

Attachment B: Hāwea Domain Draft RMP

Summary of informal feedback and QLDC responses

Feedback closed: Sunday 17 May 2020

QLDC Summary: Christine SKipworth

Summary of character and values:

- **Rural**
- **Equine**
- **Open**
- **Large-scale**
- **Uniting and central**
- **Education**
- **Resiliency**
- **Sharing**

The location of the Domain between Hāwea and Hāwea Flat ‘unites the two communities’. It is a ‘central Hāwea meeting place’. The wider community sees it as a resource for the whole Upper Clutha area.

A point of difference, compared to other reserves, is the large land area of the Domain, about 44ha. This makes it appropriate for large-scale events and is adaptable for many uses, events and agricultural purposes.

Multiple groups and individuals support equine uses and activities, such as Pony Club, Cavalcade, and horse agistment.

Education, affordability, resiliency and sharing were common values expressed in how the Domain can serve the community. Respondents noted and valued the Domain’s economic resiliency. There is an awareness that this land has in the past generated income for both QLDC and community groups and therefore has provided some self-sufficiency.

Financial autonomy values were also expressed in ideas related to camping and tiny homes. These suggestions highlight the Domain’s open space characteristics and the value of the scale of the land parcel. At the same time, there is a conflicting desire for limited built structures, excepting clubrooms and toilets.

Increasing pace, scale and density of residential development in the wider Upper Clutha area places an increasing emphasis on the importance on the Domain as a large open green space.

Ultimately, this is a large-scale rural character reserve valued by the local community and the wider District.

Summary of specific activities in the feedback

Activities: Dog agility course, strength training stations, food forest, community garden, education for gardening, composting and environmental processes, planting, markets, car boot sales, trampolining facility.

Broadly, there is support for these activities or they are already operating within the Domain. Changes or expansion to existing activities requires appropriate and reasonable justification that upholds the rural open space character of the Domain and supports community wellbeing.

A food forest and community gardens are already operating within the north west corner of the reserve. There is opportunity for this to expand based on access to water, the community's needs and the community demonstrating sound management.

Education and awareness, as appropriate, can be facilitated within the Domain.

Planting is generally supported for amenity, ecological, climatic and resource self-sufficiency values. Planting may include opportunities to support indigenous biodiversity.

Markets and commercial activities would be subject to leases and licences and would ideally align with the values and character of the site.

Equine uses: Pony Club, racecourse, Hāwea Picnic Races, Cavalcade, Pony events, horse grazing, leasable horse paddocks.

Broadly, there is support for these activities or they are already operating within the Domain. Changes or expansion to existing activities requires appropriate and reasonable justification that upholds the rural open space character of the Domain and supports community wellbeing.

Equine activities, events and lease opportunities currently fit with the rural open space character of the reserve and desire for financial autonomy. Formal built structures for equine activities need to be carefully considered alongside the desire for a predominance of open space in lieu of built structures.

Sports facilities: Field sports, tennis courts, 400m sports track, cricket ground, school sports.

Broadly, informal sports activities fit with the rural open character of the reserve.

Informal school sports suited to the Domain, such as cross-country events, could be facilitated within the Domain if appropriate at the time.

Formal community sports fields, accommodating the demands of increasing residential development, are considered within the Queenstown Lakes – Central Otago Sub Regional Sport & Recreation Facilities Strategy, which anticipates the ability for formal sports facilities to be located on this reserve. However, given the rural character of this Domain, formal sport facilities would be carefully considered for appropriate use of this open space, as any potential large buildings, lights and carparks may detract from the character and values of the Domain.

Events: Events large and small, for culture, music and sports.

Broadly, there is support for events that have taken place in the Domain in recent years, such as Cavalcade, and for similar events to occur in the future. Changes or expansion to existing activities requires appropriate and reasonable justification that upholds the rural open space character of the Domain and supports community wellbeing.

The large scale and adaptability of the Domain makes it very suitable for large events.

Services / Infrastructure: Water, electricity, club rooms or shared facility for meetings and storage incorporating toilets and changing rooms, picnic tables, active transport access via tracks and trails, bike parking, car parking, minimal built structures, no airport.

Broadly, there is support for upholding the existing trail network that runs adjacent to the Domain, upgrading toilet facilities and considering potential picnic tables, club rooms and storage appropriate to the site and community's needs.

Water supply and access is supported. The creation of a bore on site has been researched and costed.

The irrigation company has an easement through the Domain. Council has a water right to draw water from this race at certain times of the year. It is also used by the grazing lease and the Food Forest group. A bore is still required, however, for water security within the Domain.

Electricity supply would be needs based, for example if clubrooms were constructed. Underground electricity to the existing building on site is being priced after the electricity pole failed in early 2020.

Car and bike parking can be considered to the extent that they do not limit the capacity of the reserve as primarily a rural open space. This means there must be consideration to limit hard surfaces and maintain the rural vegetated nature of the reserve.

Tiny Homes: Tiny homes as affordable living, pop-up tiny homes.

The Domain's *Recreation Reserve* purpose within the Reserves Management Act (RMA) does not support living or affordable living on site. Permanent dwellings, whether large, small or moveable, would limit public access to the Domain.

Interest in tiny (>10m²) and small (>50m²) homes for their affordability and proportionally greater outdoor versus indoor values informs developers and planners of market demand. Tiny or small homes are also a nod towards the bach/crib style accommodation synonymous with holiday making that was available in the Lakes District in previous generations. While there is interest in this form of housing, housing of any kind sits within the realm of commercial or social interests, rather than land vested for the purpose of public *Recreation*.

Camping: Leased camping facility, freedom camping

Camping and freedom camping are addressed in the Queenstown Lakes District Responsible Camping Strategy 2018 and the QLDC Freedom Camping Bylaw 2019. The strategies propose to assess potential

camping and freedom camping sites within the District. Any proposed camping sites or agreements must uphold the rural and open space character of the Domain without limiting public access.

QLDC is mindful of recent changes to camping sites and practices within the District to ensure that campgrounds do not evolve into discounted permanent housing at ratepayers' expense.

Summary:

In summary, there is general and explicit support from the community for existing operations. The Draft RMP will acknowledge this, while establishing the character and values of the reserve to guide decisions on development and use in the future, rather than prescribing an exhaustive list of activities and uses.