

Teitei Drive, Ohakune. Concept Masterplan. Landuse Consent Package.

04 July
2023

Isthmus.



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Cheal Consultants
Traffic Planning Consultants
Morphum Environmental
Kāhu Environmental

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Figure 1.1 Cover Photo, Mount Ruapehu from the Site. By Cheal Consultants

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| Final Revised | E | JP | JP | 04.07.2023 |

Introduction

The Opportunity

The purpose of this document is to undertake a high-level urban design report that explores the prospect of development on a site along Teitei Drive, Ohakune. The concept exploration within this document has tested development suitability and density across the Site while considering its open space, and rural environment requirements. This report seeks to:

- Provide a contextual understanding of the site and its surrounds
- Capture site opportunities and constraints to inform future development
- Establish an approach for master planning by setting out a vision principles, and key moves to inform development on the site.

This report is based on desk-top information and research. It has been prepared for Kāinga Ora with specialist inputs from Barker Associates, Cheal, Traffic Planning, Morphem Environmental, and Kāhu Environmental .

The Site comprises of 9.45 hectares of undeveloped, rural zoned land located south of Ohakune. The site is appears to be used hay/silage activities with well established pasture grasses.

Outcomes are seen as a positive if the development;

- Provides a range of housing choices
- Protects and enhances the natural values and features of the Site
- Integrates stormwater management and ecology with recreational open spaces
- Works with the land and where possible minimises encroachment into habitats and waterways
- Connects strongly with the existing Ohakune community and Village

Process

The project methodology is based on an open process that will robustly test design thinking to produce a design report that can then be fed into a consenting process for the future development of Teitei Drive.

The exploration will include a vision, principles, and high-level design maths for the intended development with an indicative understanding of what people will need in the new community. The exploration will also include land use thinking and future considerations such as a new stream pathway connection, as well as non-statutory guidance on transport, housing density, wetlands, design and resilience. The overall intention of this document is to provide confidence and direction in the future development of Teitei Drive.

Ohakune

Ohakune is a picturesque town nestled in the central North Island. Renowned for its stunning natural beauty, Ohakune offers visitors a unique blend of outdoor adventures, cultural experiences, and a welcoming community.

Surrounded by the majestic peaks of the Tongariro National Park, Ohakune serves as the gateway to this UNESCO World Heritage Site, attracting nature enthusiasts and thrill-seekers alike. The area is a haven for hikers, with the world-famous Tongariro Alpine Crossing presenting a challenging and awe-inspiring trek through volcanic terrain and breathtaking landscapes.

During the winter months, Ohakune transforms into a vibrant hub for skiing and snowboarding enthusiasts. Turoa and Whakapapa ski fields, situated just a short distance away, provide exhilarating slopes and pristine snow conditions, making it an ideal destination for snow sports lovers.

Ohakune's charming village centre is known for its warm hospitality, with a range of accommodation options, quaint cafes, and friendly locals. The town exudes a relaxed and welcoming atmosphere, inviting visitors to unwind and soak up the tranquil ambiance. In addition to its natural and cultural attractions, Ohakune hosts various events throughout the year, including the famous Ohakune Mardi Gras, which brings the streets alive with music, costumes, and festivities.

01. Site Analysis.

Regional context.

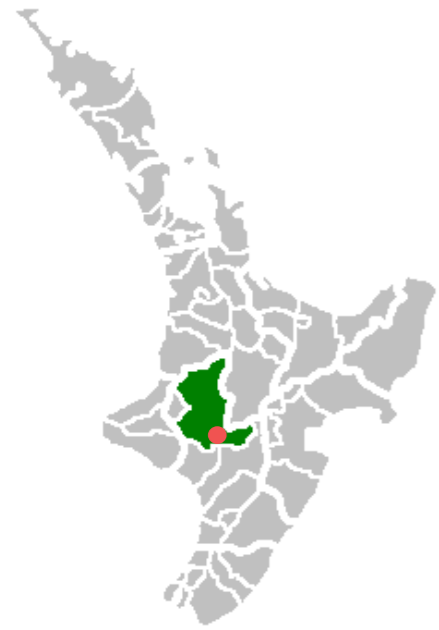
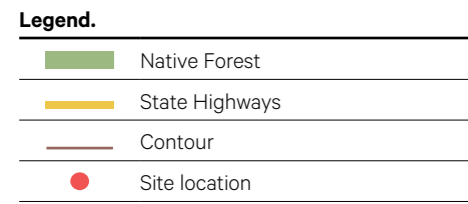
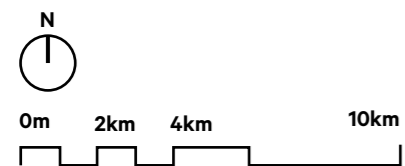










Figure 1.2 Ruapehu District and site location



Local Context.

Legend.

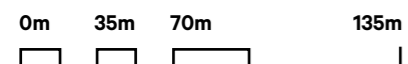
| | |
|---|--------------------------------|
|  | Site Boundary |
|  | Pedestrian connections to town |
|  | Key Destinations |
|  | Existing road |
|  | Paper road |
|  | Indicative Super lots |
|  | Streams |
|  | Openspace |

Notes

- The site is a short walk from the town centre
- Possible connections to existing community and sports fields
- Possible recreational connection along existing stream
- Established play area located adjacent to the Site
- Community pools close by
- Mature vegetation adjoins the site



1:3500 @ A3



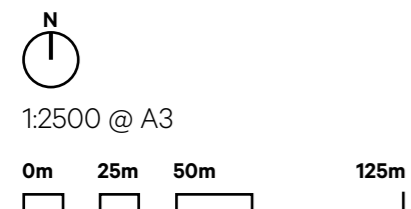
The Site.

Legend.

- Site Boundary
- Existing streams
- Vegetated areas
- Existing shared path

Notes

- Existing stream provides natural delineation and site feature
- Existing shared path connects playground area to exiting development
- Three distinct field areas
- Low wet areas to the north and along stream. Refer to wetland assessment.
- Refer to Morphem Environmental report for wetland areas and classifications.



Site photos.



Figure 1.3 Teitei Drive and shared path connection through site. Ohakune Carrot in background
Source: Cheal



Figure 1.7 Staggered line of Lawson cypress trees which extends along a section of the western boundary. Source: Peers Brown Miller



Figure 1.4 Existing vegetation north of the site. Source: Morphem Environmental



Figure 1.5 Existing drainage channel running between fields 1+2. Source: Cheal



Figure 1.6 Existing connection to site from Teitei Drive. Source: Kāinga Ora

02. Overall Concept Masterplan.

Vision.

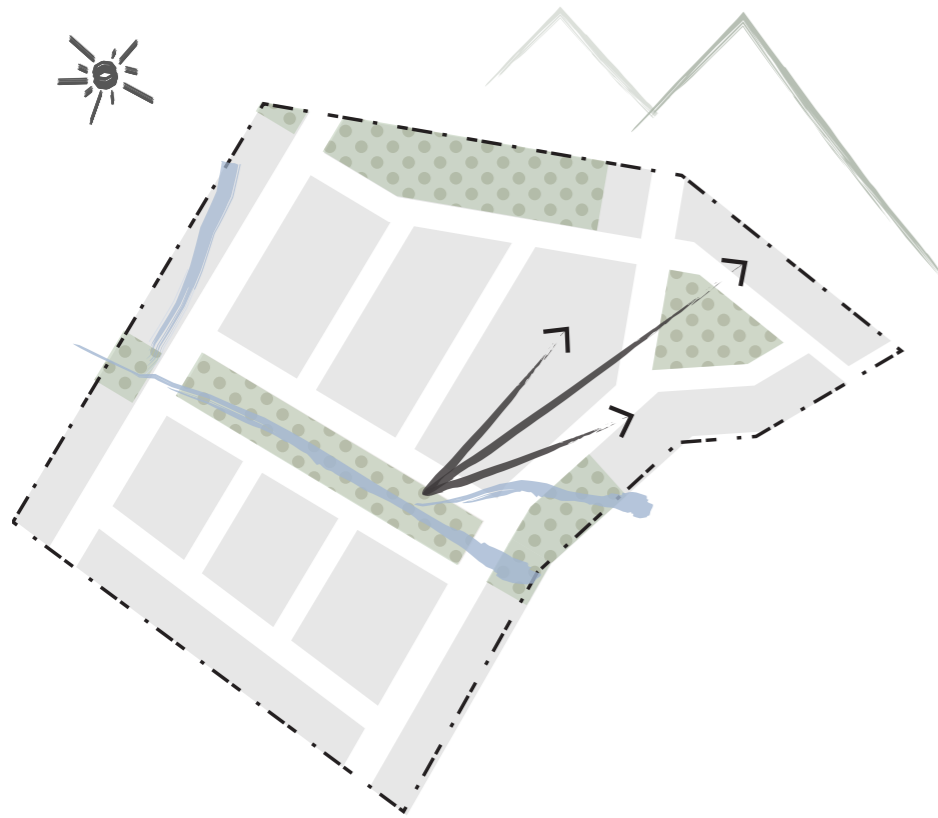
Statement & indicative sketch.

A unique and diverse neighbourhood that helps regenerate the local land and is a place people want to live and breathe in.



Principles.

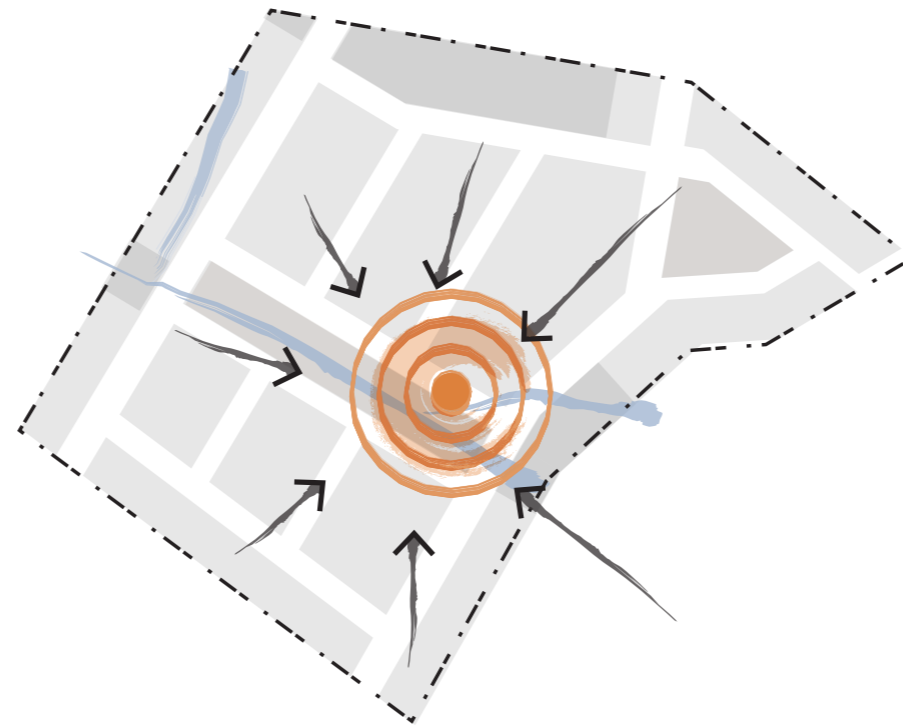
Three guiding ideas.



With Nature

Design a place that frames, embraces and enhances the local maunga & awa.

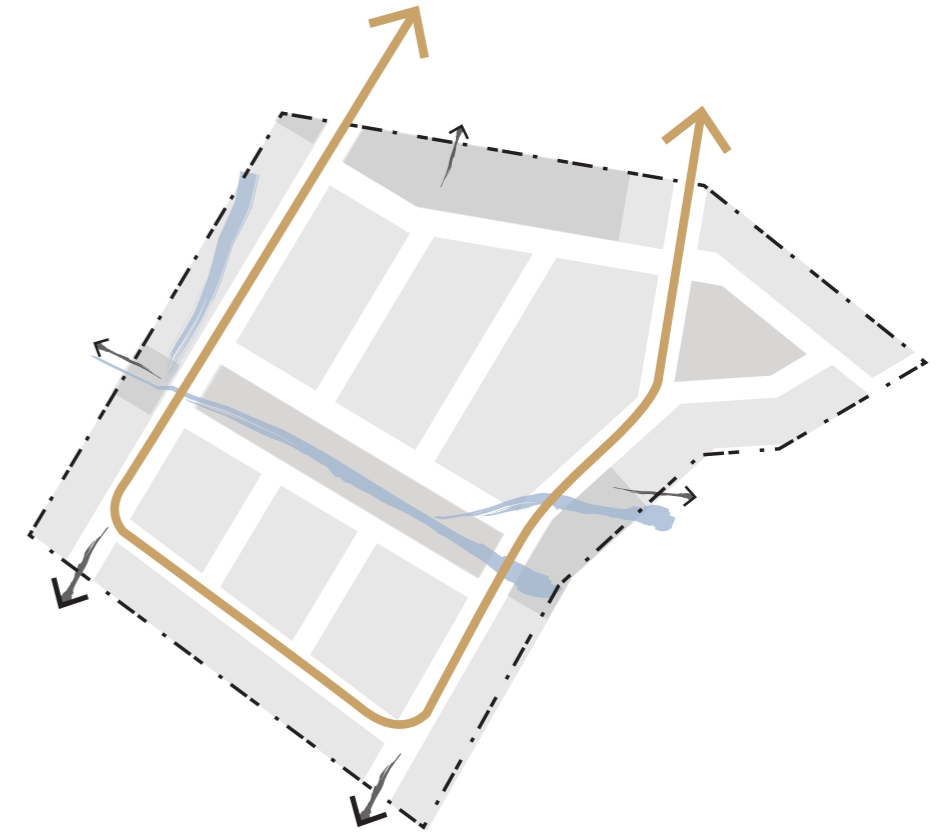
- Create various views to Ruapehu
- Integrate stormwater management solutions
- Regenerate the land
- Experience nature



From within

Create a heart where people can gather to foster a unique, diverse and vibrant place for people.

- Foster a street based community
- Provide a place for people to gather
- Build homes with a unique local look & feel
- Nurture a sense of place









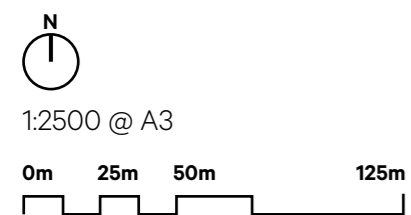
Among others

Connect to neighbouring sites while also allowing fluid movements throughout.











- Offer pleasant and safe walkable routes
- Ensure clear and easy access within
- Connect to neighbouring sites
- Self-sufficient

Illustrative Plan

| Legend. | |
|---|--------------------------------|
|  | Site Boundary |
|  | Openspace |
|  | Indicative lots |
|  | Trees |
|  | Stream |
|  | Indicative stormwater wetlands |

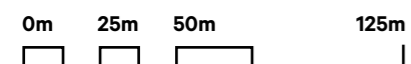


Conceptual Master Plan.

| Legend. | |
|---|--------------------------------|
|  | Site Boundary |
|  | Openspace/ reserves |
|  | Indicative lots |
|  | Stream |
|  | Indicative stormwater wetlands |
|  | Stage 1 Boundary |
|  | Primary Route (18m) |
|  | Secondary Route (14m) |
|  | Rural Lanes (12m) |
|  | Pedestrian connections |



1:2500 @ A3

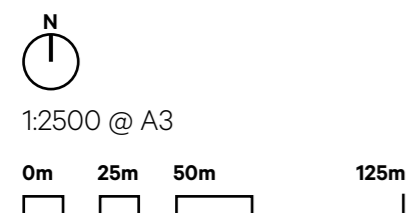
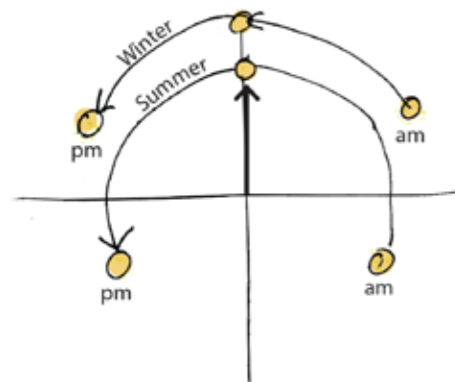


Overall Indicative bulk & location.

Legend.







| | |
|--|------------------|
| | Site Boundary |
| | Stage 1 Boundary |
| | Stream |
| | Green reserves |
| | Below 300m2 Lots |
| | 300m2 - 449 Lots |
| | +450m2 Lots |

Notes
 — Indicative two story stand alone housing shown



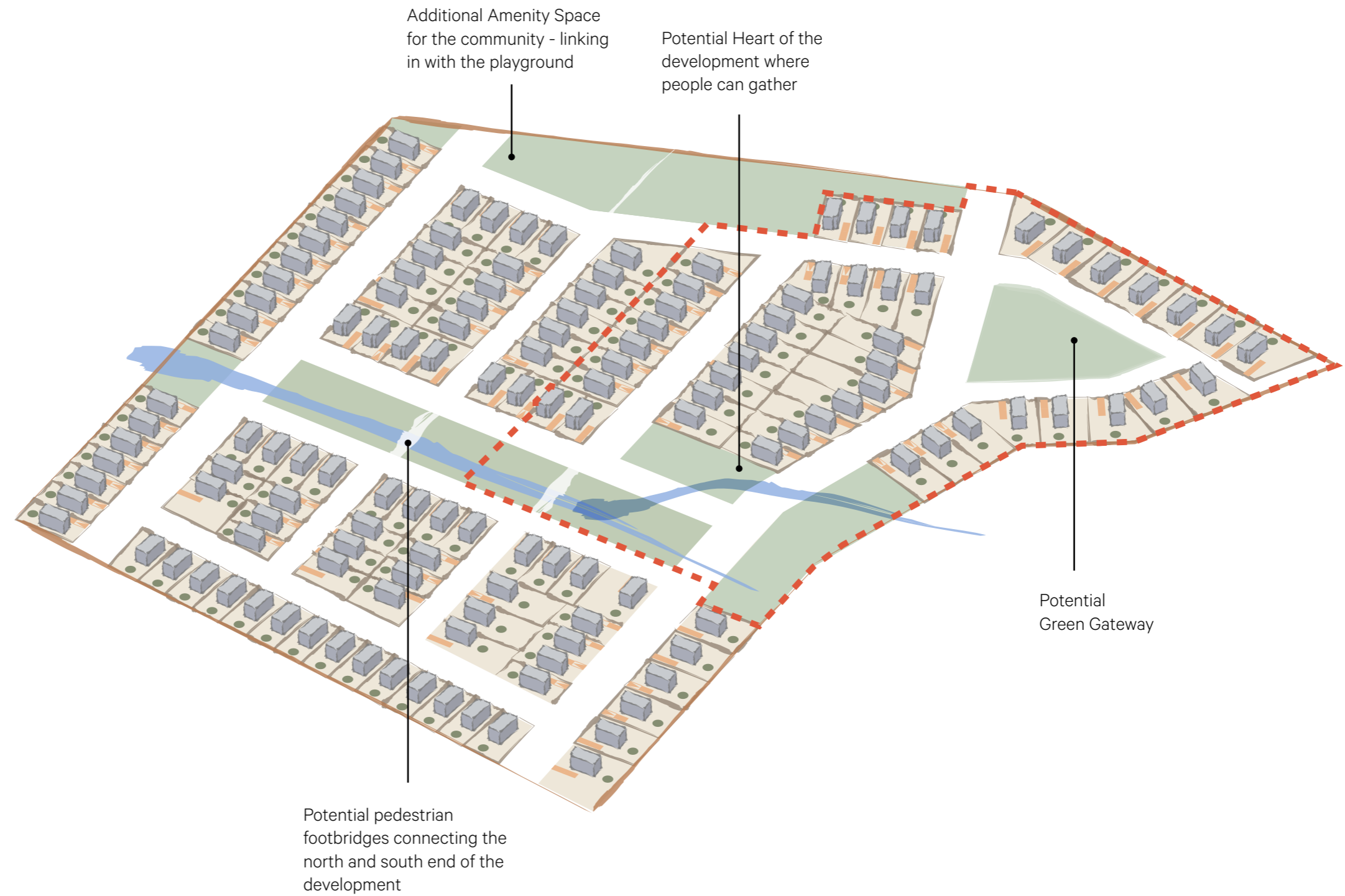
Overall Indicative bulk & location.

Legend.

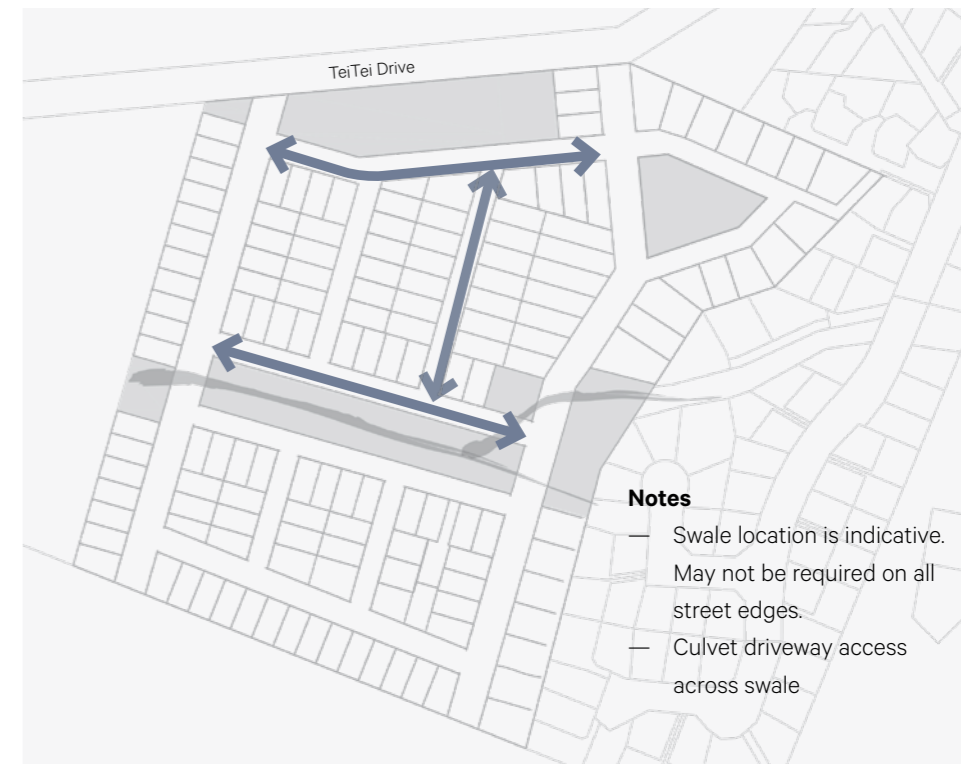
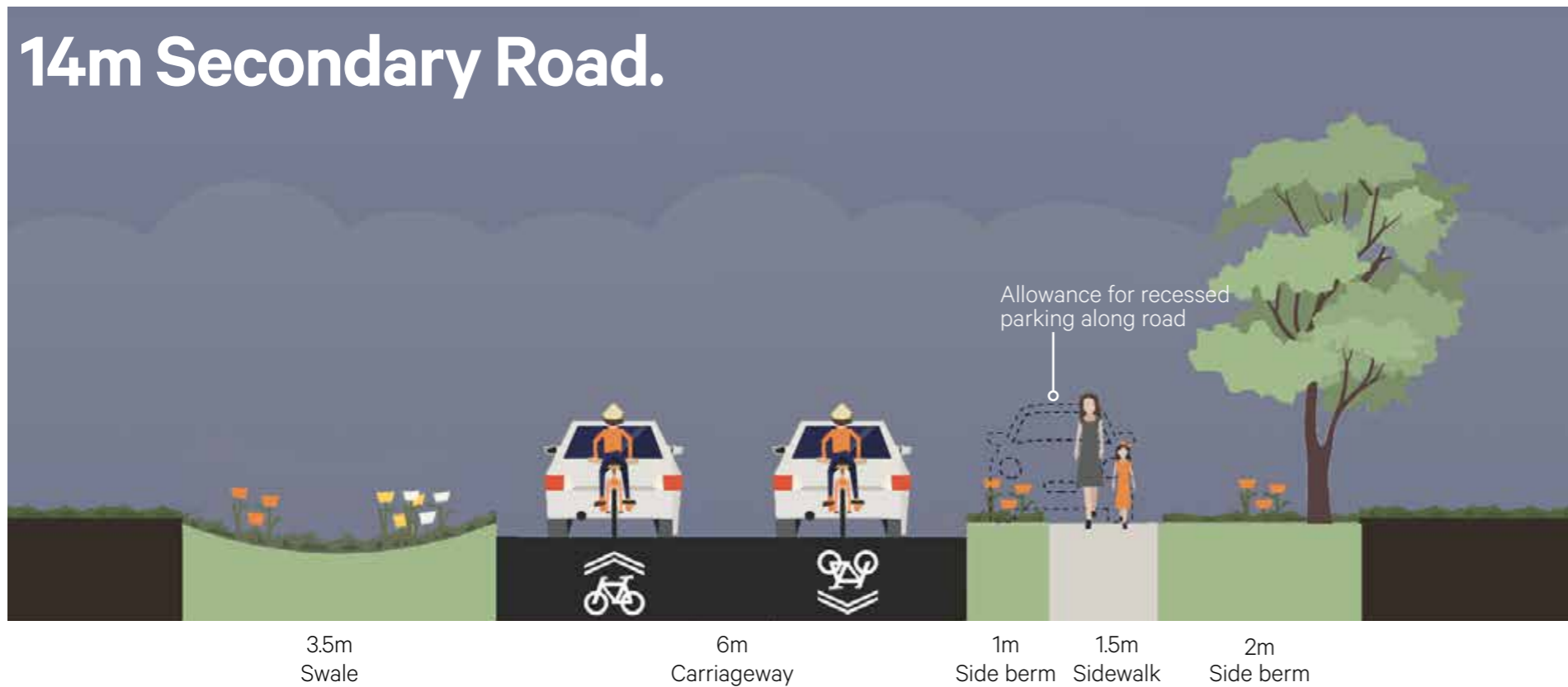
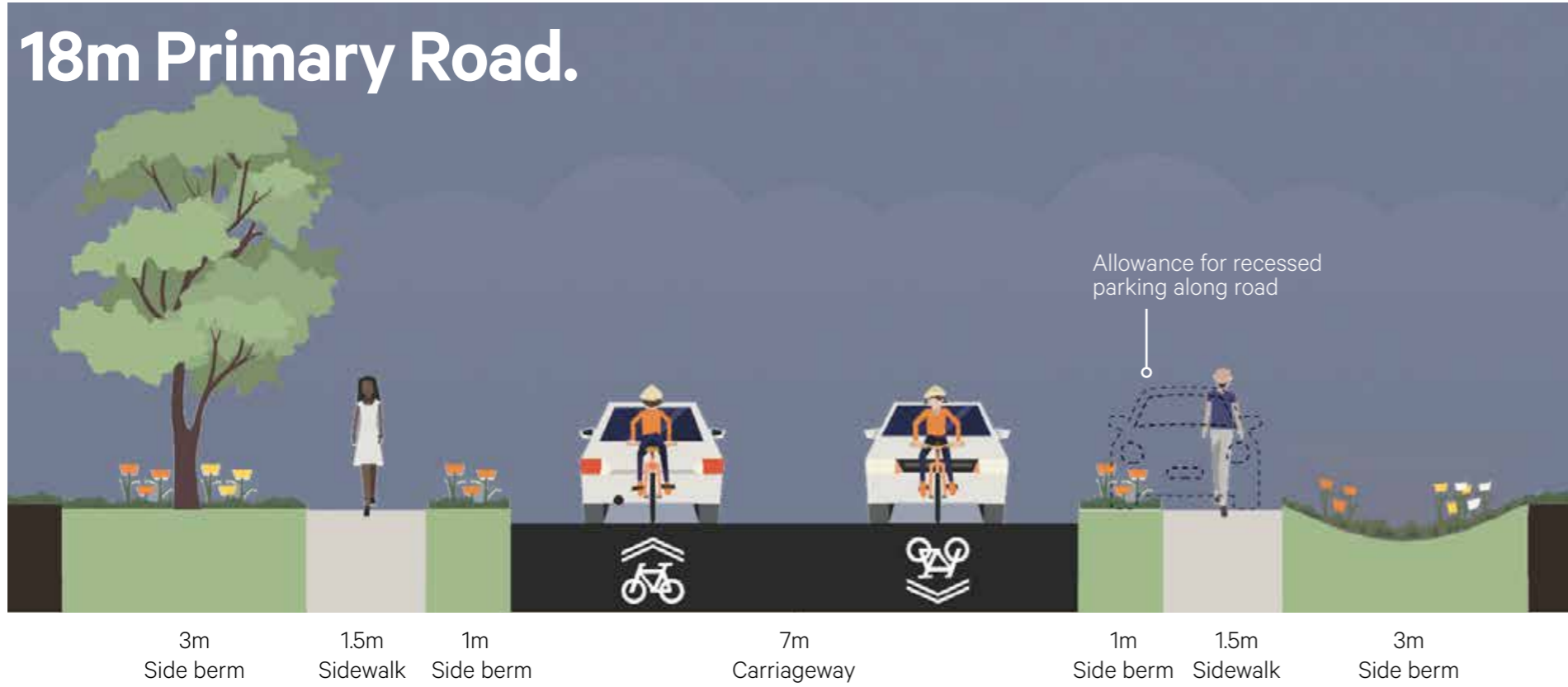
| | |
|---|--------------------------|
|  | Stage 1 Boundary |
|  | Stream |
|  | Green reserves |
|  | Outdoor area |
|  | 2 Parking Spaces per Lot |
|  | Indicative massing |

Notes

- Indicative massing shown with two story stand alone housing



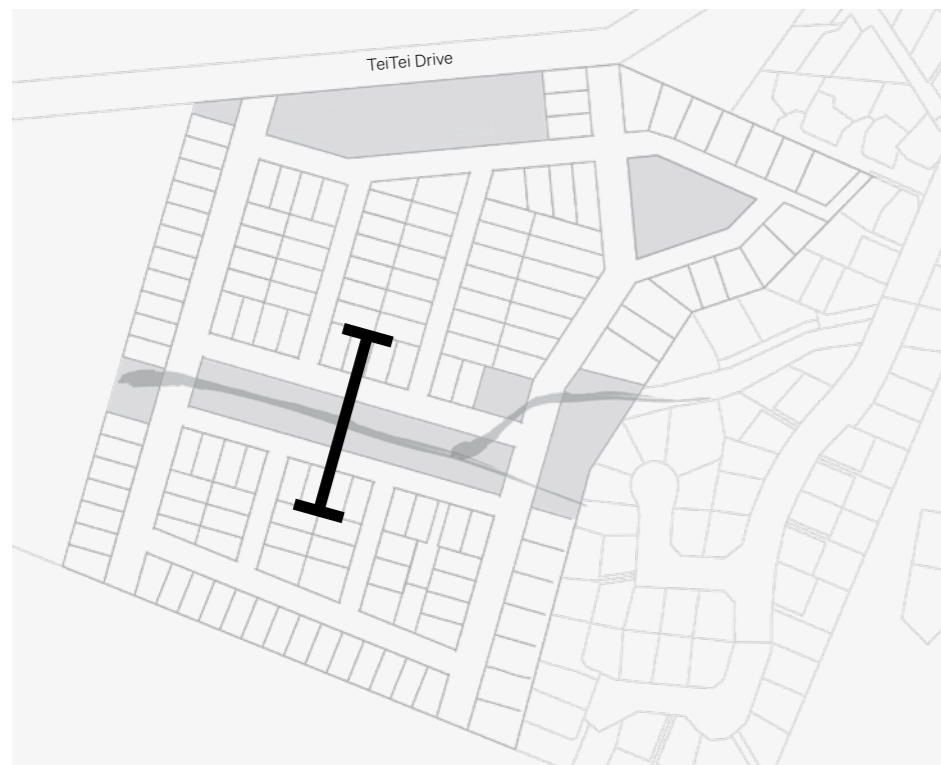
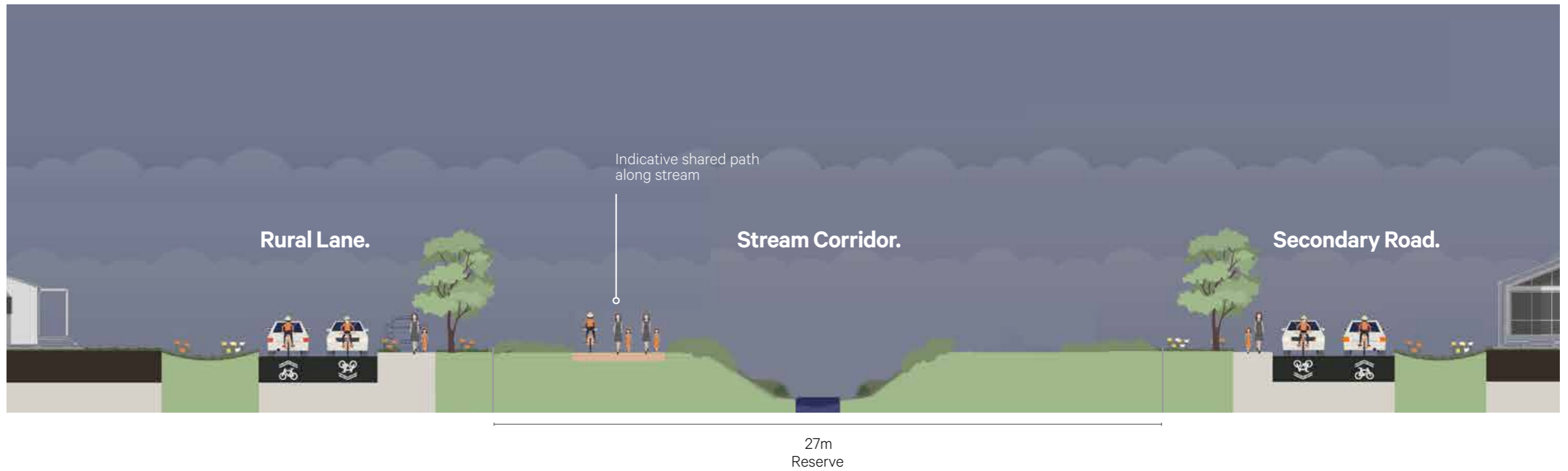
Roading Strategy.



Roading Strategy.









Typical Stream Interface.

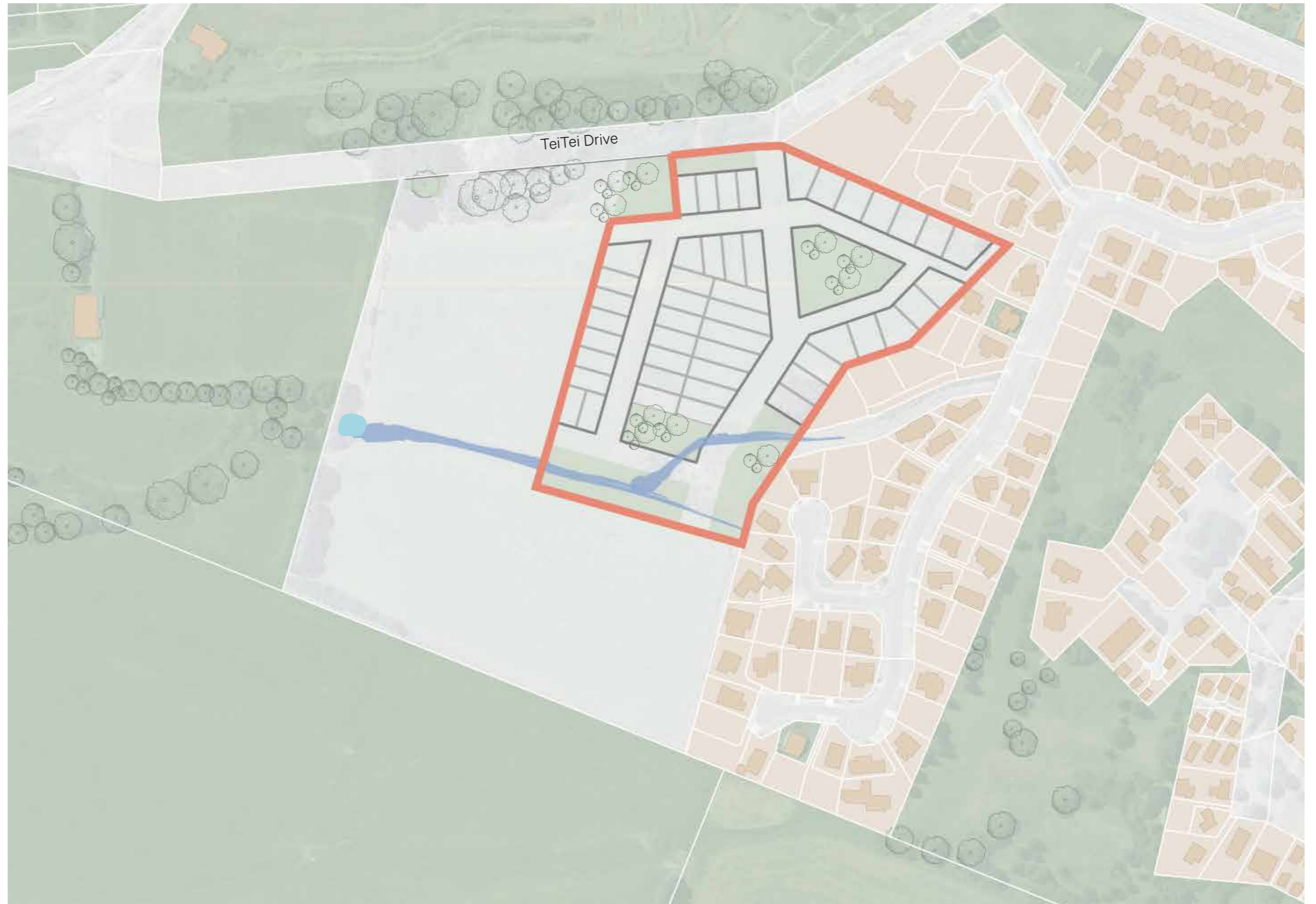


03. Stage One.

Stage 1 - Illustrative Plan

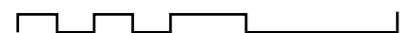
Legend.

-  Stage 1 Boundary
-  Openspace
-  Indicative lots
-  Trees
-  Stream
-  Indicative stormwater wetlands



1:2500 @ A3

0m 25m 50m 125m



Stage 1 - Indicative bulk & location.

Legend.

| | |
|--|------------------------------|
| | Stage 1 Boundary |
| | Stream |
| | Green reserves |
| | 300m ² - 449 Lots |
| | +450m ² Lots |



0.8ha
Approximate



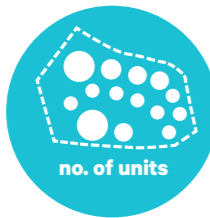
3.8 ha
Approximate



1.2 ha
Approximate



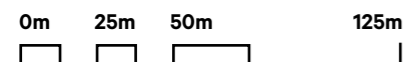
1.8 ha
Approximate



46
Approximate



1:2500 @ A3









Isthmus.



Stage 1 - Indicative bulk & location.

Legend.

| | |
|---|--|
|  | Stage 1 Boundary |
|  | Stream |
|  | Green reserves (16,830m ²) |
|  | Outdoor area |
|  | 2 Parking Spaces per Lot |
|  | Indicative massing |

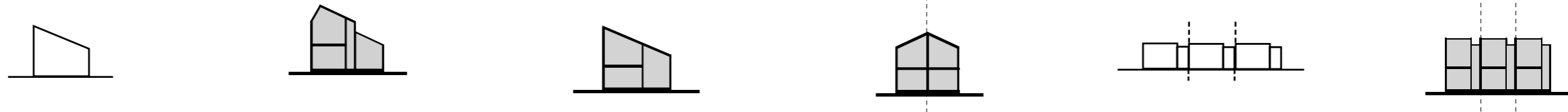


Indicative housing typology matrix.

Typical Plan



Typical Section



Type

Small home **Zero lot** **Stand alone home** **Two level duplex** **Single level terrace** **Two level terrace**

| | | | | | | |
|--------------------------|---|---|--|--|--|--|
| Storeys | 1 storey | 1-2 storey | 1-2 storey | 1-2 storey | 1 storey | 2 storey |
| Typical Lot Width | 6-12m | 10-12m | 15m-18m | 7.5m-10m | 4m-10m | 4m-10m |
| Typical Lot Depth | n/a | 20-27m | 30-50m | 20m-27m | 18m-30m | 18m-30m |
| Lot Area | n/a | 200-330m ² | 300-650m ² | 150-275m ² | 100-300m ² | 100-300m ² |
| Ground Floor Area | | 90m ² - 155m ² | 150m ² - 200m ² | 75m ² - 155m ² | 90m ² - 175m ² | 90m ² - 175m ² |
| Building Height | 8m max | 8m max | 8m max | 10.5m max | 10.5m max | 10.5m max |
| Access / Parking | front/rear loaded or remote surface parking | front or rear loaded 1-2 car garage stacked | front or rear loaded 1-2 garage or carpark | front or rear loaded 1-2 garage or carpark | front or rear loaded 1-2 garage or carpark | front or rear loaded 1-2 garage or carpark |

Precedent Images



Indicative Lot Layouts.

300m² Lot














Site Area: 300m²

Floor Area: 40m²

Driveway: 26m²

Building coverage: 40/300 = 13%

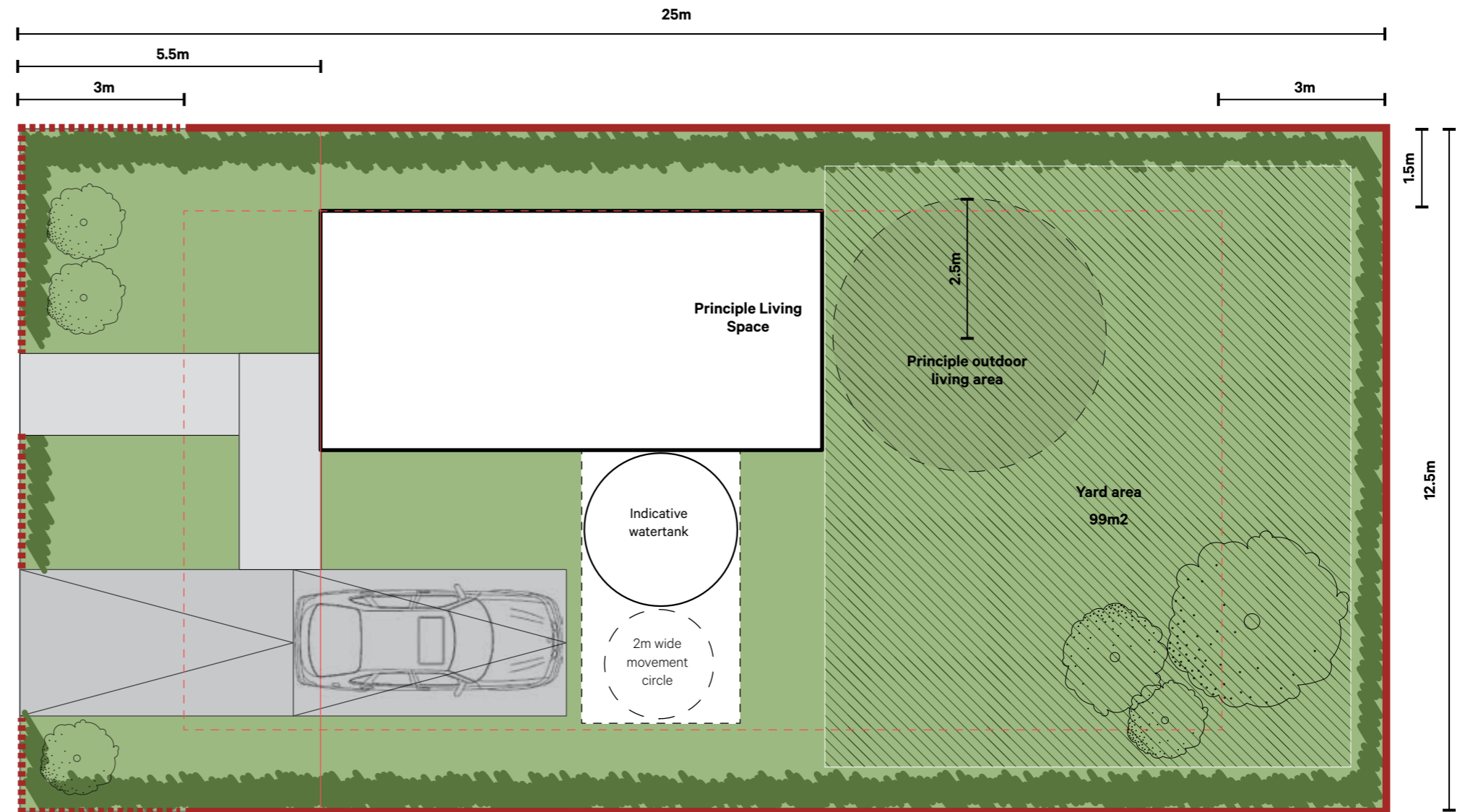
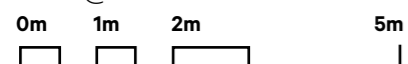
Legend.

| | |
|---|--|
|  | Lawn |
|  | Hedge/ boundary planting |
|  | Proposed trees |
|  | Indicative building footprint |
|  | Setbacks Front 3.0m Sides 1.5m Rear 3.0m |
|  | Front setback required to accommodate 2 story home under current planning provisions |
|  | 2no. Carpark/ driveway |
|  | Footpath |
|  | Yard Area: 11m x9m shown. |
|  | Service area |
|  | Indicative watertank located within service area. Size tbc. |
|  | Low fence to street edge |
|  | 16-18m fence to side and rear boundary |

Notes

- Size of home shown is indicative and subject to change through developed design.
- 2bed, two story footprint shown
- Orientation and shape of lot varies








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Indicative Lot Layouts.

300m² Lot Elevation

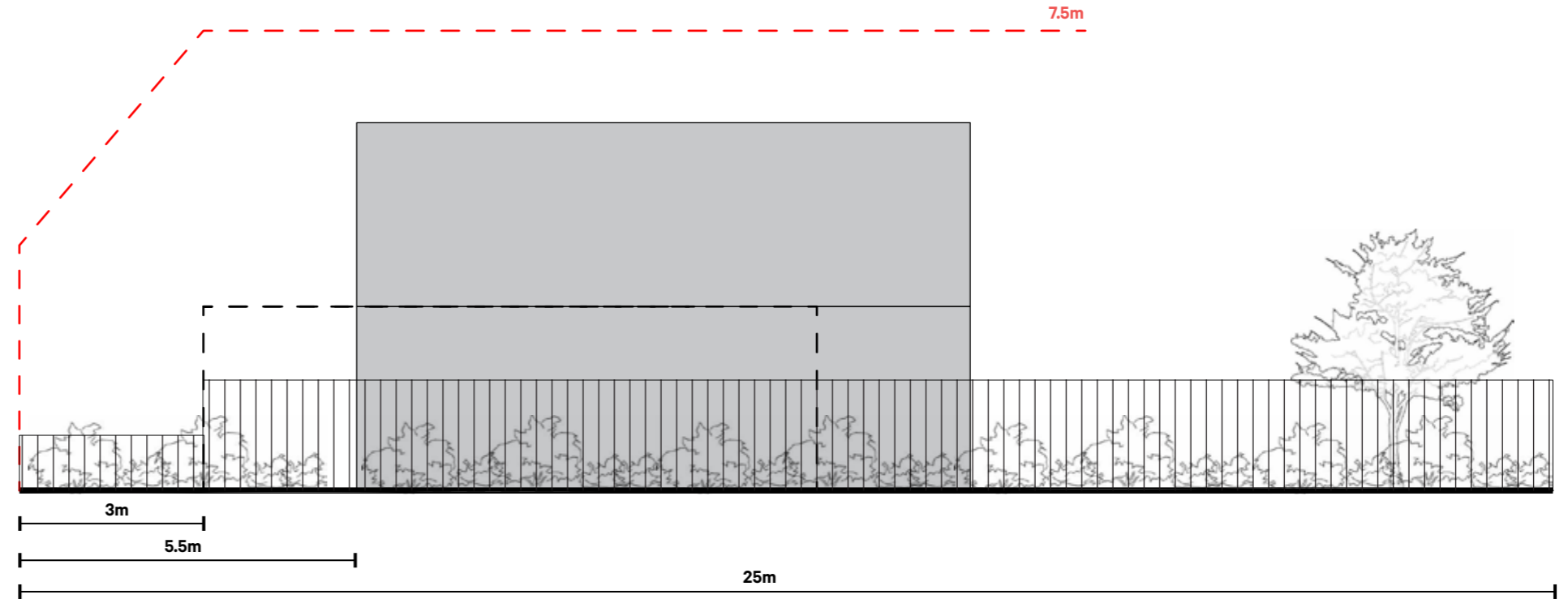
Legend.

-  Tree
-  Hedge/ boundary planting
-  Low fence treatment to street edge 0.9m
-  Fence treatment to sides and rear 1.6-1.8m
-  Indicative building mass 3m per story. Min 5.5m setback
-  Max building height 7.5m
-  Single story building location and mass. Min 3m setback

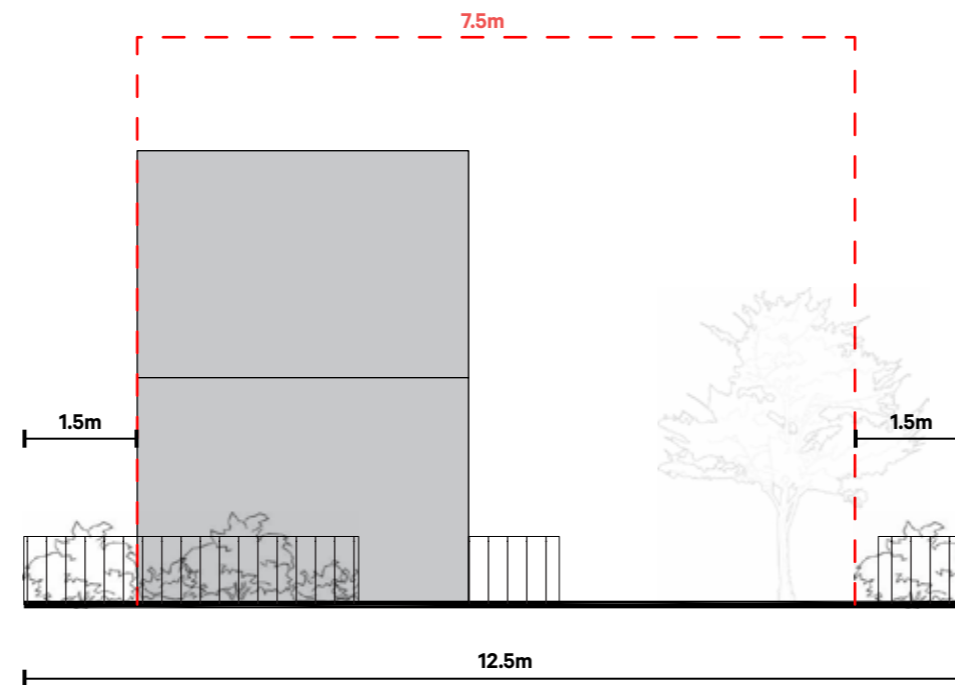
Notes

- Size of home shown is indicative and subject to change through developed design.
- 2bed, two story footprint shown

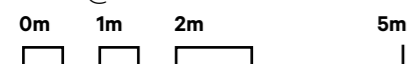
Side Elevation



Street Elevation



1:100 @ A3



Indicative Lot Layouts.

400m² Lot














Site Area: 400m²

Floor Area: 54m²

Driveway: 26m²

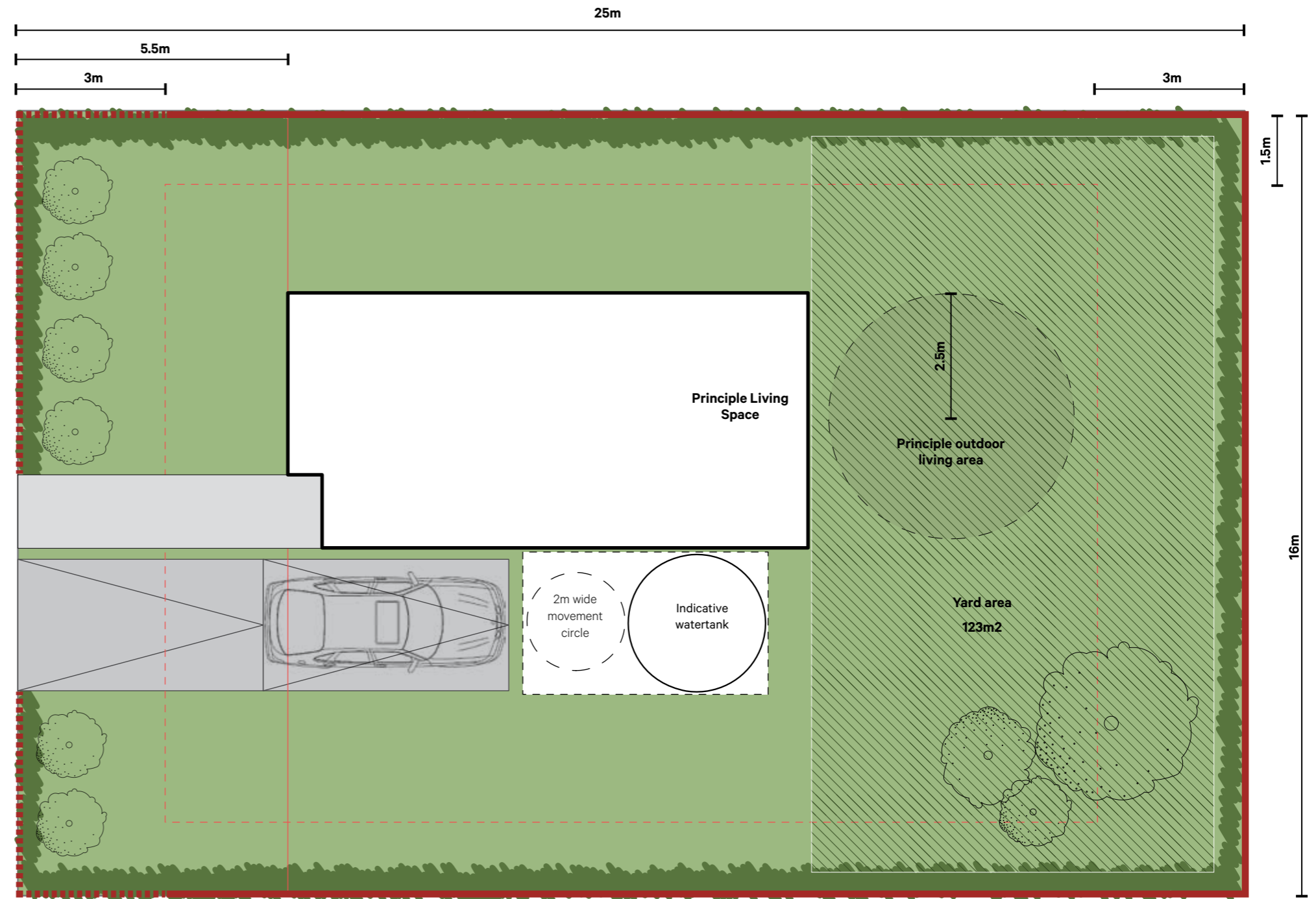
Building coverage: 54/400 = 13.5%

Legend.

| | |
|---|--|
|  | Lawn |
|  | Hedge/ boundary planting |
|  | Proposed trees |
|  | Indicative building footprint |
|  | Setbacks Front 3.0m Sides 1.5m Rear 3.0m |
|  | Front setback required to accommodate 2 story home under current planning provisions |
|  | 2no. Carpark/ driveway |
|  | Footpath |
|  | Yard Area: 11m x9m shown. |
|  | Service area |
|  | Indicative watertank located within service area. Size tbc. |
|  | Low fence to street edge |
|  | 1.6-1.8m fence to side and rear boundary |








Notes

- Size of home shown is indicative and subject to change through developed design.
- 3bed, two story footprint shown
- Orientation and shape of lot varies



Indicative Lot Layouts. 400m² Lot Elevations

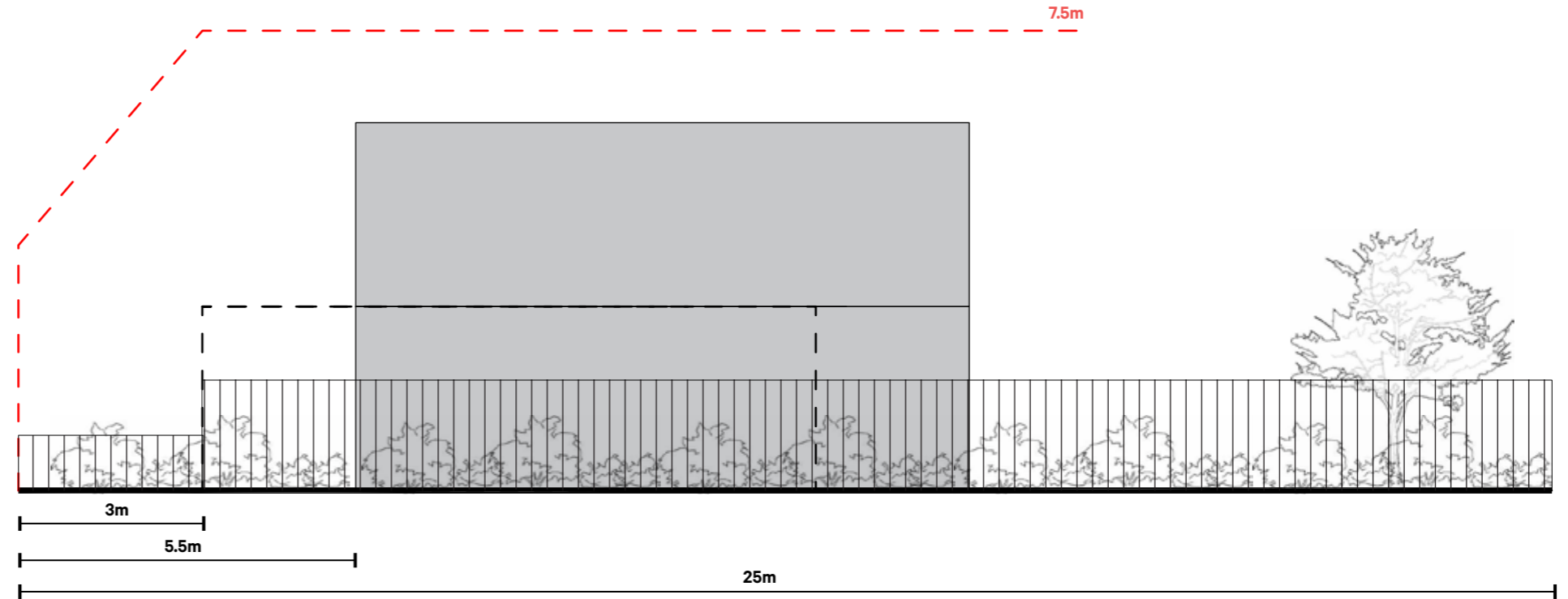
Legend.

| | |
|---|---|
|  | Tree |
|  | Hedge/ boundary planting |
|  | Low fence treatment to street edge 0.9m |
|  | Fence treatment to sides and rear 1.6-1.8m |
|  | Indicative building mass 3m per story. Min 5.5m setback |
|  | Max building height 7.5m |
|  | Single story building location and mass. Min 3m setback |

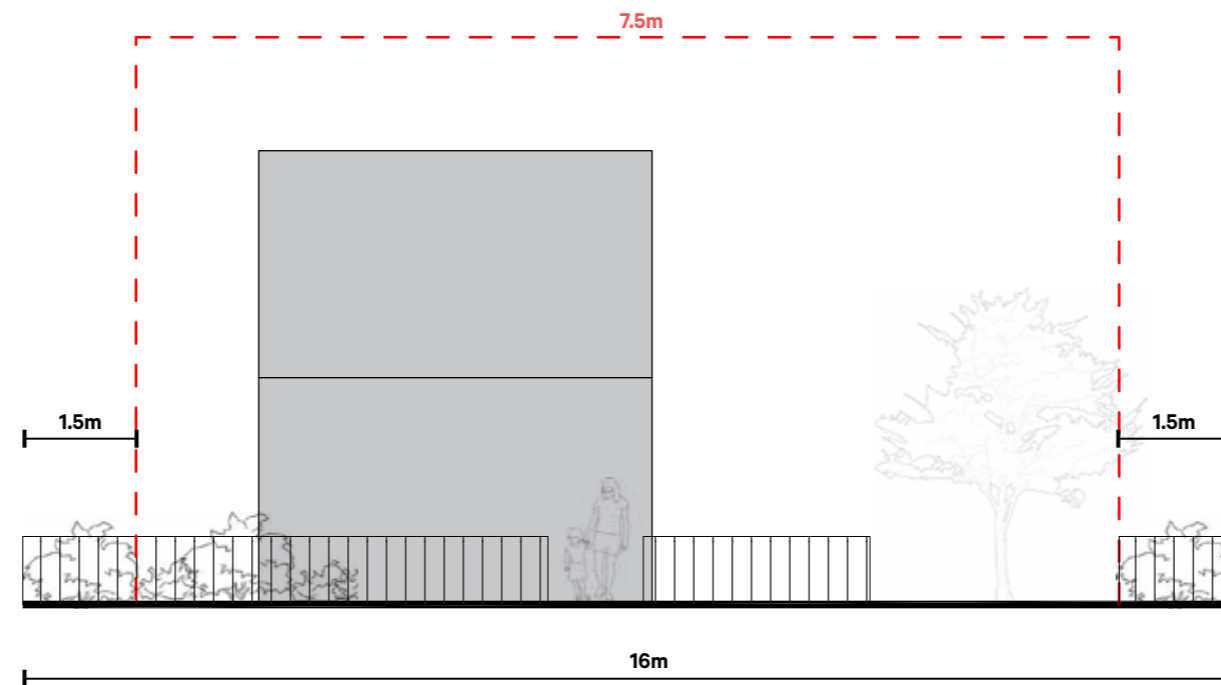
Notes

- Size of home shown is indicative and subject to change through developed design.
- 3bed, two story footprint shown

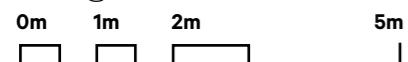
Side Elevation



Street Elevation



1:100 @ A3



Indicative Lot Layouts.

450m² Lot














Site Area: 450m²

Floor Area: 88m²

Driveway: 26m²

Building coverage: 88/450 = 19.5%

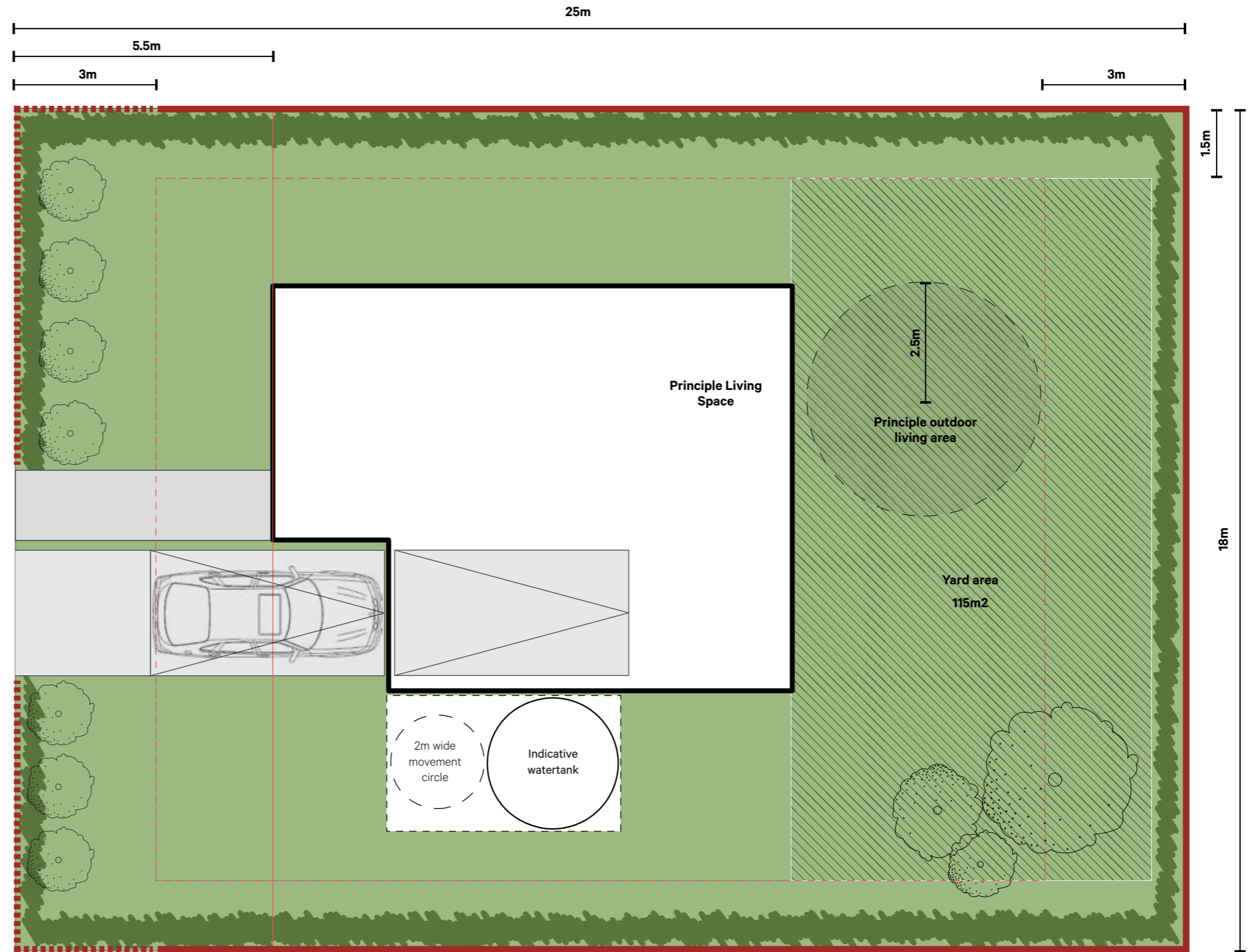
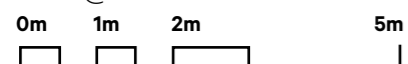
Legend.

| | |
|---|--|
|  | Lawn |
|  | Hedge/ boundary planting |
|  | Proposed trees |
|  | Indicative building footprint |
|  | Setbacks Front 3.0m Sides 1.5m Rear 3.0m |
|  | Front setback required to accommodate 2 story home under current planning provisions |
|  | 2no. Carpark/ driveway |
|  | Footpath |
|  | Yard Area: 11m x9m shown. |
|  | Service area |
|  | Indicative watertank located within service area. Size tbc. |
|  | Low fence to street edge |
|  | 1.6-1.8m fence to side and rear boundary |

Notes

- Size of home shown is indicative and subject to change through developed design.
- 5bed, two story footprint shown
- Orientation and shape of lot varies








1:100 @ A3



Indicative Lot Layouts.

450m² Lot Elevation

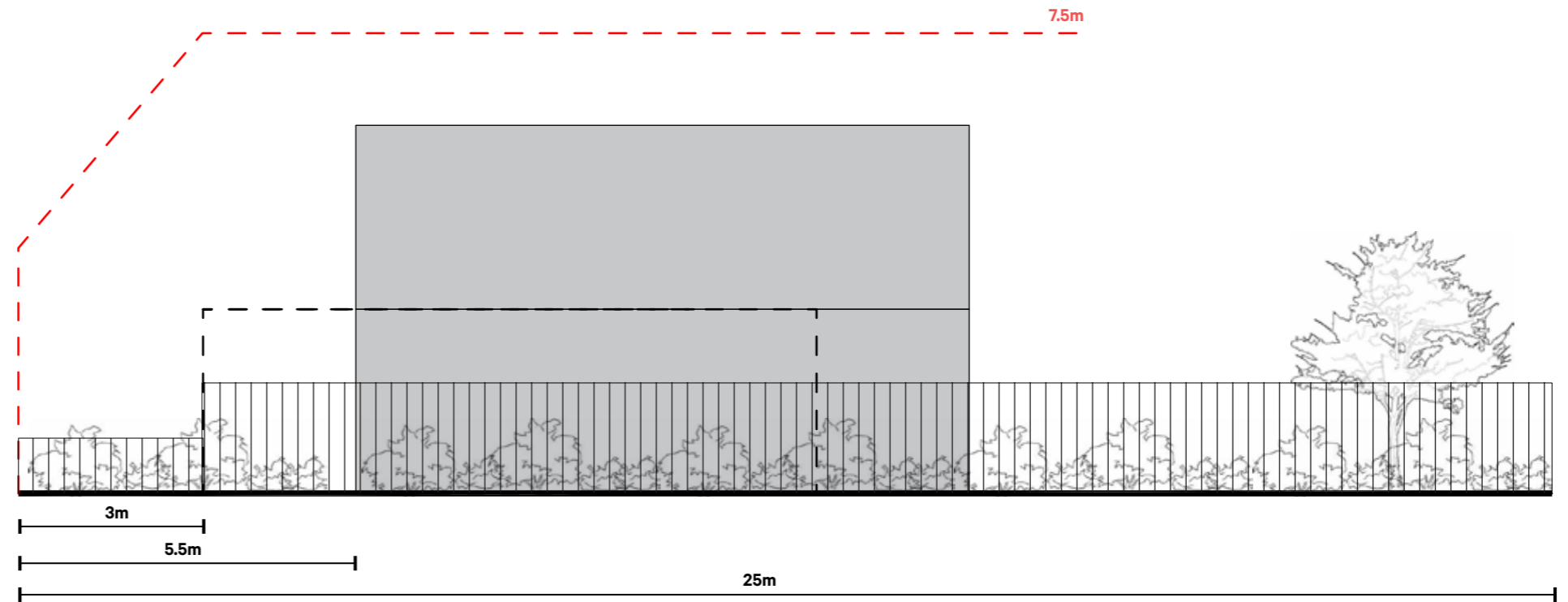
Legend.

| | |
|---|---|
|  | Tree |
|  | Hedge/ boundary planting |
|  | Low fence treatment to street edge 0.9m |
|  | Fence treatment to sides and rear 1.6-1.8m |
|  | Indicative building mass 3m per story. Min 5.5m setback |
|  | Max building height 7.5m |
|  | Single story building location and mass. Min 3m setback |

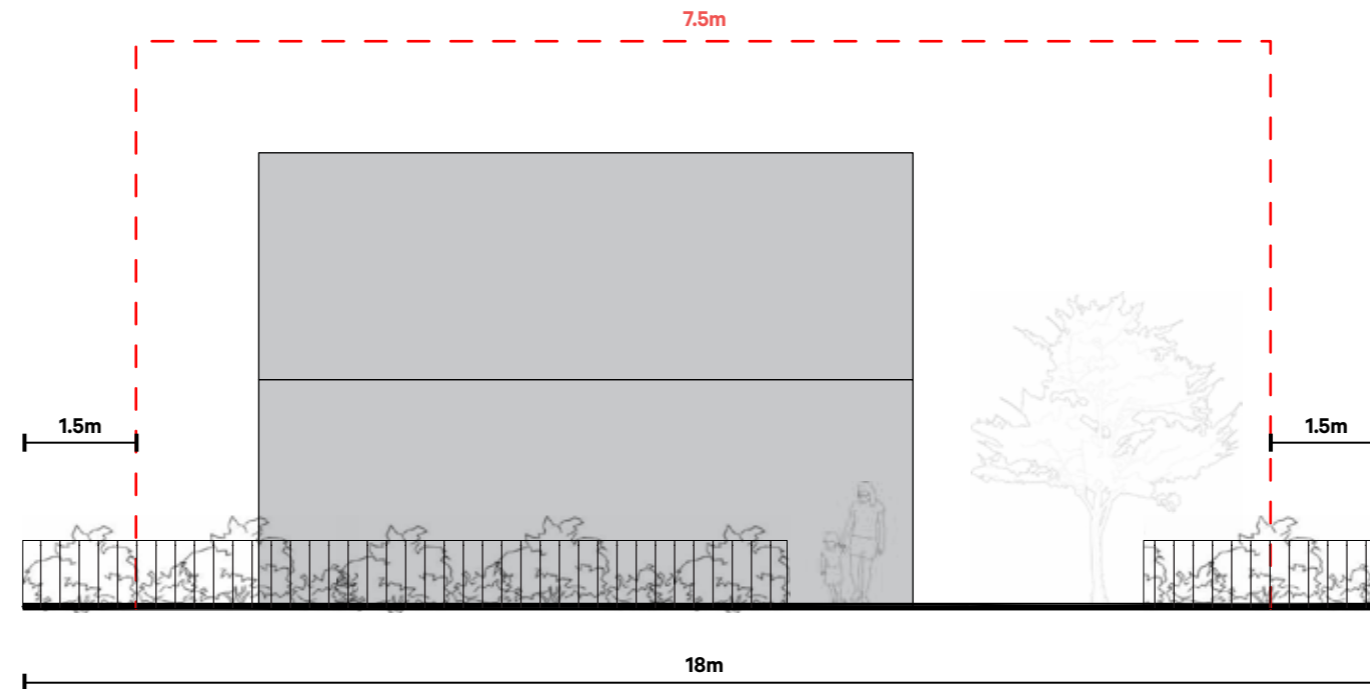
Notes

- Size of home shown is indicative and subject to change through developed design.
- 5bed, two story footprint shown

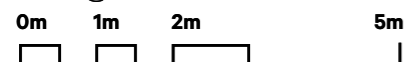
Side Elevation



Street Elevation



1:100 @ A3



**Land.
People.
Culture.
Isthmus.**

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