



OHAUPO TOWN CONCEPT PLAN

Draft Analysis

October 2009

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for Waipa District Council*

Ohaupo: PART 1 ANALYSIS

This analysis report summarises the findings of fieldwork carried out in January 2009. Streets were driven and walked, photographs taken, and notes made on base maps reflecting observations and discussions during this exercise.

The following diagrams and comments reflect the community and consultant team's view of the important elements and issues for Ohaupo. These are supplemented by future character statements and strategies developed from the outcomes of the community workshop held in May / June 2009.

The staged analysis (including community feedback) that has formed the foundation for the design stages of the Town Concept Plans has included:

- Step 1: Identification of the urban framework (land uses including neighbourhoods and activity nodes, vehicle and pedestrian networks, public open space, building (built form) scale, and significant opportunity sites).
- Step 2: Consideration of the appropriate building (built form) character in Ohaupo.

This report documents:

- Land Use and Zoning
- Views and Vistas
- History and Heritage
- Building (built form) and Streetscape Character
- Issues and Opportunities
- A suggested Spatial Vision



View looking towards Ohaupo Village centre - looking south from Forkert Road



Typical Ohaupo housing (Great Bourke Street)

Ohaupo land use

The land use plan reflects the land uses identified in the site visits in January 2009.

- Ohaupo has grown along the State Highway, which is a ridge road in this location. There are few side roads descending from the ridge and the block pattern is 'loose' and irregular.
- The playing fields around Ohaupo Playcentre are the largest area of open space within the village. There are only two other (small) spaces, one off the State Highway and one adjacent to the railway line. Property sizes allow for generous private open space.
- While the railway line runs along the edge of Ohaupo there is no station.
- The businesses along the State Highway are broadly within a 250m strip, but with active retail interspersed with service retail and other commercial uses, there is not a strong concentration or 'cluster' forming a central focus.
- The caravan park immediately south of the school noticeably changes such commercial / retail focus, with its very open character and caravans 'dotted' within the lot.
- More development has occurred on the west giving Ohaupo a one-sided character.



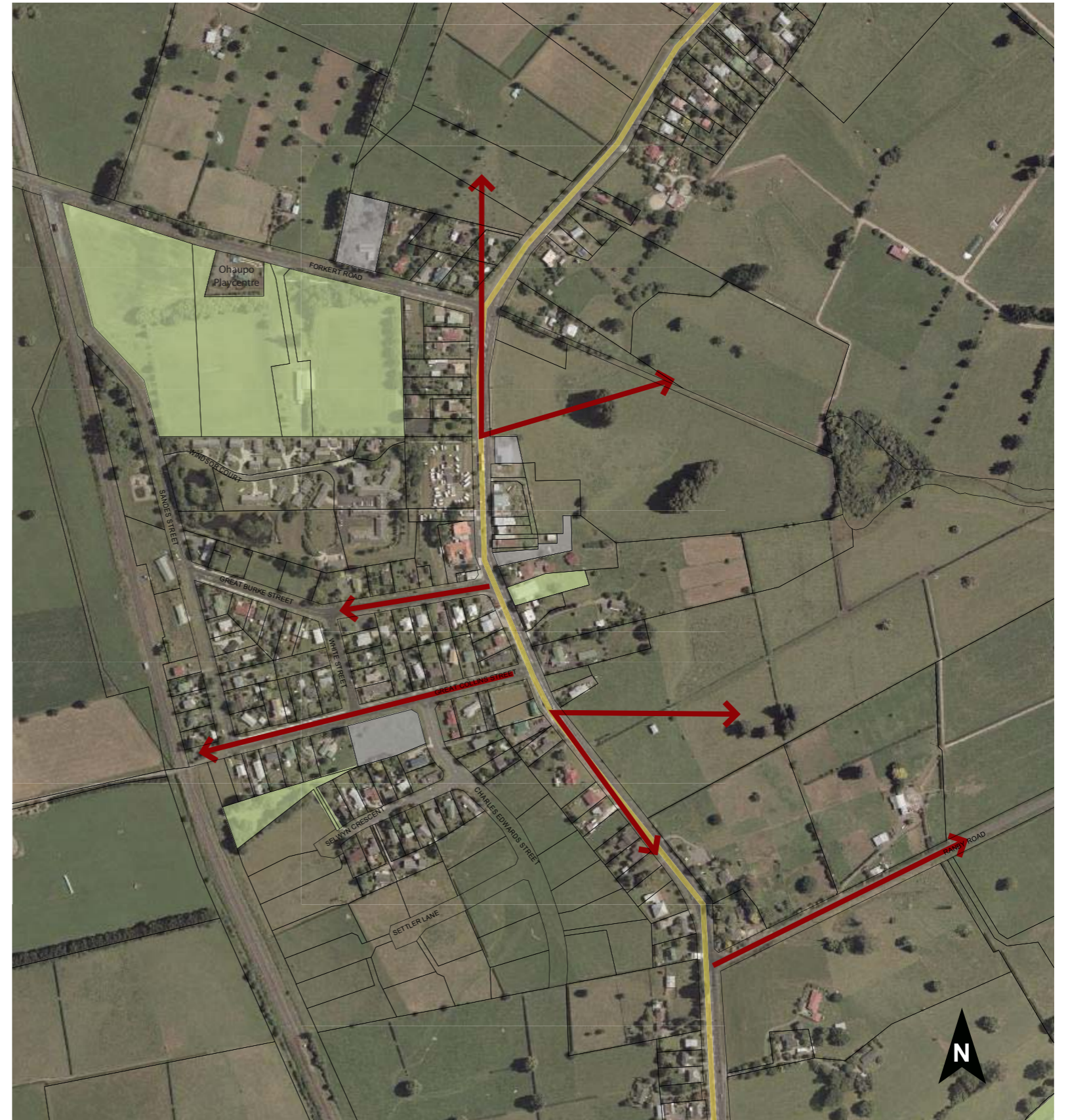
| KEY | |
|-----|---------------------------------|
| | Open Space |
| | Education Facilities |
| | Playground |
| | Public Services |
| | Retirement Facilities |
| | Industrial |
| | Retail / Town Centre |
| | Other |
| | Vacant |
| | Parking |
| | One-Storey |
| | Two-Storey |
| | State Highway |
| | Footpath |
| | Formal Pedestrian Crossing |
| | Informal Crossing / Desire Line |
| | Through Site Link |
| | Awnings |
| | Railway Line |
| | Historic Buildings / Monuments |
| | Character Buildings / Elements |
| | Vista |
| | 400m indicative 5 minute walk |
| | 2025 Town Boundary |
| | 2050 Town Boundary |
| | Post 2050 Expansion |
| | 2040 Town Boundary |

Ohaupo views and vistas

Views and vistas

- There are distant, open views across surrounding pastoral land from the State Highway and from the edges of the village. Long street vistas are framed by a mix of native and introduced trees along the sides of roads, mostly in the front gardens of adjacent properties.
- There are a number of small home businesses on the drive into Ohaupo from Hamilton, and likewise from Te Awamutu into Ohaupo. These dwellings front the spectacular rural vistas to the east and west of the State Highway ridgeline.
- Ohaupo's location along the north-south ridge means there are dramatic long views to the west and the east. The small number of side streets limit opportunities to formalise these views, but the existing pattern of houses set in large gardens means there are frequent glimpses from the State Highway between these buildings to the rural countryside and distant hills.

Images of these views are shown on the next page.



Ohaupo views and vistas



Ohaupo history and heritage

History and heritage

- Ohaupo (meaning 'The Place Where The Wind Blows At Night') is a small rural settlement approximately 17kms south of Hamilton. Little is known of Ohaupo's early Maori history, except that the main highway was once an important trail between Kirikiriroa (Hamilton) and Otawhao (Te Awamutu).
- Ohaupo is elevated along a ridgeline where the State Highway now runs. There are commercial uses on both sides of the State Highway, while the majority of the residential area is to the west. Also to the west is the main trunk railway line which defines the extent of the village in that direction.
- The Clock Café is a focal point of the town, sitting under the shade of a large flowering gum tree. This brick cafe is an older building, as is the antiques store at the other end of the town. Together they provide a contrast with the dairy and shops which are more recent and typical of small local retail building types in rural settlements throughout New Zealand.

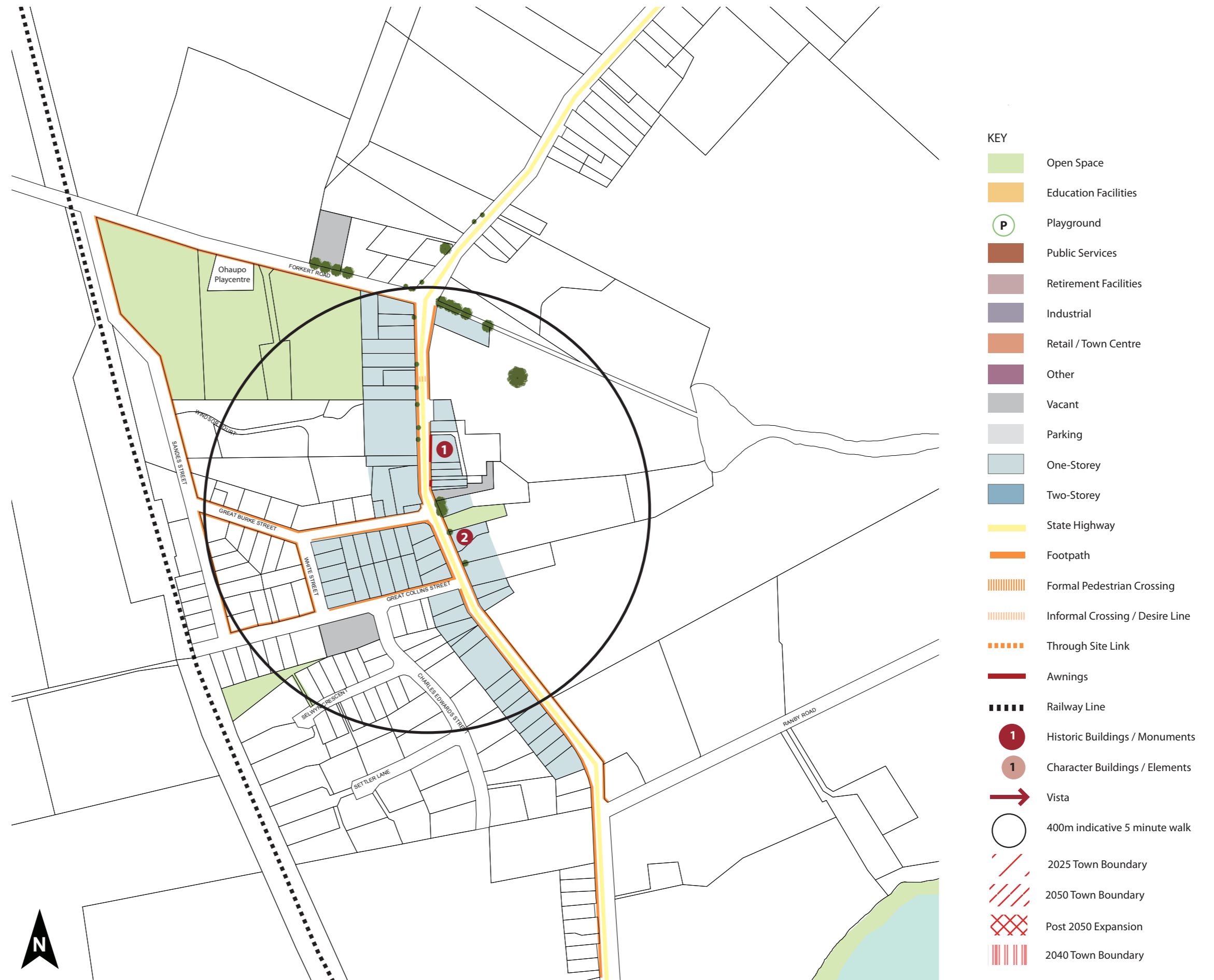


Ohaupo buildings and streetscape character

- Buildings are single storey, widely spaced and generally modest in appearance. They are from different periods, in different styles, and in different condition. The overall effect driving along the State Highway is one of a 'fragmented' appearance.
- Only two buildings within the centre have awnings that are usually associated with a 'main street' shopping area.
- Footpaths are located on both sides of the State Highway and on one side of the roads running off and behind the main street.
- There are very few trees – and these are generally within the private domain. The exception is a partial row of small trees on the western side of the State Highway.
- There is only one median refuge for crossing the State Highway, towards the north near the retirement village.
- Public open space is not very visible - the entry to the reserve (photo bottom left opposite) could be significantly improved in terms of clear lines of sight and public facilities.
- The places numbered below are identified in Appendix 10 of the Waipa District Plan as 'Buildings, Civic Structures and Items of Cultural Value'.

OHAUPO HISTORIC BUILDINGS / MONUMENTS

- 1** Bakehouse (former)
- 2** K Cees Place (Rendezvous Cafe) (1895)



Ohaupo buildings and streetscape character



Ohaupo issues and opportunities

The following issues and opportunities were identified following the site visit in January 2009 and are outlined below. These along with the community vision workshops have informed the development of the Town Concept Plan. The issues and opportunities are shown in diagram form on the following page. These maps were presented as part of the public consultation/visioning workshop. The maps have not been updated following the workshop as their intended function was to stimulate discussion.

| | Issue | Opportunity (refer diagram) |
|-----------------------------|---|---|
| State Highway Traffic | The State Highway bisects Ohaupo through the commercial centre, while the majority of town resides to the west. There are a steady flow of cars and large trucks travelling through the town every day. While the speed limit through the town is 50km/hr, cars appear to travel much faster than this. As the town has grown up around the State Highway, the reality is that pedestrians need to cross the busy road if they want access to certain services. | While the State Highway severs the town and threatens pedestrian access there was evidence that most business on the eastern side of the street (left towards Te Awamutu) were predominantly serving the car-based population. Cars would stop for a few minutes while coffee and snacks were bought before heading off again. During the time of observation no pedestrians were seen to cross the State Highway to take advantage of similar services. Streetscape improvements that provide for crossing while visually narrowing the carriageway could help slow traffic and contribute to a sense that businesses on both sides of the highway are readily accessible. |
| Pedestrian Access | As a result of the State Highway, opportunities to cross the street in Ohaupo are very limited. There are no pedestrian crossings and only one small informal crossing opposite the Retirement Village (which would still be difficult to cross in heavy traffic). Due to the curvature of the road, visibility for crossing is limited. | The town would benefit greatly with streetscaping which included traffic calming and the establishment of safe crossings. This would open up both sides of the street, making it safer not just to cross but also safer to get out of the car whilst parked along the State Highway. |
| Ohaupo School | Ohaupo School which is the oldest school in the Waipa district is located some distance from the town itself (approximately 2km towards Hamilton). This effectively takes away a lot of the life/community feel within Ohaupo itself. The walking route alongside the State Highway leads to heavy car dependence in the area. | Potential to extend a future growth cell to join the school with the community could be considered. |
| Parking | There is plenty of on-street parking on the side of the State Highway outside the Ohaupo shops. Despite the abundance of available parking, the location of it is relatively dangerous with doors opening and pedestrians getting out straight onto a busy (and fast) main road. There is no problem with the amount of parking, rather the location of it. | Investigate opportunities for offstreet carpark areas. |
| Neighbourhood parks | The small reserve near the railway lines (bottom of Great Collins St) has a good playground though is not clearly signposted and could be mistaken for private property. The same applies to the small thin park opposite the old church building on the State Highway. Both of these areas looked well maintained but no one was using them at the time of the survey. Better signage may bring more people to these areas. | Footpaths are present along at least one side of most streets, however clearer pedestrian and cycle links should be provided to and from neighbourhood parks and the rugby club. Because the school is so far away, Ohaupo lacks a community focal point for people to gather. With better links and connectivity between residential and recreational areas, community cohesion may be established. |
| New residential development | A small number of new developments/subdivisions are occurring in Ohaupo (mainly off Charles Edward St). All are being established in the area between the State Highway and the railway track (rather than on the eastern side). These developments are well laid out, consist of large lots and are generally modern brick homes. The location of these homes is close enough to walk to local amenities (though crossing the road is still an issue) therefore connectivity with existing neighbourhoods is good. Ohaupo is not connected to Council wastewater reticulation and therefore each dwelling has to have a septic tank. | Future residential development should be focused on the western side of the State Highway (the railway side). Ohaupo has a natural boundary (topography to the east, railway to the west) that defines the likely extent of future growth. Residential land 'ribbons' for several kilometres, providing some opportunities for development behind what is already established. Extended ribbon development should be carefully considered unless it provides for greater connectivity to existing facilities, for example, Ohaupo School. Densities are very low at present and established residential areas are complemented by mature trees, which should be maintained. There may be opportunities for smaller lots and a greater concentration of housing within the centre in future. |

| | Issue | Opportunity (refer diagram) |
|-------------------------------|---|---|
| Future commercial development | | Ohaupo would benefit greatly from the establishment of a small superette. In the appropriate location, this outlet (superette and/or farmers market) could be accessed by foot for many of the residents. Similarly, for the transient population, easy to access cafes/eateries would pull more people into the town. Unsuitable parking may act as a deterrent to drivers from stopping at present. |
| Visual amenity | The town of Ohaupo is surrounded by beautiful rural vistas to the east and west. However, the town itself consists of a mixture of vacant buildings some which are not well maintained, along with well maintained historic and contemporary buildings. Visually, the town is seen from the side by drivers and the stand out point is the rural vistas. Other noteworthy features of the town from a visual perspective include the flowering gum, the memorial hall and clock café. | |
| Character and history | | Ohaupo needs to utilise its rural hinterland enhancing the views out to the east and west. View shafts should be retained and reserve/picnic areas which benefit from the views should be created. A town square, or public space would provide an area for people celebrate the town, it could be designed to represent the culture and heritage of Ohaupo. |

Ohaupo issues and opportunities

Ohaupo School connections

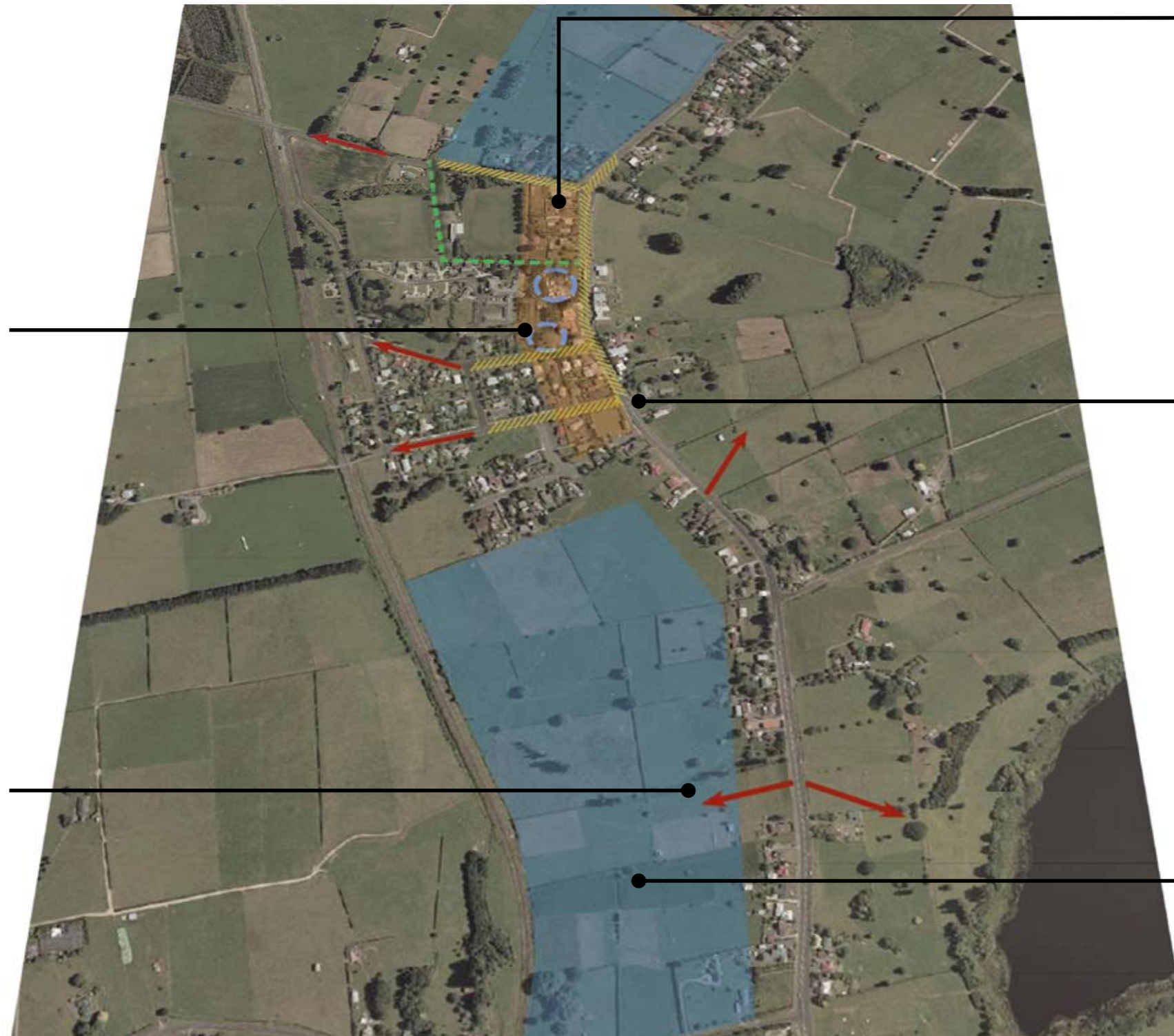
Ohaupo school is located some distance from the main street (approximately 2km towards Hamilton). This isolation takes away some of the community feel of Ohaupo. Improving the current link to the school (along the side of the State Highway) or extending development toward the school will better connect the school to the community.

Parking

There is a great deal of under utilised land which could be converted to off-street parking space for shoppers. Such parking facilities should have clear and direct linkages through to the main street.

Vistas

Ohaupo should aim to protect and enhance existing vistas as the town continues to grow and develop.



State Highway businesses

The State Highway currently serves a car-based population (those travelling through the town on their way to other destinations). While this will continue to be a viable source of income (until a bypass is established), it is considered that future commercial development should include a superette to service the local community. The growth of commercial activity could occur to the west of the State Highway, enabling easy access for any future residential development in this location.

Improved pedestrian amenity

The town would benefit greatly from streetscaping which included traffic calming and the establishment of safe crossings. This would open up both sides of the street, making it safer to cross the road and get in and out of vehicles parked adjacent to the highway.

Future residential development

Future residential development should be focussed on the western side of the highway, between the highway and the railway line.

Ohaupo spatial vision (desired future character)

The visioning workshop for Ohaupo was held on 28 April 2009. The agenda included a welcome and introduction by the Mayor, short presentations from Waipa District Council and the consultants, and two workshop sessions. The first session comprised group discussions of key issues affecting the participants, with a focus on likes, dislikes, needs and challenges. The second session was preceded by a presentation from the Ohaupo Visioning Group and led to vision statements being developed by each worktable for the town. The vision statements were prompted by the phrase "In 40 years' time, Ohaupo will be / will have....."

The outcome of the workshop is summarised in Appendix A.

Ohaupo: Appendix A

Outcomes from Ohaupo – Town Plan Vision Workshop

Eight community visioning workshops were undertaken in the following towns / villages during the months of May and June with the following groups:

- Cambridge
- Te Awamutu / Kihikihi
- Ohaupo
- Pirongia
- Hui with iwi representatives
- Te Awamutu College
- Cambridge High School
- Kihikihi residents

The purpose of these workshops was to introduce the local communities to the Town Concept Plan phase of the Waipa 2050 Project.

The workshop agenda was as follows:

Overview of how the Town Concept Plans fit with the Growth Strategy, by WDC (Fiona Hill – Project Manager Waipa District Plan Review)

Presentation by Beca summarising analysis / issues / opportunities of the town / village (Lynne Hancock/Fiona Murray)

PART A – KEY ISSUES

Workshop participants were split into groups (each group at a separate table). They were asked to discuss what they see as the major issues affecting their area.

Workshop participants were asked to answer the following questions:

- What do you like most about your area?
- What do you like least?
- What do you think the town needs – and where?
- What are the barriers or challenges to achieving improvements?

A facilitator recorded the discussion and reported back at the end of the session.

PART B – DESIRED FUTURE CHARACTER

Vision statements

Individuals were asked to record their own ‘wish list’ for the future, focusing on the issue that’s most important to them. This could take the form of “In 40 years’ time [my town or area] will be / will have...”

The facilitator put all the vision statements on a large piece of paper.

Workshop discussion

Groups were then asked to discuss how they see the issues they identified being addressed – how can we get from ‘now’ to the future that’s described in the vision statement? What specific measures do they suggest?

Report back

Conclusion and Thanks

Results from the Workshop

The outcomes from the visioning workshops, including the key issues (likes and dislikes), needs and challenges, and the desired future character, are outlined below.

Attendees

The Ohaupo Visioning Workshop was attended by 27 people. These people were split into five tables for the workshop discussion.

Key Issues

All groups were asked to identify the key issues currently affecting their town. This was broken down into a list of both likes and dislikes. The information below gives a general outline of the key issues raised, before outlining the key likes and dislikes of their towns / areas as identified by participants.

The major issues coming out of the Ohaupo workshop were traffic related issues – speed of traffic through main street and the difficulty in crossing the road as a pedestrian. Other issues concerned the lack of commercial zoning along the Ohaupo main street.

Likes and Dislikes

Land Uses

The café culture and the Bowling Club are facilities in Ohaupo that are enjoyed by the locals. The major concern was the lack of zoned commercial land in Ohaupo. In general it was found that the school was excellent, however its location is too far from the commercial heart of Ohaupo and better / safer pedestrian links between the two are needed. Overall, the range of shops in Ohaupo is seen to be good.

Buildings (Built Form)

The majority of the participants like the old historic buildings along the main street, and are generally happy with the upkeep of these old buildings. However, it was noted that the built form of the main street is fragmented by vacant sites and vacant buildings which has created pockets of untidiness through Ohaupo. Other dislikes included the poor maintenance on residential sections surrounding the mainstreet and the colour of the Memorial Hall.

Natural Character

The scenic views from Ohaupo out to the countryside were noted by many groups. The rural character and lakes are liked by many residents, however a lack of visible access to the lake is perceived to be a problem. In general the rural character of the village, brought about by the sweeping views across the ridge was highly regarded by residents.

Trees and Landscaping

The two large trees which dominate the main street (gum and monkey puzzle) are very important to the residents of Ohaupo. When in flower the gum is very picturesque. However, there are relatively few trees apart from those two on the main street and one group reported that more street trees in Ohaupo would be desirable.

Traffic and Parking

The speed and volumes of traffic through the main street was the biggest dislike identified. The speed of the traffic through the village is dangerous and as a result residents do not feel safe crossing the road. Parking in the village is also hampered by the through traffic on SH3. Parking is available on the roadside however getting in and out of the car can be difficult due to the speed of the traffic passing by. The issue of dangerous traffic and parking was continually brought up throughout the workshop which highlighting the importance of improving road safety in Ohaupo.

Pedestrian safety and amenity

Due to the speed and frequency of State Highway 3 traffic through Ohaupo, pedestrian safety and amenity was identified as a key issue. The lack of safe pedestrian crossings in the village was raised as well as the danger of getting in and out of cars when parking. Pedestrian safety was identified as being very important especially due to the large population of elderly living in the village. The narrow footpaths in the village were disliked by one group. For school aged children, the walk along State Highway 3 to the school is fairly long and residents have requested more lighting be placed along this stretch of footpath to ensure the children's safety.

Access to surrounds

The convenience and accessibility of the village to other places (Hamilton and Te Awamutu) was one of the most liked characteristics of the area. All groups identified accessibility as a like, which indicates that many of the residents use the nearby centres regularly. The lack of public transport was raised and improvements in this area were seen as desirable for the future of the village. Access to the nearby lakes was also raised, with one group emphasizing the need to improve access to it so that it can be enjoyed by everyone. Currently access to the lake is not clearly marked and therefore this area is underutilized.

Village Character

The easygoing, safe, rural character of the village was raised by many groups and is really at the heart of what residents like about their village. The school was identified as contributing to the positive village character too. However not all groups felt this way. One group identified the lack of a sense of community as a dislike, highlighting that because of the proximity to Hamilton and Te Awamutu, Ohaupo is becoming a dormitory 'suburb' almost to the point where many residents do not have an active sense of community.

Other issues

Septic tanks are disliked by many residents and connections to Council reticulation is seen as desirable.

Needs and Challenges

Along with the likes and dislikes, participants were asked to identify what they thought their town / villages needs. They were also asked to identify the barriers or challenges to achieving these improvements.

A number of positive and interesting suggestions were made as part of this workshop. They cover improved streetscaping, rezoning areas of the village centre and improvements to the traffic, parking and pedestrian crossings in the village.

Needs

Lists of needs were identified by the attendees. These included:

- The new bypass
- More public transport
- A strong village identity
- Financial support for reserves
- Streetscaping including safe pedestrian crossings
- A chemist shop, supermarket and service station
- More street lighting
- Connected walking tracks and access to the lake
- Museum in the antique store
- Re-establishment of the railway line

Challenges

The main challenges facing Ohaupo identified by workshop attendees are the lack of commercial zoning, the retention (or lack thereof) of basic services such as the post shop, a lack of support from the local community for new businesses, funding, the State highway running through the centre of Ohaupo and a lack of leadership.

Desired Future Character

Participants were asked to draft up a vision statement for their town / village. The vision statement looks towards the future and provides a statement which represents how they want their town / village to look and feel in 40 years time. The following is a list of vision statements produced by individuals.

In 40 years time Ohaupo will be / will have:

An open spacious natural environmental, family friendly thriving small town, with an attractive main street that serves residents and visitors with a sense of history, reliability, safety, fun and the freedom to be yourself and live life to the fullest.

Ohaupo CBD will be extended north to Forket Road both sides of the highway with "shantytown" appeal, farmers market, strip shopping and a picture theatre using front facades as per original settlement. We are the northern gateway to Waipa.

A relaxed rural town where young families, working people and those in retirement can live in harmony.

A more intimate village feel, slower traffic, trees and plantings, a parking 'lot' to use for a farmers market, seating, and boutique shops.

How do we get there?

Participants were asked what actions need to be put in place to champion the visions. The following actions were identified:

- To address the traffic issues through the village
- Gain more funding from Council
- Promote Ohaupo as the Northern Gateway of the Waipa District

Ohaupo Wananga

Draft Outcomes from Wananga – Town Plan Vision Workshop

A wananga was held at the Raukawa Trust Board offices in Te Awamutu on 12 June with approximately 15 members of local iwi. The purpose of this was to gather input on likes and dislikes, needs and challenges and vision for the future of each town. This workshop was organised and run in a similar way to the Town Concept Plan Vision Workshops with an overview of how the Town Concept Plans fit with the Growth Strategy, by WDC (Fiona Hill – Project Manager Waipa District Plan Review) followed by a presentation by Beca summarising analysis / issues / opportunities of each of the towns / villages (Fiona Murray). The following is a summary of the outcome of the workshop;

Likes and Dislikes

The positive attributes of Ohaupo that were identified include the village atmosphere and farming community, the vistas from the ridgeline and the handy small village. The hotel, cafe and shops were noted also. The connection to the area iwi wise was mentioned by the group as well as the free bus service to Catholic and Maori schools. These things were seen as very positive for Ohaupo village.

The ribbon development of Ohaupo was not liked by one member of the group but for the most part traffic was identified as the biggest problem in Ohaupo. As with the other villages, the lack of recognition of tangata whenua and Maori heritage was noted. The lifestyle blocks and perceived lack of control over the location of new housing was also raised by this group.

Needs and Challenges

As in Pirongia, recognition of Maori history, values and heritage as well as a shared leadership of governance arrangements are desired. An improvement in traffic movements through the village, a better village shopping centre and a marae were also requested.

The barriers to these requests have been identified as the main highway, and the fact Ohaupo also borders two iwi groups. The small population (both generally and Maori) mean that funding allocations are also small.

Vision for the the future

In 40 years time Ohaupo will have better access to rail, it will be more accessible and more attractive to tourists through its boutique shops and charm. Ohaupo will have a farmers market, better access to the lakes and as a result it will be a destination in itself.

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