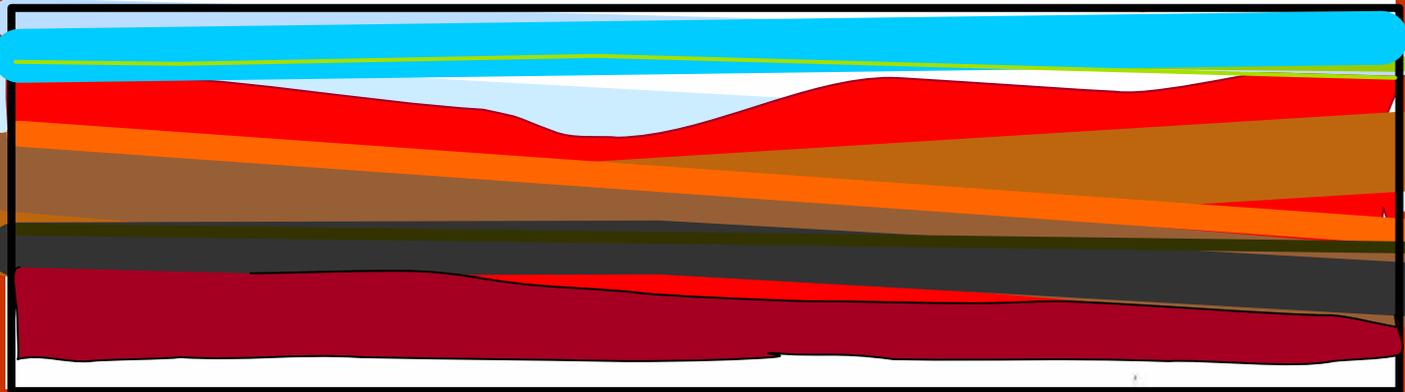


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KEEP THE FOOD  
FARM LAND

KEEP THE  
BUSH!

KEEP THE LAKE + E  
WITH A VIEW



# HAWEA COMMUNITY PLAN

## **HAWEA 2020**

### ***Introduction: The purpose of this Plan***

The purpose of this plan is to provide a community vision, strategic goals and priorities for the next 10 to 20 years for the Hawea Community. This will enable the Council to align its activities and priorities to those of the Community. It aims to represent the views of the Community gained through the community planning workshop held on 14 June 2003, and the meetings that preceded it.

The Community 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.

The focus of the Plan is the greater Hawea area, including the Hawea Township, Hawea Flat, Maungawera and John's Creek. (As illustrated in Map 1)

### ***How this Plan was prepared***

The Council elected in October 2001 is committed to long term planning, within a framework of extensive community involvement.

In order to get the community consultation underway, a steering committee was established, comprising the following Hawea residents:

- John Taylor (Committee Chairman)
- Errol Carr
- Patsy Lambert- Robinson
- Ali Law
- Dave Roberts
- Jerry Burdon
- Peter Ward
- Mike Cotter
- Robin Crimp
- Grant Ruddenklau
- Technical Team
  - Jenny Parker (CivicCorp) Project Manager
  - Liz Kidson (CivicCorp) Landscape Architect
  - Vicki Dee-Jones (QLDC) Facilitator
  - Paul Wilson (QLDC) Reserves and Open Space
  - Chris Gregory (Imtech) Infrastructure

The Committee worked with the Queenstown Lakes District Council and CivicCorp staff to organise meetings with local organisations, and hold the community workshop on Saturday 14 June 2003.

The workshop was extremely successful, attracting approximately 130 people from Lake Hawea township, Hawea Flat, Maungawera, John's Creek and the surrounding rural area. The topics discussed at the workshop were identified through meetings held prior to the workshop.

**Contents**

1. Background
2. The Community Vision for Hawea
3. Key Community Outcomes
4. Growth Management
5. Planned, Efficient and Effective Infrastructure
6. Reserves and Open Space
7. Rural Character
8. Urban Character
9. Community Facilities
10. Conclusions

1. **BACKGROUND**

The Hawea community currently has a population of approximately 1000 residents. Over the last 10 years, there has been an annual growth rate of 4.8%. The transient population has been decreasing. It is noted that the census figures are based on the Hawea 'mesh' block, which is greater than the study area for this Plan.

The study area, as illustrated in Figure 1, is made up of four main settlements: Lake Hawea Township, John's Creek Rural Residential Zone, Hawea Flat Rural Residential and Rural Lifestyle Zone, and the Maungawera Valley.

Hawea Flat is generally made up of young families; within the rural residential area there are approximately 35 children attending the primary school. In comparison, the majority of people in the Lake Hawea Township are older. The majority of dwellings at John's Creek are holiday homes. The Maungawera Valley is a farming community. Surrounding the residential areas is rural land, used for horticultural and pastoral activities.



FIGURE 1: STUDY AREA

**2. HAWEA 2020: THE 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.*

### 3. KEY COMMUNITY OUTCOMES

- *Maintaining high environmental standards, and ensuring that any growth is within the capacity of the environment.*
- *Providing effective, efficient and well planned infrastructure that keeps pace with growth.*
- *Retaining the rural character of land surrounding the established settlements.*
- *Maintaining the low density character of residential areas, and retaining the village feel.*
- *Building a strong, diverse and safe community.*
- *Providing for low-key tourism.*
- *Establishing a central community facility that provides a focal point for the wider Hawea community.*
- *Improving traffic safety by upgrading roads to separate pedestrians and vehicles.*
- *Respecting the surrounding landscape, and maintaining the open vistas as viewed from the residential settlements.*
- *Establishing pedestrian and cycle links throughout the Hawea area, in particular, establishing public access to and along the Hawea River, and maintaining and enhancing public access to Lake Hawea.*
- *Providing a low-key commercial area that provides services to the locals, with buildings that are in keeping with the surrounding environment.*



## **KEY STRATEGIES**

The following key strategies are identified for achieving the vision.

### **4. MANAGING GROWTH**

#### **Residential**

- The current zoning is adequate to provide for future projected growth at Hawea Flat and John's Creek. At Lake Hawea, the Township Zone should be extended through to Cemetery Road to provide for additional growth. This is considered to be a logical and well-contained boundary to guard against future sprawl. (See Figure 2)
- Land between Lake Hawea Township and John's Creek should be retained in Rural General Zoning to retain open space between the residential areas.
- Once zone boundaries are defined, they should be enforced so that there is a clear distinction between residential areas and the surrounding rural environment. It is suggested that there is a green belt on the southern side of Cemetery Road.
- If there is development in the Rural General Zone, this should be in the form of clusters, or hamlet style satellite towns rather than ribbon development.
- In the future, the Rural Lifestyle Zone at Camphill and Windmill Corner could be included within the Rural Residential Zone at Hawea Flat.

#### **Industrial**

- If an industrial zone is necessary, it must be kept away from the River and Lake. It is suggested that it could be located on the corner of Cemetery and Domain Roads opposite the dump, and that it be similar in nature to the Anderson Road site in Wanaka.

#### **Commercial**

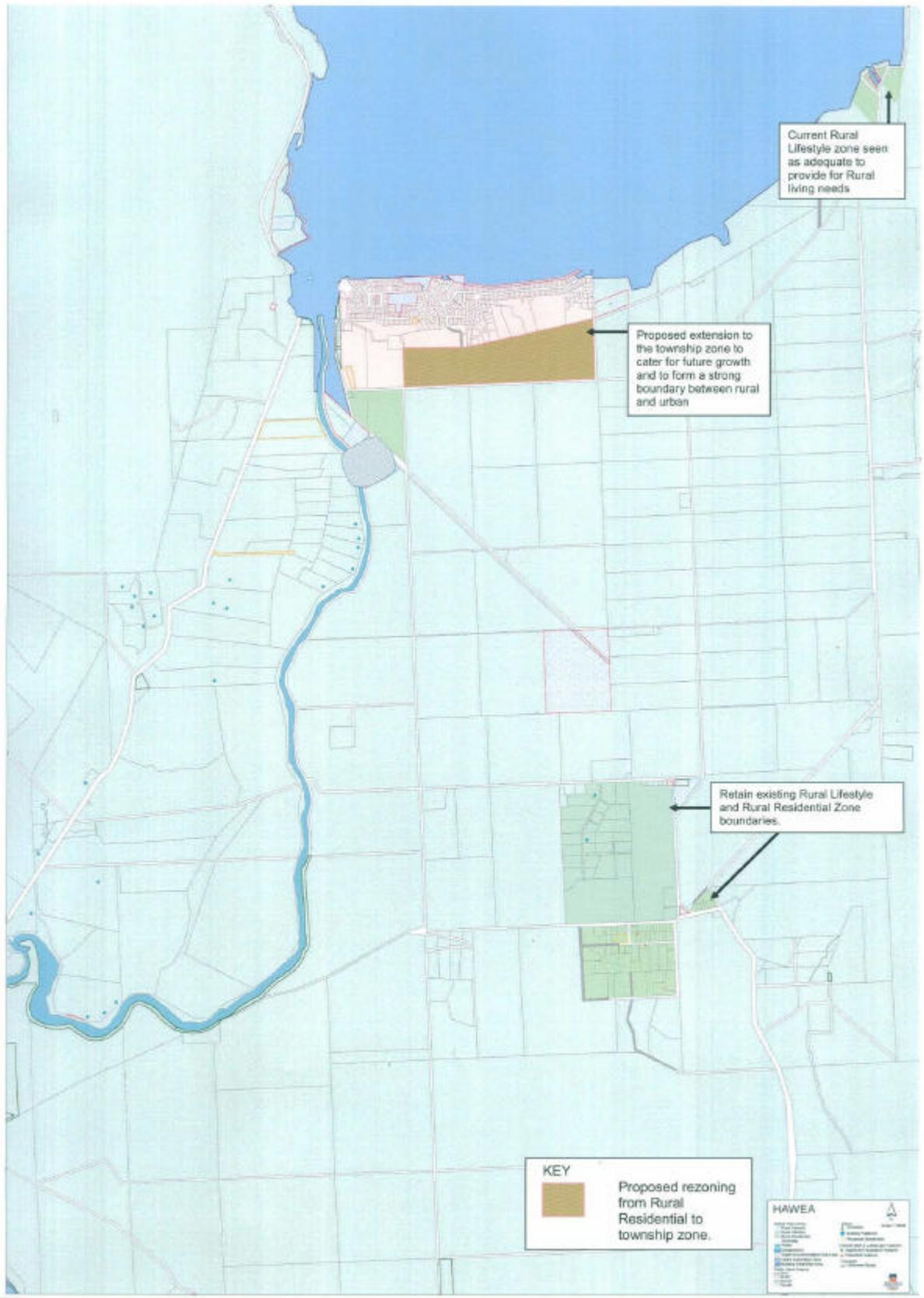
- Provision for commercial activities should be provided at Hawea Flat and Lake Hawea. They should be zoned so that effects from noise, parking and visual amenity can be managed effectively.
- Both commercial areas should be well designed, possibly in an alpine theme, so that they 'fit' with the surrounding environment. They should be low-key, and provide for local businesses. They should include an open space area with picnic tables.
- The commercial areas should be located so that they are a small, focused area, and are accessible. In Hawea Flat, the commercial area should be located behind the school. In Lake Hawea, the commercial area could be adjoining the existing shops, or within the new subdivisions.

- Commercial activities should be kept away from the Lakeshore.

**Visitor Accommodation**

- Tourist accommodation should be provided for within the residential zone so that it encourages boutique style accommodation rather than large hotels/motels.

**FIGURE 2: GROWTH MANAGEMENT - ZONE CHANGES**



H A W E A C O M M U N I T Y P R O P O S E D R E Z O N I N G

## 5. **PLANNED, EFFICIENT AND EFFECTIVE INFRASTRUCTURE**

Infrastructure should be planned in advance of development so that the capacity of the environment is not breached.

Traffic safety measures are illustrated in Figures 3 and 4.

### **Ensuring traffic safety**

*Lake Hawea- See figure 3*

- A slipway on SH6 between the campground and petrol station should be investigated; and the speed limit should be reduced to 80km/h.
- Cappell Ave, Lakeview Terrace, and Muir Road should be upgraded as a priority. These should have kerb and channel, parking spaces, continuous footpath, traffic calming measures.
- To divert heavy traffic from Lakeview Terrace, Cemetery and Domain Roads should be sealed, and provision made for pedestrians.
- There should be linkages between existing roads and those created in subdivisions.
- More signage should be erected at Muir Road, and the speed limit reduced to increase safety.

*John's Creek*

- The road to John's Creek should be sealed, and traffic calming measures put in place.

*Hawea Flat- See figure 4*

- Speed restrictions in the Rural Residential zone should be reduced to 50km/hr for safety reasons. There should be footpaths, providing for pedestrians and cyclists so that they are separated from vehicles. This is particularly needed between the residential area and the school.
- Roundabouts should be introduced at major intersections, for example, at the Hawea Flat Hall.
- If roads are sealed they need speed bumps or other traffic calming measures.

*Maungawera*

- Slip lanes should be introduced on State Highway 6 due to current and projected traffic between Hawea and Wanaka. To separate road users, there needs to be provision for bike/pedestrian linkages between Hawea and Wanaka.

FIGURE 3: TRAFFIC SAFETY AT LAKE HAWEA

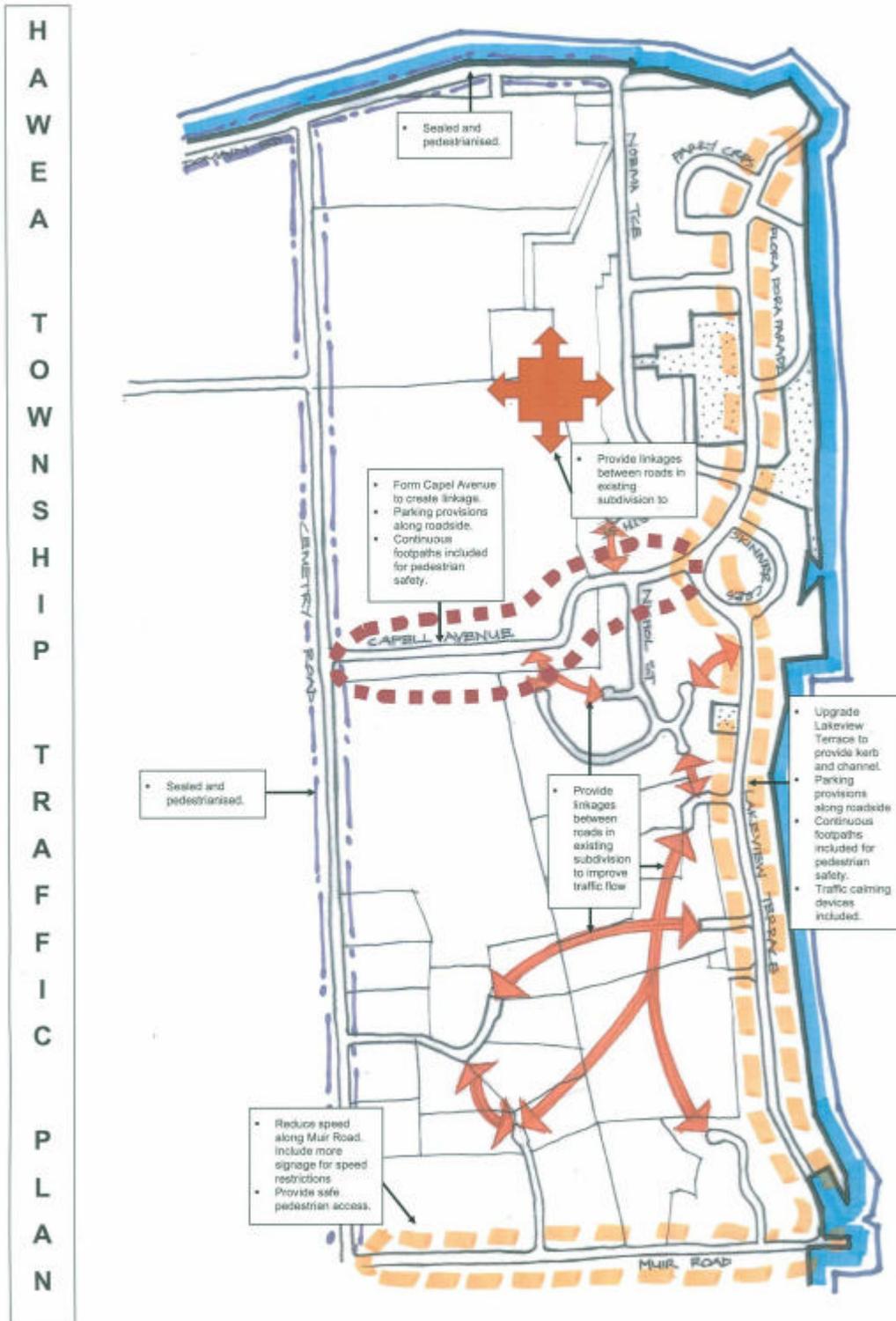
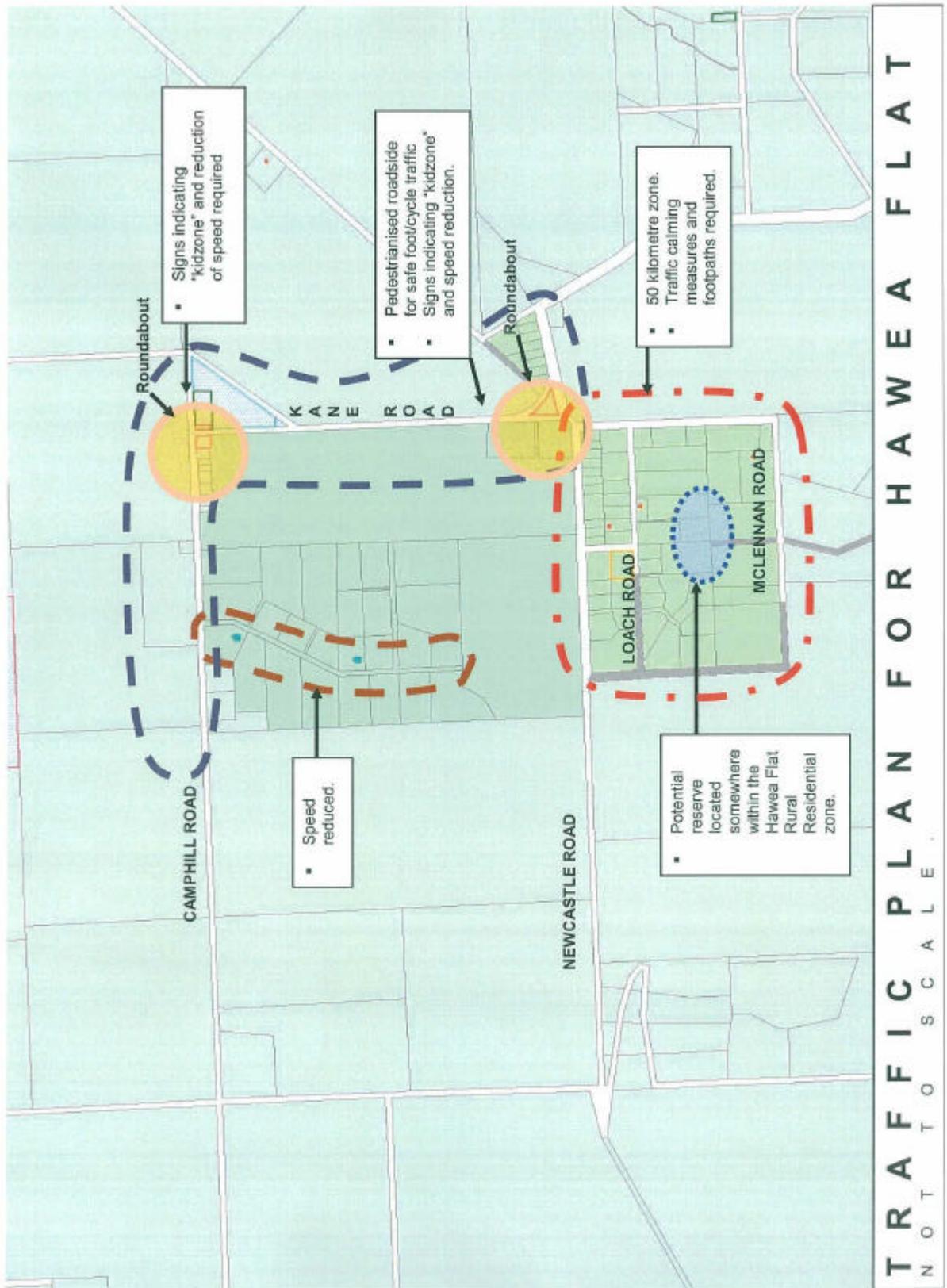


FIGURE 4: TRAFFIC SAFETY AT HAWEA FLAT



### **High Quality Water Supply**

- Currently there is a good quality, well-maintained system. The community does not want to have chlorination, and wants to ensure that water quality is retained to the highest possible standard.
- To ensure water quality is maintained, sewage and stormwater must be disposed to land, away from water resources. There should be more toilet facilities around the lake foreshore. Suggested locations include John's Creek, Scotts Beach, and the Neck lookout. Effects on water quality and quantity must be considered in any subdivision application.
- To avoid unnecessary water use, there should be demand control on irrigation on rural residential sites.
- The appropriateness of oiling certain roads or sections of roads should be considered in light of the potential pollution of domestic water supplies (in particular water wells)

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

- All discharges must be to land, away from the lake and rivers. Discharges could be used to irrigate forestry blocks.
- In Hawea Flat, reticulation is not considered necessary. However, information from the Otago Regional Council on the nature of the aquifer below Hawea Flat, and its absorption capacity, is required. This information could then be used to determine when reticulation would be necessary.
- In Hawea Flat, sewage disposal should be monitored, particularly in light of the use of bore water.
- In Hawea Flat, the use of alternative forms of disposal- e.g. composting toilets, should be encouraged.

### **Provision of Low Level Street lighting**

- Street lighting in both Lake Hawea and Hawea Flat is currently adequate. Any further lighting must be low level so that it does not obstruct views of the night sky. Footpath lighting should be provided for pedestrians, rather than vehicles.

6. **MAINTENANCE AND ENHANCEMENT OF RESERVES AND OPEN SPACE**

- The existing open space and variety of reserves should be maintained and enhanced.
- Pedestrian/cycleways throughout the area should be increased.
- The wilderness character of the reserves should be maintained.

The Hawea area currently has a number of reserves, including:

At Lake Hawea:

- a network of lakeside open space
- a good central community space
- room to expand and develop the cemetery reserve as parkland
- opportunities to connect subdivisions and parks

At Hawea Flat:

- the 44 hectare Domain
- the school, hall and adjacent reserve
- Kane Road corner

At John's Creek:

- a few well placed reserves with potential for enhancement.

However, the open space that the community has is:

- not well known or clearly defined
- managed by various agencies without coordination, a plan or agreed objectives
- of uncertain tenure
- sometimes not in the best place to meet changing needs
- largely undeveloped

The current reserves should be better defined through signage.

**Linkages and access**

- Pedestrian/cycle and bridle linkages are extremely important to the Hawea Community. Currently, there is access along the Lake from the township area. Additional access throughout the whole area is needed to link the residential areas with each other, community facilities and the River and Lake.
- As illustrated on Figure 5, the following access ways should be established and maintained:
  - Along the Hawea River between Lake Hawea Township and Albert Town, with midway access points.
  - From Butterfield Road to Hawea River (Linking Hawea Flat to Albert Town)- see map
  - From Hawea Flat to the school, through to the Domain, and to Lake Hawea
  - Round Hill through to John's Creek

- Re-open Newcastle Road to access the River and DoC reserve
- Access to high country- in consultation with farmers- Grandview, Mount Maude (See Mt Maude map)
- Access between Hawea and Muir Heights
- Provide walkways through new developments

### **Hawea Flat reserves**

- A local reserve within the Rural Residential Zone should be established at Hawea Flat. This could be achieved through the Council acquiring land through subdivision.

### **Management of reserves**

- There is concern that the reserves are being managed by a number of different agencies, possibly in an ad hoc manner.
- The community wishes to see transparency in Council expenditure, and further consultation about what reserves are needed, and their maintenance.
- A brochure providing information on the location of reserves should be developed and provided for the community and visitors. This should be made available at businesses.
- A management plan for the reserves within the Hawea area should be developed to ensure consistent management.

### **Maintenance and enhancement of reserves**

- Planting should be native, but managed so that view shafts are retained. Some exotics could be used to retain autumn colours. Wilding species should be removed.
- The maintenance of signs should be improved, with more signs used to indicate where tracks are, and any restrictions on them (for instance, no dogs).
- Signs at the start of tracks should be basic, simple and effective, and consistent.
- An information board at the corner of Bodkin and Cappell Ave could be provided.
- The foreshore should be more user friendly for families-e.g. buggies, and footpaths should not be gravel. In addition, there should be provision for parking at the start of tracks.

### **Provision of toilets**

- Toilets should be sited wherever there is a threat of water pollution and their design should complement the surrounding environment, e.g.

stone facade. Porta-loos may be needed in heavily used locations at peak times.

- Toilets are required at John's Creek, Scots Beach, and the Neck, (lookout over Lake Hawea).
- Dog toilets are also necessary, and dog owners need to be educated to use them.
- Campervan dump stations should be established to avoid illegal dumping, and contamination of the environment.
- The Council should investigate the use of composting toilets, to ensure that the toilets are as environmentally friendly as possible.



**6. MAINTENANCE OF RURAL CHARACTER**

- The openness of the landscape should be maintained.
- Any future buildings should fit into the character of the landscape through appropriate design and plantings.
- Any future tree planting should enhance landscape values.
- There should be no ribbon development.
- Power lines should be underground to retain the visual amenity values of the surrounding landscape.
- Farming activities should be retained, with the possibility of diversification to ensure future economic viability.

**7. MAINTENANCE AND ENHANCEMENT OF URBAN CHARACTER**

**Enhancement of Entrances**

- Entrances to the residential areas should be subtle, and fit in with the surrounding environment. At Hawea Flat, the entrance should consist of a 50km/h sign, and small Hawea Flat signs- children or 'kid's zone', as in Glenorchy.
- At Lake Hawea, a speed restricting Roundabout/traffic Island with small plantings, e.g. tussocks, should be placed on Cappell Avenue. Signs should be natural stone, with low planting.
- The area surrounding the dam should be visually enhanced, and the area East of the dam should be replanted and landscaped in native plants to enhance the entry to the Hawea township.

**Improvements to footpaths and the streetscape**

- Footpaths should be user-friendly for young and old. The streets within Lake Hawea Township should be kerb and channelled for safety and parking. Heavy traffic should be redirected down Domain Road.
- Buildings should reflect the surrounding environment- colours should be sensitive to the landscape. New buildings should be consistent with an alpine theme, similar to that used for the Motor Inn.
- Green areas should be incorporated into the commercial zone, and include picnic tables. The commercial area should retain a small urban/rural town feel, and businesses should be locally owned.

## 8. PROVISION OF COMMUNITY FACILITIES

### Community facilities

- The following community facilities should be provided:
  - The Domain could become a Multi-function facility, possibly including an ice rink, climbing wall and pool accessed by cycling tracks.
  - The school should be retained, and a pre-school opened.
  - A bigger hall, and a cultural centre for the whole community, possibly at the Domain.
  - A movie theatre (along lines of Dorothy Browns or Paradiso?).
  - A retirement village.
  - 4 Cycle/BMX areas for children-maybe along the cycle tracks.
  - A wharf and jetty, and pontoon to jump off in Lake Hawea- in addition, an area should be set aside for buildings supporting these activities.
  - A central meeting area for youth, including pool table, table tennis, and darts.
  - Health facilities- a clinic with visiting doctors initially, which would develop into a full practice; located on bend of Cappell Ave.
  - A church for all denominations.
  - It was suggested that developers should set aside 10% of land from future subdivision for smaller sections to provide for affordable housing to enable the continuation of a diverse community.

**10. CONCLUSIONS**

This Plan has identified the vision for Hawea, and detailed what the community wishes to see in terms of catering for and managing growth. It provides the basis for future planning and management of the Hawea area.

From here, the Plan will be received by the Council as the Community Plan for Hawea. Following its receipt, it will feed into the – Long Term Community Plan - that Council is required to produce.

The Council will produce and adopt the LTCCP by July 2004.

*For further information, please contact*

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