

Consultation Summary Ohakune

17 DECEMBER 2020



DOCUMENT QUALITY ASSURANCE

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1

INTRODUCTION

EXECUTIVE SUMMARY

FUTURE OHAKUNE

The Future Ohakune Project was built up and developed by the community over several workshops and refined through community engagement in the form of public open days.

The process for developing the project was:

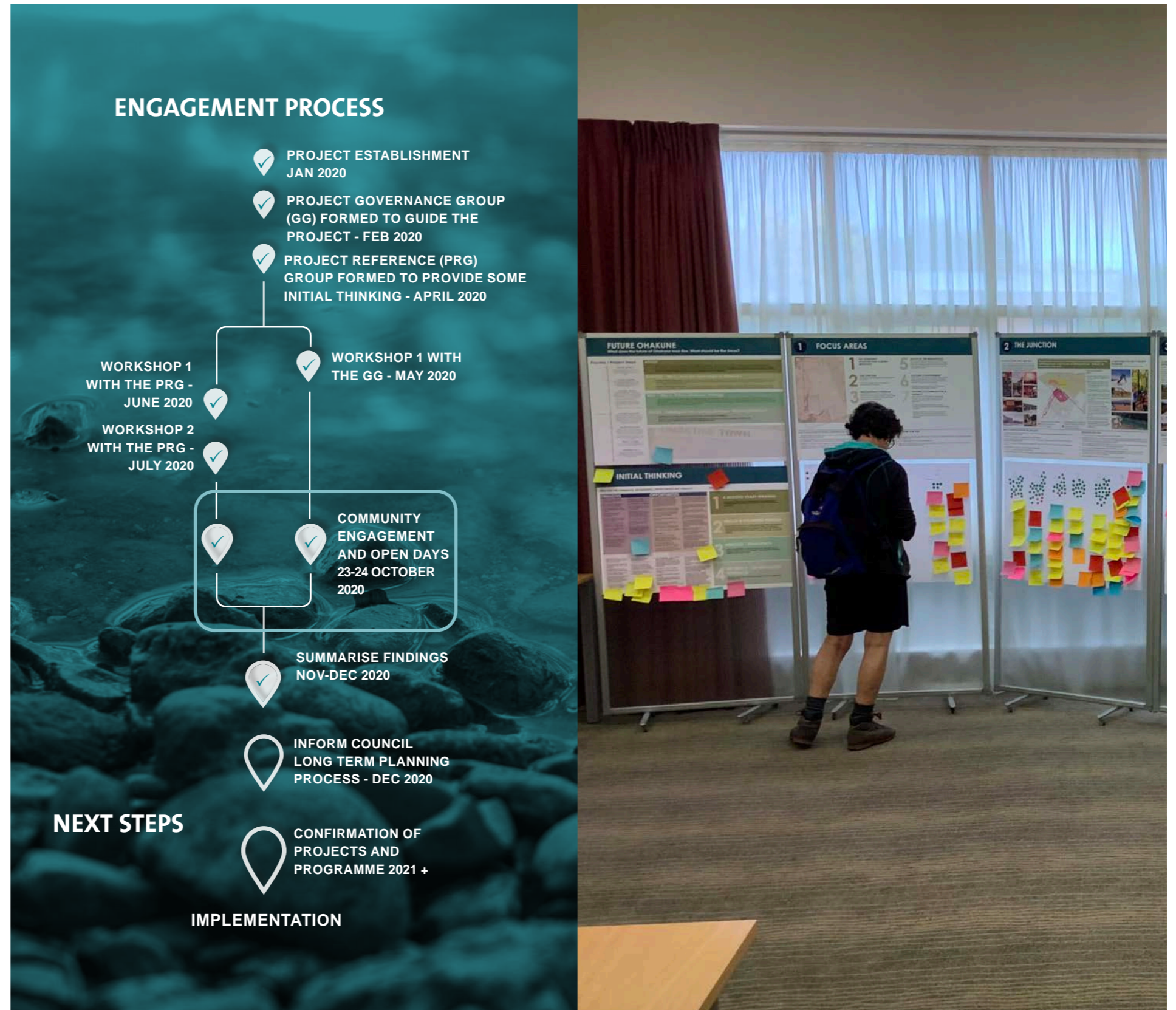
- 1. The establishment of a project Governance Group (GG)** - The focus of the GG was to provide inputs and guidance to the project team through a structured and facilitated process and to ensure that the foundation of the project was strong and founded on community based views. It was the role of the GG to provide the project team with the information required to make key decisions
- 2. The establishment of the Project Reference Group (PRG)** - The overarching purpose of the PRG was to support Council and the GG in developing a long-term vision for Ohakune. The PRG provided guidance on the project brief and helped develop the set of success factors. The PRG assisted the project team with the analysis phase of the project, to confirm the Strengths, Opportunities, Weaknesses, and Threats for Ohakune. Ultimately leading to a clear vision and set of development objectives. These were to be tested with the wider community at a later date.

The members of the PRG were selected to represent a broad range of the community with members selected from; Youth Council, Ngati Rangi, Local Business/General Retail, Local Business/Accommodation, Town Services Forestry, Out of town investment, Farming and Market Gardeners.

- 3. Test ideas and assumptions with the community via Community Open Days** - The community open days were established to further test and ground truth the analysis, ideas and assumptions made during earlier phases of the project.

The following report endeavours to summarise the findings of the community engagement/open days phase and should be read in conjunction with:

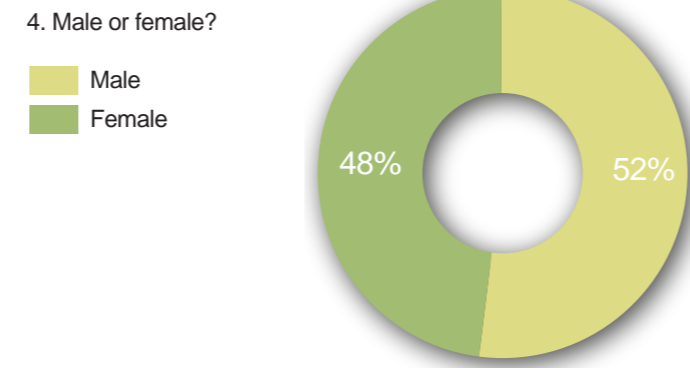
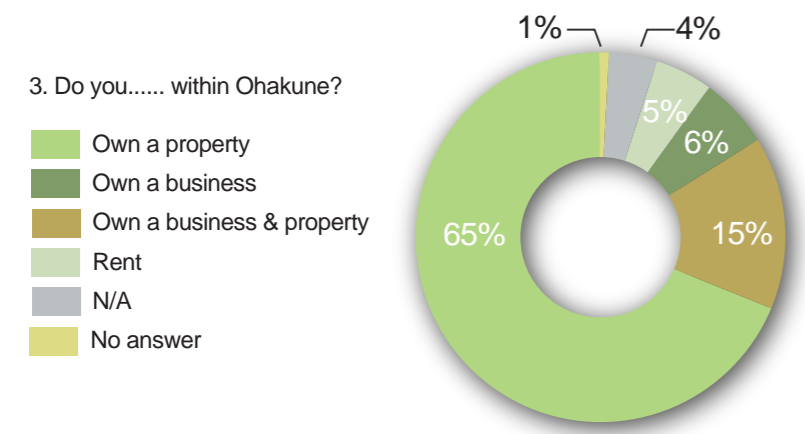
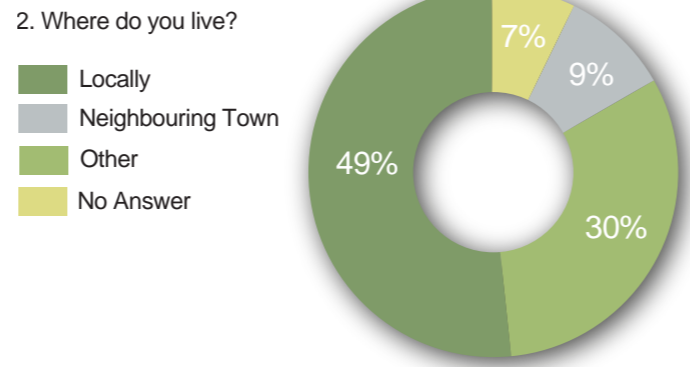
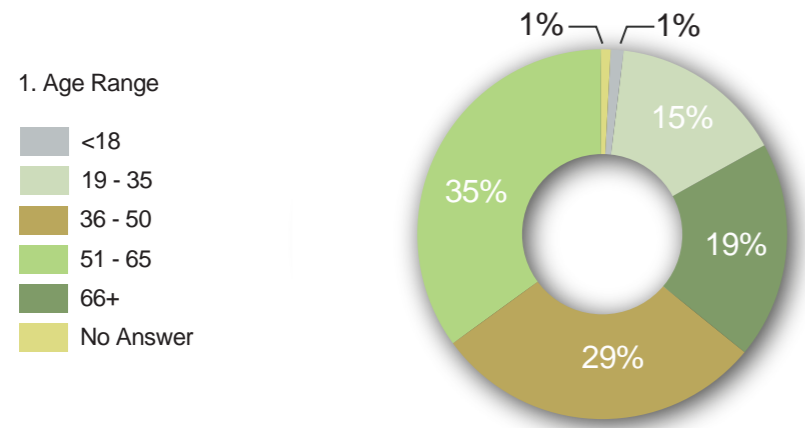
- The community open days engagement boards - Oct 2020
- The thinking about Ohakune - stage 03 - Visioning and objectives - August 2020 (prepared in conjunction with the GG and PRG)



ATTENDANCE SUMMARY

ENGAGEMENT DETAILS

The engagement took place over Friday the 23rd and Saturday 24th of October 2020. Below is an a summary of the sign in details of those who attended.



ENGAGEMENT TOTALS

The following is a tally of the number of people who contributed to the Future Ohakune Project. People below spent between 20-120mins contributing to this project. With a modest average of 30mins, this equates to 80hrs of contact time and approximately 14% of the permanent population

SOURCE	NUMBERS	TABLE HEADING
Community Open Days (From Sign in Sheet)	98	Complete the sign in sheet at the open days Friday the 23rd and Saturday 24th of October 2020.
Community Open Days (Estimated - didn't sign in)	20-25	A number of people were uncomfortable signing or just missed the sign in sheet
Online Survey	14	Survey was open for two weeks after the community open days
Year 6/7 students (11-12years old) Raetihi Primary School	15	Contributed as part of class reading programme and responding to article in the Ruapehu Bulletin
One off Submissions	5	Responding to adverts placed in the newspaper, on the radio or posters/flyers posted around town
Project Reference Group Ngati Rangī	14	Contributed via 2 workshops
	6	Te Kūmete o Paerangi hui 15/10/2020
Totals	172	Excludes Governance Group Members

ENGAGEMENT METHODS

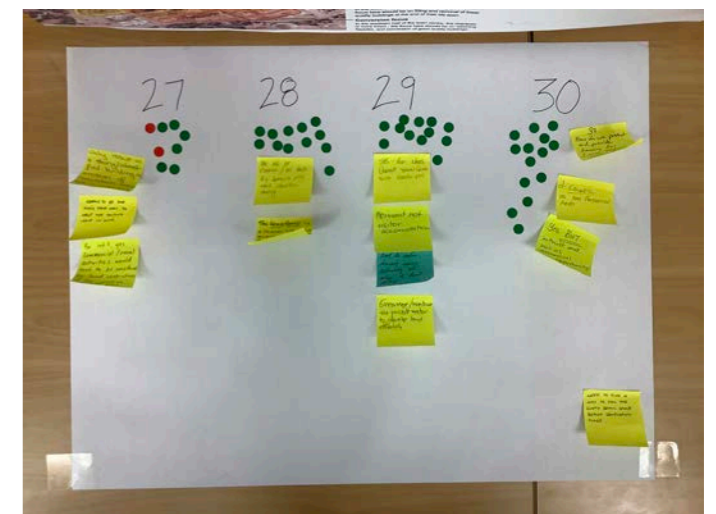
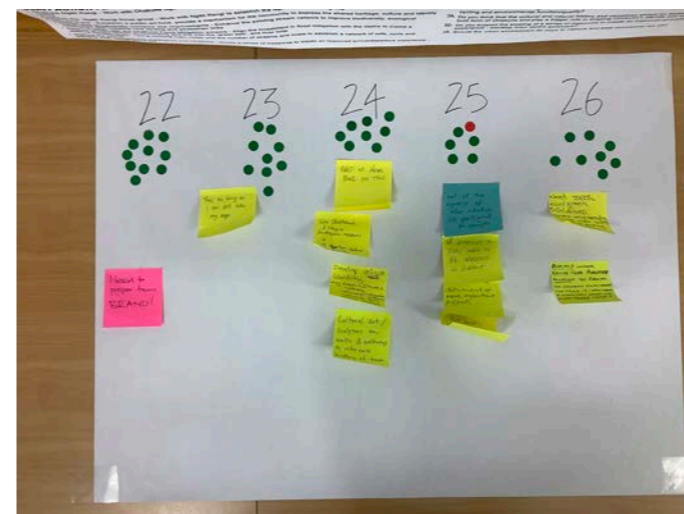
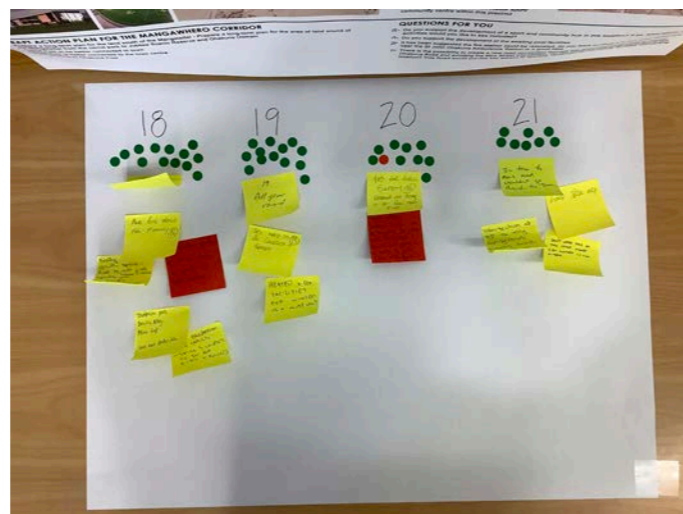
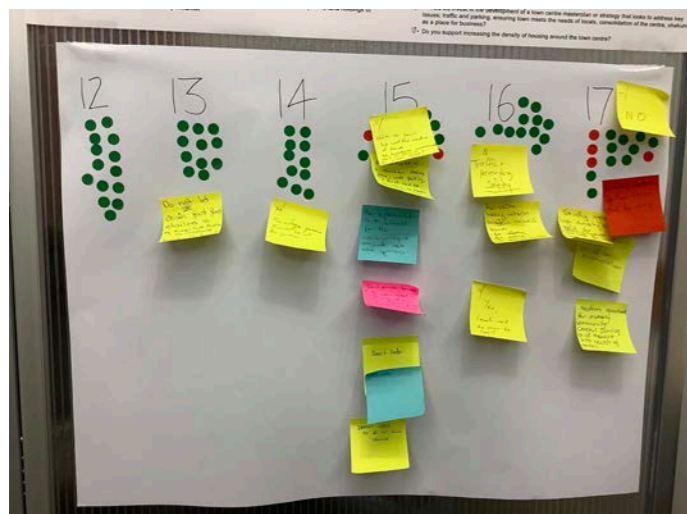
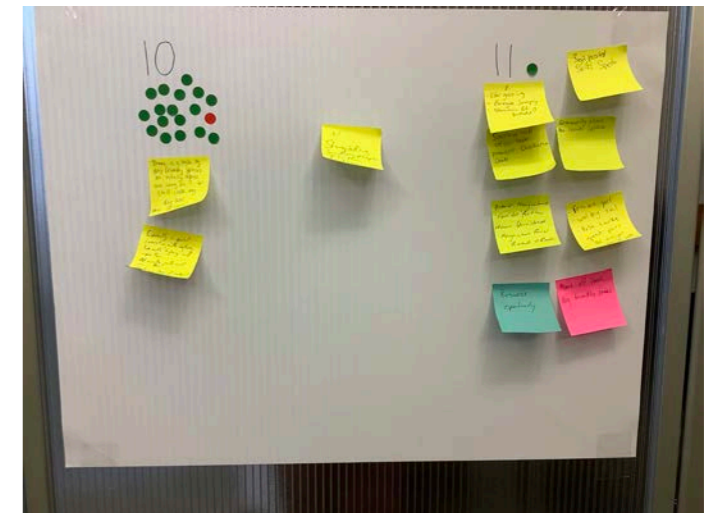
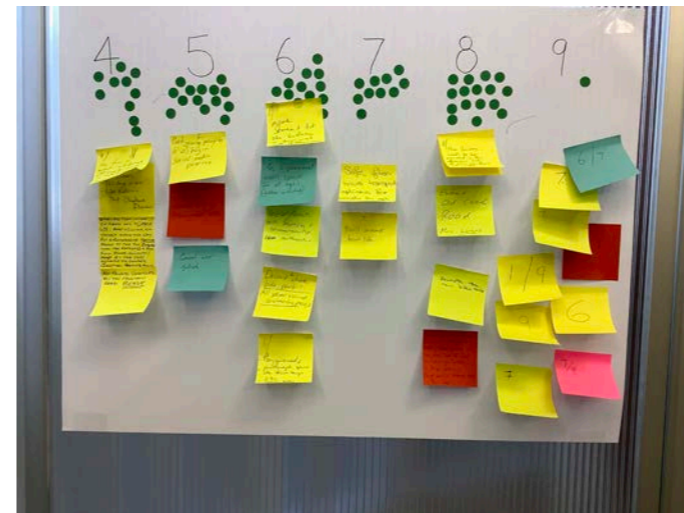
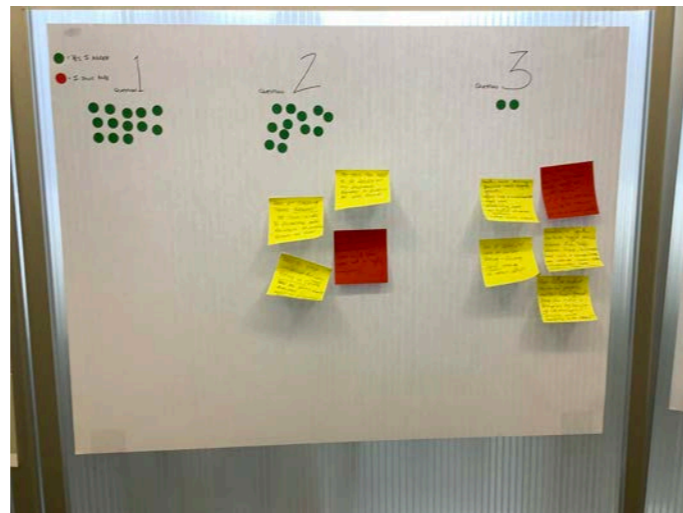
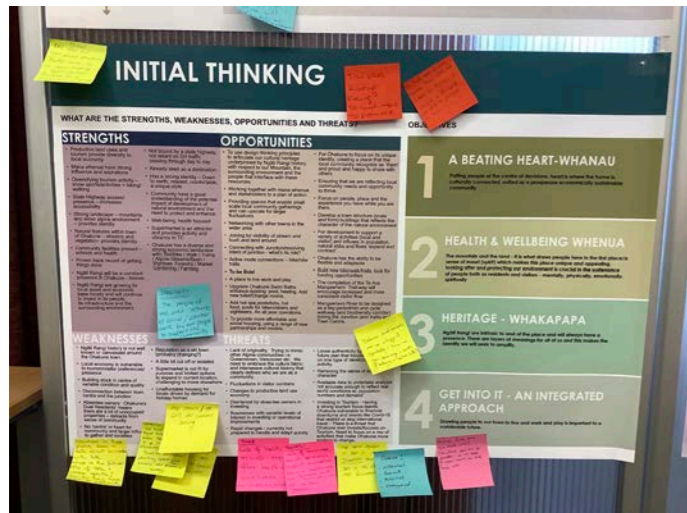
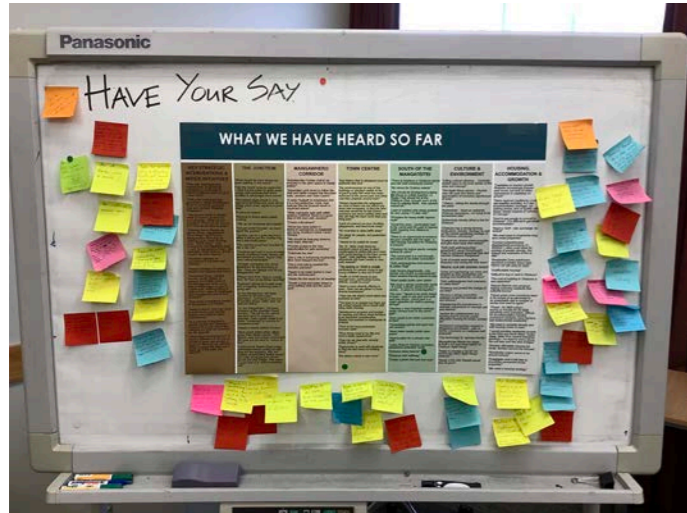
The following methods and media types were was used to contact groups or people within the community:

- Information provided on the council website
- Adverts run on the local radio station
- Two articles run in the Ruapehu Bulletin
- Flyers placed in business and handed out to members of the public
- Posters placed in shop windows
- Members of the Project Reference Group where contacted personally receiving a direct invitation to workshops

DIRECT CONTACT

Separate to the Governance, Project Reference Group and the Community open days the project team had a further 10 hours of contact time with local business owners or stakeholders, including site walks and 3 separate driving tours.

PHOTOS OF ENGAGEMENT



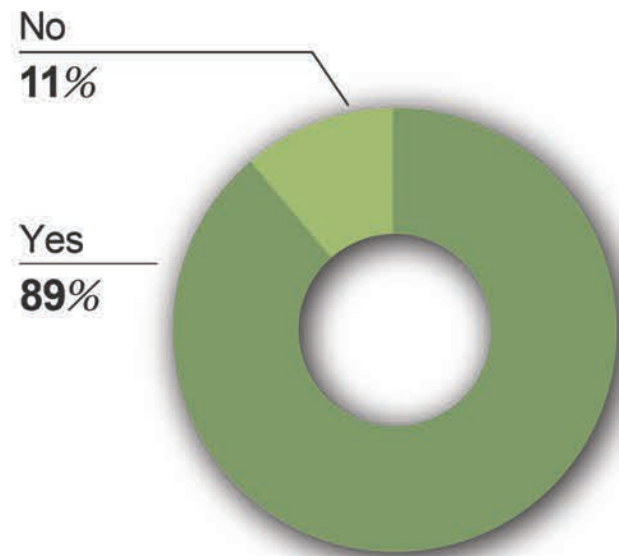
ENGAGEMENT SUMMARY

ENGAGEMENT DETAILS

The following results are from the 30 questions put to the community on the engagement boards used on Friday the 23rd and Saturday 24th of October 2020

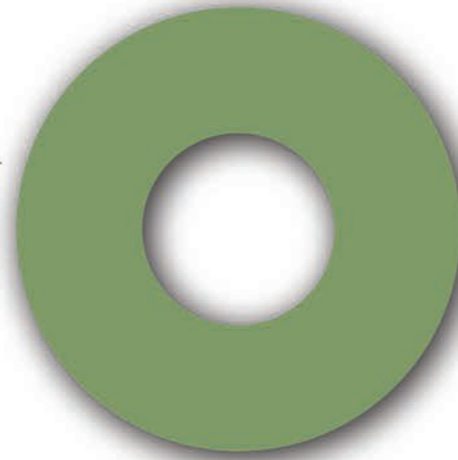
1. Do you agree with the Strengths Weaknesses, Threats and Opportunities raised. Do you have something else to add to these?

NOTE: Refer Question 1 appendix 2 for written answers



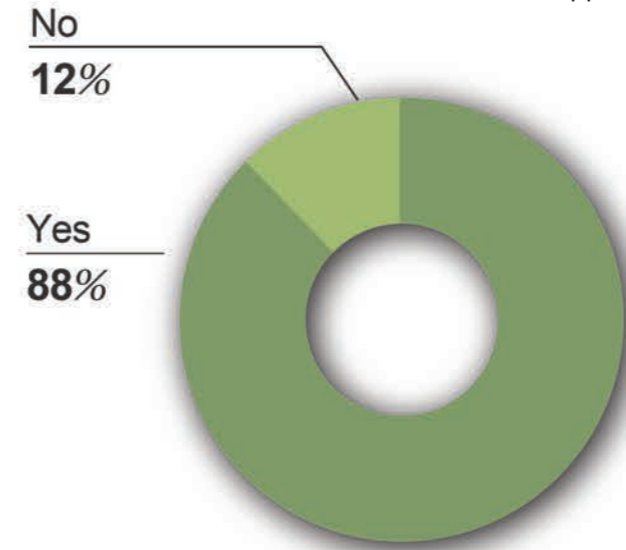
2. Do you agree with the 7 focus areas identified?

Yes
100%



3. 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.

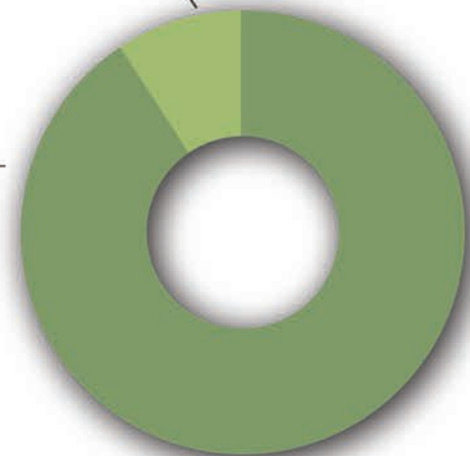
NOTE: Refer Question 3 appendix 2 for written answers



4. Do you agree with the proposed role and focus for the Junction?

No
9%

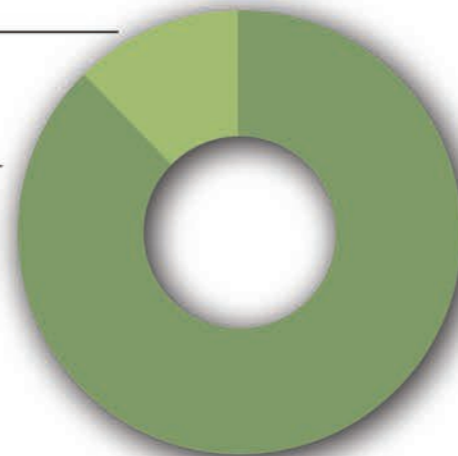
Yes
91%



5. Should we scope a series of measures to encourage improvements or the removal of buildings, structures and rubbish? this could include things like the review, preparation of policy that will provide incentives and penalty options that encourage owners to strengthen, repair, remove or rebuild?

No
12%

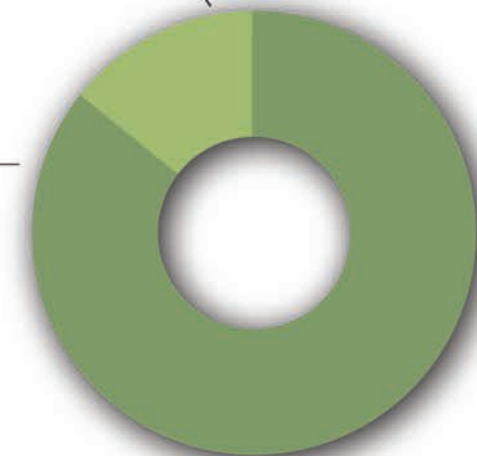
Yes
88%



6. Do you support the development of a masterplan for the Junction? If so what do you think it should focus on? e.g Identifying development areas, public space improvements....

No
14%

Yes
86%

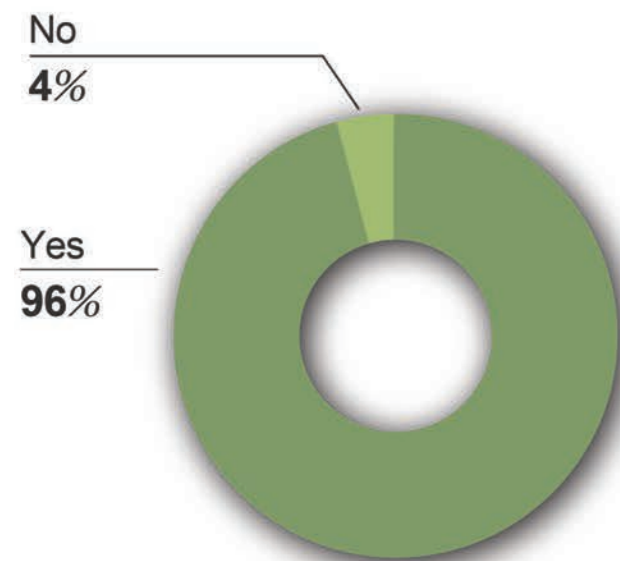


ENGAGEMENT SUMMARY

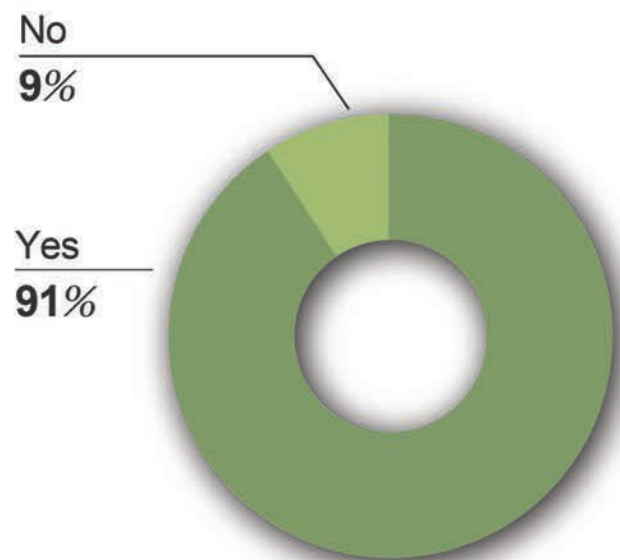
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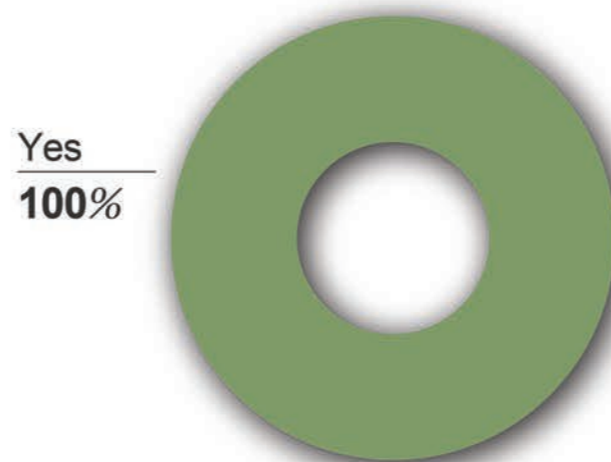
7. Do you support the development of a Ohakune/Junction marketing and tourism growth strategy?



10. Do you agree with the proposed ideas for the enhancement of the Managawhero corridor?



8. Walking, tramping and trail/mountain biking are growing in popularity and can help support summer tourism. Do you think we should invest in the 'base of the mountain' trails and walking experience to strengthen the Ohakune/Junction offering?

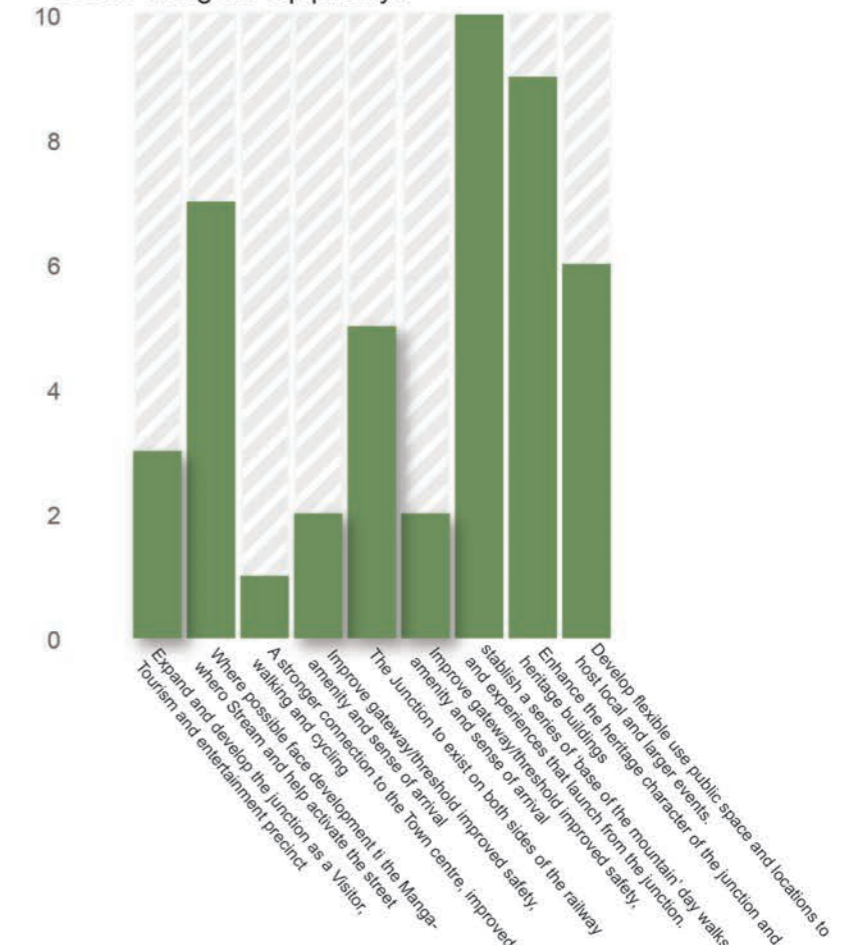


11. If so, what activities would you like to see included?

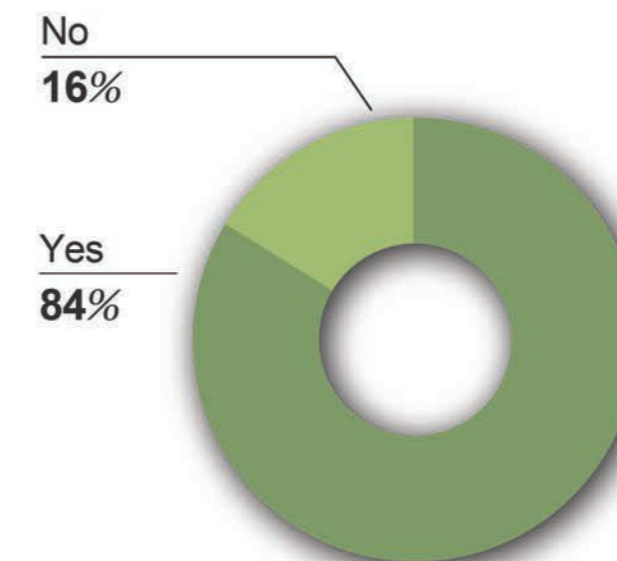
Refer to Question 11 in Appendix 2



9. Out of the initiatives above (questions 2-5), what do you see as being the top priority?



12. Do you support the development and improvement of public space within the town centre - Is the creation of a 'Town Square' a good idea?

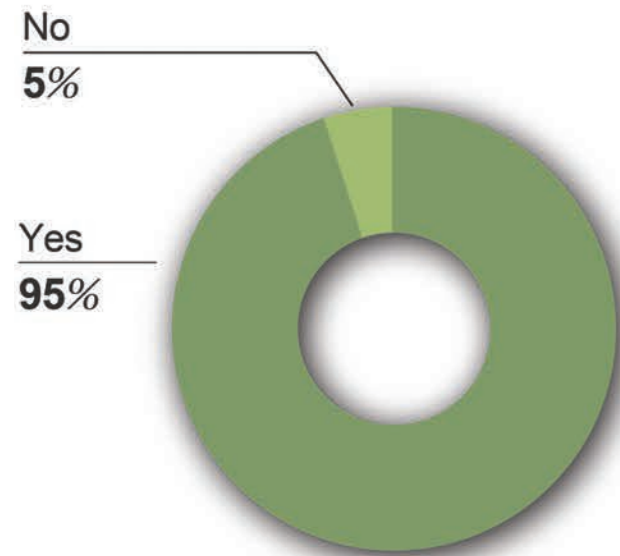


ENGAGEMENT SUMMARY

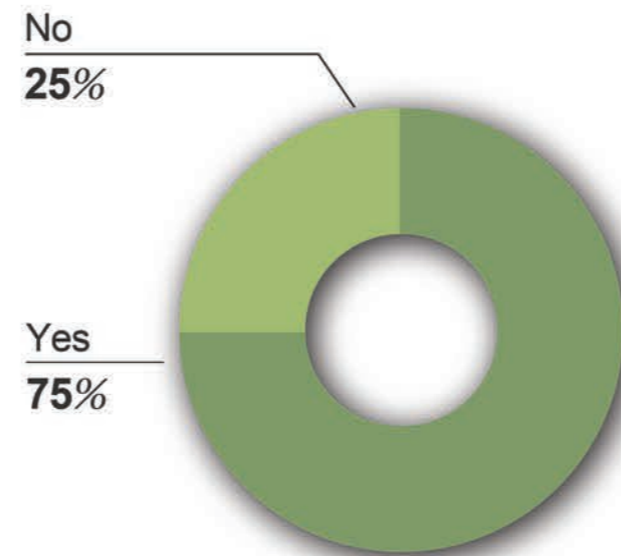
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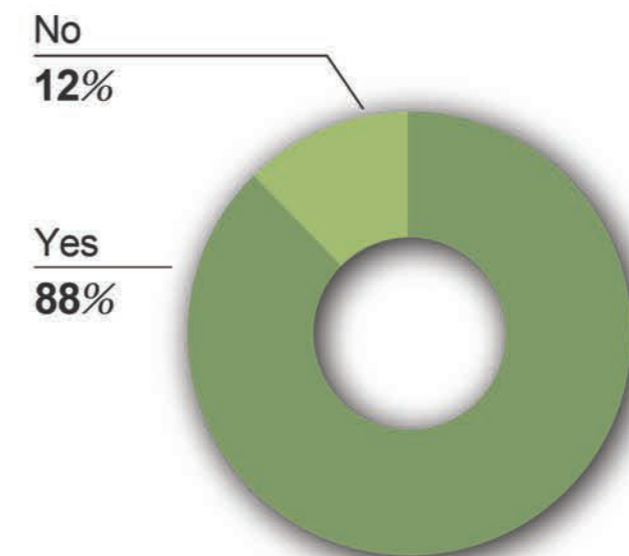
13. Do you support the intent to consolidate the town centre - including working with private property owners to develop a viable re-development project/projects.



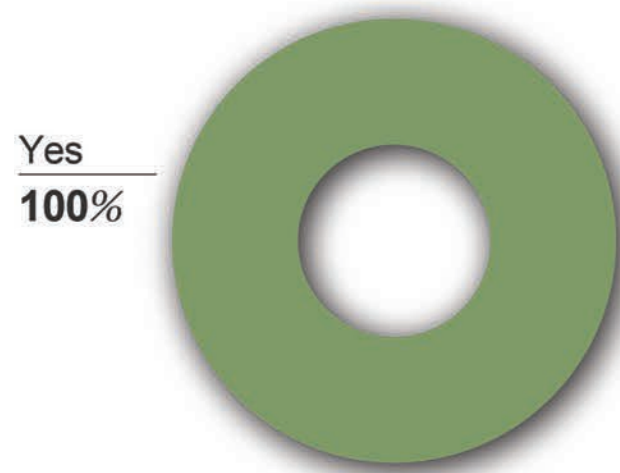
14. Do agree that the town centre should move east towards and around Christie Park. With Christie park developing as the 'village green'?



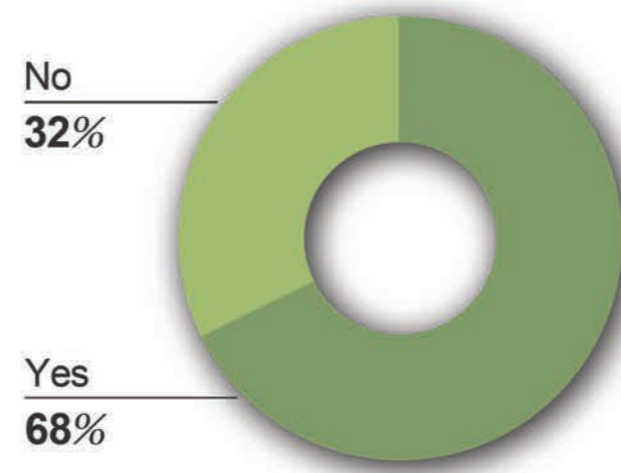
15. If the supermarket was to be relocated do you feel it is important for the supermarket to remain in or close to the centre of town?



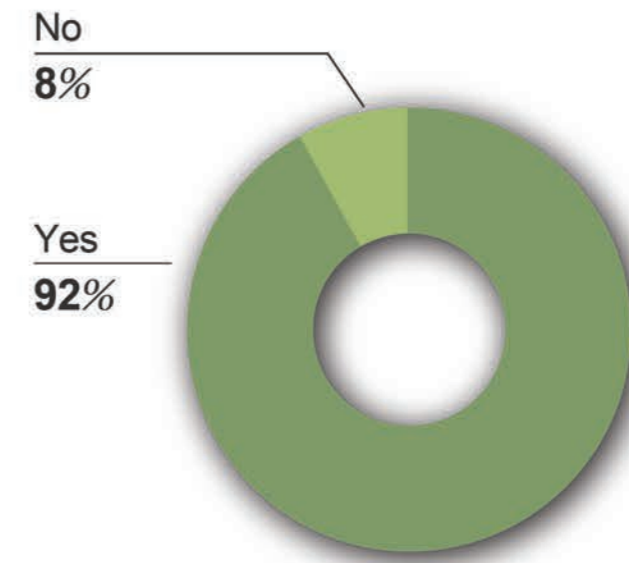
16. Should we invest in the development of a town centre master-plan or strategy that looks to address key issues; traffic and parking, ensuring town meets the needs of locals, consolidation of the centre, Ohakune as a place for business?



17. Do you support increasing the density of housing around the town centre?



18. 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?

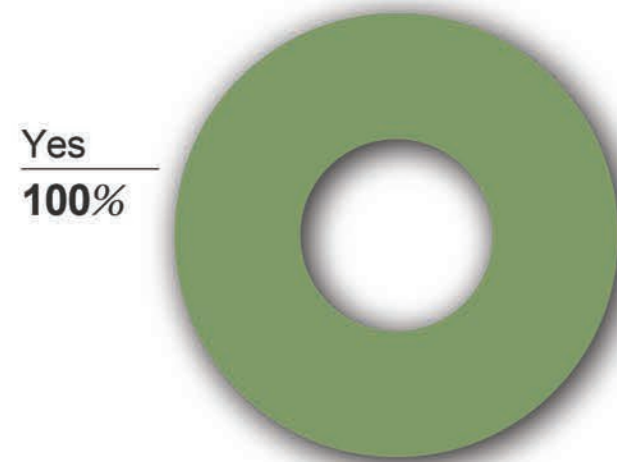


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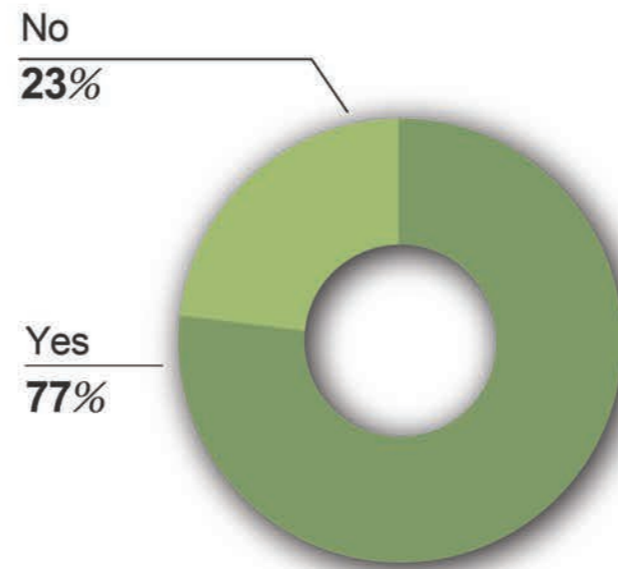
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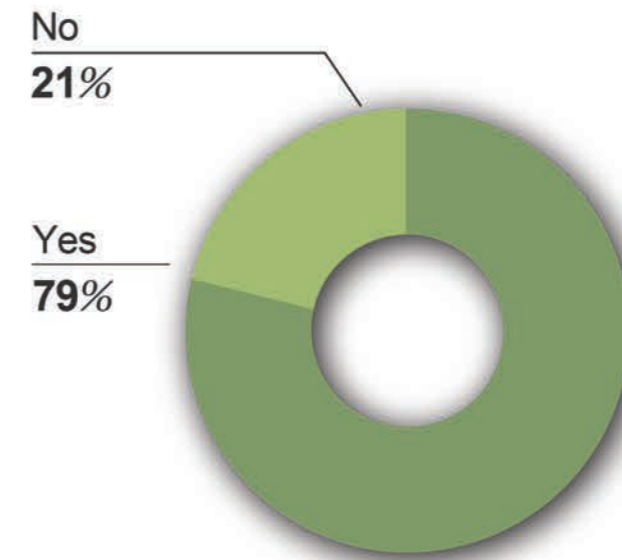
19. Do you support the development of the existing pool facilities?



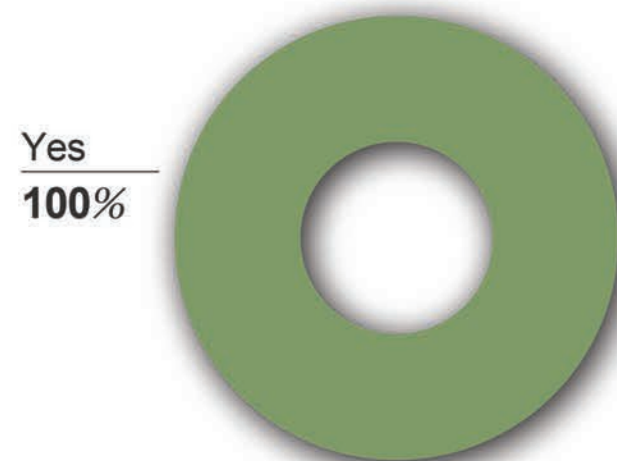
20. It has been suggested the fire station could be relocated, do you think locating it in this area, potentially near the St John Ohakune Ambulance Station is a good idea?



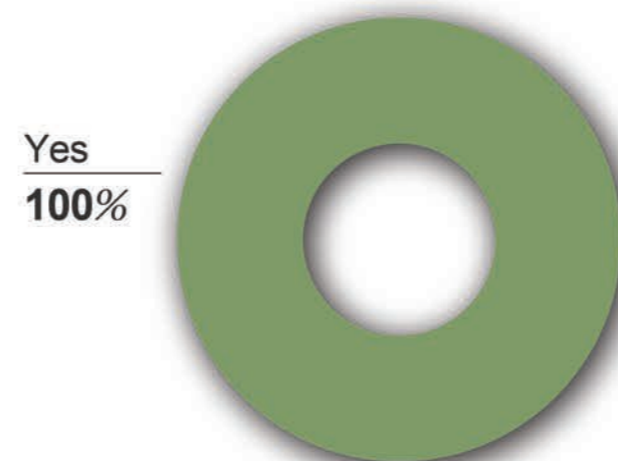
21. There is the possibility to create a new road connection through this area connecting SH49 to Raetihi Ohakune Road and avoiding the Miro Street intersection. Do you support a new road connection in this location? This Road would provide key access to sporting, recreation or community facilities and parking.



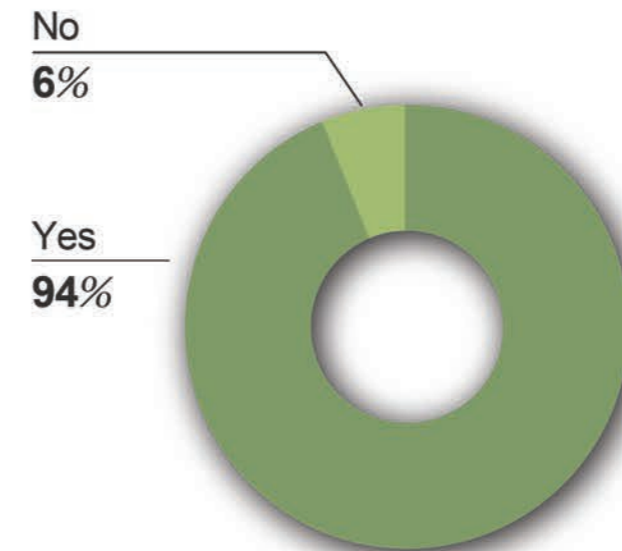
22. Do you agree that form of future development should recognise existing natural features?



23. 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?



24. 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 Ohakunes identity and sense of place?

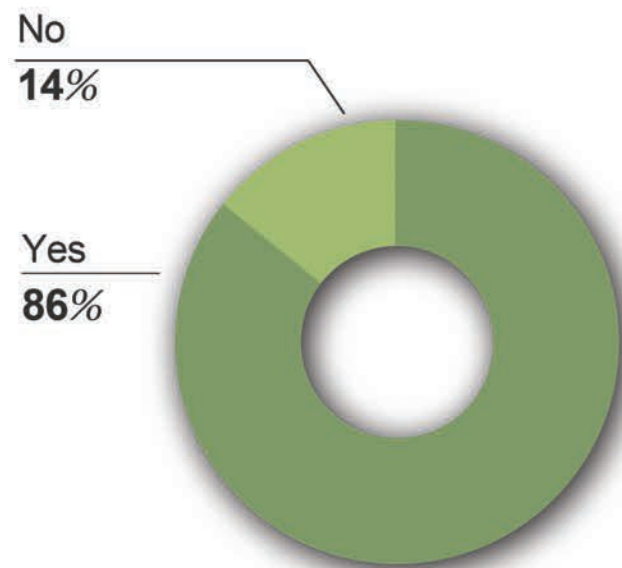


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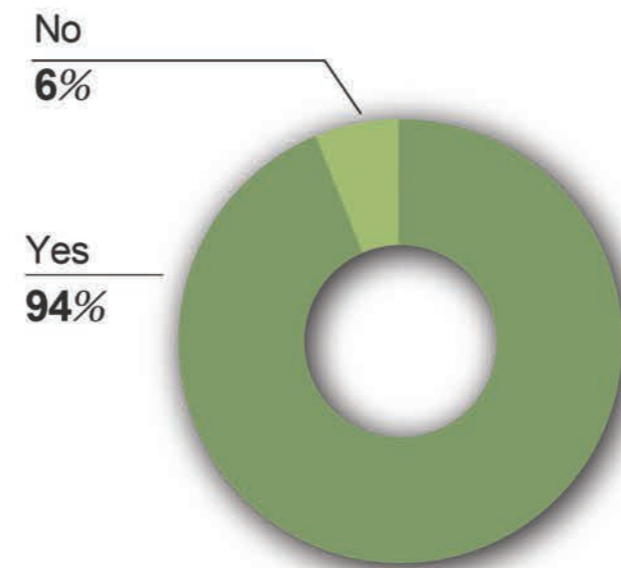
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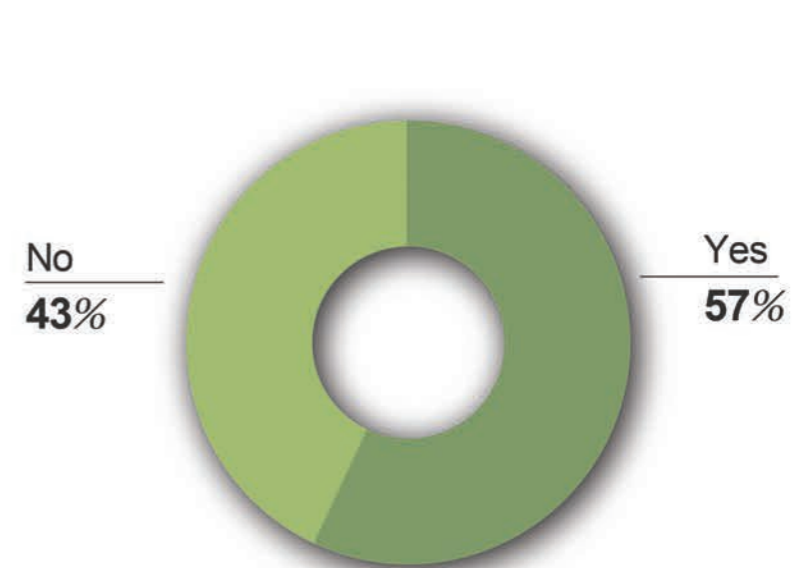
25. Do you support the scoping of a series of measures to create an improved arrival/departure experience - Develop town centre gateways?



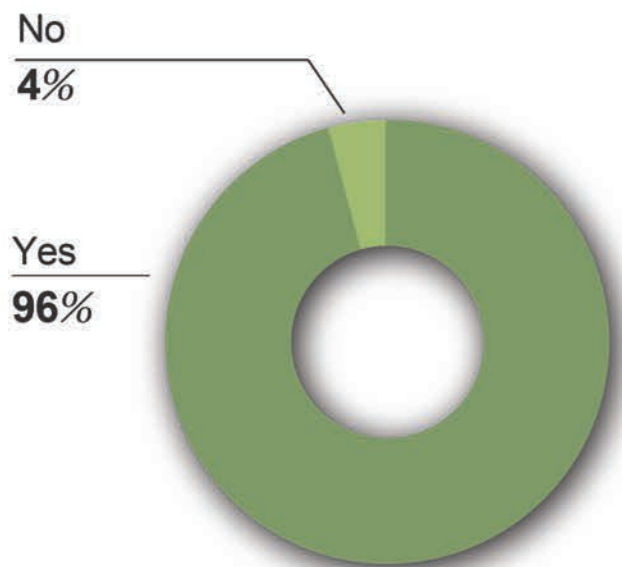
26. Should the urban environment do more to capture and treat stormwater run off?



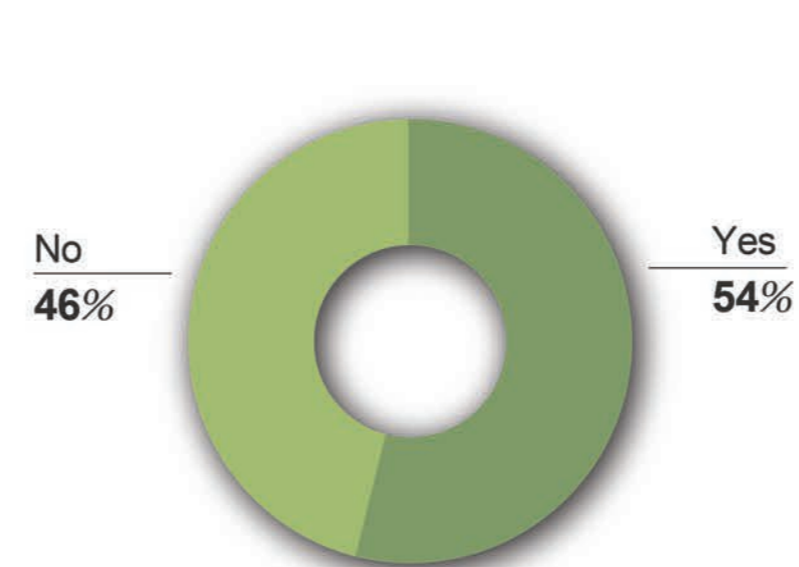
27. Should we look at rezoning areas around town to encourage residential intensification?



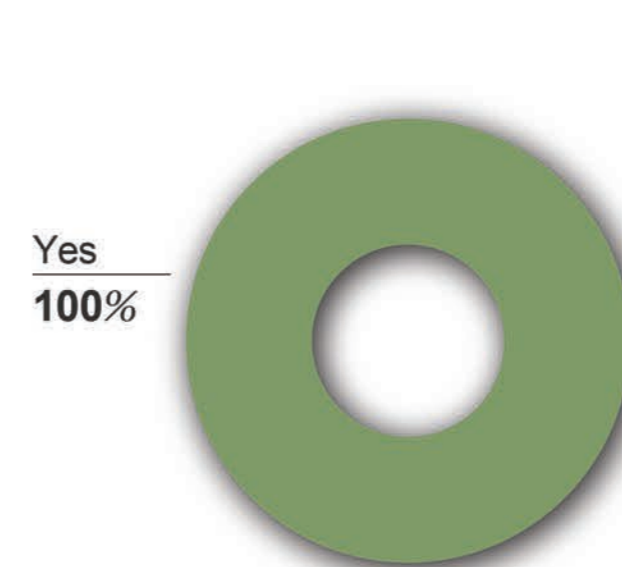
28. Should we identify opportunities to support housing people on lower incomes and/or transient workers?



29. Should there be more opportunities to live in the centre of town, perhaps apartments above shops?



30. Should we be looking to partner with Ngāti Rangī, landowners and organisations like WPI and RAL to improve housing options in Ohakune?



2

FOCUS AREAS

THE SEVEN FOCUS AREAS - OVERVIEW

PROJECT CATEGORIES

In positioning the strategy to address the key findings identified through early analysis and through conversations held with the project Governance Group, Project Reference Group and confirmed through community engagement we have established 7 'Focus areas' for the Future Ohakune Project.

Within the seven focus areas the 'potential' or recommended projects have been grouped into 5 categories (listed below) Projects may not fall explicitly into one category and overlap with one or more of the categories

1 - RDC CAPITAL EXPENDITURE PROJECTS

By including this category it does not commit RDC to adopting any of the listed projects. These are potential projects for RDC consideration. The intent of these projects (if adopted) would be that they are included in the Future annual of Long Term Planning (LTP) process and fully or partially funded by RDC

2 - PARTNERING PROJECTS

These are projects where there is the potential for both Council, private businesses, organisations or individuals to enter into a partnership to deliver the desired outcome.

3 - PRIVATE OPPORTUNITIES

These are opportunities or initiatives that could be considered by private land owners.

4 - POLICY

Policy projects are projects where council policy, guidelines and bylaws can play a stronger role in helping define and shape existing and future development

5 - QUICK WINS

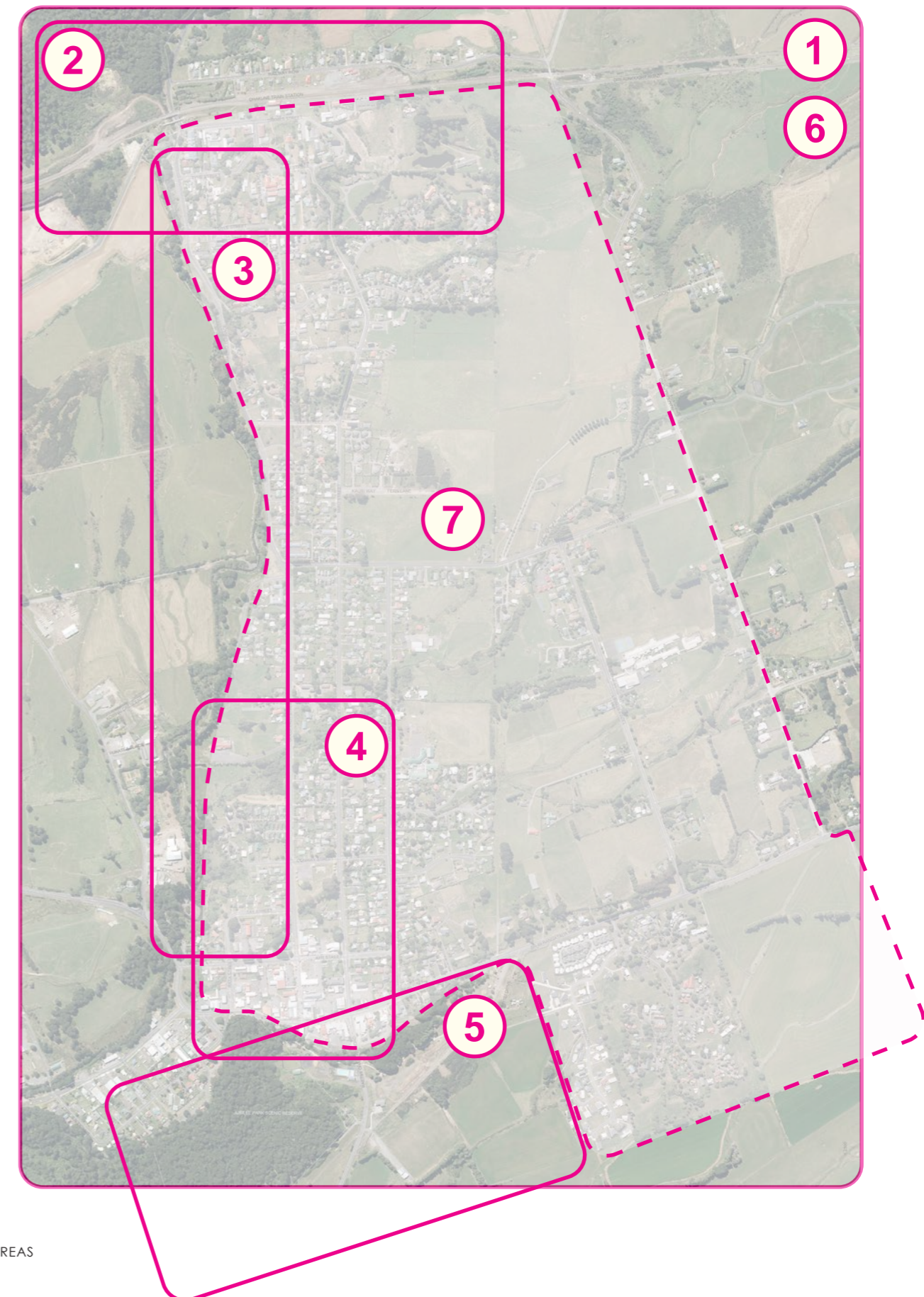
These could fall into either category 2, 3 or 4 and could be potentially implemented by council without requiring LTP consideration (within existing annual plan budgets) or by existing organisations, community groups or individuals.

The quick wins are likely to projects that can be achieved easily, without compromising or precluding other future opportunities

FOCUS AREA MAP

LEGEND 02

1. Key strategic interventions and wider initiatives
2. The Junction
3. Mangawhero Corridor
4. Town centre
5. South of the Mangateitei
6. Culture & Environment
7. Housing, Accommodation & Growth



FOCUS AREA 1

KEY STRATEGIC INTERVENTIONS AND WIDER INITIATIVES

SUMMARY AND RECOMMENDATIONS

PROJECT	PROJECT DESCRIPTION AND CONSIDERATION	PROJECT CATEGORY
Ohakune Spatial Framework (Tranche 2)	<p>Identify initiatives to use the built environment to express local cultural identity (including via many of the other initiatives)</p> <p>Include consideration of :</p> <ul style="list-style-type: none"> • A programme of public realm improvements that utilise a spatial framework to better connect the built and natural environment while celebrating the heritage of the region. • Better coordination of developments through a spatial framework and stronger community and community presence. • Support for balanced growth (balancing local culture with the interests and needs of visitors). • A clear and appealing Community Heart that supports and represents the local community. • Be Strategic and Viable - A framework based on evidence. It must accommodate the Long-Term Council Plan processes to provide future funding for the initiatives it contains • Focused on delivery - A clear set of short and long term actions 	
Economic development analysis and strategy - Discussions built on evidence	<p>Identify the opportunities and constraints for establishing a sustainable and prosperous economic future.</p> <p>Include consideration of :</p> <ul style="list-style-type: none"> • Economic Analysis - Conduct a review of economic demand and establish the role/function and opportunities for Ohakune and the Junction • Establish an understanding of the needs and complex urban challenges facing Ohakune. What are the economic drivers and initiatives to deliver big benefits in terms of culture and economic stimulus. • Articulate clearly what economic prosperity, diversity and resilience looks like for Ohakune and the Junction • Develop an economic strategy that includes the aspirations of Ngāti Rangī, Big and local businesses, landowners, and RDC • Economic analysis showing the impact of growth in tourism and the pressures this may bring to Ohakune infrastructure, environment and social settings • Identify partnership and investment opportunities and models that support affordable housing and new business investment • Build an economic case that supports the spatial framework and transport strategy 'masterplan' • A business case for investment • Scenario building - systematically exploring design, growth or planning options for Ohakune under a range of potential economic, social and development scenarios 	
Activation	<p>Prepare a Tactical Urbanism and Placemaking Plan</p> <p>Include consideration of :</p> <ul style="list-style-type: none"> • A sufficient period of sustained investment in activities, promotion and leadership to enable the culture of the use of the town centre to change and catch on and for business opportunities associated with these initiatives to be established • Involvement of RDC and other stakeholders in the town and district's events and activities • Activities which contribute to the sense of place and reflect the District's character • A range of regular - daily/weekly events/activities (e.g. weekly market) as well as monthly activities (e.g. food trucks) and seasonal/annual activities (concerts/festivals) • A range of small scale cost effective placemaking initiatives as well as those that may require a large scale of investment/sponsorship • Utilisation of vacant shops/land in liaison with owners - have a pre established set of initiatives that can be immediately activated for temporary uses in shops • A range of activities that are of interest to people of all ages so there is something for everyone • Opportunities to learn about how spaces are used by using placemaking as a trial for future changes of a more permanent nature • Identify locations for placemaking activities • Create a kit of placemaking items e.g. stackable chairs, tables and beanbags • Develop a quick process option for private Placemaking initiatives i.e. process for consents/compliance • Work with existing businesses to develop a promotions programme • Identify opportunities for design competitions for elements of the strategy implementation to encourage public profile 	
Transport and parking - Discussions built on evidence	<p>Prepare a transport and parking strategy that support the spatial framework and sets out the long-term direction for transport</p> <p>Include consideration of :</p> <ul style="list-style-type: none"> • Transportation and Traffic Modelling - Advanced micro simulation to support integrated traffic and pedestrian movement analysis • An outline of how parking will be managed to ensure they play an integrated role in delivering the required transport and town centre outcomes • Accessibility Assessment and action plan - A measurement of how easy it is for people to reach a desired activity, • Transport Impact Assessment -an appraisal of the impact of land-use proposals on transport infrastructure and services. • Defining the direction for transport-related issues. Recognise the links between transport and land use and urban form and set objectives and policies to address these linkages. • Develop a Transport Strategy and business case (including walking and cycling) for creating stronger links between Rangataua and Raetihi as well as other local centres 	

FOCUS AREA 2

THE JUNCTION

SUMMARY AND RECOMMENDATIONS

PROJECT	PROJECT DESCRIPTION AND CONSIDERATION	PROJECT CATEGORY
Tidy up old structures, rubbish and buildings	<p>Scope a series of measures to encourage improvements or the removal to buildings, structures and rubbish</p> <p>Include consideration of:</p> <ul style="list-style-type: none"> • Audit of buildings relative to District Plan/bylaws provisions • Identify any character buildings and key features in conjunction with owners • Review or prepare policy that will provide incentives and penalty options that encourage owners to strengthen, repair, remove or rebuild • Establish a Council sponsored programme to assist landowners with the demolition, removal or basic painting and the like 	
Tourism Development	<p>A sustainable tourism growth strategy</p> <p>Include consideration of:</p> <ul style="list-style-type: none"> • What opportunities exist to strengthen the Tourism offering of the Junction • Site options (see masterplan below) for major new development, tourist attractions, accommodation, etc. • Local perspectives on local tourism growth, understand the social and economic context 	
Junction development design guides - To sit alongside the district plan	<p>Develop the junction as a colourful, fun visitor, tourism and entertainment area</p> <p>Include consideration of:</p> <ul style="list-style-type: none"> • The positive elements that give the Junction its unique character and identity • A landscape and urban design guide that enables appropriate public outcomes for the way the landscape and built environment relates to its surroundings • Establish the type of use/function for the Junction that will meet the objectives for the strategy • Develop a proposal for the development and better integration of the land on the mountain side (east) of the railway. 	
District Plan provisions	<p>Prepare a scope for a district plan change for the Junction - visitor, tourism and entertainment precinct</p> <p>Include consideration of:</p> <ul style="list-style-type: none"> • Enabling of developments which fit with the strategy 	
Arrival experience	<p>Improve the quality of the arrival experience</p> <p>Include consideration of:</p> <ul style="list-style-type: none"> • Way finding and legibility through public realm improvement, signage and artwork • The moments in the experience of the place that generate the memorability of the place 	
Master Plan	<p>Develop a masterplan for the Junction</p> <p>Include consideration of:</p> <ul style="list-style-type: none"> • Flexible and permanent public spaces to host a range of local and larger events • Character buildings and places of cultural heritage value and their relationship to open space and the public realm • Identifies future development areas • Visual integration of space across the railway to the mountain base • Parking and HOV provision 	
Expand Trails and walks at the base of the mountain	<p>Develop the 'base of the mountain' trails and walks</p> <p>Include consideration of:</p> <ul style="list-style-type: none"> • Opportunities for future walks and trails to create rich walking and cycling experience at the base of the mountain. 	

FOCUS AREA 3

MANGAWHERO CORRIDOR

SUMMARY AND RECOMMENDATIONS

PROJECT	PROJECT DESCRIPTION AND CONSIDERATION	PROJECT CATEGORY
Managawhero corridor activity spine	<p>Identify initiatives to make a special activity place that connects from town to junction</p> <p>Include consideration of :</p> <ul style="list-style-type: none"> • activity stations along the length of the corridor - play, training, running, dog exercise as a connected series of experiences • stream edge through to road edge linear experiences • connections across the stream - stepping stones, swing bridges/rope bridges, weirs • places to get beside the stream and interact 	
Coordinate/align with the Ohakune Flood Mitigation scheme	<p>Recognise that the streams have flood risks</p> <p>Include consideration of :</p> <ul style="list-style-type: none"> • Appropriate land uses and mitigation measures for flood risk 	
Adjacent land uses and movement corridor	<p>Encourage visitor accommodation along spine</p> <p>Include consideration of :</p> <ul style="list-style-type: none"> • visitor accommodation along the spine to bring activation to the street edge and across to the open space corridor • generous width cycleway and active mode spine that runs from Junction to town 	

FOCUS AREA 4

TOWN CENTRE

SUMMARY AND RECOMMENDATIONS

PROJECT	PROJECT DESCRIPTION AND CONSIDERATION	PROJECT CATEGORY
Maintenance + Upgrade of Street Frontages	<p>Scope a series of measures to encourage improved street frontages</p> <p>Include consideration of:</p> <ul style="list-style-type: none"> • Subsidised painting schemes through a paint supply company • Awards for the best presented building • Access to expert advice • Audit of signage relative to District Plan provisions 	
Consolidated town centre. Moving away from the traditional linear form of SH49 - New retail , cafe and restaurant options	<p>Work with private property owners to develop a viable re-development project. Prepare a scoping report on strategies to consolidate the commercial area</p> <p>Include consideration of:</p> <ul style="list-style-type: none"> • A network of covered lanes/spaces/shelters/verandahs that are public • Look to strengthen the night time economy (Dining, bars and restaurants) • Identify ways to ensure town moves/develops east towards and around Christie Park • Encourage the development of poorly utilised land within the town centre • Finding a new home for the fire station • A Ohakune town centre building design guide that ensures a positive relationship with the public realm • A strategy for working with building/land owners, developers and investors to provide new retail spaces 	
Bringing the locals back to town	<p>Develop a strategy for ensuring the town centre continues to meet the needs of the local community</p> <p>Include consideration of :</p> <ul style="list-style-type: none"> • Community needs and features that are engaging and locally relevant as attractors 	
Improving SH49	<p>Improve the corridor leading into the town centre on current SH49</p> <p>Include consideration of :</p> <ul style="list-style-type: none"> • Improve safety • Look at options for reducing traffic speed • Investigate the feasibility of a heavy vehicle bypass • Investigate the design of new, safe crossings 	
Ohakune has a place for business	<p>Identify opportunity to develop a business centre in the centre of town</p> <p>Include consideration of:</p> <ul style="list-style-type: none"> • Work with key businesses and organisations to establish feasibility of a shared business hub in the centre of town 	
Develop a town square	<p>Develop a strategy for a town public space as a 'heart'</p> <p>Include consideration of :</p> <ul style="list-style-type: none"> • options for spaces that have uses around it that activate the space • sun light access and 'comfort' • size requirements so it can be good size for small group and can expand for larger groups • place values - street relationship/views to mountain, cultural values? 	
Find a new location for the Supermarket	<p>Develop a strategy for understanding land ownerships and land holdings to assist in the strategic positioning of a new supermarket</p> <p>Include consideration of :</p> <ul style="list-style-type: none"> • Identify locations best suited for a new supermarket • Supermarket operator needs and opportunities for Council to facilitate • The potential aggregation of smaller lots to form appropriately-sized development parcels • Land banking areas for future supermarket interest 	

FOCUS AREA 5

SOUTH OF THE MANGATEITEI

SUMMARY AND RECOMMENDATIONS

PROJECT	PROJECT DESCRIPTION AND CONSIDERATION	PROJECT CATEGORY
<p>Prepare a long-term plan for the land south of the Mangateitei</p>	<p><i>Prepare a long-term plan for the area of land south of the Mangateitei from the carrot park to Jubilee Scenic Reserve and Ohakune Domain</i></p> <p>Include consideration of :</p> <ul style="list-style-type: none"> • A range of scenarios that takes advantage of its location and functions/features • An assessment of users and future users needs for recreation centre - explore the sports hub/sporstville concept • Financial modelling of options • Legal requirements and processes • Identify the redevelopment potential of old sports-grounds 	
<p>The carrot park to be better connected to town</p>	<p>Include consideration of :</p> <ul style="list-style-type: none"> • Continuation of the trails and linkages • Telling stories of the land based production 	
<p>Jubilee Park is better connected to the town centre</p>	<p>Include consideration of :</p> <ul style="list-style-type: none"> • river connections and linkages to town - clearer sight lines • car parking/camper van provision 	
<p>Improvements to Ohakune Pool</p>		

FOCUS AREA 6

CULTURE & ENVIRONMENT

SUMMARY AND RECOMMENDATIONS

PROJECT	PROJECT DESCRIPTION AND CONSIDERATION	PROJECT CATEGORY
Ohakune Ngāti Rangi	<p>Work with Ohakune Ngāti Rangi and Maungārongo Marae to prepare a Strategy for their involvement in the town centre</p> <p>Include consideration of :</p> <ul style="list-style-type: none"> • Who will champion the preparation of this strategy • The level of resourcing required for Iwi to participate in the preparation of the strategy and its implementation • Who the appropriate points of contact are within Iwi for contributing to the strategy • Strategy objectives that address, for example, naming conventions, cultural landscapes and roles in the design process 	
Establish the Ngāti Rangi focus group	<p>Work with Ngāti Rangi to establish the Ngāti Rangi Focus group</p> <p>Include consideration of :</p> <ul style="list-style-type: none"> • May include a representative from Ngāti Rangi Investment Arm, Marae reps and key people from the Ngāti Rangi office • Ngāti Rangi have 1000yr aspirations for Ohakune and the town • Organise the first meeting/workshop with Ngāti Rangi reference group to test the assumptions in the ‘Thinking about Ohakune’ project and look for alignment with Ngāti Rangi aspirations for the future. • Identify key Ngāti Rangi documentation, strategies to inform key project decisions 	
Public Art Fund	<p>Establish a public art fund, provide a mechanism for the community to express the shared heritage, culture and identity</p> <p>Include consideration of:</p> <ul style="list-style-type: none"> • Ongoing annual funding • Attracting local/national and international artists • Street art installations + sculpture • Annual cycles of calling for new pieces of art such that the pool of art pieces increases over time • A spatial strategy to ensure art is appropriately positioned and scaled for the place 	
Greenbelt and ‘Biodiversity corridors’ link improvements	<p>Enhance the existing stream network to improve biodiversity, ecological function while also creating new cycling and pedestrian links</p> <p>Include consideration of :</p> <ul style="list-style-type: none"> • town belt concept • identify streams and their habitat values and develop and network plan • flood risks and set backs and edge relationships to urban development 	
Coordinate/align with the Ohakune Flood Mitigation scheme	<p>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</p>	
Network of Cycle lanes	<p>Using existing main roads and the number of streams and rivers to establish a network of safe, cycle and walking connections</p> <p>Include consideration of :</p> <ul style="list-style-type: none"> • Linking surrounding (including future) residential areas, schools and green spaces, destinations and the town centre. • Stakeholder engagement • Opportunities to encourage cycle tourists to view Ohakune as cycle-friendly and provision of associated facilities (both in the town centre and accommodation providers) that support this • Connect into the other primary walks and trails 	
Improve the arrival/gateway experience into Ohakune	<p>Scope a series of measures to create an improved arrival/departure experience - Develop town centre gateways</p> <p>Include consideration of :</p> <ul style="list-style-type: none"> • Scope a ‘Gateway’ project identifying locations 	

FOCUS AREA 7

HOUSING, ACCOMMODATION & GROWTh

SUMMARY AND RECOMMENDATIONS

PROJECT	PROJECT DESCRIPTION AND CONSIDERATION	PROJECT CATEGORY
Ohakune Spatial Plan	<p>Spatial plan to provide spatial directives to shape understanding of what development and growth means for Ohakune - This work should be done in line with the National Policy Statement on Urban Development 2020</p> <p>This work would ensure:</p> <ul style="list-style-type: none"> • urban development occurs in a way that takes into account the principles of the Treaty of Waitangi (te Tiriti o Waitangi) • ensuring that plans make room for growth both 'up' and 'out', and that rules are not unnecessarily constraining growth • developing, monitoring and maintaining an evidence base about demand, supply and prices for housing and land to inform planning decisions <p>Include consideration of :</p> <ul style="list-style-type: none"> • Build on or align with the : Public and Affordable Housing Asset and Tenancy Management Strategy (ATMS) • Inclusion of the filling in the gaps and affordable housing projects below • development above retail for residential/visitor accommodation • visitor accommodation along spine road to The Junction from the centre 	1
Filling in the Gaps	<p>Identify land areas that sit within the existing urban area for infill growth</p> <p>Include consideration of :</p> <ul style="list-style-type: none"> • identify owners and work with them about development opportunities • formats for development that make efficient use of the land 	1, 2, 3
Affordable, Emergency Housing and workers accommodation	<p>Identify opportunity to support housing people on lower incomes and/or transient workers</p> <p>Include consideration of :</p> <ul style="list-style-type: none"> • coordination with Ngāti Rangi (re-purpose of NZDF Waiouru housing?) • Identify Council owned land suitable for affordable or emergency housing • financial models and management structures - ie Land Trust or others • Council land provision (such as near school) • Employment opportunities 	1, 2, 3

APPENDIX 1 - WHAT WE HAVE HEARD SO FAR

GENERAL COMMENTS

- Empty retail? How do we incentivise landlords ?
- Looking at likes of Rotorua / Wanaka what mountain biking and adventure sports have done for growth Ohakune is not just RAL
- Encourage empty shops to have business use. Display art or designer stuff in windows to make them look less dilapidated
- Community hot pools
- Modern retirement / senior housing
- Social housing, community owned, available for young families to stay / come and work /play
- Bring back the old movie theatre
- The town centre looks sad and unwelcoming. I would like to see shops and all the empty spaces filled up
- There needs to be more housing for locals to many of us are being pushed out of the area.
- Downhill mountain biking
- Safe area for cycling between Ohakune to Raetihi. There is no cycle lane for a road with low speed limit.
- Retirement housing integrated and central.
- Need to follow Taupo and Rotorua in having more summer-time activities. Mountain biking and walking tracks.
- Agree that 450m2 net site area about right but need to be more permissive to allow development that doesn't meet this. ie. Not non-complying
- The RDC have let the shopping area with the smart benches, rubbish bins and power poles get into bad repair.
- All the different areas and aspects of town are poorly linked.
- Industrial workshops / developments attracting electrical / mechanical etc start-ups
- Reduce / slow housing developments until we can have a repaired / improved water / sewage infrastructure.
- Commitments to permanent residential housing either owned and / or rental
- Its to easy and lucrative to own holiday homes in the town without contributing much to the town. Increase rates for non-owner / occupiers.
- Restrict RBnB for six months a year.
- Renting is too challenging – need immediate long-term help! Houses now too expensive.
- AirBnB culture creating a ghost town. How to provide long term housing accessibility.
- Play links to Raetihi, Rangataua / Horopito / Bikes / walking
- Agree to cultural authenticity!! Absolutely ours not revised repurposed from other iwi developments / ideas.
- Environment – Be nice to look after our night sky.
- Ohakune has no real town centre to spread out. Needs effort put into attracting an attractive place to go.
- Heavy traffic travelling at speed is a disaster waiting to happen.
- Extend the I-site and have I / R and I-site together
- Town centre - Popup food and drinks and provides under surviving year-round business.
- Agree we need to attract more businesses / shops. A sports centre would be good.
- Would like to see more local markets for local produce
- Event hub at junction – Awesome. But as is, very un-attractive
- Incorporate display of Maori culture.
- Maori Culture and food like Rotorua
- Maori culture showcased in similar forms to Rotorua
- Focus on formalising the Junction Area as it is the gateway to the maunga
- How do we balance being tourism town and developing community of communities with so many empty houses for BnB industry.
- Keeping our younger generation here? How do we get / communicate their needs and wants
- Cafes / eateries to face North and towards mountain to be sunny and vibrant. Leave ?? of present location but develop Agr street.
- Please more cycle and walkways.
- Looking north a poor option RDC / TLC / RAL
- Essential business like the pharmacy should be open 7 days. There is no where to go for medical supplies if injured during the weekend.
- Who are without tourism industry?
- Priorities – Housing / Attract permanent resident housing families / build healthy relationships in all aspects / ages of our community
- Agree with more connectivity walking or bike paths from Raetihi and Rangataua. More action ofr Rangataua to be included.
- Definitely connect Rangataua and Ohakune walk track / bike track
- More walks in mountain bush
- More of mountain activities possible
- Transport- Public transport links to Waiuru. Connecting to Tauramouni / Whanganui / National Park. Commuter train, not just tourism.
- Bike / walkway – great idea. Promote healthy lifestyle and family activity.
- Agree that cycleway linking to Rangataua, Raetihi and towards Ruatiti would be ideal for commuting and sightseeing.
- Goldfinch street and Mangawhero Tce needs a generous footpath (like the one by Tyne Street to the Junction) Footpaths to narrow for people to walk in groups / kids on bikes.

APPENDIX 1 - CONTINUED

GENERAL COMMENTS - CONT

- Don't forget climate change and environment.
- Emergency housing options. Not in motels
- Rate tariff for AirBnB / Nightly holiday rentals
- Need a museum, a good one.
- Shared space in slow speed environment for goldfinch street. Apre dining outdoors.
- Agree with cycling out to Lakes Reserve. Whole areas there needs to be developed for summer eg. Stand up paddle boarding
- Agree – History sharing stories of our area with everyone not just maori. Getting iwi to share knowledge especially with schools.
- Airbnb is an asset bringing a diversity of visitors rear round. Shouldn't be penalised or feared, especially when operated well by good hosts.
- Ruapehu District Council has lost our large industrial area. This may be regretted.
- Improve the standard of house building – less barns and sheds.
- Footpath along SH49 far as Ruapehu Road then Ruapehu Rd to Shannon.
- Mangawhero corridor should be key biodiversity lin. At present this park and hits and uncared for (town side) strip. Where weeds are dominating huge opportunity to restore here.
- Downhill cycle trails. More tourism all year round.
- Showcasing the best of iwi and hapu in the area as an attraction.
- Transportation – Need to investigate transport plan. How to do all these proposals connect multi modes, low carbon, efficient
- Hot pools with mountain views. The Frankton leisure centre in Queenstown is popular with locals and tourists would be awesome to have something like that here. (junction or Clyde street)
- Junction events stadium. Trails hub.
- Junction – entrance to the national park to express cultural significance.
- How do we revitalise the Junction? Park, sports area? Events? Bring life back to the Junction?
- Open space vitalisation – use grass areas more productively
- Railway museum is good with important NZ disaster history would be better is laid out in time frame as you walk through – also better located in old lava lava building?
- Make places wheelchair accessible – park – swings etc. Easy access
- Trail – town focus
- Walk and cycle strategy
- Encourage pop-up shops and markets during winter months as they add vitality and interest to town.
- Heli pad by St John station

APPENDIX 1 - CONTINUED

COMMENTS IN RESPONSE TO SWOT ANALYSIS

- Tram junction to town down centre Mangawhero / goldfinch st
- Railway museum is good but needs to be organised
- Very much like the ??? link to Raetihi – an alternative bike path (easy) boosting both towns, is the old rail corridor still in place – level, flat
- Move pop up spaces in the Junction for events, gigs, food outlets or bars
- More walk, cycle
- Develop lakes reserve into aquatic recreation facility. Water skills kayaks etc
- Like Nase by Otago
- Museum history of Wanuki
- Encourage goldfinch street to be more pedestrian friendly
- How do we help or attract other business to be here not just food / bars / coffee or safe shops . Retail?
- Bridge across stream from holiday park to Jubilee parks need to be replaces really unsafe
- Commercial accommodation has a move including airBnB, book a bach and NZholiday homes change land use to commercial for BnBs
- Threat – RAL does not care about Ohakune. Battle seems to be never ending opportunity. Purchase Turoa ski field and develop year round.
- Need to build a brand that all in the community can buy into.
- Use council land for community housing.
- Diverse – attractions , business, activities, employment
- Ski fields need to really embrace Maori culture and history. Our mountain is unique in the world and could be portrayed as such.
- Weakness – We need to explain Ngati Rangi more, rather than only bringing it up in almost negative situations ie. “Local iwi wont allow” Something heard a lot because not knowing enough
- Threats: Lack of knowledge about services and support available from a healthcare point of view. Eg. Mental health, community care. For locals and visitors.
- Strength – the people of the area. Networks of social / volunteer work by our people to support this community.
- Nowhere in these plans does it talk about co-creative with RAL. What is the future role of RAL and winter sports? How do they have input to help with our growth plans?
- Think about time – horizons for how the vision will evolve. Would be good to see this in next vision
- Active food bank is there one? Nowhere obvious to donate ie. No box at new world to drop food into.
- Threat – lack of health services – esp after hours and weekends for locals and visitors.
- “Ohakunes dual residents” one can untapped. Opportunity how can you encourage a sense of belonging and together ?
- The main aspect is that it is domestic tourism that is the backbone for business.
- Trail bikes, hunting, fishing, so much more to promote

APPENDIX 2 - RESULTS TO QUESTIONS 1-30

Q1. DO YOU AGREE WITH THE STRENGTHS WEAKNESSES, THREATS AND OPPORTUNITIES RAISED. DO YOU HAVE SOMETHING ELSE TO ADD TO THESE?

Y – 42 – 89%

N – 5 – 11 %

- Opportunity – increase train service to daily service. Bring back Friday night train from wellington and Auckland to encourage weekend visits
- Fibre – Current ?? install only services heart of town, where there are lots of holiday homes. Doesn't future proof for expansion of town and industry / business on the outskirts.
- High speed fibre is an essential to furthering the future of the entire Ohakune space not just the town centre.
- Opportunity – Need major summer activity – Mountain biking on Mt Ruapehu using lifts is best opportunity.
- Upgrade summer facility. Mountain biking, develop outdoor opportunities
- Opportunity – Town needs a 4-star hotel offer as a major tourism offer
- Opportunity – The town needs a hot pool offer. Summer and winter business
- Improved telecommunications and internet very difficult if you rely on these services to work.
- Agree with 'authentic' call for Ohakune – could incorporate local culture more
- The risk of commercial activity locating out of town and dissipating the town centre should be managed with strong policies to locate commercial only in the town centre.
- Don't agree reputation as ski town is weakness. It is an opportunity to showcase other aspects like tramping, mountain biking etc.
- Threats – Too many bookabach / Airbnb – don't repeat Queenstown's problems locals wont be able to afford houses and worked will sleep in vans in driveways.
- Attract jobs. How, not sure, but need jobs that pay at or above the national average.
- I think we need to bring forward what our unique identity is. Not just a carrot.
- Esp supermarket challenge

Q2. DO YOU AGREE WITH THE 7 FOCUS AREAS IDENTIFIED?

Y – 44 – 100%

N - 0

- Look at spreading traffic around the town centre to encourage more business to establish around the town.
- The town plan needs to be looked at to encourage business all year round.
- We have a sever lack of industrial / commercial area. Current layout lacks space and is hugely unappealing.
- Need to stop container business popping in town centre. There are empty shops available – need to encourage permanent business.
- Housing and growth needs to be higher than #7 if these are ranked in order of priority. As someone that has investigated opening a business there are to few commercial property zones in junction and town centre.

- Opportunity - summer offer. Once there is year-round business demand the town will thrive.
- Healthcare an issue with one clinic and one permanent G.P. Didn't get the promised fulltime 2nd G.P
- Add gateway to the National Park to the Mangawhero Corridor.
- Splie between junction and town, doesn't help, how to link?

Q3. 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.

COMMENT QUESTION:

Y – 8 – 88 %

N – 1 – 12 %

- Explore and test perceptions of holiday homes benefits. They bring visitors to local business. Many one family owned and used, renting out just to cover costs (rates, power lines, very expensive) not to make 'profit' How can you better harness and connect with energy 'part time' residents?
- Don't be upset with bach owners we pay rates too.
- Nothing to do for families if weather is bad : indoor activities
- Develop sports – biking, skate park, adventure tourism
- How do we defend the rental property market from greed? Those who invest in themselves by buying up like monopoly? Causing more hardship on the poor
- Stronger partnerships – eg. With RAL and DOC
- Look at council / iwi land for low cost housing – building local ????? or worker groups
- Needs a youth centre type venue indoor, fun, safe, warm, free, inclusive, free wifi and computers, get advice, learn skills, collaborate, get creative, open long hours.
- Healthcare facilities need significant growth. After hours and weekends. Aged care. Disability care. Low decile whanau services. Mental health support.
- I like the new food waste collection. Is there an opportunity for community composting facilities so people can learn to compost themselves?
- Need to honour the Tongariro National Park world heritage site status.
- Please apply pressure demand changes by LTNZ about traffic speeds into town 70km/hr beside carrot park is not ok. Love family friendly paths but need change to speeds before there is a serious accident.
- The town is being over run by holiday homes and nightly rentals which don't contribute much to the community but lots of owners pockets.
- Local ownership of Turoa ski field. Keep away from intensive residential development. Ban AirBnB
- To hold up the love stories we tell our visitors about the majestic environment we live in, honour and will protect for future generations we must address the pressure to discharge waste into our sacred waterways
- Promote less reliance on council water infrastructure for Housing and Business needs by Investigating rain

APPENDIX 2 - CONTINUED

capture for drinking water and composting of human waste

- Yes to the housing accommodation and growth: I think it is time town needs to consider the future urban zoned land as residential zoning at the east side of Ohakune and we need to invest in infrastructure (water/ sewage) to do so.
- I think the council should not be looking to subdivide public land and build to ease the housing shortage. I think the council should allow developers to subdivide and build in the future urban zoning.
- The future Ohakune overview lacks attention to the east of Ohakune. We should be looking at a dedicated cycle route from the pump track all the way to Rangataua, with an option to go south down Ruapehu Rd back to the Carrot Park. (Town needs a full circle track)
- It would be great if the playground could be made more wheelchair friendly.
- I also go biking and my bike cannot fit through the bars to get to the Mangawhero walkway. If there was a way to get in that would be great.
- Love the swimming complex idea with hot pools/tub's. This is great for locals and visitors for year round use.
- A giant photo frame with Mt Ruapehu behind between town and Junction for attract tourist, increase social media development.
- #Ohakune
- (like the photo frame in Shakespear regional park, Auckland or I love taupo)

THE JUNCTION

Q4. DO YOU AGREE WITH THE PROPOSED ROLE AND FOCUS FOR THE JUNCTION?

Y – 40 – 91%

N – 4 – 9%

- Farmers market, so much produce not locally available.
- No high-rise developments over 2 levels. Make mountain road accessible for private vehicles do not limit access Turoa and Mt Rd walking trails.
- Focus on one location for town.
- Celebrate and mark the gateway to the national park.
- No private vehicle son the mountain road please
- The focus on events and festivals will keep the junction in limbo for years, There needs to be a focus on family / children community!
- Showcase maoridorn. 365 days a year. Like Rotorua but Ohakune flavour
- Every big peak in the EU region has a cable car, base and summit no towers along the way. Put a reinforced meeting house at the top, higher then the express and run full maori culture / food at the top. Sunrise to sunset Junction parking only.
- Let the junction sink or swim. Preserve what building can be preserved. Ohakune risks spreading itself too thin on the ground.

- The asset is the mountain. If we have those people. People want to come for nature the junction could thrive without though it would remain empty.
- How to get from town to junction at night?

Q5. SHOULD WE SCOPE A SERIES OF MEASURES TO ENCOURAGE IMPROVEMENTS OR THE REMOVAL OF BUILDINGS, STRUCTURES AND RUBBISH? THIS COULD INCLUDE THINGS LIKE THE REVIEW, PREPARATION OF POLICY THAT WILL PROVIDE INCENTIVES AND PENALTY OPTIONS THAT ENCOURAGE OWNERS TO STRENGTHEN, REPAIR, REMOVE OR REBUILD?

Y – 44 – 88%

N – 6 – 12%

- Expand junction precinct to south east, not other side of railway (too disconnected)
- Junction is a nightmare. Property owners need to be accountable for buildings condition.
- Carrot not stick
- Get young people (0-21) buy in! Social media presence
- Yes, full redevelopment of Junction needed urgently
- Improve and restore old character buildings. History means a lot
- Many changes to the building act re earthquake strengthening are knee jerk reaction and are crippling some building owners. Carrot not stick.

Q6. DO YOU SUPPORT THE DEVELOPMENT OF A MASTERPLAN FOR THE JUNCTION? IF SO WHAT DO YOU THINK IT SHOULD FOCUS ON? E.G IDENTIFYING DEVELOPMENT AREAS, PUBLIC SPACE IMPROVEMENTS.....

Y – 32 – 86%

N – 5 – 14 %

- Playgrounds. Photograph spaces like #LoveTaupo sign. Picnic tables
- More street art.Like graffiti in Taupo, work with building owners.
- A big indoor entertainment hub for bad weather days. Arcade, bowling boutique shops, space for Sunday markets.
- Yes to permanent events space for all ages (children included)
- Formalised market area. Foods, goods. Thing for people to do, indoors when weather is poor.
- Fix the old station road / mangawhero bridge intersection. Dangerous! Kids going to pump track and jump and it is a blind corner. Not many people use the ped bridge as too out of the way. Need to direct link to cross stream by road.

APPENDIX 2 - CONTINUED

- Decent skate bike park. All year-round swimming pool.
- Social / events both tourism and community, authentic.
- Leave it as is
- Promoting the protection of our World heritage environment - information and learning spaces that tell stories of our role as kaitiaki
- Remove redundant and unsafe structures.
- In winter the area gets very busy, having safer parking would be a good start.
- Yes to amenities like toilets, picnic areas, chill out zone, café
- Tourist area with appropriate development
- Focus on tourism development
- Establish the junction as the party end of town, with bars, nightclubs, events, etc. Leave the town centre for quieter activities like dining, shopping, supermarket, family activities etc. This is how I see it now, and it works.
- Public space improvements. Staging for events.

Q7. DO YOU SUPPORT THE DEVELOPMENT OF AN OHAKUNE/JUNCTION MARKETING AND TOURISM GROWTH STRATEGY?

Y – 24 – 96%

N – 1 – 4%

- Public space development engagement is key
- Safe, after hours transport options for people to get home
- Built around town life
- Mountain biking and trail run walks are key to junction year-round viability.
- Junction, tourist area parking for mountain can always extend over river. Encourage business back into existing buildings.
- More emphasis on rich history – museum?
- Tourism is ok but as we are seeing post covid, tourism is a bit of a myth. What should be the focus is local jobs, infrastructure and incomes. Tourism is stuffing the housing market and Ohakune needs to evaluate the costs of tourism to the town.

Q8. WALKING, TRAMPING AND TRAIL/MOUNTAIN BIKING ARE GROWING IN POPULARITY AND CAN HELP SUPPORT SUMMER TOURISM. DO YOU THINK WE SHOULD INVEST IN THE 'BASE OF THE MOUNTAIN' TRAILS AND WALKING EXPERIENCE TO STRENGTHEN THE OHAKUNE/JUNCTION OFFERING?

Y – 49 – 100%

N - 0

- Extend old coach road. More loops
- The junction needs to be promoted as the adventure hub for bikers to stop at and mingle.
- Too many businesses rely solely on success of RAL/ mountain as part of their core strategy. These businesses need support to create year-round strategic plans that consider other opportunities.
- Is there opportunity for mountain biking (downhill) for summertime use.
- Don't get rid of your heritage building they set Ohakune apart, give character.
- Promoting outdoor adventure is awesome and great to head in that direction but also need to focus on local participation in these activities. Major events feature very few locals.
- Promote the new bike trails.
- With moderate expense
- Bike, bike, bike, users want to bike.
- Absolutely the more the better

Q9. OUT OF THE INITIATIVES ABOVE (1-9 ON PLAN KEY), WHAT DO YOU SEE AS BEING THE TOP PRIORITY?

TOTALS:

1: 3 , 2: 7 , 3:1 , 4: 2 , 5: 5 , 6: 2 , 7: 10 , 8: 9 , 9: 6

Comments :

- Jobs
- Getting the biking offering up to standard.
- New experiences
- policies
- Any additional comment on The Junction?
- More Human traffic leaves more than an economic footprints we will enjoy; profit needs to be reinvested to mitigate the down side of more humans on and at the foot of Koro
- As we grow Human Waste both refuse and sewage are the issues that will shoot us in the foot on all levels if we don't invest to resolve

APPENDIX 2 - CONTINUED

- I guess most of these all start with some sort of plan?
- I think it is more important to improve town center. Than the Junction.
- Currently lead most of the time because businesses are not open.

MANGAWHERO CORRIDOR

Q10. DO YOU AGREE WITH THE PROPOSED IDEAS FOR THE ENHANCEMENT OF THE MANGAWHERO CORRIDOR?

Y – 52 – 91%

N – 2 – 9%

- There is a lack of dog friendly spaces so totally agree. As long as I can still walk my dog here. Preferably off leash.
- The river is a huge asset. Encourage planting for native birds and safe walkways.
- Yes, if celebrate and care for the river.
- Currently is quiet connection with nature. 3m wide highway will ruin this. All weather path will ruin this. Can't we keep it natural and peaceful?
- Opportunity, more mountain bike offerings.
- Walking tracks for family, not too long.
- In summer the river is key – swimming holes would be great.

Q11. IF SO, WHAT ACTIVITIES WOULD YOU LIKE TO SEE INCLUDED?

Y – 3 – 100%

N – 0

- Comments only question:
- Better signage to direct people to facilities. Walking distance etc.
- Storytelling, leading people to the Junction.
- Who have moved in this year! The action plan needs to monitor this and if nesting, dog controls (on leash), during nesting season.
- This action plan is missing the degraded state of the Mangawhero edge. Must be strong action to control weeds and halt the slow transition to exotic species. (Wattle, Gum etc.)
- The pipe next to the swing bridge. Please squeeze \$ out of the land developers to at least cover with a permanent fixed bridge. How did that pipe happen?

- Mangawhero River 2 walk. Keep as bush walk. Safety issues.
- Not sure about visitor accommodation along the spine.
- Walking, biking, activity areas.
- Need to control the weeds and keep up the restoration work.
- Care for the river riparian planting. Support walkway group.
- At present use natural resources for pathways, more natural and reduce runoff.
- Yes to wider footpath to connect town to the Junction. Apply the 2 pram passing test.
- Star gazing, bungee jumping and mountain biking tracks.
- Sporting needs at or near present Ohakune Club.
- Wider shared paths. Frisbee golf or random play things along the way like a climbing/bouldering wall. a flying fox.
- Extend Mangawhero "Corridor" further down Burn? Street – Mangawhero River Road – Raetihi.
- Business opportunity.
- Opportunity to drive tourism and summer offerings.
- Star Gazing and mountain biking.
- Sign posted selfie spots.
- Investment in basic track maintenance.
- Community picnic and social space.
- Frisbee golf, walking trail, bike tracks, great place for everyone, swimming hole.
- More off-leash dog friendly zones.
- Provision for cycleways.
- Te Ao Turoa
- Promotion and Education spaces of our national significance in regard to our environment
- We support the enhancement of the Mangawhero corridor. It is a great community asset. We support opening up the access and connection on the corner of Tay and Rata Street. We try to manage weeds in the Mangawhero corridor adjacent our property. Is it possible to provide advice/encourage private landowners adjacent the corridor to remove weeds and replant the corridor with appropriate species. We suggest a 'Mangawhero Toolkit'. This could be a simple document identifying weeds
- (and potentially tree species) that are encouraged to be removed, and identify suitable replacement plants, plant spacings, and locations where such planting is appropriate. This would require a Mangawhero Corridor Landscape Plan to be prepared. There is a nursery in Raetihi where plants can be sourced. RDC could potentially make plants available to landowners at cost (like Taranaki Regional Council's does for farmers planting riparian margins). The 'Mangawhero toolkit' would be about enabling and encouraging landowners to work with existing community groups, Council, and iwi towards an overall weed management and planting goal, to enhance the Mangawhero Corridor both environmentally and for recreation.

APPENDIX 2 - CONTINUED

- Activities like frisbee golf to be included in the open space to create activity
- Stories told by ngati rangi on boards, label to share history eg old power station
- Recreation activities
- Frisbee golf is a good idea. Maybe permanent orienteering or treasure hunt trails for kids and visitors to get them out and about having fun. Art installations. Educational plaques about plants, insects, animals, birds and history of the area

TOWN CENTRE

Q12. DO YOU SUPPORT THE DEVELOPMENT AND IMPROVEMENT OF PUBLIC SPACE WITHIN THE TOWN CENTRE - IS THE CREATION OF A 'TOWN SQUARE' A GOOD IDEA?

Y- 37 – 84%

N- 7 – 16%

- Love the town square idea. Fill empty shops. Better New World.
- Ensure that any re-design is carefully considered and future proofed. Not just generic signage above buildings.
- Cost is prohibitive – leave it. It aint broke so why fix it?
- Not for our dairy and book shop who have weathered every storm and appreciated.
- More entertaining in town centre
- Not appropriate for Ohakune

Q13. DO YOU SUPPORT THE INTENT TO CONSOLIDATE THE TOWN CENTRE - INCLUDING WORKING WITH PRIVATE PROPERTY OWNERS TO DEVELOP A VIABLE RE-DEVELOPMENT PROJECT/PROJECTS.

Y – 36 – 95%

N – 2 – 5%

- Town Centre, empty shops? Keeping New World central very important.
- Critical to strengthen this core and not allow commercial activity to disappear the town centre. Need a strong growth containment policy.
- Do not let chain fast food/retailers in. E.g Burger Fuel, McDonalds, The Warehouse. KEEP IT LOCAL.
- Agree. Don't need international food services. Make it local food.....?

Within reason

Provided development is around what is already there but current owners must use their properties to support growth

Q14. DO AGREE THAT THE TOWN CENTRE SHOULD MOVE EAST TOWARDS AND AROUND CHRISTIE PARK. WITH CHRISTIE PARK DEVELOPING AS THE 'VILLAGE GREEN'?

Y – 24 – 75%

N – 8 – 25%

- The village green should be at the junction.
- Allow more chairlifts to be built.
- Need places that are wheelchair friendly. Footpaths, cafes, crossings, tracks.
- Maybe over the next 10 years
- No has been there for too long too alter. Keep the town clean and clean footpaths
- Any development must be around the current location
- Development needs to fit within the present town centre

Q15. 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?

Y – 39 – 88%

N – 5 – 12%

- Doesn't matter.
- Doesn't matter.
- New World can be moved out of the centre with little issues.
- New World if relocated should be 2A.
- The supermarket is too small for the community and turnout. Need more options.
- Supermarket needs to stay centrally located. Easy to walk to. Browse shops, have coffee then do grocery shopping. Great for everyone.
- Keep New World in town. It will kill town if it moves out too far. 2 + 2A are residential areas. What about a land swap with council? Put NW in the carpark, behind the Ohakune Tavern?
- It is easier for all if the supermarket is on the edge of town. Not so far out people can't walk there, but far enough to make vehicle movements easier.

APPENDIX 2 - CONTINUED

- Close to town but not the centre of town. The businesses surrounding need to flourish on the main street!
- Expand supermarket into mall/walkway beside supermarket.
- Both possible. 2 would decrease the traffic. Supermarket needs to be accessible for walking-only visitors and mobility challenged locals.
- New World does not need to be in the main part of town. Most people shop with cars.
- A supermarket is a destination shopping place, with parking. It doesn't need to be close to town.
- Doesn't need to be in town centre.
- People will always seek this out. Somewhere just out of town will allow for more parking, without competing for precious space in town centre.
- The supermarket needs to do what is commercially viable for the supermarket. However the Town Centre needs an anchor
- There's not much left in town centre of this move Ohakune is a little village.
- Bring people to town
- Definitely

Q16. 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?

Y – 39 – 100%

N - 0

- Re-route heavy vehicle traffic around town. For safety, for peace and to protect the roads.
- Yes, locals need the town love!!
- Traffic + parenting safety.
- To a limited extent. Need to focus on parking / cars. Not this is green agenda bullshit with cycles and walkers.
- Remember the new buildings with rents being paid. Now nothing arcade dirty smelly place.
- Ohakune is not Auckland

Q17. DO YOU SUPPORT INCREASING THE DENSITY OF HOUSING AROUND THE TOWN CENTRE?

Y- 24 – 68%

N- 11 – 32%

- Permanent residence. Apartment blocks? Place for retirees.
- Makes more sense Junction end?
- More accommodation around town centre
- Totally agree high density is great for seasonal workers. Low cost for locals. Aged care/retirees. Accessible (Special Needs). Tourists (They don't need a garden).
- For permanent residents. Not for visitor accommodation.
- Modern apartments for elderly community. Careful zoning and thought into housing areas.
- Disaster

SOUTH OF MANGATEITEI

Q18. 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?

Y – 37 – 92%

N – 3 – 8%

- Ultimate frisbee , Handball 4-6 squares
- More bike trails for family
- Really need decent youth space – that is not just sports, Indoor, warm, wifi. Eg. Music, video games, cooking, life skills, advice
- Become a destination for sporting events in nrth island for school age adults / people
- All weather sports or covered areas for sports in bad weather
- Indoor activities in town centre (aside from climbing wall) to keep visitors in town on bad weather days
- Trampoline park, bowling alley, mini golf, love hot baths idea
- Moore professional bike trails. Skills courses to do for kids and adults
- Any development in sporting facilities will add value
- Sports hubs are great. Blalke park in Mt Maunganui is a great example of how well this works.
- Support strong recreation focus for this area. Not commercial development

APPENDIX 2 - CONTINUED

- Absolutely love it
- Costly nightmare with ongoing costs to the community. Let Taumanui or Wanganui? Where there is a large population base to pay for it.
- These are rugby fields, tennis courts etc squash courts at Ohakune College. Surly sports should be developed there.
- Council should not be considering the land next to the club for medium density housing, this is prime land which would be suitable for a supermarket, a sports centre or other commercial use.
- A sports complex should include indoor basketball/netball/volleyball court. gym, squash courts, pool room/ dart boards. and a function room.
- Tennis
- a mix of all sports. Rugby, cricket, soccer
- as many as they can include
- Indoor pool development (may include hot baths)
- Gym, indoor sports, skateboarding, cricket, bowls etc
- Netball, basketball. Skateboarding, gym
- Community fitness, health and well-being. A big need for a pool development - apres ski/bike area to soak and destress. Spa facilities. This can be another strong reason to visit Ohakune.
- Tennis courts. Frisby golf at Mangawhero River.

Q19. DO YOU SUPPORT THE DEVELOPMENT OF THE EXISTING POOL FACILITIES?

Y – 38 – 100%

N - 0

- Yes, we need this.
- Yes, we use the pool all summer long, but its very cold when the heater break-down and the changing rooms are awful.
- Yes, pool needs to be developed for all year service.
- Heated and spa facilities for winter is a must do.
- Add hot pools to Ohakune pool. People would pay and use after biking / skiing
- Yes, need to be covered and heated
- All year round.
- Within reason
- How many people use it in summer when it was open to the public, we never anyone but us.
- Hot tubs!

Q20. 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?

Y – 27 – 77%

N – 8 – 23%

- One big building catering for both
- Great idea. Makes sense for them to be near each other and out of the centre of town.
- Great idea. Current location can be dangerous for public with fire fighters coming and going in a hurry to calls. (from a fire fighter)
- Yes for public safety. Essential for parking and at peak traffic time.
- Yes
- Ask the fire fighters, it impacts them the most.
- Maybe costs to consider
- Looks great and really part of community, every kid loves seeing one.
- Fire station is good cohal

Q21. 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.

Y – 26 – 79%

N – 7 – 21%

- Long term only
- Don't need this at this stage. Maybe a bit further in the future.
- Road will cost a lot. What about just fixing the existing one – footpath both sides and raised platform to slow traffic. Very hard to cross to carrot park.
- Depending on its location, yes and whether it will be used by heavy traffic such as logging trucks.
- Develop a 'loop road' and loop cycle / walking and cross-town connection Town square and loop road connection
- Was for international hotel but I don't think this will happen. Nice to have available.
- Yes, divert major highways.

APPENDIX 2 - CONTINUED

- In time the main road shouldn't go through the town.
- Intersection at BP is very dangerous. Needs roundabout or something but not traffic lights.
- Cost benefit surly cannot be justified. At the pace these / construction (road) outfits work, it will take 40 years and run 10K over budget.
- Would be a pity to destroy the carrot park
- Don't know
- Would you have been a good idea but the carrot park has used the space and would create congestion.

CULTURE AND ENVIRONMENT

Q22. DO YOU AGREE THAT FORM OF FUTURE DEVELOPMENT SHOULD RECOGNISE EXISTING NATURAL FEATURES?

Y - 16 - 100%

N - 0

- Need to proper town brand
- Yes, natural environment is why people visit here. Enhance and protect
- Ohakune natural features are its strength to be incorporated in any development
- What do the existing local businesses want to try out? How do we support / enable their innovation/ events etc
- Yes, get rid of the north American fir trees in town, make it local species
- The strong should be strongly marked as being within the role of Ngati Rangi, so Ngati rangi focus group town plan is key
- Of course

Q23. 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?

Y - 38 - 100%

N - 0

- Separate dog areas? Id like the blue ducks to stay

Yes, as long as I can still take my dogo

Yes strongly support green belt but immediate focus needs to be on the corridors weed issue. Native gum, sycamore, broom - running right to the gateway of the national park.

Forger dogs - we have wito now and need to do all we can to support them.

Yes the cool thing about town is that there are little streams everywhere. Focus on enhancing stream corridors and do a public campaign about weeds. Wattle sycamore, broom etc

Please note many signs of opossums - more activity needed

Q24. 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 OHAKUNES IDENTITY AND SENSE OF PLACE?

Y - 33 - 94%

N - 2 - 6%

- Like Christchurch and napier earthquake museums and te papa national disasters
- Develop unique identity eg. Maori culture and history, Volcano / volcanic plateau, national park, alpine environment, outdoor lifestyle. The combo of these is unique even in nz
- Need to make more of gateway to the national park, it was gifted from chief Teheu Mau . Our maunga is majestic and should be celebrated with stories / history.
- Real history not just the white-washed version.
- A god museum needs weior quality (and archive)
- Cultural art / sculpture on walls and walkways to reference history of town.
- Yes digital and audio display and historical / cultural. Museum. Walking tours.
- Yes I need to get better in expressing cultural and natural history
- Need to review more on this
- Within the junction clean up the replanting is great maybe more obvious to museum. Excellent.

APPENDIX 2 - CONTINUED

Q25. DO YOU SUPPORT THE SCOPING OF A SERIES OF MEASURES TO CREATE AN IMPROVED ARRIVAL/DEPARTURE EXPERIENCE - DEVELOP TOWN CENTRE GATEWAYS?

Y – 25 – 86%

N – 4 – 14%

- Yes good branding
- Maybe
- Not as important as other projects
- All entrances to town need to be upgraded and vibrant
- Absolutely
- I think something cultural such as powhennua would be great
- Not at the detriment of more important projects
- Not at the expense of other initiatives like sporting hub for example
- The carrot is a welcome of great note. A little more welcome and farewell signs.
- Examples would strongly mark the ?? park gateway and we need to this ??

Q26. SHOULD THE URBAN ENVIRONMENT DO MORE TO CAPTURE AND TREAT STORMWATER RUN OFF?

Y – 31 -94%

N – 2 – 6%

- Does it not already
- Of course – mini wetlands
- Yes, keep river beds free of rubbish and obstructions to flow to mitigate stormwater problem.
- The witoe stream network in town needs better care – restoration from weeds, rubbish, etc
- Need more eco / green initiatives – stop aerial spaying, improve water quality, native planting. Eco building, eco produce growing etc etc
- Absolutely this is becoming standard practice to cities and will help improve the quality of our area which are great to swim in, in summer.
- Burials under native tree planting all over the region. The whanau know here the tree is. Who needs a cemetery when we need trees more.
- There are culverts to be maintained by homeowners to manage run off into storm waterways. Eg between properties on miro and goldfinch. Would love support as homeowners to use some of these concepts to better manage properties and council support to rally homeowners to participate.

HOUSING, ACCOMMODATION AND GROWTH

Q27. SHOULD WE LOOK AT REZONING AREAS AROUND TOWN TO ENCOURAGE RESIDENTIAL INTENSIFICATION? SEEMS TO BE THE ONLY FAIR WAY TO HELP THE HOUSING ISSUE IN OHAKUNE.

Y – 20 – 57%

N – 15 – 43%

- Only issue with 4-storey / intensified building is erosion of mountain views this is important to maintain.
- Yes, to intensification, no more than 3-storeys high though. Aesthetically designed though. Create a theme to follow.
- For infill, yes commercial / rural activities would need to be considered. Eg. Sound restrictions at the junction commercial zone.
- I think controls on the commercial use of houses (book a Bach etc) must go hand in hand. With any up zoning or this unaffordability issue will be maintained. Come on council – tough, but you can do it!
- Not required too many houses in Ohakune already.
- Christie park land swap via course for a new supermarket location strongly supported.
- The end of town is much better for increasing density. Dislike increasing density in the town culture panel.
- I like how all the buildings are 1-2 storeys. There is lots of space here. Prefer to keep 2 storeys more small infilled sections are fine, but don't want it to be 4 storeys where one a 280m2 section with 2-storeys. Wouldn't like to see more built up then that.
- Yes / no – medium intensity only. So as not to lose the relaxed character of tourism.
- No high rise Ohakune has enough space and this will just make it look like a big city. Keep Ohakunes attraction as a quaint town without making it look backward : Ohakune has a special appeal.
- No high rise of 2-3 storeys.
- Yes, increase housing density in close proximity to the town centre. Greater housing choice for residents and visitors is needed.
- Big mistake you talk about natural history etc of the area being a focus then we would ruin it with slums.
- But only on large sections
- As before this is not Auckland. We should keep our rural identity.

APPENDIX 2 - CONTINUED

Q28. SHOULD WE IDENTIFY OPPORTUNITIES TO SUPPORT HOUSING PEOPLE ON LOWER INCOMES AND/OR TRANSIENT WORKERS?

Y – +8 – 96%

N – 8 – 4%

- The use of council / iwi land by leases etc for council housing.
- The grow home is a proven economical housing opportunity. Read the book
- Need more affordable rentals
- Definite need for affordable housing to provide for staff requirements and young families to encourage them to stay with our community.
- Yes, our local people are being priced out of rentals and buying. Need to somehow curb investors – talk to central govt. it is happening all over nz
- Yes, we have a problem with so many houses on bookabach, Airbnb, not enough long-term rentals
- Communism never works. Provide jobs so people can buy their own house.
- How?

Q29. SHOULD THERE BE MORE OPPORTUNITIES TO LIVE IN THE CENTRE OF TOWN, PERHAPS APARTMENTS ABOVE SHOPS?

Y – 28 - 54%

N – 23 – 46%

- Keep design parameters tight and in keeping with the environment.
- Yes, although I think that building heights should be restricted to 2-3 to retain the current character of town – could look at increasing buildings heights if future demand.
- Create more job opportunities
- I haven't seen anything about bring inf more jobs / businesses to town to support all of this.
- Yes, but needs vibrant town centre with shops
- Permeant town centre with shops
- Are you joking. Land for Africa and yet this is proposed???
- Not if it detracts from town need to be attractive to visit / dine and shop
- Not appropriate for Ohakune this town has its own character. Why change or destroy it.

Q30. SHOULD WE BE LOOKING TO PARTNER WITH NGĀTI RANGI, LANDOWNERS AND ORGANISATIONS LIKE WPI AND RAL TO IMPROVE HOUSING OPTIONS IN OHAKUNE?

Y – 100%

N - 2

- Yes, abstracts
- Yes, public housing
- All year round tourism
- No
- Council on non-productive land
- Yes, but intrust and not as commercial opportunity
- Need to reduce housing issues nationally then align to local ??
- How do we protect and provide housing for long-term residents.
- Iwi run housing? Northland model?
- Need to find a way to fill the empty retail space before developing more.
- Need to treat Airbnb / bookabach as the commercial businesses they are. Not fair on our motel owners.
- Low cost housing close tot own will just be snapped up by out of town investors for Airbnb – must be some way of avoiding this.
- Have a look at how Petone in Lower Hutt has revitalised by combining shopping, and heritage developments.
- I feel like this would reflect poor planning and usage of all other opportunities identified here. This makes sense in towns with lots of history and character, where population is large and there is lack od housing elsewhere. Only looks good in really vibrant cities.
- Encourage / incentivise the private sector to develop land effectively
- Its hard to but key to housing affordability is in fact using this vast surplus of housing stock used as book a bach etc – council needs measures such as rating to disincentivise commercial use of homes (book a bach etc) to encourage living
- Land trusts shared ownership models with council. A heritage trust title and maintain local / council / iwi kaupapa
- Yes of course all these entities can support employment and use of the areas natural resources which will enable people to own their own property (houses)
- This issue is nationwide. Building costs same everywhere.

APPENDIX 2 - CONTINUED

FINAL COMMENTS:

- Don't try and be a big city / town. Ohakune is great as it is Bin Airbnb forget intensive development. Try somehow to bring jobs to the area. Let growth be organic rather than enforced. I read lots of reference to housing affordability in Ohakune. These comments are obviously made by people who don't get out much.
- Take head of nationals economic situation development only where necessary. Junction looks great idea, picnic tables!
- Remember retail doesn't work in 40 years have been many shops die.
- Big signage outdoor so tourists can immediately see where / what is available.
- Tidy up dirty town and empty buildings
- Ohakune has the opportunity to be an awesome destination and be a great community. The community needs to be looked after in order for the destination to work.
- How do you link all ends of town split between town and junction.
- Ohakune township is somewhat land locked by AWHI and Market Gardeners - Available Land area is critical for any future growth, especially housing our workforce needs
- Ohakune needs to expand rather than intensify zoning rules. To do this I suggest council allow incentives to subdividing future urban/rural sections to the east of town.
- I think an up graded pool facility and a bigger super market is very important. This serves locals as well as visitors.
- We support medium density housing around the town center. We also support the retaining the supermarket within a walkable distance of the heart of Ohakune. The proposed new supermarket location will not encourage walking and cycling. The supermarket should be retained in a location close to the town center, and if located opposite residential zoned land, loading and plant should be at the rear adjacent commercial zone boundaries.
- Speed reduction in the carrot park and crossing more appropriate as the one outside of eat. Speed camera in the main street like Miro st, goldfinch. And very import is the community need a hall for markets or another kind of activity
- Love all of the above & a well thought out consultative process is the way to go
- In the SWOT there seems to be a failure to recognise the value that "dual residents" can and do bring to Ohakune. I see Ohakune as an adventure playground and a place to de-stress from city life, get outdoors and connect with nature. I'm sure I'm not alone based on the number of holiday homes here. Many of the proposed initiatives align with this. Holiday home owners pay rates, use fewer resources, employ local people via more frequent visits, purchases and Property maintenance and are typically in a strong position to invest in Ohakune. They should not be seen as outsiders or weaknesses, but as partners in Ohakune's development. As a group they/we have significant resources and skills. If we are welcomed as partners we will be more inclined to invest.
- Ohakune has a big opportunity as a spa and wellness centre - after a strenuous day skiing/biking there is nowhere to go for a soak/massage/relax. See the Naracoorte pool (Australia) for an example of what can be done. Might need a solar farm to heat it.

APPENDIX 3 - RAETIHI PRIMARY SCHOOL VIEWS

23 October 2020

Ruapehu District Council,
Ngaati Rangi
Ohakune Inc

Tēnā Koutou katoa,

Ohakune's future - What's your view?

Part of my class reading programme is to read the Ruapehu Bulletin and review an article. My students were really interested in the article on Ohakune's future.

As a District Councilor I shared with the class the importance of having a say and sharing their view of what they want for our community and what can better enhance our environment in the longer term. I shared that even though we attend Raetihi Primary School, we still can share our vision for our wider community, as we are part of the district, and we all whakapapa to Ngāti Rangi.

Thank you Fraser for your call this morning as this gave them a better understanding of what they could share, this really incentivised them to want to have a say. They all wrote a letter sharing their visions.

Please find enclosed our class letters.

Noho ora mai koutou,
Naku noa,
Na, Vivienne Hoeta
Teacher, Room 3
Raetihi Primary School

Year 6/7

23 October 2020

Ohakune's future - What's your view?

Hi My name is Wil Shaw and I am 11 year old. It would be really cool to add some rides to the carrot park or have a flying fox.

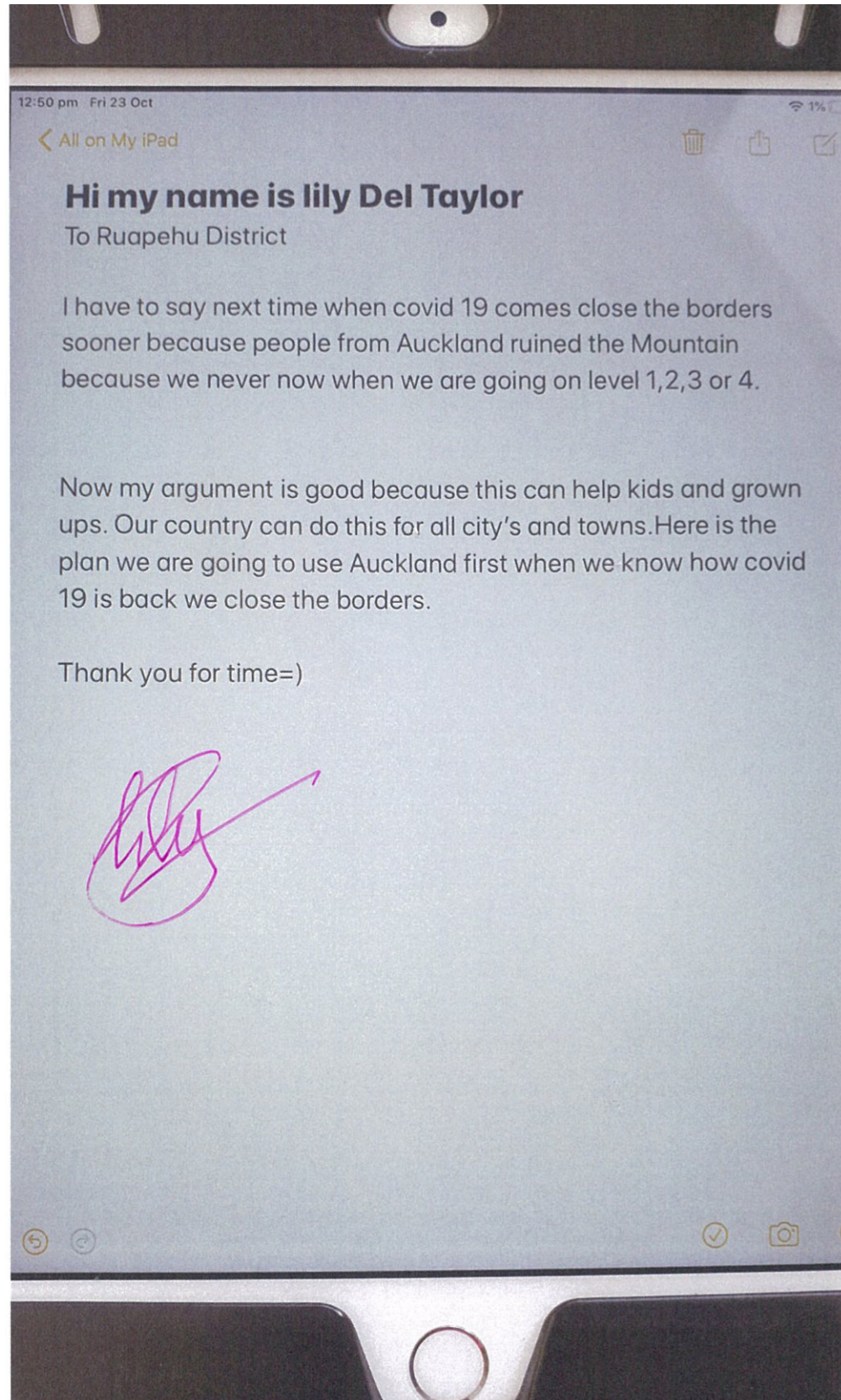
I think that we also need to have a wider footpath to ride and walk from town to the park. The footpath is too small and I see some people walking on the road and that is really dangerous.

I think that we need to have a walking track from Ohakune to Raetihi so that we can ride safely and not on the road. The road is dangerous, especially with all the trucks.

Thank you

Wil Shaw

APPENDIX 3 - CONTINUED



To the Ruapehu District Council,

My name is Austin Herewini and I am 11 years old. My vision for the future of Ohakune is that I'd like the Christie park to be renovated have a better basketball court, with better hoops and the court to be sealed so we don't trip up. We have the carrot park but to have another park with other options cater for all the community not just some of the community and visitors.

I have a problem with all the beer shops, seriously how many do you need so please less beer shops.

I would like there to be more walking and biking tracks. Can we have a track to join Raetihi to Ohakune so we can safely travel on our bikes to each town and not on the main road as the drivers are dangerous.

Thank you

Austin Herewini *Austin*

APPENDIX 3 - CONTINUED

To Ruapehu District Council:

My name is Armani Perkins-Tamatea and I am 11 years old.

My view for Ohakune's future is bigger parks and a better environment for our community because we need bigger parks so kids have options on which park they would like to go to. A safer environment for the little kids in Ohakune. For our future of Ohakune I think we should have bigger and better walking tracks for people to see how beautiful Ohakune is especially with our beautiful Mt Ruapehu and clear the trees especially near Christie park. I don't want my kids in the future to grow up with dumb parks, I want more parks designed for 10-18 year olds. For example spider web swings, and something like a ninja warrior obstacle course but make it easy. I know that parks seem like a cliché thing but kids don't just want them. They need physical activity as a big part of our human cycle, why be in a park that only affects your physical activity the whole thing 60 times. That's my vision of Ohakune.

Armani Perkins-Tamatea



Ohakune's Vision

To Ruapehu District Council

My name is R-Jaye Bromwich and I'm 10 years old and this is my opinion for Ohakune's vision. I would like to have a better skate park so we can ride our scooters and bikes. A bigger skate park because it is just a round bowl and you're just going around the same way.

I think we need a bigger park because it feels like you're walking in the same place over and over again. We also need more clothes shops so you don't have to go all the way to Whanganui and back.

We also need wider footpaths so that people can ride and walk without going onto the road.

So that is my opinion for Ohakune's future.

R-Jaye



APPENDIX 3 - CONTINUED

To the Ruapehu District Council,

My name is Jahlyius Warbrick-Rikihana, I am 10 years old. This is my vision for Ohakune's future

I think that in Ohakune's future we should have a basketball court at the carrot park we should also have a hunting and fishing shop. Can you get a motorbike store in please and can you make the footpaths and tracks wider. Could we have a skate park to skate board and ride scooters.

We need less bottle stores because lots of people are drinking and not taking kids out to enjoy the environment. We want to have a healthy environment. Can you make more walking tracks that can go to Raetihi.

Thank you

Jahlyius

To the Ruapehu District Council

My name is Rico and I'm eleven and this is my opinion for Ohakune's future.

Dear Ruapehu District Council,

Can you please add more walking tracks and also make the tracks longer and wider. Also upgrade our parks because they don't have cool stuff on them and also upgrade our basketball courts. You can build a fishing store because we don't want to go all the way to Whanganui when you can just go to Ohakune and also at Christy park can you please take down the tree stump cause its taking up to much land which we can build on. Also build some more public toilets because there is only one.

by Rico.p

Rico

APPENDIX 3 - CONTINUED

Submission for Ohakune's Vision


To Ruapehu District

Hi my name is Mihi Ataarau Winiata and I am 11 years old. This is my vision of Ohakune's Future. I imagine a bigger and brighter safer parks for all the kids. You May think that they are in good condition, but No! They are not for instance Christy park and right next to it is a court and then you will see it is in bad condition. You now will be wondering well how could we fix it and how to change the situation.

It's simple well kind of simple, first, we could make into a basketball court and replace some of the ground and make it more smooth and not so bumpy and rough. Then add new hoops in the court. And who wouldn't love a basketball court because I know a lot of kids that love basketball.

But here's another idea you could turn it into a skateboard or scooter place and add ramps and tracks in the court and other cool things to jazz it up because I also know a phew other friends that like doing that kind of stuff and think about doing something about those tree stumps.

Thank you for taking the time to read this.



OHAKUNE FUTURE

To the Ruapehu District Council

My name is Jaeda Hagley Tutauha, I am 12 years old and this is my vision for the future of Ohakune. Ohakune needs to fix the Christy park basket ball courts, including the metal nets surrounding the court. The courts have lots of lines rubbed out and the medal net haver little bits of broken wires sticking out of the fence, that can hurt people entering through the hole people have broken to enter the courts. Another thing by the Cristy park is that there is area by the river, a-bit down on the side of the park that doesn't look nice, all of the branches and sticks covering the grass bit makes the area look mess, and it kinda doesn't look nice so i think that needs help.

THE BEER SHOPS. Do we really need five shops that sells beers, I don't think so, so I absolutely think we should change at-least one beer shop. I think that five beer shops shouldn't be in Ohakune. We need to promote healthy living in our area and this is not the way to do it. We have walks and lots of outdoor facilities and beer shops do not promote our vision of a healthy community.

One last thing is that there should be more recycling bins in town so there isn't as much rubbish pollution. People need to know they can recycle in our community and not dump rubbish, we are a health community.

Signed: Jaeda

APPENDIX 3 - CONTINUED

To the Ruapehu district council,

My name is Karaitiana Henare-Horne. I am 11 years old. This is my vision for the future Ohakune.

I would like you to make a newer skate park by the old bowl behind the Ohakune swimming pools. After you skate in it for a while it makes you want to leave because it gets boring. Because of the gravel around it rocks and stones get flicked in the bowl and could cause a crash, but if you make a skate park around the bowl no rocks would get in there. I feel like if you put a newer skate park more people would come to try it and most definitely come back.

Signed:



Titari

Submission for Ohakune's Vision

My name is Titari Atkins-Wihongi, I am 10 years old, I am writing to share my vision for the future of Ohakune.

I think that we should put more effort in the school to take care of our environment and our community. A fun zone and a bigger rock-climbing place would be good because it would give kids and families something to do when the weather is not good.

I would put the fun zone next to the rock-climbing place.

Thank you

Titari

APPENDIX 3 - CONTINUED

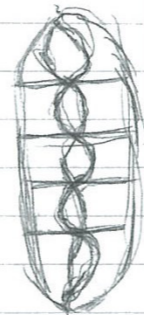
To the Ruapehu district council,

Hello my name is Kiana-Jaye Te Pura Ngarongo Gembitsky Edmonds I'm 12 years old and I am writing to share my vision of Ohakune.

I think our main focus of the future should be a Hospital in Ohakune. Raetihi used to have a Hospital and a Bank, but I don't know what happened with that and now it's like we're turning into a ghost town. The nearest Hospital is in Whanganui which is about an hour and 15 minutes drive away. So the fastest way to get there is by a Helicopter, and even then you wouldn't get there fast enough. Halve the kids I know were born on the Parapara road in the car, and I wooooonnnndddddeerrrr why? That's dangerous. And in 20 years time, who knows how many times kids and adults living in Ohakune and Raetihi right now will need the Hospital. I'd gladly pay for a Hospital anyway as long as it means MY kids won't have to suffer.... And either way if it doesn't happen, I'm gonna make sure I move to whanganui. I mean come on you know the benefits of a hospital and all that. Also we don't just want a Hospital, we need a Hospital. We already have so many tourists here in the Ruapehu district skiers, snowboarders etc. More than A LOT of them are injured as well. That's pretty much why we NEED a Hospital. And just so you know.... I'm not planning on moving anytime soon.

22/10/2020 Ideas for Ohakune

- : Sports: biking, walking, walking tracks
- : River: River trips that include hunting and fishing
- : Hunting: More hunting area. Release deer and pigs on bush near the mountain and more hunting competitions
- : Fishing: We should release some trout in our areas so hopefully kids would stop playing online games and catch their family a kai.
- : Parks: We need different parks. If kids enjoy the park they might spend more time outdoors.
Mountain: Skiing/snow boarding/sledging.

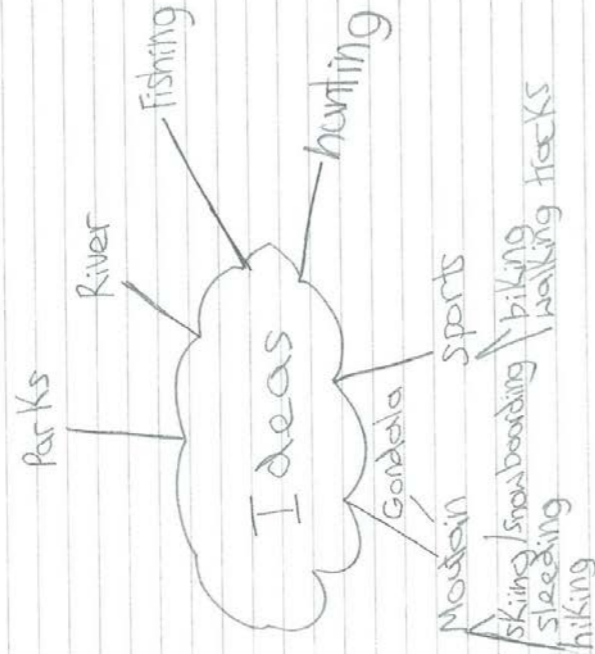


Benson Carmichael 12 Benben

APPENDIX 3 - CONTINUED

Waiata Te Piira
11 years old

22.10.20
Ruapehu District
Ohakune's future

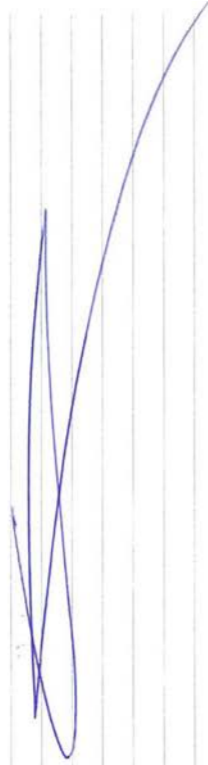


Bigger Parks

skate park

more walking tracks

My name is Waiata Te Piira Te Riaki. I am 11. This is my vision for the Ohakune future. Ohakune needs bigger parks because all the parks are small. The parks could have a hamster wheel and a flying fox. The basketball courts to be fixed. The slides could be bigger. And there could be less beef shops because there is too many beef stores.



To Raetihi Board of Trustees

My name is Tuharakia McLeod and I am 11 years old. I'm writing to you because I would like more sports equipment for Raetihi primary school. Like our rugby post put back up, new soccer goals, better netball hoops and other sports equipment. I would like our rugby post back up because we have nowhere to play rugby, and we can practice goal kicking. We need better soccer goals because our back net isn't even a net, it's a chain. People are always complaining to the teachers about putting new soccer goals up, and it's not always up to the teacher to do everything. That's why I think we need more sports equipment

Your sincerely
Tuharakia

APPENDIX 4 - INDEPENDENT SUBMISSIONS AND LETTERS

THE LINES COMPANY



**The Lines Company Limited:
Feedback on the 'Future Ohakune' Vision Strategy**

To Ruapehu District Council
Private Bag 1001
Taumarunui 3946
New Zealand

Sent via email to: consultation@ruapehudc.govt.nz
Frazer.baggaley@boffamiskell.co.nz

FROM: The Lines Company Limited ("TLC")
PO Box 281
King Street East
Te Kuiti 3941

Date **25 November 2020**

Title	Future Ohakune: Stakeholder Consultation
Address for Service	Edison Consulting Group Ltd PO Box 875 Hamilton 3240 Attention –Tim Lester tim.lester@edison.co.nz
Organisations name	The Lines Company Limited

Introduction

- 1.1 The Lines Company ("TLC") appreciates the opportunity to engage with the Ruapehu District Council and the Future Ohakune Reference Group in regard to the Future Ohakune vision strategy (Future Ohakune).
- 1.2 TLC understand that Future Ohakune is being undertaken in stages - with this stage being community and stakeholder consultation. TLC acknowledge that the Future Ohakune strategy will help Councils Long Term Planning Process.
- 1.3 TLC is pleased to provide Ruapehu District Council and the Future Ohakune Reference Group with the following general comments as applicable to the nature and scope of the community consultation process.

About TLC

- 1.4 TLC owns and operates electricity distribution network assets and services over 18,000 customers and 24,000 connections throughout the King Country, Waitomo and Central Plateau.
- 1.5 TLC's network covers 13,700km² and stretches from Otorohanga in the north to Ohakune in the south.
- 1.6 Whilst most of TLC's connected customers are residential, TLC also supply electricity to major industrial businesses in and around the Ruapehu District.
- 1.7 In providing electricity distribution line services, TLC operates and maintains:
 - 4500km of lines
 - 35,000 power poles
 - 5000+ transformers
 - 30+ zone substations
 - 14 repeater sites to carry voice and data signals
 - 250 remote controlled switches
 - 10 load control points
- 1.8 TLC is committed in its regulatory obligation to provide consumers with a safe, effective and secure supply of electricity.

APPENDIX 4 - CONTINUED

THE LINES COMPANY - CONTINUED

Lifeline Utility

- 1.9 In addition to being defined as a *Network Utility Operator* in the Resource Management Act, TLC also provides *Lifeline Utility Services*.
- 1.10 *The Civil Defence and Emergency Management (CDEM) Act 2002* stipulates the responsibilities and roles of key organisations that provide an *essential service* within New Zealand.
- 1.11 TLC's core business is electricity distribution, and hence is an *essential service* under the CDEM Act; consequently, TLC's assets are statutorily classified as a *Lifeline Utility*.
- 1.12 As a *Lifeline Utility* asset owner, TLC must ensure that their network is able to function to the fullest possible extent (even at a diminished capacity level) during and after a natural hazard emergency; hence, providing *resilience* to the communities which they serve.
- 1.13 As a consequence of this statutory responsibility TLC have a significant interest throughout Ruapehu so as to ensure their operational environment has appropriate regulatory and strategic acknowledgement in delivering a resilient, safe and secure supply of electricity to the District's businesses and communities.

Future Ohakune

The lines Company seek that the Future Ohakune vision initiative provides appropriate references to non-Council owned Network Utility Infrastructure in order to meet its strategic outcomes.

- 1.14 Ruapehu District Council ('Council') in conjunction with the Future Ohakune Reference Group (FORG) has commenced the development of a Vision Strategy for Ohakune, and that this strategy will go some way in assisting Council in developing their long-term planning processes.
- 1.15 TLC is of the opinion that the preliminary phases of long-term planning provides an important opportunity for stakeholders (such as TLC) to help inform the process in order to influence strategic provisions that will be further refined in other lower-level Council growth management and planning documents (such as the Ruapehu District Plan).
- 1.16 TLC is aware that Council are currently gathering information from the community that will help inform the development of a set of *Focus Area Action Plans* relating to (1) Key Strategic Interventions and Wider Initiatives; (2) The Junction; (3) Mangawhero Corridor; (4) Town Centre; (5) South of the Mangateitei; (6) Culture and Environment; and (7) Housing, Accommodation and Growth.
- 1.17 Such information gathering entails initial conversations with community groups, mana whenua, landowners, interest groups and some industry groups. Such feedback is being used by the FORG to inform the basis of growth management and budgeting decisions in the Ruapehu District.
- 1.18 TLC is an 'industry group' with significant interest in how Ohakune's electricity distribution network is to be accommodated in such strategic initiatives as Future Ohakune; consequently, the feedback contained within this high-level submission seeks to assist Council and FORG in highlighting coverage of non-Council owned infrastructure development and operations across Ohakune and the surrounding areas which supports strategic growth.

Feedback Context

- 1.19 Given that the initiative is still in the information collating phase, the feedback provided by TLC has been intentionally provided at a high-level, so does not reflect explicit or site-specific matters.
- 1.20 In consideration of the early stages of the initiative's development, this submission seeks merely to identify to Council and FORG the important and integrated nature in which TLC develops and maintains the District's electricity distribution network in and around Ohakune (as well as the wider Ruapehu District) in order to service growth.
- 1.21 In providing such a context, key messages will be highlighted in this feedback as well as how TLC consider

such matters should be appropriately reflected in Council's strategic planning documents and processes.

- 1.22 In providing this feedback, TLC is registering its interest in being appropriately acknowledged in Council's long term planning processes – *as well as to assist in better refining the various Action Plans that are to be derived from the initial Future Ohakune consultation process* - in regard to the provision of electricity distribution services.
- 1.23 As with all regulatory bodies within their network coverage, TLC wish to highlight to Council and indeed FORG, that if there is substantial development strategically planned for within Ohakune and surrounds (i.e., town centre upgrading, light industrial, tourism or residential land use expansion) that corridors for power and other services are catered for and space or land made available for any zone substation expansion, distribution transformer kiosks and distribution panels / pillar boxes.
- 1.24 Whilst specific details relating to how the electricity distribution network is to respond to growth is not appropriate to be included in the Future Ohakune Action Plans; what is appropriate are concise comments and acknowledgement in the initiative as to how key stakeholders, such as TLC, are critical considerations in achieving the strategic outcomes. Such considerations are expanded upon below.

TLC Feedback

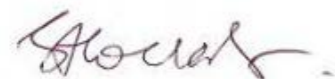
- 1.25 Along with growth investment expected within the Ohakune Township itself, TLC considers that peripheral areas will also experience growth pressures (both residential and commercial in nature). Furthermore, such growth will have effects on the area's electrical distribution network – hence, TLC seek that long-term growth management issues outside of the main Ohakune urban area are recognised in the Future Ohakune Action Plans.
- 1.26 At a high-level (and in TLCs experience in submitting on other local strategic planning processes) Future Ohakune needs to contain suitable acknowledgement that non-Council network utility infrastructure is equally important when providing for growth not only within Ohakune, but also across the wider Ruapehu District.
- 1.27 TLC wish to see higher level planning processes identify network utility infrastructure as being a key consideration regarding population / economic growth and land budget allocation. Such high-level consideration can then filter down via the subsequent seven Action Plans to lower-level Council documents at the time of their implementation – such as the Ruapehu District Plan or consequential Ohakune structure planning.
- 1.28 In providing these early comments to Council and FORG on the Future Ohakune content – TLC wish to see the growth strategy appropriately reflect the importance for non-Council owned infrastructure assets (i.e., the subsequent Action Plans should provide adequate recognition of infrastructure assets beyond transportation and three waters).
- 1.29 Another matter to inform the strategy's matters of consideration is that of integrating the *Action Plan Focus Area* growth and development with that of existing network utility infrastructure.
- 1.30 Reverse sensitivity matters are a fundamental concern to network utility operators such as TLC. Appropriate acknowledgment of such effects can easily fall under a number of the growth initiatives that will be considered by Council and FORG – *such as (7) Housing, Accommodation and Growth* - and consequently should be acknowledged (albeit at a high level) in the Action Plans once prepared.
- 1.31 As a *Lifeline Utility* TLC plays a critical role in servicing the Ruapehu District, and Ohakune's, resilience in the wake of natural hazard events. FORG and Council are seeking feedback on a number of points the community consider important matters to be identified in the Vision Strategy. In regard to the Future Ohakune material made available, a key undertaking in building upon the existing Ohakune Mission Statement is: "...protecting our residents..." TLC contends that enabling resilience against natural hazard events is an important component in the Vision Strategy and its message regarding the protection and liveability for Ohakune.

APPENDIX 4 - CONTINUED

THE LINES COMPANY - CONTINUED

- 1.32 TLC wish to see that the Draft Action Plans that are to be derived from Future Ohakune appropriately acknowledge the importance of *Lifeline Utilities* and the provision of such infrastructure. In TLC's opinion, an efficient means to improve resilience to Ohakune is at a high-level, such as that provided for in the Future Ohakune vision Strategy.
- 1.33 As indicated on the *Future Ohakune Overview Document* Council and the FORG are asking the community to comment on each of the 7 Focus areas. In particular, the questions being posed to the community and stakeholders commonly relate to whether or not they agree with the content within each focus area; or, are there any other elements that the focus areas should be addressing.
- 1.34 TLC contend that in all areas that have been identified – that the unencumbered provision of electricity supply should be mentioned so as to enable the realisation of economic growth and thriving residential communities – and this should be a key message within the Vision Strategy.
- 1.35 TLC acknowledge that, once finalised, Future Ohakune will be a strategic program that will be implemented under either the Local Government Act or Resource Management Act. Furthermore, TLC can also appreciate that the strategy will lend itself to focusing on Council-owned infrastructure and assets (I.e. three waters and transportation); however, such infrastructure cannot operate in isolation, and that to address and recognise this infrastructure provision, the Future Ohakune Strategy will also need to acknowledge network utility infrastructure that is not necessarily limited to Council-owned.
- 1.36 In providing high-level feedback in regard to how Ohakune is to thrive as envisioned in the Future Ohakune strategic growth initiative - TLC wish the strategy to acknowledge strategic alignment, or 'agreements' between both Council-owned and non-Council-owned infrastructure providers in meeting the long-term aspirations of Ohakune communities.
- 1.37 As previously noted, TLC are aware that the high-level acknowledgement in strategic growth processes such as the Future Ohakune can - *and will* - filter down and inherently influence other Council regulatory documents (such as the District Plan and Long-term Plan). Hence, having an appropriate recognition of network utility infrastructure – such as the Ohakune's electricity distribution infrastructure – is desirable to TLC, and provides a suitable level of robustness to Council's high-level strategic growth management documents and initiatives.
- 1.38 As a *Lifeline Utility* organisation, TLC has provided feedback on the preliminary stages of the Future Ohakune Strategy for Ruapehu District Council. Such feedback has been provided in order to, firstly - provide a context as to TLC operations within Ohakune and the wider Ruapehu District, and secondly – identify strategic and specific elements that need to be considered when drafting strategic planning documents such as the next Ruapehu Long-term Plan iteration.
- 1.39 A key reason why TLC has provided this feedback is to ensure that the Future Ohakune growth management process addresses TLC network utility assets – rather than primarily focusing on Council owned infrastructure assets.
- 1.40 Whilst the Future Ohakune process is a high-level 'discussion' at this point in time, TLC maintain that by appropriately recognising early the matters raised in this feedback, the messaging (and therefore effectiveness) of the subsequent 7 Action Plans to be derived from the strategic growth initiative will be more reflective in regard to *Lifeline Utility* service provision and electricity distribution.
- 1.41 TLC is happy to provide clarification of any issue covered in this submission.

Signed



Tony Hollart

Asset Strategy Manager

APPENDIX 4 - CONTINUED

PRIVATE SUBMISSION

Submission to FUTURE OHAKUNE Community Consultation – October 2020

I have addressed the focus questions below – but first three statements I think apply to everything that we as a town are planning and proposing;

1. Honour the Mountain, Tongariro National Park and World Heritage Status

I'd love to see a future where we honour and protect our unique and beautiful National Park and recognise that it is of World Heritage Status (dual status) and so immensely important to us (some of us don't realise it) and significant in a global context. Just as Ngati Rangi have a responsibility to take care of their ancestor (Ruapehu) so we all have a responsibility as the people of Ohakune to care for and respect this special place to ensure we and our visitors respect, protect and can enjoy.

2. Protect Nature – it is the KEY attraction of Ohakune

The main thread of my comment; is the need to recognise that most people visit our area and town of Ohakune to be in, and enjoy nature. Some come for the peace and remoteness, others for the recreation. Either way; protecting our Biodiversity, Green Spaces and considering our impacts on the climate and environment in EVERYTHING we do means we can consider any development and planning to be ethical and morally of value and benefit to the local community – and our visitors. Communities all over the country (and the world) are acting to try to restore and protect what they have – we don't want to get left behind just because we have been lucky so far. We have a head-start with our stunning environment – lets keep it – not loose it.

3. Ohakune – A Biodiverse Town

Could we got one step further – and reimagine Ohakune a BIODIVERSE town? Emphasise the World Heritage status of Tongariro National Park and the beautiful parks and reserves near to town as our brand. Let us value them and put them at the top of the list in everything we do. We could make Ohakune the most Nature Focused town in New Zealand. Sometime really special. And the story we could tell via the modern and interactive museum we could be planning for... (more below).

Ohakune – Opening to A Natural World or Ohakune a Biodiverse Town.

Below, my specific comments on the consultation document;

Focus Areas

I am happy with the focus areas and the manner in which you have identified them.

The Junction

In addition to the statement above, I think the history of the Junction could be interpreted and the 'story' told of the last 100 years of European development since the construction of the railway line. This is not exclusive of the iwi story – but in addition to and in places intertwined.

Mangawhero Corridor

I would like to see the Mangawhero Walkway Group acknowledged and their work over the last 15 years or so valued and appreciated. And again – the emphasis being on protection and enhancement – rather than exploitation. And some acknowledgement that it is unlikely the Blue Ducks will ever stay in the Ohakune township part of the Mangawhero River if dogs roam free.

Town Centre

However the business people decide to develop the town centre – I would just ask that the parks are considered. Green space being important and should be treasured. What is Ohakune without them?

SOUTH OF THE MANGATEITEI

A sports hub/community hub in this area is a great idea – it would be great to link it up with walkways/bikeways and also a link to Raetihi.

Culture and Environment

Environment

Environment should not be a separate issue – it should be a theme or thread running through the WHOLE PLAN. Wouldn't it be great to make our children proud of us by considering climate, protecting biodiversity (really – not just lip-service) and caring for our green spaces in everything we do with this plan.

We could create the most Nature Loving Town in New Zealand. We have the amazing backdrop of Tongariro National Park – World Heritage Area – and we are surrounded by Rangataua, Erua, Tongariro Forests – just down the road, the Whanganui National Park and Awa. That's just the big things. There are little reserve treasures everywhere; The Mangawhero River, the Jubilee Park, the Ohakune Lakes Reserve to name just the closest.

This is what is special about Ohakune – and what we could build on and celebrate – in an ethical and authentic way. There is something for everybody to love about this idea.

APPENDIX 4 - CONTINUED

PRIVATE SUBMISSION - CONTINUED

Culture

We need a modern and interactive Ohakune/Ruapehu Museum.

I acknowledge that there is already an amazing collection of railway memorabilia – quite outstanding really and could be the basis of a collection.

But I know of several people who have collections relating to Ohakune and Turoa history who keep them tucked away at home for the want of a safe and credible place to gift them to.

All credit to the people of Raetihi with their museum – but our history is different and needs different interpretation with interactive and changing displays. It needs and deserves a purpose built home and a curator – so we need serious money for it. Perhaps in ten years – but we need to start planning now.

Housing and Accommodation Growth

I have no expertise in this area – other than to say that elimination of poverty should/could be part of the Natural World Town brand.

And perhaps we could consider a model used in Northland; Whakaora Recovery Hub are using to house their homeless whanau. Ngati Rangī may already be considering this issue.

About Boffa Miskell

Boffa Miskell is a leading New Zealand professional services consultancy with offices in Auckland, Hamilton, Tauranga, Wellington, Christchurch, Dunedin and Queenstown. We work with a wide range of local and international private and public sector clients in the areas of planning, urban design, landscape architecture, landscape planning, ecology, biosecurity, cultural heritage, graphics and mapping. Over the past four decades we have built a reputation for professionalism, innovation and excellence. During this time we have been associated with a significant number of projects that have shaped New Zealand's environment.

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