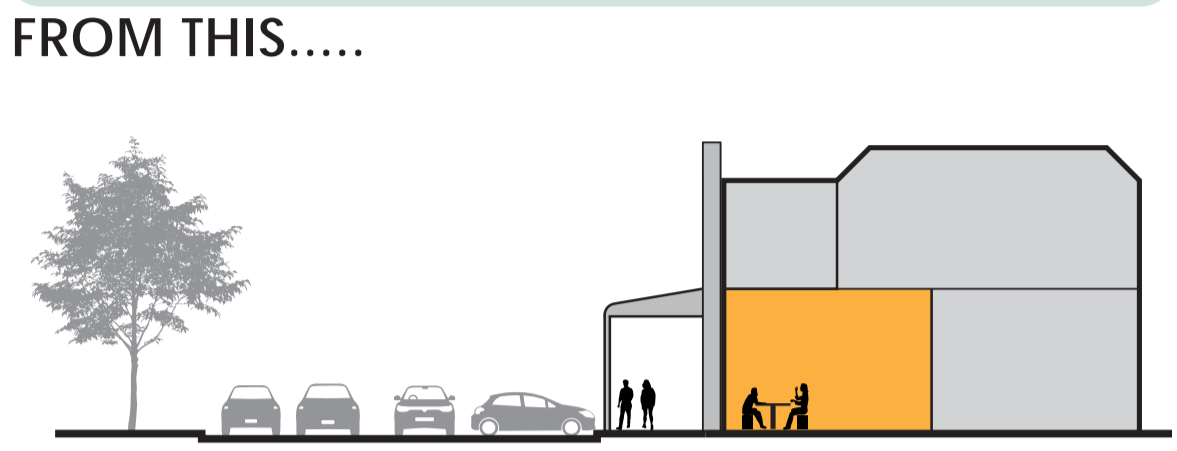
Lower quality, single-storey buildings could be replaced over time.

TO THIS.....



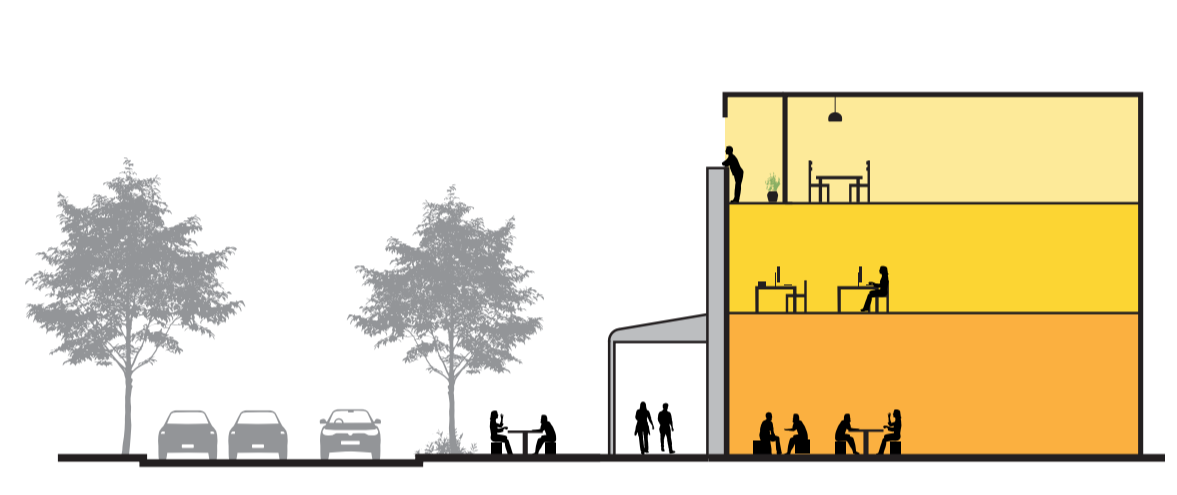
New buildings could be up to 4-storeys, allowing occupants to visually connect with the street - this makes it feel safe and means people feel part of the community.

CONVERTING



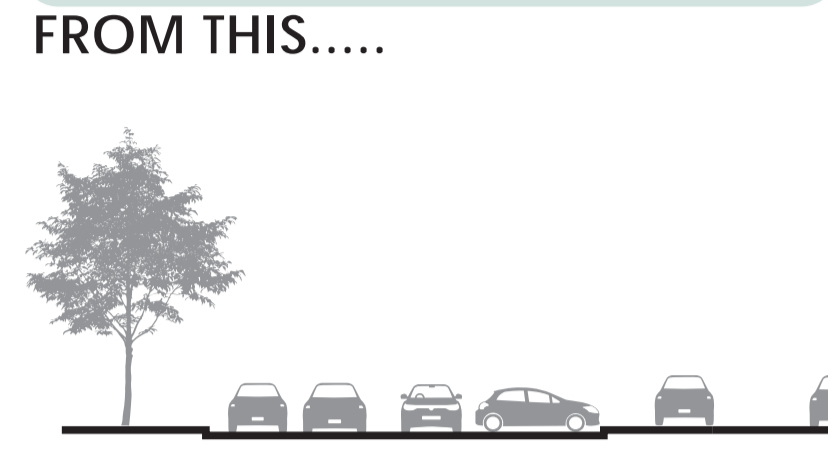
Ohakune has a number of older buildings that contribute to the character of the street. Many have 'redundant' space within.

TO THIS.....



The town centre and the Junction are more sensitive to change as the character is an asset, so conversions need to fit in. With good design, more height could be possible without affecting character.

IN-FILLING



In the blocks surrounding the town centre there is a large amount of underutilised space.

TO THIS.....



In-filling these spaces with town houses means more people are within a short walk of the town centre, supporting local businesses. Proximity means you can leave the car at home and wander to the supermarket, cafe, or work (if you work in town).

- RESIDENTIAL
- OFFICE
- COMMERCIAL

AFFORDABLE HOUSING AND ACCOMMODATION FOR WORKERS

There is a shortage of affordable housing for workers in the area. There is potential to develop housing that is managed to retain affordability - Considering alternative models or trust format may be useful

Council may have land it can enable to be used for affordability of start up

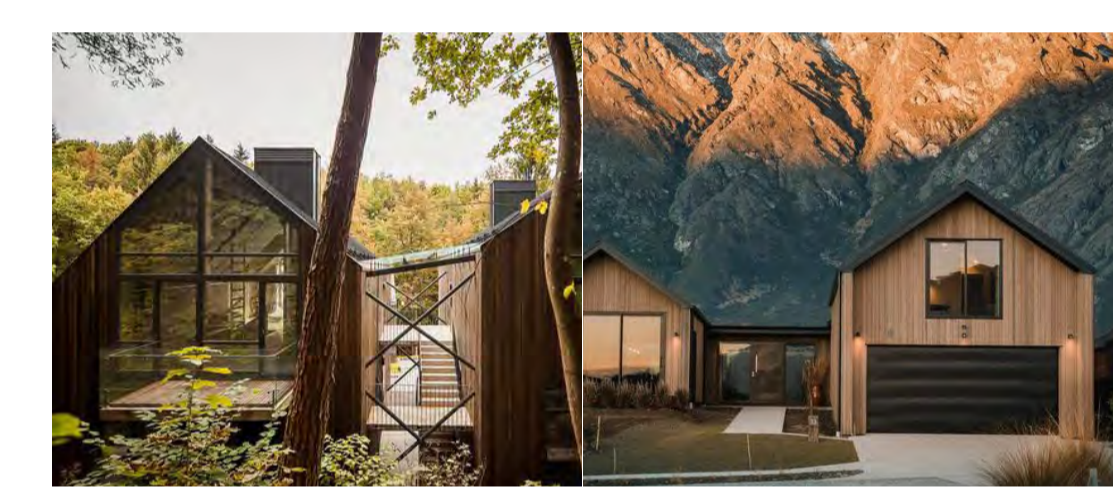
Having housing with a good relationship to local facilities (likes schools) is a top priority.

Re-purposing housing that can be relocated or built new may generate employment opportunities

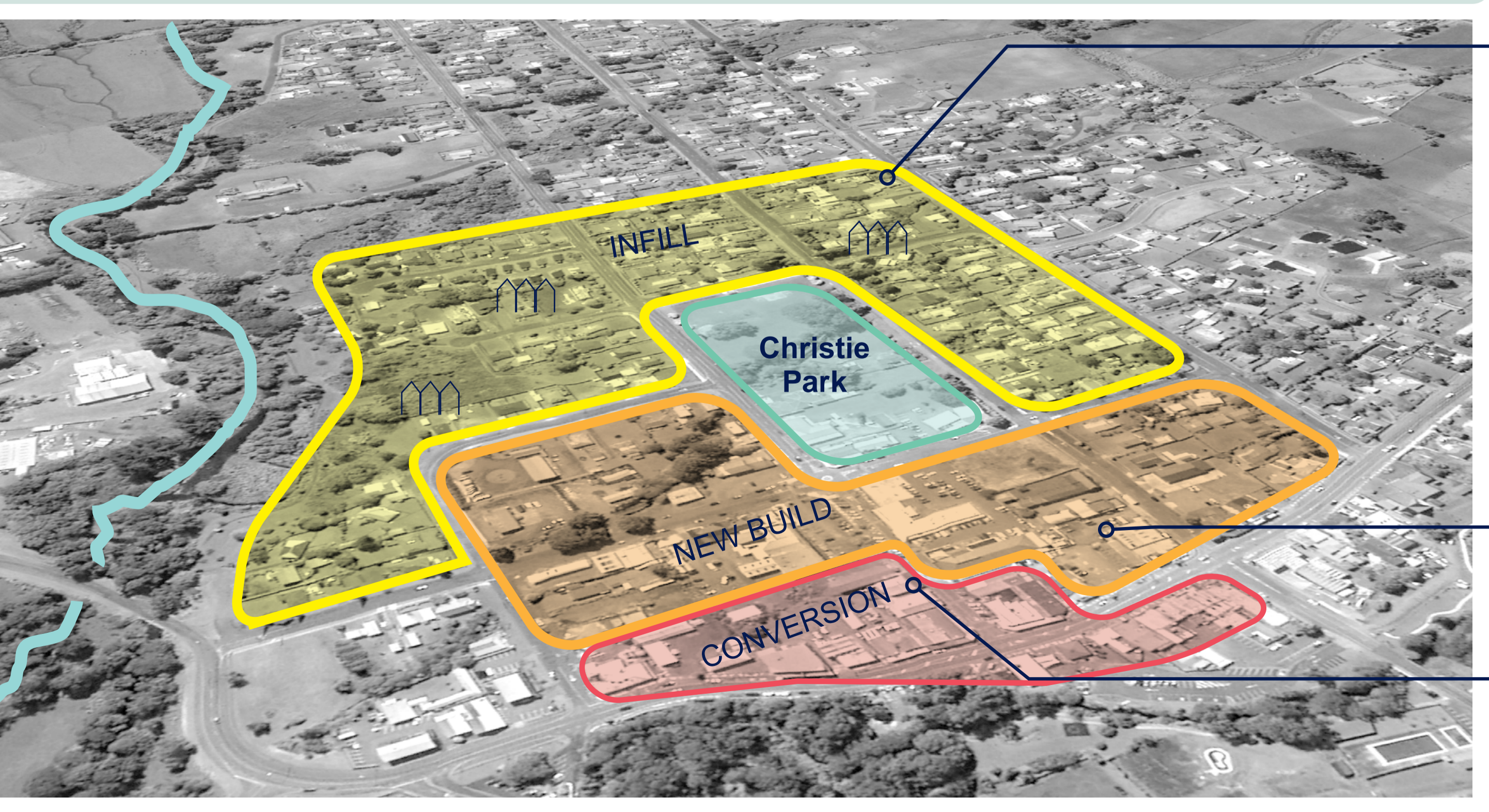
INFILL & DENSITY

There are pockets of land within the existing urban area that could be better utilised to provide housing

The owners of these land areas are the determinants of what happens with this land and it is important to understand who they are and work with them to help to realise the land development potential.



WHAT SHOULD HAPPEN WHERE?



Infill focus

In the blocks surrounding Christie Park, there is opportunity to create a 'horseshoe' of higher density town houses to allow people to live within a 5-minute walking distance of all shops and amenities.



New build focus

In the Middle of town there are more gaps - the focus here should be on filling and removal of lower quality buildings at the end of their life span.

Conversion focus

In the southern half of the town centre, the character is more intact - the focus here should be on retaining façades, and conversion of good quality buildings.

QUESTIONS FOR YOU

- Should we look at rezoning areas around town to encourage residential intensification?
- Should we Identify opportunities to support housing people on lower incomes and/or transient workers?
- Should we provide more opportunities to live in the centre of town, perhaps apartments above shops?
- Should we be looking to partner with Ngāti Rangī, landowners and organisations like WPI and RAL to improve housing options in Ohakune?