

# WHAT DO YOU THINK? DRAFT VINCENT SPATIAL PLAN

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AUGUST 2021



## WHAT DO YOU THINK?

Over the past 18 months we have been talking with our Vincent communities to understand their values and aspirations for the future of their place. From these community conversations, and the work of our design and planning team, we've developed draft Vincent Spatial Plan maps.

We now want to hear what you think of the draft spatial plans presented here. Your feedback will help us to fine-tune these plans before they go back to Council for adoption. Details on how to give your feedback are at the back of this engagement document.

We've already had fantastic community feedback at our public drop-in sessions and at other workshops. All of this feedback has been reviewed and taken into account in formulating options for where and how Vincent could grow.

## WHAT IS THE VINCENT SPATIAL PLAN?

The Vincent Spatial Plan will set out how we grow and respond to growth over the next 30 years (i.e. into the next generation). It shows what could go where and how aspects such as infrastructure and a range of urban and rural land uses could fit together.

It is a vision of what the future could look like, offering guidance to both the private and public sector. It includes direction for infrastructure investment and CODC's future planning. It will inform an upcoming review of the District Plan by guiding zoning changes.

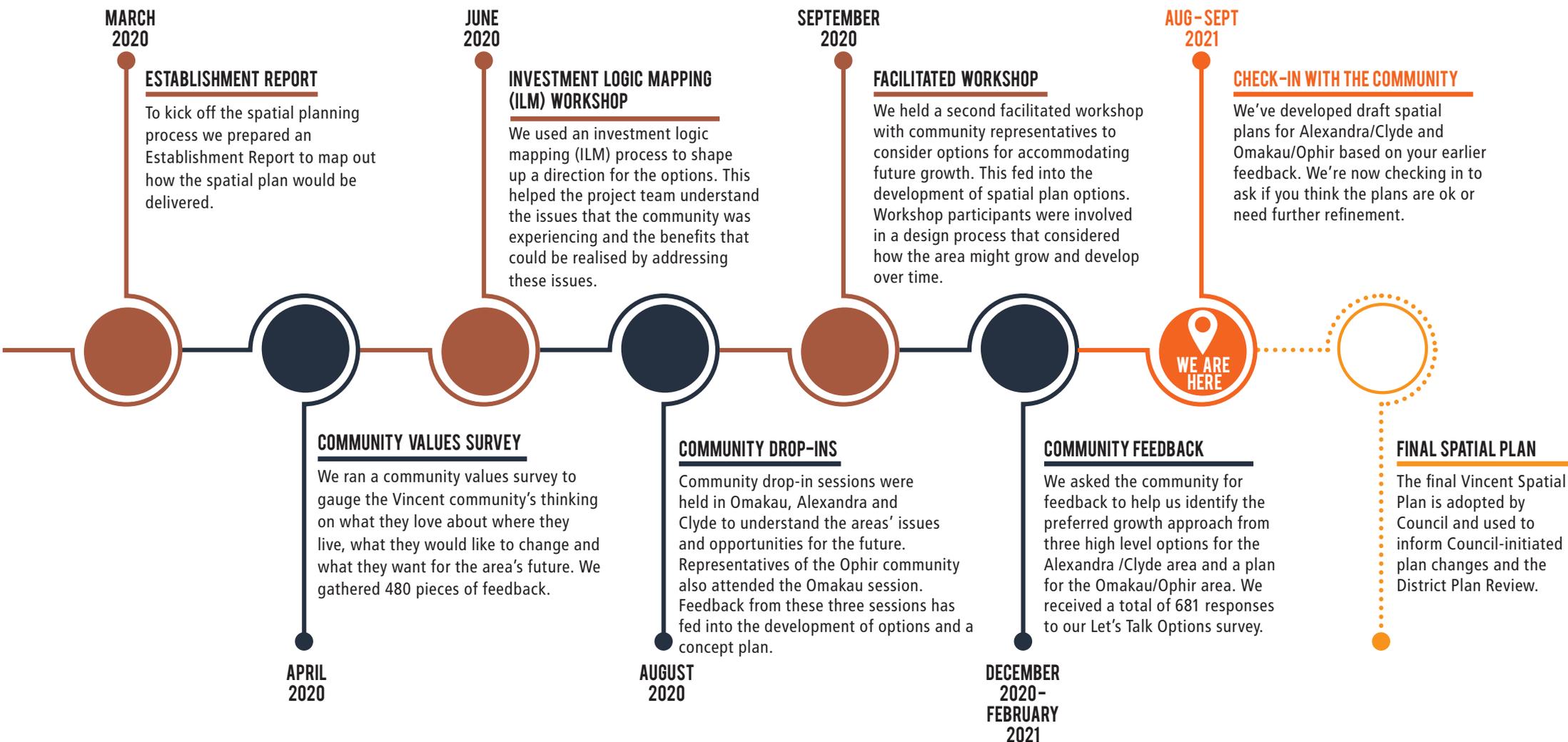
## PROPOSED PLANS

The draft Alexandra/Clyde spatial plan is a hybrid of the three options put to the community. It represents a managed approach to growth over the next 30 years. The proposed plan incorporates and reflects the themes of community sentiment across all options, and aligns with community aspirations and considerations for growth and infrastructure. The draft spatial plan for Omakau/Ophir presents a framework for modest growth around homes, shops and services that reflects the anticipated growth within the region.

The draft spatial plans have been built around projections that chart expected population growth out to 2050. These projections predict that 2,500 more homes will need to be built in the Vincent area in the next 30 years. If fully developed, the zoning outlined in the spatial plan maps provides for considerably more than that, with a total yield of 4,320 homes. However, it's not realistic to expect that all land will be developed or developed down to the minimum lot sizes allowable. The release of land will also be staged to align with growth and infrastructure development.

# THE PROCESS

Here's an outline of our spatial planning process so far.



 Check out more information about each step in the process on our website [www.codc.govt.nz/vincentpatialplan](http://www.codc.govt.nz/vincentpatialplan).

## WHAT DID YOU TELL US?

The Let's Talk Options survey held through December 2020 to February 2021 asked the community to provide feedback on the proposed spatial plan options for the Alexandra/Clyde area and the draft spatial plan developed for Omakau/Ophir.

## KEY THEMES FROM COMMUNITY FEEDBACK

These are the key themes from community feedback. They are reflected in the proposed plans.



### 1. A MIX OF HOUSING OPTIONS

The desire for a mix of urban and rural residential housing options was popular across all options. People liked the economic and lifestyle opportunities a mix of housing types would offer.



### 2. PROTECTING OUR PRODUCTIVE LAND

In general respondents supported the protection of potentially productive land.



### 3. VALUING GREEN SPACES

Respondents emphasised the need to retain walking and cycle trails in any development and to enhance green spaces where possible. Recreational and open space is highly valued.

*"I feel it is very important that we have a very strong emphasis on green spaces/ walkways to still give the feeling of space."*

*"Lower cost urban properties are a good option for first homeowners."*

*"Encouraging people to live in town, which will suit many people's lifestyle, will see economic growth as those people will use the facilities local to them."*

*I think it is ok to have more dense living in our towns - as long as our environs are protected from sprawl.*

*"The medium density housing is ok in the city centre but on the outskirts of town I think low density and rural sections are better suited."*



For more background on the Vincent Spatial Plan visit [www.codc.govt.nz/vincentsspatialplan](http://www.codc.govt.nz/vincentsspatialplan).

## WHAT DIFFERENT TYPES OF HOUSING ARE PROPOSED IN THESE PLANS?

The draft spatial plan maps on pages 7-10 refer to different types of housing. The graphics and tables on the following pages offer examples and descriptions of this broader spectrum of section size types.

Other terms we refer to are:

**Greenfield developments** - undeveloped land that is suitable to be built on.

**Amenity buffer** - Land where future development will be carefully managed to enhance the open space recreational network, maintain visual backdrops to the town, clearly define the edges between urban and rural land uses.

Housing in Vincent tends to be traditional and stand-alone. We are used to larger sections, larger types of house and plenty of space. With social, demographic, financial and environmental changes, there is likely to be a greater demand for wider housing choices with good access to open space and facilities.

The graphics here show a range of housing choices and densities (how many houses there are in a given area) that could be considered in the future.

Hatched areas on the maps relate to areas of land use change, either from one land use type to another (e.g. rural to residential) or a change in density within a land use type (e.g. low density to medium density).

## RESIDENTIAL DENSITY SPREAD

### MEDIUM DENSITY RESIDENTIAL



**TYPICAL SECTIONS DENSITY** 200 - 350 sqm  
20 - 35 DW / HA

**TYPICAL HOUSING TYPES** Semi attached terrace houses, attached terrace houses, low rise apartments

- QUALITIES:**
- Vibrant urban living with opportunities for a diversity of informal social contact.
  - Close proximity to town centres / neighbourhood shops, community facilities and pocket parks.
  - Accommodates smaller household sizes.
  - Most affordable through efficient use of land and comprehensive construction techniques.
  - Lowest maintenance 'lock and leave' homes that allows most time for local recreation and social activities.
  - Reduces reliance on cars with ability to walk and cycle to more destinations.
  - Limited garage and car parking spaces on site with more comprehensively managed parking in common areas or on-street.

### LOW DENSITY RESIDENTIAL



**TYPICAL SECTIONS DENSITY** 400 - 900 sqm  
10 - 20 DW / HA

**TYPICAL HOUSING TYPES** Detached house

- QUALITIES**
- Suburban living with opportunities for informal social contacts within local street or neighbourhood.
  - Walking or cycling distance to neighbourhood shops and local parks.
  - Short drive to town centres and community facilities.
  - Accommodates small to large household sizes with yard spaces for children's play.
  - More affordable through comprehensive subdivisions and use of volume housing providers.
  - Lower maintenance on properties that allows some time for local recreation and social activities.
  - Garage and on-site car parking spaces for several cars with unmanaged on-street parking.

**LARGE LOT RESIDENTIAL**



**TYPICAL SECTIONS** 1,000 - 4,000 sqm  
**DENSITY** 2 - 10 DW / HA  
**TYPICAL HOUSING TYPES** Detached houses on a large section

**QUALITIES**

- Open garden setting and quieter living environment with opportunities for informal social contacts within local area.
- Some ability to be self-sufficient with vegetable gardens and chickens.
- More reliance on cars to access most destinations.
- Accommodates large household sizes with generous yard spaces for adult recreation and children’s play.
- Less affordable through larger lot sizes and higher infrastructure costs.
- Higher property maintenance allowing less time for local recreation and social activities.
- Garage and on-site car parking for multiple cars on site.

**RURAL RESIDENTIAL**



**TYPICAL SECTIONS** 0.5 - 2 ha  
**DENSITY** 1 - 2 DW / HA  
**TYPICAL HOUSING TYPES** Detached houses on a rural section

**QUALITIES**

- Open landscape setting adjacent to working rural areas with some opportunities for informal social contact between neighbours.
- More ability to be self-sufficient with larger vegetable gardens and small livestock.
- More reliance on cars to access most destinations / goods and services.
- Accommodates large household sizes with generous yard spaces for adult recreation and larger children’s pets.
- Less affordable through large property sizes and more infrastructure provision on-site.
- Higher property maintenance allowing less time for local recreation and social activities.
- Garage and on-site car parking for multiple cars and service vehicles.

**RURAL LIFESTYLE**



**TYPICAL SECTIONS** 2 - 4 ha  
**DENSITY** 0.25 - 0.5 DW / HA  
**TYPICAL HOUSING TYPES** Detached houses on a rural section

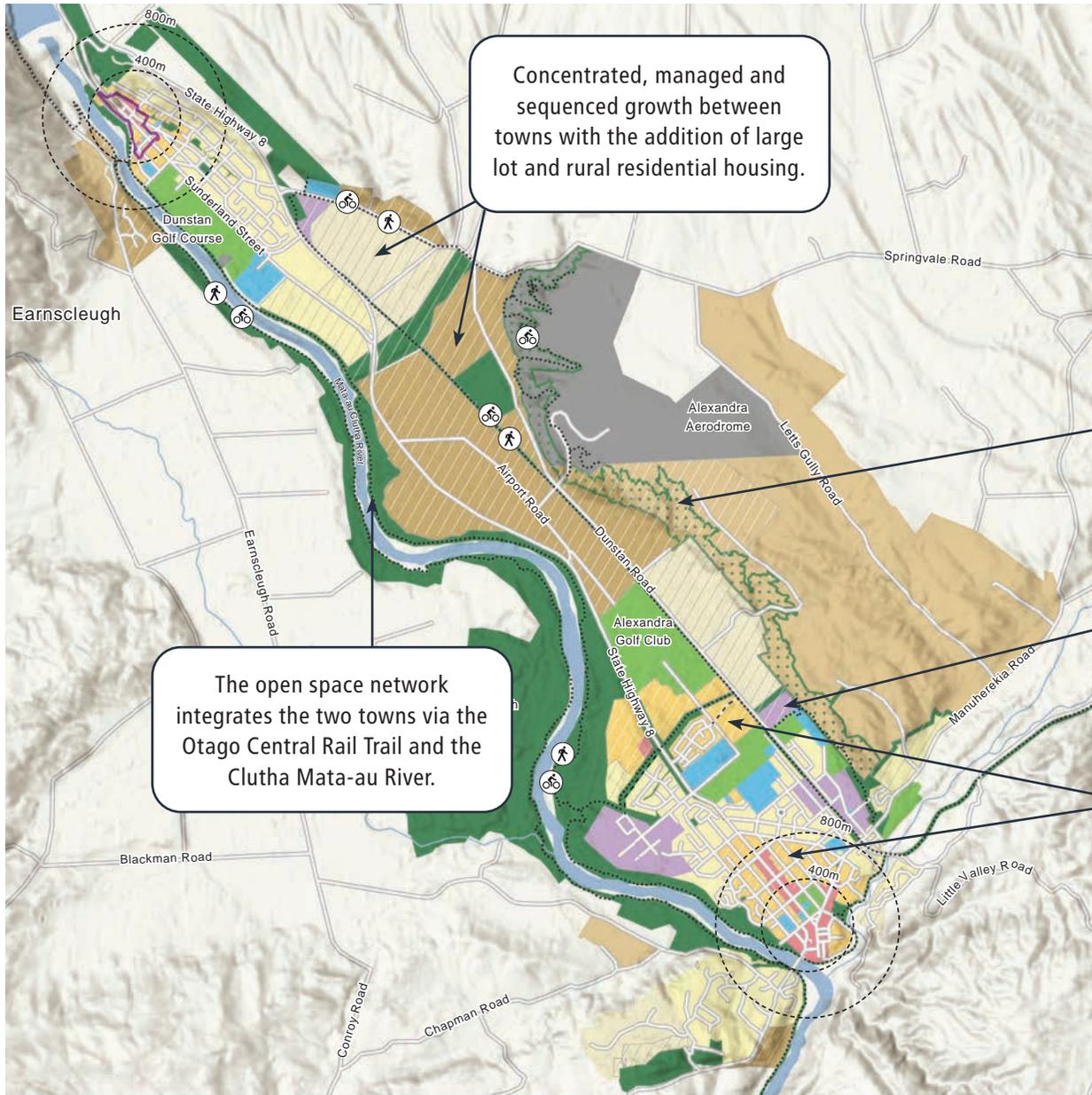
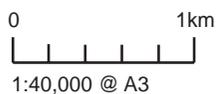
**QUALITIES**

- Open landscape setting within working rural area with limited opportunities for informal social contact.
- Most ability to be self-sufficient and to run a small scale economic unit with larger livestock and / or intensive horticulture.
- Most reliance on car access to all destinations / goods and services and other vehicles to service the property.
- Accommodates large household sizes with generous yard spaces for adult recreation and larger children’s pets.
- Less affordable through large property sizes and more infrastructure provision.
- Highest property maintenance allowing less time for local recreation and social activities.
- Garage and on-site car parking for multiple cars and service vehicles.

# ALEXANDRA/CLYDE PROPOSED SPATIAL PLAN

## LEGEND

- RETAIL
- MEDIUM DENSITY RESIDENTIAL
- LOW DENSITY RESIDENTIAL
- LARGE LOT RESIDENTIAL
- RURAL RESIDENTIAL
- RURAL LIFESTYLE
- COMMUNITY FACILITIES
- INDUSTRIAL
- UTILITIES
- OPEN SPACE
- NATURAL OPEN SPACE
- RURAL LAND
- HERITAGE OVERLAY
- AMENITY BUFFER
- HATCHED AREAS REPRESENT LAND USE CHANGE
- ⤴ WALKING
- 🚲 CYCLING
- WATERWAYS
- TRAILS
- ROAD



Concentrated, managed and sequenced growth between towns with the addition of large lot and rural residential housing.

The open space network integrates the two towns via the Otago Central Rail Trail and the Clutha Mata-au River.

The plan proposes infilling existing residential areas around the town centres of Alexandra and Clyde; well-defined areas of greenfield expansion along the edges of the two towns; and downsizing existing rural and rural residential land available between Alexandra and Clyde.

The plan provides balance between urban infill and greenfield growth. Existing rural, productive land remains largely unchanged.

Amenity buffer along the terrace embankment to provide a natural landscape backdrop to urban and rural residential areas.

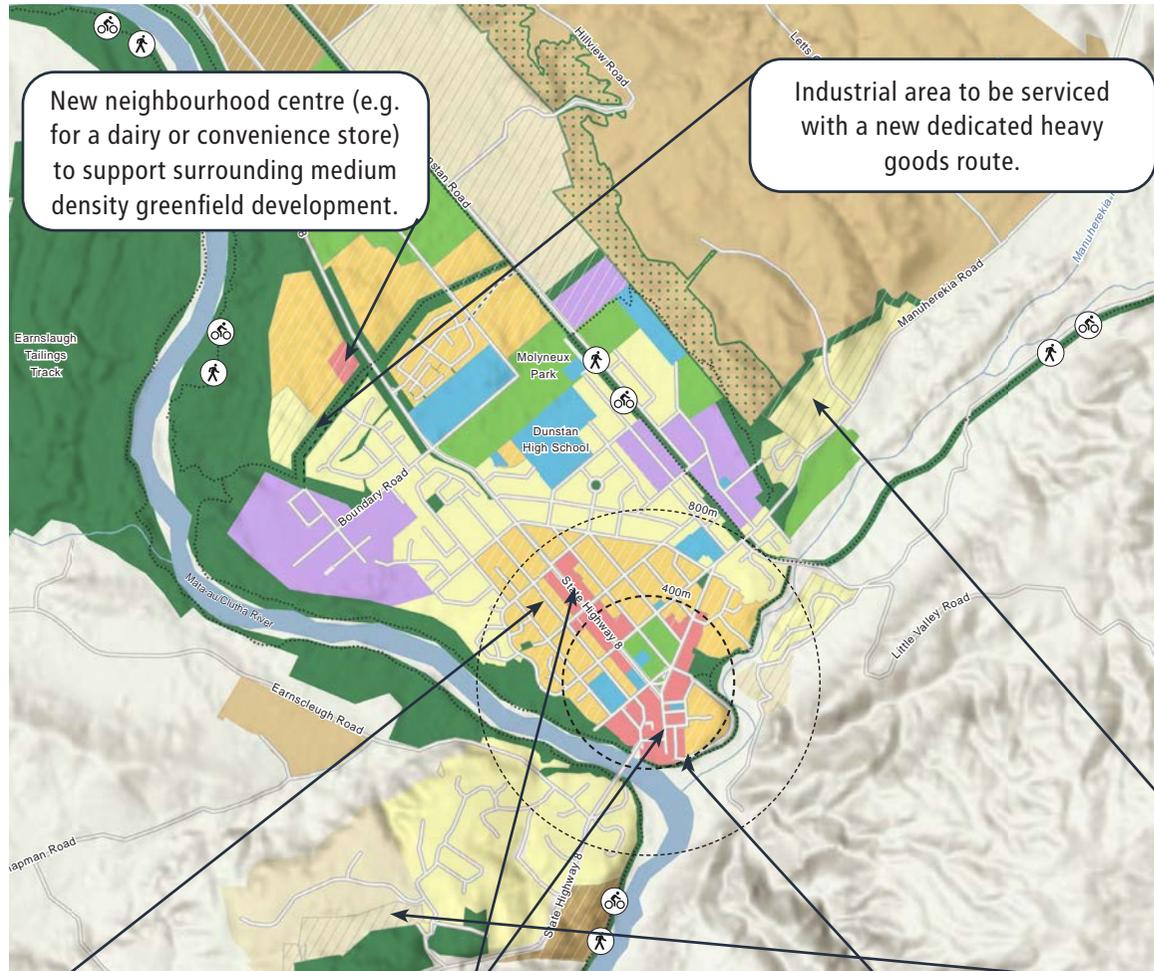
New industrial zoning to recognise existing industrial activity.

Growth largely in existing urban areas and out from town edges.

# DRAFT SPATIAL PLAN FOR ALEXANDRA TOWNSHIP

## LEGEND

- RETAIL
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New neighbourhood centre (e.g. for a dairy or convenience store) to support surrounding medium density greenfield development.

Industrial area to be serviced with a new dedicated heavy goods route.

Medium density residential infill around town centre to increase vibrancy.

Existing town centre and retail strips along Centennial Ave and Tarbert St contained and concentrated.

Cycle trails configured to converge on town centre to add vitality.

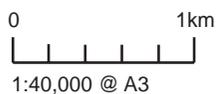
Limited residential expansion northeast along Manuherekia Rd and southwest at Bridge Hill.

The managed growth of Alexandra will progressively concentrate and expand northwards from the town centre at the confluence of the Mata-au/Clutha and Manuherekia Rivers and its Alexandra Bridge gateway. The existing urban grid structure and relatively flat river terraces are highly adaptable to more intensive infill opportunities.

Town expansion and development of rural/lifestyle blocks will happen later, as infrastructure services become available.

Alexandra's established recreational areas and open spaces (e.g. parks and reserves plus river and trail corridors) will be connected, and new open spaces will be developed in growth areas.

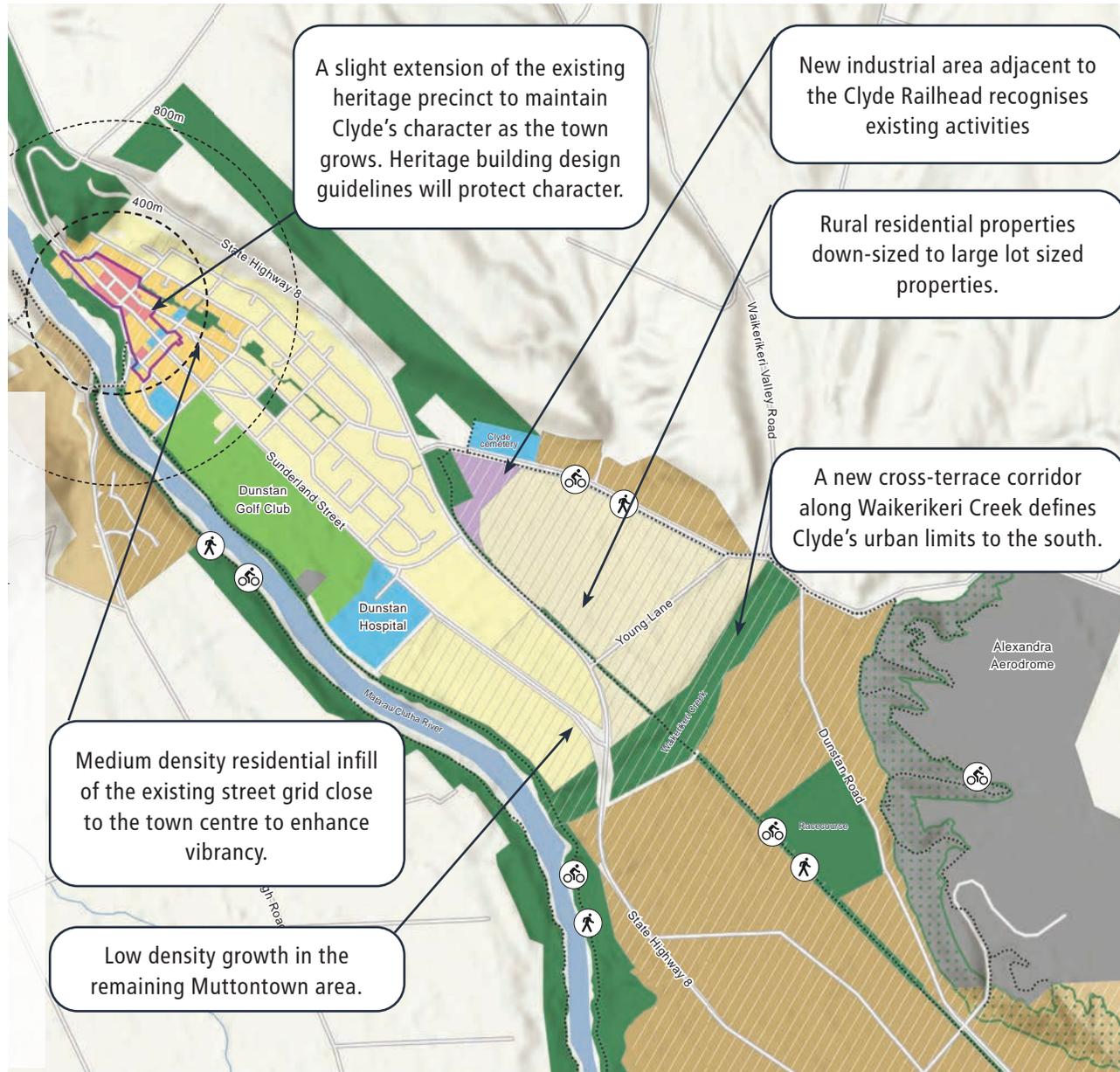
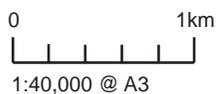
Greenfield growth (town expansion) will include a mix of land uses, such as a neighbourhood centre in the new residential housing area, green corridors, and additional industrial land.



# PROPOSED SPATIAL PLAN FOR CLYDE TOWNSHIP

## LEGEND

- RETAIL
- MEDIUM DENSITY RESIDENTIAL
- LOW DENSITY RESIDENTIAL
- LARGE LOT RESIDENTIAL
- RURAL RESIDENTIAL
- RURAL LIFESTYLE
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- ROAD



Clyde's managed growth will progressively concentrate around the town centre and expansion will occur south of the town, towards Muttontown.

Like Alexandra, Clyde is adaptable to infill opportunities in the town centre, while taking its unique heritage character into consideration.

There are clear urban boundaries where comprehensive greenfield development could occur, within the parameters of the Mata-au/Clutha River and State Highway 8.

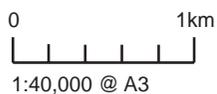
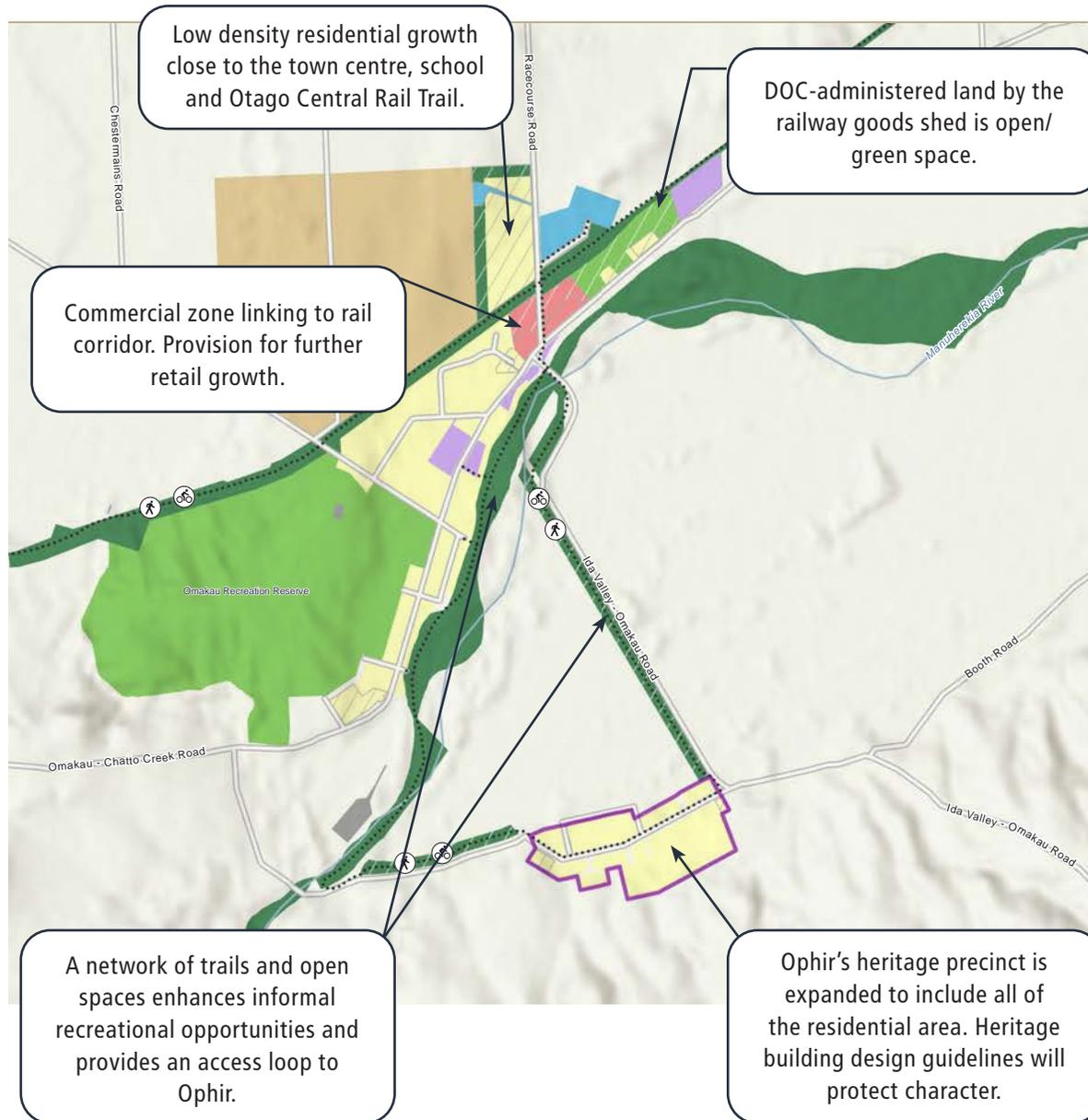
There is a balance between urban infill and greenfield growth.

As Clyde urban properties connect to a reticulated wastewater system, there will be some opportunity to reduce section sizes. Property sizes range from 200-350sqm in medium density areas and 400-900sqm in low density areas.

# PROPOSED SPATIAL PLAN FOR OMAKAU/OPHIR

## LEGEND

- RETAIL
- MEDIUM DENSITY RESIDENTIAL
- LOW DENSITY RESIDENTIAL
- LARGE LOT RESIDENTIAL
- RURAL RESIDENTIAL
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Indications are population growth in Omakau and Ophir is not expected to be significant. This spatial plan is therefore based on an expectation of moderate population growth. Future growth in Omakau and Ophir is currently limited until water and wastewater services are upgraded.

In Omakau, managed growth is focused around the retail area and school. Current industrial areas will remain, with a greenfield opportunity at the north end of town. The draft plan supports clearly defined urban boundaries, such as waterways, green corridors and the Omakau Recreation Reserve.

Ophir has constraints such as flooding risk and is therefore not expected to expand to the same level as Omakau. Ophir's residential boundaries will have minimal change under the draft plan, and the heritage precinct would expand to include the entire urban-zoned area.

# PLEASE TELL US

## WHAT YOU THINK

We really want to know what you think about the proposed spatial plans. We'll use the feedback received to help fine-tune each spatial plan before providing them to Council for adoption. So the more feedback we receive, the better these spatial plans will reflect the wider communities' wishes.

Fill out the online survey at:  
[www.surveymonkey.com/r/draftvincentspatialplan](https://www.surveymonkey.com/r/draftvincentspatialplan)



For more background on the Vincent Spatial Plan visit  
[www.codc.govt.nz/vincentspatialplan](https://www.codc.govt.nz/vincentspatialplan).



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