

DRAFT

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# OHAKUNE SPATIAL PLAN

DRAFT PREFERRED OPTION

24 MAY 2022



# INTRODUCTION

## INTRODUCTION

Over the last 24 months (working around some Covid-19 challenges). Ruapehu District Council, Ngāti Rangi, Ohakune Inc, and key community stakeholders have been working with the Ohakune community to understand the values and aspirations for the future of Ohakune.

From these community conversations and guided by the Project Governance Group, we have established a 'wish list' of communities priorities.

The Ohakune Spatial Plan (OSP) will use this information to set out key priorities for Ohakune, looking at how Ohakune grows and responds to the key pressures, risk and opportunities that exist.

The OSP will illustrate what could go where and how aspects such as infrastructure (Green-blue and traditional) and land uses could fit together.

We have already had great community feedback at our public drop-in sessions and at other workshops. All of this feedback has been reviewed and taken into account in preparing this draft spatial plan option.

The key themes informing the development of spatial plan options are outlined in the following objectives;

### 1. 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 and spiritually.

### 2. 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.

### 3. HERITAGE - WHAKAPAPA

Ngāti Rangi are intrinsic to and of the place and will always have a presence. Within Ohakune there are layers of meanings for all of us and this makes the identity we will seek to amplify. Successful places emerge from a deep understanding of their unique qualities.

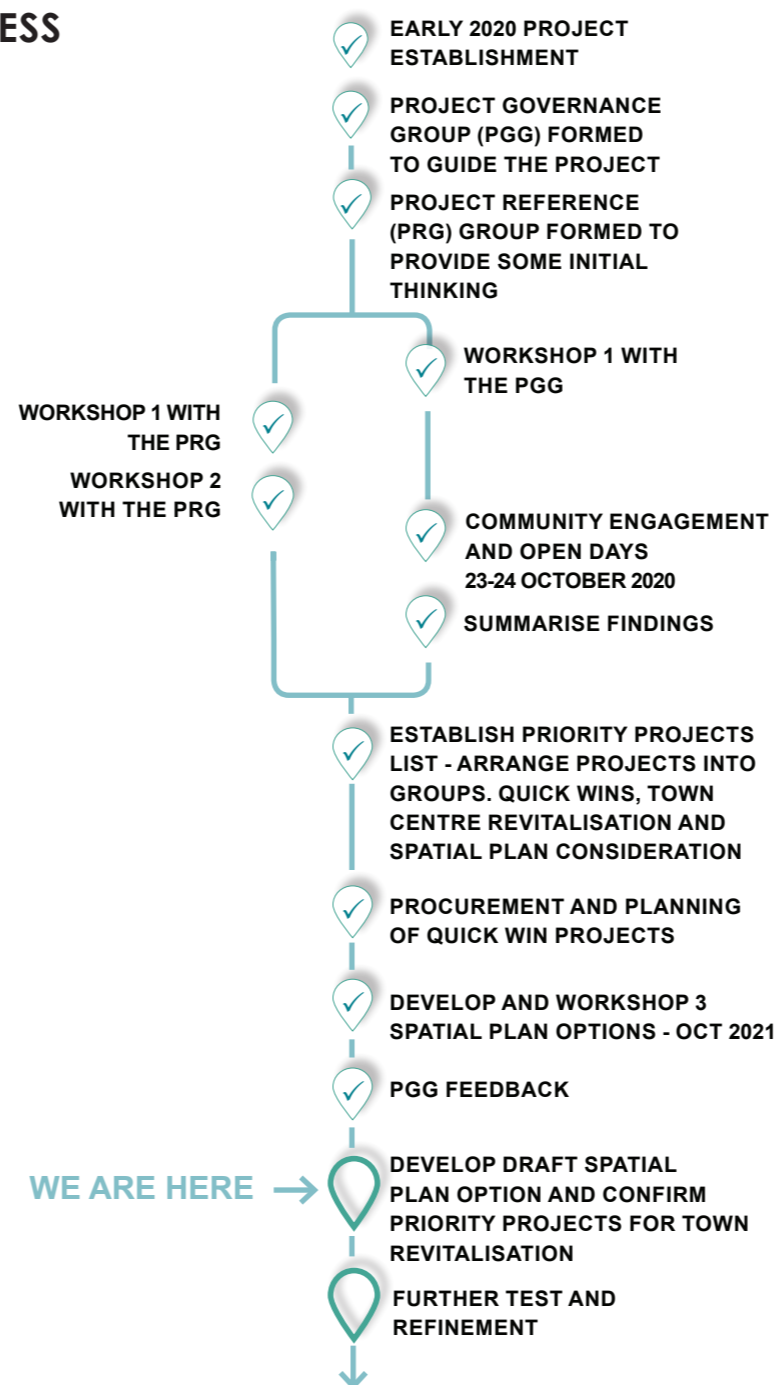
### 4. GET INTO IT - AN INTEGRATED APPROACH

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

## APPROACH

The draft Ohakune Spatial Plan is a hybrid of the three options presented to RDC and the Project Governance Group. It presents an optimistic but balanced approach to Growth - and while the growth assumptions require further testing -- it endeavours to ensure Ohakune can continue to pursue ways to provide housing options that meet the needs of the local community. The OSP encourages Ohakune to develop around the existing centres and schools, rather than spread out on the periphery.

## PROCESS



## ASSUMPTIONS/KEY CONSIDERATIONS

The following assumptions have been made in preparing the draft OSP

### 1. HOUSING AND GROWTH

From the community feedback, providing for medium density housing within existing residential areas emerged as the most controversial idea. This was however countered by aspirations to have more people living close to the centre of town, as well as the desire to protect the open, green qualities of the surrounding Ohakune landscape. There was also some interest in a greater range of housing options, particularly where housing might provide more affordable options for locals.

With this in mind, the draft OSP proposes two new medium density zones within existing residential area; an area surrounding Christie Park and another near The Junction. An entirely new area between the two existing schools is designed to encourage the community to grow around these two important community facilities. This approach aligns with objectives 1 and 2.

The potential risks, phasing and delivery models for the area proposed near the schools will require further investigation to confirm feasibility and 'prospecting' needed to gauge interest. A comprehensive and integrated approach to development (securing a minimum percentage of housing for locals) is likely to be much more successful than slow, opportunistic or ad hoc development. It will also be essential that medium density is properly defined, supported by clear design guidance to ensure the outcomes and housing typologies permitted are right for Ohakune and the needs of the community.

### 2. NATURAL ENVIRONMENT

It is well understood that the natural environment is a key characteristic of Ohakune, and that it contributes significantly to local identity, visitor experience and that it forms a key part of the local economy. It should be of no surprise that protecting and enhancing the blue green open spaces featured highly on peoples priorities.

The draft OSP proposes two new features

- A 'green belt'
- New Green 'Biodiversity' Corridors/links

The intent of these features is to encourage the use of Nature Based Systems and the adding of ecosystem services, to build resilience, add new community links, celebrate and enhance existing natural features, improve biodiversity, water quality and recreation options.

The challenges of implementing these will be different to some degree in established, built up areas as compared to green field sites.

The challenge of negotiating these outcomes/planning considerations may be overwhelming, identifying low hanging fruit, co-benefits and identifying new innovative approaches and agreements will be required.

# DRAFT OHAKUNE SPATIAL PLAN

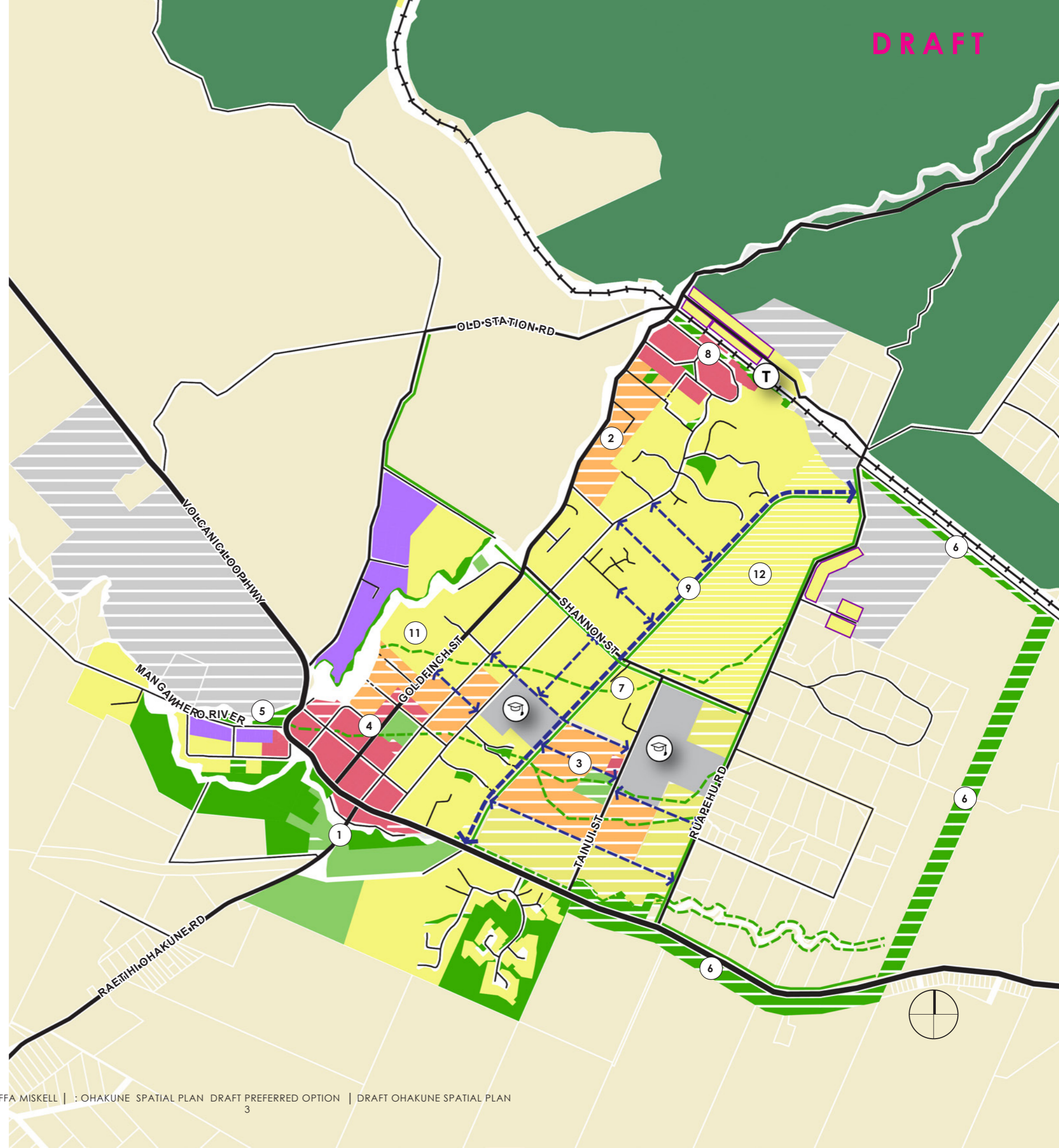
We are familiar with larger sections, larger types of house and plenty of space. With social, demographic, financial and environmental challenges, there is likely to be changing demand for wider housing choices with good access to open space and facilities.

## KEY MOVES

- 1 SAFETY IMPROVEMENTS TO THE INTERSECTION OF RAETIHI OHAKUNE ROAD. IMPROVE THE CONNECTION BETWEEN CARROT PARK AND CENTRE
- 2 MEDIUM DENSITY HOUSING CLOSE TO THE MANGAWHERO RIVER CORRIDOR AND THE AMENITIES OF THE JUNCTION
- 3 MEDIUM DENSITY HOUSING IS LOCATED BETWEEN THE TWO SCHOOLS. AS THIS IS GREENFIELD LAND, MORE COMPREHENSIVE MEDIUM DENSITY RESIDENTIAL IS EXPECTED.
- 4 MEDIUM DENSITY - PROVIDE FOR GREATER HOUSING CHOICE NEAR THE TOWN CENTRE AND SURROUNDING CHRISTIE PARK
- 5 INDUSTRIAL LAND IS REZONED TO OPEN SPACE ALONG THE MANGAWHERO RIVER.
- 6 A NEW GREEN BELT HELPS CREATE A CONTINUOUS RECREATION AND GREEN LOOP AROUND OAHAKUNE - INVESTIGATION IS NEEDED TO DETERMINE THE WIDTH AND LOCATION AS WELL AS THE FINAL PLANNING MECHANISM OR EASEMENT/AGREEMENT USED
- 7 NEW GREEN 'BIODIVERSITY' AND RECREATION LINKS ALONG RIVER CORRIDORS. LOOK TO CREATE A BUFFER THAT RESTRICTS DEVELOPMENT WITHIN A SPECIFIED DISTANCE FROM STREAM EDGE. PROMOTE FUTURE ACCESS
- 8 DEVELOPMENT OF A FLEXIBLE MULTI USE PUBLIC OPEN SPACE AND EVENTS AREA
- 9 NEW COLLECTOR - A NEW NETWORK OF LOCAL ROADS IS PROPOSED, CO-LOCATED WITH GREEN LINKS. THE EXACT LOCATION OF THESE ROADS IS STILL TO BE DETERMINED.
- 11 DETAILED NATURAL HAZARD AND FLOOD MAPPING - MORE INFORMATION IS REQUIRED TO UNDERSTAND THE DEVELOPMENT RISK AND ZONING IMPLICATION
- 12 LONG TERM RESIDENTIAL GROWTH IS ALREADY PROVIDED FOR IF NEEDED. A DETAILED HOUSING AND STAGING ANALYSIS WILL NEED TO BE UNDERTAKEN.

## LEGEND

- EXISTING COMMERCIAL
- PROPOSED COMMERCIAL
- PROPOSED MEDIUM DENSITY RESIDENTIAL
- EXISTING RESIDENTIAL - LOW DENSITY
- PROPOSED RESIDENTIAL - LOW DENSITY
- FUTURE RESIDENTIAL - LOW DENSITY
- PROPOSED MĀORI PURPOSE ZONE
- EXISTING RURAL
- EXISTING INDUSTRIAL
- PROPOSED LARGE FORMAT RETAIL
- EXISTING ACTIVE RESERVE
- PROPOSED ACTIVE RESERVE
- EXISTING PROTECTED AREA - RESERVE
- PROPOSED PROTECTED AREA - RESERVE
- EXISTING PROTECTED AREA - CONSERVATION
- PROPOSED GREEN LINK
- RIVER
- HERITAGE CONSERVATION AREA
- S SCHOOL
- STATE HIGHWAY
- ARTERIAL ROAD
- COLLECTOR ROAD
- LOCAL ROAD
- POTENTIAL FUTURE ROAD CONNECTION
- T TRAIN STATION
- TRAIN LINE



# DRAFT RECOMMENDATIONS

## 1. IMPLEMENT ZONING MAP

- Progress with the testing and feasibility for the rezoning existing residential areas to a Medium Density Residential Zone.
- Progress with the testing and feasibility for the rezoning existing future residential areas to a Medium Density Residential Zone
- Undertake a market survey to understand / prospect for potential developer interest - This should include Ngāti Rangi, key employers; RAL, Forestry, Market Gardens, and Kainga Ora.
- Investigate mechanisms/structures to secure a larger percentage of housing delivered for the local market.

## 2. DEVELOPMENT AND IMPLEMENTATION OF THE “MĀORI PURPOSE ZONE”

- Purpose - The Māori Purpose Zone (Hongoeka) provides for a range of activities that specifically meet Māori cultural needs, including social, cultural and economic development, and allows Ngāti Rangi whānau to maintain an ongoing relationship with their ancestral land.

## 3. TRANSPORT AND LANDUSE INTEGRATION

- Progress with a place and movement framework. Confirm the future short to medium transport interventions. Initiate a network study including future corridor form and function.
- Ensure the road network can efficiently provide for influxes of visitors while better serving the needs of the local community
- Undertaking a parking strategy - including the establishment of park and ride facilities
- Undertake transport network investigations to determine how to achieve safety and mobility for all road users, especially to support walking and cycling.
- Install traffic calming devices and interventions such as slow speed zones and low traffic neighbourhoods to improve safety for all road users. Ensure children have safer journeys to school

## 4. NATURAL DISASTER AND FLOOD HAZARD MAPPING.

- Undertake detailed mapping to better understand natural hazard and flooding risk. This will help refine the zoning recommendation to ensure the future structure of Ohakune is resilient to the impacts of flooding and climate change
- Map areas of greatest biodiversity potential and or need

## 5. LAND USE & ZONING

- Develop provisions and/or assessment criteria to address urban design requirements for medium density housing.

- Urban design outcomes for higher densities should be embedded in planning provisions and should address matters such as access, daylight, greenspace, acoustic privacy, visual privacy, storage and outdoor living spaces. This ensures that a high quality of living is provided for within denser urban environments
- The development of a medium-density and town centre design guide is recommended to assist in providing direction for developers and designers . The document should also include guidance on integrating with historic heritage items, historic heritage areas and significant natural areas to ensure that development is considerate and sympathetic to these matters.

## 6. PLACE MAKING AND EXPERIENCE

- Placemaking - look for opportunities to incentivise and embed placemaking into projects of all sizes. Placemaking helps to ensure that the subtleties that make Ohakune unique contribute to a strong sense of place and identity. The Town Centre and Junction will be safe and vibrant places to spend time

## 7. ENVIRONMENT & STORMWATER

- Investigate the long-term establishment of a comprehensive and connected blue-green network:
- There are stormwater quality issues and overland flood risks in the area covered by the OSP. A blue-green network within a residential area is an approach to address both of these and may include active mode linkages and other park-related amenities. Investigate the scope of the problem and whether this is a suitable response. Consider the form, location and extent of the network, along with an implementation and funding plan. These investigations should include (but not be limited to):
  - Flood modelling and feasibility studies
  - Encourage the use of nature based system and adding of ecosystem services
  - International literature and case study reviews
  - Engagement with mana whenua
  - Identification of corridors for future designations and or potential land acquisitions where significant hazards and or significant community benefit exist
  - A programme and detailed business case
  - Delivery through a dedicated programme of works
- Look to implement integrated storm-water (low impact Urban design) management devices into future transport improvements

## 8. EXPERIENCE

- Develop Concept Plans for the town centre and the Junction. First confirming the priorities and scope with the community
- Improve the public realm to support economic development and viability of residential uses
- Leverage of other investments (new trails, potential passenger train service, private development)
- Plans should provide greater opportunity for the community and visitors to come together, support better walking, cycling (active mode) movement and improved safety.
- Enhance the character and amenity - Create a experience that is "uniquely Ohakune"
- Incorporate mana whenua as well as other heritage and environmental narratives to enhance the sense of community and belonging

## 9. OPEN SPACE PROVISION

- Improvements and upgrades to local parks
- Local parks play a key role in supporting growing communities. As Ohakune develops it will be essential that new open spaces are provided for within a walkable catchment of existing and new residential neighbourhoods. It will be important that the parks are able to meet the changing needs of the community over time. The following improvements to local parks should be made:
  - Improve the quality and variety of play equipment and activities. Cater to a greater range of people
  - Improve the amenity and function of existing open space
  - Improve the access to existing open space
  - Develop and open space framework, create a clear hierarchy within existing open space, Destination Park, Natural Area, Neighbourhood Park, Community Park
  - Plan and develop new open spaces to ensure that people have access to an appropriate level of open space in the future. Indicatively; neighbourhood parks (approx 0.5ha) within 500m walking distance and community park (Minimum size of 3ha ) within 1500m

## 10. INFRASTRUCTURE

- Test infrastructure requirements, implications of draft OSP
- Coordination and alignment of the draft OSP and infrastructure funding and planning process.

# TOWN CENTRE AND ENVIRONS PRIORITY PROJECTS

Through the feedback we have received from the community and Project Governance Group the following priority projects have been identified.

RDC already have money set aside in the town revitalisation budget. Further work will be required to decide where and how this budget should be spent, working with the community to agree and confirm the key priorities

- 1 THE JUNCTION**
  - DEVELOP AND ENHANCE THE ARRIVAL EXPERIENCE TO BETTER SUPPORT PLANNED AND EXISTING ACTIVITIES
  - DEVELOP THE STREETScape CHARACTER AND AMENITY TO ENHANCE THE USER EXPERIENCE, CREATE A STRONGER SENSE OF PLACE, BUILDING ON THE UNIQUE IDENTITY OF THE JUNCTION
  - LOOK TO DEVELOP FLEXIBLE PUBLIC SPACES SUITABLE FOR A RANGE OF PUBLIC EVENTS AND ACTIVITIES. THIS MAY INCLUDE SPACE FOR OVERFLOW OR EVENT PARKING
  - IDENTIFY OPPORTUNITIES TO INTRODUCE PLAY (FORMAL AND INFORMAL) INTO THE JUNCTION
  - INCORPORATE END OF TRIP FACILITIES FOR CYCLING AND MICRO MOBILITY
- 2 CHRISTIE PARK**
  - DEVELOP CHRISTIE PARK SO THAT IT PLAYS A GREATER ROLE IN THE OHAKUNE TOWN CENTRE. THIS SHOULD PROMOTE CHRISTIE PARK AS THE 'VILLAGE GREEN',
  - DEVELOP MULTI USE COMMUNITY SPACES TO HOST A RANGE OF COMMUNITY EVENTS AND ACTIVITIES
  - INTRODUCE NEW PLAY EQUIPMENT, THAT CATERS TO PEOPLE OF ALL AGES AND ABILITY.
  - NEW LANDSCAPE TREATMENTS AND PLANTING TO ENHANCE THE CHARACTER, AMENITY AND BIODIVERSITY OF CHRISTIE PARK. THIS SHOULD INCLUDE STREAM ENHANCEMENT.
  - DEVELOP QUIET SPACES THAT PROVIDE A DIFFERENT EXPERIENCE AND ALLOW PEOPLE TO SIT AND SPEND TIME IN CHRISTIE PARK.
  - DEVELOP A STRONGER STREET CONNECTION BETWEEN CHRISTIE PARK AND THE TOWN CENTRE
- 3 TOWN CENTRE**
  - DEVELOP PEOPLE FIRST STREET DESIGNS - STREET AND FOOTPATH IMPROVEMENTS TO AYR, CLYDE AND GOLDFINCH ST. DEVELOPMENT OF 'SLOW STREETS' IMPROVE THE QUANTITY AND QUALITY OF SPACE ALLOCATED FOR PEOPLE. THIS SHOULD INCLUDE NEW PEDESTRIAN PRIORITY CROSSINGS IN KEY LOCATIONS.
  - THE QUALITY OF THE STREET ENVIRONMENT TO SUPPORT PEOPLE OF ALL AGES AND ABILITIES
  - INCORPORATE GREATER FLEXIBILITY INTO TOWN CENTRE STREET SPACES. ALLOW FOR FLUCTUATION IN VISITOR NUMBERS AND THE DESIRE FOR PUBLIC EVENTS.
  - DEVELOP STREETS AS PLACES AND WHERE POSSIBLE RECAPTURE SPACE FOR OTHER USES
  - EXPLORE OPPORTUNITIES TO DEVELOP A 'TOWN SQUARE'
  - EXPLORE OPPORTUNITIES TO INTRODUCE INTEGRATED STORMWATER AND PLANTING TO IMPROVE STROMWATER QUALITY AND IMPROVE TOWN CENTRE CHARACTER AND AMENITY
- 4 MANGAWHERO RIVER CORRIDOR**
  - IMPROVE THE WALKING AND CYCLING EXPERIENCE OF GOLDFINCH AND MANGAWHERO TERRANCE. HELPING TO BETTER CONNECT THE JUNCTION AND TOWN CENTRE.
  - DEVELOP A STREET CHARACTER THAT ENHANCES AND RESPECTS THE CONNECTION TO THE MOUNTAIN
  - DEVELOP A GREATER NUMBER OF SAFE PEDESTRIAN PRIORITY CROSSINGS AT KEY LOCATIONS
- 5 SPORTS PARK PRECINCT**
  - DEVELOP AND CO LOCATE COMMUNITY FACILITATES 'AND SOCIAL INFRASTRUCTURE' TO SUPPORT COMMUNITY COHESION AND WELL-BEING
  - EXPLORE OPPORTUNITIES TO UTILISE THE 'SPORTVILLE' MODEL WHERE CLUBS AND COMMUNITY GROUPS COMBINE RESOURCES, USE THE SAME FACILITIES, WORK TOGETHER TO SHARE COSTS AND SERVICES
  - DEVELOP A STRONGER AND SAFER CONNECTION BETWEEN THE TOWN CENTRE, CARROT PARK
- 6 TRAIL/CYCLEWAY PROJECTS**
  - DEVELOP STRONG CONNECTIONS BETWEEN EXISTING AND OR PLANNED CYCLEWAY AND TRAILS AND THE TOWN CENTRE AND OR JUNCTION.
  - IMPROVE LEGIBILITY AND SAFETY, PROVIDE FORMAL CROSSING OPPORTUNITIES
  - IMPROVE WAYFINDING AND SIGNAGE

