

Ōamaru

Weston & Kakanui



Waitaki
DISTRICT COUNCIL
TE KAUNIHERA A ROHE O WAITAKI

Draft Spatial Plan
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

Ōamaru, Weston & Kakanui Draft Spatial Plan

October 2021

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Penny farthing racing, Victorian Heritage Celebration

Mayor's Foreword

Ōamaru, Weston and Kakanui are our spaces and places where we live, work and play.

These areas have begun to experience change in recent years, associated with growth and an ageing population. Our growth story matters as it means change in our communities and if it is not managed well, growth can lead to long lasting issues and tensions with the unique characteristics of Ōamaru, Weston and Kakanui. We need to actively protect what makes our places special and unique. At the same time, central government is increasing expectations on Council in how we manage our towns and rural areas relating to issues including urban development, water quality, climate change and productive land.

The Spatial Plan provides the blueprint for how we as a community want Ōamaru, Weston and Kakanui to look and feel in the future, where development should occur including what type and how much, existing issues that should be improved, and what features need protection and enhancement.

We acknowledge everyone's contribution, including iwi, key stakeholders, businesses, local organisations and our central and regional government partners who have engaged with us to date, to help shape this plan to guide the future of Ōamaru, Weston and Kakanui. In developing this plan, we have responded to feedback to help inform the vision, guiding principles, the spatial strategy and how we will implement it and we want to continue these conversations with the community.

We are confident that we have developed a robust and exciting plan for our future. We are ready to implement the vision and principles in the Spatial Plan and continue to build on creating vibrancy, a place that is attractive, supports a great quality of life, somewhere where people choose to stay and work, and a place where others from throughout New Zealand want to visit and/or make home.

It is important to note that the Spatial Plan will be reviewed and updated as required to respond to changing trends, direction and needs.

Gary Kircher
Mayor for Waitaki

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Executive Summary

The Ōamaru, Weston and Kakanui Spatial Plan is a guiding document for growth and development within the Spatial Plan area over the next 30 years. It has been prepared collaboratively with Council, stakeholders and the community, with input from mana whenua, and is working towards a shared vision for the Spatial Plan area which is:

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

Ōamaru, Weston and Kakanui have begun to experience change in recent years associated with growth. The combined population of these towns is forecast to grow by an additional 2,200 people by 2031 with a further 4,400 by 2051 under a high growth scenario. This high growth scenario is based on recent historical trends and would require the equivalent of up to 100 new dwellings to be constructed per annum for the next 30

years. This is almost twice as high as the historical average over the past 10 years of 56 new dwellings consented in Ōamaru per year.

The future population is likely to be older which will create a need for smaller households and alter demand for social facilities and services. Similarly, the growing Pasifika community of Ōamaru creates additional needs around housing provision and healthcare needs. The Covid-19 pandemic has also impacted the way people live and work, with increased opportunities for remote working, and making working away from New Zealand’s larger centres a more realistic option for many.

This growth can cause challenges for the community and can create tensions with the unique characteristics of Ōamaru, Weston and Kakanui that make them desirable places to live. Growth can also present opportunities to help enhance these characteristics and provide an impetus to address existing issues. At the same time, climate change is becoming increasingly important to how we plan

due to increased risks around natural hazards and sea level rise. Our communities need to be resilient to the impacts of our changing climate. In addition, the local response required to achieve zero carbon will necessitate changes to the way people live and work.

Kāi Tahu also have enduring rakatira rights in regard to ancestral lands and resources and kaitiaki responsibilities to protect and sustain the values associated with these areas and resources. New development can place pressure on areas of cultural significance to Kāi Tahu, including wāhi tūpuna.

This Spatial Plan will assist Council and the community to be responsive to change rather than reactive. The Spatial Plan also draws together various central, regional and local government directives and will assist with alignment in Council’s decision making and planning for the future.

The Spatial Plan includes four sections as set out below.

Part A: Introduction Sets out what a spatial plan is, why it is needed, where it applies spatially, how it will be used and the process to prepare it.	Part B: Overview Provides an overview of each community, what is driving change, and the various challenges and opportunities. Part B also contains the spatial vision and guiding principles.	Part C: Spatial Strategy Sets out the proposed spatial strategy for the three areas – Ōamaru, Weston and Kakanui – to help achieve the vision.	Part D: Delivery Outlines the delivery of the Spatial Plan, including implementation, how it will be reviewed and an action plan of key moves to deliver the overall spatial strategy.
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Harbour Street

The Spatial Plan provides a detailed strategy to help realise the vision, and implement the guiding principles and overall direction for growth and development in Ōamaru, Weston and Kakanui. Some key outcomes that the Spatial Plan will deliver on over the next 30 years include:

- The development of between 3,400 – 5,800 new dwellings. Some additional dwellings will be provided through general infill of the wider urban area and potential intensification within rural residential areas;
- Residential intensification via medium density typologies including duplexes, terraced homes and low-rise apartments will be enabled within and around the town centre in Ōamaru and the local centre at Ōamaru North;
- Smaller-scale residential intensification will be enabled via infill development in central Weston and Kakanui;
- New residential growth outside infill and intensification areas will be concentrated towards Weston;
- New local centres will be provided for in northern Ōamaru, Weston and Kakanui;
- Accommodation of commercial growth through intensification of exiting commercial areas and the encouragement to better utilise the north Ōamaru business park;
- Improvements will be undertaken to Ōamaru town centre through an increase in uses and activities, adaptive re-use of heritage buildings, public realm upgrades and pedestrianisation of key identified street (e.g. Harbour Street);
- Safe shared routes for walking and cycling along SH1 and the “urbanisation” (e.g. sealing, lighting) of key cycle ways from Ōamaru to Weston and Pukeuri will be facilitated;
- Ōamaru and Parsons creeks will be upgraded and enhanced to create multi-functional corridors supporting movement, increased biodiversity, water quality and stormwater retention;
- High-class soils will be protected from further subdivision and urban development through the consolidation of the existing rural residential zone;
- Growth and development will be responsive to the changing climate and occurs sustainably;
- Revitalisation of the cultural presence of Kāi Tahu Whānui; and
- Improved opportunities for Mahika kai as a significant cultural practice for mana whenua.

The Spatial Plan will not 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 key outcomes identified in the Spatial Plan and to deliver the overall spatial strategy. The action plan included in Part D of the Spatial Plan provides a detailed programme of actions for the next 30 years to ensure the identified outcomes are achieved.



The former Star & Garter Hotel, now Ōamaru Repertory Theatre

Part A: Introduction

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.

The Spatial Plan allows us to focus on the future to recognise what is important to help shape a more inclusive, equitable and sustainable community and economy. The Spatial Plan also provides a lens for observing current economic, social, environmental, physical and cultural trends so that integrated solutions are found to address the various challenges and opportunities of growth and change.

The Spatial Plan will help to shape Ōamaru, Weston and Kakanui and where and how we live over a long-term period by identifying:

- Existing and future urban areas;
- Existing and future infrastructure needs including three waters and transport;
- Priority areas for investment and action;
- Areas to protect and enhance such as heritage, cultural and natural environment values;
- Areas subject to natural hazards and other constraints; and
- Other strategically significant priorities.

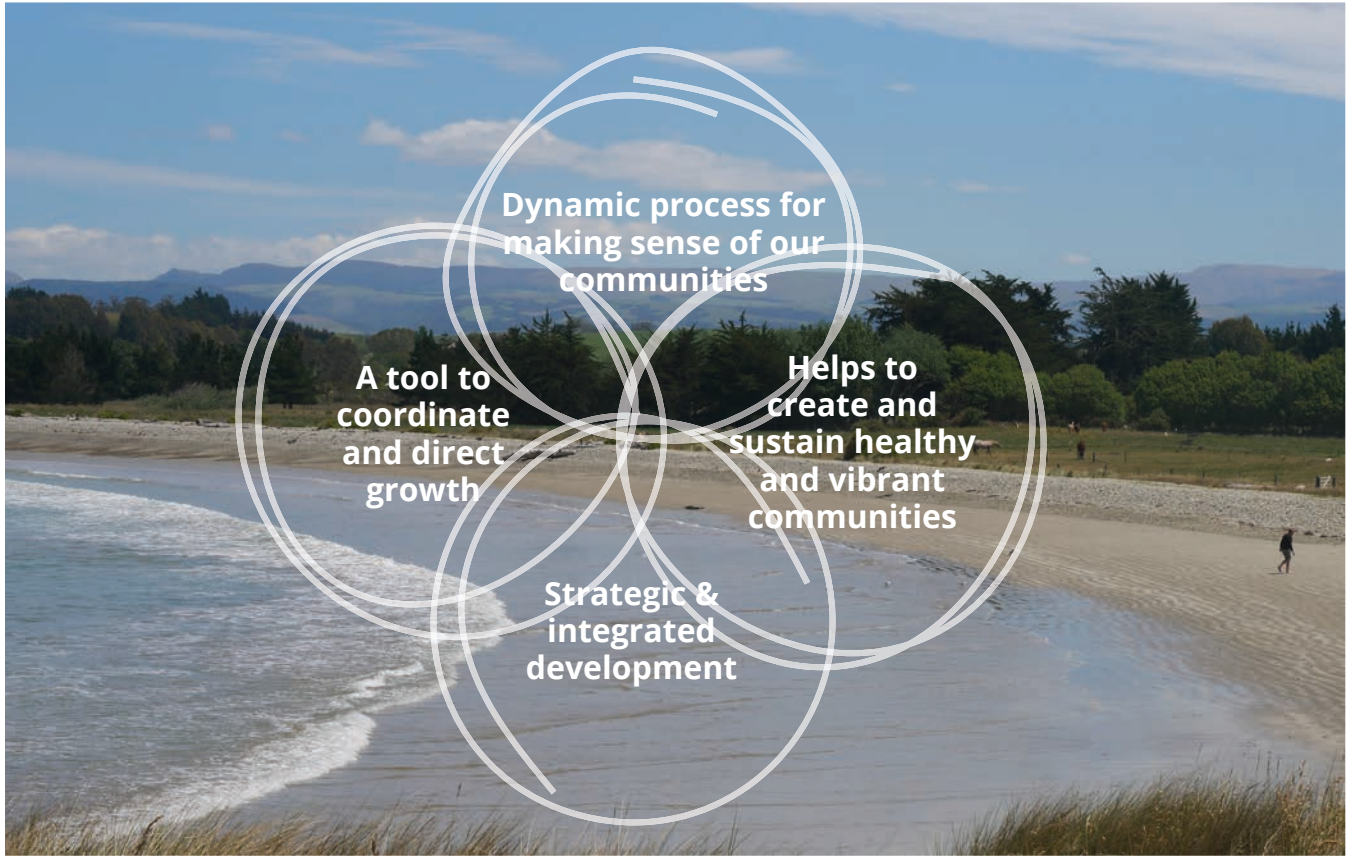


Diagram 1: Spatial Planning Outcomes



Image 1: Thames Street and the Ōamaru Opera House 2020

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

Ōamaru is the largest town in the Waitaki District and, combined with Weston, currently contains over 55% of the total population of Waitaki. Functionally, both Ōamaru and Weston form part of a single contiguous urban environment with co-dependencies on commercial and residential land uses. Since 2013, population and household growth in Ōamaru and Weston has been much stronger than long-term trends and forecasts prepared by Statistics New Zealand.

Existing constraints on residential development and demographic change in Ōamaru helps to create demand for the development of less constrained land around Weston. To date this has been proceeding in uncoordinated manner on a site-by-site basis. Anecdotally, growth may also be placing pressure on enabling new residential development in and around Kakanui to occur, with people attracted to the high natural amenity afforded from its coastal and riverside location combined with its relative proximity to commercial services available in Ōamaru. As such, there is a need to consider the nature of future growth in Ōamaru including where and how it will be accommodated. Similarly, Weston and Kakanui may have a role in accommodating some of the residential growth demand for Ōamaru more generally.

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.

It will also assist in understanding the different tensions and interactions, determine key constraints on land use and development, identify areas for protection and prioritise particular resources in order to make informed and strategic decisions for the future. As a result of the Spatial Plan, there will be integration and co-ordination of Waitaki District Council's (WDC) role as a regulator, service provider, advocate and leader in the district including through the District Plan review.

Population Change



The population within the Spatial Plan area is changing and is experiencing an increase in growth in recent years. In particular, the District has a growing ageing population as well as Pasifika population. While these changes may be of a smaller scale compared to other parts of New Zealand, gradually, population changes can impact (both positively and negatively) the character, culture and other unique qualities of the Ōamaru, Weston and Kakanui communities.

Growth and population demographic changes in our communities matters. Growth means change and if it is not managed well, growth can lead to far reaching and long-lasting issues. As the population is changing, so too are the demands, needs and desires of the community. The Council, mana whenua and the community need to be

strategic and plan for the changing needs and preferences within the wider context of the challenges that Ōamaru, Weston and Kakanui face, while maintaining and building on the unique local identities of those areas.

Like the rest of New Zealand, the District has seen the impact of the Covid-19 pandemic, which has affected communities, businesses and industries. The pandemic has also brought new people to the area as working from anywhere outside New Zealand's major centres becomes the norm and people can take advantage of the lifestyle opportunities within the District. The impact of the pandemic is a good example of the need to be responsive and prepared for change. This Spatial Plan will assist in ensuring the District can be as responsive as possible.

Climate Change



The climate is changing and greater direction is being provided through the Climate Change Commission, including being carbon zero by 2050. Climate change is a global issue, but one that will be addressed through small changes at the local and individual level in terms of our routines and decision-making. We need to have a plan to identify opportunities for how we respond locally to climate change, including where and how we live and move around. Improved integration of land use and transport planning is a critical part of the District's response to climate change and emissions reduction.

We need to empower our communities and visitors to be resilient to the shocks of the future, including adapting to climate change, planning for the effects of climate change and working towards reducing emissions. Climate change and resilience planning will continue to become increasingly important to supporting the efficient and sustainable use of land. The Spatial Plan can assist in identifying how climate change may be addressed locally within each of the communities, as well as the spatial identification of some of the challenges such as the impact of increasing sea levels and extreme weather events on coastal erosion, coastal inundation and flooding.

Unique Identity



Ōamaru, Weston and Kakanui have a collective identity stemming from the area's rich cultural and built heritage, biodiversity, geology, coastal location, and connection to the rural industry. Individually each town/area within the Spatial Plan area has features that make them different from each other. Their unique identity is what makes Ōamaru, Weston and Kakanui attractive to current and new residents and directly contributes to the community's pride in where they live. It is these unique characteristics which contribute to the growing tourism market with a steady increase in visitors.

When looking at growth and development over the next 30 years, it is important that this unique identity is recognised, celebrated, protected and fostered to retain the identity that each community strongly associates with.



Image 2: Thames Street and the Ōamaru Opera House 1912

Central Government Direction

The Spatial Plan will provide a vision to guide and integrate land use planning with infrastructure and services planning. It will assist the Council to respond in a coordinated way to various local government responsibilities.

National 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. In the Ōamaru, Weston and Kakanui context, read as a whole this national direction requires growth to occur predominantly within the existing urban area, in order to promote improved access between housing, jobs, community services and open space. At the same time, it is seeking to protect versatile soils, freshwater bodies and indigenous biodiversity. While this does not preclude greenfield development, it does place greater emphasis on the role of existing urban areas to cater for growth and the need to be strategic around where and how growth occurs.

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.

Legislative Reform

The Spatial Plan is not currently a mandated requirement for local government. However, in February 2021, central government set out [reforms](#) to the Resource Management system. This includes a repeal of the Resource Management Act 1991 (**the RMA**). The RMA will be replaced with the Natural and Built Environment Act, Strategic Planning Act and Climate Change Adaptation Act. The Strategic Planning Act will require the development of long-term Regional Spatial Strategies which will identify areas suitable for development, areas in need of protection or subject to natural hazards and new infrastructure to support communities. This Spatial Plan will help consolidate and provide a detailed baseline to be translated into the Regional Spatial Strategy, and ensure that the locally important matters are reflected in an eventual Regional Spatial Strategy prepared in conjunction with surrounding local authorities.

In addition, central government has also signalled [reform](#) to three waters service delivery. This may result in the creation of a larger entity with responsibility for delivering water services across multiple local authority jurisdictions. It is not yet clear what impact this will have on the coordination of infrastructure and growth.



Image 3: The NPSUD seeks to reduce barriers to residential intensification to support housing choice and affordability



Image 4: The NPSFM sets out requirements to protect and enhance freshwater bodies such as the Kakanui River



Image 5: Legislative reform will provide further direction on how communities can and should manage the impacts of climate change

Where does the Spatial Plan apply?

Study Area

Map 1 shows the location and extent of the study area which informs this Spatial Plan. The study area is based on Statistical Area Units and captures the townships of Ōamaru, Weston and Kakanui. These towns are expected to continue to support the majority of the District's population over the long-term.

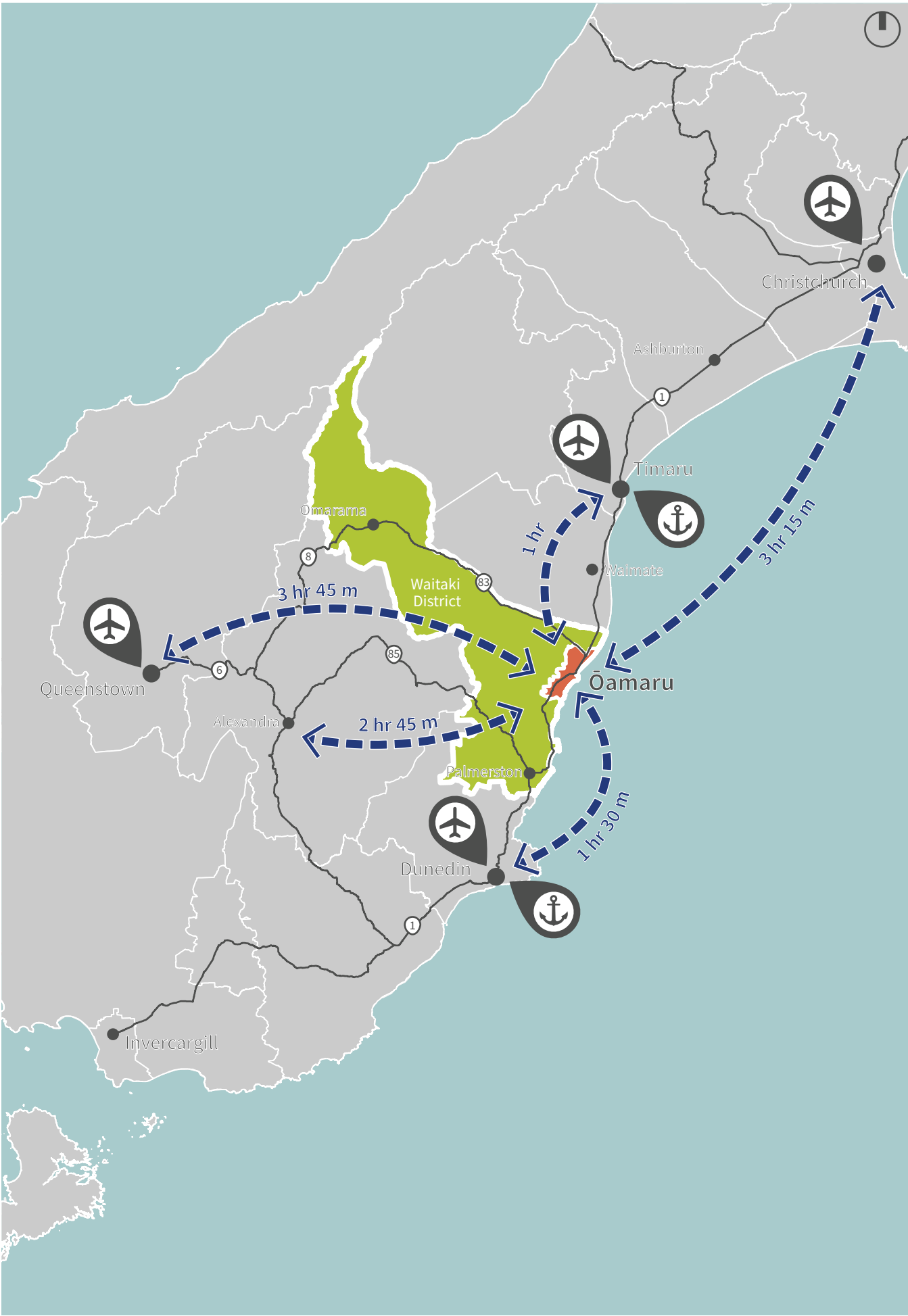
Regional Context

Map 2 puts the study area within the wider regional context of the Waitaki District and lower South Island. The Waitaki District extends from the coastline with the Pacific Ocean through to the Southern Alps near to the foot of Aoraki / Mt Cook. The majority of the District's population live in and around its main town, Ōamaru. Ōamaru is relatively isolated from the major cities of the South Island with Dunedin located approximately 1.5 hours south and Christchurch 3 hours north via State Highway 1. Major sea and air connections linking Ōamaru with the rest of New Zealand are accessed in the neighbouring major centres of Dunedin, Queenstown, Timaru and Christchurch.

Outside of the Spatial Plan extent, there are other key [documents](#) including the Otemata and Ōmārama Masterplans which support development across the wider Waitaki District.



Map 1: Spatial Plan Study Area

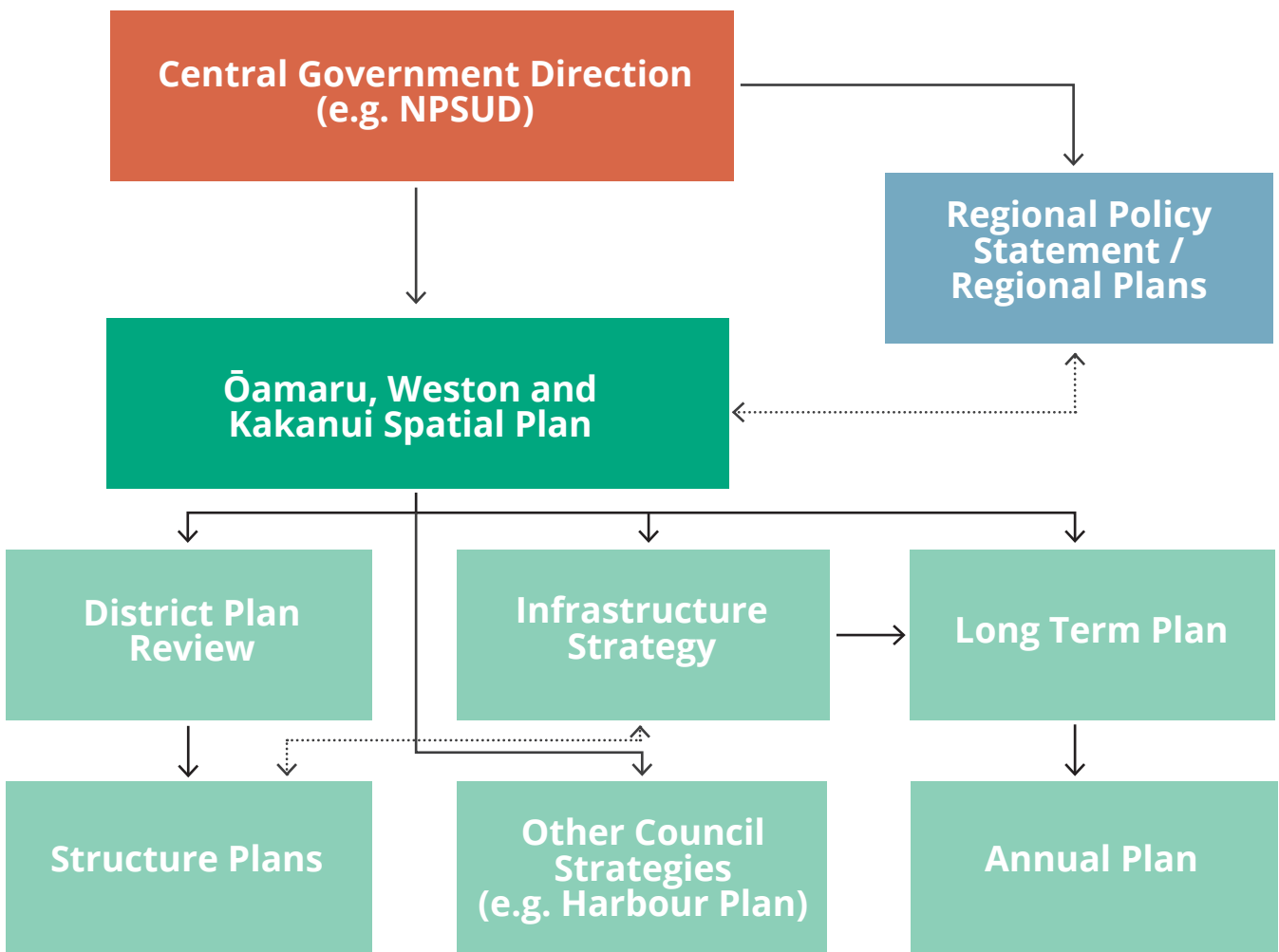


Map 2: Regional Context

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.



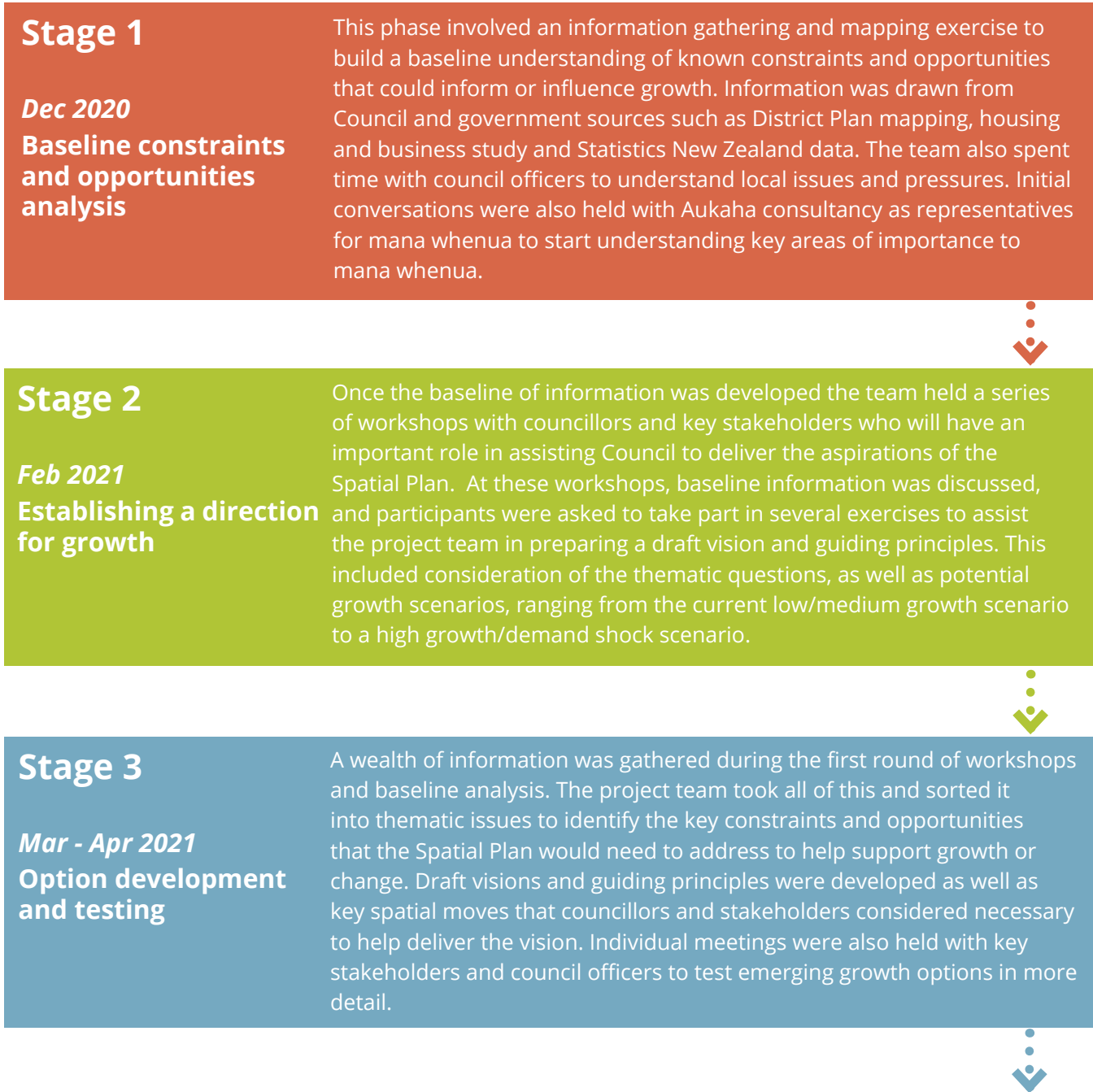
How was the Spatial Plan prepared?

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.

 How will growth be serviced?	 Where will people live and stay?
 Where will people work?	 How should cultural values be recognised?
 What facilities and services will be needed to nurture a connected community?	 What makes Ōamaru, Weston & Kakanui attractive places to visitors?
 How do we maintain a sense of neighbourhood and community?	 What effect will growth have on our environment and how can we protect it?
 How will people travel to and within Ōamaru, Weston & Kakanui?	 What effect will growth have on our heritage and how can we protect or enhance it?
 What will Ōamaru, Weston & Kakanui be like in 2050?	

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. A summary of the process undertaken to date is set out below with a more detailed summary of the themes of engagement included within Appendix 2.



Part B: Overview



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 Kuri, Ngāti Irahehu, 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.

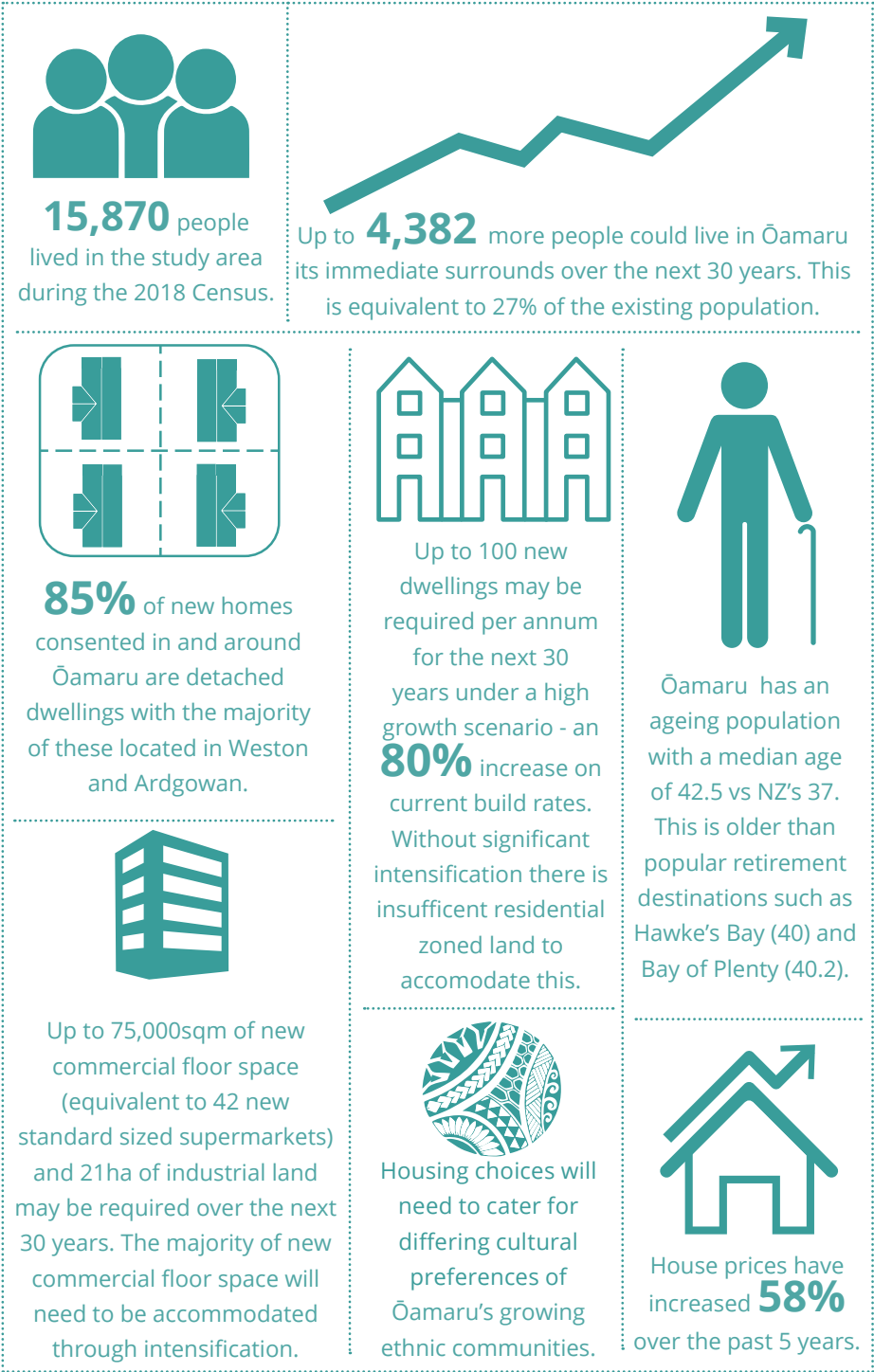
Mana whenua have also identified that their cultural identity and context needs to be better recognised in all planning documents, including the Spatial Plan, as well as physically throughout the Spatial Plan area through design elements. Opportunities for expressing cultural heritage separate from Victorian 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.

Growth at a glance

As a long term (30 year) document, it is important that this Spatial Plan sets the context for what is happening within the Spatial Plan area currently, and what the trends and predictions are for the short, medium and long term. These trends have been informed by Statistics New Zealand data and the Housing and Business Capacity Assessments prepared by Council in 2020.

The study area's population is changing, with more growth being experienced in recent years compared to the past. The Covid-19 pandemic has also impacted the way people live and work. Change is also occurring in other areas, such as the way people shop and how visitors spend their time. The rural and agriculture sectors are also changing to respond to consumer demands and government policy. Various changes at central government level have local impacts that are experienced differently across the Spatial Plan communities.

The Spatial Plan therefore needs to account for these changes, particularly how these impact on growth projections and how and where people live, work and play. The ability to proactively respond to current population trends as well as any future demand shock will be influenced by the Spatial Plan key moves and actions. The following are some key issues to consider when planning for growth and land use change.



Growth Scenarios

Potential growth scenarios for Ōamaru, Weston and Kakanui 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 or natural disaster).

Since 2013, growth in Ōamaru, Weston and Kakanui has been aligned to the projections within the 'High Growth' scenario. The purpose of considering these scenarios through engagement with councillors and key stakeholders was to get an understanding of where growth could or may need to be accommodated. This has helped to provide an understanding of the characteristics of Ōamaru, Weston and Kakanui that are valued by their existing communities and where potential trade-offs with these values may need to be considered to respond to growth or broader changes in socio-economic circumstances. There is also a need to ensure that the Spatial Plan is flexible and can respond to all growth scenarios. This may mean that some elements of the Spatial Plan need to be pushed out further in the 30-year timeframe. For example, if growth follows the assumptions within the 'Low Growth' scenario, demand for new greenfield residential development is likely to be much lower. Key assumptions and potential implications for each scenario are set out below.

Low Growth	High Growth	High Growth + Demand Shock
Key Assumptions: The population is expected to grow by approximately 250 people by 2031 with a further 460 by 2051. The population is increasingly older with a corresponding decrease in average household size. Approximately 300 new dwellings are required over the next 30 years. Net migration and tourism growth is lower than recent trends.	Key Assumptions: The population is expected to grow by approximately 2,200 people by 2031 with a further 4,400 by 2051. Population growth in line with 2013-2019 trend. Approximately 2,750 new dwellings are required over the next 30 years. Approximately 68,000sqm of new commercial floor space and 26ha of industrial land required.	Key Assumptions: By 2051 population under high growth reached by 2031 due to demand shock. The population grows by approximately 10,800 by 2051. Population growth returns to 2013-2019 trend post 2031. Approximately 4,400 new dwellings required over the next 30 years.



Snapshot of Ōamaru

With a population of 13,900, Ōamaru is Waitaki District's main urban centre and accounts for over 60% of the District's population. It is home to wide range and number of services for the immediate area and beyond, including a strong focus on the rural economy.

Prior to European settlement, Ōamaru was part of an extensive network of kāinga nohoanga (settlements) and kāinga mahinga kai (food-gathering places) located along Te Tai-o-Ārai-te-uru (the Otago coastline). During the 1879 Smith-Nairn Royal Commission of Inquiry into the Ngāi Tahu land claims, Rāwiri Te Māmaru and other Ngāi Tahu kaumātua recorded Ōamaru as a kāinga nohoanga, pā tūturu, and a kāinga mahinga kai where tuna (eels), inaka (whitebait) and kōareare (edible root or rhizome of raupō/bulrush) were gathered.

Today, Ōamaru is characterised by its Victorian buildings and historic heritage area, the harbour, steampunk influence, proximity to its rural hinterland and unique tourism attractions such as the Blue Penguin Colony and Geopark.

During the engagement phase people told the project team they valued the connection to the surrounding rural and natural environment, unique heritage, access to the natural environment, the unique character and close knit community. Some of the challenges include the lack of housing choice, facilities for young people, heavy traffic through the town centre, congestion in Ōamaru North, ongoing use of heritage buildings, and unsafe active transport routes.



Snapshot of Weston

Weston has strong ties to the rural community and has its own character due to the surrounding rural residential development and smaller population base of approximately 900 residents.

Weston was a kāika nohoaka situated where the heads of Te Awa Kōkōmuka and Ōmaru (Oamaru Creek) meet. It is an important point on the trails connecting the coastal communities with inland resources and settlement sites, such as Te Ana Raki, and the rich mahika kai that was provided by the Waiareka and associated repo and forests.

Today, Weston is slowly transitioning towards become a suburb of Ōamaru, as new housing areas spread westwards. During engagement, the community expressed mixed views on whether Weston should retain its own identity, or just become part of Ōamaru. People value being able to live in a country town that is just five minutes to work, and are attracted to the larger sections than in urban Ōamaru. A key challenge identified included the lack of urban infrastructure, e.g. footpaths to assist with safe walking and cycling in the town. Many people also noted that a bigger centre would support the growing population. Protecting the remaining high quality soils from further urban development was also seen as important.



Snapshot of Kakanui

With a permanent population of approximately 400 residents, Kakanui’s identity is firmly influenced by its seaside location at the mouth of the Kakanui River, relative separation from the town centre of Ōamaru and mix of permanent residents and holiday homes.

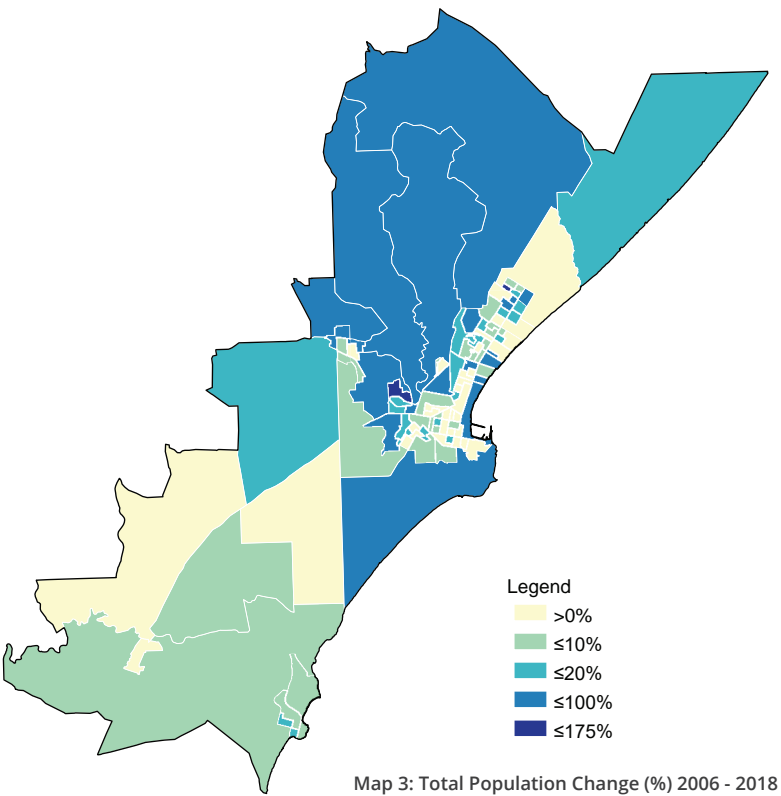
Kākaunui Awa (River) is a site of multiple kāika mahika kai and an important landmark on the traditional coastal trail. It traditionally provided (and continues to) access to the rich resources of the river, estuary and ocean it connects.

Kakanui residents love where they live and there is a strong desire to retain the beachy surfy character and protect the coastline and surrounding high quality soils from development. There were mixed views on infrastructure improvements, with some people resistant to the introduction of urban infrastructure such as kerb and channel, and others keen to see the town become more urbanised. A similar range of comments were made in relation to whether there should be an established centre in Kakanui, and if there was one, what side of the river it should be located.

Spatial Analysis

Spatial analysis of available geospatial data has been undertaken to identify the location of important environmental and cultural features, along with areas subject to natural hazards, to inform development of the Spatial Plan’s growth scenarios and overall spatial strategy. Many of the spatial layers used in the spatial analysis have been sourced from the draft mapping being prepared as part of the current District Plan review. This mapping is subject to ongoing landowner engagement as part of the District Plan review process.

To assist interpretation and to inform the Spatial Plan, similar datasets have been aggregated into a series of thematic maps and are included within Appendix 1.

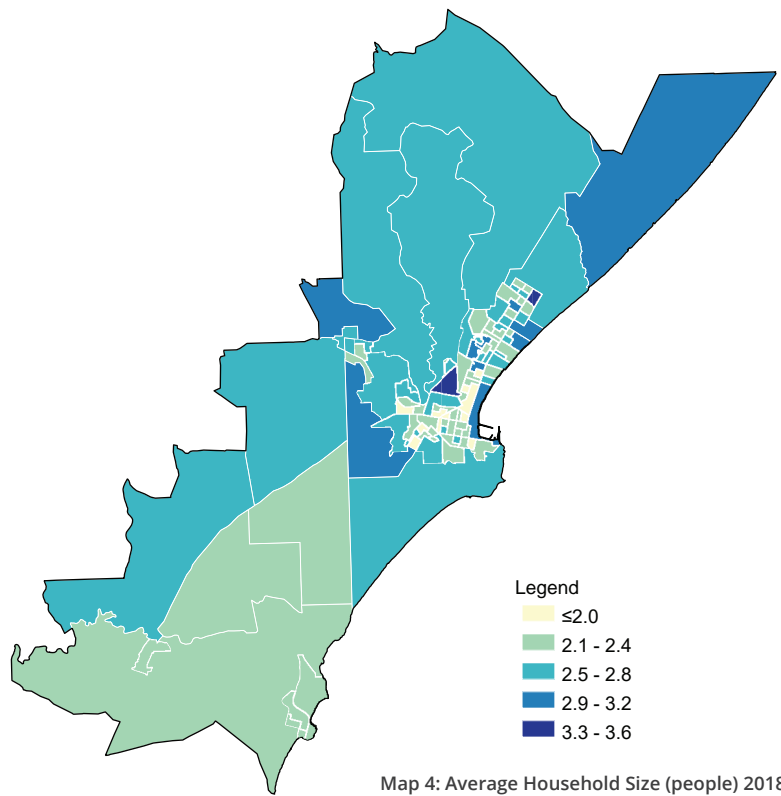


Map 3: Total Population Change (%) 2006 - 2018

Census Data

As part of this analysis, census data from 2006, 2013 and 2018 has been interrogated to get an understanding of the spatial characteristics of socioeconomic factors which may influence the location and nature of future urban development.

This data helps to identify trends in the characteristics of the local community down to an Area Unit level including areas where the population has been growing or declining (refer to Map 3), areas that have been intensifying or changes to household sizes. Census data also helps provide an understanding of an area’s accessibility to jobs and social amenities to identify opportunities for more intensive housing typologies or infill development. It is acknowledged that there may be some gaps or inconsistencies in this data particularly due to response rates for the 2018 census.



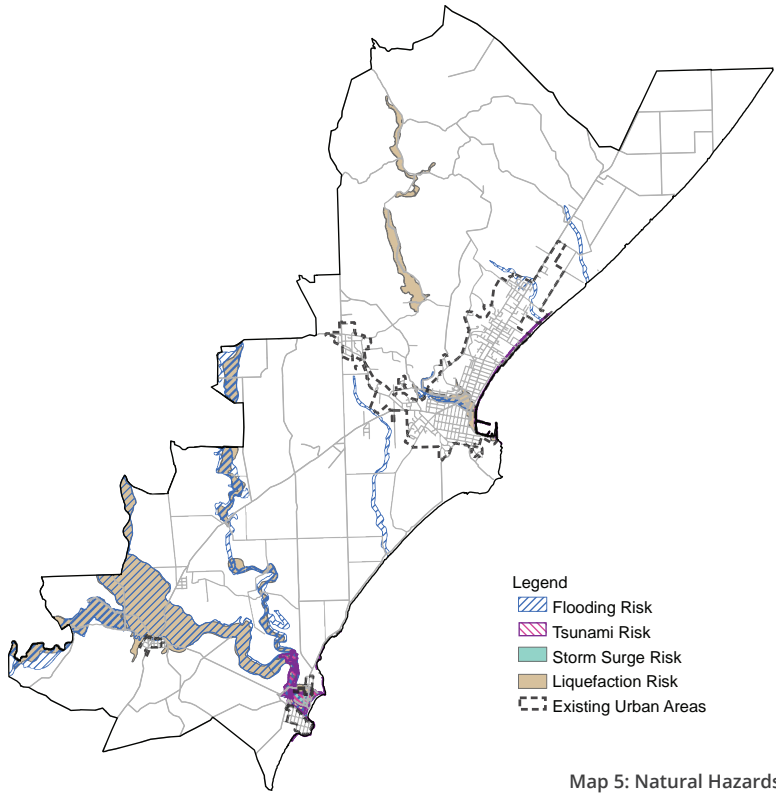
Map 4: Average Household Size (people) 2018

Constraints

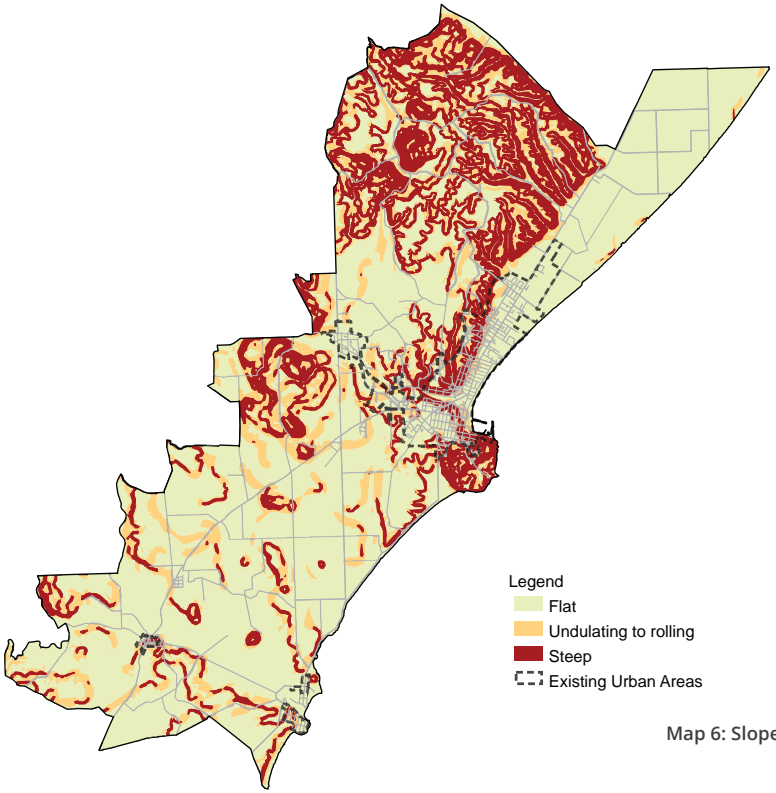
Constraints identified include known areas where there are values or characteristics which typically require detailed consideration if urban development is proposed to occur. These could be natural hazards, such as areas subject to flooding or coastal erosion (refer to Map 5), but also areas with important environmental or cultural features (such as Wāhi Tūpuna) that are not entirely compatible with urban development such as high-class soils, outstanding natural landscapes or significant infrastructure.

The constraints analysis is unweighted and all identified factors are treated equally. Further community and stakeholder engagement will identify community preferences which will assist with the relative weighting of risks and values and support a more detailed overall evaluation of the growth opportunities prior to finalisation of the Spatial Plan.

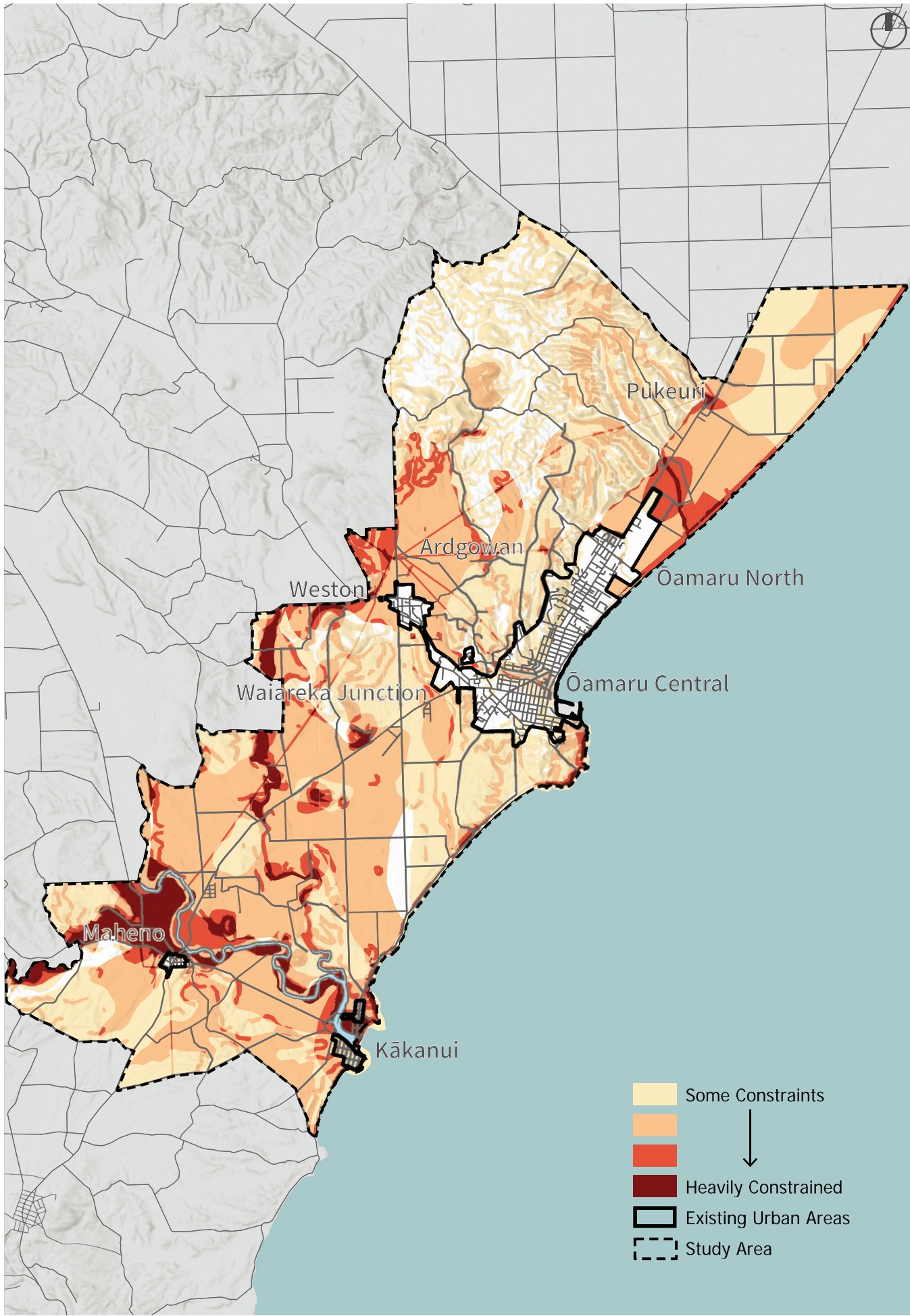
Data used to understand potential constraints has been gathered from a range of sources including the existing District Plan and Regional Plans, draft mapping being used to inform the District Plan review, as well as open data sourced from central government agencies and Crown Research Institutes (e.g. NIWA).



Map 5: Natural Hazards



Map 6: Slope



Map 7: Constraints analysis summary

Constraints Summary

Map 8 identifies a number of constraints in Ōamaru, Weston and Kakanui which may impact on future urban development.

Ōamaru North, Kakanui and parts of Cape Wanbrow are particularly constrained due to the presence of a range of factors including natural hazards, wāhi tūpuna, and high class soils.

Key observations include:

- A range of natural hazards are known to affect the study area. The impacts of coastal erosion are clearly visible along the coast north and south of Ōamaru. The impact of natural hazards is likely to increase over time as a result of our changing climate.
- While the majority of the Spatial Plan area is flat or undulating, there are large areas of steep land in the north west and south Ōamaru that may be unsuitable for development.
- Areas considered suitable for greenfield expansion or intensification require infrastructure servicing. Three waters facilities are located to the north of Ōamaru and there are costs associated with increasing capacity and extending networks to the west and south.
- The majority of the study area features high class soils. There has been clear direction from councillors and stakeholders that remaining high quality soils must be retained.



Image 5: Coastal erosion encroaching on industrial land



Image 6: Steep slopes around Ōamaru limit residential development



Image 7: Fragmentation and development of productive farmland

- There are cost implications associated with bringing existing heritage buildings up to required earthquake standards which impacts on the financial viability of ongoing use or re-use.
- State Highway 1 has implications for general amenity and safety for pedestrians and cyclists. Increased congestion has also been identified as a concern in Ōamaru North.
- The coast north and south of Ōamaru, including the coast of Cape Wanbrow is part of the Coastal Environment. The New Zealand Coastal Policy Statement 2010 requires Council to include provisions in the District Plan to manage subdivision, use and development within and affecting the Coastal Environment.
- Existing planning controls are a perceived barrier to enabling greater housing choice through intensification or infill development.
- Existing heavy industries in and around the harbour area create reverse sensitivity issues for aspirations around mixed-use development of this area.



Image 8: Historic heritage precinct within the Ōamaru Town Centre



Image 9: Heavy vehicles passing through the Town Centre via SH1



Image 10: Significant coastal landscapes around Kakanui

Urban Accessibility

The NPSUD and Ōamaru’s status as a Tier 3 urban environment, means that existing areas suitable to accommodate intensification and medium density development outcomes need to be identified. Areas suitable for intensification include those areas with high demand or high accessibility.

Urban accessibility is people’s ability to connect with people, goods and services and opportunities, and thereby engage in economic and social activity. Map 8 denotes the higher and lower areas of access to common daily services and activities such as jobs, healthcare, schools and supermarkets undertaken within a reasonable walkable distance of a home and aligned with Statistical Area 1 boundaries of the 2018 census. In addition, a network analysis was undertaken to determine walking proximity to the town centre. These layers were then combined to identify overlapping features to define a relative level of accessibility when compared with the wider urban area to understand where intensification is directed in line with the NPSUD.

A summary of the comparative level of accessibility that can be observed across Ōamaru and Weston is set out to the right. A darker shade of blue represents proximity to a greater combination of features identified below. It should be noted that due to the limited commercial and community services available within Kakauni and its distance relative to major employment areas it is identified as having the lowest level of accessibility relative to other locations within the study area.

Legend (aligned with NPSUD [Policy 5a](#) matters)

10min walk to an education facility

30min walk to highest number of jobs

10min walk to a supermarket

10min walk to a healthcare facility

10min walk to the town centre

5min walk to open space

1

Eden Street & surrounds

- Most accessible area within Ōamaru
- High number of job opportunities within a 30min walk catchment
- Within walk catchment of retail amenities and food options provided within town centre
- Immediate access to healthcare services and several schools
- Proximity to several public open spaces

2

South Hill

- High number of job opportunities within a 30min walk catchment
- Within walk catchment of retail amenities and food options provided within town centre and Holmes Hill
- Access to healthcare services and primary school
- Proximity to public open spaces and the waterfront

3

Orana Park

- Reasonable number of job opportunities within a 30min walk catchment
- Within walk catchment of retail amenities and food options provided within Ōamaru North
- Proximity to several primary and secondary schools
- Proximity to public open spaces

4

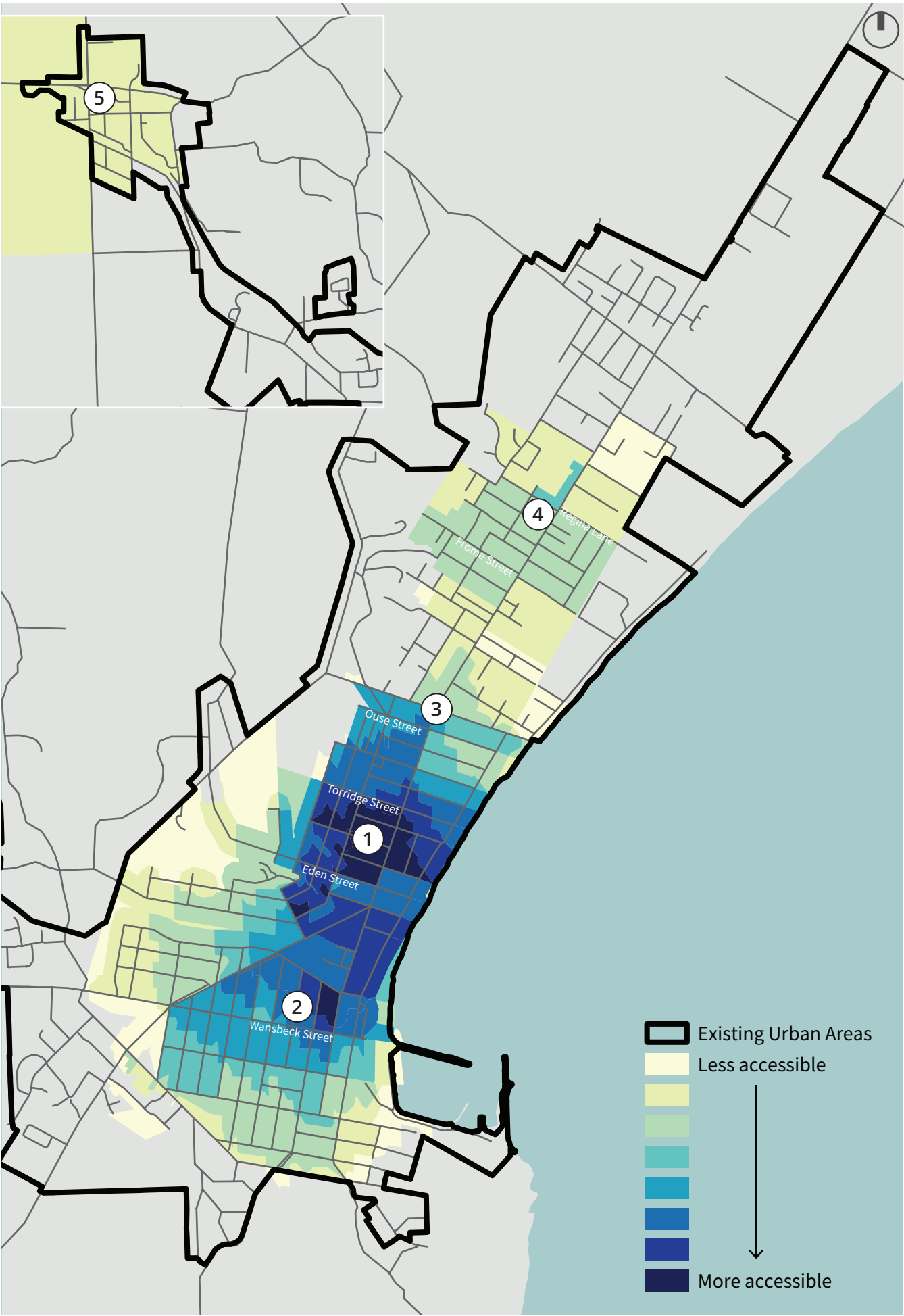
Ōamaru North

- Reasonable number of job opportunities within a 30min walk catchment
- Outer edge of walk catchments to town centre and Ōamaru North
- Proximity to several primary and secondary schools
- Proximity to public open spaces

5

Weston

- Access to a local supermarket
- Access to Weston School
- Proximity to high quality public open space at Weston Park and the A20 route



Map 8: Accessibility analysis summary

Opportunities

Spatial analysis and engagement with key stakeholders has identified several opportunities which could help unlock growth, better support the needs of existing communities or further enhance the unique characteristics of Ōamaru, Weston and Kakanui. These include:

- Ōamaru Creek has the potential to act as a multi-functional corridor supporting biodiversity, stormwater management, water quality, active travel and enhancement of Ōamaru's town centre.
- Ōamaru Gardens are currently a well used central public space with high amenity which could support more intensive residential uses in close proximity. Their use and maintenance should continue to be supported.
- The Alps 2 Ocean (A2O) and railway cycle routes provide direct and convenient routes between key destinations in the study area. Upgrades to these routes such as surfacing and lighting as well as changes to neighbouring land-uses could support greater uptake of year round active travel and provide improved connections to key destinations including the town centre and schools.
- More widely, there are opportunities for additional safe walking and cycling links to be established throughout Ōamaru's gridded street network and to neighbouring towns including Kakanui to provide more viable transport alternatives to private vehicles, including in and around the town centre/ heritage precinct.
- Council has a number of landholdings (both reserve and non-reserve land) which are currently underutilised and could potentially support residential uses that could generate funds for wider reserve upgrades across Ōamaru.
- There is a need to better support ongoing re-use of existing historic heritage buildings in Ōamaru, potentially through financial incentives, to ensure heritage is protected, the vitality of the town centre is increased and additional housing choices are provided.



Image 11: Ōamaru Creek



Image 12: Alps 2 Ocean Cycle Route



Image 13: View from Glen Warren Reserve looking south

- Increased commercial and community offerings, along with supporting public realm upgrades at Weston would support the immediate needs of the growing local community and would reduce the need to travel into Ōamaru for daily goods.
- Better co-ordination of housing delivery and infrastructure provision through structure planning to provide more certainty to the community and home builders as to the location and timing of future development.
- Ōamaru's harbour is located close to the town centre (with its associated services and amenities) to support a transition, over time, to a vibrant mixed-use area with a variety of compatible activities.
- The study area's more affordable housing market relative to the rest of New Zealand, proximity to natural amenity and changing work patterns arising from Covid-19 could make it an attractive place to work remotely or establish a new industry (e.g. high tech).
- Growth provides an opportunity to make the area more attractive places for young adults to stay through diversification of business / employment opportunities, the potential to establish satellite tertiary education facilities and improved amenities.
- Enhancement of the Kakanui River through improved recreational and ecological links along its margins.
- Enhanced mahika kai qualities, and the co-benefits this has for environmental restoration.
- Work with mana whenua on opportunities to use te reo place names throughout the Spatial Plan area.
- Although outside the study area, development plans are being prepared for Ōamaru Airport to cater for potential increased use including for the aerospace industry. This could have an impact on population growth and economic opportunities for the District more broadly.
- Celebrate, collaborate with, and continue to learn from, Kāi Tahu.



Image 14: Victorian heritage buildings along Harbour Street



Image 15: The existing 'commercial centre' of Weston



Image 16: Activation of Ōamaru Harbour with a farmer's market

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.'

The draft vision has been developed collaboratively by the project team, councillors, stakeholders and the community. The team used various exercises outlined in Appendix 2 to draw out what participants would like to see in the next 30 years. Key themes from these exercises included a desire for improved connections (socially and physically), better choice of housing and recreation, thriving and prosperous centres,

recognition of heritage (built and cultural), and the coastal and rural influences on the Spatial Plan area. It was also important that the vision reflect each of the three towns and surrounding areas that make up the overall Spatial Plan area.

It is a vision for the future and recognises what is important to the community. The vision sets the overarching tone for how Ōamaru, Weston and Kakanui will grow and develop.

Question:

Do you agree with the Spatial Plan's vision? If so, why? If not, why not?

"...An incredible town of preserved beauty, the most revered town in New Zealand. Beautiful architecture with thriving businesses, happy people and the best place to raise your family. Ōamaru has it all!..."

"...Continue to be a service centre. Great place to retire or live in. Great place to bring up children. Opportunities for young people. Make the most of our climate. Value our lakes, rivers and recreation..."

"...Welcome to Ōamaru: more choice, more character, more connection, more class..."

"...A provincial hub celebrating its historic past and present growth in residents and economic activity. A town providing all activities: education, and employment that residents desire..."

"...A community that is smart, vibrant, accessible and inclusive to all. That has great facilities for the community to cater for everyone's needs and is progressive..."




Looking north-east over Ōamaru Harbour from Cape Wanbrow

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?



Smart Growth

1. Align land use planning and infrastructure to ensure efficient delivery of development.
2. Growth is strategic and supports community resilience.
3. Enable housing choice and diversity to meet the existing and changing needs of Ōamaru, Weston and Kakanui's diverse communities.
4. Limit the extent and control the location of rural residential development.
5. Enable intensification in the Ōamaru town centre and other areas with high accessibility or high demand.
6. Utilise existing and planned facilities, infrastructure, and built and natural resources when providing for growth.
7. Prioritise and target growth within the existing urban environment and carefully manage growth outside these areas.




A Vibrant & Prosperous Town

1. Improve the vitality and vibrancy of Ōamaru town centre and interrelationship with the adjoining harbour and heritage areas.
2. An attractive harbour that supports a mix of compatible uses.
3. Enable a mix of complementary activities and spaces in Ōamaru, Weston and Kakanui.
4. Ōamaru, Weston and Kakanui support diverse economic activity and innovation.
5. Quality design of new buildings and adaptive reuse of existing buildings contributes to a high amenity environment.
6. Development in Ōamaru, Weston and Kakanui supports spaces to live, visit, play, work and learn.




Accessible & Connected

1. Strengthen connections within and between Ōamaru, Weston and Kakanui.
2. Improve walking and cycling connections for people of all ages and abilities to spaces, places and each other, focussing on key accessibility routes and links.
3. Improve wayfinding around and between Ōamaru town centre and the harbour.
4. Provide safe routes with a focus on vulnerable road users.
5. Encourage and provide for multi-modal and active transport opportunities.



Cultural & Heritage Values

1. Recognise and protect our natural, cultural and built heritage.
2. Recognise and respect Ōamaru, Weston and Kakanui's cultural heritage and relationship of mana whenua throughout the landscape.
3. Celebrate and preserve the distinct heritage character of the heritage precinct and surrounds.
4. Retain the distinctive Victorian heritage and whitestone buildings and continue to recognise their contribution to the unique character of Ōamaru.
5. Encourage and incentivise the continued and sustainable use of Ōamaru's heritage buildings to better enable their positive contribution to the vitality of the town centre.
6. Protect the permanence of archaeological and cultural sites within the landscape - Whatungarongaro te tangata, toitū te whenua.



Environmental Sustainability

1. Protect surrounding high quality rural land, freshwater, biodiversity and the coastal environment.
2. Encourage sustainable and climate resilient infrastructure and development.
3. Support initiatives that contribute to reducing greenhouse gas emissions.
4. Revitalise and enhance Ōamaru Creek as an urban waterway for recreation and ecological purposes.
5. Protect Kakanui River.
6. Prepare and plan for the impacts of climate change at all levels and for all the Spatial Plan principles.



People & Community

1. Ōamaru, Weston and Kakanui are places that everyone is proud of.
2. A safe and healthy community is fostered for all ages and ethnicities.
3. Growth and development meets the needs of our diverse communities.
4. Improved accessibility for people of all ages and abilities.
5. Co-ordinate growth in conjunction with key community services providers.
6. Enhance green spaces and encourage better use of these spaces.
7. Foster Kotahitaka (unity of all) within our community.

Part C: Spatial Strategy



Lookout Point Reserve, Cape Wanbrow

Spatial Strategy Summary

The spatial strategy identifies key moves to deliver the outcomes of the Spatial Plan across eight areas. Highlights for each area are set out below with further detail on the following pages.

Ōamaru:

1. Approximately 200 hectares of new residential growth areas
2. 100 hectares of land suitable for medium density residential development
3. Enables development of between 2,440 – 4,250 new dwellings
4. Commercial growth accommodated through intensification of existing commercial areas

Weston:

1. Potential to accommodate between 850 – 1,430 new dwellings
2. Protection of high-class soils
3. Enhancement of the local centre to support existing residents and future growth
4. Extension of urban infrastructure (e.g. three-waters, kerbs, footpaths, lighting)

Kakanui:

1. Potential to expand residential areas to respond to demand should this arise through infill and greenfield development
2. Protection of high-class soils
3. Options for a small local centre to support existing residents and future growth
4. Ecological and recreational improvements to Kakanui River

Land-uses:

1. Enabling higher densities within existing urban areas
2. Expansion of residential zone between Ōamaru and Weston supported by structure planning
3. Consolidation of existing rural residential areas subject to feasibility study and servicing
4. Mixed-use area enabling expansion of commercial and residential activities surrounding the town centre supported by consolidation of industrial activities within existing commercial zoned land

Transport:

1. Urbanisation of the A20 and northern rail corridor cycle way
2. Establishment of safe shared routes along State Highway 1
3. Provision for active transport modes through the Spatial Plan area
4. Potential establishment of public transport services and re-establishment of passenger rail

Environmental:

1. Growth and development is responsive to the changing climate and occurs sustainably
2. Protection, maintenance and enhancement of high-class soils, freshwater, biodiversity and the coastal environment
3. Ecological and recreational revitalisation and enhancement of Ōamaru Creek and Kakanui River

Infrastructure

1. Extension of water, wastewater and stormwater networks to support residential growth areas
2. Establishment of a new multi-purpose events centre in northern Ōamaru
3. Potential for additional schools to support growth
4. Upgrade or relocation of Ōamaru Hospital

Ōamaru Town Centre:

1. Consolidation of the town centre to improve vibrancy and vitality
2. Continued protection and enhancement of the heritage precinct, including incentives to encourage adaptive re-use of heritage buildings
3. Pedestrianisation of Harbour Street & other public realm upgrades
4. Development of a wayfinding strategy that incorporates cultural narratives

Ōamaru Spatial Strategy

This strategy for Ōamaru pulls together Council's existing plans and strategies as well as key stakeholder inputs, and places them within the context of national and regional policy direction informed by the preceding spatial analysis of known constraints and opportunities. Further detail on the strategy is set out in the remainder of Part C.

Under a 'High Growth' scenario, at least 2,750 new dwellings may be required in the Spatial Plan area over the next 30 years. The overall strategy has identified approximately 200 hectares of new residential growth areas concentrated west and south-west of Ōamaru as well as a further 100 hectares of land suitable for medium density residential development. No further expansion to the north has been identified within this strategy due to a number of constraints around the presence of high-class soils, flooding, proximity to industrial uses and distance from the town centre. There was also a strong desire amongst stakeholders to prevent a further northward expansion of Ōamaru. Potential expansion to the north-west and south is limited by topography.

The reserves identified for potential redevelopment are strategically located close to the town centre, amenities and services. This redevelopment may look to use some of the more suitable parts of these reserves for housing whilst retaining functional portions of the open space and upgrading these

with the profit from any housing for leisure, recreational and ecological uses. This may also support upgrades to other reserves across Ōamaru. Further discussions with the community and more detailed analysis around the potential for this will be required.

Overall, this strategy would enable the development of between 3,290 and 5,680 new dwellings based (across Ōamaru and Weston) on relatively conservative density ranges of between 15-25 dwellings per hectare over the next 30-years. This includes additional dwellings that would be provided through general infill of the wider urban area and intensification within rural residential areas. It is important to note that the above numbers represent a theoretical maximum that requires full build-out of all identified growth areas. In reality, not all land will be released for future development for a wide range of reasons. As such, it is important to provide sufficient flexibility within the Spatial Plan to enable residential growth to be accommodated in response to market demands and the potential for lower than expected development yields.

Commercial growth could be accommodated through intensification of existing commercial areas while there is likely sufficient industrial land already identified to support forecasted growth.

LEGEND

Existing residential uses

Proposed medium density residential uses to align with NPSUD

Infill residential areas

New residential areas (greenfield)

Schools

Industrial / employment areas

Consolidated rural residential - subject to feasibility study and servicing

Reserves / Open Space

Potential redevelopment of parts of underutilised reserve or Council land

Enhanced local centres

Enhanced town centre with increased use of and activity within heritage buildings

Proposed mixed-use areas

Investigate movement of existing uses away from coastal erosion hazards

Urbanised cycle ways

Secondary cycle route upgrades

Potential Weston to Ōamaru North active travel route

New active travel link

Enhanced riparian margins

Multi-functional corridors along Ōamaru, Glen and Parsons creeks

Re-establishment of passenger rail services between Christchurch and Dunedin

Multi-purpose events centre

Potential hospital upgrade or relocation

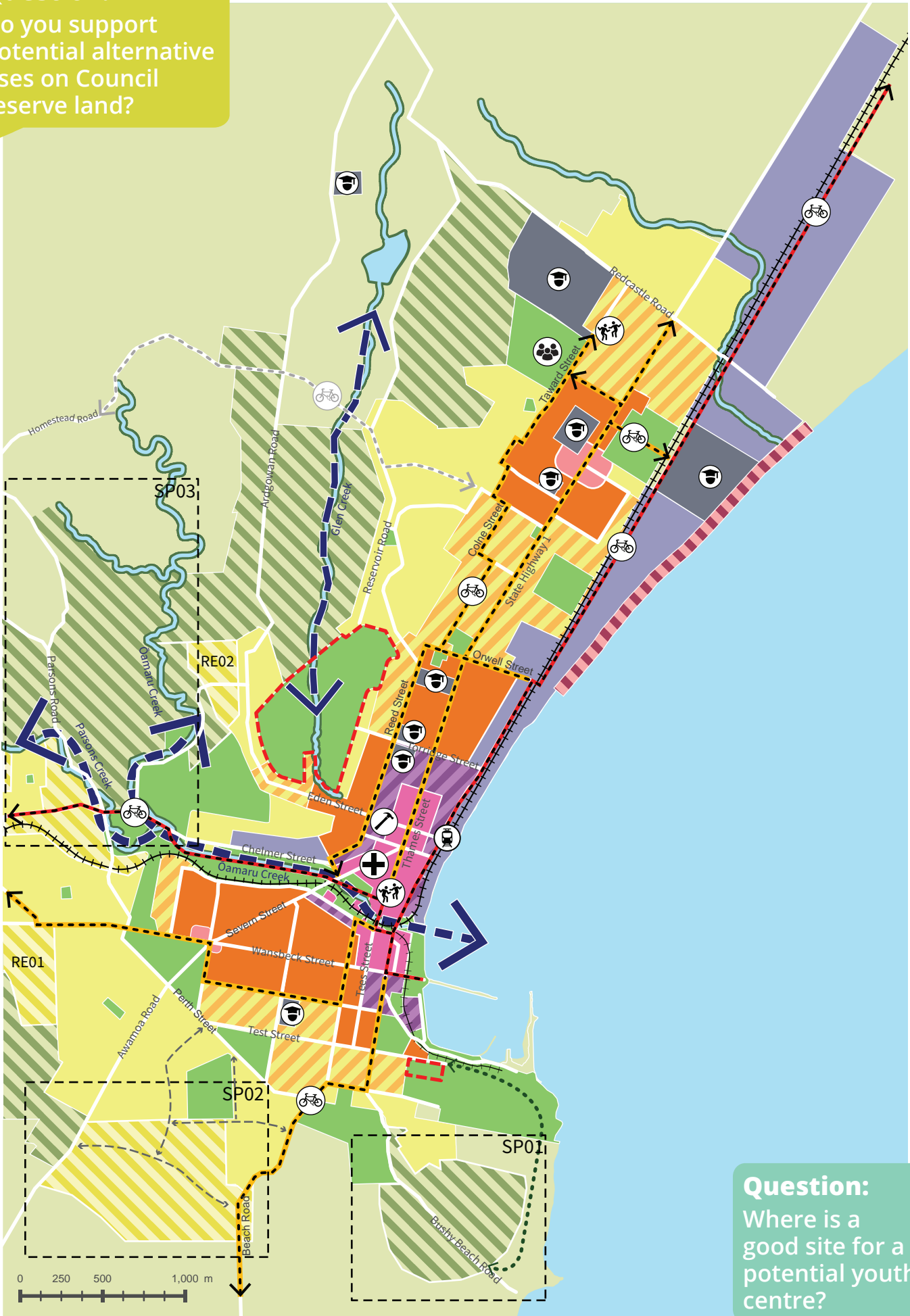
Potential youth centre locations

Bulk retail precinct

Structure plan areas

Indicative transport connections to support greenfield growth

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



Map 8: Ōamaru Spatial Strategy

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

Weston Spatial Strategy

Approximately 104 hectares of land between Waiareka Junction and Weston has been identified as being potentially suitable for urban expansion. This has the potential to accommodate between 900 and 1,300 new dwellings depending on typologies and lot sizes adopted. The area is currently zoned for rural residential uses and also features some recent residential subdivision. Parsons Creek forms a natural eastern boundary for this residential expansion. The creek can act as a buffer with the remaining rural residential uses in this area and also function as an east/west recreational route linking Weston with Ōamaru Creek and Ōamaru town centre.

Urban expansion north and west of Weston is constrained by the presence of high-class soils across largely unfragmented landholdings as well as critical infrastructure in the form of transmission corridors and wastewater treatment facilities. Similar constraints are also observed east of Parsons Creek. There has been strong feedback from stakeholders and the community that protection of high-class soils is highly valued.

The growth of Weston and the SP03 area will better support an enhanced local centre that can offer a wider range of convenience retail and services

to local residents, reducing the need to travel to Ōamaru to meet their day-to-day needs. This will require streetscape improvements and potential inclusion of social infrastructure or other community services (e.g. medical facilities).

In terms of infrastructure, extension of urban services (such as access to mains water and footpaths) will be beneficial for the existing community and to support future growth. Urbanisation (e.g. sealing, lighting) of the A2O route will also be a critical piece of infrastructure that can provide an attractive and convenient, year-round active transport corridor between Weston and Ōamaru. Future development within the SP03 area should be required to feed onto the upgraded A2O route to ensure that private vehicles are not the only viable mode of transport for future residents.

Longer-term consideration of a fixed or on-demand public transport service to link Weston with Ōamaru and employment opportunities and schools in Ōamaru North should be investigated to support a shift away from private vehicles. In addition, a potential recreational route linking Weston and Ōamaru North via Homestead Road and Ardgowan should be considered to provide an alternative active travel route between these key centres.

LEGEND

- Protection of rural uses

Existing urban uses

Infill residential areas

New residential areas (greenfield)

Consolidated rural residential - subject to feasibility study and servicing

Reserves/ Open Space
- Weston School

Enhanced local centre

Wastewater treatment plant

Sub-station and transmission lines

Riparian margins

Water quality improvements
- Urbanisation of A2O cycle way

A2O cycle way

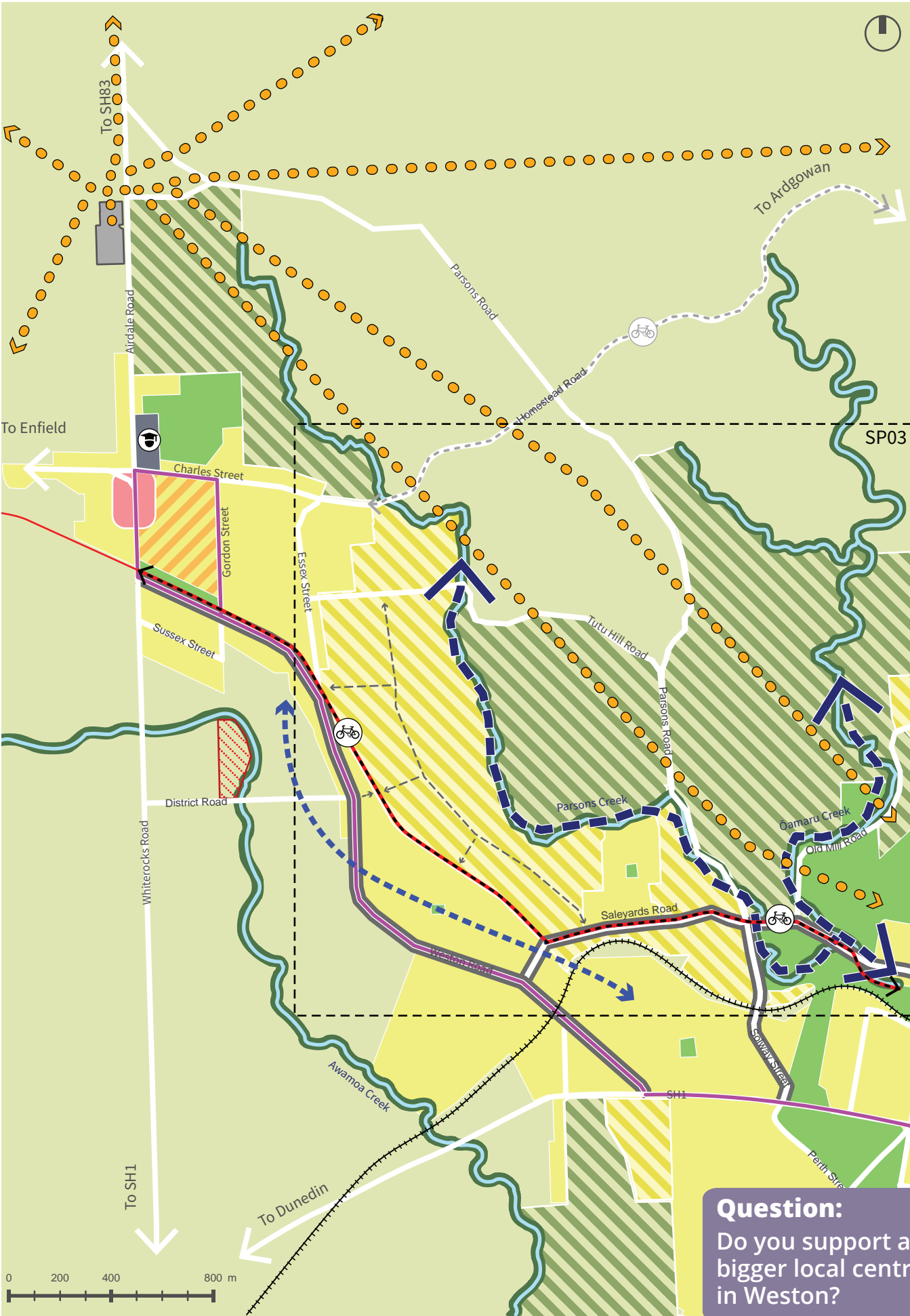
Potential Weston to Ōamaru North active travel route

Urbanisation of key roads between Weston and Ōamaru (e.g. provision of footpaths)

Potential public transport link

Extension of mains pressure to Weston

Indicative transport connections to support greenfield growth



Map 9: Weston Spatial Strategy

Kakanui Spatial Strategy

Kakanui is expected to accommodate a limited amount of the area's growth in line with recent trends. However, due to its relative proximity with Ōamaru and attractive coastal location it is likely to continue to be viewed as a desirable location for housing. This desirability may increase in response to changing work habits, such as remote working, brought about by Covid-19.

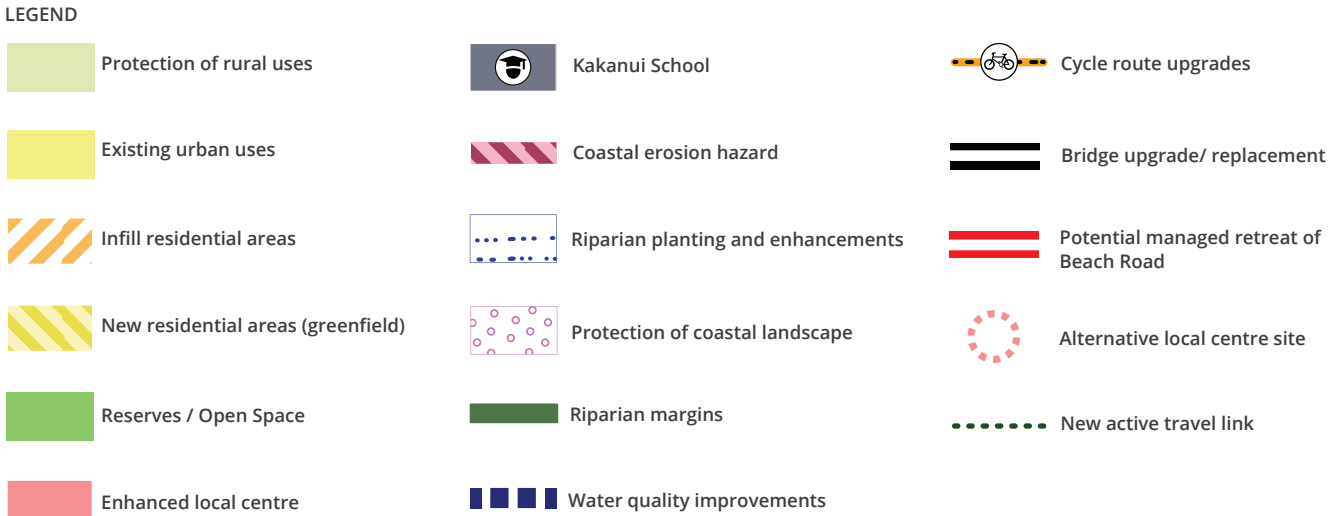
14 hectares of existing rural zoned land east of Waianakarua Road and south of Magdala Street has been identified as potentially suitable for residential growth to respond to demand should this arise. This area has the potential to yield between 100-140 dwellings based on established residential densities within Kakanui. An additional 34 hectares of existing residential zoned land could also accommodate some further infill housing through relaxed planning controls around minimum lot sizes or minor / secondary dwellings. Much of this land already features established residential properties and is unlikely to be redeveloped over the life of this Spatial Plan. As such, it is not expected that this will result in significant or obvious changes in the short to medium term. It is estimated that creating greater flexibility in this area could support up to 50 additional dwellings, with the majority of this located around existing vacant residential land in the vicinity of High Street.

To better support existing residents and potential growth, a formal local centre that offers a wider range of basic retail and community services should be enabled through District Planning provisions. Map 10

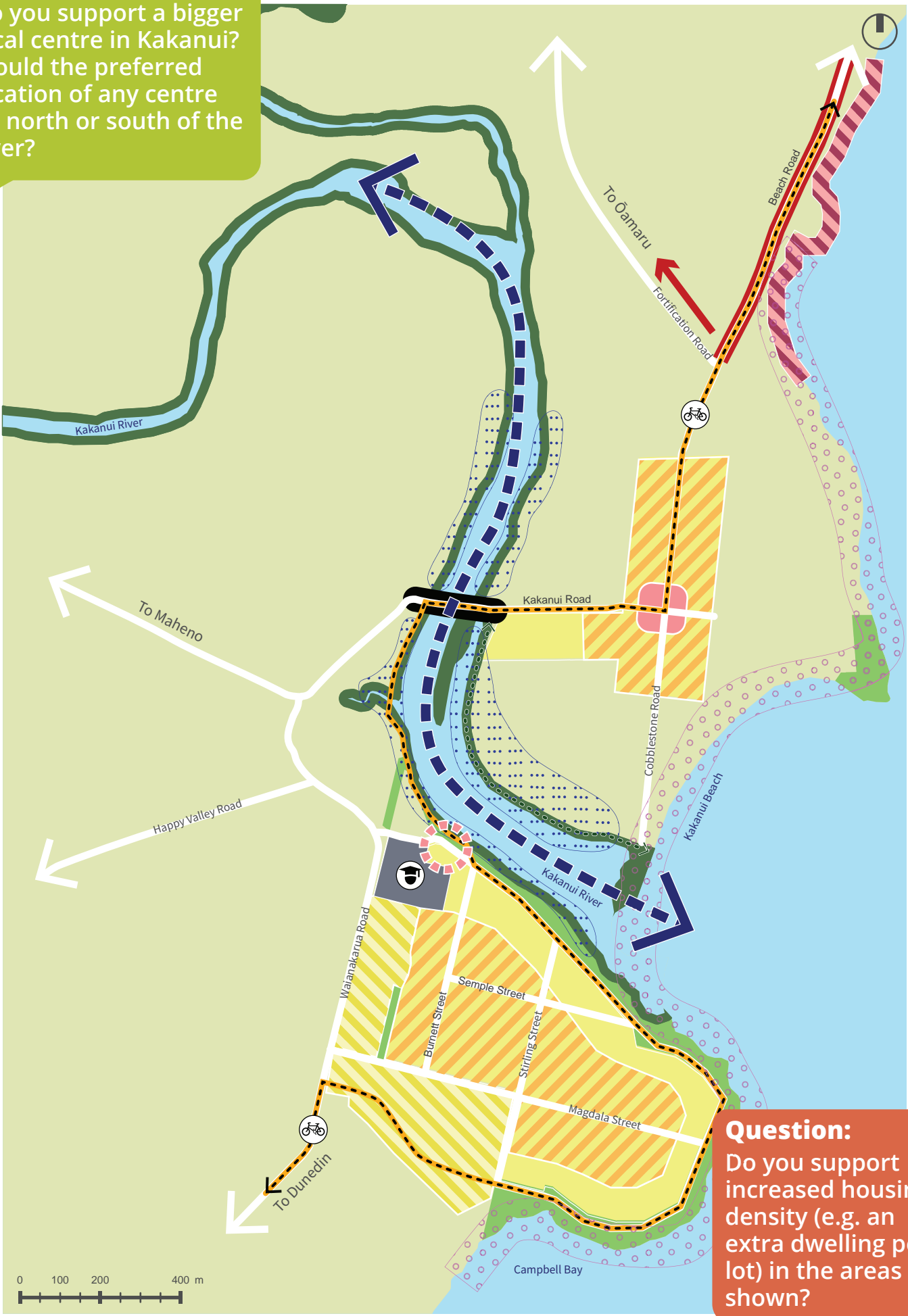
identifies the location of an enhanced local centre as well as an alternative local centre site. The enhanced local centre location was selected due to the existing shops and community hall. The alternative local centre site was identified by key stakeholders as a potential desirable location due to the school and preference to build the centre around that central hub. Further discussions with the local community will be needed to confirm the location for the centre. The final location will need to be supported by streetscape/ public realm upgrades. Ultimately, a local centre would help reduce the need for residents to travel to Ōamaru to meet their day-to-day needs.

In terms of infrastructure, eventual upgrades of the Kakanui River bridge should include enhanced walking and cycling provision through to Harbour Terrace. Continued monitoring of coastal erosion along Beach Road will be required with the potential for managed retreat of sections of the Road. In this instance, Fortification Road would function as the primary route north to Ōamaru and may require an upgrade to support this. Continued engagement with the community on this matter will be undertaken as need arises.

Council will also work with existing land owners and community groups to instigate and expand riparian planting alongside the Kakanui River to better support biodiversity and water quality improvements as well as provide recreational opportunities for the local and wider community.



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?

Land-use Strategy

Future residential growth will be focused in locations with good access to facilities, jobs and public transport. This will require enabling higher densities and a greater mix of typologies within existing urban areas and efficiently developing new urban areas that are serviced by infrastructure. New housing in these locations will increasingly move towards **medium density**, such as townhouses and terraced housing. In terms of commercial land, there is sufficient zoned land capable of accommodating retail, office and industrial growth within Ōamaru.

Key elements of the land-use strategy which are set out in Map 11 opposite and described in more detailed on the following pages include:

- Consolidation of the existing rural residential area around Ōamaru and Weston which currently encompasses a total of approximately 1,277 hectares down to an area of approximately 550 hectares. This includes 45 hectares of new rural residential land near Bushy Beach. Some of the existing rural residential land has been identified as suitable for more standard residential development as described below;

- Identification of approximately 200 hectares of land suitable for urban expansion – predominantly for residential uses – to the west and south-west of the existing Ōamaru urban area. This would be sufficient to accommodate between 1,600 and 2,800 new dwellings depending on the final density of development. It has been assumed that approximately 40% of this land would be set aside for open space, transport or stormwater management purposes;
- Identification of approximately 100 hectares of land around the Ōamaru town centre and Ōamaru North as suitable for medium density housing. This would likely accommodate between 400 to 600 new dwellings over the life of the Spatial Plan;
- Identification of a further 160 hectares of land where general residential infill (e.g. subdivision of an existing lot to provide an additional dwelling) should ideally be focused. This could provide up to an additional 250 dwellings over the life of the Spatial Plan;
- Consolidation of retail and commercial activities in a clearly defined town centre surrounded by a mixed-use area enabling expansion of commercial or residential uses in response to market demand. Future retail and commercial floor space demand would be accommodated through the intensification of activity within this area; and
- Consolidation of general industrial activities within existing commercial / industrial zoned land particularly around the North Ōamaru Business Park.

LEGEND

Existing residential uses

Proposed medium density residential zone to align with NPSUD

Infill residential areas

New residential areas (greenfield)

Schools

Industrial / employment areas

Consolidated rural residential - subject to feasibility study and servicing

Reserves / Open Space

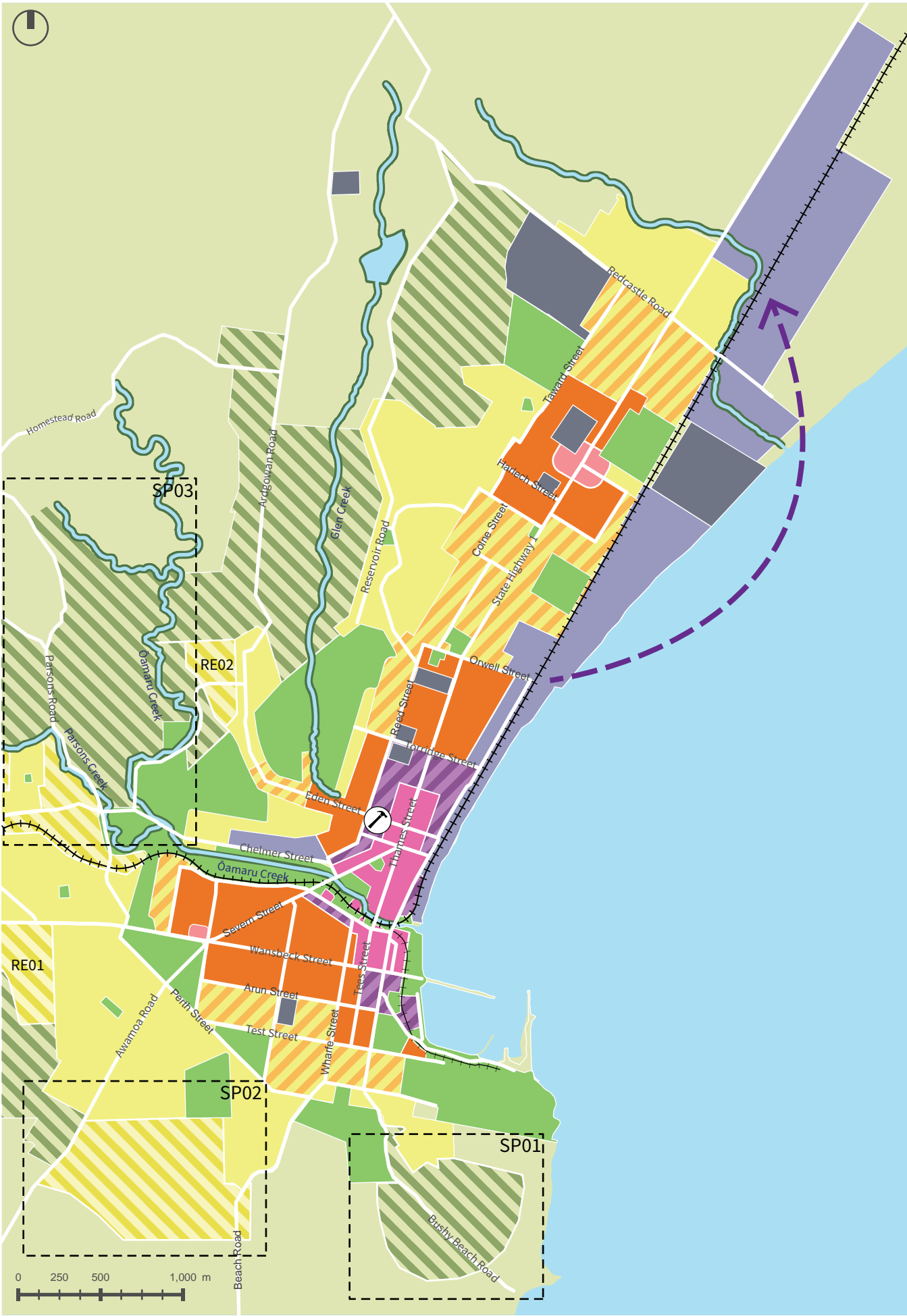
Enhanced local centres

Town centre

Proposed mixed-use areas

Bulk retail precinct

Support transition of existing uses away from vulnerable coastal locations



Map 11: Ōamaru land-use strategy

Residential Intensification

The Ōamaru town centre is the starting point for areas for greater intensification given its primary function and the amount of community facilities and services available within its boundaries. The accessibility analysis interrogates the level of services and facilities currently available within the town centre and surrounding areas to identify the most appropriate areas for intensification within the existing urban extent and the level of intensification that is most suitable. The preferred growth for Ōamaru and in parts of Weston and Kakanui is to encourage intensification within the existing residential areas, with some smaller pockets of additional “up-zoning” to meet the NPSUD requirements and provide for increased housing choice, flexibility and responsiveness to changing community needs.

It is recognised that other areas provide for a significant number of jobs, such as the meat processing facility in Pukeuri. This has been factored into the accessibility analysis, in terms of encouraging and enabling intensification towards the northern end of Ōamaru. However, the areas around the meat processing facility are less desirable for intensification given the lack of other community services and facilities within the area as well as reverse sensitivity to the activity itself. Therefore the town centre is used as the primary anchor point for areas most desirable for intensification.

Residential Expansion

Two main future residential areas have been identified for more detailed investigation – 79 hectares south of the existing urban area between Awamoa and Beach roads (SP02 - Awamoa), and 104 hectares east of Weston Road (SP03 - Weston). Due to the size and potential yield available within these areas, a process of Council-led structure planning will be undertaken prior to development to better understand social and

physical infrastructure requirements as well as the potential staging of development. Structuring planning of these areas should also incorporate existing vacant residential zoned land.

Two smaller areas, 8 hectares south of the intersection of Weston Road and State Highway 1 (RE01 – Holmes Hill) and 10 hectares north of the intersection of Old Mill Road and Eden Street (RE02 – Old Mill Road), lie adjacent to the existing urban area and currently zoned for rural residential uses have also been identified as suitable for residential development. Due to the relatively small areas involved, expansion within these areas could occur without any detailed structure planning subject to confirmation that these areas can be adequately served by water and wastewater infrastructure.

These locations all integrate with existing development and are relatively unconstrained. They will help to provide more housing choices and support local business and community facilities. The suitability of these areas for urban development requires more detailed investigation as well as confirmation as to how they will be serviced by infrastructure.

Approximately 150 hectares of existing vacant residential zoned land has been identified in and around Ōamaru and Weston. A desktop review of this land indicates that a significant portion of this is heavily constrained by topography, the presence of streams and infrastructure. Demand for some of this land is also likely to be low due to locational characteristics such as being sites on south-facing slopes. However, this land still has the potential to accommodate up to 1,300 new dwellings.

Social / Community Housing

It is expected that there will continue to be community and social housing in Ōamaru. While the specific locations for this housing are not identified on the maps, the ideal location for community and social housing is near the town centre where there is easy access to a range of facilities and services.

Rural Residential

45 hectares of potential new rural residential development has been identified adjacent to Bushy Beach Road (SP01 – Bushy Beach). There are a number of potential challenges in this area relating to ground conditions, coastal landscape and cultural values which could be resolved through a more detailed structure planning process and through appropriate District Plan provisions. This area has been identified as market attractive and features high natural amenity with its elevated coastal views and proximity to the town centre. Within the existing rural residential area west of Ōamaru, it is proposed to contract the existing zone extent to maintain the productivity of high-class soils as shown on Map 14. There is potential to enable further intensification of the remaining rural residential area through smaller minimum lot sizes to offer a greater variety of rural residential housing options. This is likely to be partially dependant on extending existing water and wastewater services to reduce the need for on-site servicing.

During the councillor and stakeholder engagement phase there was a clear preference to reduce the area of land zoned rural residential, and also reduce the minimum lot sizes, as the current lot

sizes are not practical due to maintenance and inability to be productive. The current lot sizes are also considered too large and undesirable for many people wanting to live in the rural residential areas.

Under the current District Plan provisions one of the factors that influences minimum lots sizes in the rural residential zone is that the lots must be of a size suitable to provide on-site wastewater disposal. Reducing the minimum lot size means that on-site wastewater disposal may be difficult to accommodate due to soil types, overland flows/ flood plains and the potential adverse impact on groundwater quality. Therefore, if smaller lots are to be facilitated in the rural residential zone, reticulated wastewater infrastructure is required. The cost of this infrastructure is significant, and potentially cost prohibitive, particularly when taking into account the relatively low number of properties it will service. Further investigation and feasibility work will be required to explore how the consolidation of rural residential zoning can occur.

Residential Summary

A summary of the potential residential growth areas identified in the land-use strategy and their potential yields along with a high-level guide as to the potential staging of development over the life of the Spatial Plan are identified in the table below.

Name	Area (ha)	Approximate Yield	Indicative Staging
SP01 - Bushy Beach	45	30 - 60	Decade 2
SP02 - Awamoa	79	650 - 1,080	Decade 3
SP03 - Weston	104	850 - 1,430	Decade 2
RE01 - Holmes Hill	8	70 - 120	Decade 1
RE02 - Old Mill Road	10	90 - 150	Decade 1
RE03 - Kakanui	14	100 - 140	Decade 3
Ōamaru Medium Density	200	400 - 600	Decades 1 - 3
Ōamaru / Weston Infill	160	200 - 250	Decades 1 - 3
Ōamaru Vacant	150	800 - 1,300	Decades 1 - 2
Kakanui Infill	34	40 - 50	Decades 2 - 3
Rural Residential	505	200 - 500	Decades 1 - 3
Total		3,430 - 5,870	

Residential Typologies



Image 17: Rural residential development near Parsons Road



Image 18: Small-scale infill development of an existing residential lot



Image 19: A detached dwelling within a masterplanned greenfield area



Image 20: A duplex typology within a medium density residential area



Image 21: Terraced housing typology within a medium density residential area



Image 22: Low rise / walk-up apartment typology within a medium density residential area

Commercial & Industrial

The Business Capacity Assessment for Ōamaru undertaken in 2020 has identified that over the next 30 years there may be demand for an additional 21 hectares of industrial land in or around Ōamaru. There is also conservatively 18 hectares of existing industrial zoned land, much of this currently vacant, in areas potentially susceptible to further coastal erosion over the longer term (north of Orwell Street and east of the railway). There is approximately 80 hectares of vacant industrial or commercially zoned land in and around the North Ōamaru Business Park. As such, it is assumed that future industrial land requirements can be accommodated within the existing urban area of Ōamaru.

In terms of commercial requirements, up to approximately 75,000sqm of new floor space may be required over the next 30-years. This is comprised of 15,000sqm of office space and 60,000sqm of retail space. A small portion of this requirement will ideally be met within the expanded / enhanced centres at Ōamaru North, Weston and Kakanui. However, the majority will need to be accommodated within the existing Ōamaru town centre and surrounding mixed-use environments to support the vitality and vibrancy of the town centre. Bulk retailing should also be consolidated in its established location west of Thames Street between Coquet Street and Dee Street to help maintain vitality and vibrancy of the Town Centre without compromising the built heritage characteristics of Thames Street and the Heritage Precinct. The establishment of bulk retail outside of this area should be discouraged through the District Plan.



Image 23: A mixed-use development incorporating ground floor retail and upper floor residential apartments



Image 24: Current development within the North Ōamaru Business Park

Transport Strategy

As the populations of Ōamaru, Weston and Kakanui grow, further investment in alternative modes of transport will be required to increase resilience and support a reduction in greenhouse gas emissions. Acknowledging the area’s strong rural connection, ensuring the road network can operate efficiently for private vehicles will also remain an important consideration – especially for journeys when public transport, walking and cycling are not available or a practical option. This includes heavy goods and freight journeys, rural residents seeking to access goods and services within the urban areas or for trade persons. Further investment in walking and cycling (including in areas with identified safety issues) will therefore be important in removing non-essential trips off the road network.

Vision Zero

The ‘Road to Zero’ is a Ministry of Transport Strategy that sets a vision for New Zealand where no one is killed or seriously injured in road crashes. Council are actively working towards helping to achieve this vision and the Road to Zero. The Spatial Plan identifies a number of measures at a high-level that will help to contribute to the Road to Zero including streetscape and public realm upgrades, greater uptake of active transport modes, and land-use changes reducing the need to travel via private motor vehicle.

State Highway 1

State Highway 1 runs through the centre of Ōamaru and is an important north/south freight route between Timaru and Dunedin. The State Highway therefore plays an important role in how the town functions and how the community moves around and interacts with spaces and places. It is noted that there is no long-term plan from Waka Kotahi / NZTA to relocate the State Highway and therefore it is important to have a long term and strategic plan for how to best work with and around State Highway 1. To improve how the community can move around Ōamaru in a safe way and via modes such as walking and cycling to support emissions reductions, the investigation and delivery of shared paths along the State Highway and direct parallel routes is a critical action.

Given the State Highway, and the presence of heavy vehicles moving through the town, there was some desire for the development of a heavy vehicle bypass. However, no formal bypass route or heavy vehicle bypass has been identified in the Spatial Plan due to topographic issues, probable cost and the lack of a viable alternative.

LEGEND

Urbanisation of key existing cycle ways

Secondary cycle route upgrades

Potential Weston to Ōamaru North active travel route

Streetscape enhancements and safety improvements

Re-establishment of passenger rail services between Christchurch and Dunedin

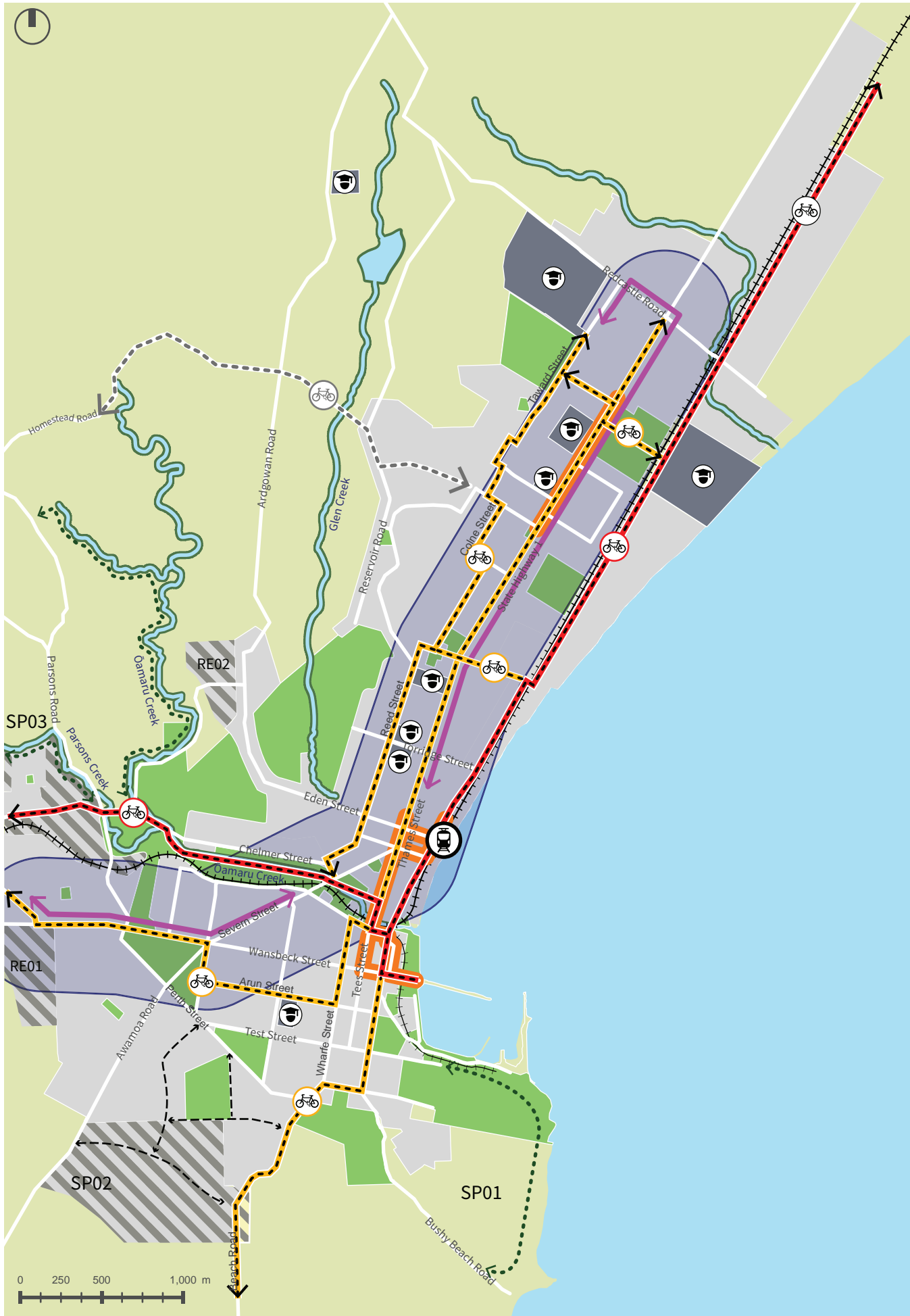
Potential public transport services to Ōamaru North and Weston

New active travel links

5-min walking coverage of potential public transport services

Greenfield growth areas

Indicative transport connections to support greenfield growth



Map 12: Ōamaru transport strategy

Public Transport

The narrow, linear nature of development towards Ōamaru North and Weston means that a fixed public transport service, or some form of on-demand service, has the potential to provide an alternative transport option for residents (and visitors) with broad coverage over the entire urban area that can link with a range of key destinations (including schools) and employment areas. The development of more intensive forms of residential uses along the State Highway 1 corridor could also better support the viability of a public transport service. Investigations as to the nature, frequency and cost of a public transport service for Ōamaru and Weston is recommended in conjunction with Otago Regional Council (ORC) and Waka Kotahi / NZTA to support future growth and the changing needs of the community.

Longer term, the re-establishment of passenger rail services between Christchurch and Dunedin also has the potential to provide alternative transport options to and from the district for both residents and visitors. In support of any re-establishment of passenger rail services, adequate provision of active and public transport links to and from the rail station will need to be provided to support low emission travel.

Active Transport

In terms of active transport, Ōamaru and Weston already benefit from established cycling corridors to the north alongside the rail corridor and west via the A2O route. However, the quality of these routes and their interface with surrounding land-uses mean they are not suitable to support a greater number of cycling trips – especially for more vulnerable users such as children or the elderly. To better support the uptake of active travel modes such as cycling, these two key routes should be urbanised (e.g. provision of sealed surfaces, lighting and increased connections into surrounding development) to enable year-round, all weather routes to and from the Ōamaru town centre (refer to Image 27 for an example). Longer term, extension of the northern route to Pukeuri would also provide an alternative means of travel to the meat



Image 25: Re-establishment of passenger rail will need to be supported by upgrades to the existing station building and platforms



Image 26: Existing finish of the northern railway cycle route



Image 27: Linwood Ave 'Urban' Cycleway, Christchurch

processing facility. Development of the currently vacant industrial zoned land east of the rail corridor should future proof and seek to integrate this route.

Secondary active transport routes along stream networks, Weston Road, Arun Street, Wharfe Street, Tyne Street and via a parallel route to State Highway 1 along Reed/ Clyde and Colne streets will also require upgrades to help link key social destinations including open spaces and schools and provide a viable, safe alternative to private motor vehicle use. These would be facilitated through the creation of shared paths (in places), modal filters, signage and sections of segregation via road space reallocation. Cycle parking and end-of-trip facilities, especially at key destinations such as the town centre, will also be required to support uptake of active transport modes.

Parking

The NPSUD is a Central Government directive that mandates the removal of car parking minimums from all District Plans across New Zealand. This is in part due to an acknowledgement that the provision of on-site car parking can be a significant barrier to realising greater residential and commercial intensification. Developers may still choose to provide car parking in many areas, but the number of car parks will be driven by market demand allowing land to be used more efficiently. The provision of car parking, particularly for the town centre, will remain important part of delivering a vibrant and prosperous Ōamaru. Accessible car parking in the immediate proximity of key destinations will also be critical to support those members of the community who may otherwise be unable to rely on active modes of transport or any future public transport services (e.g. those with particular mobility issues). Consideration also needs to be given to support greater uptake of electric vehicles. These issues will likely give rise to conflicts around the allocation of scarce road space required to support other actions like provision of cycling infrastructure or streetscape enhancements. Council's existing Parking Strategy will need to be updated to reflect these changes as Ōamaru, in particular, continues to grow.



Image 28: Cycle parking, Nelson City Centre



Image 29: Reconfiguration of existing parking areas and reallocation of traffic lanes could support improved town centre vitality



Image 30: Carparking around the Harbour area will need to be reprovided to support the permanent pedestrianisation of Harbour Street

Environmental Strategy

Ōamaru, Weston and Kakanui are home to unique and beautiful natural environments and landscapes. As the population increases and changes, including visitor population, this puts pressure on our environment and care is needed to ensure these pressures do not undermine the qualities of the natural environment. Future growth and development also needs to occur sustainability and in a manner that is responsive to the changing climate.

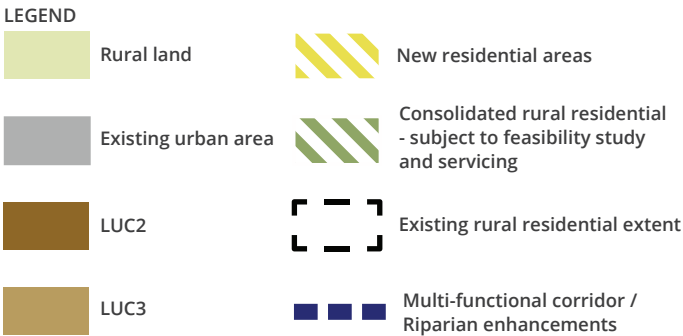
Our environment needs to be protected, maintained and enhanced to provide for future generations. As a priority, we need to protect surrounding high-class soils, freshwater, biodiversity and the coastal environment. This also aligns with the central government’s national direction on these matters.

The role of Kāi Tahu as kaitiaki of the environment is recognised.

Soils

Within the existing rural residential area west of Ōamaru, it is proposed to contract the existing zone extent to maintain the productivity of high-class soils as shown on Maps 13 and 13a. The retention of highly productive soils from further urban encroachment has been identified as important amongst stakeholders and the Weston and Kakanui communities.

It is also intended that minimum lot sizes in the remaining rural residential zone will be reduced below the existing 1 hectare. This will make more efficient use of this land and provide greater variety in the size of rural residential sites to help maintain affordability. Any reduction in minimum lot sizes would need to be done in consultation with ORC to ensure issues around water quality as a result of on-site servicing can be adequately addressed or alternatively connected into the reticulated network. It is critical that any change to the management of rural residential development in the district, ensures that health of water is the primary consideration.



Question:

a. Do you support a reduction in the extent of rural residential land?

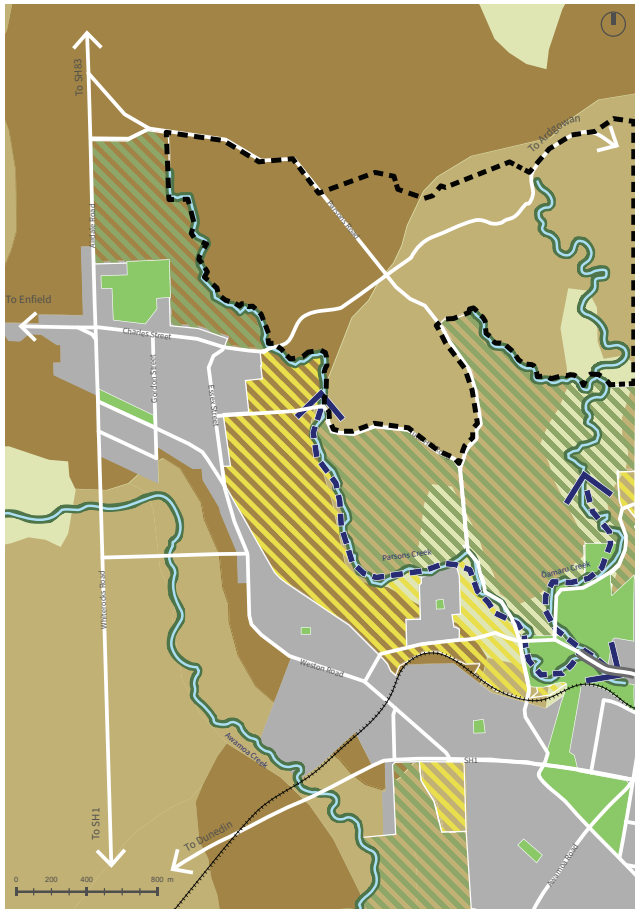
b. Do you think a reduction in minimum lot sizes for rural residential is desirable?



Map 13: Environmental strategy

Some encroachment of high-class soils east of Weston Road and south of Kakanui has been proposed. The area east of Weston Road has already seen some fragmentation of landholdings through a combination of rural residential and standard residential development. The area's connection with established residential areas in Weston and Waiareka Junction

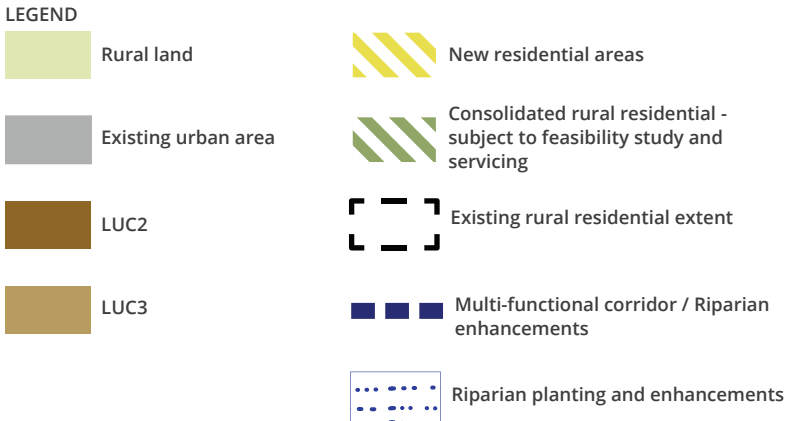
mean that it can be more readily connected into existing infrastructure networks and the presence of an upgraded A20 route provides a unique opportunity to ensure that active travel options are an attractive and viable means of transport to support new residential development.



Map 13a: Weston Soils



Map 13b: Kakanui Soils



Waterbodies

Existing rivers and streams in the study area are valued by the community and these have the potential to operate as multi-functional corridors supporting improved water quality, biodiversity, stormwater management and active travel links. Council will look to work with existing landowners and developers to instigate riparian corridors alongside rivers/streams that form part of the Ōamaru Creek tributary system including Parsons Creek. Council will also look to revitalise and enhance Kakanui River for ecological purposes (e.g. riparian planting) and recreation purposes (e.g. walkways and active trails).



Image 31: Ōamaru Creek as it exists today

Climate Change

With the changing climate Council will need to work closely with the community to build resilience. The Spatial Plan sets out initiatives to support climate resilience and sustainability including:

- Integration of land use and transport to plan and prepare for low or zero carbon travel e.g. walking and cycling, public transport;
- Investigation of alternative transport corridors for active modes of travel between key destinations;
- Investigating the feasibility of introducing public transport services and re-establishment of passenger rail services between Christchurch and Dunedin;
- Residential intensification within and around the centres in Ōamaru, Weston and Kakanui and other areas with good accessibility to a range of employment opportunities and other services and facilities;
- Ecological revitalisation and enhancements of waterbodies;
- Working with Kāi Tahu to reduce the impact of coastal erosion on mahika kai; and
- Public realm upgrades, which may include greening of urban areas.



Image 32: Electric Vehicle (EV) charging infrastructure on Eden Street

Infrastructure Strategy
Horizontal Infrastructure

The scale of infrastructure, and provision of new services, needed to enable a high growth scenario in Ōamaru, Weston and Kakanui requires greater direction and coordination by Council. The Spatial Plan provides a long-term view of the location and scale of growth to provide more certainty to infrastructure providers about where investment is needed, allowing for more cost-effective solutions. Providing greater direction around where growth can occur also allows for social infrastructure providers to plan for the expansion of existing facilities or development of new facilities in advance.

Maps 8, 9 and 11 identify the key horizontal and social infrastructure needed to service growth in the Weston, Waiareka Junction and Awamoa Road areas. The scale of investment across these areas means not all required infrastructure can be provided at the outset. As such, a staged approach to development in SP02 and SP03 will be necessary, meaning development will be conditional on the commitment to deliver the necessary enabling infrastructure. The necessary infrastructure requirements would be determined as part of a structure planning exercise.

This approach will need to be flexible so the timing of infrastructure can be accelerated if growth occurs more quickly or deferred if it is slower. New funding and financing approaches such as Special Purpose Vehicles should be considered to help deliver infrastructure more quickly and to shift the costs to those who directly benefit, rather than creating additional pressures on funding across the District. At a minimum, development of SP02 and SP03 will require the extension of, and possible capacity upgrades to, water networks. Expansion into SP03 may also support the extension of mains water pressure to Weston. The cost of the required three-waters infrastructure is significant, and potentially cost prohibitive, particularly when taking into account the relatively low number of properties it may service.

Social Infrastructure

New or upgraded education and healthcare facilities will also be needed to service the growth of new residents in Ōamaru and Weston. Both the Ministry of Education and Waitaki District Health Services have provided high-level guidance on what facilities may be needed, depending on where and how fast growth occurs.

In the SP03 area, an additional primary school may be needed to service growth. Elsewhere, the expected growth that could be delivered through intensification is likely to be accommodated through expansion and upgrades of existing schools.

In terms of health facilities, capacity upgrades or an entirely new hospital facility are also potentially to be required to ensure local residents have continued access to specialist medical care reducing the need to travel to larger centres such as Dunedin. The existing hospital is also located in a tsunami risk zone which is not ideal for such a critical facility. Relocation would therefore be to a more strategic location out of tsunami risk zone. If the hospital is relocated, the existing facilities could be adapted into a specialist health hub providing a range of outpatient and diagnostic services for an increasingly diverse community. The future populations enabled in SP02 and SP03 may support new general practices establishing in the Weston area, ideally in an enhanced local centre.

LEGEND

Transmission corridor

Extension of water supply

Extension of wastewater network

Multi-purpose events centre

Potential hospital upgrade or relocation

Potential youth centre locations (indicative)

Harbour Plan upgrades

Water reservoir and treatment plant

Wastewater pumpstation

School



Map 14: Ōamaru infrastructure strategy

Town Centre Strategy

The town centre is based around the harbour, Victorian Heritage Precinct and surrounding commercial areas along Thames, Reed and Humber streets north to Dee Street. The Heritage Precinct is a major destination for local residents and is also the public face of Ōamaru to visitors. Feedback received to date indicates that there are a number of challenges facing the town centre and that it could perform better in terms of its overall amenity and sense of place. This will only become more important if high growth occurs and/ or more intensive forms of residential development start to occur in close proximity.

A key action will be to investigate and promote further incentives to encourage adaptive re-use of heritage buildings to reduce vacancy rates and support a more vibrant, welcoming town centre throughout the day. This may include changes to development contributions, rates rebates or the use of a dedicated fund to provide capital specific to adaptive re-use. The development of a 'toolkit' to help landowners and the community navigate the range of planning and financial issues related to re-use of heritage buildings would also assist in this process.



Image 33: Avon River riparian enhancements, Christchurch

Supporting the protection and enhancement of the Heritage Precinct, a number of placemaking initiatives have been identified which could assist with connecting the town centre more strongly to its context in terms of the Ōamaru Creek and Harbour. This can be done, in part, by opening up access to Ōamaru Creek, ensuring development fronts onto this space (refer image 33) and through physical improvements to the adjacent streetscape which could include temporary or permanent reallocation of road space. Supporting activities can also be done to activate the spaces and can ideally involve or be led by the community (refer image 34).

Other initiatives to support town centre vibrancy include consolidation of retail activity, the development of a wayfinding strategy which also incorporates cultural narratives, encouraging new visitor accommodation to concentrate in the centre and the provision of a youth centre to create a destination for Ōamaru's young people.



Image 34: Trial street closures, Trafalgar Street - Nelson

LEGEND

- Ōamaru Creek town centre access and placemaking enhancements
- Potential redevelopment of parts of reserve/ Council owned land
- Bulk retail precinct with supporting design controls
- Heritage Precinct
- Re-establishment of passenger rail services between Christchurch and Dunedin

- Urbanised cycle ways
- Secondary cycle route upgrades
- Temporary and permanent streetscape / gateway enhancements
- Enable a mixed-use waterfront
- Encourage the concentration of visitor accommodation in and around the town centre

- Potential hospital upgrade or relocation
- Potential youth centre location (indicative)
- Town centre
- Proposed mixed-use areas
- Proposed medium density residential zone to align with NPSUD
- Infill residential areas



Map 15: Ōamaru town centre strategy

Question:
This could include pedestrianisation of key streets, including Harbour Street. Do you support this? Why / why not?

Part D: Delivery

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 LTP process. The Spatial Plan is 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

Our action plan provided overleaf sets 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 and alignment with the guiding principles established in Part B. An explanation of each component of the action plan is provided below.

Not all of these actions will be started or completed in the short term and many may not begin until the later in the spatial plan timeframe. It is also important to note that those actions identified as 'quick wins' or short term will not all occur at the same time and will need to be prioritised and staggered.

Action Plan Item	Explanation
Action	Provides a brief description of the recommended action.
Timeframe	Specifies whether the action is a Quick Win (<1 year), Short (1-3 years), Medium (3-10 years), Long (10-30 years), or Ongoing and is a recommended guide. Timframes are expected to change as Council or other agencies develop detailed prject scopes or assign resources.
Cost	Each action is assigned an indicative high-level cost to indicate likely lower cost projects (\$) relative to higher cost projects (\$\$\$\$). Costs will be refined and reassessed as actions are advanced.
Location	Identifies the spatial extent of an action into broad categories - Ōamaru, Weston, Kakanui, and District wide.
Lead agency	Identifies the organisation who will primarily deliver and/ or fund the action.
Partner agencies	Identifies partners and key stakeholders who will be required to help deliver an action and their role (e.g. advocate, facilitate, co-fund).
Risks or assumptions	Identifies any key dependencies from other actions (where relevant) or assumptions made to inform the action's identification.
Alignment	This indicates which of the six themes and supporting guiding principles indentified on page 48 are most likely supported by the action.

- Guiding Principle Themes**
-  Smart Growth
 -  A Vibrant & Prosperous Town
 -  Accessible & Connected
 -  Cultural & Heritage Values
 -  Environmental Sustainability
 -  People & Community

Question:
Take a look at the action plan. Are there particular actions you support or do not support? Are there any actions missing?

Ref	Action	Timeframe	Cost	Location	Lead Agency	Partner Agencies	Risks or Assumptions	Alignment with Guiding Principles
01	Review all existing council strategies and policies to align and update with Spatial Plan.	Short/ Medium term	\$\$	District Wide	WDC		Strategies and policies will be updated in accordance with existing statutory timeframes.	SG VP AC HV ES PC
Transport								
02	Review and update existing WDC Transport Strategy and NOF with respect to alignment for key cycle links identified in the Spatial Plan including prioritisation.	Short term	\$	Ōamaru, Weston & Kakanui	WDC	NZTA, ORC (collaborate).		SG2 AC1 AC5 ES2 ES3 PC2 PC4
03	Identify and seek funding for development and upgrades to key active transport links including cycleways.	Short term	\$\$\$	Ōamaru, Weston & Kakanui	WDC	NZTA, ORC (collaborate, co-fund).	Dependency on Action 02.	SG2 AC1 AC5 ES2 ES3 PC2 PC4
04	Delivery of urban/commuter cycleways to support increased travel choices (sealing, lighting, priority intersections, full segregation) in the following locations: <ul style="list-style-type: none"> Northern cycleway through to Pukeuri; and Weston cycleway (using A2O trail). 	Medium term	\$\$\$	Ōamaru, Weston	WDC	NZTA, ORC, KiwiRail (collaborate, co-fund).	Dependency on Action 03. Potential for financial contributions from development of SP03.	SG2 SG6 AC1 AC5 ES2 ES3 ES4 PC2 PC4
05	Delivery of recreational cycleways (signage, route delineation, partial segregation) in the following location: <ul style="list-style-type: none"> Kakanui cycleway (via Beach Road) and a future southern connection towards Dunedin. 	Medium/ Long term	\$\$\$	Ōamaru, Kakanui	WDC	NZTA, ORC (collaborate, co-fund); Mountain Bike Club (engage).	Dependency on Action 03.	AC1 AC5 ES2 ES3 PC2 PC4
06	Maintenance of existing recreational cycleways/trails.	Ongoing	\$\$\$	Ōamaru, Weston & Kakanui	WDC	Mountain Bike Club.		AC1 AC5 ES2 ES3 PC2 PC4 PC6
07	Feasibility study to confirm locations and options for additional leisure or active trails including from Weston to Ōamaru North.	Short/ Medium term	\$\$	Ōamaru, Weston & Kakanui	WDC	Community (engage).	Linked with Action 27 and potential development of SP01.	AC1 AC5 PC2 PC4 PC6
08	Prioritise and seek funding for development of new leisure/active trails.	Medium/ Long term	\$\$	Ōamaru, Weston & Kakanui	WDC		Dependency on Action 07 and linked with Action 27.	AC5 PC2 PC4 PC6
09	Delivery of new leisure/active trails identified in Action 07.	Long term	\$\$\$\$	Ōamaru, Weston & Kakanui	WDC		Dependency on Actions 07 and 08.	AC5 PC2 PC4 PC6
10	Complete delivery of the Cape Wanbrow Plan .	Medium/ Long term	\$\$\$	Ōamaru	WDC	Kāi Tahu	Linked with Action 50.	AC5 HV2 ES1 PC2 PC4 PC6
11	Complete delivery of the Harbour to Bushy Beach recreational trail.	Short term	\$\$	Ōamaru	WDC	Kāi Tahu, local landowners		AC1 VP2 HV2 PC6
12	Consider/investigate corridors or intersections that warrant improvements, including how freight routes are managed and how certain intersections may be improved to facilitate better town access.	Short/ Medium term	\$\$\$	Ōamaru, Weston & Kakanui	WDC	NZTA, ORC, CRC (collaborate, co-fund), local business (engage).		SG5 AC1 AC5 VP1 PC2 PC4
13	Engage with Waka Kotahi / NZTA on options (location, funding) for providing safe shared routes (for walking and cycling) along SH1.	Short term	\$	Ōamaru	WDC	NZTA, Local schools, Community.		AC2 AC4 AC5 ES2 ES3 PC2 PC4

Ref	Action	Timeframe	Cost	Location	Lead Agency	Partner Agencies	Risks or Assumptions	Alignment with Guiding Principles
14	Establish safe shared routes along SH1.	Short term	\$\$\$	Ōamaru	NZTA	WDC.	Dependency on Action 13.	AC2 AC4 AC5 ES2 ES3 PC2 PC4
15	Undertake a feasibility study on public transport options (including fixed routes or on-demand services) to support future growth and mode shift.	Medium term	\$\$	Ōamaru, Weston & Kakanui	ORC, WDC	NZTA (collaborate, co-fund), Community (engage).		AC1 AC2 AC5 ES3 PC3 PC4
16	Re-establishment of passenger rail services between Christchurch and Dunedin via Ōamaru.	Medium/Long term	\$\$\$\$	Ōamaru	KiwiRail	WDC, ORC, CRC, neighbouring district and city councils, Tourism Waitaki (advocate), NZTA (facilitate).		VP1 VP6 AC2 ES3 PC4
17	Investigate the provision of new (or enhanced) active travel connections between Ōamaru and Kakanui.	Short / Medium term	\$\$	Kakanui	WDC	Kakanui community.		AC1 AC5 ES2 ES3 PC2 PC4
18	Revise and update parking strategy. This should include investigating the need for increased off-street car parking or park 'n ride facilities (including potential locations) to support the town centre and enable potential re-allocation of existing on-street car parking spaces as part of public realm projects and infrastructure for EV's.	Short term	\$	Ōamaru	WDC	Local businesses.	Dependency with Actions 72, 73 & 74.	VP1 VP6 AC2 PC3
19	Ōamaru North Centre streetscape improvements and public realm upgrades to support the establishment of a defined centre.	Short / Medium term	\$\$\$\$	Ōamaru	NZTA	WDC (advocate, co-fund).	Linked with Actions 13 & 14. Also identified in the Christchurch to Dunedin CMP .	VP6 AC2 AC4 PC1 PC2
20	Provision of cycle parking to better support uptake at key destinations around Ōamaru, Weston and Kakanui.	Short term	\$	Ōamaru, Weston & Kakanui	WDC			VP6 AC5 ES3 PC2
21	Continued monitoring of coastal erosion rates along Beach Road with potential managed retreat of Beach Road between the Golf Club and Awamoa Central Road as well as Kakanui and Seadown Road.	Long term/ Ongoing	\$\$	Kakanui	WDC, ORC	NIWA	Linked to Action 40.	AC4 ES6
Land-Use & Development								
22	Review the extent and location of zoning to support anticipated residential growth and housing choice (type & location) in the areas shown in Maps 8, 9 & 10.	Quick win	\$	Ōamaru, Weston & Kakanui	WDC			SG1 SG2 SG3 SG5 SG7 PC3
23	Undertake accessibility and demand assessment in Ōamaru, Weston and Kakanui to inform intensification locations as required under NPSUD.	Quick win	\$	Ōamaru, Weston & Kakanui	WDC			SG3 SG5 SG7 ES3 PC3 PC4
24	Understand barriers to residential intensification and redevelopment in central Ōamaru (infrastructure issues, District Plan rules, market factors) and work with private sector to remove them or encourage intensification and redevelopment outcomes.	Quick win / Short term	\$	Ōamaru	WDC			SG1 SG5 SG6

Ref	Action	Timeframe	Cost	Location	Lead Agency	Partner Agencies	Risks or Assumptions	Alignment with Guiding Principles
25	Review District Plan provisions to enable greater heights and / or density in accordance with the intensification requirements of the NPSUD within: <ul style="list-style-type: none"> • Ōamaru town centre; • An approximate 10min walk from edge of the town centre; and • Other areas with good accessibility or high demand (e.g. Ōamaru North, South Hill). 	Quick win	\$	Ōamaru, Weston & Kakanui	WDC	ORC	Dependencies with Actions 22, 23 & 24.	SG2 SG5 SG7 VP1 ES3 PC3 PC4
26	Develop design guidelines for town centre and medium density residential zones.	Quick win	\$	Ōamaru, Weston & Kakanui	WDC			SG3 VP5 HV1 HV3 HV4
27	Structure planning on new residential greenfield areas SP01 (Bushy Beach), SP02 (Awamoa) and SP03 (Weston).	Short / Medium term	\$\$	Ōamaru, Weston & Kakanui	WDC	Community, infrastructure providers (e.g. MoE, Network Waitaki)		SG1 SG7 VP6 AC5 ES1 ES2 PC3
28	Review District Plan provisions / develop proposed District Plan provisions for residential zones to ensure they are enabling of a variety of typologies and remove barriers where possible	Quick win	\$	Ōamaru, Weston & Kakanui	WDC	Kāinga Ora, ORC, developers (consult).	Will need to be informed by outcomes of Actions 22, 23, 24, 25 & 26.	SG3 SG5 PC3
29	Review the extent and location of rural residential zoning in the areas shown in Maps 8 and 9.	Quick win	\$	Ōamaru, Weston	WDC		May shift from rural residential to large lot zoning & provisions.	SG1 SG2 SG4 ES1
30	Undertake a review of minimum lot sizes in rural residential zone to support more efficient land use where productive farming opportunities have already been compromised.	Quick win	\$	Ōamaru, Weston	WDC	ORC (collaboration on on-site servicing issues).	May shift from rural residential to large lot zoning & provisions.	SG1 SG2 SG4 ES1
31	Investigate the feasibility of transitioning from on-site servicing to reticulated servicing for rural residential areas immediately adjacent to existing urban areas.	Short term	\$\$\$\$	Ōamaru, Weston	WDC		Cost of reticulating rural residential areas may be prohibitive.	SG7 ES1 ES4
32	Prepare a rural residential land-use strategy.	Short term	\$\$	Ōamaru, Weston & Kakanui	WDC	ORC	Dependency on Action 31. Preparation of this strategy would only occur if the feasibility of servicing rural residential areas is confirmed to be viable.	SG7 ES1 ES4
33	Structure planning for rural residential areas identified in Maps 8 and 9.	Short / Medium term	\$\$	Ōamaru, Weston	WDC	Kāi Tahu, ORC, community (collaborate).		SG1 SG2 SG4 AC1 ES1
34	Review District Plan provisions / develop proposed District Plan provisions for rural residential areas in light of reducing minimum lot sizes.	Short term	\$	Ōamaru, Weston	WDC		Dependency on Actions 31 & 32. May shift from rural residential to large lot zoning & provisions.	SG4 SG7
35	Protection of remaining highly productive land (classes 1 -3 soils) in alignment with proposed NPSHPL through District Plan rezoning and provisions.	Short term	\$	Ōamaru, Weston & Kakanui	WDC, ORC	MPI, Federated Farmers (engage).	Potential opposition from landowners at loss of development potential.	SG4 ES1

Ref	Action	Timeframe	Cost	Location	Lead Agency	Partner Agencies	Risks or Assumptions	Alignment with Guiding Principles
36	Review District Plan provisions to restrict new heavy industry from establishing or expanding further in the harbour area.	Quick win	\$	Ōamaru	WDC		Potential opposition from landowners at loss of development potential.	VP2 VP5 PC1
37	Enable / permit a mix of compatible uses in the harbour area shown on Map 15 through District Plan zoning and provisions.	Quick win	\$	Ōamaru	WDC		Reverse sensitivity issues from existing heavy industrial uses.	SG5 SG7 VP2 VP5 VP6 ES6 PC1
38	Utilise existing Council landholdings in the harbour / waterfront and town centre areas to develop 'catalyst projects' to encourage further private investment and development (e.g. mixed-use/ higher density residential development, Ōamaru Creek enhancements, conversion or adaptive re-use of heritage buildings).	Medium/ Long term	\$\$\$\$	Ōamaru	WDC		Potential to partner with the private sector to help fund and deliver.	VP1 VP2 VP5 VP7
39	Transition industrial uses north of Humber Street and north of Orwell Street as shown in Map 8 from current vulnerable coastal location to North Ōamaru Business Park/ other suitable locations.	Medium/Long term	\$\$\$	Ōamaru	WDC	Local businesses / landowners	Linked to Action 40.	SG2 ES6
40	Continue to develop an understanding of climate change impacts on land use and development, including coastal areas and work with the community to understand what this means for the future.	Medium term	\$\$	Ōamaru, Weston & Kakanui	WDC, ORC, NIWA	Kāi Tahu, community (engage).	Government has signalled preparing legislation in this space which may assist in with future decision making.	SG2 VP6 ES2 ES6
41	Review District Plan zoning and provisions to restrict heavy industry in areas shown in Map 8 and enable general industrial uses in the North Ōamaru Business Park and along parts of Humber Street.	Quick win	\$	Ōamaru	WDC			VP1
42	Maintain concentration of bulk retail in current location / restrict new bulk retail to this area as shown in Map 15 .	Ongoing	\$	Ōamaru	WDC			SG6 VP1 VP3 VP4
43	Review District Plan provisions to ensure bulk retail is enabled in the area identified in Map 15 and restricted in others.	Quick win	\$	Ōamaru	WDC		Dependency on Action 42.	SG6 VP1 VP3 VP4
44	Review District Plan provisions to encourage new visitor accommodation to locate primarily within the town centre to better support vitality as shown in Map 15 . New visitor accommodation should be restricted in other areas.	Quick win	\$	Ōamaru	WDC			VP1 VP6
45	Review District Plan zoning in Ōamaru North to support a consolidated local centre as shown in Map 8 .	Quick win	\$	Ōamaru	WDC		Linked with Actions 13, 14 & 19.	SG2 VP4 PC3
46	Review District Plan zoning in Weston to support a compact neighbourhood centre as shown in Map 9 .	Quick win	\$	Weston	WDC			SG2 VP4 PC1 PC3
47	Engagement with the community and investigate options for a formal neighbourhood centre in Kakanui as shown in Map 10 through the District Plan.	Short / Medium term	\$\$	Kakanui	WDC		Significant consultation with Kakanui community needed to confirm location of centre. This may involve a change in zoning approach under the District Plan.	SG2 VP4 PC1 PC3

Ref	Action	Timeframe	Cost	Location	Lead Agency	Partner Agencies	Risks or Assumptions	Alignment with Guiding Principles
Reserves and Open Space								
48	Update the existing Reserves Strategy.	Medium term	\$\$	District Wide	WDC	Kāi Tahu, community/ sporting groups (engage).		SG1 VP1 VP6 ES4 PC1 – PC6
49	Review and update as necessary Waitaki Reserves Management Plan 2014 .	Medium term	\$	Ōamaru	WDC		Dependency on Action 48.	PC6
50	Undertake improvements and enhancements to existing reserves and open space (e.g. playground upgrades or expansions, new paths/ access points) to support growth.	Ongoing	\$\$	Ōamaru, Weston & Kakanui	WDC	Community groups, sporting groups (engage).	Dependency on Actions 48 & 49.	PC1 PC6
51	Study of Council reserves to explore community feedback on alternative uses (such as residential) over parts of Queen's, Glen Eden and Glen Warren reserves. The study would seek to understand community preference for alternative uses, how reserves are currently used and how frequent that use is, how people access reserves, and existing deficiencies in facilities.	Short / Medium term	\$\$	Ōamaru	WDC		Likely dependant on sustained high population growth and / or an alternative to further greenfield land release identified in Maps 9, 10 and 11.	SG2 SG5 PC6
52	Undertake a masterplanning exercise of Queen's, Glen Eden and Glen Warren Reserves to understand potential residential capacity for improved reserve utilisation.	Short/ Medium term	\$\$	Ōamaru	WDC		Dependency on Action 51 and assumes there is public support for this outcome.	SG2 SG5 PC6
53	Undertake reserve transfer process and undertake residential development in alignment with Spatial Plan.	Medium/ Long term	\$\$\$\$	Ōamaru	WDC		Dependency on Action 51 and assumes there is public support for this outcome. Assumes development would be undertaken with a development partner.	SG2 SG5 PC6
54	Deliver reserve improvements with funds from reserve transfer/ sale process under Action 48.	Long term	\$\$\$	Ōamaru	WDC		Assumes there is support for this outcome. Funding provided through reserve transfer process.	PC1 PC6
55	Improve and enhance waterbodies and margins within the Spatial Plan extent for ecological, recreational and stormwater detention purposes.	Ongoing	\$\$\$	Ōamaru, Weston & Kakanui	WDC, ORC	Kāi Tahu, Fish & Game, community groups.	Linked to Actions 57, 58 & 59	ES1 ES4 ES5
56	Protection of the coastal landscape from Cape Wanbrow south to Kakanui through applying appropriate overlay controls on development through the District Plan.	Ongoing	\$\$	Ōamaru, Kakanui	WDC	Kāi Tahu.	Existing protection but potential costs with implementation.	HV2 ES1 PC1

Ref	Action	Timeframe	Cost	Location	Lead Agency	Partner Agencies	Risks or Assumptions	Alignment with Guiding Principles
57	Preliminary investigation and scoping for Ōamaru Creek enhancements to improve biodiversity, stormwater management, water quality and recreational values along the riparian corridor. Potential enhancements include: riparian planting, channel clearance, widening and formalisation/ activation of path from Ōamaru Gardens through to the Waterfront; improved connections to Thames Street; Lighting.	Short term	\$	Ōamaru	WDC, ORC	Kāi Tahu, community groups.	Potential to tie in with redevelopment of the Old Mill site.	<div>VP1</div> <div>VP6</div> <div>AC3</div> <div>ES4</div> <div>PC1</div> <div>PC6</div>
58	Seek funding for upgrades and enhancements identified in Action 51.	Short term	\$\$	Ōamaru	WDC, ORC	Community groups, North Otago Sustainable Land Management, commercial partners.	Dependency on Action 57. Potential funding sources include ORC, commercial partners (opportunity for naming rights), voluntary assistance from community groups. Aspirations should flow through to structure planning for area SP03.	<div>VP1</div> <div>VP6</div> <div>AC3</div> <div>ES4</div> <div>PC1</div> <div>PC6</div>
59	Complete upgrades and enhancements to Ōamaru Creek in alignment with agreed design.	Medium/ Long term	\$\$\$\$	Ōamaru	WDC	Kāi Tahu.	Dependencies on Actions 57 & 58.	<div>VP1</div> <div>VP6</div> <div>AC3</div> <div>ES4</div> <div>PC1</div> <div>PC6</div>
Social and Horizontal Infrastructure								
60	New multi-purpose events centre in Ōamaru North as shown in Map 8.	Short/ Medium term	\$\$\$\$	Ōamaru	WDC	Friends of the Waitaki Events Centre.	Funding approved within 2021-2031 LTP period.	<div>SG6</div> <div>VP6</div> <div>PC2</div> <div>PC3</div> <div>PC6</div>
61	Assess the need for a new school between Ōamaru and Weston as population increases.	Medium/Long term	\$	Ōamaru, Weston & Kakanui	MOE	WDC, local schools (collaborate).	Related to identified structure planning in area SP03 (Action 27).	<div>SG1</div> <div>SG2</div> <div>PC5</div>
62	Investigate redevelopment/ expansion of the existing hospital or identify new hospital site to better cater for changing needs of the community.	Short/ Medium term	\$\$\$\$	Ōamaru	WDHS	WDC, SDHB, Ministry of Health (collaborate, co-fund).		<div>PC2</div> <div>PC3</div> <div>PC5</div>
63	Investigate extension of urban infrastructure to Weston (e.g. lighting, footpaths, water) with the community.	Short term	\$	Weston	Ratepayers association	WDC (facilitate).		<div>SG1</div> <div>AC1</div> <div>AC4</div> <div>PC3</div>
64	Consult with Kakanui community on options for infrastructure upgrades at Kakanui.	Short term	\$\$	Kakanui	WDC	Kakanui community.		<div>SG1</div> <div>AC1</div> <div>PC3</div>
65	Investigate provision of community recycling drop-off facilities in Kakanui and Weston as part of local centre enhancements.	Short term	\$	Ōamaru, Weston & Kakanui	WDC	Kakanui and Weston communities.	Aligned with Waste Management and Minimisation Plan 2018-2024 .	<div>ES2</div> <div>PC3</div>
66	Ōamaru Water Treatment Plant upgrades to support growth.	Medium term	\$\$\$\$	Ōamaru	WDC		Assumes growth will occur triggering need for the upgrade.	<div>SG1</div> <div>PC2</div>
67	Ōamaru Wastewater Biochemical Oxygen Demand (BOD) capacity upgrade.	Medium term	\$\$\$\$	Ōamaru	WDC			<div>SG1</div> <div>ES1</div> <div>PC2</div>

Ref	Action	Timeframe	Cost	Location	Lead Agency	Partner Agencies	Risks or Assumptions	Alignment with Guiding Principles
Town Centre/ Harbour Area								
68	Review town centre and mixed-use zone boundaries to facilitate a consolidated retail core within the town centre.	Quick win	\$	Ōamaru	WDC			SG3 SG5 SG7 VP1 VP5 VP6 PC3
69	Review District Plan provisions for all business zones to enable uses that contribute to the vibrancy of the town centre (e.g. commercial, retail, food and beverage, visitor accommodation, residential, entertainment).	Quick win	\$	Ōamaru	WDC		Linked with Action 68.	SG1 SG5 SG7 VP1 VP5 VP6 PC3
70	Investigate new and promote existing financial incentives to encourage adaptive re-use of heritage buildings for residential uses: <ul style="list-style-type: none"> Development contribution reductions; Rates rebate/ targeted rates fund; Consent fees; Heritage fund. 	Short/ Medium term	\$	Ōamaru	WDC	OWCT, Heritage New Zealand, Kāi Tahu, other key landowners (collaborate), wider community (engage).		SG6 VP1 VP5 HV1 HV3 HV4 HV5
71	Develop a planning tool kit to assist applicants with the process to build or re-use buildings within the town centre.	Medium term	\$\$	Ōamaru	WDC	OWCT, Heritage New Zealand, Kāi Tahu, ORC.	Complements Action 70.	SG6 VP1 VP5 HV1 HV3 HV4 HV5
72	Permanent pedestrianisation of Harbour Street.	Short/ Medium term	\$	Ōamaru	WDC	Harbour Street business owners (collaborate).	Potential to continue to trial this. The next trial could be for a longer time period e.g. summer months (Dec - Feb). Full closure dependent on wider development in the waterfront area.	VP1 AC3 AC5 HV1 HV3 PC1 PC2
73	Re-allocation of general vehicle lanes along Thames Street south of Coquet Street to facilitate urban realm and placemaking enhancements to support town centre vibrancy.	Medium term	\$\$	Ōamaru	WDC	NZTA (collaborate, co-fund), Kāi Tahu, local business owners (collaborate).		VP1 AC3 AC5 PC1 PC2
74	Investigate public realm upgrades at key town centre gateways as shown on Map 15, including: <ul style="list-style-type: none"> Humber Street from Rail Station to Eden Street; Eden Street between Humber Street and Thames Street (intercity bus stop); Intersection of Wansbeck Street with both Tees and Tyne Streets; Intersection of Severn and Itchen Street; Intersection of Thames and Coquet Street. 	Short / Medium term	\$\$\$	Ōamaru	WDC	NZTA (collaborate, co-fund), Kāi Tahu, local business owners, KiwiRail.	Potential to utilise adjacent WDC landholdings to deliver an integrated built form/ public open space response and/ or through temporary open space enhancements. Humber Street gateway linked to Action 16 - re-establishment of passenger rail services.	VP1 AC3

Ref	Action	Timeframe	Cost	Location	Lead Agency	Partner Agencies	Risks or Assumptions	Alignment with Guiding Principles
75	Develop an integrated Ōamaru wide signage and wayfinding strategy to replace the existing patchwork of signage used and provide a consistent approach and visual treatment to signage throughout the town centre, heritage precinct and harbour area to assist with navigation by visitors and resident.	Short term	\$\$	Ōamaru	WDC	Kāi Tahu, NZTA, Heritage New Zealand, Destination Management Governanace Group, OWCT, local business owners (collaborate).	Linked with Action 77.	<div>VP1AC3HV1PC6</div>
76	Investigate development of a youth centre / facility to attract younger people to the town centre and assist with footfall and overall vibrancy.	Short term	\$	Ōamaru	WDC	Local schools (both primary and secondary).	An alternative location for this facility could be in close proximity to the Ōamaru North local centre.	<div>VP1PC2PC3</div>
Mana whenua								
77	Support Kāi Tahu Whānui in further revitalising their cultural presence throughout the Spatial Plan extent, through manaakitanga, sharing kōrero, cultural features, wayfinding, cultural interpretation, boards, art, sculpture, and input into appropriate design for development.	Ongoing	\$\$	Ōamaru, Weston & Kakanui	WDC, Kāi Tahu	Heritage New Zealand, local business owners (collaborate).	Consider as part of, and integrate with, Action 75.	<div>HV1HV2HV6PC1PC6PC7</div>
78	Work with Kāi Tahu to protect and enhance significant sites for mahika kai through managing effects of development, supporting kaitiakitaka and ecosystem restoration, and improving access.	Ongoing	\$\$-\$\$\$	Ōamaru, Weston & Kakanui	WDC, Kāi Tahu	ORC, community (engage).		<div>HV1HV2HV6ES1</div>

Key terms

Active travel modes: forms of transport that involve physical exercise, predominantly walking or cycling but can also include other forms of transport including skateboards and micro-mobility devices such as e-bikes or e-scooters.

Density: this refers to the number of houses or dwelling within a certain area and is usually expressed as the number of dwellings per hectare.

High-class soils: New Zealand’s best soils with nutrients required for optimum plan growth and good for growing food. Soils are ranked according to their capability to productive uses using the Land Use Capability classification (LUC) to a class between 1 and 8. LUC 1 is considered the most productive and versatile with LUC 8 having severe limitations. The study area contains LUC 2 and LUC 3 land which are currently considered high-class. Also referred to as productive land.

Housing choice: refers to a variety of housing typologies and tenure options to meet current or changing demand. e.g. standalone residential dwellings, townhouses/duplexes, papakainga, private or communal ownership, rental or leasehold.

Infill housing: this refers to the construction of a new dwelling(s) on an existing residential site. This includes the construction of a minor dwelling or subdivision of an existing title to create one or more new dwellings.

Kaitiaki: this is the process of ensuring the wellbeing of places, people and resources is maintained through active stewardship.

Legibility: how easy it is for a person to intuitively understand the layout of an area or town. See also wayfinding.

Mauri: the life force of any entity. The Mauri is an indication of the condition of a resource and can be uplifted or degenerated by positive or negative impacts on Mauri.

Mahika kai: the practice of gathering traditional foods and resources. Mahika kai is essential to the processes of Manaakitanga, is enhanced through kaitiakitaka and supports Rakatirataka.

Manaakitanga: this is the practice of care for visitors. It is of upmost importance for manawhenua to make visitors welcome through this traditional practice which builds the mana of all involved.

Medium density residential: this refers to areas where attached dwellings are planned to be more prevalent. Attached dwellings typically include duplexes, triplexes, terraced housing or low-rise/walk-up apartments up to three storeys.

Mixed-use: a building, development or area that contains a mix of different activities or land uses, e.g. residential dwelling, offices, retail shops and cafes.

Mode shift: typically refers to changing travel patterns away single occupancy vehicles to shared or active modes of travel such as public transport, walking and cycling.

Principle: matters to be considered when planning or making decisions.

Rakatira (chief): Rakatiraka is the process of governance in Te Ao Māori. The right to Rakatirataka, ie for Māori to be custodians over their lands, waters and resources was guaranteed under Tiriti o Waitangi.

Residential intensification: redevelopment of a property (site or building) to a higher density of residential dwellings, for example removing a single house from a large site and replacing with townhouses, duplexes or apartments, or converting an existing building into smaller residential dwellings.

Social infrastructure: Social infrastructure includes parks and open spaces, schools, community facilities, and health facilities.

Special purpose vehicle: means a company, limited partnership, Crown entity, or other person that is able to repay finance raised to fund and construct infrastructure through a levy collected from a defined geographical area. Refer also to the Infrastructure Funding and Financing Act 2020.

Structure plan: a plan that sets out how a particular area will be developed and may include requirements such as roads (including their location), infrastructure services and density of development.

Typology: the grouping of buildings according to their physical form, e.g. towers, terraced homes, detached homes.

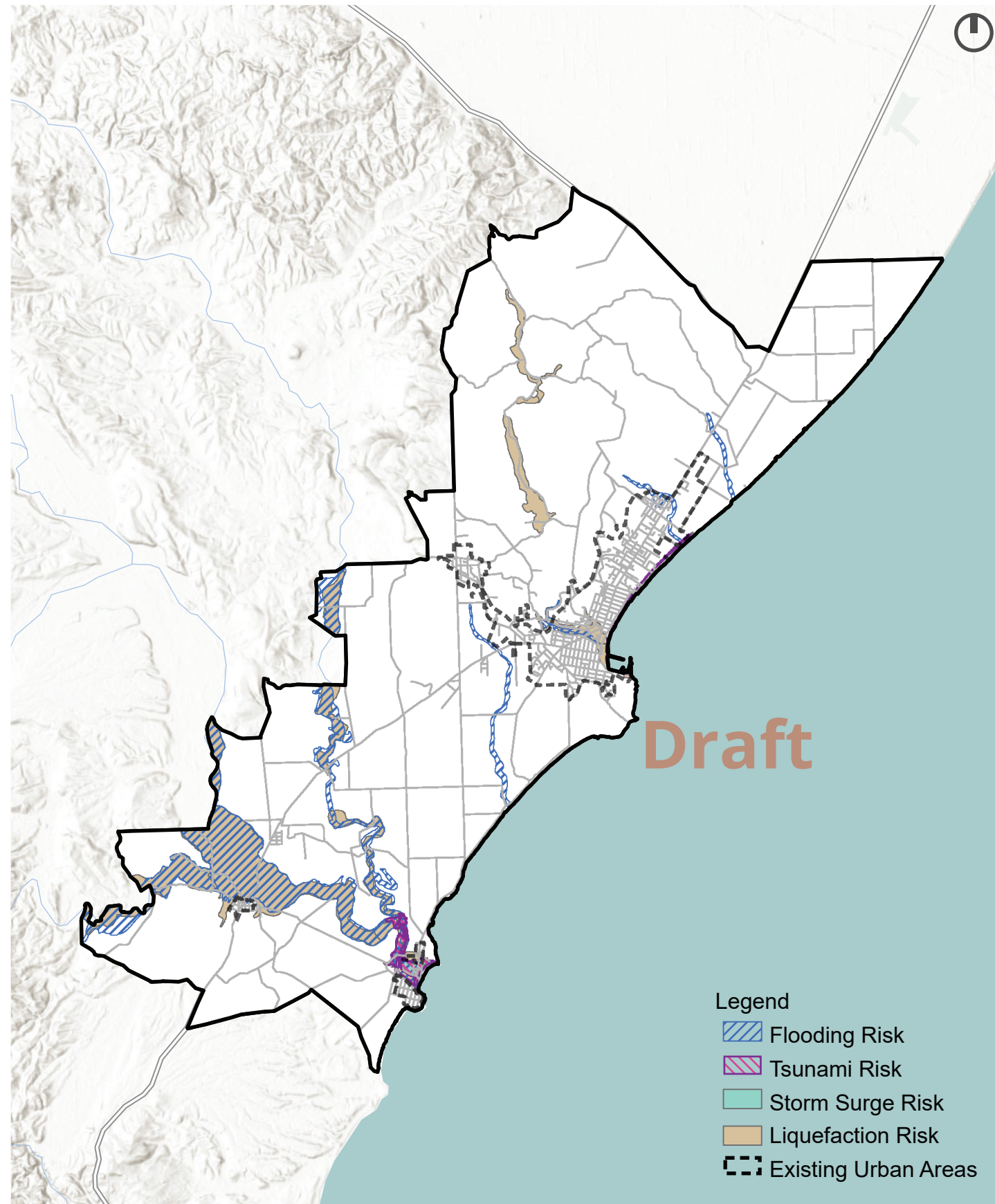
Wayfinding: the process of deterring and following a path or route from place to place. Can include signage but is also informed by the general design and layout of built form and open spaces.

Acronyms

- **A2O** Alps to Ocean Cycle Trail
- **CMP** Corridor Management Plan
- **CRC** Canterbury Regional Council
- **EV** Electric Vehicle
- **LUC** (soils) Land Use Capability
- **LTP** Long Term Plan
- **MoE** Ministry of Education
- **MPI** Ministry of Primary Industries and Fisheries
- **NOF** Network Operating Framework
- **NPSFM** National policy statement for freshwater management
- **NPSHPL** National policy statement for highly productive land
- **NPSIB** National policy statement for indigenous biodiversity
- **NPSUD** National policy statement for urban development
- **NZTA** Waka Kotahi New Zealand Transport Agency
- **ORC** Otago Regional Council
- **OWCT** Ōamaru Whitestone Civic Trust
- **RMA** Resource Management Act 1991
- **SH1** State Highway 1
- **WDC** Waitaki District Council

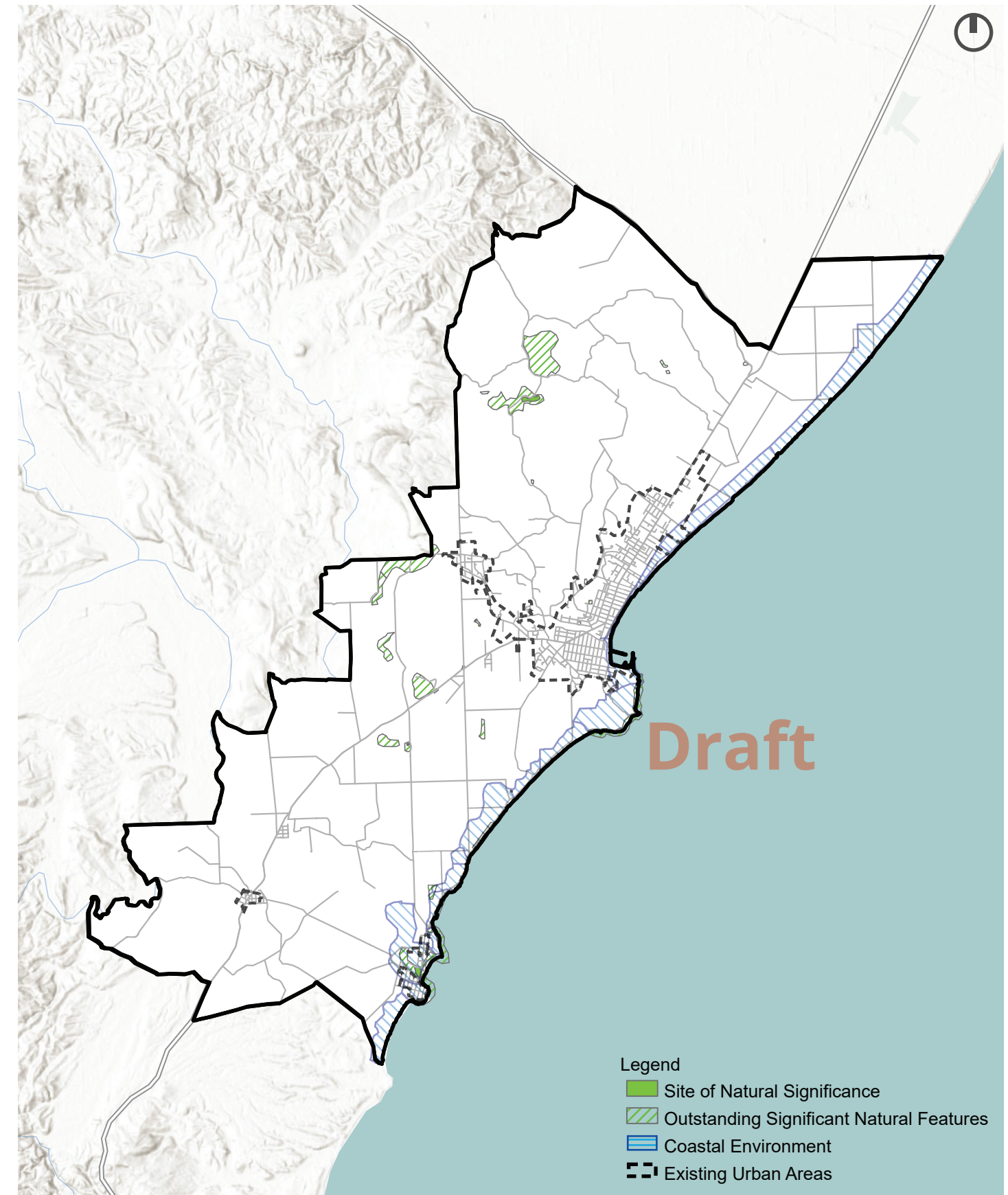
Appendix 1

Thematic Mapping



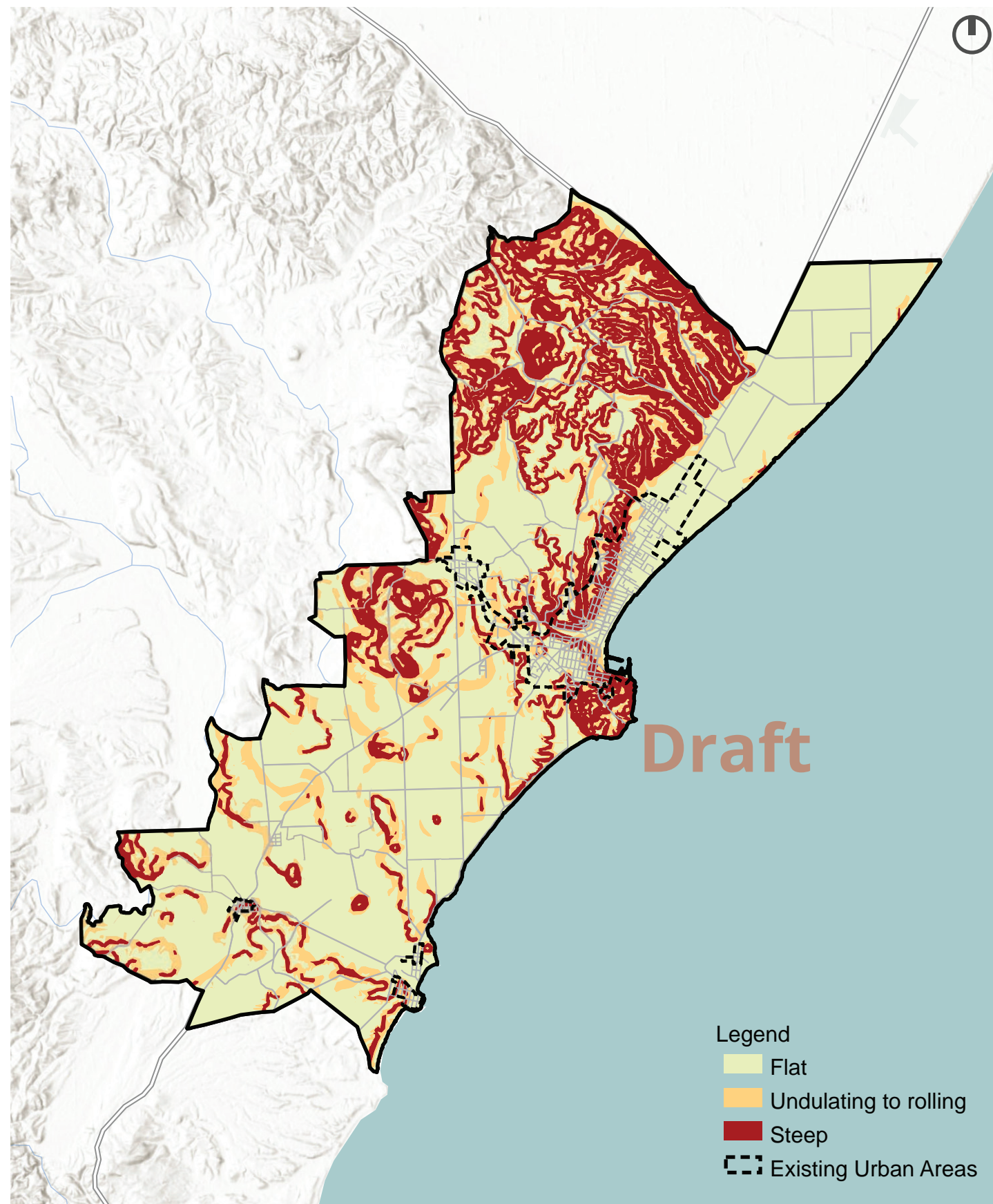
Natural Hazards

This map indicatively identifies areas that already are impacted by natural hazards (e.g. flooding) or may be subject to natural hazards in the future (e.g. tsunami). Some of these hazards may be able to be addressed, in part, by engineering solutions but equally may be unsuitable for future development or intensification due to the significant risks they pose. Areas adjacent to the Kakanui River are identified as being impacted by several hazards.



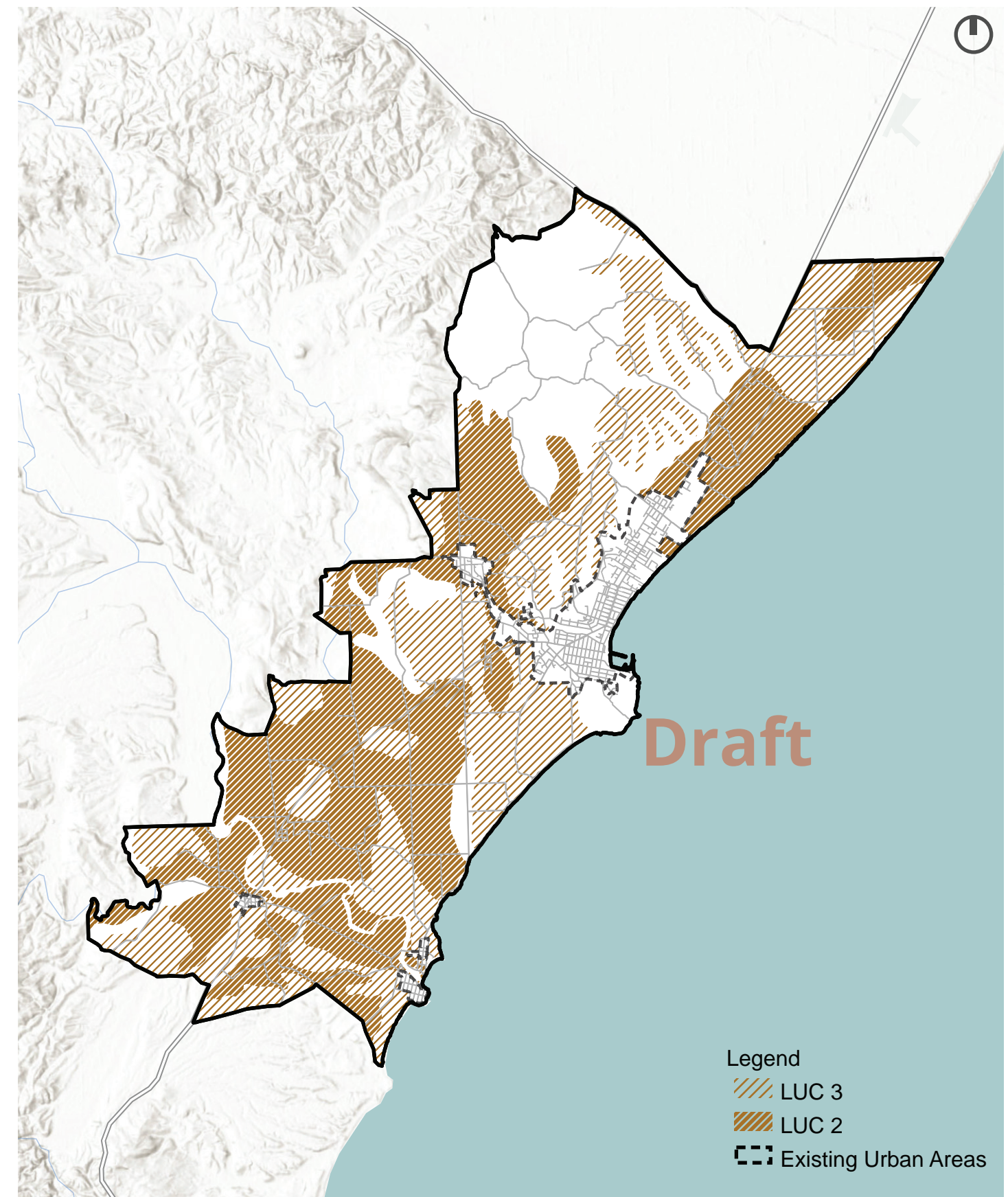
Landscape Features

This map identifies important landscape or ecological features across the study area and is based on existing District Plan controls and some preliminary work to inform the District Plan review. These areas are predominantly concentrated along the coast, in particular Kakanui.



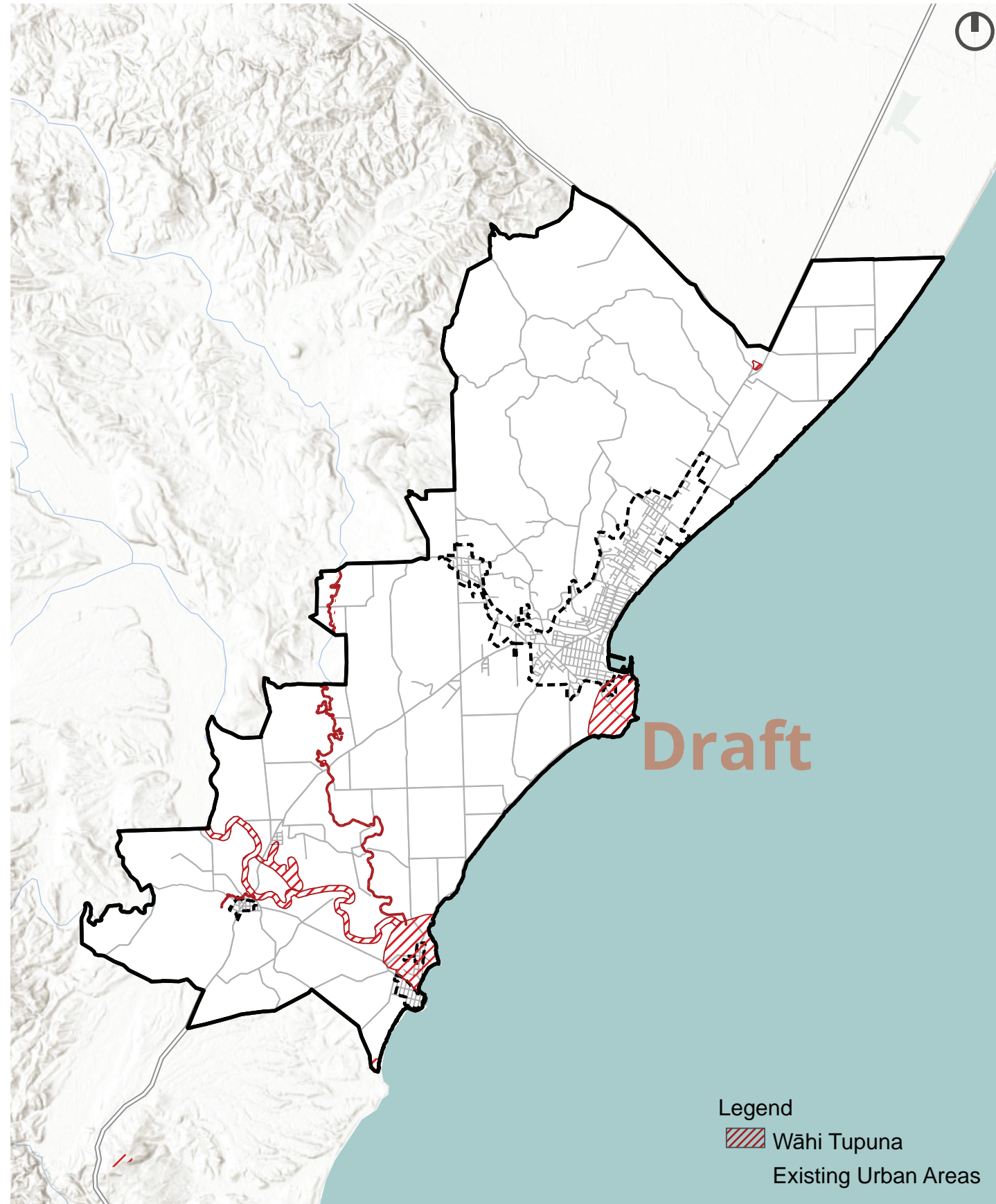
Slope Analysis

This map identifies potential topographical constraints based on broad slope classifications where 'flat' includes land with a slope average of up to 7 degrees, 'undulating to rolling' up to 15 degrees and 'steep' higher than 15 degrees. Flat land has few constraints in terms of potential urban development while steep land may be entirely unsuitable or command a high development premium limiting yield or overall viability.



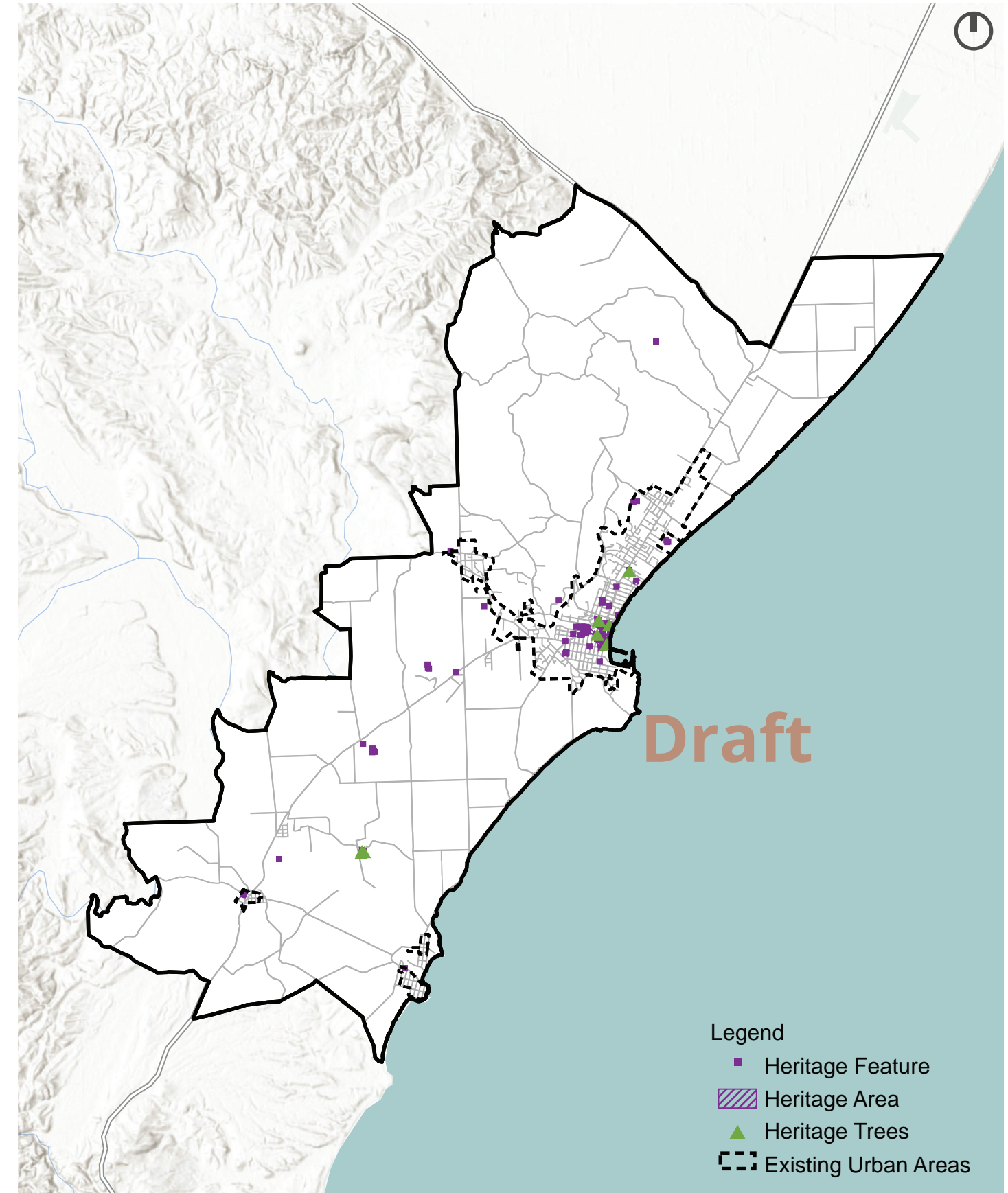
Soil Classification

LUC2 and LUC3 are considered highly productive and ideally suited to a range of agricultural and horticultural uses. The majority of the LUC2 and LUC3 land is currently zoned for rural uses. The large area of LUC2 land which extends east of Weston is already partially in urban or rural residential uses.



Wāhi Tupuna

Wāhi tūpuna are landscapes and places that embody the relationship of mana whenua and their culture and traditions with their ancestral lands, water, sites, wāhi tapu (sacred places), and other taoka (treasure).



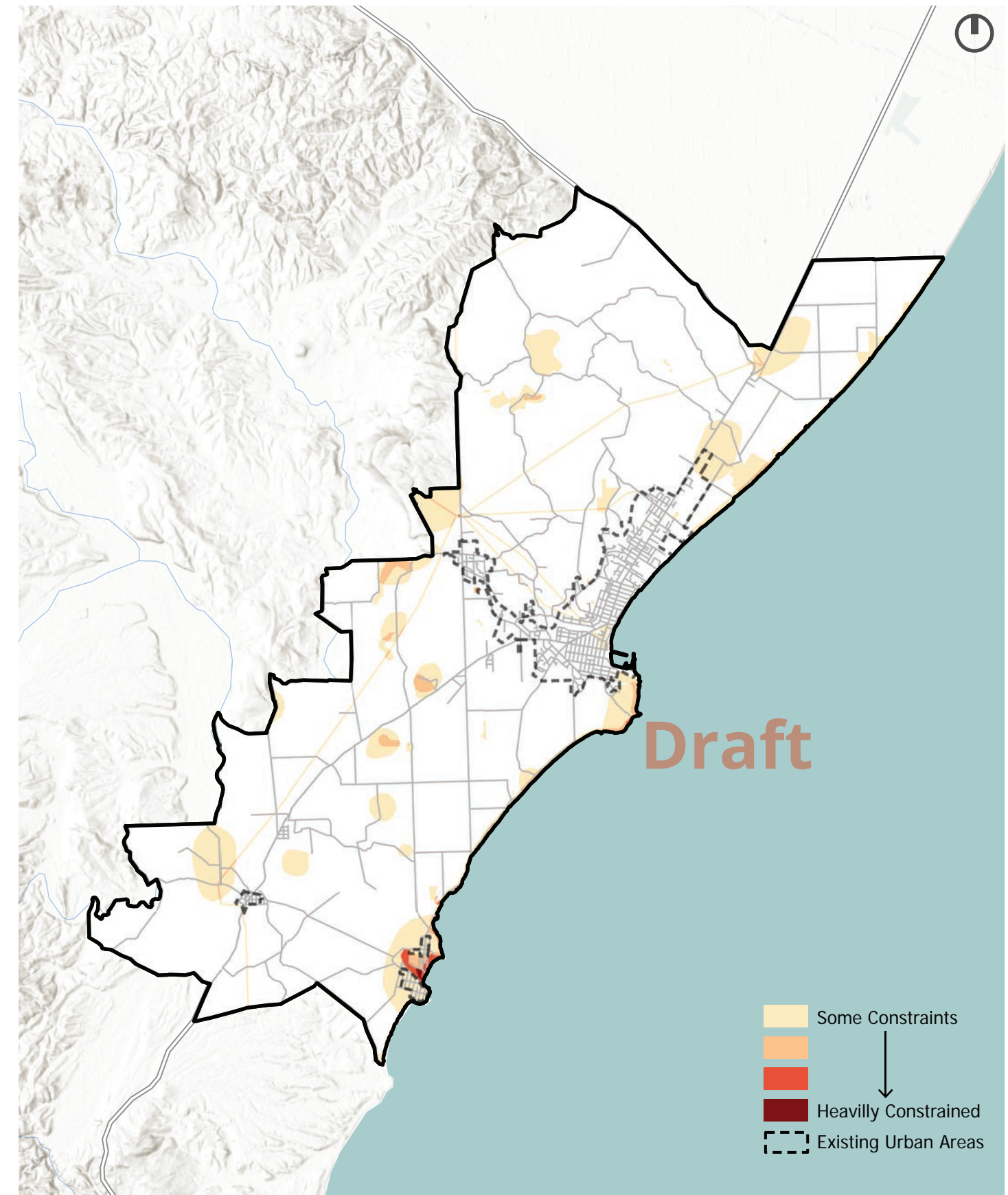
Heritage

This map identifies historic heritage buildings, sites and trees as currently scheduled within the District Plan. These features are concentrated within existing urban areas, in particular the Heritage Precinct within Ōamaru town centre.



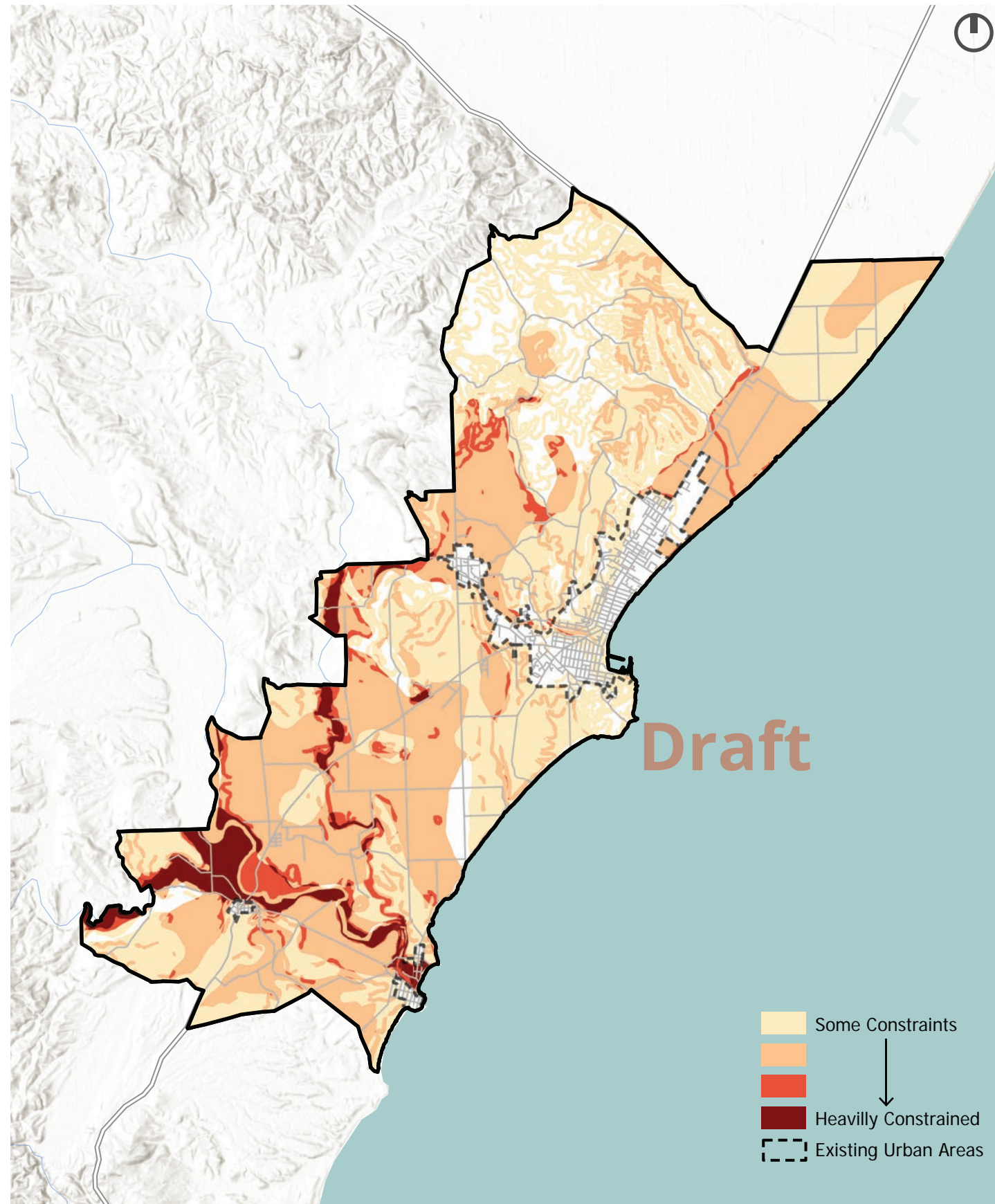
Infrastructure

This map identifies critical pieces of infrastructure which are required to support the existing communities of Ōamaru, Weston and Kakanui and should be protected from potential reserves sensitivity impacts of any future development which may impact on their operation.



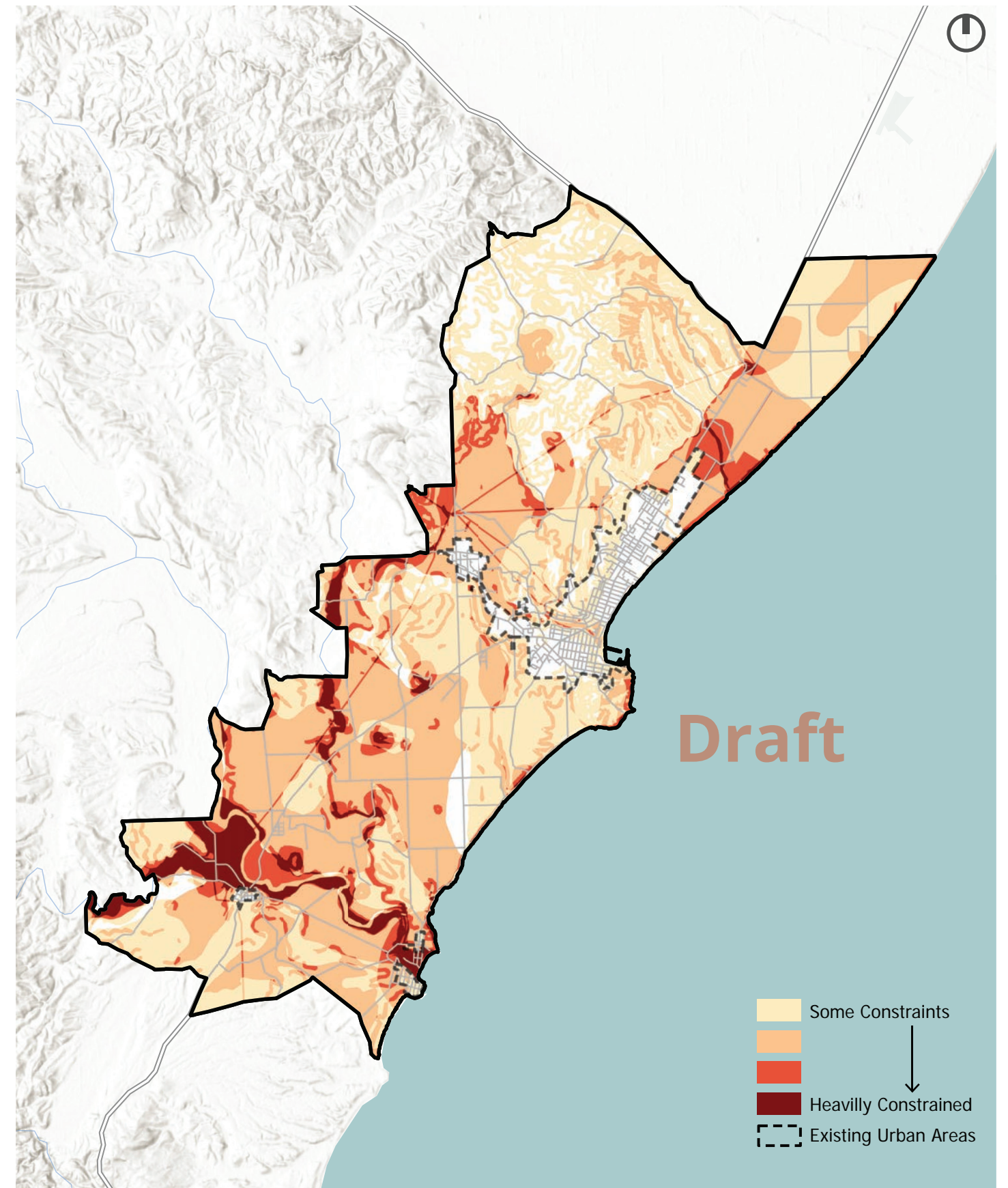
Human Constraints

This map combines all human and cultural constraints (e.g. heritage, landscape, infrastructure) identified previously into a single 'heat-map' which may have greater constraints on development.



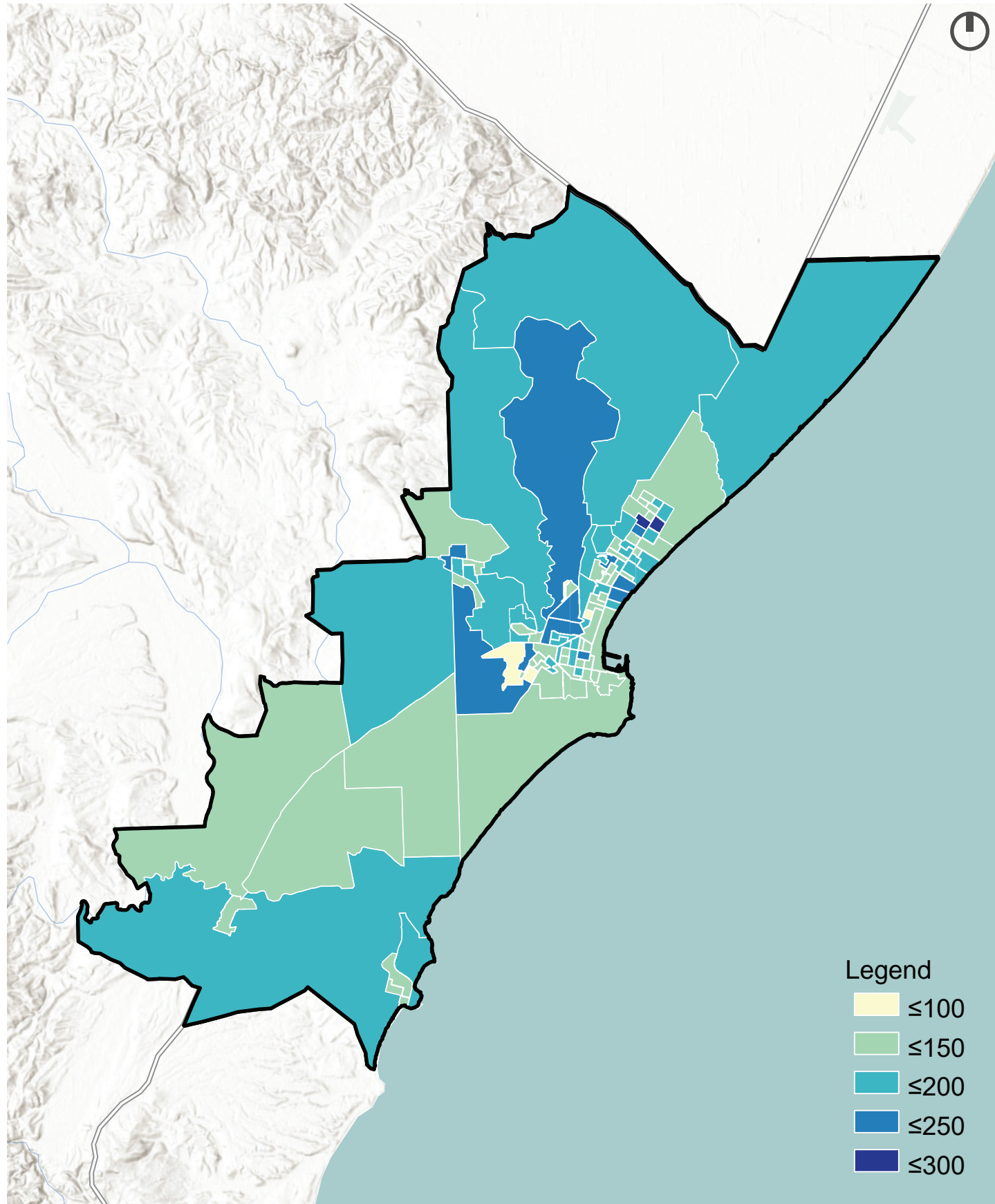
Environmental Constraints

This map combines all environment constraints (e.g. natural hazards, significant ecological areas) into a single 'heat-map' to help identify areas which may have greater constraints on development.



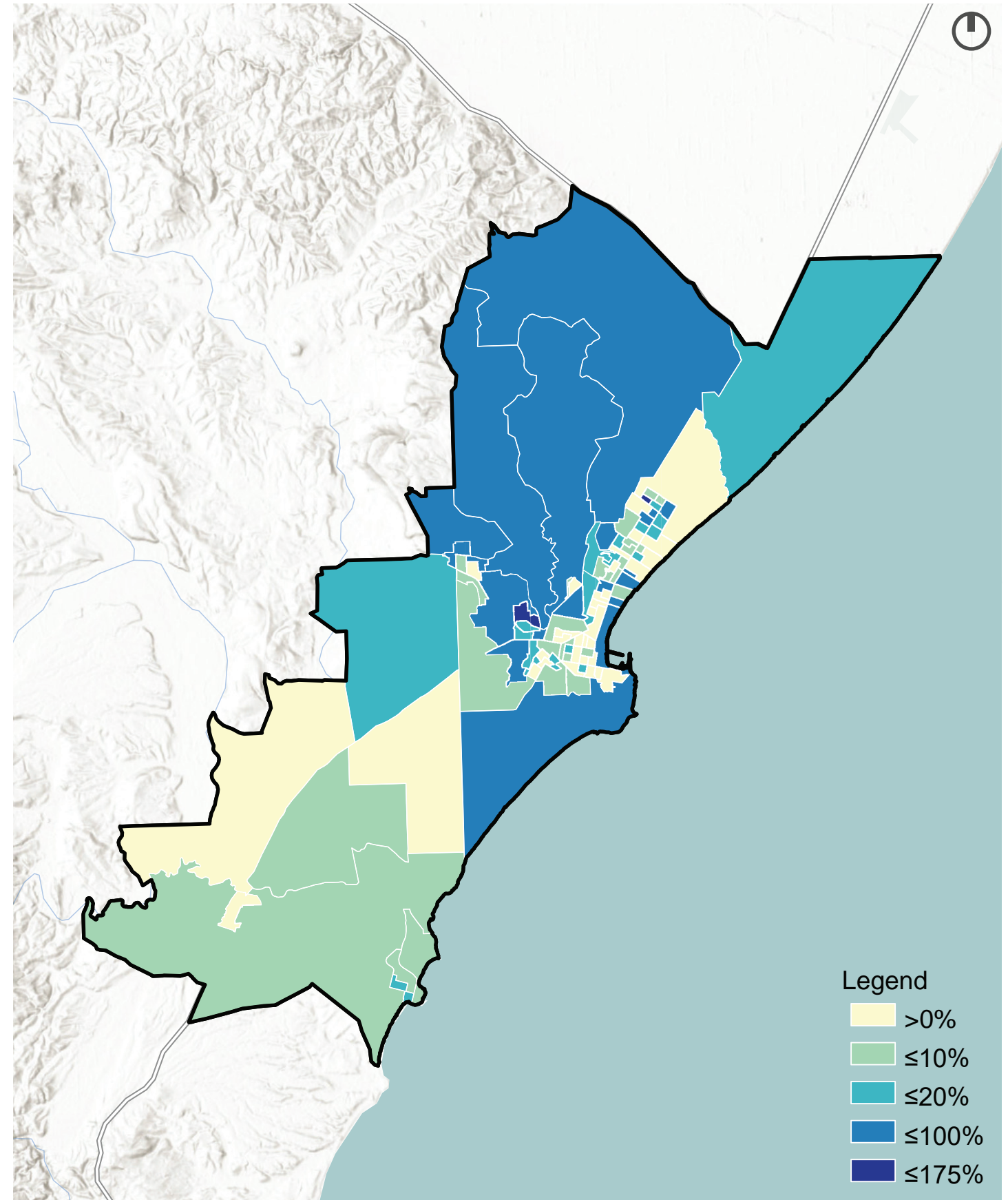
Combined Constraints

This map combines both the human and environmental constraints into a single map to provide a high-level indication or 'heat-map' of which areas may be more or less well-suited to help accommodate residential and commercial growth in Ōamaru over the next 30-years. The areas west and south of Ōamaru as well as Ōamaru itself are the least constrained.



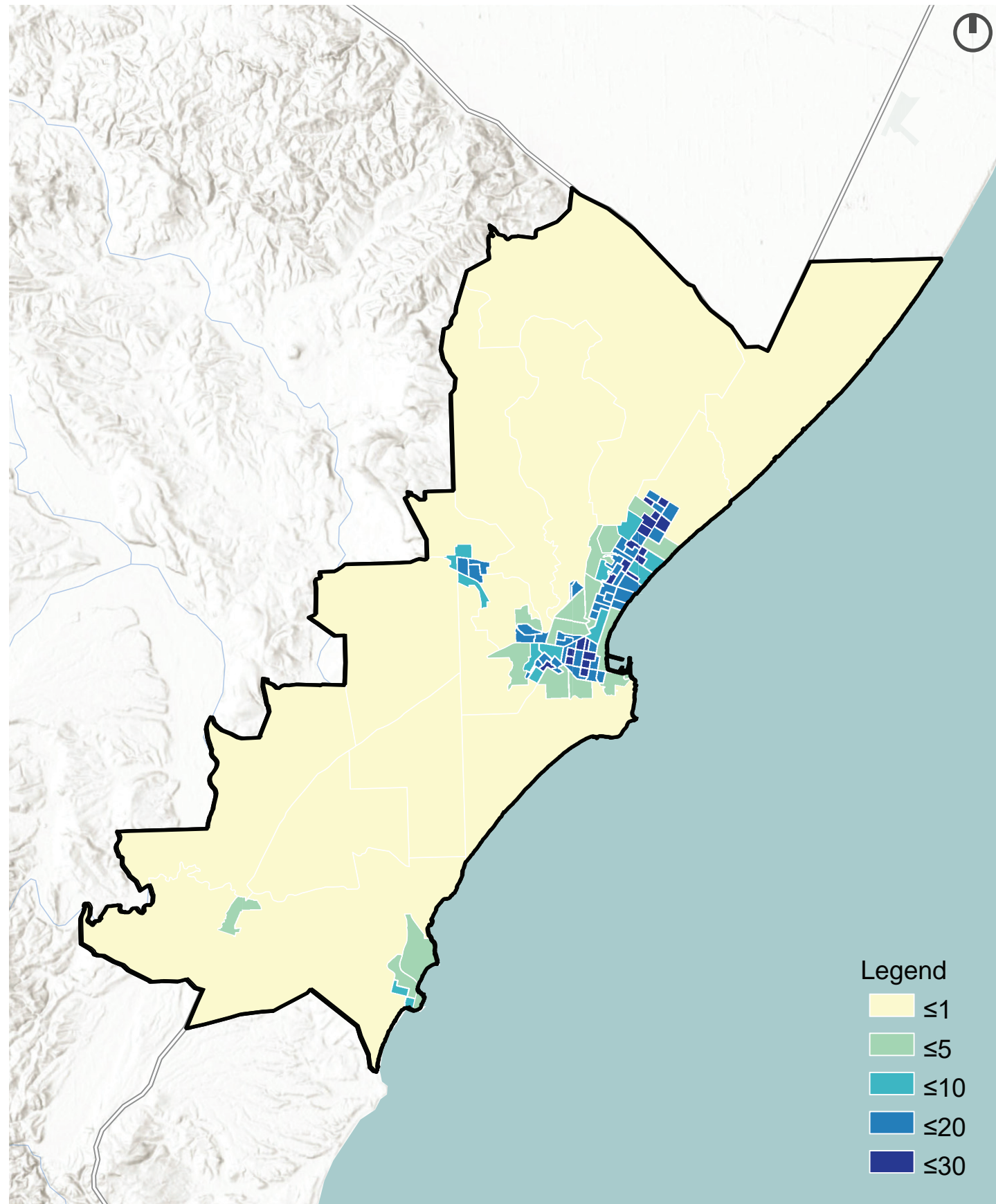
2018 Population

This map identifies the general distribution of population across the study area.



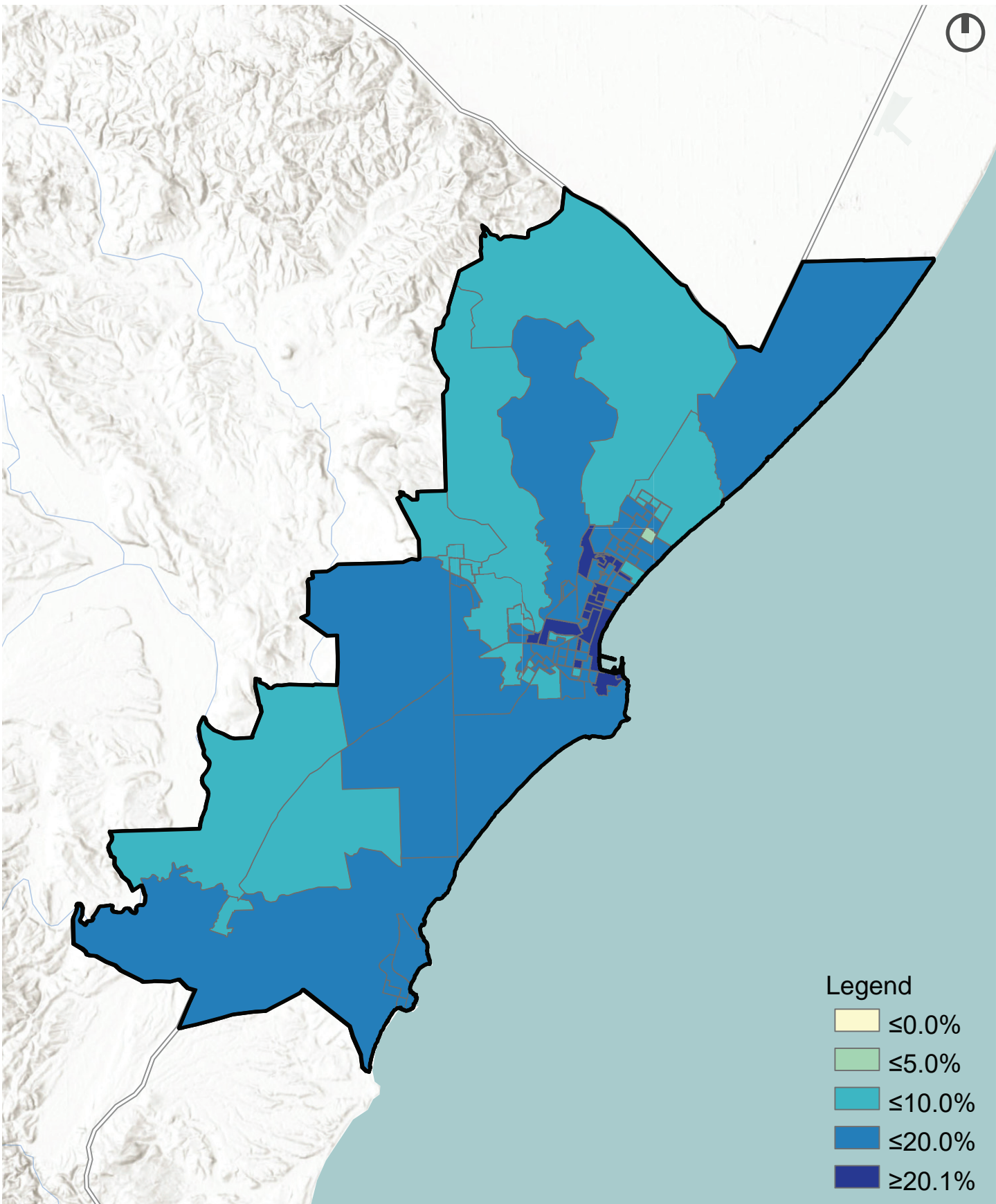
Population Change between 2006 and 2018

This map highlights population growth or decline across different areas within the wider study area. The population in Ōamaru has been fairly static since 2006 with the majority of growth coming in peri-urban or rural areas towards Weston, Ardgowan and Waiareka Junction.



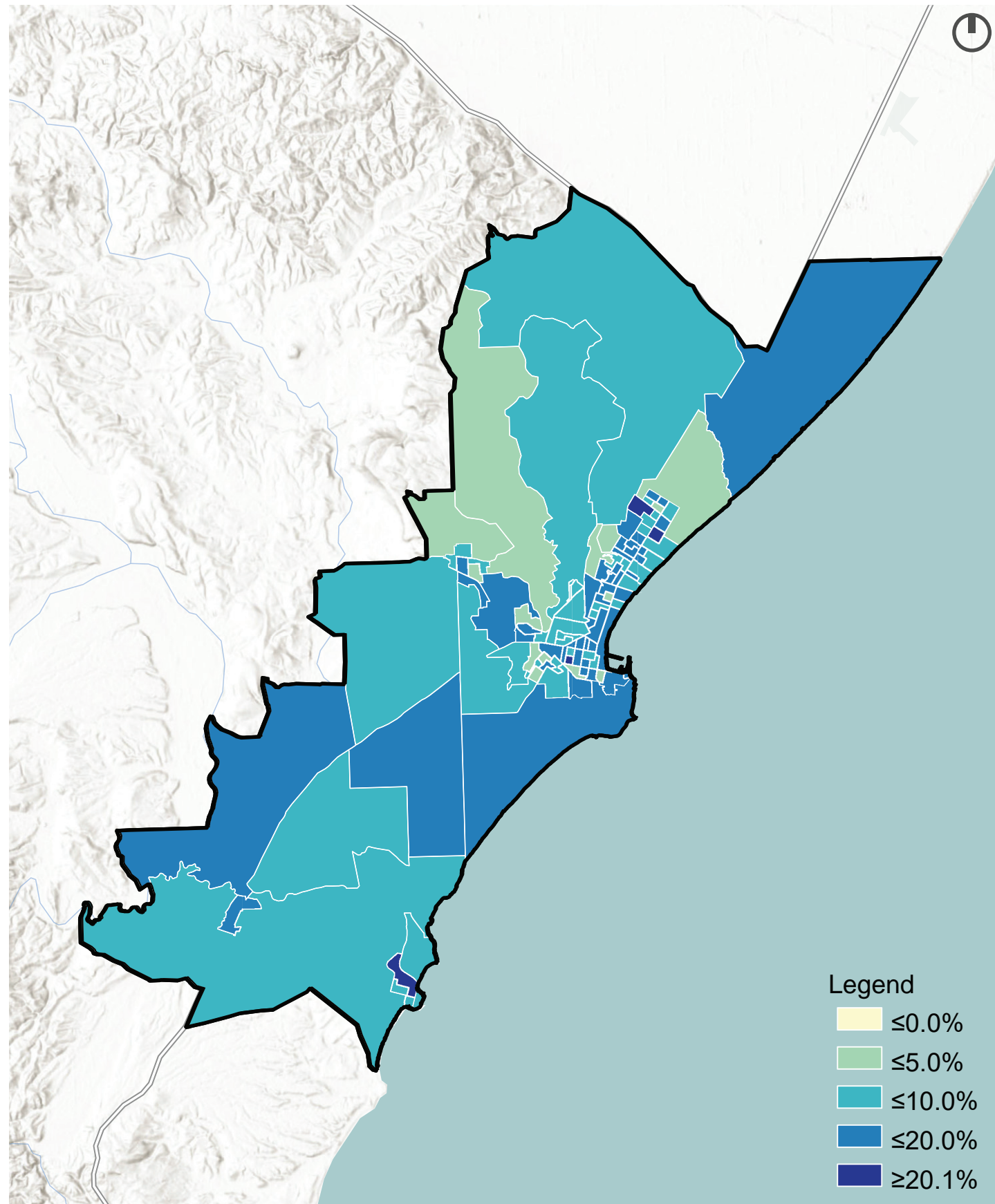
Population Density per Hectare

This map identifies the number of people living in an area per hectare. The densest parts of the study area are in Ōamaru North and South Hill. Density within and immediately adjacent to the town centre is noticeably lower and is reflective of the existing lower residential population in this area.



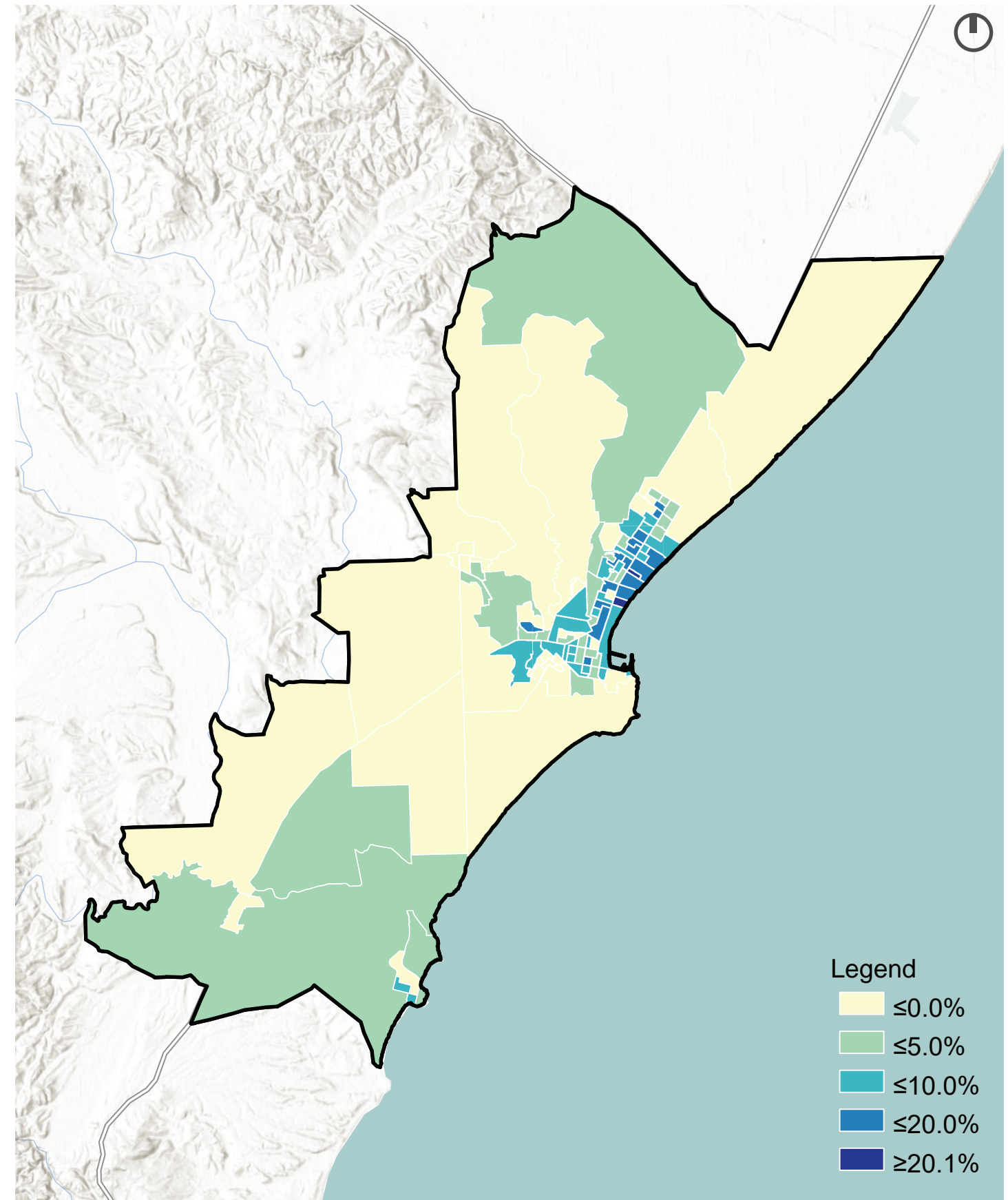
Proportion of Population born Overseas

The proportion of people born overseas and now residing in the study area is fairly uniform. However, there is a more noticeable concentration of overseas born residents residing in and around the town centre which may indicate a preference for more “urban” living arrangements amongst this demographic.



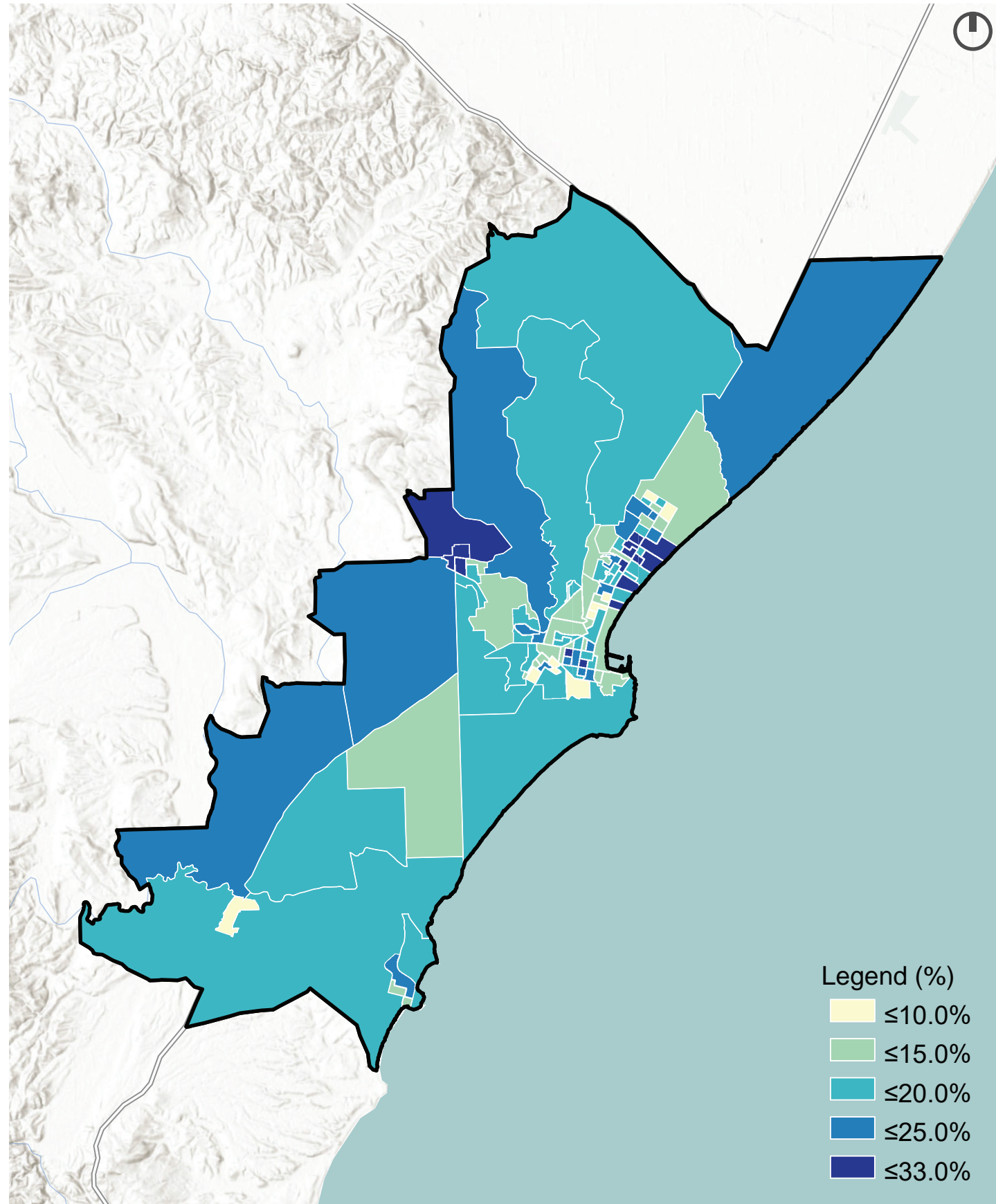
Proportion of Population with Māori Descent

The population with Māori descent within the study area are shown to be consistently distributed throughout both urban and rural areas.



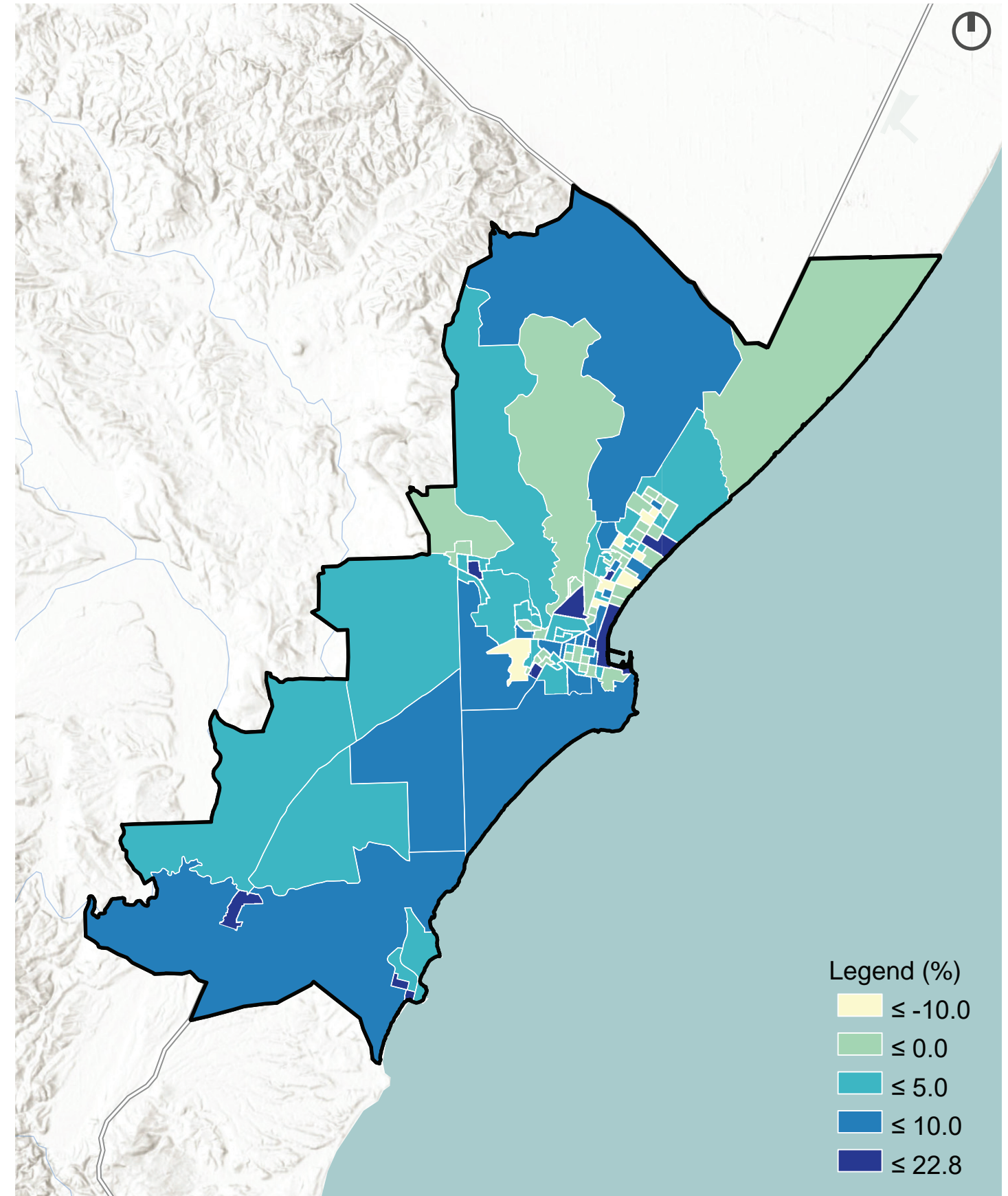
Proportion of Population with Pacific Island Descent

This map shows that those with Pacific Island descent generally reside within urban Ōamaru with the greatest proportion located in Ōamaru North.



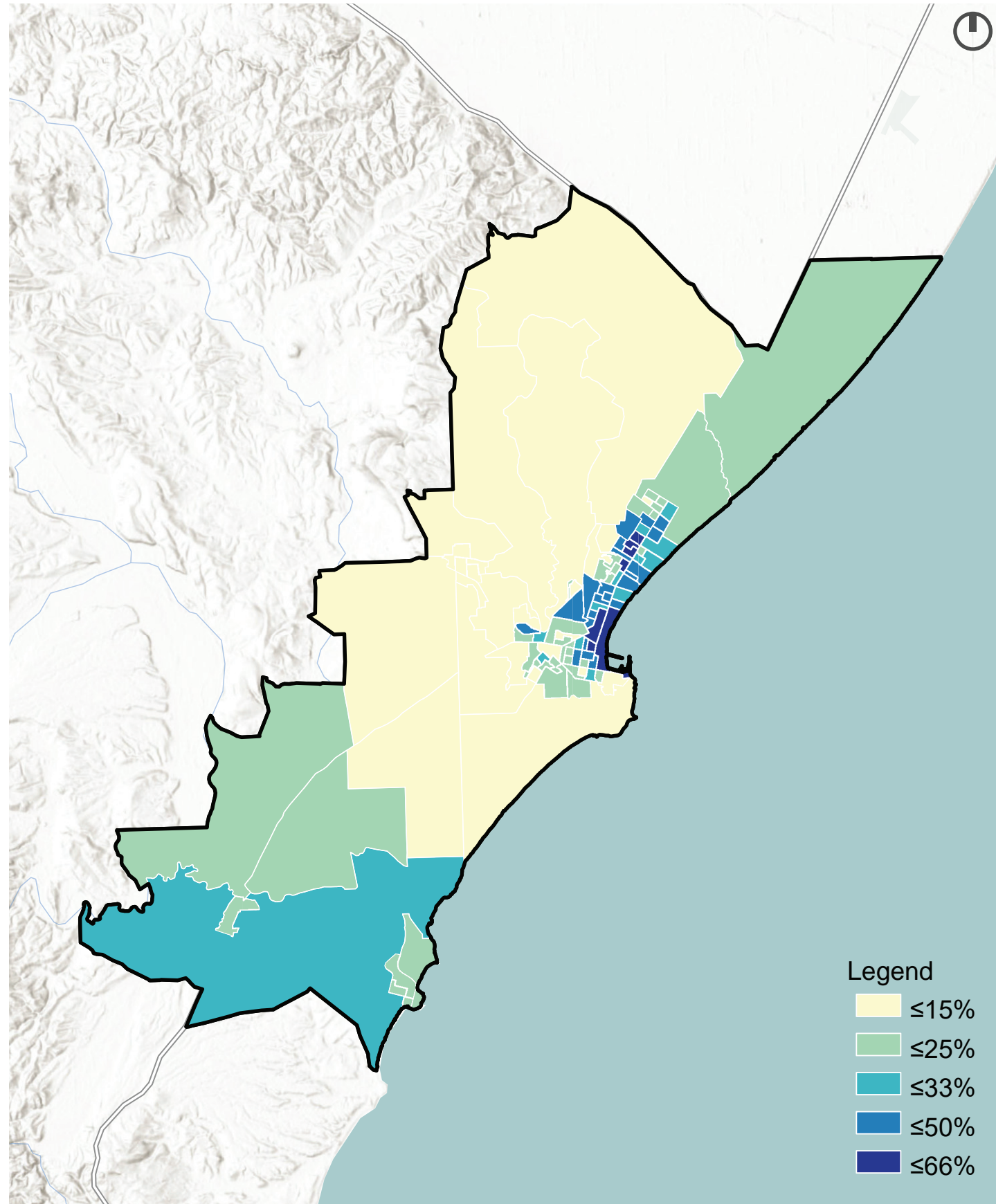
Percentage of Population under 15 years old

This map identifies the proportion of the population within each statistical area under the age of 15. The areas where children make up more than a quarter of the total population are concentrated around Ōamaru North, Weston and South Hill in close proximity to existing schools.



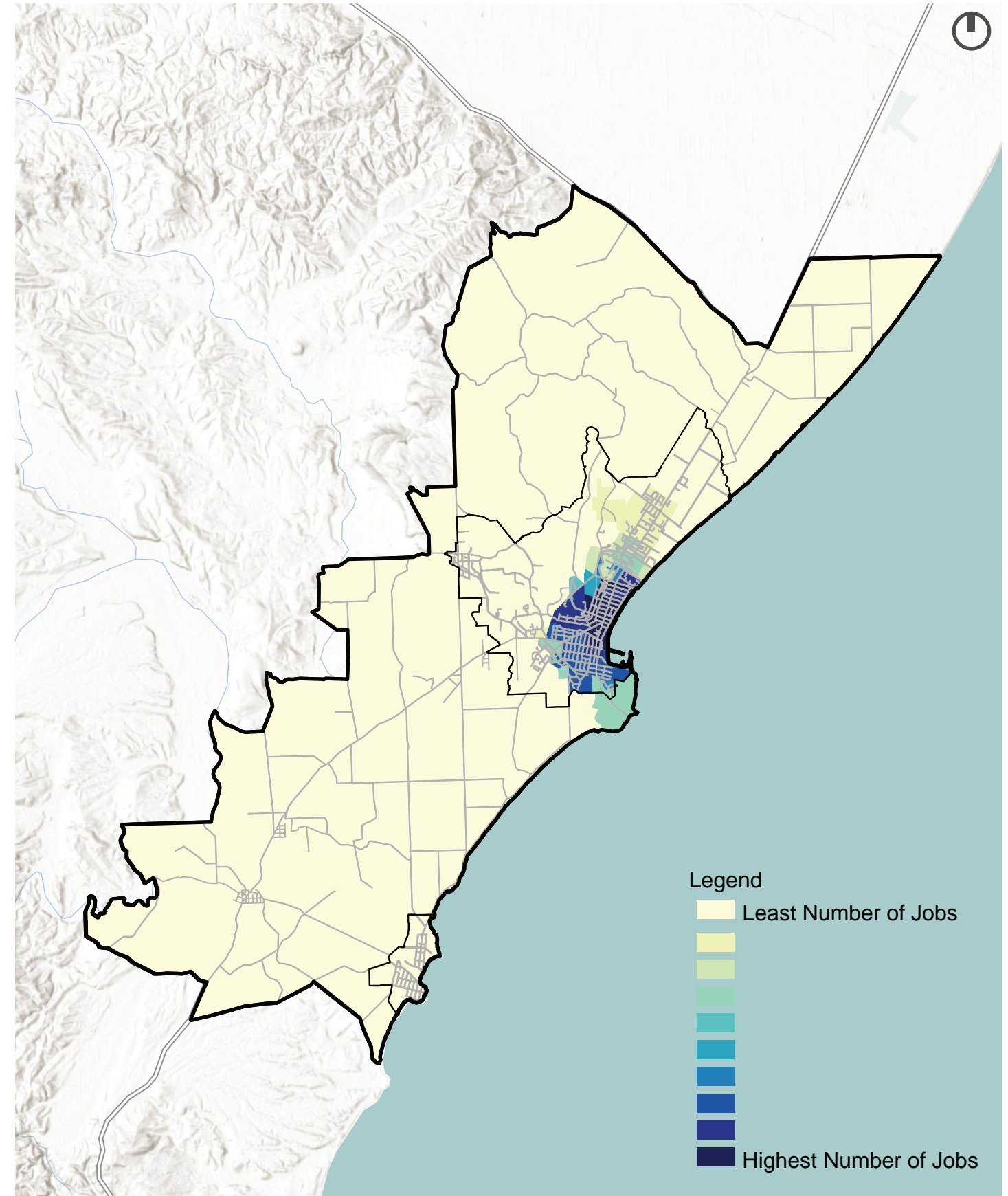
Change in Median Age between 2006 and 2018 Census

The map identifies those areas where the median age have either increased or decreased (by percentage). The median age across Ōamaru North has remained static or declined since 2006 indicating it is an area that is increasingly popular for families with younger children. The median age of residents in and around the town centre has risen the greatest indicating it may be popular with retirees or 'empty nesters'.



Percentage of Population Renting

This map identifies the proportion of households which were renting their accommodation at the 2018 census. The map highlights that the majority of households in and around the town centre and Ōamaru North reside in rental accommodation.



30 Minute Walk to Jobs

This map identifies those areas where the highest number of jobs can be accessed within a 30-minute walk. This helps to identify areas that could better support more intensive housing typologies.

Appendix 2

Consultation Summary

Stakeholder Engagement

In addition to workshoping and meeting with councillors, council officers and mana whenua representatives, the draft Spatial Plan has been informed by engagement with the following groups/ individuals/organisations. Engagement was a mix of stakeholder workshops and one-on-one meetings.

- Age Concern
 - Federated Farmers
 - Heritage NZ
 - KiwiRail
 - Local developers
 - McKeown Group
 - Member of Parliament for Waitaki
 - Ministry of Education
 - Ministry of Social Development
 - Milligans Food Group
 - North Otago Chamber of Commerce
 - Network Waitaki
 - North Otago Irrigation Company
 - Ōamaru Business Collective
- Ōamaru Licensing Trust
 - Ōamaru Mountain Biking Club
 - Ōamaru Steam and Rail Society
 - Ōamaru Whitestone Civic Trust
 - Otago Regional Council
 - Pasifika representative
 - Safer Waitaki and Housing Taskforce
 - Tourism Waitaki
 - Waitaki District Health Services/Waitaki District Health Board
 - Waitaki Tourism Association
 - Waitaki Whitestone Geopark Trust
 - Waitaki Youth Council
 - Waka Kotahi – NZ Transport Agency

Summary of consultation and key themes from visioning and spatial exercises

A series of workshops with councillors and key stakeholders was undertaken throughout the development of the Spatial Plan. At these workshops, baseline information was discussed, and participants were asked to take part in several exercises to assist the project team in preparing a draft vision and guiding principles. This included consideration of the thematic questions, as well as potential growth scenarios, ranging from the current low/medium growth scenario to high growth/demand shock scenario.

To help tease out thoughts and ideas from participants, each participant was asked to write a ‘postcard from the future’ describing happening and surrounds from 2051.



Base maps of Ōamaru, Weston and Kakanui were also used for participants to annotate issues and opportunities for growth and development in Ōamaru when considering various growth scenarios and questions such as:

- Where will people live?
- Where will people work?
- How/where will growth be serviced?
- How do people get around?
- What facilities, services or spaces do people need to interact, play or go out?

Outcomes of this exercise are contained overleaf.

Participants were also asked to identify something they would each ‘change’, ‘retain’ and ‘improve’ from the spatial plan area currently.



Workshop 1 feedback summary

Visioning:

- History – old and new grow together, celebrating past and present
- Connection with cultural heritage
- Clean environment, sustainable and resilient
- Housing – affordable, choice, intensification around town centre
- Provincial hub/rural service town
- Bustling and thriving town centre and vibrant community
- Compact vibrant town
- Accessible and well-connected, public transport system
- Character and unique architecture
- Pedestrianised centre
- Lots of shops, cafes, restaurants and things to do
- Harbour is a buzzing place
- Multicultural gateway, inclusive community
- Resilient, thriving, regenerative local rural economy
- Zero carbon construction
- Increased biodiversity and revival of soils, streams and market gardening land
- Incredible town of preserved beauty

Things that could be changed:

- Move heavy industries out of harbour and historic areas (noting that some people supported heavy industry staying here)
- Provide better facilities to encourage youth to stay
- Active transport networks
- Pedestrianise downtown Ōamaru
- Residential dwellings in town centre
- Provide heavy vehicle bypass
- Upgrade heritage buildings
- More green spaces in town centre
- Provide a high-performance sports centre
- North End of Ōamaru is underutilised
- Need different types of employment
- More recreation and entertainment options for young people
- Need a hub with collocated services – recreation, meeting rooms, study areas

Things that should be retained:

- Protection of heritage precinct, facades
- Highly productive soils
- Protect harbour and heritage areas with thoughtful, appropriate development and investment
- Ōamaru public gardens
- Ōamaru's character and sense of community

Things that could be improved:

- Town centre and main street – needs enhancing and shift towards mixed use
- Improve cycleways (integrated cycle paths) within Ōamaru and to surrounding areas e.g. Kakanui and Weston
- Residential development opportunities in the town centre, harbour and heritage precinct
- Adaptive reuse and activity with older heritage buildings
- Stormwater
- Housing choice and stock
- Heavy vehicle bypass
- Revitalisation of Thames Street
- Shared space at harbour – more options for people to use and enjoy
- Connectivity within the spatial plan area

Key moves and actions:

Town Centre, Harbour, Heritage:

- There are opportunities for better use of heritage buildings and mixed use within these
- buildings should be facilitated/incentivised;
- There are challenges with existing land uses at the harbour and what type of development is appropriate at the harbour, although many people supported a mix of uses. There was also acknowledgement that existing uses had the right to be there;
- Town centre needs to support and incentivise a better mix of uses including residential;
- Need to improve the energy and vitality of the

centre;

- The town centre should be consolidated;
- There is a need for better/more legible connections to the harbour;
- Support for more green spaces in the centre;
- Pedestrianisation of Harbour Street.
- Residential growth/development:
- Rural residential growth should be consolidated, the current pattern of lifestyle block development is not desirable;
- Intensification in some existing residential areas is supported, along with residential
- expansion into greenfield areas;
- The seaside village character of Kakanui should be retained while allowing for some growth in appropriate areas.

Business/commercial:

- Support for more services and commercial nodes in North Ōamaru and Weston, and potentially a small service/neighbourhood centre in Kakanui;
- Bulk retail should be consolidated close to the town centre;
- Consolidate main street retail in the town centre to improve its energy and vitality.
- High class soils:
- High class soils/rural land should be protected.

Transport:

- Some consider heavy vehicle traffic routes should be protected, others thought heavy vehicles should be diverted from the urban area/town centre;

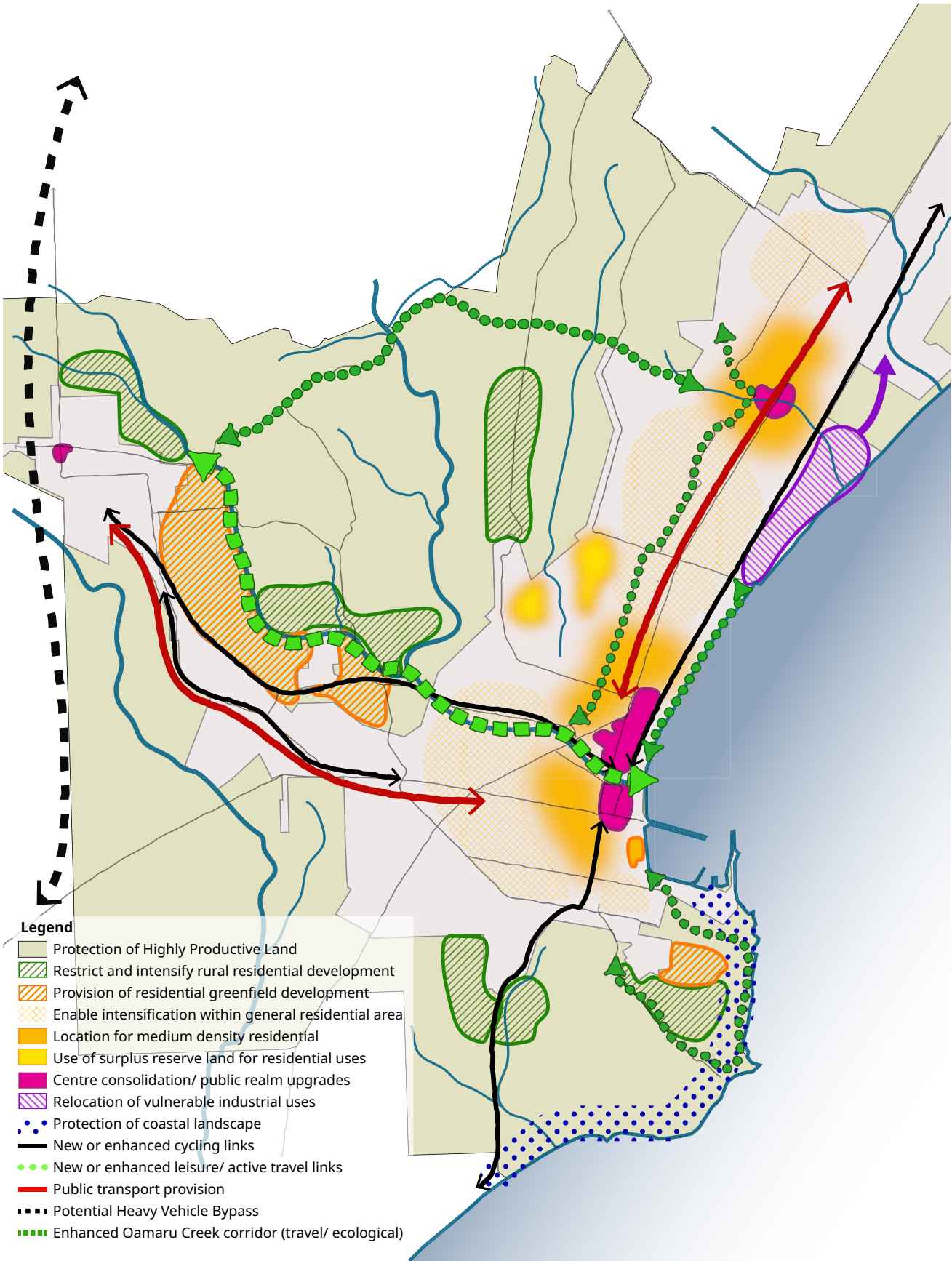
- Transport and connections need improving;
- Public transport would be great (although there are barriers to its feasibility at this point) – within spatial plan area and north and south to Timaru and Dunedin;
- High levels of support for more cycle and active transport routes in the right locations, and between Ōamaru, Weston and Kakanui, as well as multimodal options;
- Possible car park building

Natural hazards:

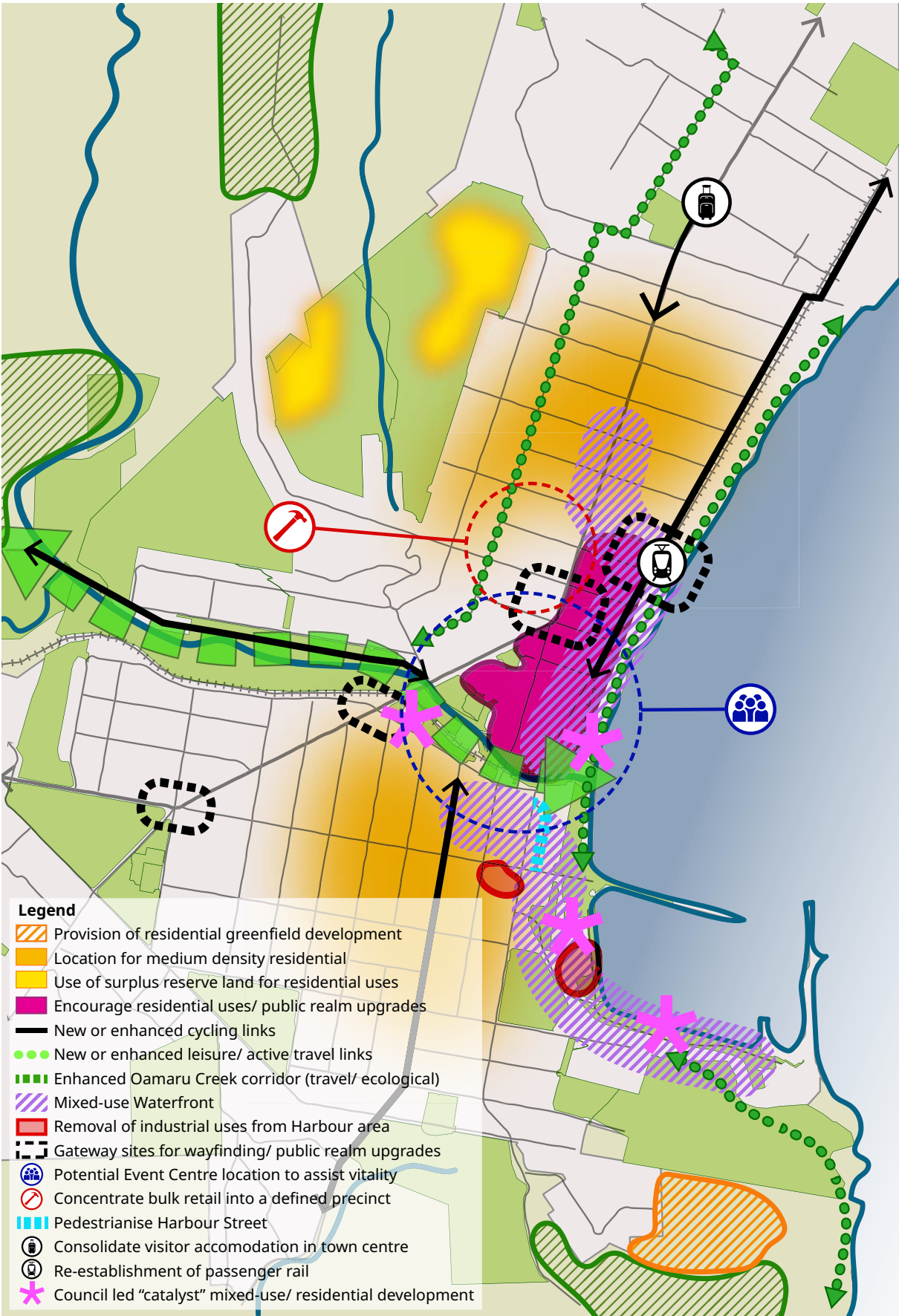
- Coastal hazards present a challenge and need to be considered in any long-term planning exercise.

Other:

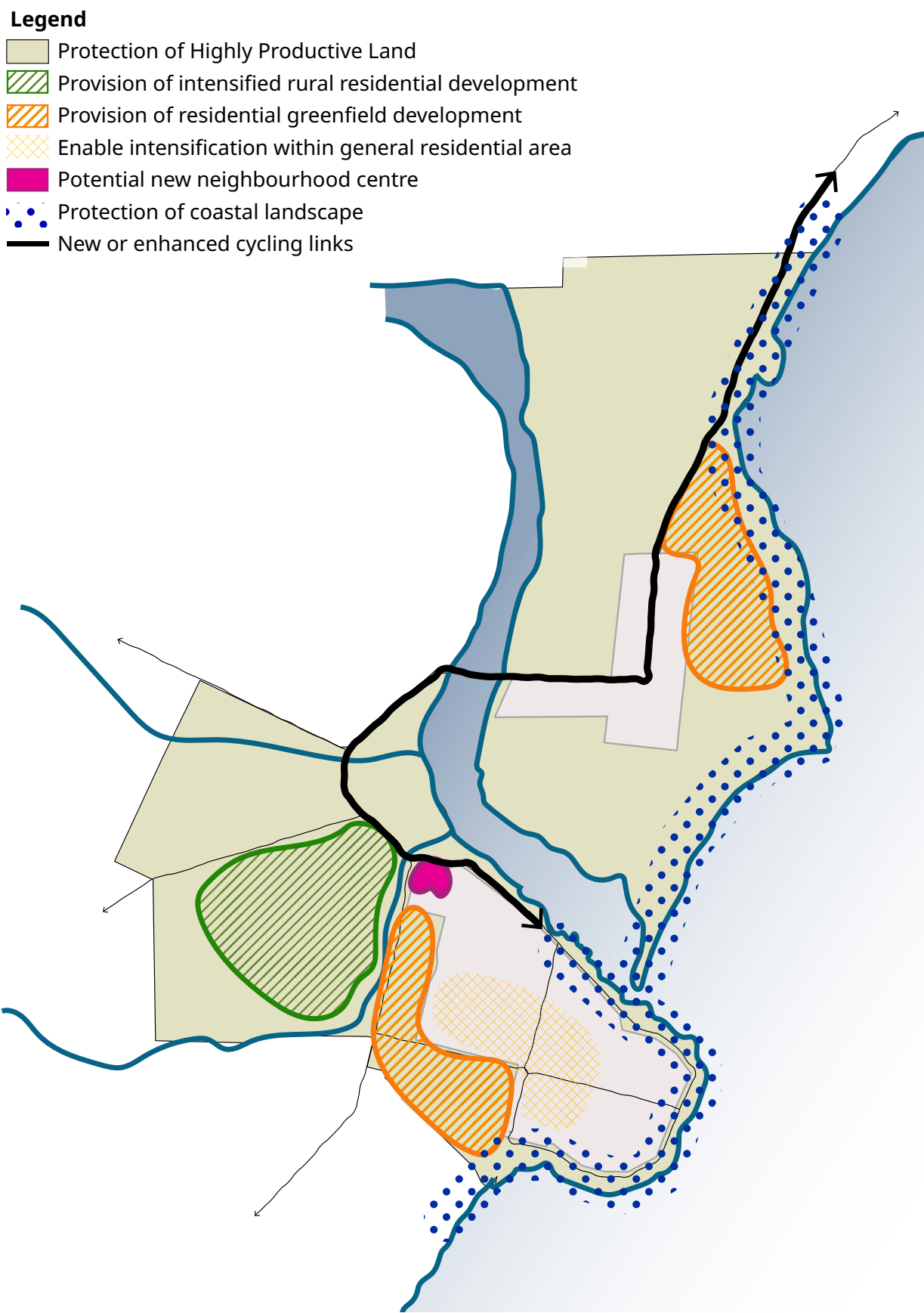
- Gateways to Ōamaru need to be established/ improved;
- Other hubs could be established, including an events centre and health precinct.
- Excess of reserve/open space in Ōamaru which could be repurposed for residential uses. Repurposing reserve land for residential development could be a catalyst project to support the delivery of other spatial moves.



Amalgamated feedback from Workshop 1 - Town Centre



Amalgamated feedback from Workshop 1 - Kakanui



Summary of feedback from Weston engagement

- Need to recognise the rural community.
- Diversity in choice for housing, services and facilities.
- Heritage is protected, while also supporting growth and new development.
- Vibrant community.
- Small enough to care, big enough to have all the mod cons of big city life.
- Promote and enhance green spaces throughout Weston.
- Environment is cared for sensibly.
- Easy accessibility between Ōamaru, Weston and Kakanui.
- Highly productive soils are protected.
- Variety of housing types in Weston.
- Necessary stormwater and infrastructure improvements to support residential growth.
- Safe access to all areas of the community.
- Safe travel for kids to and from school in Weston.
- Footpaths in Weston that enable safe movement around the township by all of the community considering children, families with young children and elderly.
- Range of facilities available to the community in Weston.
- Public transport to reduce barriers to accessing services for all age groups.
- Smart housing options.
- Would like to see a range of services and facilities provided for in Weston – supermarket, petrol station, charging stations, pubs, café, restaurants, gym.
- Provide a healthcare hub in Weston so that the community don't have to travel into Ōamaru.
- Supportive of more recreation trails, bike and walking tracks within the Spatial Plan extent.
- Upgrade roads and footpaths in Weston.
- Provision for a retirement village near the school in Weston.
- Provide for a greater diversity of housing in Weston, including apartments.
- Include an indoor sports facility in Weston.
- Upgrade the Alps 2 Ocean cycle trail and use it as a basis for a commuter/recreational triangle connected between Ōamaru, Weston and Kakanui.
- Support better use of heritage buildings in Ōamaru.

Summary of feedback from Kakanui engagement

- Connected communities through cycling and walking.
- Cycle route to Ōamaru, and south.
- Stormwater improvements needed / reinstate non-swale drains.
- General infrastructure upgrades needed.
- Support for green infrastructure.
- Public transport, affordable taxi service.
- Allow more intensive rural residential development to reduce encroachment into farmland.
- Protect productive land.
- Restrictions on size and form of new development, protection of coastal views and view of skyline from beach.
- Biodiversity improvements.
- Improvements to Kakanui River and creek – make swimmable again.
- Mixed responses regarding the need for kerb and channel – support and opposition. Gravel footpaths may be ok.
- Keep as seaside village, retain distinct community.
- Awareness of coastal erosion impacts.
- Both resistance to, and support for, growth.
- School could be hub of community – pool, bike track, tennis court, improve area around school, playground.
- Community nurseries and more native planting, wetland development.
- Some support for a small centre – mixed views on whether this should be on the north or south side of the river.
- Some support for infill, smaller sections, consideration for existing houses.
- Recycling and rubbish collection needed.
- Wayfinding, information signs.





Waitaki

DISTRICT COUNCIL

TE KAUNIHERA Ā ROHE O WAITAKI