FUTURE OHAKUNE

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

Process / Project Steps

WE ARE HERE

STEP ONE - Mid 2019

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

STEP TWO - Early 2020

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

STEP THREE - Mid 2020

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

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

STEP FOUR - October 2020

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

STEP FIVE - October 2020

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

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

STEP SIX - Late 2020

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

STEP SEVEN - 2021+

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

ABOUT

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

PURPOSE - What does this work hope to achieve?

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

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

WHY - Why a 'Future Ohakune' Strategy

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

VISION - Building on the existing Ohakune 'Mission Statement'

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

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

INITIALTHINKING

WHAT ARE THE STRENGTHS, WEAKNESSES, OPPORTUNITIES AND THREATS?

STRENGTHS

- Productive land uses and tourism provide diversity to local economy
- Mana whenua have strong influence and aspirations
- Diversifying tourism activity snow sports/activities + biking/ walking
- State Highway access/ presence – increases accessibility
- Strong landscape mountains and wider alpine environment – provides identity
- Natural features within town of Ohakune – streams and vegetation- provides identity
- Community facilities present schools and health
- Proven track record of getting things done
- Ngāti Rangi will be a constant presence in Ohakune - forever.
- Ngāti Rangi are growing its local asset and economic base locally and will continue to invest in its people, its infrastructure and the surrounding environment.

- Not bound by a state highway, not reliant on SH traffic passing through day to day
- Already seen as a destination
- Has a strong identity Down to earth, relaxed, comfortable, a unique style
- Community have a good understanding of the potential impact of development of natural environment and the need to protect and enhance
- Well-being, health focused
- Supermarket is an attractor and provides activity and vibrancy to TC
- Ohakune has a diverse and strong economic landscape with; Ski/Bike / Walk / Tramp / Alpine Streams/Bush / Sightsee. Forestry / Market Gardening / Farming

OPPORTUNITIES

- To use design thinking principles to articulate our cultural heritage underpinned by Ngāti Rangi history with respect to our Mountain, the surrounding environment and the people that interface with these resources.
- Working together with mana whenua and stakeholders to a plan of action
- Providing spaces that enable small scale local community gatherings and can upscale for larger fluctuations
- Networking with other towns in the wider area
- Joining to/ visibility of stream and bush and land around
- Connecting with Junction/resolving intent of junction - what's its role?
- Active mode connections bike/hike trails
- To be Bold
- A place to live work and play
- Upgrade Ohakune Swim Baths enhance existing pool, heating. Add new toilet/Change rooms.
- Add hot spa pools/tubs, hot food, pools for bikers/skiers and sightseers. An all year operations.
- To provide more affordable and social housing, using a range of new partnerships and models.

- For Ohakune to focus on its unique identity, creating a place that the local community recognize as 'them' and proud and happy to share with others
- Ensuring that we are reflecting local community needs and opportunity to thrive
- Focus on people, place and the experience you have while you are there.
- Develop a town structure (scale and form) buildings that reflects the character of the natural environment
- For development to support a variety of activities (local and visitor) and influxes in population, natural ebbs and flows 'expand and contract'
- Ohakune has the ability to be flexible and adaptable
- Build new bike/walk/trails, look for funding opportunities
- The completion of the Te Ara Mangawhero Trail-way will encourage increased and more consistent visitor flow.
- Mangawhero River to be designed as a key pedestrian and cycle walkway (and biodiversity corridor) linking the Junction (and trails) and Town Centre.

THREATS

- Ngāti Rangi history is not well known or canvassed around the Ohakune town.
 Reputation (probably c
- Local economy is vulnerable to tourism/visitor preferences/ presence

WEAKNESSES

- Building stock in centre of variable condition and quality
- Disconnection between town centre and the junction
- Absentee owners 'Ohakune's Dual Residents' means there are a lot of unoccupied properties – detracts from sense of community
- No 'centre' or heart for community and larger influxes to gather and socialise

- Reputation as a ski town (probably changing?)
- A little bit cut off or isolated.
- Supermarket is not fit for purpose and limited options to expand in current location, challenging to move elsewhere
- Unaffordable housing for locals driven by demand for holiday homes
- Lack of originality. Trying to mimic other Alpine communities i.e.
 Queenstown, Vancouver etc. We need to embrace the culture fabric and interweave cultural history that clearly defines who we are as a community.
- Fluctuations in visitor numbers
- Changes to productive land use economy
- Disinterest by absentee owners in investing
- Businesses with variable levels of interest in investing or operational improvements
- Rapid changes currently not prepared to handle and adapt quickly

- Loose authenticity by creating a future plan that focuses too much on one type of development or activity.
- Removing the sense of local character
- Available data to undertake analysis not accurate enough to reflect real world conditions ie; population numbers and demand
- Investing in Tourism Having a strong tourism focus leaves Ohakune vulnerable to financial downturns and events like Covid-19 that restrict or stop international travel - There is a threat that Ohakune over invests/focuses on Tourism. Need to focus on a mix of activities that make Ohakune more resilient to change.

OBJECTIVES

P

A BEATING HEART-WHANAU

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

HEALTH & WELLBEING WHENUA

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

HERITAGE - WHAKAPAPA

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

GET INTO IT - AN INTEGRATED APPROACH

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

WHAT WE HAVE HEARD SO FAR

KEY STRATEGIC INTERVENTIONS & WIDER INITIATIVES

"Safe-path walking/cycling needed here, as greenbelt extension on south side of Raetihi-Ohakune Road to link to Lakes Road"

"Safe-path walking/cycling/ greenbelt(?) along Dreadnought Road to complete greenbelt loop and connect Ohakune-Rangataua"

"The project needs to identify what we want to achieve as a community -What are our priorities? Where do we want to go? How do we want to grow?

"Stitching link to Raetihi via Burns Street - Mangawhero River Road - Golf Course -Mangawhero River link via existing paper roads flanking river - Pakihi Road - river crossing to Old Vegetable Road - north to Mangarewa Road - into Makotuku River reserve - link to Raetihi via River reserve."

"Southern Gateway an opportunity to link town and Junction"

"Need a stronger connection to Raetihi and neighbouring towns"

"Ratamaire Road - partially formed. Under utilised at present (incredible views of the Maunga and wider area) and provides legal corridor for "green-belt" /walking/biking to extend from Lakes to Rangataua and complete the loop around Ohakune"

"Enhanced connections needed to Rangataua and Raetihi"

"Need a carpark and road study to improve on road parking options and improve street environment"

"Is a premise of population growth realistic for Ohakune? General trend and supporting statistics for rural NZ seems to be the opposite.

"What about demographics? Is there a difference in decline or growth in some age groups or sectors? What are the statistics telling us about the likely future make-up of the town and district?"

THE JUNCTION

"What should be done about run down building in this space"

"Can the 'event' area be expanded – think it is too small for large scale events, with purpose built event facilities to encourage more events"

"Permanent stage (made to look natural by terracing and rocks etc) in village green area - agree is a good idea."

"A place for events"

"Remove or knock down unsafe building"

"Tidy up old structures and rubbish"

"Not just winter focused - as much about the summer "

"Junction can be a gate way but in effect it will be just the Powder Keg and a few small places"

"The Junction is not just 'overflow' it has a key role"

"Designed and built to accommodate events of different scale, flexible with permanent structures, Sound Shell, uses natural topography."

'Stronger connection and arrival experience for the Mountains to Sea, Ohakune-Taihape and Te Ara Mangawhero trail"

"Return track from Viaduct needed from Te Pepe along Atihau land/Rail"

"Approach Should be to start small and re building, enhancing what is going well"

Te Ara Mangawhero will make Junction an all-year-round destination. Commerce in the form of sporting shops, cafés, bars will naturally follow."

"Te Ara Mangawhero Trail head is bottom of the Mountain Road/ Junction. This will be the natural start/end point for adventure activities. Town Centre needs to be better "connected" to Junction to complement this."

"Needs a clearly defined function"

"More public toilets within village green area ideally needed. Train Station ones and bottom of Mountain Rd ones are too hard for visitors to find."

"Oldfinch/Old Station Road bridge intersection needs sorting as sight lines etc are appalling. Also the existing cycle/walking bridge doesn't get used, as people just wander across the road bridge. This needs a good look at to direct pedestrian

MANGAWHERO CORRIDOR

"Activities like Frisbee Golf to be included in the open space to create activity"

"Separated cycle lanes to follow the river and better connect the Mountain trails, Junction and Town Centre"

"A wider footpath to emphasise that it is a key pedestrian route, help indicate that the footpath leads to important places"

"Wide connector safe path within existing Goldfinch Reserve a good idea to link town with Junction."

"Create a Boulevard"

"Horse has likely bolted in terms of commercial vs residential use along Goldfinch below Carter Terrace."

"We should be featuring streams, walk ways, links etc."

"Provide access to the river, opportunities for safe swimming"

"Celebrate the river"

"Has a role in enhancing biodiversity, Blue Duck frequent the river"

"Has a core role to connect the Junction and town"

"Needs to be better linked to town and the national park"

and the national park "Ideally the link would be 'all weather'

"Create a loop and better linked to other walking trails and the carrot park"

TOWN CENTRE

"Any history that is displayed must be authentic and true"

"the workmanship on any of the buildings or displays needs to be of good quality like what has been achieved at the carrot park and other voluntary projects around town"

"Always remember the ratepayers as most of them can not afford any more rate increases. In fact the best outcome would be for the District council to set about cutting rates and this will help the town more than any thing else"

"Lack of covered out door facilities (playground, and food truck area)"

"No incentive to slow traffic down"

"No place for people, not pedestrian focused"

"Needs to be suited for locals"

"Ayr St - Main route taken by residents in/out of town to west. Landscaped to reflect this as a main entry point leading to the town centre "heart". Safe pathway needed to attractively join town centre to river path network"

"The parking on SH49 is unsafe particularly for people trying to get young children in and out of cars"

"Traffic of SH49 travels to fast through town, particularly trucks, difficult, unsafe to cross"

"Need a more diverse offering in town - How can we attract a more diverse businesses"

"How can we attract more talent and business to town"

"The town is so spread out there are big unkept spaces like a mouth with many teeth missing.

"Maintenance program and budget for existing and future street furniture is an important consideration. Seems non-existent or inadequate at present.

"Town to be more pedestrian focused, safer"

"Shop fronts need to be tidy and have a better appearance"

"How can we deal with 'shoddy' untidy shops?"

"Opportunity to work with landlords to improve and invest in building stock"

"fire station needs a new home"

SOUTH OF THE MANGATEITEI

"There is nowhere in Ohakune where you can host community events"

"No venue for Outdoor events"

"We should be forcing/encouraging like things to collate together i.e. Rugby Club should be at the Ohakune Club, enough room at the front for playing fields. Also squash, netball etc."

"Lack of outdoor play areas suitable for very young 1-3 year olds"

"Provision for heavy traffic bypass route"

"Could this area – particularly next to the carrot park be used to bypass traffic heading from Waioru to Raetahi"

"There is an opportunity to enhance the pool complex add hot spas - a vital missing ingredient for Ohakune at present"

"Provision for indoor sports complex behind St Johns"

"The carrot park is a real strength and needs to be better connected"

"Safe pathway/green belt extension to Lakes Road"

"safe fenced playgrounds - one beside Info Centre is unacceptable? Need weather-friendly places to play.

"Need quality public open space

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

This area "Needs to be better linked to town – park in one spot and walk, and vice versa – carrot park is a major attraction for visitors passing through"

"Develop a river loop/river walkway better connect town to the carrot park"

"Area needs to be better connected to town"

"Consolidate activity and sport into one location"

"Need better quality public open space"

"Ideal location for a canopy treewalk"

"Lakes Reserve Passive recreation, established greenbelt "node"

"Enhance lakes reserve"

"Enhance river walkway"

"Create a green belt and river loop"

CULTURE & ENVIRONMENT

"Lifting cultural vibrancy - Currently limited ways to tell local stories of the area and maunga"

"Tell Ngāti Rangi stories - Provide view into past and future and appreciation of ancestral significance of area"

"History - telling the stories through the place"

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

"Authenticity-identity What is that for Ohakune"

"Ohakune has a strong farming, horticulture, forestry, heritage as well as the market gardening heritage of the Chinese community"

"Daylight the stream where possible and give them back their names"

"Safe-path walking/cycling/ greenbelt(?) along Dreadnought Road to complete greenbelt loop and connect Ohakune-Rangataua"

"Lots of people were walking Ruapehu road during the lock down"

"Need to work with absentee owners

"using and expressing our rivers and streams as links (pedestrian and cycling) and biodiversity corridors"

"Safe pathway/green belt extension to Lakes Road"

"Enhance and protect the oranga of our taiao"

"Nurture a strong connection between uri and our maunga, wai and whenua"

"Establishing the mechanisms to maintain connections to maunga, wai and whenua"

"explore the establishment of a housing trust to provide quality affordable housing for locals, workers etc"

"Enhanced connections needed to Rangataua and Raetihi - refer to further comments on trail/green belt proposals"

"Use technology to express identity"

Maungārongo Marae are happy to host a hui and share history of Ohakune Ngāti Rangi"

"happy to arrange a hui for our community Māori Ngāti Rangi/ohakune"

"Ideally a link with Raetahi would also be good"

HOUSING, ACCOMMODATION & GROWTH

"Capitalise on tourism growth Ruapehu increasingly popular year round, but lack of visitor experiences to capitalise on growth"

"Solve regional roadblocks Limited wet-weather activities, 4-5 star accommodation shortage, car parking issues, lack of quality office space, lessen impacts of vehicles on maunga."

"Hard to get people to commit to Ohakune - It is difficult to get rental accommodation"

"Need a Tariff - rate surcharge for AirBnB"

"We need ways to incentivise long term rental properties"

"Current comprehensive developments provisions on 2000m2 + sites could allow for pockets of greater density. Not many/if any examples of this to

"Residential Zone subdivision standards probably about right - 450m2 net site area lot sizes"

"Unaffordable housing"

"Difficult to buy or rent in Ohakune"

"The cost of building in Ohakune is very expensive"

"Denver Rent-to-own program

helping Colorado residents find potential homes"

"Future urban zone provisions need to be looked at as perceived to be unworkable due to number of

parties that need to agree"

"Threat - Air B&B culture buying up houses for Air B&B
becoming more prevalent, difficult
for Accommodation industry,
permanent residents, local workers

"We need to consider density and infill housing closer to town"

and renters/rental availability'

"I would priorities residential growth to the East and North West—better views, away from current industrial buildings — no need to worry about the one lane and two lane bridges"

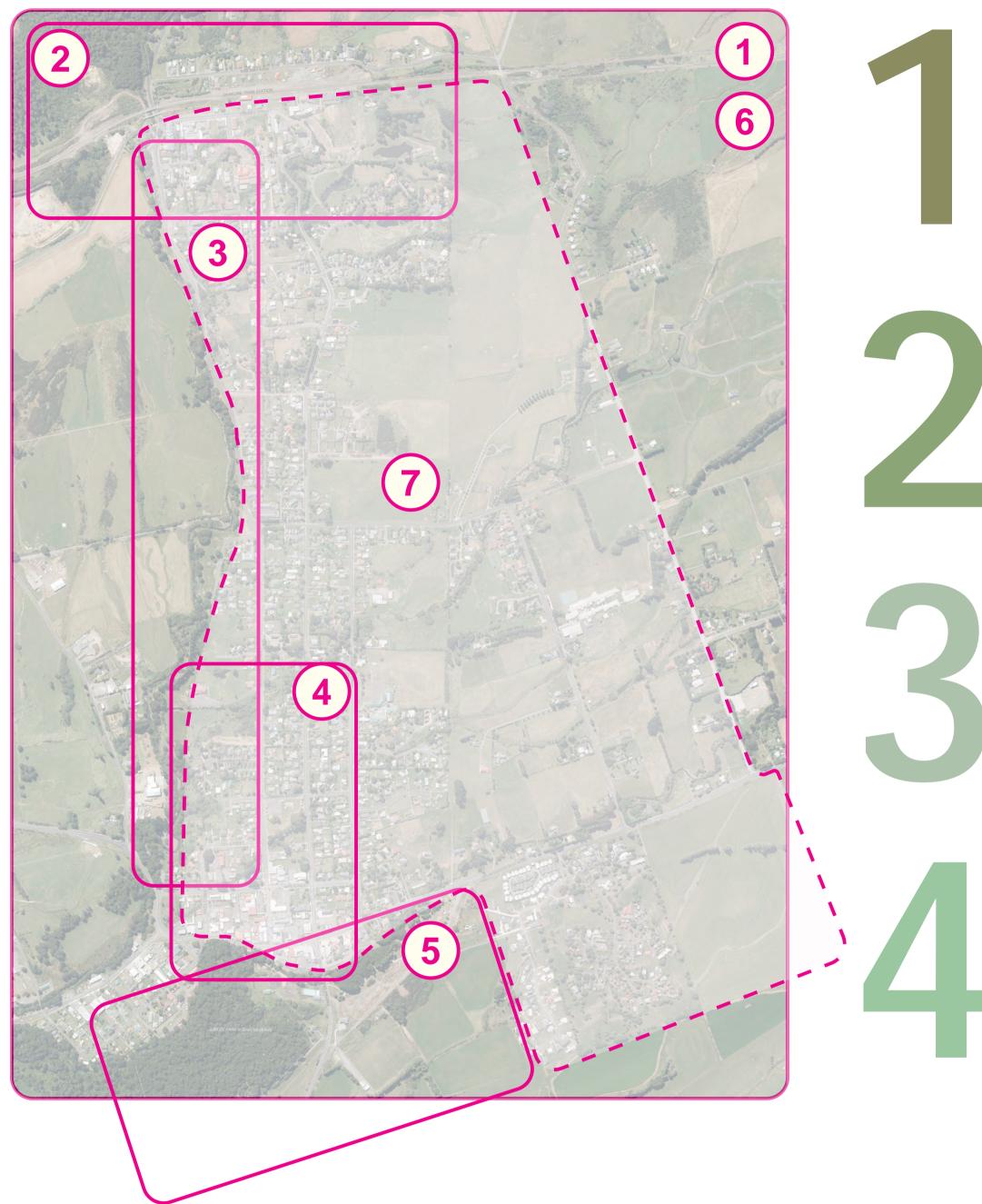
"Develop affordable housing for locals, workers around the schools"

"Residential makes sense to be around schools"

"Investigate what it will take to incentivise permanent rental properties"

"We need a housing strategy"

FOCUS AREAS



KEY STRATEGIC
INTERVENTIONS & WIDER
INITIATIVES

THE JUNCTION

Developing a clear direction

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

Providing a strategy for the revitalisation and reinvigoration of the Junction

MANGAWHERO CORRIDOR

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

TOWN CENTRE

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

Develop a strategy for vehicle movement, speed and parking

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

South of the MangateItel

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

CULTURE & ENVIRONMENT

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

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

HOUSING, ACCOMMODATION & GROWTH

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

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

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

DRAFT ACTION PLAN FOR KEY STRATEGIC INTERVENTIONS AND WIDER INITIATIVES

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

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

2 THE JUNCTION

A PLACE TO VISIT, STAY AND PLAY

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









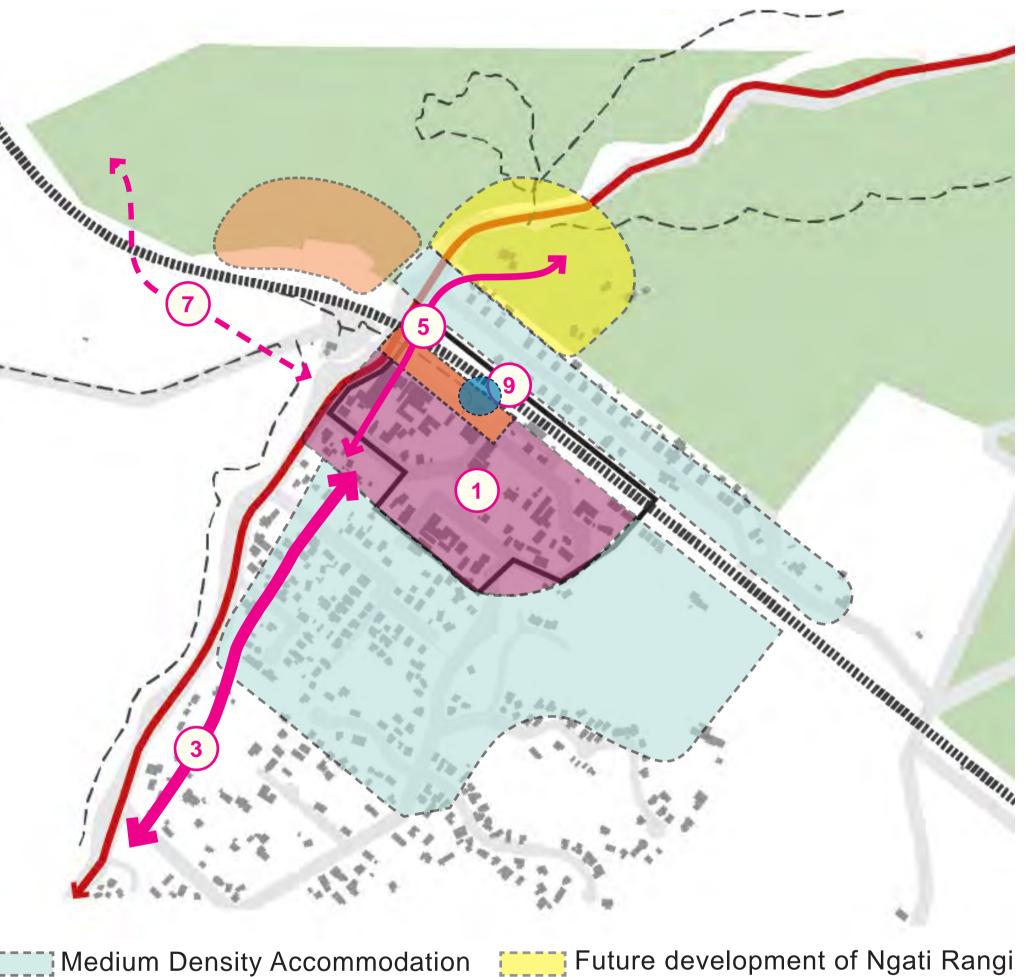








The experience at the base of the Maunga and Junction is embodied in the Ngāti Rangi Phrase - E oha, ka oha, he Ohakune ki te ao - Ohakune, An opening into a new world.



IDEAS FOR THE JUNCTION LEGEND:

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

A LAUNCHING PAD FOR YOUR NEXT ADVENTURE

AN INTERCHANGE - ARRIVAL AND DEPARTURE











DRAFT ACTION PLAN FOR THE JUNCTION

• Tidy up old structures, rubbish and buildings - scope a series of measures to encourage improvements or the removal to buildings, structures and rubbish

Tourism and Hospitality

Community Events

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

QUESTIONS FOR YOU

asset at the base of the mountain

Permanent Community

Events and infrastructure

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

MANGAWHERO CORRIDOR

A VARIETY OF PUBLIC OPEN EXPERIENCES & ACTIVITY NODES

A VARIETY OF PUBLIC OPEN EXPERIENCES AND ACTIVITY NODES

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



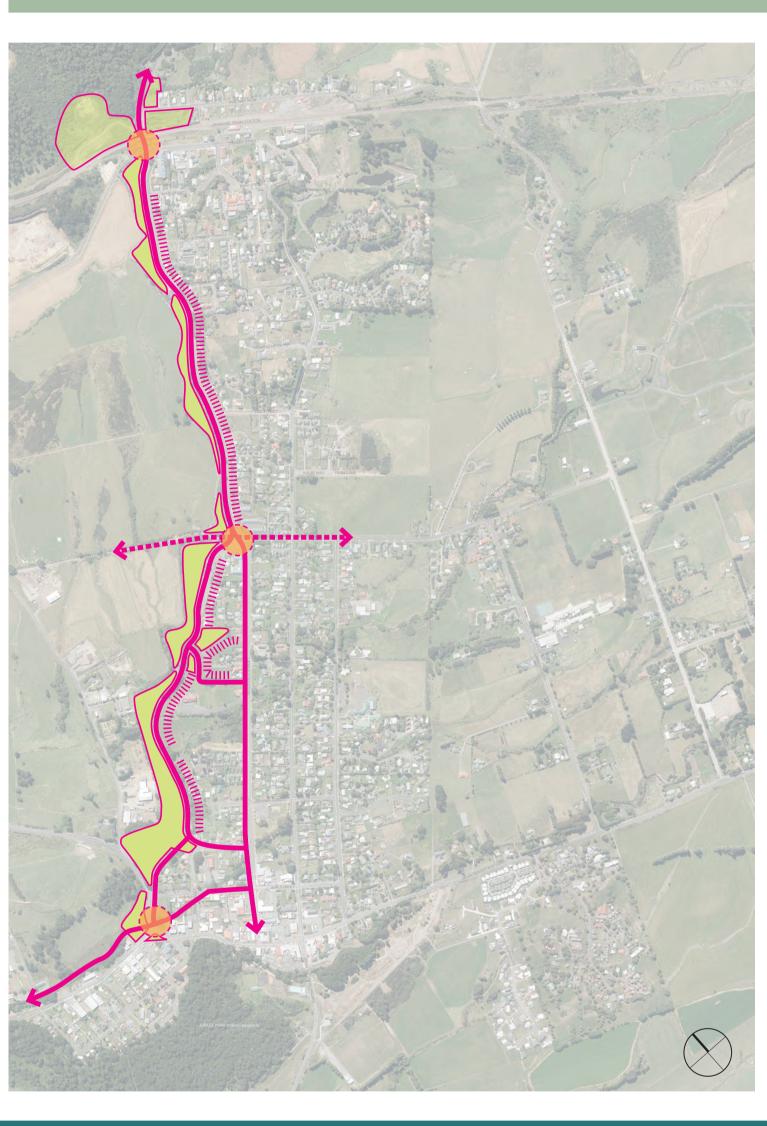








A strong walking and cycling spine to better connect Ohakune Town to the Junction and base of the Maunga



IDEAS FOR MANGAWHERO CORRIDOR LEGEND:

Development as part of the Junction masterplan

Public space improvements and activity nodes.

New planting and expression of the river environment

Threshold or gateway treatment

Improve pedestrian link. Future transport strategy to consider future road link

New 3m(min) wide shared pathway

Encourage visitor accommodation along spine

"CELEBRATE THE RIVER"

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

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

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

DRAFT ACTION PLAN FOR THE MANGAWHERO CORRIDOR

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

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

A PLACE FOR PEOPLE

Continues to support the needs of the local community



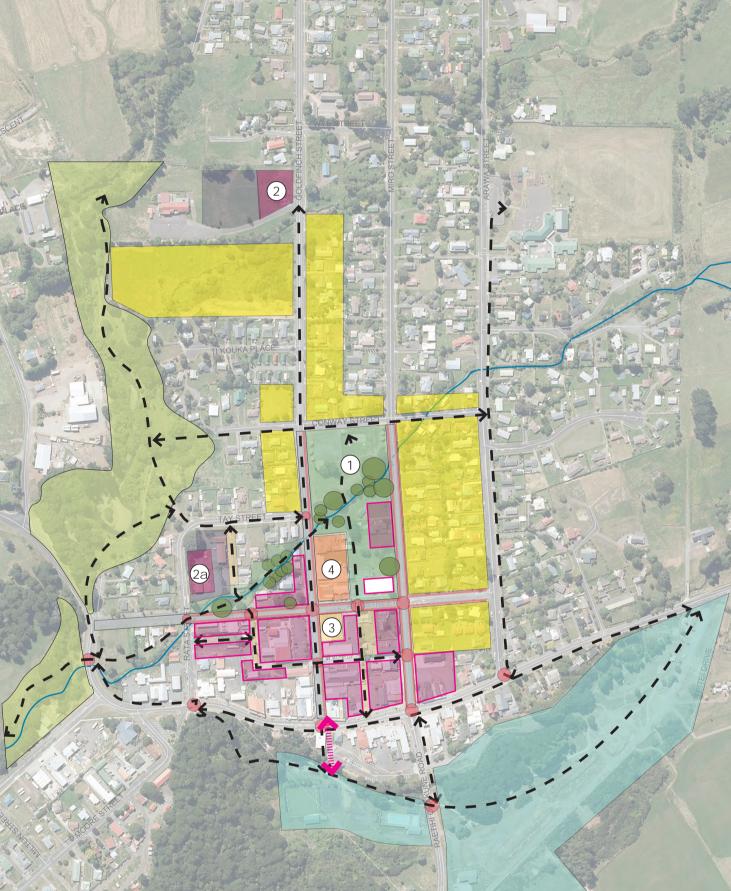








"A place for people - Continues to support the needs of the local community and contribute positively to the quality of life in Ohakune".



IDEAS FOR THE TOWN CENTRE **LEGEND**:

- Mangawhero Corridor improvements
- Potential medium density housing zone: Opportunities for new or re-developed buildings. Indicative only pending discussions with landowners and Town Centre masterplan
- Develop Christie Park as a 'Village green'
- General improvements to existing green space
- 2 Potential New supermarket development2a = alternative location
- Service area/carpark
- General town centre redevelopment. Focus on creating a strong vibrant centre
- 3 Potential for 'Town Square' development
- 4 Business centre
- Public buildings / Community centre
- Recreation district and sports hub
- ← → New or enhanced pathways, laneways and connections. Connection with the 'Green Belt'
- Existing stream
- Existing trees
- Street improvement and carpark strategy
- Significant crossing points and junctions, look to make it easier for people to move around safely, prioritise pedestrians where possible
- Create a stronger connection between the town centre and Reserve land to the south of the Mangateitei

A PLACE TO LIVE, WORK AND PLAY

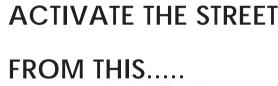
Town centre to offer a diverse range of activities and experiences

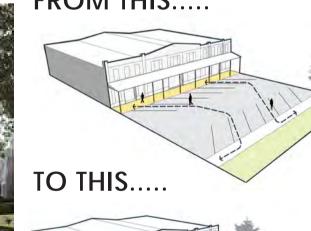














DRAFT ACTION PLAN FOR THE TOWN CENTRE

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

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

SOUTH OF THE MANGATEITEI

A PLACE FOR THE COMMUNITY TO COME TOGETHER

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













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



IDEAS FOR SOUTH OF THE MANGATEITEI LEGEND:

Reserve Land

New building/facility - indicative only



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

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

OHAKUNE HUB/SPORTVILLE

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

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

https://sportnz.org.nz/managing-sport/search-for-a-resource/ programmes-and-projects/hubs-and-sportsvilles-introduction-andcontacts



DRAFT ACTION PLAN FOR THE MANGAWHERO CORRIDOR

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

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

6 CULTURE & ENVIRONMENT

A VISION - CULTURAL AND **ENVIRONMENTAL**









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



IDEAS FOR CULTURE & ENVIRONMENT

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

IIIIII "Green Belt"



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

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





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





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

DRAFT ACTION PLAN FOR CULTURE AND ENVIRONMENT

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

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

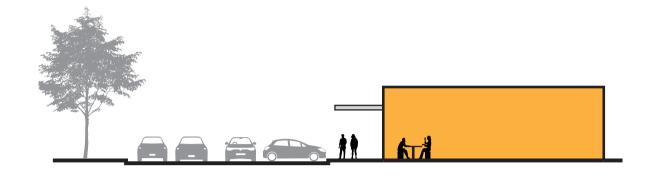
HOUSING, ACCOMMODATION & GROWTH

RESIDENTIAL

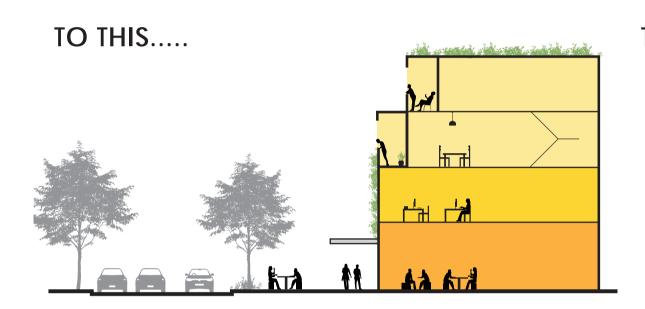
OFFICE

BUILDING NEW

FROM THIS.....



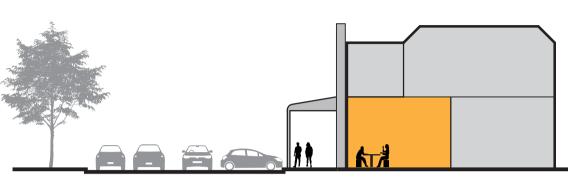
Lower quality, single-storey buildings could be replaced over time.



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

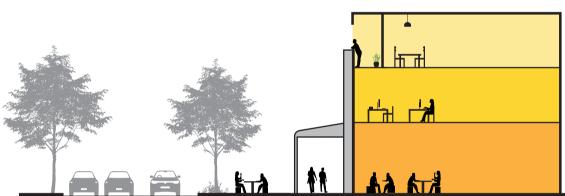
CONVERTING

FROM THIS.....



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

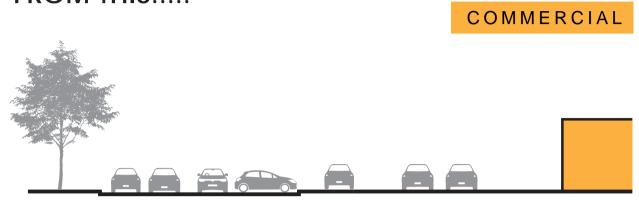
TO THIS.....



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

IN-FILLING

FROM THIS.....



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

TO THIS.....



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

AFFORDABLE HOUSING AND ACCOMMODA-TION FOR WORKERS

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

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

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

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

INFILL & DENSITY

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

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

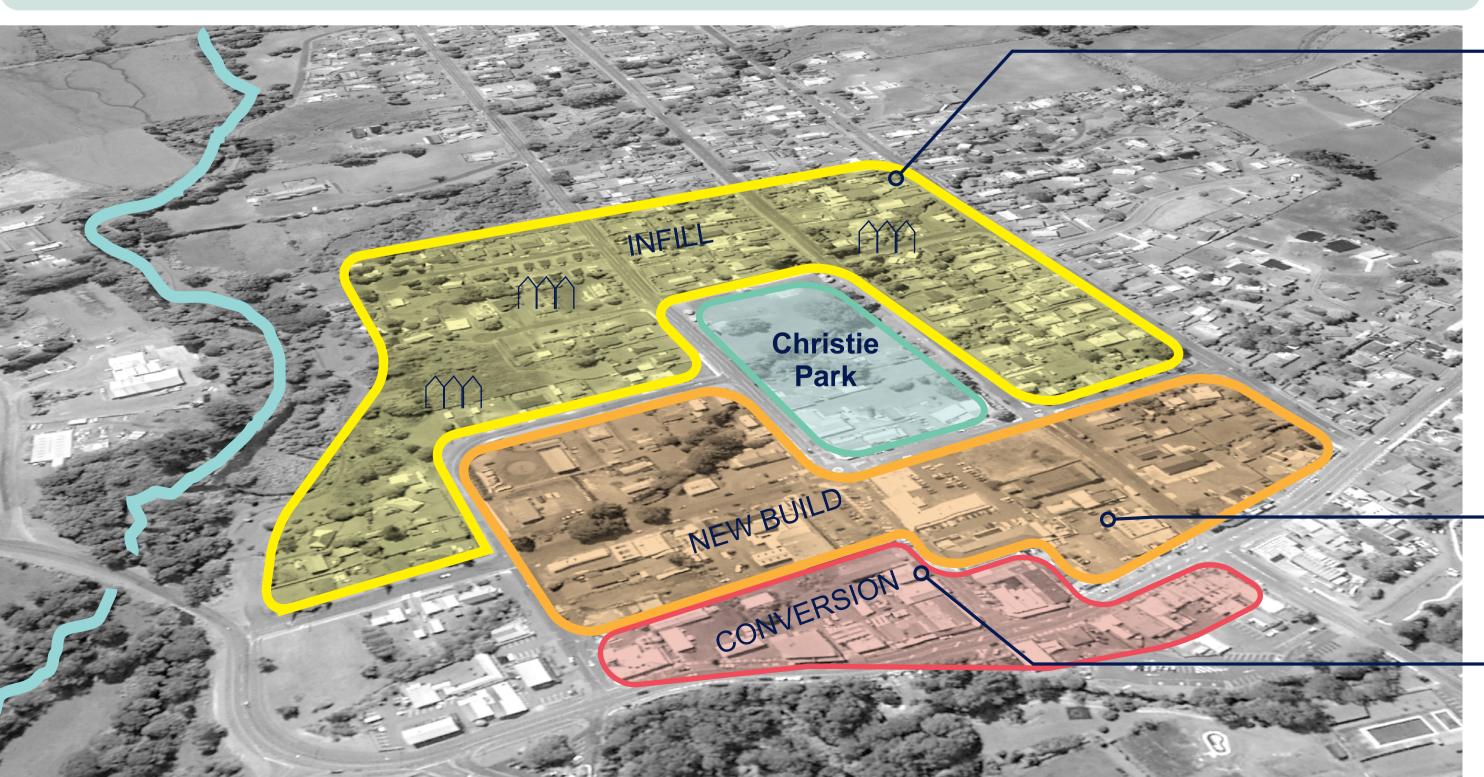








WHAT SHOULD HAPPEN WHERE?



Infill focus

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



New build focus

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

Conversion focus

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

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