OTEMATATA MASTERPLAN





FOREWORD FROM THE MAYOR

"If you fail to plan, you are planning to fail"

- Benjamin Franklin

Benjamin Franklin's words continue to be as relevant today as they ever were, and when it comes to townships which are growing as Otematata and Ōmārama are, planning is crucial to ensure that that growth is managed. The importance of good planning is not just for the new people who move to the townships and the development they bring, it is even more important for the existing inhabitants of those communities.

I'm pleased with the masterplans presented in this document, and also with the way they were developed. They are the result of very positive engagement with both communities, along with some very good work by our planning team. These masterplans will help direct growth in ways which improves the liveability of Ōmārama and Otematata, and which will help locals continue to enjoy the positive attributes of living in their special part of Waitaki.

Council's vision of making Waitaki a better place to live is embodied in these plans as we help to create great places to live in. I look forward to seeing them implemented in the years to come!

Kind Regards,

Gary Kircher Mayor for Waitaki

WHAT IS THE OTEMATATA MASTERPLAN?

The Otematata Masterplan is a blueprint for long term growth and helps the community and Council plan for how Otematata will grow and change in the future.

The Masterplan sets out the community's vision for how it wants to see the town grow and where new houses, shops, community facilities, open spaces, trees, street furniture, car parks, pedestrian connections etc could go.

The masterplan provides a spatial framework to guide future growth and development in Otematata.

WHY DOES OTEMATATA NEED A MASTERPLAN?

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





HOW WAS THE MASTERPLAN DEVELOPED?

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

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

GUIDING PRINCIPLES FOR CHANGE

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



THE OPTIONS FOR OTEMATATA:

Three masterplan options were presented to the community for feedback and discussion during August/September 2019.

The options were available online and a morning workshop was held in Otematata which was attended by over 75 members of the community. The options put forward were focused on the guiding principles for change and provided a basis for further discussion and agreement on how the final masterplan for the town should look. Further information on the options and background to the masterplan process can be found in more detail in the Masterplan Discussion Document which can be accessed here.







COMMUNITY FEEDBACK

We went out to the community and asked for their views on the three masterplan options. The community gave us a clear direction on how they want to see Otematata develop in the future.

Information on the feedback received from the community can be found here.



HERE'S A SNAPSHOT OF WHAT YOU TOLD US AT THE COMMUNITY WORKSHOP:

No clear consensus

HOUSING

on the location of future housing but Waitaki Drive East and Loch Laird Road sites were favoured. (Loch Laird site was favoured for mixed use development.) ▶Need for larger section sizes to keep boats, trailers etc off the road (600m2 -800m2).

 Provide some immed areas for higher density housing but keep to a maximum of two storeys and ensure character of the town is retained.
 Concerns that housing will only be used for visitor accommodation and not provide for an increased resident population.

RETAIL

► Favoured location for more retail behind the community centre and shop.

COMMERCIAL

► Light industry and service activities at the Loch Laird Road site – mixed use site with some residential.

TRANSPORT

 Need to calm traffic speeds either directly with speed limits or indirect with calming measures such as landscaping, traffic islands.
 Improved town signage.

 Provide safe crossing point from hotel to park (underpass idea was popular)

RECREATIONAL FACILITIES

 No need for dog park (already an existing one at Buller Crescent).
 Enhance existing recreational areas with better lighting, planting (including fruit tree) and changing sheds.
 BBQ area at old toilet site with shade sail and picnic tables.

LANDSCAPE/ STREETSCAPE

Strong support for gateway landscaping on approaches to town. Select plants that are suitable to climate/ conditions and ensure they are maintained. Need for professional and local knowledge to provide advice on planting. Hydro-history information and sculpture on main road. Placement of old dam building machinery (possibly from Twizel) had good support- great feature and for kids to climb and explore.

VISITOR FACILITIES

► Install a bike maintenance station on area to front of community centre.

Electric charger for bikes and cars.

Develop heritage trail using QR codes.

► Provide an unmanned information kiosk focus on hydro and cultural heritage of area.

OTHER

► Need to ensure infrastructure provision is suitable before new development planned.

AND HERE'S WHAT YOU TOLD US FROM YOUR WRITTEN FEEDBACK:



THESE WERE YOUR THOUGHTS ON WHERE NEW HOUSING SHOULD GO:

MOST PREFERRED OPTIONS (listed in order of preference)



ΟΤΕΜΑΤΑΤΑ ΤΟDΑΥ

SNAPSHOT STATS



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

Very little resident population growth is anticipated in Otematata. Based on recent low population growth rates, Otematata is projected to expand by up to 20 people by 2030². This figure does not factor in the expected growth in holiday homes and visitor accommodation. Otematata has a resident population of approximately 186¹. Otematata has seen significant growth and decline since the 1950s. At its peak (in 1966), 4166 people lived in Otematata.



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

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

RELATIONSHIP WITH OTHER PLANS AND STRATEGIES

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



Figure 1. Relationship of Masterplan to other Council documents.

^{1.} Census 2013

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

WHERE WE'RE AT IN THE MASTERPLAN PROCESS

We've listened to feedback from the community and had further discussions with the Ahuriri Community Board. Baxter Design Ltd were engaged to prepare the final documents for Otematata. These are now annexed to this document, along with ideas for future landscaping, building design, street furniture, signage and materials.



COMMUNITY **ENGAGEMENT**

June 2018: Community Jan 2019: Community engagement surveys and

MASTERPLAN OPTION

the community to develop a preferred masterplan option.

LONG TERM PLAN AND ANNUAL PLAN

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

WHAT HAPPENS NEXT?

The masterplan for Otematata was developed to assist in setting out the community vision for how and where the township will grow. A vision for the future supports the community to understand what future growth in the area could look like.

The masterplan is not a 'set in stone' scenario, but an evolving vision that will change over time. The masterplan helps to identify key issues and priorities for the community and creates a blueprint for long term growth that helps us to plan for how Otematata could grow and evolve in the future.

An opportunity to provide further feedback on the final masterplan will happen through the Long Term Plan and District Plan Review processes, and as the masterplan ideas are put in place.

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



MORE INFORMATION

You can find out more information on the masterplan process by clicking on the following link; https://www.waitaki.govt.nz/ our-council/consultation/Pages/ Otematata-masterplan.aspx

THE OTEMATATA MASTERPLAN

The following draft Otematata Masterplan is a starting point. It's an evolving community document that relies on community support and vision for the future.

Hopefully it provides inspiration to the community and local developers to guide how Otematata could grow into the future.

Visit https://www.waitaki.govt.nz/our-council/consultation/Pages/Otematatamasterplan.aspx for more information and updates on the masterplan.



OTEMATATA DESIGN STATEMENT

Otematata is surrounded by strong, open landscape, with the town set back from the state highway and facing the broad expanse of hills to the north of Lake Aviamore. With an abundance of space in the town, opportunities arise to define public spaces and create amenity. Residents have identified the need to strengthen connections, form a well-planned retail hub and provide sheltered space for visitors.

As the speed through the town is 80km/ph, emphasis has been based on attempting to modulate traffic speed by clearly identifying the arrival and exit points into the town and reinforcing this throughout the township. This will help to encourage the sense of being in a residential area. We noted the success of the small grassed area, canopied with trees – home to a coffee cart, which has become a favoured stop off spot. We have attempted to echo this with an informal public lawn space by the central car park.

Bold planting features in the design, with two predominant species: Poplar trees in pairs and fours, and bold groups and borders of red bark Dogwoods. These trees and shrubs add bulk and form to the town landscaping and are continued throughout the urban road corridor.

We have referenced some current landscape elements in front of the Community Centre. These are the Liquidambar trees, Pin Oaks, Tussocks, and rocks. With the residents' thoughts in mind regarding the bike and heritage kiosk, we have designed a self-service bike station for the A20 riders, with seating, and shade. This area is surrounded by mounding to create a sense of place and enclosure and will incorporate information on local history including the background of the hydroelectricity projects.

An important desire for the community was to include additional retail spaces closer to the main road to encourage visitors to stop in the township. We have proposed this Retail Hub across two different concepts. The first of which locates the Retail Hub south of the Community Centre which includes; 43 carparks, pedestrian connections to existing paths to the playground and community field, bold planting of tussocks, shrubs, and Pin Oak and Sweet Gum trees,

approximately 1000m² of Retail/Commercial space, paved areas for restaurants/café dining, and an open lawn space.

The second concept for the Retail Hub includes retail/commercial space north of the Community Centre in a smaller capacity, balancing the heritage/bike kiosk (mentioned previously) and the open space here. This concept allows for approximately 550m² of Retail/ Commercial space, 21 car parks (reduction of parks overall from the existing), central lawn space with bike/heritage kiosk, and plantings of tussock, shrubs and trees. The space allows for visitors to see that there is a place to stop to get a bit, relax, and learn about the history of the town, which frees up the land south of the Community Centre to be developed as residential land with approximately 11 lots between 400-600m².

These future developments each represent key aspects of the Otematata community's desire to strengthen the heart of the town, provide for the A20 riders and supporters with bike/heritage kiosk, public space, and new retail/commercial areas, provide for future development with extensions of the community facilities, improvements to the landscaping/planting, and additional housing area providing for future growth to the town.

+ WAITAKI DISTRICT COUNCIL

OTEMATATA SPATIAL MASTERPLANS AND CONCEPTS

X CONCEPT SET

OTEMATATA

- + 2955 SK14 SPATIAL PLANNING MAP
- + 2955 SK04 TOWN ENTRY / EXIT SKETCH PERSPECTIVE
- + 2955 SK02 OVERALL SKETCH MASTERPLAN A
- + 2955 SK05 CENTRAL RECREATION AREA CONCEPT SKETCH A
- + 2955 SK06 A20 BIKE SHELTER CONCEPT
- + 2955 SK07 RETAIL HUB SKETCH CONCEPT A
- + 2955 SK13 OVERALL SKETCH MASTERPLAN B
- + 2955 SK14 MATERIAL CONCEPTS
- + 2955 SK17 RETAIL PERSPECTIVE SKETCH
- + 2955 SK16 RESIDENTIAL DWELLING TYPES
- + 2955 SK15 COMMERCIAL /RETAIL FACADE TYPOLOGY







+ OTEMATATA





Key Community Aspirations

- Improve landscaping
 Better signage to reflect Otematata
- Safer road crossings Reflect hydro heritage of Otematata
- A20 and heritage kiosks

Longer Term Aspirations

Overall speed reduction along SH83 to 50kph Light industry at Loch Laird Rd/SH83 intersection





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REFERENCE : 2955-SK14 - SCALE = 1: 6000 AT A3 - 10 MAR 2020 DRAFT - NOT A WORKING DRAWING - NOT FOR CONSTRUCTION

DRAFT



WAITAKI DISTRICT COUNCIL | OTEMATATA SPATIAL PLANNING MAP





REFERENCE : 2955-SK04 - NOT TO SCALE - 27 NOV 2019 DRAFT - NOT A WORKING DRAWING - NOT FOR CONSTRUCTION DRAFT



WAITAKI DISTRICT COUNCIL | OTEMATATA ENTRY SKETCH CONCEPT VIEW







REFERENCE : 2955-SK02 - SCALE = 1:1000 AT A3 - 27 NOV 2019 DRAFT - NOT A WORKING DRAWING - NOT FOR CONSTRUCTION





WAITAKI DISTRICT COUNCIL | OTEMATATA OVERALL SKETCH MASTERPLAN A







DRAFT



WAITAKI DISTRICT COUNCIL | OTEMATATA CENTRAL RECREATION AREA CONCEPT SKETCH A



bike tool stand



red corrugated steel



ply formed concrete



timber frame











REFERENCE : 2955-SK06 - SCALE = 1:100 AT A3 - 27 NOV 2019 DRAFT - NOT A WORKING DRAWING - NOT FOR CONSTRUCTION





seating under timber pergola

> - barn red corrugated steel cladding to upper

> > 341

concrete base to workshop / pergola

WAITAKI DISTRICT COUNCIL | OTEMATATA A20 BIKE SHELTER CONCEPT







REFERENCE : 2955-SK07 - SCALE = 1:500 AT A3 - 27 NOV 2019 DRAFT - NOT A WORKING DRAWING - NOT FOR CONSTRUCTION DRAFT



WAITAKI DISTRICT COUNCIL | OTEMATATA RETAIL HUB SKETCH CONCEPT A







REFERENCE : 2854-SK14 - SCALE = NTS AT A3 - 13 FEB 2019 DRAFT - NOT A WORKING DRAWING - NOT FOR CONSTRUCTION DRAFT



WAITAKI DISTRICT COUNCIL - OMARAMA RETAIL PERSPECTIVE SKETCH





liquidambar stryraciflua 'worpleston'

crow's nest poplar



cornus alba 'sibirica'



barn red



chionocloa rubra



quercus palustris



concrete - benmore dam





corten / rusted steel plate



concrete pavers



REFERENCE : 2955-SK08 - NOT TO SCALE - 27 NOV 2019 DRAFT - NOT A WORKING DRAWING - NOT FOR CONSTRUCTION



























REFERENCE : 2955-SK15 - NOT TO SCALE - 07 FEB 2020 DRAFT - NOT A WORKING DRAWING - NOT FOR CONSTRUCTION DRAFT





WAITAKI DISTRICT COUNCIL - OTEMATATA COMMERCIAL | RETAIL FACADE TYPOLOGY





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