

MAKARORA 2020

COMMUNITY PLAN

This Community Plan was developed by CivicCorp for the Queenstown Lakes District Council



MAKARORA 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 Makarora 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 22 January 2004.

The Community Plan is intended to be the basis for:

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

The study area is shown on Figure 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.

The Makarora Community Association worked with the Queenstown Lakes District Council and CivicCorp staff to organise and hold the community workshop on Thursday 22 January 2004.

The Makarora Community Association comprises:

Devon Miller (President)	Rick McLachlan (Vice President)
Jane Eccles (Treasurer)	Carol Hollebon (Secretary)
Keith McStay	Raymond Edwards
Barbara & Clinton O'Brien	Tony Eccles
Bradley Thompson	Andi Larivee
June and Dennis Kent	John Forrest
Richard Fraser	John Turnbull
R Jackson	Sandra Harris
Graham Harris	Dave Strudwick
Dave & Ronda Osmer	Kenna Fraser
Bill Silver	George Osmer
Anne and Paul Cooper	

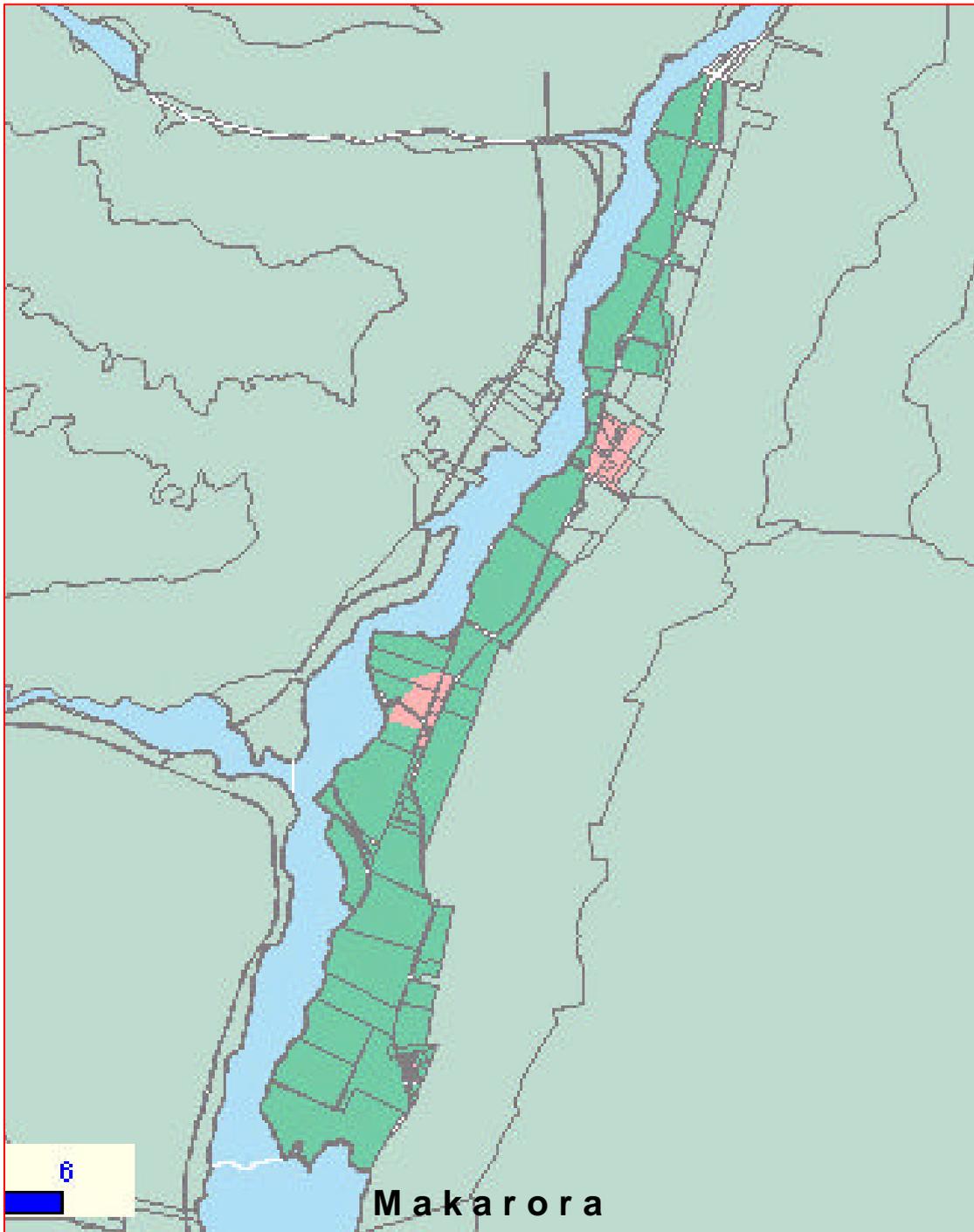
The technical team for the workshop were:

Alyson Schuler (CivicCorp) Project Manager
Liz Kidson (CivicCorp) Principal: Landscape Architect
Vicki Jones (QLDC) Manager Strategy and Planning
Paul Wilson (QLDC) Director Parks and Open Space
Chris Gregory (Imtech) Infrastructure

The workshop was very successful attracting approximately 25 people from the Makarora Valley and the surrounding rural area.

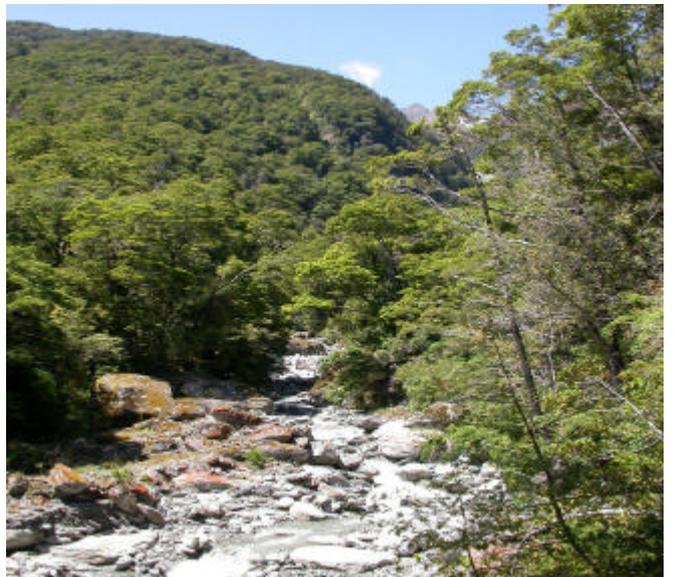
Once the Council adopts the Community Plan, the community will be expected to prioritise the actions. Key strategies contained within the Plan will be referred to in order to ensure that local projects occur in an orderly manner. Where necessary, submissions can be made to the annual plan (Long term Community Council Plan) to ensure funding is provided for some of the priorities arising from this Plan.

FIGURE 1: MAP OF MAKARORA VALLEY



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1. BACKGROUND

The Markarora Valley consists of three small townships (Makarora, Makarora Township and Makarora West) and is approximately half way between Wanaka and Haast Pass. It is the gateway to the Queenstown Lakes District from the West Coast and is also the gateway into the Mount Aspiring National Park, part of a world heritage area.

Makarora is an exceptional destination for a casual wilderness stopover or as a base for a full-on outdoor adventure. Camping areas, fuel, tearooms, a selection of day to day grocery needs, souvenirs, facilities for booking excursions, liquor sales, the Department of Conservation information office and a selection of travellers accommodation can all be found here.

Makarora has a strong sense of community. The township boasts not only a school and community centre but also mans a highly skilled and motivated voluntary fire brigade that doubles as a search and rescue unit.



2. THE COMMUNITY VISION FOR MAKARORA

Makarora is a unified valley consisting of three township areas. It is independent of Wanaka and is not just a commuting township. The community of Makarora Valley value its feeling of isolation, its close proximity to the river, lake and the Mt Aspiring National Park.

The Makarora community are talented and diverse. The community values the lifestyle that the area provides, the landscape, ecological values and outdoor experiences.

The school is an integral part of the community, and there are other community facilities such as a playing field, public toilets and a well cared for and treasured cemetery.

The farming surrounding the townships provides the foreground to the mountains beyond, and any further development of the rural lifestyle zone is set back from the road and is clustered as much as possible to avoid a patchwork of development along the Highway.

Makarora Valley has a defined entrance, 50km speed limits in the townships, plantings and lighting which act to slow traffic down and create a safe environment for residents and visitors alike. Tourists are drawn to the Makarora Valley for its closeness to the Mt Aspiring National Park, its quietness and friendly people, and its low key atmosphere.

The Makarora Valley is both a destination for tourists and a community for its residents.



3. KEY COMMUNITY OUTCOMES

- (a) To create and encourage road safety measures within the Makarora Valley.
- (b) To further develop and maintain the existing reserve and cemetery, and to create a new domain for sports.
- (c) To have systems in place to encourage recycling, adequate rubbish bins in the township areas for visitors, and enhancement of the green dump.
- (d) To enhance the quality of the water in the river and lake and to control the amount of nutrients going in to the lake.
- (e) To create plenty of year round work within the Makarora Valley so commuting to Wanaka is not necessary. To promote cottage industry within the Valley.
- (f) To retain the general character of the landscapes surrounding Makarora and to avoid sprawl through the valley.
- (g) To provide for the cost-effective reticulation of water and sewerage as the population increases and this becomes more viable.
- (h) To control and reduce the number of plant and animal pests within the Makarora Valley.



4. GROWTH MANAGEMENT

In summary, there are approximately 72 hectares of Township land, with 36 existing dwellings and a potential capacity for 277 additional dwellings. This means that township zoning has the potential to house a total of 314 dwellings.

There are 1,292 hectares of Rural Lifestyle land in the Makarora Valley, currently with 13 existing dwellings. There is the capacity for 443 additional dwellings giving the entire Rural Lifestyle Zone potentially 457 dwellings. It is acknowledged that this does not account for or make any concessions for any large areas that may be flood prone and unable to be developed.

The Makarora community could then have a total of 770 houses and 1,850 people if it were to be fully developed.

KEY STRATEGIES

Residential:

- There is room for expansion within the urban boundary - this may be appropriate if it was viable to have water and sewerage infrastructure.
- Some areas of the township of Makarora are prone to flooding, it may be appropriate to down zone these to prevent development of properties at risk of flooding.



Rural Lifestyle:

- There is sufficient rural lifestyle zoning within the Valley. The residents consider that the rural lifestyle zoning may result in inappropriate development close to the road and would result in the Valley losing some of its rural feel.
- The community would rather have bigger townships or introduce clustering in order to avoid ribbon development along the State Highway.

Commercial:

- If commercial zoning is required, the location of it will be assessed at that time. Those at the workshop favoured Makarora West as the preferred location for any new commercial precinct. The scale and character of any commercial development is seen as important and should be consistent with Makarora's low key character.

Industrial:

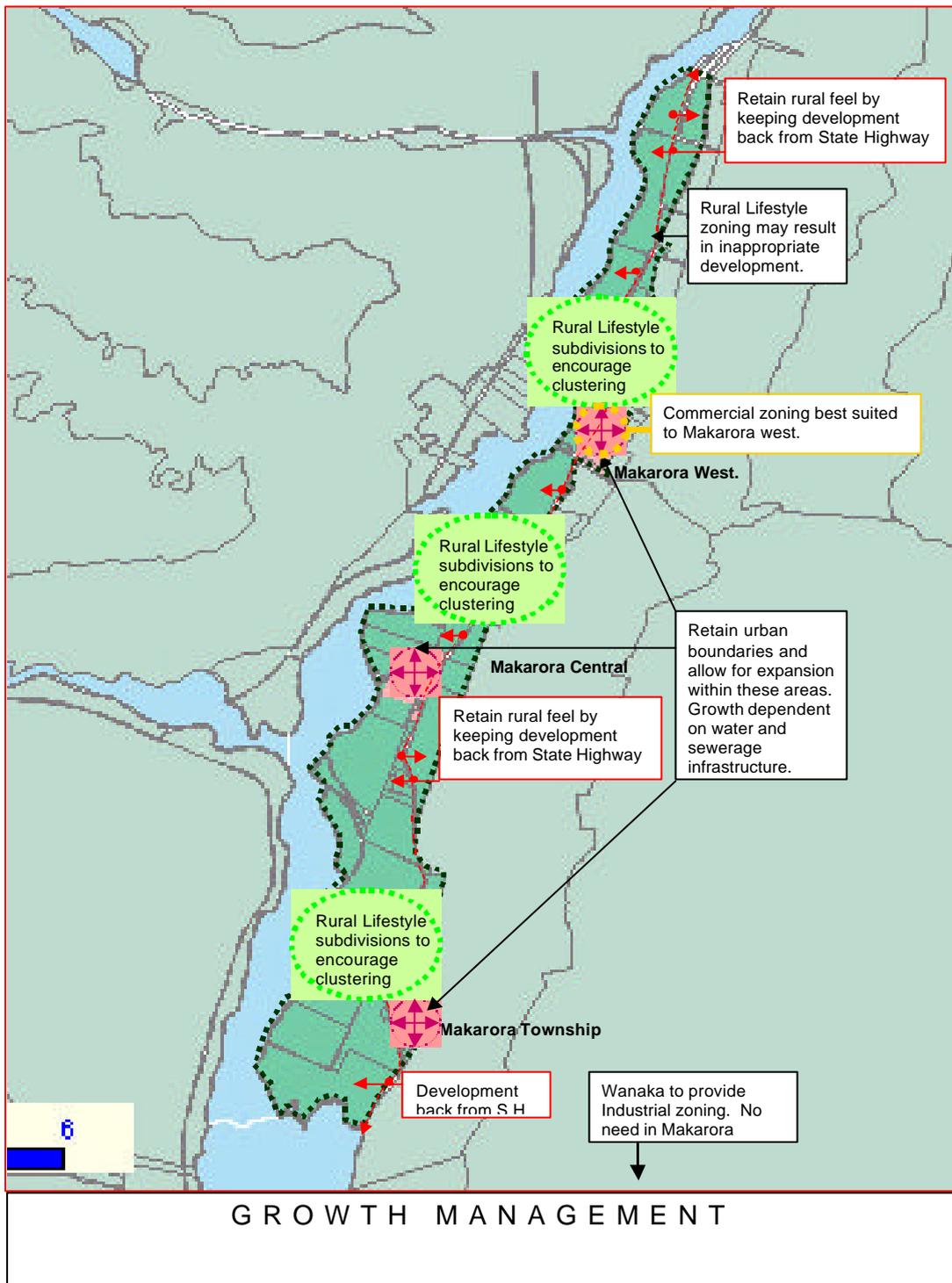
- Industrial zoning is not seen as appropriate or necessary for the Makarora Valley.
- Wanaka is seen as close enough to the Makarora Valley to provide for industrial zoning.

Visitor Accommodation:

- One group indicated that in the future a specific zoning for visitor accommodation might be appropriate. Should the need arise in the future then this could be investigated.



FIGURE 2: GROWTH MANAGEMENT – PROPOSED NEW ZONING



5. RESERVES AND OPEN SPACE

KEY STRATEGIES

Walkways and Cycleways

- There should be a cycle track and/or walkway along the State Highway between the three townships. This could link up with a cycle track and/or walkway along the Makarora River. An additional possibility could be a jet boat ride back down the river to remove the need for walking and/or cycling adjacent the State Highway. (See Figure 2)
- Three places have been identified as suitable for access from Makarora to the Makarora River:
 - Wilkin Vale Road
 - Dump Road (Or Mt Albert Road)
 - Adjacent to Flaxmill Creek
- There should be a walkway/bridle track from Makarora to the Matukituki Valley.

Reserves

- Makarora Valley has one existing reserve:
 - This reserve should be maintained and enhanced;
 - A management plan should be implemented;
 - Appropriate fencing is needed;
 - Formal play equipment is not necessary although enough room is required to “throw a ball around” or play a game of rugby;
 - Planting of native trees and their care should be a priority;
 - A shed is required for the town fire appliance.
- A passive reserve to serve as a picnic ground for tourists is required in Makarora West. This could be adjacent to the proposed new public toilets (see below).
- The cemetery should be maintained appropriately and access should be improved.
- A floating jetty should be built adjacent to the existing boat ramp at Lake Wanaka to be available for the community.



Public Toilets

- Public toilets are required in Makarora West, which could be adjacent to or incorporated into/with the Department of Conservation visitor centre.
- Public toilets should be serviced by “locals” not cleaners from Wanaka, to ensure that they are regularly checked and cleaned.
- A camper van dumping site is not considered appropriate within the Makarora Valley.

Lighting

- Lighting is required in East Makarora at the Kiwi Street corner by the “Bird Box”.
- Lighting of entranceways is necessary to show drivers that they are entering an urban area and to reduce speed. This lighting should be non intrusive, at a low level to maintain the enjoyment of the night sky in the Valley.
- Lighting should be provided in association with the proposed public toilets.
- The use of solar energy for lighting could be investigated further, especially at entrances.

Signage

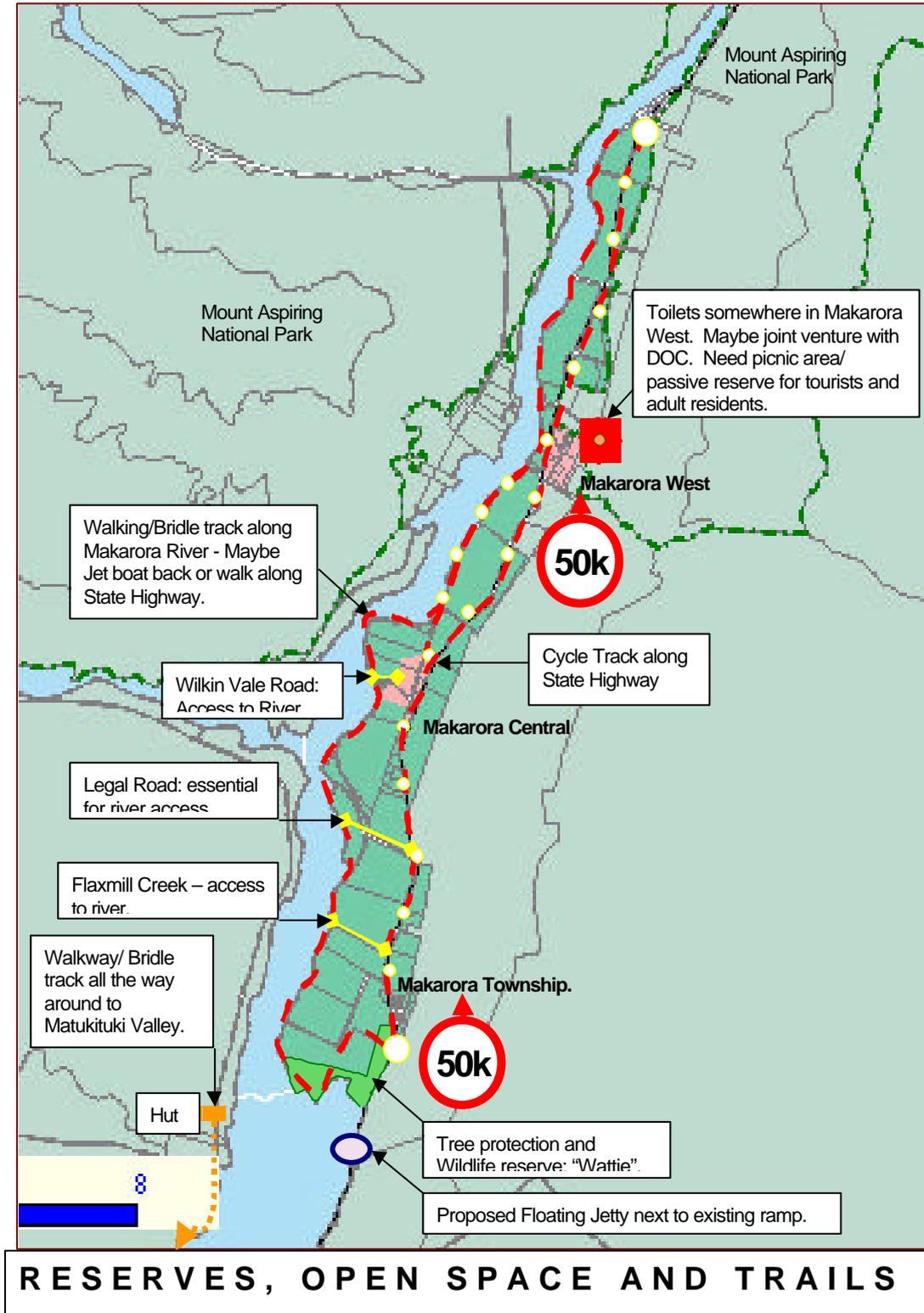
- It was not seen as necessary to have welcome signs at the entrances to each township as this may be confusing, but there should be an entranceway sign at each end of the Makarora Valley. It’s design and materials should reflect the character of the Valley.
- Signs promoting the heritage of the area, such as flax milling should be incorporated within any new signage strategy.
- All walkways and cycleways should have appropriate signage.
- Changing the names of the townships should be considered – especially Makarora West (Makarora North).
- An information board is required at Makarora township.
- The Department of Conservation undertake good signage in the area, and any proposed new signage should be consistent with this.

Vegetation and Planting

- Trees should be planted in the reserve and well maintained.
- All pest plant species should be controlled and where possible eradicated.
- The protection of existing trees on the lakeside is suggested.

- The maintenance of view corridors should be considered when the planting of new trees is proposed.

FIGURE 3: RESERVES, OPEN SPACE AND STREETScape



INFRASTRUCTURE

Roading

- Transit New Zealand manages State Highway 6 that runs through the Makarora Valley between Wanaka and Haast. At present the speed limit is 100 km per hour.
- The speed limit should be lowered to 50 km per hour in the vicinity of Makarora township and Makarora West.
- Street trees within the townships will help to calm traffic.
- Defined entrances at both ends of the Valley should result in lowered speeds by travellers.
- Rata Road should be sealed, and a footpath be provided for school children. Traffic calming methods (such as speed bumps) should be employed to lower speed.
- Paper roads should be preserved and/or formalised to give access to the River and Lake.

Water and Sewerage

- Pollution from cattle and boats should be controlled in the vicinity of the River and Lake Wanaka.
- Provision of an affordable sewerage scheme is requested. However, given the spread-out nature of development in the Makarora Valley, this may be unattainable in the short to medium term.
- Provision of a water scheme for the Valley is a further goal.

Waste Management

- The Waste Management Strategy needs to be implemented.
- A recycling area for the Makarora Valley should be provided.
- The “green Dump” should be maintained and enhanced so it can be used efficiently.
- Provision of additional rubbish bins or a recycling area where visitors and tourists can access is needed, as roadside rubbish is currently a problem in the Makarora Valley.



6. URBAN CHARACTER/ENTRANCEWAYS

- There should be one name for the whole Valley – “Makarora Valley”
- Street planting should be consistent in the three townships areas, there should be no big trees planted between the townships.
- There should be a rock sign at each end of the Valley welcoming travellers into Makarora. This could be a feature, with a waterfall created when it rains. It should have low level native planting around it and low impact lighting to make it visible at night.



7. COMMUNITY FACILITIES

- Any growth in the Makarora Valley should be supported by the provision of appropriate community facilities.
- Makarora already has a school, which is an asset to the community and acts as a community centre and civil defence headquarters.
- As the population of Makarora is growing, Plunket rooms may be a great asset in the future.
- A multi-denominational church for the Valley in the future should be considered.
- Sports facilities such as tennis courts, basketball courts and a public swimming pool may be achievable as the population of the Makarora Valley grows over time.

- The community would also support a library or library service (which could be operated as part of the school for example) for the Makarora Valley.

8. RURAL CHARACTER

- The planting of native species should be encouraged.
- The protection of the rural areas surrounding the Valley should be promoted. It is recognised that the existing Rural Lifestyle zoning may not be the most appropriate way of achieving this.
- Clustering of housing should be promoted as opposed to subdivision into minimum size of 1 hectare blocks, as allowed by the Rural Lifestyle Zone.
- Shelter belts should be planted perpendicular to the road or set back from the road, rather than along the roadside to retain views of the surrounding landscape.
- Planting for birdlife should be encouraged.
- Mounding is not seen as an appropriate screening method for development and should be discouraged.
- The provision of tree protection area and wildlife reserve “Wattie” (shown on Figure 3) should be established and maintained for the community and visitors.

9. CONCLUSIONS

This Plan has identified the Community’s vision for Makarora, in terms of future growth, urban and rural character, open space and reserves and infrastructure. It provides the basis for future planning and management of the Makarora Valley and its surrounds.

From here, the Plan will be received by the Council as the Community Plan for Makarora. Following it’s receipt it will feed into the Long Term Community Plan that Council is required to produce under the Local Government Act 2002 and will guide the Council in its activities and allocation of funds in respect of Makarora in years to come.

