

Julia Chalmers

From: DP Hearings
Sent: Monday, 12 June 2017 3:36 PM
Subject: Exhibit 31 - Denis Hughes - Additional information regarding Rural Residential
Attachments: HCA District Plan Review Report.pdf

Good morning Stephanie.

First, **thank you** for your prompt and caring attention these last few days. Without your gentle prompts I doubt I would have appeared on the right day - and at the right time. I appreciate your efficiency (it was quietly in evidence throughout yesterday's hearing) - always 'low-key' and thinking two steps ahead.

As I was driving back to Dunedin last night I was reflecting on Chairman Trevor's gentle interrogation of me re my (& HCA's) management of a particular 'Rural Residential matter' and submission (can't remember the # of the sub). He caught me 'on the hop' a little and my memory let me down a little.

Anyway, please forward this email to Trevor (some content below for him). It may be helpful to him.

With thanks,

Dennis Hughes

~~~~~

**NOTES for Chairman TREVOR ROBINSON:**

**Hello Trevor.**

Thanks for yesterday. Thanks also for your way of 'chairing'. My wife Ros & I were talking early last evening (before I abandoned her at Hawea and returned to Dunedin) with both of us noticing and liking the way you quietly interacted with, and set at ease, Jerry Burdon. Initially nervous, and clearly quite emotional, you quickly settled Jerry and we soon saw him in good form.

I was interested in, and again liked, that you gave the parties room and some gentle nudging, to get their heads together and sharpen up proposals/options for the Panel to take into account before ruling on the Burdon submission/development proposal.

Your chairmanship (can't think of the non-sexist term) was, to Ros and I, a fine example of democracy at work.

**THE HAWEA 'RURAL RESIDENTIAL' matter:** Re your query about the HCA's management of it's 'preserve the status quo' submission re particular Hawea rural residential developments - meaning no interim (meaning under ODP - and until PDP becomes operative) intensification in, I think three (may be two - I don't now hold that documentation) rural residential subdivisions that are largely, but not completely, built on, I note the following:

- \* The HCA responding to encouragement from Vanessa van Uden, Lyal Cocks and others, decided to take a lead and encourage citizen participation in the District Plan process.
- \* HCA held a number of well-attended community workshops (3 or 4 in total - I recall). Attendance was much, much higher than anticipated - always around 100 - one up around 130. At the first of several workshops we had Matthew Paetz (spelling?), the then young Craig Barr, and other Council staff and Calum

## Exhibit 31

and local councillors in attendance. Sessions sometimes heated, but always with a session at group tables thrashing out issues.

\* What became the key DPD issues arose out of those workshops - meaning citizens put those issues on the table.

\* Throughout this process (it seemed to go on for ever!) the HCA had Ian Greaves on a retainer. His job was to keep us 'on track' and do things the right way. He attended all of the Community Meetings/workshops. He advised me and the Committee.

\* If you refer back to the particular 'Rural Residential' submission that HCA spoke to (I wrote it, deliberately kept it brief and focused on the 'status quo' status of particular subdivisions) we attached relevant supporting material, which I assume you received and saw. That said, I do recall positioning the submission IN that content when I appeared before the Hearings Panel.

\* Attached below is one of those documents: It's a Report that Ian wrote for HCA giving advice and direction to the HCA about its PDP focii. I happen to still have it on my computer.

\* Yesterday you mentioned a January Community Meeting that someone complained to you about. You will see a reference to that meeting (January 10, 2015) on Page 2 of the Ian Greaves report.

\* On Page 9 there is also a brief sentence re HCA's position on Rural Residential subdivisions that were already being built on, noting that HCA agreed (with, I might add, some reservations) that 2-3 greenfield rural residential subdivisions (i.e - no allotments sold, not yet built on) could be rezoned as residential. In other words, the HCA held fast to the Rural Residential status of subdivisions underway, but gave ground (responding to shortage of housing development land) on un-developed rural residential subdivisions.

\* At a PDP Community workshop subsequent to the Jan 11, 2015 workshop you referred to yesterday, Ian's Report was tabled and widely shared and in a 'wrap-up' session as to where the HCA was going with its input to PDP, I recall deliberately and carefully seeking community's backing, and proposing a motion. From memory there was no protesting voice (but there may have been one) and the motion was CARRIED.

\* Further, I recall, at a monthly meeting of the HCA committee again the committee formally resolved to follow the recommendations in Ian's report.

\* So, our process was carefully thought out, and we worked at avoiding 'digging ourselves into a ditch'!

\* I/we deliberated whether or not to write the Rural Residential submission. I had on countless occasions urged citizens to write submissions and put HCA resources into supporting them do that - i.e, submission writing sessions, having Ian advise citizens and HCA, if need be picking up the tab for Ian's services.

\* Craig Barr and other Council staff were generous with their time and met individually with several of the 'rural residential' citizens who were anxious about the Rezoning that Jude Battson was advocating.

\* What I learned was that for many citizens (even those I took to be confident and robust) writing and speaking to a submission was a step way too uncomfortable.

\* I/we (Paul Cunningham - then HCA chairman) deemed that the HCA had to give/show leadership on that particular matter - and that was why I wrote the Rural Residential submission. Doing that, was sufficient to embolden a few of the highly concerned citizens with properties in the developing rural residential subdivisions to appear before the Hearing Panel.

How's that for a belated and long-winded response to your question of yesterday? In old-age, sadly, I've become verbose!

Ian Greaves report below - for your use.

Trust this background stuff, is helpful.

Regards/thanks,  
Dennis Hughes (021 226 5480)



**Hawea Community Plan Review and  
Recommendations for the Upcoming District Plan  
Review**

**Hawea Community Association**

July 2015

## **1.1 Introduction**

The Hawea Community Plan was developed in 2003. The purpose of the Community Plan is to provide a community vision, strategic goals and priorities for the next 10 to 20 years for the Hawea Community. The plan is intended to be the basis for:

- Consistent decision making by Council;
- Long term planning – land use, infrastructure, community facilities, environmental protection, financial allocation and prioritising;
- Measuring results and marking progress;
- Finding consensus.

This report documents the process and outcome of reviewing the Hawea Community Plan (2003). This report is to be read as an update of the existing Community Plan.

This report also uses key community outcomes identified as part of the Community Plan review process to provide planning recommendations for the upcoming District Plan review.

This project has been undertaken by Southern Planning Group for the Hawea Community Association.

## **2.1 Process**

The Hawea Community Association held a community workshop on 10 January 2015. The purpose of the workshop was to identify key community outcomes to feed into the upcoming QLDC District Plan Review. The review of the Community Plan was seen as the first step to understanding how the Community felt things had evolved over the past 12 years, what community aspirations persist and what new issues need to be addressed. The workshop was extremely successful, attracting approximately 120 people from the community. Following this meeting Southern Planning Group were engaged to compile this information and update the Hawea Community Plan and provide key planning recommendations for the upcoming District Plan review.

## **3.1 Background**

The Hawea District encompasses the communities of Lake Hawea, Hawea Flat, John Creek, the Maungawera Valley and in the remote headwaters of Lake Hawea the two farming communities of Dingleburn and Hunter Valley stations.

Since the Community Plan was adopted in 2003 growth in the Hawea area has been steady. To accommodate this growth the following major subdivisions have been constructed since 2003:

- Tims Field, 101 residential allotments.
- Charles Court, 28 residential allotments.
- Grandview Road, 18 Rural Residential allotments.
- Camp Hill Road Estates, 62 Rural Lifestyle allotments.

Refer to Figures 1 and 2 below.

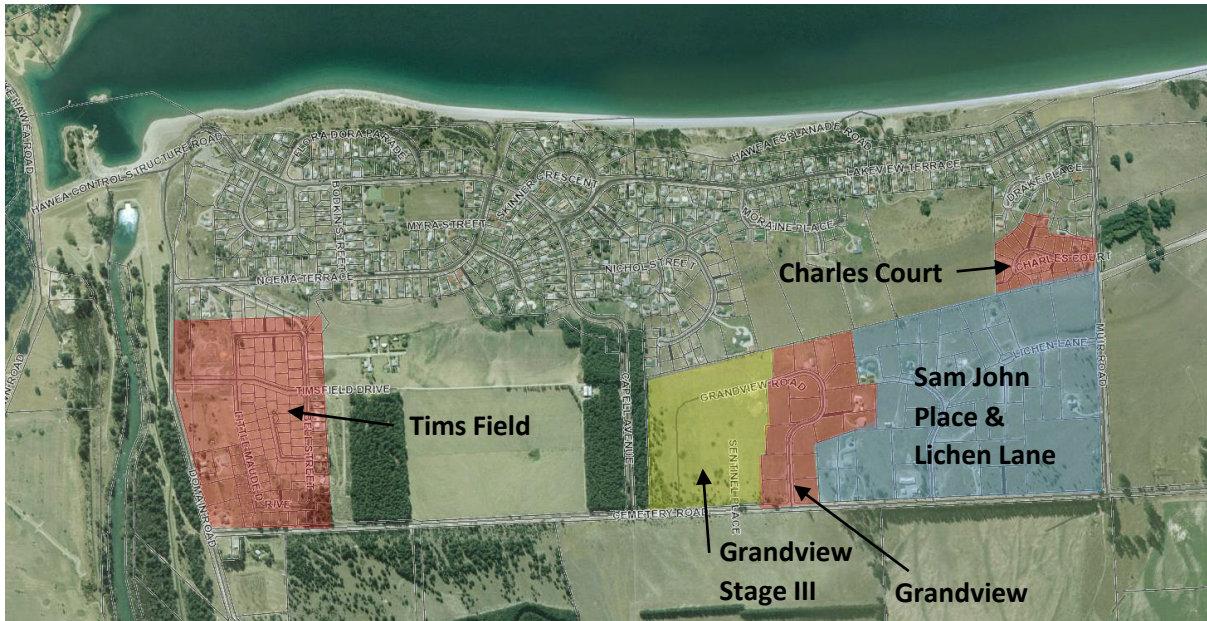


Figure 1: Location of Lake Hawea Subdivisions

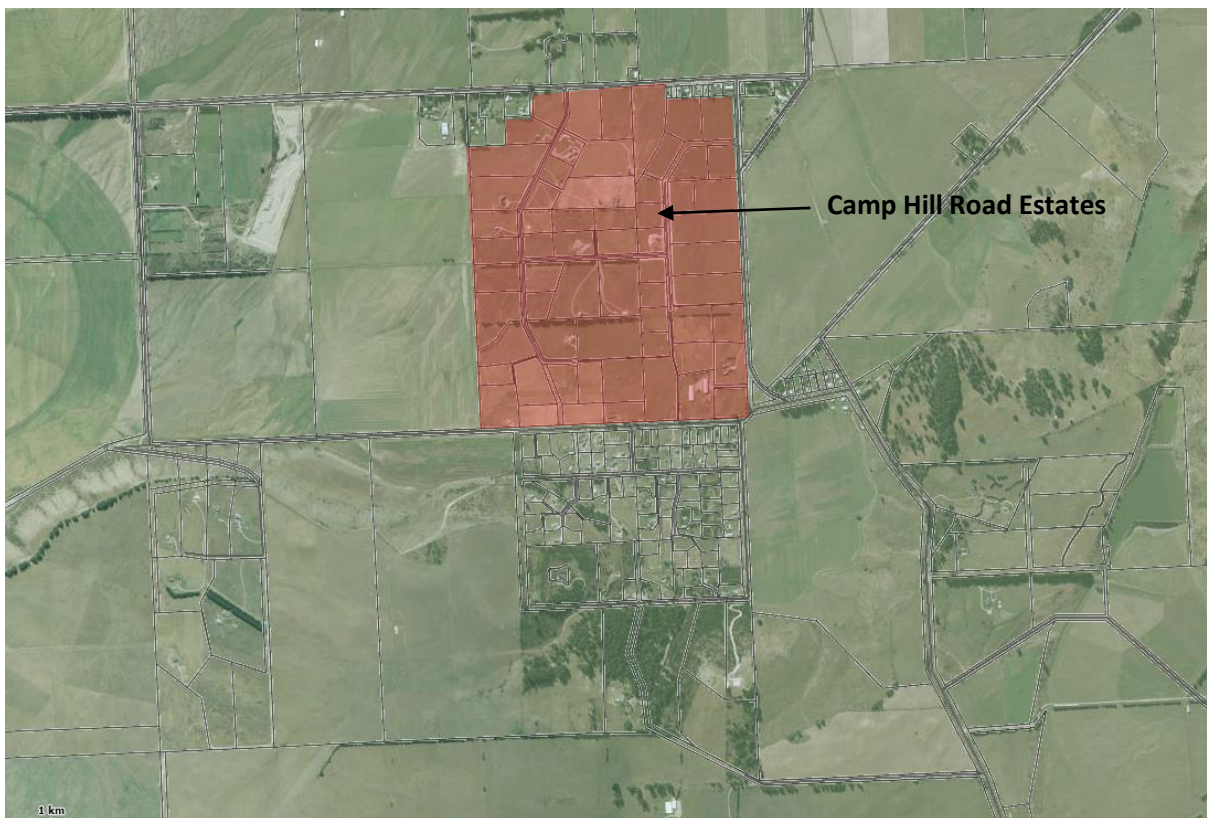


Figure 2: Location of Hawea Flats Subdivisions

There has also been various smaller subdivisions including Rural Residential zoned subdivisions on Sam John Place and Lichen Lane and within the Rural Residential area of Hawea Flat.

In addition, a 90 lot residential subdivision of rural residential land at Cemetery Road (known as Grandview Stage III, Lot 45 DP 325203) has been approved, refer to Figure 1 above. This site is situated between Grandview Road and the unformed section of Capell Avenue. The approved allotment sizes

range between 800m<sup>2</sup> - 1280m<sup>2</sup>. Building of this subdivision has not commenced. The consent is due to expire in January 2019.

**4.1 Future Growth Projections**

The following table sets out future population and household projections for the greater Hawea area up until 2033. This data has been supplied by QLDC Planning Policy team in June 2015.

Table 1: Future population and household projections

| Year                    | Population Projections |             |             | Pop/Hhld     | Household Projections |             |             |
|-------------------------|------------------------|-------------|-------------|--------------|-----------------------|-------------|-------------|
|                         | Low                    | Medium      | High        |              | Low                   | Medium      | High        |
| 2001                    | 460                    | 460         | 460         | 2.5          | 180                   | 180         | 180         |
| 2002                    | 540                    | 540         | 540         | 2.5          | 210                   | 210         | 210         |
| 2003                    | 620                    | 620         | 620         | 2.6          | 240                   | 240         | 240         |
| 2004                    | 700                    | 700         | 700         | 2.6          | 270                   | 270         | 270         |
| 2005                    | 780                    | 780         | 780         | 2.6          | 300                   | 300         | 300         |
| 2006                    | 860                    | 860         | 860         | 2.6          | 330                   | 330         | 330         |
| 2007                    | 910                    | 910         | 910         | 2.6          | 350                   | 350         | 350         |
| 2008                    | 960                    | 960         | 960         | 2.6          | 370                   | 370         | 370         |
| 2009                    | 1,020                  | 1,020       | 1,020       | 2.6          | 400                   | 400         | 400         |
| 2010                    | 1,070                  | 1,070       | 1,070       | 2.6          | 420                   | 420         | 420         |
| 2011                    | 1,120                  | 1,120       | 1,120       | 2.6          | 440                   | 440         | 440         |
| 2012                    | 1,170                  | 1,170       | 1,170       | 2.5          | 460                   | 460         | 460         |
| 2013                    | 1,230                  | 1,230       | 1,230       | 2.5          | 480                   | 480         | 480         |
| 2014                    | 1,240                  | 1,250       | 1,260       | 2.5          | 490                   | 500         | 500         |
| 2015                    | 1,250                  | 1,280       | 1,300       | 2.5          | 500                   | 510         | 520         |
| 2016                    | 1,270                  | 1,300       | 1,340       | 2.5          | 510                   | 520         | 540         |
| 2017                    | 1,280                  | 1,330       | 1,380       | 2.5          | 510                   | 530         | 550         |
| 2018                    | 1,290                  | 1,350       | 1,410       | 2.5          | 520                   | 540         | 570         |
| 2019                    | 1,310                  | 1,380       | 1,450       | 2.5          | 520                   | 550         | 580         |
| 2020                    | 1,320                  | 1,400       | 1,490       | 2.5          | 530                   | 560         | 600         |
| 2021                    | 1,330                  | 1,430       | 1,520       | 2.5          | 540                   | 580         | 610         |
| 2022                    | 1,340                  | 1,450       | 1,560       | 2.5          | 540                   | 590         | 630         |
| 2023                    | 1,350                  | 1,480       | 1,600       | 2.5          | 550                   | 600         | 650         |
| 2024                    | 1,360                  | 1,500       | 1,640       | 2.5          | 560                   | 610         | 670         |
| 2025                    | 1,380                  | 1,520       | 1,680       | 2.4          | 560                   | 620         | 680         |
| 2026                    | 1,390                  | 1,550       | 1,720       | 2.4          | 570                   | 630         | 700         |
| 2027                    | 1,400                  | 1,570       | 1,750       | 2.4          | 580                   | 650         | 720         |
| 2028                    | 1,410                  | 1,600       | 1,790       | 2.4          | 580                   | 660         | 740         |
| 2029                    | 1,420                  | 1,620       | 1,830       | 2.4          | 590                   | 670         | 760         |
| 2030                    | 1,430                  | 1,650       | 1,870       | 2.4          | 600                   | 690         | 780         |
| 2031                    | 1,440                  | 1,670       | 1,910       | 2.4          | 600                   | 700         | 800         |
| 2032                    | 1,460                  | 1,700       | 1,960       | 2.4          | 610                   | 710         | 820         |
| 2033                    | 1,470                  | 1,730       | 2,010       | 2.4          | 620                   | 730         | 850         |
| <b>Growth 2013-2033</b> | <b>240</b>             | <b>500</b>  | <b>780</b>  | <b>-0.2</b>  | <b>140</b>            | <b>250</b>  | <b>370</b>  |
| <b>% p.a.</b>           | <b>0.9%</b>            | <b>1.7%</b> | <b>2.5%</b> | <b>-0.3%</b> | <b>1.2%</b>           | <b>2.1%</b> | <b>2.9%</b> |

The total dwelling capacity that remains within the residential zones in Hawea (i.e. land zoned for residential development but remaining undeveloped) is set out in the following table.

Table 1: Dwelling Capacity for Hawea

| Area          | Zoning            | Total Dwelling Capacity | % Dwelling Potential Unbuilt |
|---------------|-------------------|-------------------------|------------------------------|
| Lake Hawea    | Township          | 1,151                   | 53.1%                        |
| Greater Hawea | Rural Residential | 501                     | 66.4%                        |

Extrapolating these figures it is estimated that based on a high population growth up to 370 new dwellings will be required within the greater Hawea area out to 2033. The dwelling capacity model indicates a residual capacity within the Hawea area of over 1000 dwellings and therefore these figures would indicate sufficient capacity exists to accommodate growth without further re-zoning. Whilst this is the case it is important to note that the dwelling capacity model is a desktop analysis with many variables and having spare capacity can be advantageous. The need for any new zoning is further addressed in Section 7.1.1 (Residential Growth) below.

**5.1 Hawea: The Vision**

The 2003 Hawea Community Plan included the following vision:

*Hawea is an environmentally sustainable community that maintains the highest possible environmental standards. All stormwater and sewage discharges are to land, so that water is maintained at the highest quality possible.*

*Development occurs in the Hawea area, but only where it is well planned, and is within the capacity of the receiving environment. Development is largely contained within current zoning to ensure efficient service provision, and the retention of the surrounding rural character. There is no ribbon development, and the township and rural residential areas are distinct from the surrounding rural areas.*

*Development is not visible from the Hawea River, and there is no development on the edges of the Lake as seen from the Township. There is no development between the Hawea Township and John’s Creek.*

*The residential areas retain their low-density character; there are no high fences or street lights like Auckland or Dunedin. Areas of increased density may be provided, but only in confined areas. The unique village feel is retained.*

*There is a strong community focus, providing a safe and pleasant environment for all ages of residents; young families through to the retired. Hawea is an area for locals, and while it attracts tourism, this is low-key and passive. Residential areas are connected by pedestrian and cycle access, and there is excellent communication between them.*

*The Domain is a central focal point for community activities, it is linked to the residential areas by pedestrian and cycle tracks. There are extensive pedestrian and cycle ways linking the community. Importantly, there is access along the Hawea River between Lake Hawea Township and Wanaka, and there is a walkway between Lake Hawea Township and John’s Creek.*

*There is a low-key commercial area providing for the Hawea Community, which has regular market days. Businesses are locally owned, and there are no chain stores or chain restaurants. Buildings have an alpine character, and reflect the surrounding environment.*

*People live here because of the strong community, the landscape values, the small school, the outdoor recreation opportunities, and the slower pace that Hawea provides.*

The vision is still considered relevant to the Hawea Community and reflective of the qualities and pressures that face the community.

## **6.1 Key Community Outcomes:**

Drawing on the 2015 workshops the key community outcomes identified within the Hawea Community Plan 2003 remain consistent with the current thinking amongst the Hawea community. The community has a strong desire to retain growth inside the existing residential boundaries. It is also important to the community that future growth is consistent with the existing character and village feel of the area and also respects the surrounding landscape qualities.

Well planned infrastructure that keeps pace with growth but also safeguards the natural environment from degradation is also important to the community.

The ability to accommodate commercial businesses within the township that provide important services to the community is also an outcome that remains important to the community.

## **7.1 Key Strategies:**

Since the Community Plan was adopted in 2003 some of the key community strategies have been advanced. These include:

- The completion of the Hawea River track that now extends from Lake Hawea to Albert Town. This track has been a great success and is used widely by many community members.
- QLDC have upgraded the Lake Hawea wastewater treatment plant to increase the quality of wastewater produced from the Lake Hawea Township.
- QLDC are currently installing bores and a water treatment plant at Scott's Beach to replace the existing Lake Hawea town water supply which is taken directly from the lake at the Hawea Dam. This supply will provide for the projected increase in water supply demand and safeguard the quality of the town's water supply.
- Cemetery Road has now been fully sealed including the provision of a walking path.
- The establishment of the school track linking Lake Hawea with Hawea Flat.

### **7.1.1 Residential Growth**

The community continue to believe that an important strategy for managing growth in the area is the distinction of urban boundaries defining the urban fringe of Lake Hawea. The Community would like to see a greenbelt established on the southern side of Cemetery Road to support the urban boundary. The Community believes future residential development should be discouraged in areas outside of the urban boundaries. Based on the growth projection statistics it is clear that the existing zoning has capacity to cater for projected future growth in the area out to 2033 as indicated in Table 1, and existing urban boundaries can be comfortably defined around the existing urban fringe. Refer to Figures 3 below. With the upcoming District Plan review there is an opportunity to identify urban growth boundaries on the relevant planning maps and support these boundaries with objective and policy provisions within the District Plan. The objective and policy provisions should encourage sustainable residential growth within the urban boundary line that aligns with the character and scale



of the Hawea townships whilst avoiding adverse effects of residential development on the rural environment outside of this boundary.

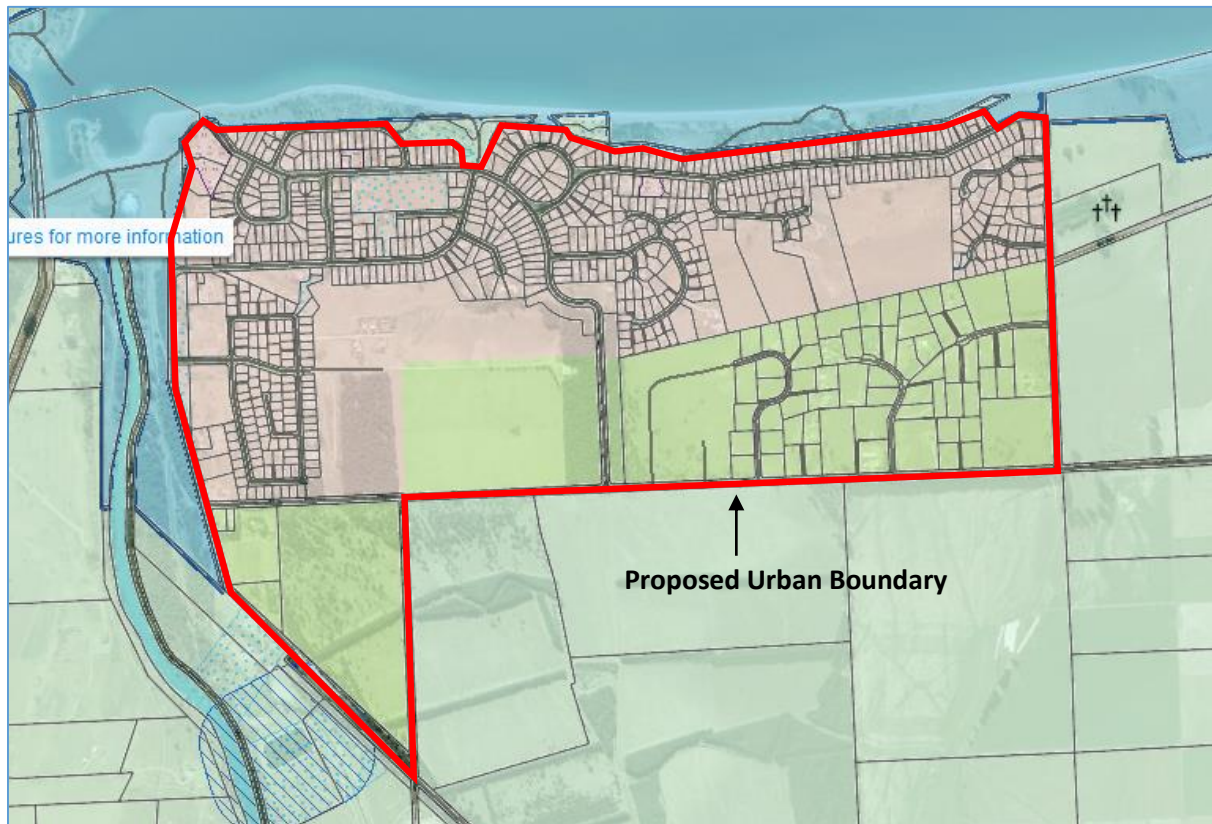


Figure 3: Proposed Lake Hawea Urban Boundary

The community believe it is important to revisit the recommended strategy regarding the extension of the Township Zone through to Cemetery Road. Since the Community Plan was adopted approximately half of this area has been subdivided into Rural Residential sections. There is concern amongst some of the community that rezoning the areas of the rural residential zone that are now established will have an impact on their lifestyle and amenity. Retrofitting the Township Zone into an established Rural Residential area will also result in a poor subdivision layout and design.

Whilst the statistics suggest the existing zones in the Hawea area are sufficient to cater for projected growth the rezoning of the green field Rural Residential Zone to Township Zone is supported (between Grandview and Timsfield), refer to Figure 4 below. Looking forward this will ensure long term future growth is contained within the urban boundary of Cemetery Road. It also recognises that Council have granted resource consent to subdivide some of this land to a Township Zone density (Grandview Stage III, Lot 45 DP 325203).

The remaining residential strategies identified in the Community Plan continue to be supported by the community Therefore, the following amendment to the strategy relating to rezoning is proposed:

- *The current zoning is adequate to provide for future projected growth. However, At Lake Hawea, the Township Zone should be extended through to Cemetery Road for the remaining areas of Rural Residential greenfield site (Grandview through to Timsfield) to ensure sufficient capacity within the existing town boundary. Refer to Figure 4 below.*

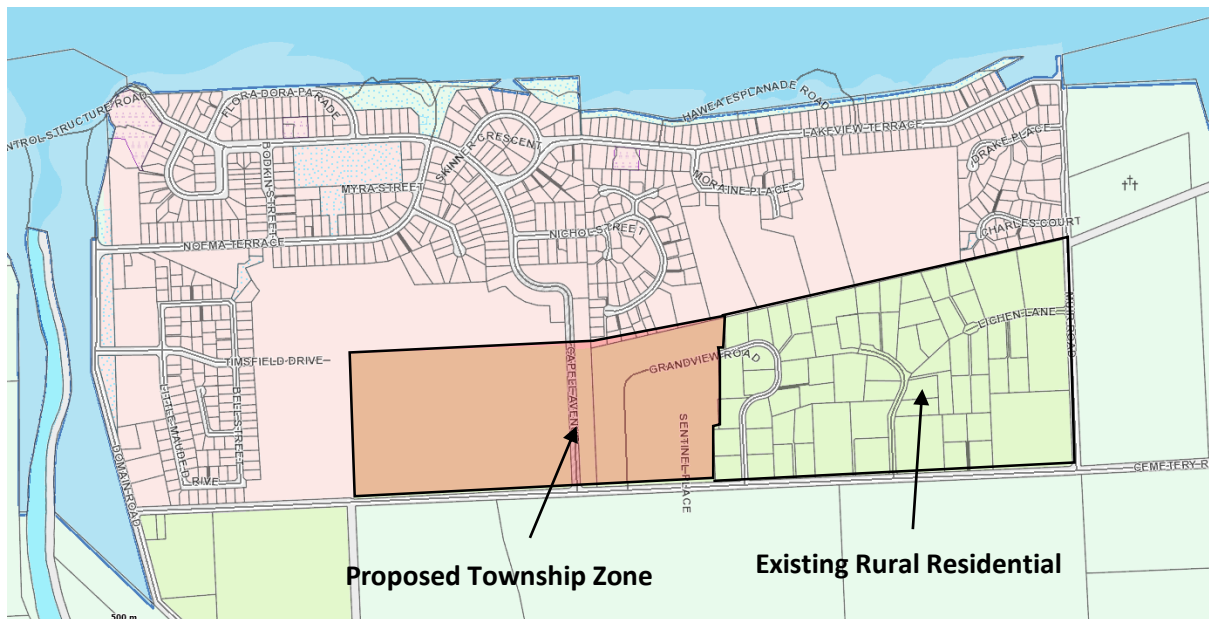


Figure 4: Proposed new zoning.

Based on the above consideration of residential growth, capacity and the communities desire to maintain the identity of the town through defined urban growth boundaries. The following recommendations are made to guide community input into the District Plan review.

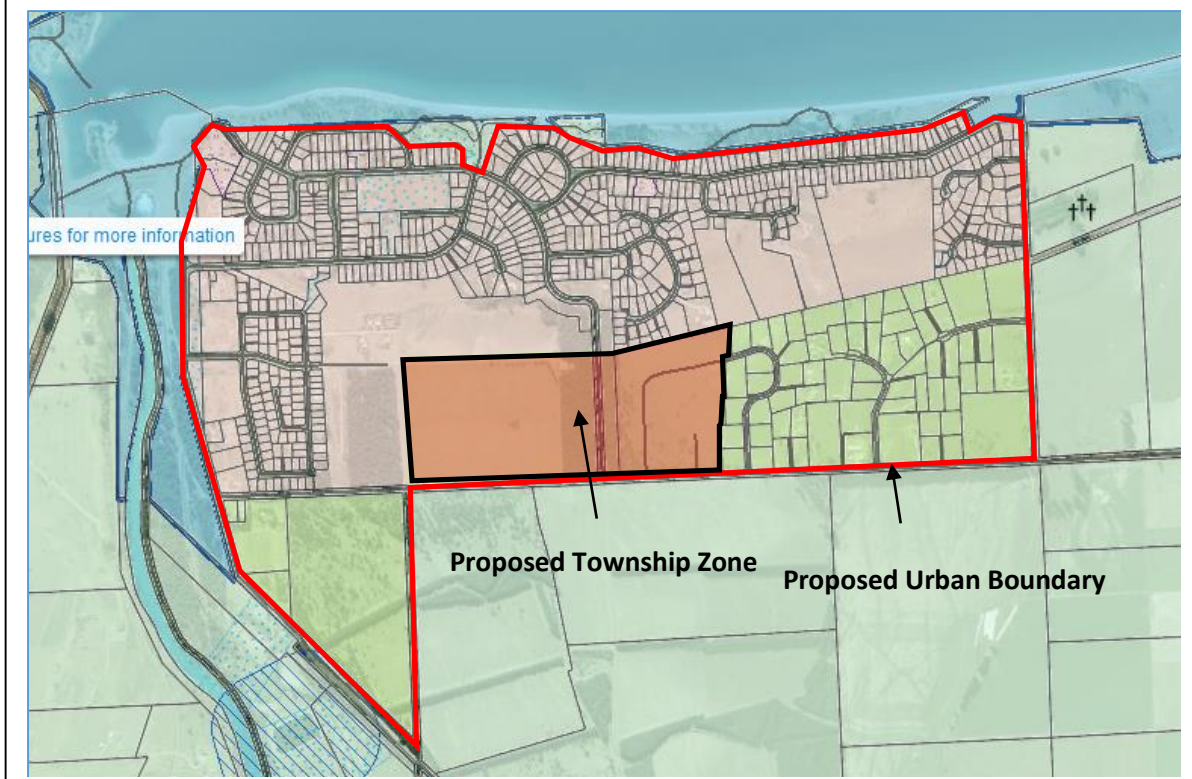
**Residential Growth District Plan Recommendations:**

1. The distinction of an urban boundary at Lake Hawea. The urban growth boundary should be distinguished on the planning maps and should be supported by an objective and policy provision within the District Plan. The objective and policy provision should limit the growth of Lake Hawea to avoid adverse effects of development on the rural environment outside of the urban boundary whilst encouraging sustainable growth within the boundary line that aligns with the character and scale of the Hawea townships.

At the moment, the District Plan relies on zoning to define where development should occur. Once the capacity of this zoning is utilised there is no direction in the District Plan where future development within Hawea should expand to. A suitable tool to direct this development is the identification of urban boundaries removing uncertainty about where future urban development should occur. The location of the urban growth boundary needs to be carefully considered and should incorporate data around growth projections.

Based on the predicted growth projections it is recommended that the urban boundary encompass the existing Township and Rural Residential Zone in Lake Hawea without encroaching into the Rural General Zone, refer to map below.

- At Lake Hawea, the Township Zone should be extended through to Cemetery Road for the remaining areas of Rural Residential undeveloped greenfield land (Grandview through to Timsfield), refer to map below. This will cater for future residential growth up to 2033 and beyond but also reflects the Grandview Stage III resource consent for residential development in this area. The area of developed existing Rural Residential Zoning should not be rezoned.

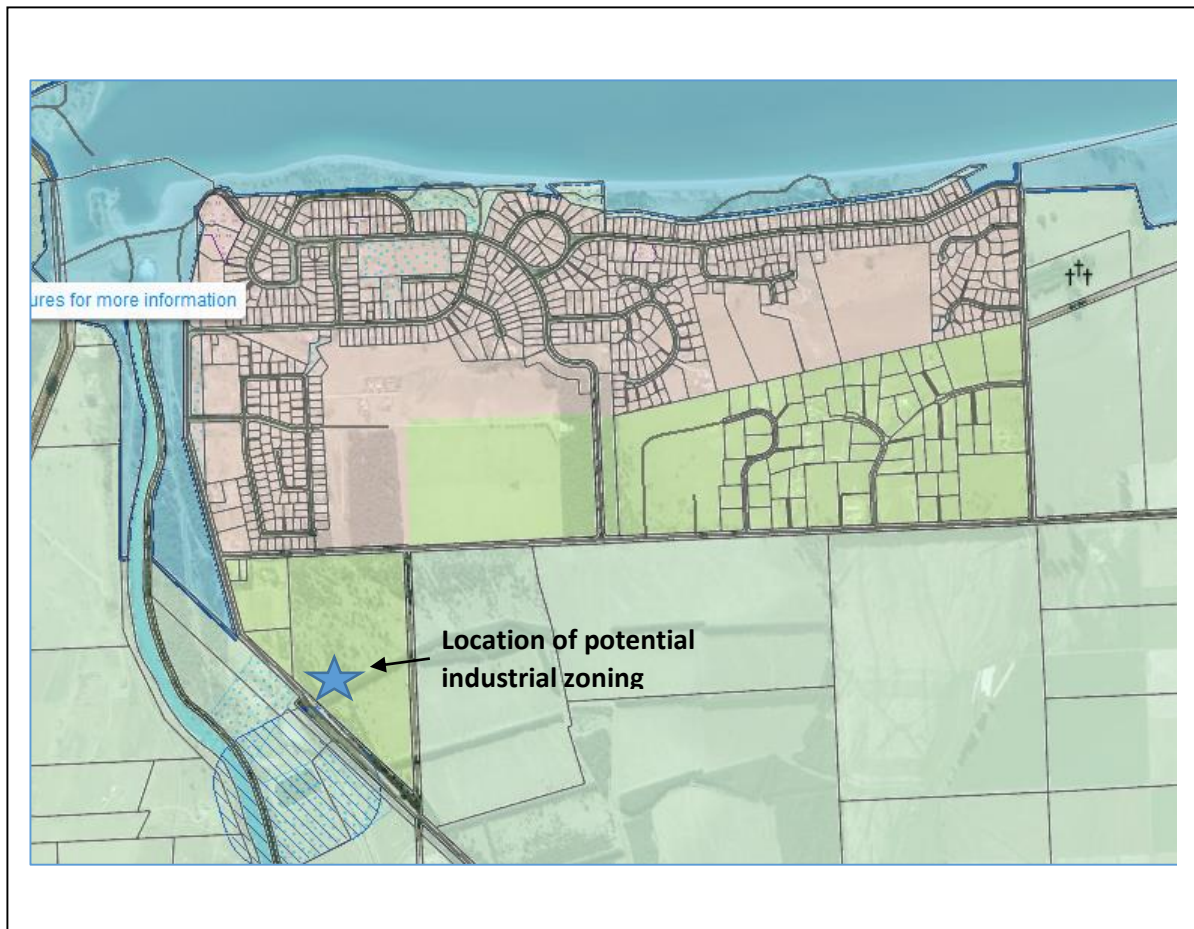


### 7.1.2 Industrial

The community continue to support the recommended strategy for a small industrial zone on Domain Road. This recommendation is supported by the projected growth statistics for the area where steady growth is projected for the Hawea area and the provision of a small industrial area would support this growth.

#### Industrial District Plan Review Recommendation:

- At Lake Hawea, an Industrial 'A' Zone should be identified on Domain Road opposite the green waste recycling facility. The existing District Plan provisions controlling boundary setbacks, height, building coverage and noise limits for the Industrial Zone are considered sufficient to manage and mitigate any potential effects created from future industrial activities. Refer to map below.



### 7.1.3 Commercial

The community continue to support the recommended strategies for new zoning that caters for low key commercial activities at Lake Hawea and Hawea Flat. With the pending District Plan review an opportunity exists to achieve this outcome in QLDC's new District Plan. A defined area should be rezoned to accommodate commercial activities whilst rules are put in place to manage any adverse effects that may result from such activities including noise, lighting, parking, signage and visual amenity. The community would like controls to accompany the zoning to ensure businesses are small in scale providing key services to the local community. The ability to accommodate commercial businesses within the Hawea area is seen as integral part of providing key services and facilities to accommodate future growth. The community consider the new zoning is best placed to incorporate the existing Lake Hawea shops with some expansion adjoining residential areas which would ensure capacity for a small amount of growth.

**Commercial District Plan Review Recommendation:**

1. At Lake Hawea, a ‘Commercial Precinct’ under the provisions of the existing Township Zone rules should be established. The commercial area should include the existing shops and could be expanded to include some of the surrounding residential land, please refer to map below. A commercial precinct under the Township Zone rules is seen as the best method for providing for a range of small scale commercial activities that must comply with the listed standards within the District Plan whilst ensuring the commercial use protects the predominantly residential environment.



2. At Hawea Flat the use of Township Zone rules to establish a ‘Commercial Precinct’ does not apply. The recommended option to accommodate a small scale commercial business or businesses in Hawea Flat is a defined area or site to be zoned ‘Corner Shopping Centre Zone’. Further controls would need to be considered for this zone to ensure the bulk and scale of any commercial buildings were small in scale and aligned with character of the existing environment.

**7.1.4 Visitor Accommodation**

The community continue to support the recommended strategy for tourist accommodation to be provided within the residential zones. The Community recognise that growth in Lake Hawea will continue to see growth in the tourism industry and to support this more visitor accommodation will be required.

The existing District Plan provisions provide two Visitor Accommodation Sub-Zone areas covering the Lake Hawea Hotel and the Lake Hawea Motel. The Visitor Accommodation Sub-Zone provides for the establishment of visitor accommodation and associated activities (centralised services such as

restaurant) that must comply with the listed standards with the District Plan to ensure the visitor accommodation use protects the predominantly residential environment.

Whilst there is the potential for existing accommodation providers to expand within their existing sites it is also considered prudent that the ability to provide visitor accommodation within Lake Hawea is expanded beyond these two sites.

The community had varying views over potential locations for the expansion of visitor accommodation in the area. The community recognises there will be benefits and costs of each potential area and therefore support looking into the identification of each area as part of a formal planning process.

### **Visitor Accommodation District Plan Review Recommendations:**

1. The expansion of the 'Visitor Accommodation Sub-Zone' within the Township Zone of Lake Hawea should be considered to provide growth for the visitor accommodation market within Lake Hawea. There are a number of viable locations that could accommodate such a zone and consultation with landowners prior to establishing the preferred location is recommended.

### **7.1.5 Rural**

This is a new section added to the Community Plan. The rural community make up an important part of the Hawea community. The Hawea community strongly support protecting the landscape qualities of the rural area but also believe it is important to recognise these landscapes are a vital resource for farming and for retaining the existing rural/urban balance in the Hawea area. There is strong support from the Hawea farming community that as part of the upcoming District Plan review, QLDC:

- Reduce resource consent requirements for farm buildings and farming activities.
- Relax rules within the District Plan for farm houses necessary for farming purposes.
- Reduce overall resource consent costs for the farming community.
- Reassess the landscape classification lines within the rural landscape. These should be relaxed to recognise and provide for farming activities.
- Avoid duplication of rules between ORC and QLDC.

**Rural District Plan Review Recommendations:**

1. Incorporate a permitted rule (no resource consent required) for farm buildings subject to certain standards i.e. maximum size, height and number (depending on the size of the land holding). Initial documentation released by QLDC on the rural chapter indicates this approach is to be adopted. A submission supporting this change should be considered.
2. Introduce a policy provision in the rural chapter recognising the need for rural activities to have housing in close proximity to their farming activities. This will provide a policy direction that during consideration of any resource consent application for new farm housing the need for the housing to facilitate farming use must be balanced against other environmental impacts.
3. Introduce new policy recognising farming and its relationship to the landscape whilst balance this against the protection of the Districts landscapes from inappropriate development. Initial documentation released by QLDC on the rural chapter indicates this approach is to be adopted. A submission supporting this change should be considered.

**7.1.6 Planned, Efficient and Effective Infrastructure****7.1.6.1 Traffic Safety**

QLDC have advanced some important infrastructure projects in the Hawea area over the past 12 years.

Traffic safety continues to be seen as an important issue for the Hawea community. Safety upgrades to the State Highway intersection at Lake Hawea is still considered important. In early 2000's NZTA installed right hand turn bay following a fatal accident at this intersection. The community continue to support a reduced speed limit from 100 km/h at this intersection. The community would also like to see:

- Welcome to Lake Hawea signage to be included on the State Highway to alert tourists and visitors that there is a township ahead, similar to what is seen at the entrance into Wanaka.
- Improve down lighting at the Lake Hawea State Highway intersection including along the dam up to the Hotel and to the boat ramp/holiday park.
- A new footpath between the Hawea Dam and the State Highway service station.

Whilst Cemetery Road is now sealed the community continue to support the recommendations to seal Domain and Gladstones Road to reduce dust and improve road safety.

Better linkages between subdivisions continues to be supported.

Upgrading Capell Ave, Lakeview Terrace, and Muir Road to include kerb and channel, parking spaces and footpaths continues to be supported.

A reduced speed limit has been introduced in the vicinity of the Hawea Flat primary school. However, the Hawea community believe a full review of speed limits throughout the area would be beneficial.

#### **7.1.6.2 Quality Water Supply**

The community continue to support the recommended strategies for maintaining the areas water quality to the highest possible standard. The community continues to support no chlorination of the townships water supply network. QLDC recent upgrade of the Lake Hawea water supply aligns with these strategies. The Hawea Flat community continues to believe that water reticulation is not necessary in Hawea Flat and want to continue to access clean water from the underlying aquifer. Maintaining the water quality of the aquifer is very important to the community, particularly with recent intensification of farming in Hawea Flat.

#### **7.1.6.3 Safe Disposal of Stormwater and Sewage**

The community continue to support the recommended strategies for the safe disposal of stormwater and sewage to protect surface water and ground water quality.

#### **7.1.6.4 Provision of Low Level Street Lighting**

The community strongly support the recommended strategy for new street lighting to be low level to protect views of the night sky. With the upcoming District Plan review there is an opportunity to incorporate this outcome into the new subdivision provisions for the area.

#### **Infrastructure District Plan Review Recommendations:**

1. Introduce new objectives and policies into the District Plan Subdivision chapter to:
  - Avoid overhead power lines;
  - Avoid street lighting in Rural areas;
  - Require connectivity between subdivisions;
  - Require future residential subdivisions in Hawea to include low light spill LED's to avoid the detracting of the night sky;
  - Require the treatment and disposal of sewage and stormwater to a high standard to protect the Districts water resources.

This will provide a policy direction that during assessment of any resource consent application for new subdivisions these matters need to be considered.

#### **7.1.7 Reserves and Open Space**

The 2003 Community Plan identifies a number of important reserve and open space strategies for the Hawea area. With the exception of the Hawea River trail that is now established the remaining strategies listed in the 2003 Community Plan remain relevant in 2015 and beyond and are supported by the community. The community considers the following strategies should also be added:

- Improved walkway link along the south side of Moraine between Muir Road and Tims Field.
- Expand the Hawea Food Forest at 130 Domain Road.



- Protection and enhancement of native planting throughout the Hawea Communities.
- More signage to explain freedom camping rules.
- Improve toilet facilities at the Hawea Domain. The Hawea community would like to be involved in any planning initiatives for the redevelopment of the Hawea Domain.

### **8.1 Conclusion**

The report has incorporated recent feedback from the Hawea Community to review the 2003 Hawea Community Plan (2003). It provides a basis for future planning and management of the Hawea Community for the next 10 years. This review has identified that many aspects of the Community Plan (2003) remains relevant for future planning in the Hawea area. Key differences lie in recommendation to reduce the area of Rural Residential zone to be rezoned off Cemetery Road and additional recommendations regarding future visitor accommodation areas. Importantly it also uses Community feedback to formulate key planning recommendations to facilitate input into the upcoming QLDC District Plan review.