OTEMATATA MASTERPLAN

shape your place

DISCUSSION DOCUMENT



FOREWORD FROM THE MAYOR

The Waitaki District is experiencing strong growth, and our communities in the Waitaki Valley are in the midst of it. Tourism and new arrivals to the area are putting pressure on both holiday homes and permanent housing. During the peak season in Ōmārama, the number of visitors passing through and stopping off to use the facilities can cause some bedlam, and Otematata is at the stage where we must act now to avoid even greater safety issues in the future.

The community has asked Council to look at the future planning for both Otematata and $\bar{O}m\bar{a}rama$, to help guide development and Council projects into the future. Along with the Ahuriri Community Board, we have used input from community members to come up with these draft plans.

We want your thoughts on them – have we got it right? Is there anything missing? Have we gone far enough? Have we kept the elements of the townships which are important to you?

Your feedback is critical. The opinions of locals (both residents and cribbies) will help ensure that the townships can keep the aspects that make them special, whilst helping to put inevitable growth in the right places. Please take the time to let us know your thoughts.

Kind regards, Gary Kircher Mayor for Waitaki

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WHAT IS A MASTERPLAN?

A masterplan is a blueprint for long term growth and helps us plan for how an area will grow and change in the future.

Masterplans provide a common vision for how an area could evolve in the future and sets out the communities vision for how they would like to see their area grow and whether new houses, shops, community facilities, open spaces, trees, street furniture, car parks, pedestrian connections etc are needed and where these should go.

The masterplan will provide a spatial framework to guide future growth and development in Otematata that is based on community ideas and hopes.

WHY DOES OTEMATATA NEED A MASTERPLAN?

Waitaki District Council held a series of community visioning workshops in 2018 as part of the Long Term Plan process. A strong theme emerged from these workshops that a town plan was needed for Otematata to better plan for development in the future given its increasing popularity and tourism growth. The preparation of a masterplan for Otematata has now been identified as a project in the Council's Long Term Plan for 2018-2028.

Accommodating increased pressures for growth and creating a viable township are presenting challenges to the community. Whilst Otematata has a small permanent resident population (186 as at 2013), there is a continued demand to build additional houses in the area. Undeveloped residential zoned land in Otematata is currently under Crown pastoral lease. This has created concerns about where additional residential development should happen and whether Otematata can support future growth. The area has seen a continued increase in tourism with the Alps to Ocean trail and increases in visitor numbers within the Waitaki Valley overall. The future realignment of the trail away from the town could affect existing visitor numbers. The town may benefit from increased visitors to the Waitaki Whitestone Geopark and needs to be able to service the potential growth in tourism whilst establishing a resilient economy for a larger permanent resident base in the area.

The community also want to see improvements to how the town looks along State Highway 83.





GROWTH IN OTEMATATA

Otematata is Maori for 'place of good flint' and was originally inhabited by Maori on hunting expeditions or travelling through the valley to reach inland areas and mountain passes.

Otematata was developed in the post- war era as a hydro town. In the late 1950s, the area formed a base for workers' accommodation for the building of Benmore and Aviemore power stations, and associated dams and hydro lakes. The town's population peaked at over 4000 in the mid 1960s, with educational and medical facilities, a maternity hospital, a shopping centre, community centre, post office, two churches, a cinema and hotel.

Otematata was a boom town and experienced rapid growth, development and population expansion over a short period of time. However, the town also experienced a sharp population decline as the hydro-power infrastructure construction project finished. The late 1960s saw the loss of nearly 2000 people from the town. Since the 1970s, it has changed from a temporary hydro-village to a permanent settlement. However, with a rapid decline in population, many services and facilities have been lost. The closure of the primary school in 2003 was a culmination of the population loss since the late 1960s. Since the late 1970s, Otematata has reinvented itself as a holiday village, providing easy access to the lakes and surrounding mountains. The area now has a small resident population of approximately 190, with this number increasing to over 5000 during the summer holidays. Otematata is a popular holiday destination and has a number of campgrounds, a hotel, motels, restaurant, supermarket, community hall, library, fire station, resource recovery park, bowling club and other clubs, services and commercial/light industrial activities. It also has a large recreation area, playground and golf course.

Otematata is located alongside State Highway 83 and is close to lakes Benmore and Aviemore. A large wetland area is located to the north of the town with walking tracks. The town also benefits from users of the Alps to Ocean trail which currently runs along SH83 towards the town and along Loch Laird Road towards Benmore. Otematata is well used as a base from which to explore the surrounding lakes and environment.



WHAT DOES THE COMMUNITY THINK ABOUT OTEMATATA?

In order to understand what the community thinks and values about Otematata, we held a series of drop-in sessions over January and February 2019, along with an opportunity for people to have their say via online and paper surveys. We have also considered the feedback given at the Community Visioning workshops held in Otematata in 2018 as part of the Long Term Plan consultation process and the Ahuriri Community Board's 10 year plan.

The workshops, drop-in sessions and surveys provided an opportunity for the community to have their say about what they value most about Otematata, what they saw as challenges in the area and also where they felt growth could be best accommodated and what areas needed protecting and/or improving.

From the feedback gathered, people told us how they love the small community of Otematata and the easy access to mountains and lakes and associated recreational opportunities. The hydro heritage and unique character of the town was also considered to be of high importance to the community. The authenticity of the housing and layout of the area was also valued, along with the ebbs and flows of visitors to the area. Some of the the community felt that there was no scope for the town to grow in the future (due to land ownership constraints) and that the urban landscape needs enhancement and improvement. Some of the community would like to attract more permanent residents to the area and to improve its commercial vitality, others want to keep Otematata as it is and value the low resident population and lack of development. The speed of traffic travelling along State Highway 83 was also a concern. The community was evenly split on whether future development in the area should be limited to one-storey buildings to keep the character of the original housing stock

A summary of the feedback from the community is provided as an appendix to this report.

Community feedback has helped to shape the masterplan options. The next step will be to gather community feedback on the options to develop a masterplan that reflects the needs and aspirations of the community.

winter visitors family atmosphere growth business hub housing choice road safety activities streetscape improvement hydro history landscaping safe character permanent residents information centre housing character lake access

Emergent themes from what the community wants to see in Otematata

DEVELOPING A MASTERPLAN

The masterplan for Otematata is being developed to help set out the community's vision for how and where the township will grow. A vision for the future will help the community understand what future growth could look like and identify key components needed to enable that growth.

A masterplan blends a wide range of economic, social, environmental and cultural factors and provides a unified vision for the community. A masterplan is not a 'set in stone' scenario, but an evolving vision that can change over time. The masterplan will identify key issues and priorities for the community and create a blueprint for long term growth that will help us to plan for how Otematata can grow and evolve in the future.

At this stage, the masterplan options presented here will provide a range of ideas for discussion. Once preferred uses of space have been agreed by the community, a more detailed masterplan will be developed for adoption by Council in early 2020.

An important part of any masterplan is to give consideration of the potential limits that could affect the implementation of any proposals. Limits can include land ownership, funding and investment, infrastructure, environment, topography and competing development opportunities. Once we have feedback from the community and key stakeholders, we will test the preferred option against a range of strategic, economic, commercial, financial and environmental criteria. The opportunity for further consultation and feedback on the final masterplan will happen through the Long Term Plan and District Plan Review processes as the masterplan ideas are put in place.

Implementation of the masterplan can't be done by Council alone. It will need to involve the community, takata whenua, local organisations, private investors, the business community, other government and non-government agencies. Whilst the Council will lead some actions, others will need to be led by the community and private sector.

ENGAGE DEFINE DESIGN CONSULT

ENGAGE

GUIDING PRINCIPLES FOR CHANGE

Waitaki District Council is working with the community to identify the key issues that are facing the Otematata community. Talking with the community has helped identify three core issues the Masterplan should deal with.

MORE HOUSING CHOICE

Some of the community feel there is a need for more land to be released for residential development in Otematata. Much of the existing residential zoned land is currently under Crown pastoral lease. A larger proportion of the community would like to see expansion in the town rather than higher density development or intensification. Some of the community would also like to attract more permanent residents. Keeping the character of the original workers' dwellings is also important to the community. Some people have concerns that more housing in Otematata would be detrimental to the character of the town.

BECOMING A VIBRANT COMMUNITY ALL YEAR ROUND

Providing opportunities for commercial growth was a key theme from the community. The establishment of a business hub/incubation centre is a target in the draft Ahuriri Community Board's 10 year plan. Increased visitor accommodation and catering for more visitors to the area is also seen as important. Building on the heritage and recreational opportunities of the area also offers potential for economic growth. Improving visitor numbers in the winter season is also a community objective.

IMPROVED APPEARANCE ALONG STATE HIGHWAY 83

A strong theme from the community is the need for town centre improvements in terms of design and appearance, particularly along the arrival and exit points along State Highway 83. More landscaping and improved signage was felt to be needed in the area.

RELATIONSHIP WITH OTHER PLANS AND STRATEGIES

Figure 1 shows the relationship of the Otematata Masterplan with other Waitaki District Council plans and strategies. It identifies which Council documents have helped develop the options presented in this document. It also shows how the Masterplan will feed into future Council plans and strategies.



Figure 1. Relationship of Masterplan to other Council documents.

ΟΤΕΜΑΤΑΤΑ ΤΟDΑΥ

SNAPSHOT STATS



Otematata has a resident population of approximately 186¹. Otematata has seen significant growth and decline since the 1950s. At its peak (in 1966), 4166 people lived in Otematata.

There are approximately 460 dwellings in Otematata. Additional residential developments are currently underway at Albert Place and The Dutch Way (formerly Otematata School).

Very little resident population growth is anticipated in Otematata. Based on recent low population growth rates, Otematata is projected to expand by up to 20 people by 2030². This figure does not factor in the expected growth in holiday homes and visitor accommodation.



Otematata has a high proportion of unoccupied dwellings. Based on 2013 figures, there are 111 occupied dwellings and 336 unoccupied dwellings. This number may increase further with increased use of the Alps to Ocean, Waitaki Whitestone Geopark and other tourist attractions. Otematata has the 8th highest level of unoccupied dwellings in NZ³.

Please note these figures are based on 2013 census data, best knowledge and information at the time of writing.

1. Census 2013

^{2&}amp;3. Understanding Data Otematata Data Profile 2019

DEFINE

AREA OF FOCUS

The area of focus for the masterplan is shown in Figure 2. It includes the central retail, residential and business zoned land. Consideration is also given to the wider Otematata area which includes the wetlands and lakeside areas which are identified as being within an area of influence.



ZONING

Figure 4 shows the current district plan zoning for Otematata.



Figure 3: Waitaki District Plan zoning.

Figure 2: Area of masterplan focus and area of influence.

STATS & FACTS

The Socio-Economic Facts⁴

POPULATION

Otematata's population has remained steady over the last 10 years. The resident population in 2018 is estimated at 190. It's projected that this will increase by another 20 people by the year 2030. The biggest age group in Otematata is between 65 years and over (42.1%). The second biggest age group is between 40-64 years (36.8%).

Otematata has seen an increase in the number of one person households since 2006 and a reduction in the number of families with children. 84% of the households in Otematata are occupied by one or two people

HOUSING STOCK

Otematata has significantly more unoccupied dwellings (72%) than it does occupied dwellings, reflecting the area's reliance on visitors and dwellings used as second homes. The number of unoccupied dwellings has consistently risen since 2006 and Otematata has the 8th highest proportion of unoccupied dwellings in New Zealand.

The predominant dwelling size in Otematata is 3 bedrooms. A recent search of Airbnbs in Otematata showed 16 properties being advertised for visitor accommodation within the built up area.

Only 6.5% of households in Otematata don't have a car or motorbike.

ECONOMIC

The top three job sectors in Otematata are Agriculture, Construction and Accommodation/Food. The biggest employment growth since 2006 has been in construction. Accommodation and food services have also seen a significant increase in the number of employees in Otematata.

The median income in Otematata is \$27,900. Otematata has a greater share of people earning in the lower income earning bands.

35% of permanent residents in Otematata draw on a private pension, NZ superannuation or veteran's pensions as a source of income. 19.3% of income in Otematata is derived from self-employment or business.

⁴ Information taken from Understanding Data profile for Otematata 2019. This information is based on 2013 census data with projections for 2018. At the time of writing Census 2018 data has not been released.

LAND USE PATTERNS

Figure 4 maps the existing main land use activities in Otematata. The main retail area in Otematata has a retail food shop, café and is also the site of the community centre and library. This area provides the main public car parking for the town and access to the recreational area. The recreational area provides a range of activities; playground, tennis court, sports field, bike park, walking and picnic areas. Otematata also has a number of additional reserves, with these being of a more informal nature. The central area of Otematata provides a range of mixed uses with visitor accommodation also located close to the central retail area.



Figure 4: Dominant land use patterns.

LAND OWNERSHIP

Figure 5 provides a map of Otematata showing land that is currently in public ownership (Waitaki District Council and Land Information New Zealand pastoral lease).



Figure 5: Land in public ownership/management.

TOWNSCAPE ANALYSIS

Otematata is mainly located to the south of State Highway 83 and the Waitaki River. The Otematata River lies to the east with the foothills of Hawkden and St Mary's Range forming a backdrop to the south and west. The built up area of the town is on relatively level land, with a slight rise towards the south west. Mixed use development is focused along State Highway 83, with the main residential areas being located further south of SH83. Recent residential subdivisions have been granted at the site of the former school and on land off Coronet Place immediately south of SH83.

Areas of land near and to the south of State Highway 83 provide a mix of uses, including residential, visitor accommodation, retail, service, community and recreation activities. Land to the north of SH83 provides visitor accommodation, a tavern and a golf course. Access to the Otematata wetland recreational area, camping sites and boat ramp is also from this area.

Buildings are generally setback from the state highway with wide grassed and gravel berm areas on either side of the road. There are few trees and little landscaping along this stretch of the road. An electrical substation is located along the westbound entrance to the town.

MOVEMENT PATTERNS

Figure 6 maps key destinations, intersections, car parks and roads in Otematata. It also shows key movement nodes and flows through the village. The intersections onto West Road and Loch Laird Road would typically generate the highest volumes of turning traffic within the town. Other local roads in the town are mainly used to reach residential properties and visitor accommodation. The area between West Road and East Road provides a cluster of mixed uses and is likely to generate higher levels of vehicle and pedestrian activity than other areas of the town. The main public car park is located within this area directly off State Highway 83 and the intersection with West Road and is used mainly by visitors to the community centre, recreational area and shops. Public car parking areas are also provided along East Road by the tennis courts and opposite the public toilets located on West Road.

The wetlands walkway can be reached from Loch Laird Road or from the track opposite the recreation area. Walking access to the Boat Harbour Reserve camping area is also provided for by this track. A small number of pedestrian links connect residential areas within the town.



Figure 6: Movement patterns to show key destinations, connections and nodes.

VISUAL CHARACTER - RESIDENTIAL

Otematata was mostly built in the 1950s as a temporary village for the Waitaki hydro project workers. A large proportion of the original housing stock in Otematata came from other decommissioned hydro-towns. Approximately 430 houses were originally transported and were constructed of timber to be lightweight, small and basic in design. A large number of these original 'T-shaped' dwellings remain today and dominate the southern townscape of Otematata. These houses had a small parcel of land ranging between 400 – 600m2 in area. Many of the original dwellings have been extended and improved over the years, with garages and sheds also being built on the sections.



Typical T-shape dwellings found in Otematata.

(photos 2, 3 credit Google Earth 2012)





Larger dwellings constructed with permanent materials and wide open streets along Rata Drive.

A cluster of larger houses constructed of permanent materials lies to the west of the town focused in the Rata Drive area. This area was originally developed for management personnel of the New Zealand Electricity Department. This area also has larger section sizes, footpaths and open spaces. There are also more street trees and dwellings are further setback from the road.

Throughout the historic parts of the town, original houses have been replaced, sometimes with two-storey buildings and brick houses.





Replacement two-storey dwelling in Otematata.

Larger replacement brick dwelling.

Typical footpath arrangement and streetscape throughout the original workers cottage areas.

Pockets of new subdivisions have developed in recent years at Sunset Place, Coronet Place and Kowhai Place. New house designs for these areas are predominantly single storey, but some two-storey buildings are being built/proposed.

Recently constructed dwellings at Sunset Place.



Residential streets in Otematata vary from the narrow, more enclosed feeling of the areas of original workers' cottages, where buildings are generally located close to the street frontage to the wider streets and deeper building setbacks of the Rata Drive area. There is little in the way of defined pavements/footpaths in the residential areas of the original workers' cottages. The Rata Drive area has distinct footpaths and wide grass berms



General style of the Rata Drive area, with wide berms, open front gardens, footpaths and buildings setback from the road.

There are few vacant residential sections in Otematata with most new development occurring within new subdivisions along the edges of the existing built up area. Exceptions to this are the former school site and vacant land at the intersection of West Road and Tasman Road.

INFRASTRUCTURE

Figure 7 shows the extent of existing reticulated water and sewerage supplies in Otematata.



Figure 7: Existing water and sewerage connections in Otematata.

VISUAL CHARACTER –ACTIVITIES ALONGSIDE STATE HIGHWAY 83

The focus of commercial activity in Otematata is alongside State Highway 83, mainly to the south of the road. Areas to the north of the state highway are generally recreational based with camp grounds, golf course, boat ramp, lake acces and wetland areas. The Otematata Hotel and visitor accommodation units are also located on the northern side of the state highway. These buildings are setback from the road and next to the electrical sub-station site. A wide grass and gravel berm has a variety of signs, poles and a turbine feature along this section of the road. There is no landscaping or screening around the perimeter of the electrical substation. The golf course is visible to the west of the hotel with frontage running alongside the road to the intersection with Loch Laird Road. A number of mature and smaller trees are along the front boundary of the golf course. Grazing land lies to the north of the Loch Laird intersection marking a western exit from the built up area of the town.



Otematata Eatery, Bar & Lodging

Land to the south of State Highway 83 features a mix of commercial and recreation uses. The Otematata recreation area dominates this section of the road and is bordered at the roadside by a low metal fence and some mature trees. The main retail area is fronted by a flat grassed area with vehicle access and car parking. The area has wide open spaces with little landscaping or visual indicators that create a sense of arrival into the village. Some seating is provided within the recreation area and grass area in front of the community centre. The speed limit through this section of the state highway is 80 kilometres. It is noted that the lack of landscaping, wide roads and wide berm areas along this stretch of road does not encourage drivers to slow down below the maximum speed limit.

Buildings along the state highway are functional in design and don't represent any particular architectural style.



State Highway 83 is charactersied by wide berms and a minimal landscaping and tree planting.



Mature trees located opposite the Loch Laird Road intersection



Heading west from the community centre along the state highway, land uses become more residential, with some limited commercial uses such as the coffee kiosk. A two storey house is located at the intersection of SH83 and West Road. Residential properties along SH83 are generally bordered along the road with fences and hedging. This section of the road has a number of mature trees within the road reserve.

SWOT ANALYSIS

STRENGTHS

Access to State Highway 83

Surrounding environment & closeness to lakes

- Recreational opportunities
- ► Large number of passing visitors
- Small and motivated community
- ► Unique heritage and story

► Good servicing potential for water, sewer and stormwater



WEAKNESSES

- Speed of traffic along
 State Highway 83
 No sense of arrival to
- the town
- ► Lack of roadside and streetscape amenity
- ► Reliance on seasonal tourism
- ► Low resident population
- ► Lack of employment and community services
- ► Ageing housing stock
- ► Ownership constraints



Opportunities

 Motivated community with a desire for improvements

- ► Land within Council/ community ownership
- ► Central location in the Waitaki Valley key destination point
- ► Unique heritage and identity
- ► A thriving and resilient community
- ► Improved access to back country and lakes
- ► Better visual amenity along SH83
- ► Increased housing choice
- ► Improved village amenities and recreation area to meet the needs of the community and visitors



THREATS

- ► A small resident population
- Ownership constraints on future growth
- ► Buy-in from the community, developers and investors
- Attracting investment and funding to make changes
- Lack of community facilities (school, medical etc)
- ► Maintaining A20 cyclist visitor numbers





MASTERPLAN OPTIONS

We've identified three options for consideration. Each option focuses on key themes and the guiding principles for change that the community have identified. Each option proposes elements that can be combined with elements from other options. The options are not proposed as stand-alone options, but are a starting point for discussion from which to build a mix of ideas that reflect the needs of the Otematata community.

Each option also provides the potential for establishing a key set of design guidelines for new buildings in Otematata if this is wanted by the community.

Other general urban design themes to carry through into masterplan options:

Create better arrival points into Otematata.

► Improve links within the centre and to key destinations

► Use locally distinctive materials for future streetscape enhancement.

Improved wayfinding along key routes to better guide pedestrians, cyclists and traffic. Provide opportunities for visitors to learn about the natural and cultural heritage of the area.

▶ Promote the principles of crime prevention through environmental design (CPTED). An example of this would be to design public spaces that benefit from passive surveillance and have well defined routes, spaces and entrances. Also of importance is having places that are designed with management and maintenance in mind, to discourage vandalism and antisocial behaviours.

GUIDING PRINCIPLES FOR CHANGE



THE OPTIONS FOR OTEMATATA:

OPTION 1

Status quo with streetscape improvements

This option keeps the status quo of zones and uses with improvements to the streetscape with better pedestrian links.

OPTION 2

Additional retail and business area and information zone

The focus of this option is to have more retail space south of State Highway 83 with a new business area and information zone.

OPTION 3

More retail with new business area and visitor accommodation.

The focus of this option is to expand the retail area north of State Highway 83 with a new business area and additional visitor accommodation.



Please refer to the following pages for more details on each of these options





Status quo with streetscape improvements

Existing zones and uses stay the same and improvements are made to the streetscape with better pedestrian links.

Hydro Dam

Sculpture Provide low height native landscaping and a sculpture to recognise the hydro-dam history of the town









Rest Area Improved landscaping and rest area/cycle parking/ picnic tables. Relocated toilets alongside car park/shops.





5 Gateway landscaping along SH83. Tree planting along SH83 to screen the sub-station and

the sub-station and provide a sense of arrival into the built up area. Low height landscaping along reserve area.



Improved connectivity and crossing points across SH83. Provide landscaped footpaths and safe crossing points to access wetland areas.

Dog Park. Fenced off leash exercise area and possible agility course. Low level landscaping along roadside.



Additional retail area, business area and information zone

Provide more retail space south of State Highway 83 with a new business area and information zone.

New boutique retail area along State Highway 83. Parking area in front. Provide some shops/cafes with frontage also opening onto reserve land and courtyard dining areas. Public toilets relocated to this area to provide an improved amenity/rest area.

Additional retail to front onto existing car parking area to create a **retail area** and provide a variety of frontages with pedestrian links to roadside shops and reserve. Dual frontages to also provide café space onto park area.

Information/hydroheritage & A20

booth with community gardens to the rear. Provide cycle parking and small information booth/coffee/juice bar.



Service and business hub Small business zone with shared resources (office, equipment etc). Car parking to rear.



Pedestrian connection through to recreational area with safe crossing to Otematata Hotel and links to wetland walks.

5 Adventure playground area for children. Extension to existing playground area with challenging equipment for younger and older children.



Low density housing to be reached from Kowhai Drive. This area is currently zoned Rural Scenic. It is low lying and less visually sensitive and could possibly have some low density housing at a density of 1 dwelling per 1000m². This area of land is approximately 2 hectares and a density of 1 dwelling per 1000m², could mean up to 20 houses. High quality/low density could attract more permanent residents into the town. This parcel of land is approximately 500m walking distance from the retail centre and 400m from the recreation area.

Medium density housing option on land to the south of Otematata. This area of land is approximately 10 hectares. it is approximately 900m walking distance from the retail centre and 750m from the recreation area. This area of land is subject to a pastoral lease. At a density of 1 dwelling per 400m², this site could possibly allow up to 250 dwellings.



2

More retail with a new business area and visitor accommodation

Expand the retail area north of State Highway 83 with a new business area and additional visitor accommodation.

Additional retail area along the northern edge of State Highway 83. New business area and visitor accommodation along West Road. Alps to Ocean cyclist hub/info point. Housing option on land along Loch Laird Road.

Additional retail along SH83 northern frontage with some parking to the front. Provide safe crossing points across road and footpaths to hotel and links to wetlands walkway. Opportunity for dual frontage café overlooking golf course and hills.



Visitor accommodation high quality design on corner site. Possible focus as a hunting lodge to reflect visitor demand and attraction for the town. Provide public gardens to the rear.





Alps to Ocean hub – stop off and info area for A2O traffic. Potential for small combined café and cycle service centre.



Business area Small business hub and potential for a wellness centre.

Residential development This 5 hectare area of land is currently zoned Rural Scenic. It is low lying alongside State Highway 83 and Loch Laird Road and could potentially accommodate low density housing at a density of 1 dwelling per 1000m². This area of land is close to existing services and the recreational area. At a density of 1 dwelling per 1000m², this area could have up to 50 additional dwellings.

- **Residential development** This 3 hectare area of land is currently zoned for residential but is subject to pastoral lease. Growth projections for Otematata are low, however there is anecdotal demand for additional holiday houses. Subject to release from pastoral lease, this area of land is close to existing services and approximately 500 metres from the existing retail area and 400 metres from the recreation area. At a density of 1 dwelling per 300m², this area could provide for approximately 100 additional dwellings.
- **Commercial/light industrial land.** This 1 hectare area of land is currently zoned residential and is also subject to pastoral lease. Its close proximity to existing industrial uses would make it suitable for commercial and light industrial activities subject to release from the Crown.



See Map 1 for village centre options

UNDERSTANDING THE COSTS & BENEFITS

Here's a summary of each option and project with the key cost considerations and benefits.

PROJECT	COSTS	BENEFITS
STREETSCAPE & LANDSCAPING ENHANCEMENT	 Funding requirements Detailed landscape plans required Identification of appropriate species Landowner consultation and agreement Ongoing irrigation and maintenance costs Provision of dedicated pathways and crossing points New Zealand Transport Authority (NZTA) consultation & approval required 	 Provide attractive entrance and exit from the township Serve as passive traffic calming for through traffic Encourage more vehicles to slow down and stop at facilities Flow on effects from more traffic stopping and using retail and services Improve ecological values along the roadside Enhanced stormwater retention Potential for NZTA/government funding assistance? Potential driver for reduced speed limits
DOG PARK	 Funding requirements for fencing, obstacles, landscaping, parking etc Ongoing maintenance (including litter collection, dog fouling clean-up) Additional parking requirements and costs Noise and disturbance issues Traffic issues with location close to intersection Impact on adjoining sports field 	 New community facility Roadside location to encourage travelers to stop and utilise Flow on effects from increased visitors Attract a visitor niche for dog owners
GARDENS	 Funding set up costs and ongoing maintenance costs (including irrigation) Landscape plan required Increased number of users/traffic can effect amenity of surrounding residents Parking provisions Supervision and management of shared gardens Achieving community buy-in 	 Community enhancement and new facility Improved amenity of the area Potential health and physical benefits for community Increased wellbeing of the community Benefits of community gardens Improved biodiversity values in the area

PROJECT	COSTS	BENEFITS	
REST AREA	 Funding set up costs and ongoing maintenance costs Potential for cyclist/pedestrian/vehicle conflict Insufficient existing car parking to cater for additional visitors to the rest area Additional litter collection costs 	 Public toilets have already been relocated to this area Convenient access and stop-off for A2O users Easily visible from roadside Encourage additional and longer visits for through traffic Flow on expenditure to local business 	
HYDRO DAM SCULPTURE	 Funding for materials and installation Ongoing costs to maintain NZTA consultation and approval required Building & Resource consents may be required Obtaining community consensus on form of sculpture 	 Establish a recognisable identity for the town and contribute to look Becomes part of the heritage story of the town Increased appeal for visitors to the area Opportunity to showcase local creative talent 	

Additional retail to the south of SH83 with new business area and information zone

OPTION 2

PROJECT	COSTS	BENEFITS
STREETSCAPE & LANDSCAPING ENHANCEMENT	 Funding requirements Detailed landscape plans required Identification of appropriate species Landowner consultation and agreement Ongoing irrigation and maintenance costs Provision of dedicated pathways and crossing points NZTA consultation & approval required 	 Provide attractive entrance and exit from the township Serve as passive traffic calming for through traffic Encourage more vehicles to slow down and stop at facilities Flow on effects from more traffic stopping and using retail and services Improve ecological values along the roadside Enhanced stormwater retention Potential for NZTA/government grant funding assistance? Potential driver for reduced speed limits
ADDITIONAL RETAIL AREA	 Reclassification of Reserves Land (associated costs and consultation) Rezoning through the District Plan Review (associated costs and consultation) NZTA consultation and approval required Additional infrastructure provision requirements Environment Canterbury consents may be required. Attracting private developer interest to construct Attracting new businesses to the area and supporting them Impact on existing retail business Additional vehicular movements and parking requirements Loss of recreational space Potential for vacant premises due to seasonal fluctuations Lack of permanent resident base to support ongoing viability of business Effects on local community in terms of increased traffic, visitors, crime etc 	 Enhances roadside appeal of the village and local distinctiveness Boost to local economy Opportunity for further expansion and diversification of existing retail area Expansion which supports existing infrastructure and retail Creation of additional local employment opportunities Provide additional facilities and services for local residents thereby reducing need to travel Attracts additional visitors to the area with flow on effects Creates a village centre environment Opportunity for enhanced use of the recreational area by providing café space Catering for seasonal growth and encouraging expenditure within local economy Support for all year round visitor opportunities Creates a retail niche for arts/crafts and local produce and support local producers and the rural economy Attracts more investment and permanent residents Accessible site with good roadside visibility and opportunities for car parking Working towards a resilient economy and community

PROJECT	COSTS	BENEFITS	
INFORMATION KIOSK	 Reclassification of Reserves Land (associated costs and consultation) Rezoning through the District Plan Review (associated costs and consultation) Funding requirements to set up and maintain information booth and any add-ons (coffee/juice bar etc) Securing private investment to construct and operate Impact on adjoining residents due to increased activity, noise and visual amenity Potential cyclist/vehicle conflict along West Road/Rata Drive Need to provide cyclist separation from road traffic Loss of open reserves land 	 Potential to add on coffee/juice bar Attract A2O visitors and increased spend within the local economy Enrichment of local hydro-history Support for local visitor destinations and accommodation provider Additional local employment opportunities Encourage all year round vibrancy in the area Good links to existing/proposed retail area and proposed business area. Central location for cyclist parking and visible from SH83 Potential links to cyclist service/repair providers in new business area Small building footprint required – low impact development Links to community gardens Enhanced use of community reserve space 	
COMMUNITY GARDENS	 Funding set up costs and ongoing maintenance costs Landscape plan required Increased number of users/traffic can effect amenity of surrounding residents Parking provisions Supervision and management of shared gardens Achieving community buy-in and support 	 Community enhancement and facility Improved amenity of the area Potential health and physical benefits for community Increased wellbeing of the community Benefits of community gardens Improved biodiversity 	
BUSINESS AREA	 Depends on existing business occupier moving Attracting private investment to redevelop Attracting new businesses to the area and supporting them Additional vehicular movements and parking requirements Potential for vacant premises due to seasonal fluctuations Lack of permanent resident base to support ongoing viability of business Effects on local community in terms of increased traffic, visitors, crime etc Additional infrastructure requirements Environment Canterbury consents may be required. 	 Existing business zoned land allowing for a range of commercial activities Council owned land Creation of a small local business community to support and share resources Boost to local economy and employment opportunities Opportunity for further expansion and diversification of existing services/businesses in the area Creation of additional local employment opportunities Provides additional facilities and services for local residents thereby reducing need to travel Encouraging expenditure in local economy Attracts more inward investment and permanent residents Contributes towards a resilient economy and community 	

PROJECT	COSTS	BENEFITS	
ADVENTURE PLAYGROUND	 Funding set up costs and ongoing maintenance costs Landscape plan required Increased number of users/traffic can effect amenity of surrounding residents Supervision and management of shared gardens Achieving community buy-in and support 	 Community enhancement and facility Improved amenity/landscaping Potential health and physical benefits for community Increased wellbeing of the community Additional visitor attraction for families Existing parking already provided for 	
HOUSING OPTION: KOWHAI PLACE	 Land is currently located in the Rural Scenic zone – a landscape assessment would be required to determine whether it was suitable for residential development. Re-zoning through the district plan review process (associated costs and consultation) Southern part of site is elevated so likely unsuitable for development due to higher visual sensitivities. May increase pressure in the future to development further into Rural Scenic zoned land Small area of 2ha potentially suitable for development Due to visual sensitivities it may only be appropriate for low density housing Amenity impact on residential amenity of adjoining residents Environment Canterbury consents may be required. 	 Land is in freehold ownership Water and sewer connections to the end of Kowhai Place Gentle sloping/flat area of land Close walking distance to centre services Provision of additional low density housing choice Encourage more permanent residents Consolidated urban growth close to existing residential and services 	
HOUSING OPTION: WAITAKI DRIVE	 Land ownership constraints Time and costs associated with the release of land for development Additional infrastructure requirements to service large site and the additional dwellings Question as to whether there is sufficient demand for development of this large site (potentially up to 250 dwellings) Lengthy walking distance to central services Amenity impact on adjoining residents Environment Canterbury consents may be required 	 Existing residentially zoned land Existing road infrastructure Water and sewer connections to northern boundary of the site Adjoins existing residential Opportunity to provide for a range of housing densities Additional population growth will support increased service provision in the town 	

Additional retail to the north of SH83 with new business area and visitor accommodation

PROJECT	COSTS	BENEFITS
STREETSCAPE & LANDSCAPING ENHANCEMENT	 Funding requirements Detailed landscape plans required Identification of appropriate species Landowner consultation and agreement Ongoing irrigation and maintenance costs Provision of dedicated pathways and crossing points NZTA consultation & approval required 	 Creates attractive entrance and exit from the township Passive traffic calming for through traffic Encourage more vehicles to slow down and stop at facilities Flow on effects from more traffic stopping and using retail and services Better ecological values along the roadside Enhanced stormwater retention Potential for NZTA/government funding assistance? Could lead to reduced speed limits
ADDITIONAL RETAIL AREA	 Reclassification of Reserves Land (associated costs and consultation process) Land is currently located in the Rural Scenic zone – a landscape assessment would be required to determine whether it was suitable for development. Rezoning through the District Plan Review (associated costs and consultation) May increase pressure in the future to development further into Rural Scenic zoned land Relocation of part of golf course area to another area (costs and impact on golf club) NZTA consultation and approval required Additional infrastructure provision requirements Environment Canterbury consents may be required. Needs private developer interest to develop New businesses to the area may need support Impact on existing retail business Additional vehicular movements and parking requirements Loss of recreational space Potential for vacant premises due to seasonal fuse Lack of permanent resident base to support ongoing viability of business Effects on local community in terms of increased traffic, visitors, crime etc 	 Enhances roadside appeal of the village and local distinctiveness Provides more of a town centre look and feel to the area Boost to local economy Opportunity for further expansion and diversification of existing retail area Expansion supports existing infrastructure and retail Creation of additional local employment opportunities Provides additional facilities and services for local residents thereby reducing need to travel Attracts additional visitors to the area and flow on effects Creates of a village centre environment Caters for seasonal growth and encouraging expenditure within local economy Supports for all year round visitor opportunities Creates a retail niche for arts/crafts and local produce and support local producers and the rural economy Attracts more inward investment and permanent residents Accessible site with good roadside visibility and opportunities for car parking Working towards a resilient economy and community Potential for dual frontage retail/cafe overlooking golf course, river and hills Enhanced profile of golf coursey

PROJECT	COSTS	BENEFITS
VISITOR ACCOMMODATION	 Reclassification of Reserves Land (associated costs and consultation) Rezoning through the District Plan Review to provide for visitor accommodation (associated costs and consultation) Additional vehicle movements and pedestrian activity generated Amenity impact on residents of Rata Street (noise, light, privacy, loss of outlook etc) Loss of public reserves land Relatively small site Need more car parking and infrastructure provision Environment Canterbury consents may be required. Attracting investor interest to develop and operate the site 	 Encourage additional visitors to the town Opportunity for a high quality designed building Close links to existing retail and community facilities – central location Opportunity to cater for a new area of the tourism market Attract additional visitors to the area and flow on effects Catering for seasonal growth and encouraging expenditure within loca economy Support for all year round visitor opportunities Good visibility opportunities from SH83 Support for other visitor opportunities and facilities in the Waitaki Valle
A2O HUB	 Attracting investor interest to develop and operate NZTA consultation and approval required Potential for cyclist/vehicle conflict along the roadside Impact on adjoining residents due to increased activity, noise and visual amenity Need to provide cyclist separation from road traffic 	 Existing Business zoned land Potential to add on coffee/juice bar Draw card for A2O users to stop in Otematata Attract A2O visitors and increased spend within the local economy Ideal stop-off and rest location for A2O users Support for local visitor destinations and accommodation providers Additional local employment opportunities Encourage all year round vibrancy in the area Good links to existing/proposed retail area and proposed business area Central location for cyclist parking and highly visible from SH83 Potential links to cyclist service/repair providers Small building footprint required – low impact development Opportunity for improved landscaping and streetscape amenity Close links to existing retail and potential new retail areas
BUSINESS AREA	 Depends on existing business occupier moving Attracting private investment to redevelop Attracting new businesses to the area and supporting them Additional vehicle movements and parking requirements Potential for vacant premises due to seasonal use Lack of permanent resident base to support ongoing viability of business Effects on local community in terms of increased traffic, visitors, crime etc Additional infrastructure requirements 	 Existing business zoned land allowing for a range of commercial activities Council owned land Creation of a small local business community to support and share resources Boost to local economy and employment opportunities Opportunity for further expansion and diversification of existing services/businesses in the area Creation of additional local employment opportunities Provide additional facilities and services for local residents thereby reducing need to travel Encouraging expenditure within local economy Attract more inward investment and permanent residents Contribute towards a resilient economy and community

PROJECT	COSTS	BENEFITS
HOUSING OPTION: LOCH LAIRD ROAD		
HOUSING OPTION WAITAKI DRIVE EAST	 Land ownership constraints Time and costs associated with the release of land for development Subdivision resource consent required to separate off this area of land from larger block (time and costs) Additional infrastructure requirements to service the site Environment Canterbury consents may be required. Question if there is sufficient demand for development of this site (potentially up to 100 dwellings) Amenity impact on adjoining residents 	 Existing residentially zoned land Some existing road infrastructure with access from Clutha Street and Waitaki Drive Water and sewer connections to northern boundary of the site Adjoins existing residential Opportunity to provide a range of housing densities Population growth will support increased services in the town
COMMERCIAL DEVELOPMENT: RIVER TERRACE	 Rezoning through the District Plan Review to provide for commercial development (associated costs and consultation) Land ownership constraints Time and costs associated with the release of land for development Subdivision resource consent required to separate off this area of land from larger block (time and costs) Additional vehicle movements and commercial activity generated Amenity impact on adjoining residential areas Need for additional car parking and infrastructure provision Environment Canterbury consents may be required. Attracting investor interest to develop and operate the site New commercial development would need to be restricted to light industrial/service/office activities given close proximity to residential areas. Distance of site from SH83 and requirement of additional traffic to travel through existing residential areas to access the site 	 Create more local business opportunities to support local economy and employment Located next to existing industrial/commercial uses Opportunity for further expansion and diversification of existing services/businesses in the area Create more local job opportunities Encouraging expenditure/investment within local economy Attract more inward investment and permanent residents Contribute towards a resilient economy and community

WHERE WE'RE AT IN THE MASTERPLAN PROCESS



COMMUNITY ENGAGEMENT

June 2018: Community Visioning Workshops Jan 2019: Community engagement surveys and drop-in sessions

PREFERRED MASTERPLAN OPTION

August 2019: Consult with the community to develop a preferred masterplan option.

LONG TERM PLAN AND ANNUAL PLAN

Projects from the adopted masterplan option will be fed into the Long Term Plan and Annual Plans if needed. Any re-zoning or land use requirements will be considered as part of the District Plan Review process.

CONSULT Have YOUR Say!

Please give us your feedback on the following masterplan options for Otematata.

HERE'S HOW...

Fill out our online survey on the Otematata Masterplan page under 'Consultation' on Council's website.

Fill out a feedback form available at Council offices and Libraries and return to us.

Come to the Community Masterplan Workshop on Saturday 24th August 2019 between 10am -12pm at the Otematata District Club.

All feedback needs to be returned to us by 6 September 2019.

For more information on the options and the community feedback received please visit: http://bit.ly/otematata-masterplan

NEXT STEPS

Once we've got all your feedback, we'll work to develop a preferred masterplan option. The final masterplan document will include detailed concept plans, drawings and sketch designs of the key concepts to help bring the masterplan alive and inspire the community.



APPENDIX 1

RESULTS OF COMMUNITY ENGAGEMENT JANUARY 2019



Community Engagement (20th Dec 2018 – 20 Jan 2019)

Drop-in session at Otematata held on 11/1/2019

Feedback for: Otematata

Engagement Response

- **15** online submissions received
- **8** verbal submissions
- 23 responses in total



Q1. Do you think there should be a one storey limit on new houses in Otematata?



Comments received...

"There are already 2 storey properties in Otematata. It leads to an imbalance between those that have and those that do not."

"Personal privacy of the neighbours. History of the town."

"People should be allow to go up 2 storeys."

"Respect for the history of the township"

"The beauty of this place is contained in one word SPACE. We have plenty of space over and

around us. That's why people choose to live here. Space, quiet, unique housing, friendly people."

"Character of the township and reflects history"

"Most properties within the township enjoy some view of the surrounding hills, something that those who own property enjoy"

"But strict recession plane controls for privacy and sun as the site are small"

Q2. Should we be providing for housing at higher densities in Otematata?

Comments received...

Comments made

"Land area is already pretty small. No higher density is needed. Land areas are mostly less than 1000m2"

"People should buy their own homes themselves."

"There is or could be plenty of land."

"You will kill this town with more housing and too many people. Leave it as it is. There are too many southern NZ towns being spoilt by developers and councils' greed for money!"

"We would lose the village feeling."

"All new sections sizes should be required to be the same standard size as the original section in the main village to keep the uniqueness."

"Expansion needed - not higher densities"

no

76%

"The old part of the town and up lock Laird road on the left from state highway83 this would a good for the town going forward"

yes 24%

"Area of land behind township has been developed with pivot irrigation, therefore not likely to be subdivided - therefore a minimum site to the existing township would allow further development."

"The size of sites and existing density works as generally most visitors are boating people, it goes with the location of the lakes."

"A 300m2 section size is small enough. May be a chance to infill some bigger sized sections."



Comments from those who voted 'YES'

Q3. What do you like most about Otematata?

Comments received...

"Quiet not over run safe for kids cycling. Family focused. Good open spaces."

"Safe streets for kids to play and bike"

"It's potential to grow. The lakes!"

"Quiet most of the time."

"Climate"

"love the tip, a great place to meet people. I love the hills, mountains around it and the permanent residents."

"The lifestyle, everyone has access to the lakes and recreational areas."

"It's HISTORY, its peacefulness, its space, its people, its LOOK! The freedom to still be able to leave your car and house unlocked. The trust, the caring, the helpfulness of residents."

"Proximity to home. Not overly crowded even in peak times. Tends to be low key and not over the top." "Village feeling, friendliness, lake, boating, biking, wetlands area, easy to move around the village on foot, children's park, beautiful night sky"

"Central location, potential for growth"

"A great place to live and holiday and growth is important in our community at the moment we can not expand with very few sections for sale"

"Still a place where you can have a truly kiwi holiday, making your own fun on the water, cycling, walking, fishing and relaxing."

"Its T house cribs batches and sites allows for improvements to today's standards but holds onto the fibre of the town and its original roots and history"

"Low key, friendly community, no high rises"

"The scenic value of the lake(s) and surrounding hills. The slower pace of life and peace that that can bring."



"Good options for recreation."

Q4. Do you agree that Otematata has a unique character that is different to other townships in the area?



Comments received...

"Good mix of locals vs regular holiday makers and then Bach owners. Family focused."

"Yes the old T shape houses are unique to this area but where poorly built. Also it's a hydro town.

The dam houses."

"Unique history"

"Lakes within walking distance and easy lifestyle"

"I've written a book with my thoughts on Otematata. I've said it all in there. I've produced calendars for 10 years showing its beauty and uniqueness. I have produced a local monthly newsletter for over 14 years. Enough said!" "The history of the dam, the history that is in contraction of the homes build for the dam. The home owners in bracing their holiday and percent homes with how they are being renovated. It is not over commercialised like Queenstown and Wanaka. It has a magical feel."

"Very close to the three lakes and great place to holiday"

"The history of the town and how it came to be, the style of the houses tell that story."

"As in previous comments and it needs to be held onto, denser development is not an option."

"Unique history, layout is different, may be due to limited places to expand why is has retained its unique character"

What do you consider to be the main character of Otematata?



Q5. What do you see as Otematata 's biggest challenges at the moment?

"Too costly rates for pitiful services offered"

"Keeping business going in the town, great loss with the cafe closing"

"Certain people want to get rid of the parks and sports areas for the sake of development and to line their own pockets."

"Storm water".

"Residential demand, rural residential along the lakes"

"Council and the building inspects. Impossible to develop due to council restrictions."

"Providing room to grow"

"Developers! Men wanting to make more money!"

"Getting to commercial and suffering growing pains"

"Opening up extra land for more housing, roading and services for future development."

"Attracting more permanent and holiday home residents."

"Recycling rubbish, curb side collections."

"Attracting visitors to the area, cycling, fishing, sailing, boating."

General theme of comments received



"Land under single ownership - constraining growth of town"

"Building sections for housing and a place the business area to expand and I would see the front of the reserve on state highway 83 being that"

"Increasing demand for property and the expectations of those coming to own property here. The central hub area around the shop and hall works ok at the moment but in the future more thought is required to make this area connect better ie - the grass area over the carpark doesn't connect well and very few people use it, the hall needs to have an outdoor area so as to attract more functions, as at the moment it goes directly out into the carpark. The other issue is room for expansion."

"It is still a small town population wise except for the holiday season, So facilities need to be sized for the town, with businesses close to each other so they can all feed off the same customers. People accept that at holiday peak times there will be delays and first in first served. Small business will not survive the quiet times."

"Travel to other outside areas for supplies is not a problem of visitors and I would suggest locals, also with the advent of the internet + ordering supplies."

"Land is being sold very quickly, there is increasing demand for holiday houses, there is a risk that more development will reduce the charm of the place, there is a low resident population"

"Too many people wanting to see a clone of Wanaka instead of seeing the uniqueness of Otematata."

Q5. And finally, what are your aspirations/visions for Otematata for the next 10-20 years?

Comments received...

"Not to increase much in size, concentrate on outdoor activities - walking, mountain biking, water activities."

"Would like to see the current houses maintained. Would love a community pool open in the summer. development of walking/biking tracks"

"I want the town to grow and go forward but not at the expense of the existing recreational parks and sports fields. For more people to comes to our town we will need these areas for them to play and relax."

"Infrastructure that exceeds town growth!!!"

"Lake side development of highway opened up for rural residential development. No rural scenic on this side of the highway."

"Basically does not change."

"Have some growth without losing the sense of place"

"I want to live out the rest of my life here so really I want the place to be left and loved as it is! Keep up with the necessities but curb the urban spread!"

"Would like to see some areas around the lake remain non camping areas for people to enjoy some space to roam. For example the bay east of Rugged Ridges, we enjoy going for walks without lots of people being about, peaceful!"

"To be able to keep the uniqueness and family friendly village."

"I believe there will be great growth"

"That it retains its uniqueness that respect is given to the locals who live there and are trying to forge an income from the businesses they operate. Some long term thought is given to rezoning areas for further residential development as the current area does not look as if it will be available."

"Values are increasing making worthwhile for people to spend on maintenance and improvements, thus it will be busier for longer periods, Regeneration of the building stock needs to be encouraged as opposed to new sites as this will only start to provide high and low value areas. In the next 10-20 years aim to improve the existing stock then possibly open up some new areas, Ote is unique , hold onto that don't try and make it a tourist spot it is now demand + values will improve naturally"

"Ensure there is enough services for tourists, but also ensure the charm of the place is retained. No need for big retail or supermarkets, the 4 square is adequate! Oamaru is only 1 hour away. Be careful of developing in flood hazard areas."

"Ideally the same amount of growth or less than the last 20years."

"For the amount of rates that the council have gathered in comparison to the amount of expenditure on infrastructure this township should be among the wealthiest in the country."

Interactive Maps





Feature ref #	Category	Comment
166	Housing	Residents society recommendation with Crown land restrictions
167	Housing	
168	Carparking	
169	General	Signage and shading seating
170	Business	Business zone along the front. change with BZ beside play ground
171	Carparking	
172	Housing	
173	General	To remain as green space. Don't change green space to residential.
196	Housing	Get rid of the hall. use thios eyesore of a space for motel or house sections.
197	General	NEVER touch this space. It is loved and well used by locals and holiday makers alike. Some dedicated locals voluntarily spend hours tidying the grounds, watering the trees and looking after the bulbs which they have planted. It needs a rubbish bin.
198	Housing	IF more houses are going to be built - use some of this area. No-one does anything there just leave dog poo and broken bottles. Allow only single level buildings.
199	Community and Tourism	Leave this area alone. It is extrremely well used by holiday makers. Maybe a small area near the main road coulod be used for a picnic area for passersby. A lot of traffic uses the toilet at the playground where there is already plenty of parking and access to the playground and the toilet. Anything that happens in

		Otematata is always seasonal and what businesses there are, struggle through the winter months. Local residents have heard there could be businesses" built on this area. Crazy idea. The hbistory and uniqueness of this town are being forgotten and swaped by land developers greedy for more money. New proerties are crammed together and will make the place look ugly. "
235	Housing	I would like to see additional housing located in this area
236	General	I would like to see industrial business in this area
237	Business	I think this would be a good area for future business .eg fruit and vegetable store / small supermarket.
242		
243		
251	Housing	This area has a current Residential zoning - it should be noted that the current Land owner has just installed pivot irrigation on this area . This would suggest that this area will not be subdivided for housing, so council needs to look at other areas to rezone for any future growth. As a suggestion a minimum site size could be introduced to enable further subdivision of existing sites within the township.
252	General	Get the speed limit reduced to 50km along this stretch of the Highway. Currently there is alot of foot and bike traffic crossing this busy

	1	
		road to the cycle and walkway, golf course
		and tavern during the year. Also would give
		tourists the opportunity to see and stop to use
		the businesses within the township.
254	Business	To keep business off the main road, this is
		what makes Ote! unique and different to
		Kurow + Omarama
255	Housing	Should this be housing, with camping around
		the lake better developed.
256	General	This there an opportunity to develop as
		housing, camping
257	General	Preserve the green space
258	Housing	
259	Community	Information center
	and	
	Tourism	
260	Housing	Breaks up the business areas
261		
280	Housing	future housing
281		
282	Housing	
283	General	Coach and bus parking plus toilet block
284	General	Get present owner to refurbish building or
		remove
285	Housing	South side of Dobson Crescent use for housing
286	Housing	
287	Business	Light industrial and commercial premises