

Ōamaru Weston & Kakanui



Waitaki
DISTRICT COUNCIL
TE KAUNIHERA Ā ROHE O WAITAKI

Draft Spatial Plan
Summary Document - October 2021



We want your feedback

Ōamaru, Weston and Kakanui have begun to experience population growth and change. The decisions we make now will shape the way we live, for decades.

By 2051, the population in Ōamaru, Weston and Kakanui is expected to increase by approximately 4,400. That's going to have an impact on where, and how we live.

Read the plan and tell us your view!



Visit our website

www.waitaki.govt.nz/oamaru-spatial-plan



Send us an email

spatialplan@waitaki.govt.nz



Find us in your community

Come along and talk to us at our open days.
Find out where we will be at:

www.waitaki.govt.nz/oamaru-spatial-plan

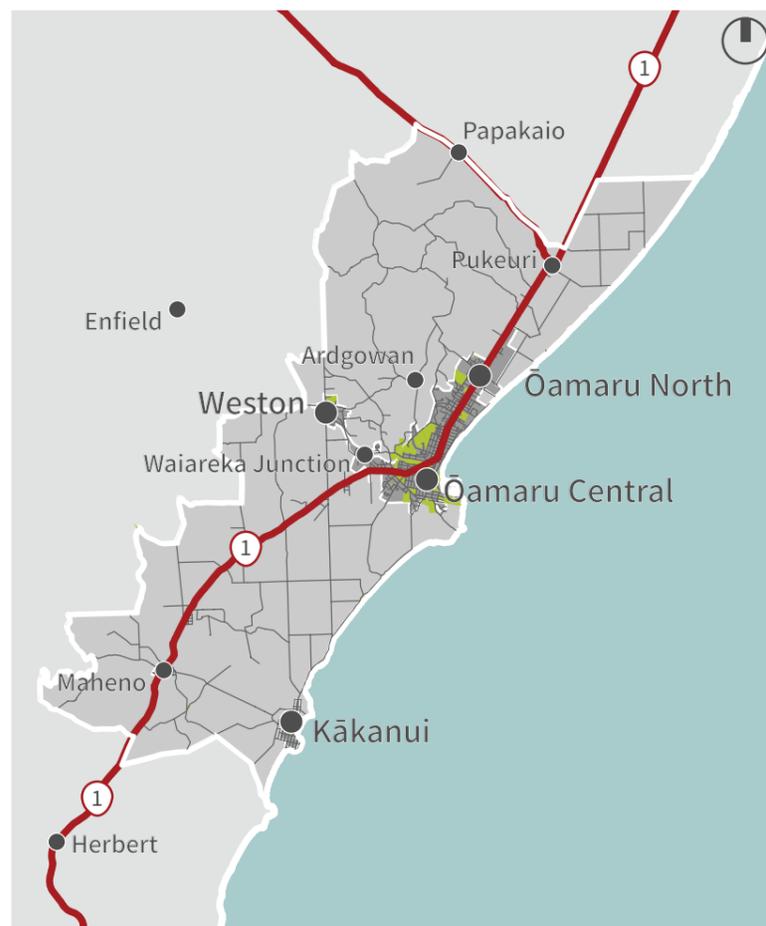
What is the Spatial Plan?

The Ōamaru, Weston and Kakanui Spatial Plan (the Spatial Plan) is a strategic blueprint document that sets out where and how we should grow and develop over the next 30+ years. It identifies actions for how this should occur in an integrated and holistic way. It outlines a vision and broad set of principles, strategic directions, and actions and visually illustrates how Ōamaru, Weston and Kakanui may develop in the future by identifying:

- | | |
|--|---|
| 1. Existing and future urban areas | 4. Areas to protect and enhance such as heritage, cultural and natural environmental values |
| 2. Existing and future infrastructure needs including three waters and transport | 5. Areas subject to natural hazards and other constraints |
| 3. Priority areas for investment and action | 6. Other strategically significant priorities |

Where does the Spatial Plan apply?

Map 1 shows the location and extent of the study area which informs this Spatial Plan. The study area captures the townships of Ōamaru, Weston and Kakanui. Ōamaru is expected to continue to support the majority of the District's population over the long-term. Weston and Kakanui have been included due to their proximity to Ōamaru.



Map 1: Spatial Plan Study Area

Why does Ōamaru, Weston & Kakanui need a spatial plan?

A spatial plan is needed to ensure there is a clear and shared vision about how Ōamaru, Weston and Kakanui grow over a 30 year period. The focus is on how development, infrastructure and activities will be spatially managed into the future, including the future look and feel of these areas. The Spatial Plan plays an important function in supporting and directing any change in a way that benefits the wellbeing of the community both now and into the future.

The Spatial Plan is the opportunity to promote long-term strategic planning and assist in informing planning, infrastructure and funding decisions. It will serve as the mechanism for dealing with all the various interactions within the natural and built environment including opportunities and constraints. The Spatial Plan will support the community to respond to a changing population and climate, and protect the unique local identity.

Central Government Direction

Central government has, and is, continuing to release a suite of national direction including National Policy Statements, which the Council must give effect to through its statutory planning documents and growth strategies. These include:

- National Policy Statement on Urban Development 2020 ([NPSUD](#));
- National Policy Statement on Freshwater Management 2020 ([NPSFM](#));
- Proposed/upcoming National Policy Statement on Highly Productive Land ([NPSHPL](#)); and
- Proposed/upcoming National Policy Statement on Indigenous Biodiversity ([NPSIB](#)).

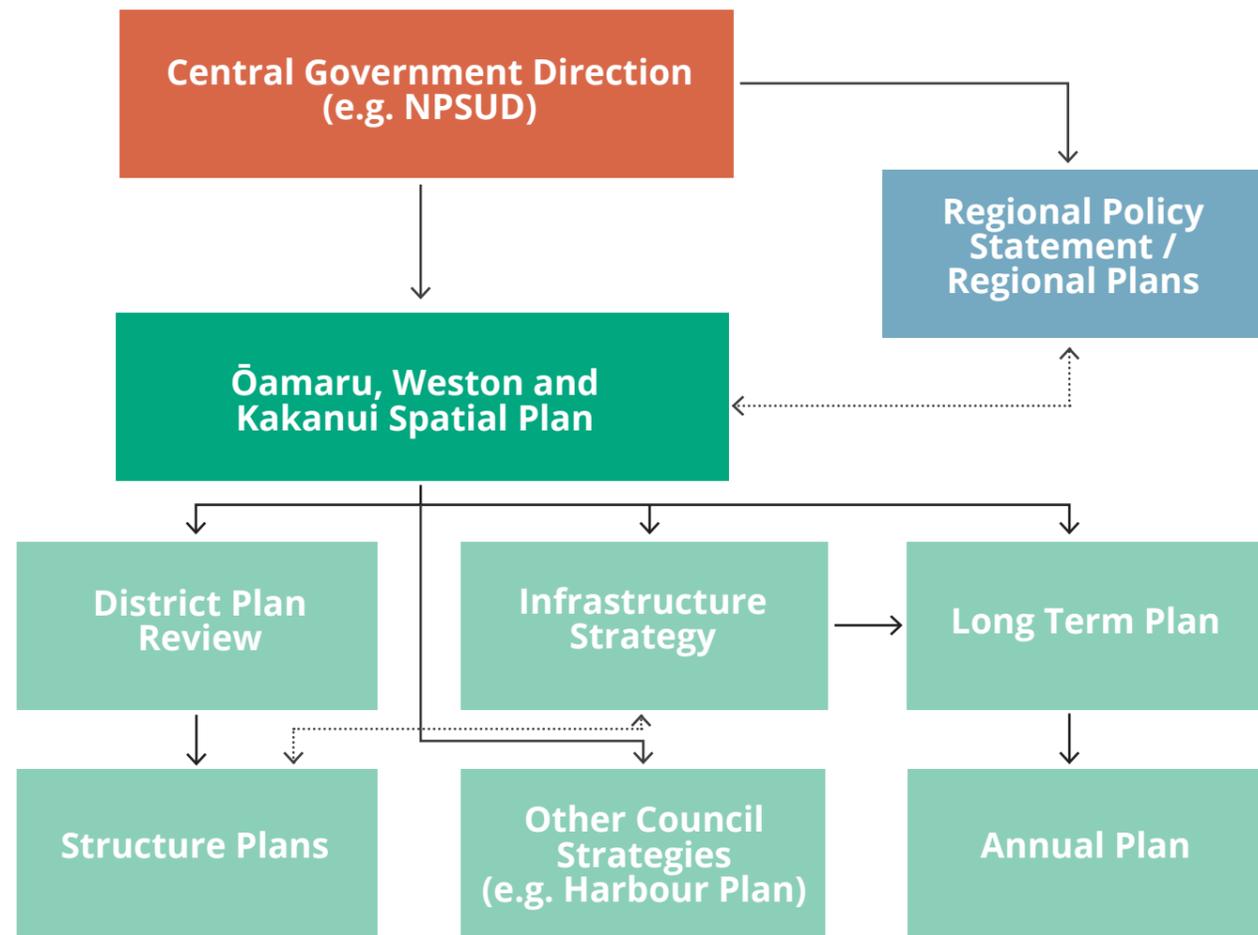
The national direction has implications for future growth and development. The interactions between the different national direction and understanding how they work together and the conflicts/tensions between each policy statement need to be reconciled. The Council need to spatially understand key constraints on land use and development, locations most suitable for urban development, areas for protection and resources that require prioritisation in order to make informed and strategic decisions for the future, and achieve the policy direction set out in the package of national direction.



How will this Plan be used?

The Spatial Plan will be used to guide land-use planning in Ōamaru, Weston and Kakanui as well as influence how future infrastructure services may be provided or limited. It will assist with guiding decisions and investment across local, regional and central government to ensure we are delivering the best future for our community and the generations that will follow.

The outcomes identified in the Spatial Plan will be implemented through the next District Plan and other key strategic documents, such as the Long Term Plan (LTP) and Infrastructure Strategy. The relationship and integration of the Spatial Plan with other key documents is shown in the diagram below.



How was the Spatial Plan prepared?

The Spatial Plan has been prepared collaboratively with the Council, stakeholders and the community with reference to the thematic questions set out below. Meaningful and ongoing participation from councillors, council officers, mana whenua, stakeholders, and community members has been critical to developing the vision, guiding principles and spatial moves and actions set out in this document.



Mana Whenua Perspective

As the mana whenua perspective on this Spatial Plan is still being developed, this section has been informed by the Waitaki Iwi Management Plan, existing Council documents and initial conversations with iwi. Te Rūnanga o Moeraki is currently preparing an updated mana whenua perspective

The Waitaki District lies within the traditional iwi boundaries of Kāi Tahu. The rohe (tribal area) of Kāi Tahu is much broader than the Waitaki District. The Kāi Tahu rohe occupies most of Te Wai Pounamu (the South Island).

Kāi Tahu comprises of people who descend from the tribe's five primary hapū (Ngāti Kurī, Ngāti Irakehu, Kāti Huirapa, Ngāi Tūāhuriri and Ngāi Te Ruahikihiki) as well as earlier Rapuwai, Hawea, Waitaha and Kāti Māmoe ancestors. The collective of these genealogies is known today as Kāi Tahu whānui.

The kaitiaki Rūnaka who hold mana whenua for the Waitaki District are Te Rūnanga o Moeraki, Te Rūnanga o Waihao, Te Rūnanga o Arowhenua and Te Rūnanga o Kāti Huirapa ki Puketeraki.

Kāi Tahu have travelled, lived and used resources in the Waitaki District for many generations and have historical and cultural connections with land, waterbodies and resources across the district. Their whakapapa and traditions are embedded in the landscape. They have enduring rakatirataka rights in regard to ancestral lands and resources and kaitiakitaka responsibilities to protect and sustain the values associated with these areas and resources. Mana whenua regard the whole of the Waitaki District as ancestral landscape, but they have identified a number of areas of particular

significance due to the concentration of wāhi tapu or taoka values, or the importance of the area to cultural traditions, history or identity.

Wāhi tapu and wāhi tūpuna sites and areas have been mapped to identify those of significance to mana whenua. They reflect the association of landscapes with people and the values inherent within these relationships. The records of these values are informed by written, oral and archaeological history, memories, ancestry and traditional values.

Key areas of interest for mana whenua for the Spatial Plan are understood to include recognition of wāhi tapu and wāhi tūpuna, cultural landscapes, including Cape Wanbrow, mahika kai – the Kakanui River in particular, management of three waters – water, stormwater and wastewater and responding to climate change.

Mana whenua have also identified that their cultural identity and context needs to be better recognised in all planning documents, including the Spatial Plan, as well as physically throughout the Spatial Plan area through design elements. Opportunities for expressing cultural heritage separate from Victorian heritage and the environment will be explored. The Spatial Plan has been prepared with this in mind, and aims to highlight mana whenua values and aspirations at all levels.

The process

Development of the Spatial Plan commenced in late-2020 and has involved ongoing engagement and review from councillors, council officers, mana whenua, key stakeholders and the wider community.



Opportunities & Constraints Summary

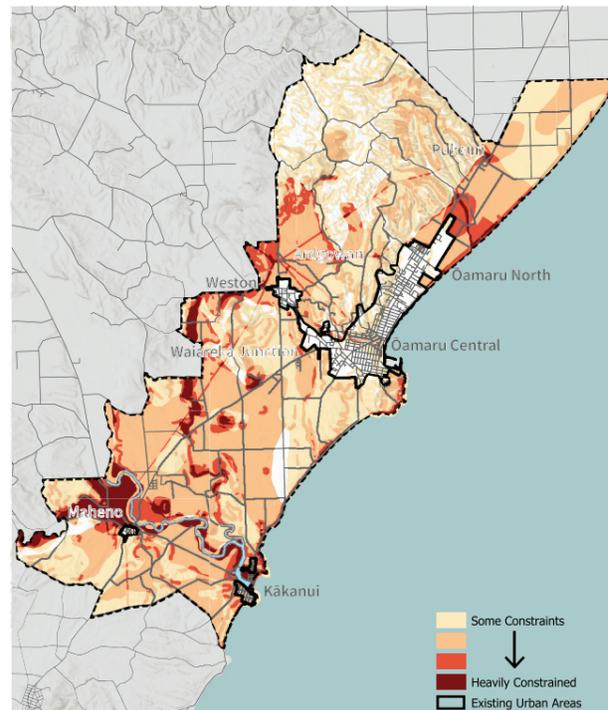
Drawing on an analysis of existing data held by a wide range of organisations including Waitaki District Council, Otago Regional Council, central government agencies as well as stakeholder engagement, the Draft Spatial Plan has been informed by a number of opportunities and constraints of relevance to urban growth and development.

Opportunities

- Enhancement of Ōamaru Creek and the Kakanui River;
- Enhancement of the Alps to Ocean and railway cycle routes;
- An existing street network that supports active transport;
- Improved housing choice and affordability by enabling more intensive housing types;
- Underutilised council land around the town centre;
- Adaptive reuse of heritage buildings;
- Public realm upgrades;
- Better coordination of housing and infrastructure delivery;
- Improved access along the coastline including Ōamaru harbour.

Constraints:

- Natural hazards (including flooding, land instability, coastal inundation and erosion);
- Steep topography around Ōamaru;
- Infrastructure, particularly three-waters;
- Highly productive land around Kakanui and Weston;
- The cost of heritage building earthquake strengthening and reuse;
- Traffic volumes and safety along State Highway 1;
- Perceived barriers of existing planning controls;
- Conflicts between intensified residential uses with established businesses.



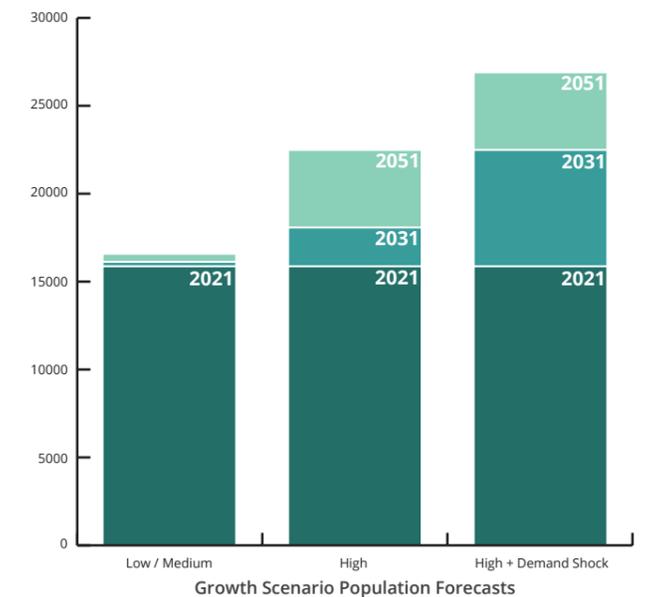
Map 2: Constraints Summary

Growth Scenarios

Ōamaru, Weston and Kakanui are growing and changing. Potential growth scenarios for the area have been derived from housing and business demand assessments undertaken in 2020 which were based on the latest available Census data from 2018. The scenarios considered include:

- Low / Medium growth;
- High growth; and
- High growth with a demand shock (e.g. new industry establishes or natural disaster).

The Spatial Plan has been designed to respond to each of these growth scenarios.



Spatial Plan Vision

‘A thriving hub where the hinterland meets the coast and old and new grow together sustainably to support more choice, character and connection.’

Question:

Do you agree with the Spatial Plan vision? Why / why not?

Spatial Plan Principles

The Spatial Plan is guided by six themes and guiding principles to support growth and development in Ōamaru, Weston and Kakanui. These principles will contribute to achieving the vision for the future and inform the direction of the Spatial Plan. In implementing the Spatial Plan, WDC, its partners and the community will make decisions according to the following underlying principles.



Question:
Do you support the Spatial Plan principles?
Is there anything missing?

Spatial Strategy

The spatial strategy identifies key moves to deliver the vision and principles of the Spatial Plan across eight areas - Ōamaru, Weston, Kakanui, Land-use, Environment, Transport, Infrastructure and the Town Centre. Highlights for Ōamaru, Weston, Kakanui are set out on the following pages.



Ōamaru Spatial Strategy

Key elements of the spatial strategy as it applies to Ōamaru include:

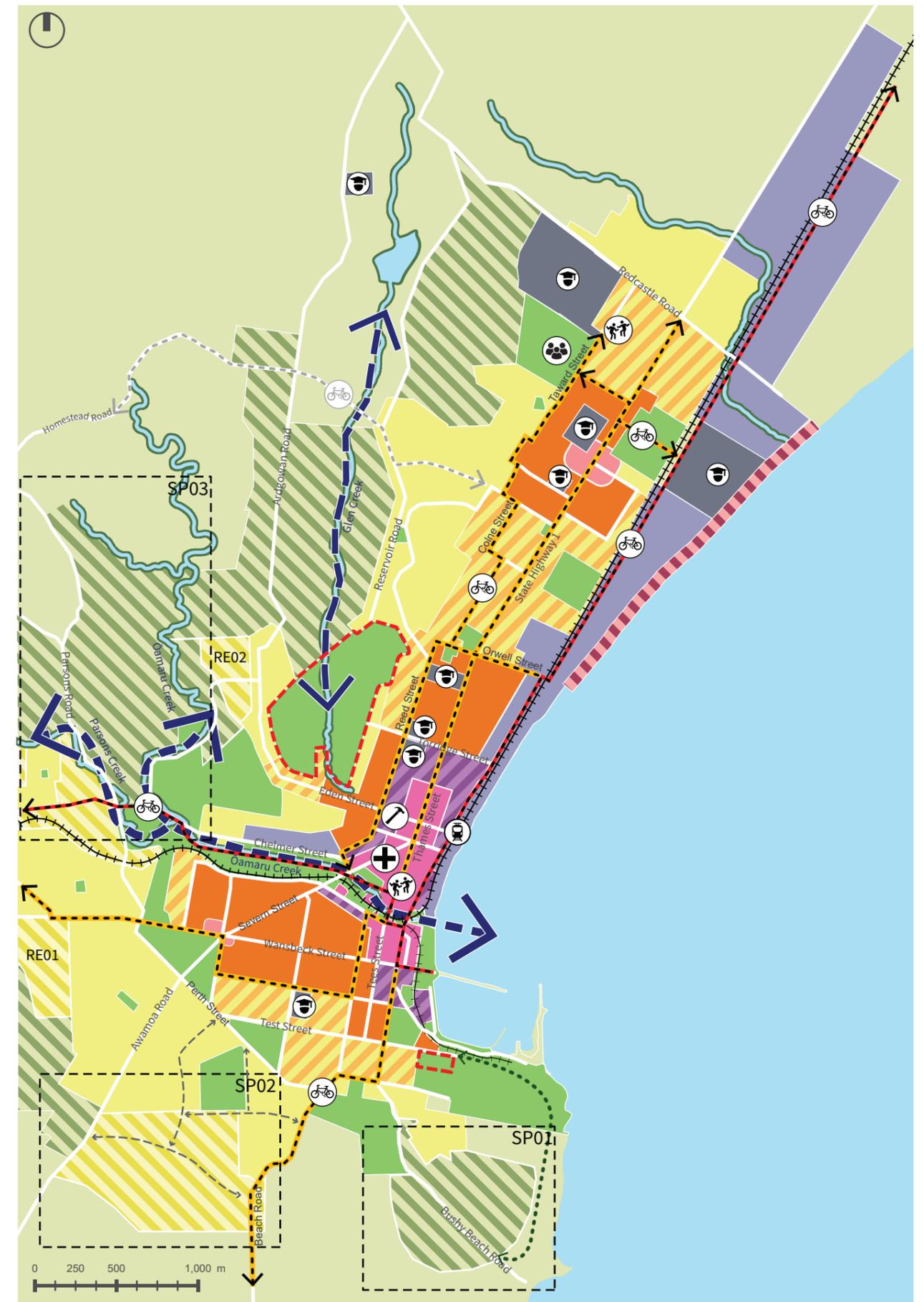
1. Approximately 200 hectares of new residential growth areas concentrated to the west between Ōamaru and Weston. This would need to be supported by a more detailed structure planning exercise to inform staging and infrastructure requirements.
2. Approximately 100 hectares of land identified as most suitable for medium density residential development (e.g. terraced houses, duplexes, walk-up apartments).
3. The above would enable the development of between 2,440 – 4,250 new dwellings over the next 30-years to support changing demographics and population growth.
4. Forecast demand in commercial floor space can be accommodated through intensification of existing commercial areas, including around Ōamaru North.
5. Over time, consolidation of retail activity within the town centre to help improve vibrancy and vitality. This would be supported by the establishment of a more defined centre with supporting public realm upgrades in Ōamaru North.
6. Continued protection and enhancement of the heritage precinct, including investigation of further incentives to encourage adaptive re-use of heritage buildings.
7. Establishment of a “Mixed-use” area enabling expansion of commercial and residential activities immediately surrounding the town centre including within the Harbour area.
8. Potential establishment of public transport services and the re-establishment of intercity passenger rail services.

LEGEND

 Existing residential uses	 Potential redevelopment of parts of underutilised reserve or Council land	 Enhanced riparian margins
 Proposed medium density residential uses to align with NPSUD	 Enhanced local centres	 Multi-functional corridors along Ōamaru, Glen and Parsons creeks
 Infill residential areas	 Enhanced town centre with increased use of and activity within heritage buildings	 Re-establishment of passenger rail services between Christchurch and Dunedin
 New residential areas (greenfield)	 Proposed mixed-use areas	 Multi-purpose events centre
 Schools	 Investigate movement of existing uses away from coastal erosion hazards	 Potential hospital upgrade or relocation
 Industrial / employment areas	 Urbanised cycle ways	 Potential youth centre locations
 Consolidated rural residential - subject to feasibility study and servicing	 Secondary cycle route upgrades	 Bulk retail precinct
 Reserves / Open Space	 Potential Weston to Ōamaru North active travel route	 Structure plan areas
	 New active travel link	 Indicative transport connections to support greenfield growth

Question:
Do you support potential alternative uses on parts of Council reserve land?

Question:
Where is a good site for a potential youth centre?



Map 3: Ōamaru Spatial Strategy

Weston Spatial Strategy

Key elements of the spatial strategy as it applies to Weston include:

1. Potential to accommodate between 850 – 1,430 new dwellings in and around Weston through infill housing and expansion of residential zones eastward of Weston Road to Parson's Creek.
2. Continued protection of highly-productive land with limited urban expansion and consolidation of rural residential zoned land.
3. Potential intensification of the remaining rural residential land subject to feasibility study and servicing requirements.
4. Enhancement of the local centre to better support existing and future residents.
5. Extension of urban infrastructure (e.g. three-waters, kerbs, footpaths, lighting) including the "urbanisation" (e.g. sealing, lighting) of the A2O link to better support active travel year round.
6. Exploration of potential public transport connections to Ōamaru and Ōamaru North.
7. Ecological and recreational revitalisation and enhancement of Ōamaru and Parsons creeks to support the existing and future residents of Weston.

LEGEND

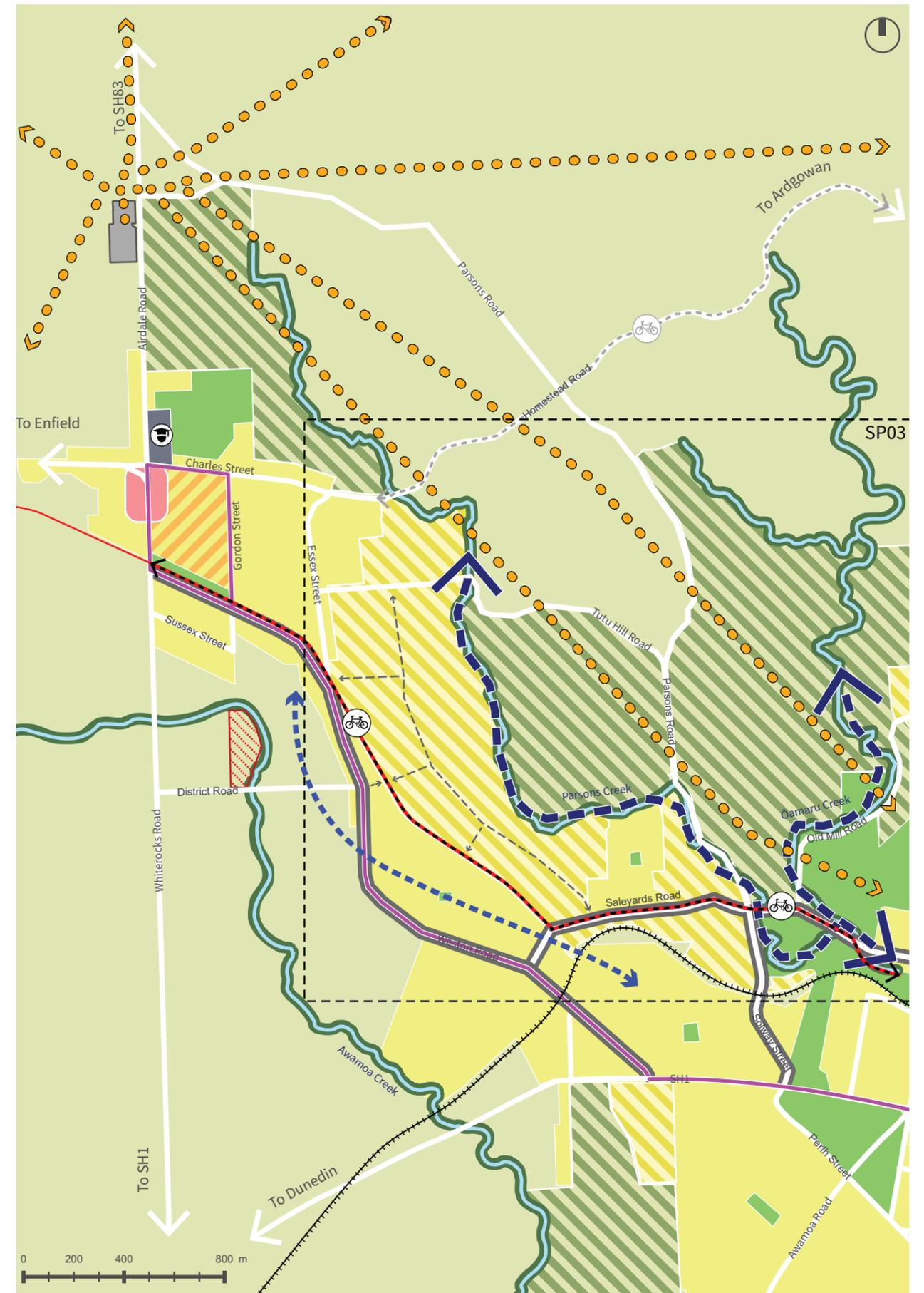
	Protection of rural uses		Weston School		Urbanisation of A2O cycle way
	Existing urban uses		Enhanced local centre		A2O cycle way
	Infill residential areas		Wastewater treatment plant		Potential Weston to Ōamaru North active travel route
	New residential areas (greenfield)		Sub-station and transmission lines		Urbanisation of key roads between Weston and Ōamaru (e.g. provision of footpaths)
	Consolidated rural residential - subject to feasibility study and servicing		Riparian margins		Potential public transport link
	Reserves/ Open Space		Water quality improvements		Extension of mains pressure to Weston
					Indicative transport connections to support greenfield growth

Question:

- a. Do you support a reduction in the extent of rural residential land?
- b. Do you think a reduction in minimum lot sizes for rural residential is desirable?

Question:

Do you support a bigger local centre in Weston?



Map 4: Weston Spatial Strategy

Kakanui Spatial Strategy

Key elements of the spatial strategy as it applies to Kakanui include:

1. Potential to expand residential areas to respond to demand should this arise through both infill within existing residential areas and some minor greenfield development as the southern end of the village.
2. Continued protection of highly-productive land with limited urban expansion and no further expansion of rural residential zoned land.
3. Establishment of a formal local centre to support existing and future residents of Kakanui. The centre could be located around the existing shop at intersection of High Street and Kakanui Road or south of the river, closer to existing community infrastructure including the school, playgrounds and river esplanade reserve.
4. Ecological and recreational improvements to and along the Kakanui River.

LEGEND

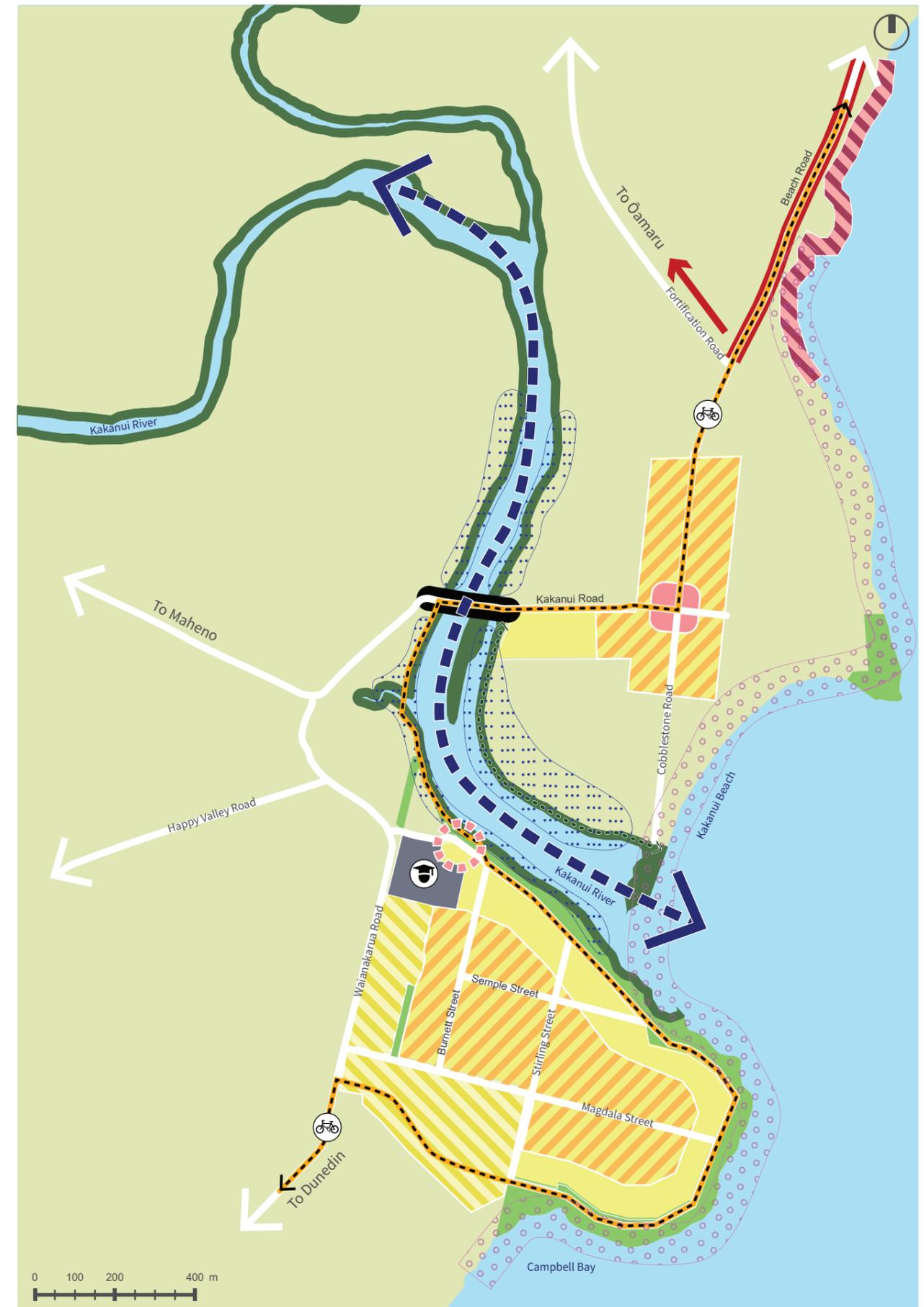
	Protection of rural uses		Kakanui School		Cycle route upgrades
	Existing urban uses		Coastal erosion hazard		Bridge upgrade/ replacement
	Infill residential areas		Riparian planting and enhancements		Potential managed retreat of Beach Road
	New residential areas (greenfield)		Protection of coastal landscape		Alternative local centre site
	Reserves / Open Space		Riparian margins		New active travel link
	Enhanced local centre		Water quality improvements		

Question:

Do you support a bigger local centre in Kakanui? Would the preferred location of any centre be north or south of the river?

Question:

Do you support increased housing density (e.g. an extra dwelling per lot) in the areas shown as 'Infill Residential'?



Map 5: Kakanui Spatial Strategy

Implementation Strategy

The Spatial Plan is a long-term strategic document with a 30-year view of growth and development. To realise the vision and overall strategy of the Spatial Plan, we need to take some actions.

The Spatial Plan won't be delivered by Council alone. The Council will need to partner with iwi, regional council, central government, non-government organisations, businesses and community groups to achieve the spatial plan vision and principles, and deliver the spatial moves and actions. It will also need to consider redirecting investment into priority areas. The Spatial Plan is intended to provide direction, give confidence to, and help all of our partners to play their part in the growth and development of the Spatial Plan area.

The action plan will assist in informing the next LTP and annual plan processes. This Spatial Plan has been prepared shortly after the 2021- 2031 Long Term Plan was finalised. In the short term there will be a period whereby the strategic actions identified in the Spatial Plan may not be included in the LTP and Operative District Plan. This will change over time as the next versions of Council's strategic documents are prepared and can take account of the Spatial Plan.

Review & Performance

The Spatial Plan will be reviewed every six years or more frequently if required to ensure it reflects ongoing changes, timed to provide input into the Long Term Plan process. The Spatial Plan will be a living plan that is intended to be monitored, reviewed and updated to ensure it remains current and continues to provide community and decision-makers with the information required to make informed decisions about Ōamaru, Weston and Kakanui.

Action Plan

The action plan will set out a number of activities and projects to be delivered within the Spatial Plan timeframe. The actions range from quick wins to long term initiatives to achieve the vision in alignment with the guiding principles.





Waitaki

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