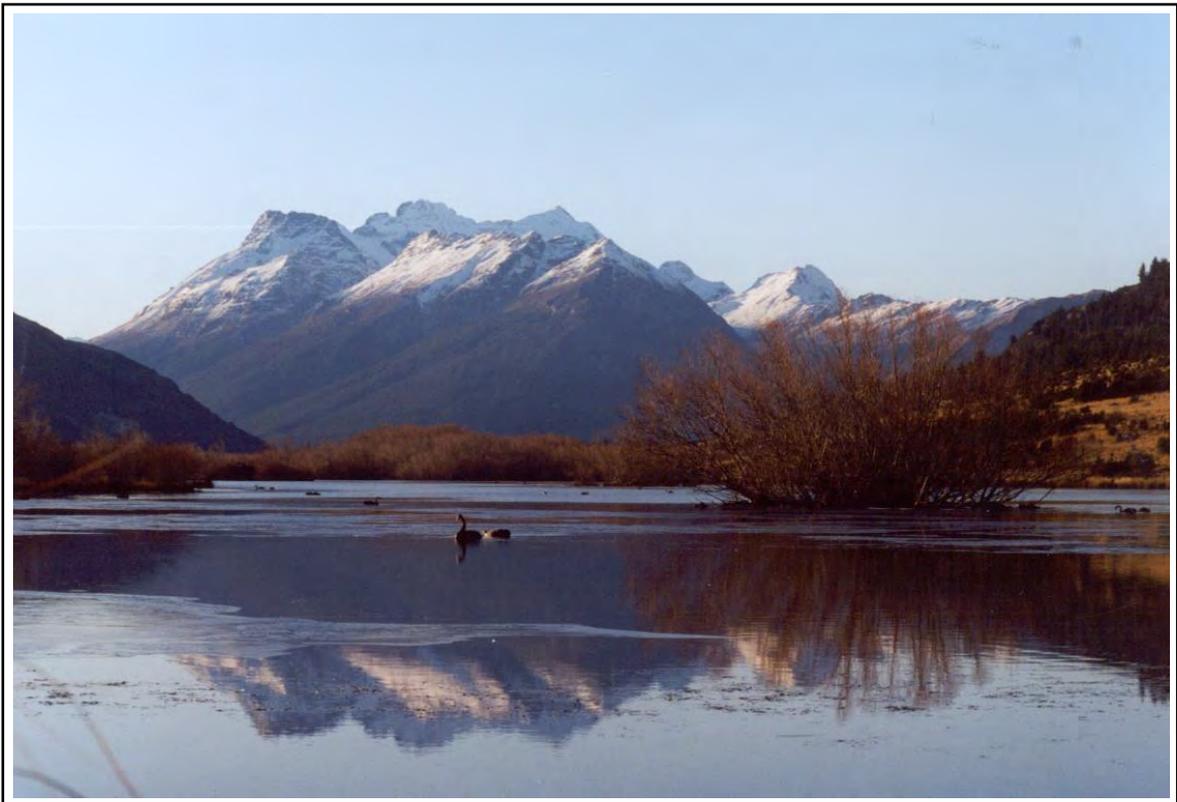


# **Glenorchy – Head of the Lake**



**2001 Community Plan**

**Plus Glenorchy Community  
Visioning Report 2016**

# **Glenorchy – Head of the Lake Community Plan**

**August 2001**

**Prepared for**

**The Community of Glenorchy  
by:**

**Blakely Wallace Associates** P.O. Box 121,  
Arrowtown, ph (03) 4420303, fax (03) 4420307  
Email. philip@blakelywallace.co.nz

**Copyright:** *No part of this report may be reproduced without the prior permission of Blakely Wallace Associates, August 2001.*

# **Glenorchy – Head of the Lake Community Plan**

**August 2001**

## **The Purpose of this Plan**

The Glenorchy Community has developed this Plan to guide the future direction of the Head of the Lake. The primary purpose of the plan is to provide the community and its representative body (the Glenorchy Community Association) with a framework for decision making, planning and development consistent with the community's vision

It is intended that the plan should sit along side the District Plan and be given appropriate consideration in decision making. It represents the consensus view of the majority of residents and ratepayers within the community.

It is intended that the plan will be reviewed periodically (10 years, or earlier, should the need be shown) to confirm the direction of the community. It is envisaged that a similar consultation process would be followed

**Glenorchy – Head of the Lake Community Plan**

# Contents

<b>Section 1</b>	<b>Introduction</b>	1
1.1	The Background	1
1.2	Outline of the Brief	1
1.3	The Plan Process	2
1.4	Glenorchy – Head of the Lake	5
<b>Section 2</b>	<b>The Spirit - The Vision</b>	8
2.1	The Spirit of Glenorchy	8
2.2	The Community’s Value	8
2.3	The Vision	10
<b>Section 3</b>	<b>Glenorchy - Head of the Lake - District Wide</b>	11
3.1	Outcomes – to be Achieved	11
	Outcome 1 : Community Responsibility and Ownership for the Future Direction of Glenorchy- Head of the Lake	12
	Outcome 2 : A Safe Community with Services and Facilities for All Ages	14
	Outcome 3 : Rural – Wilderness Environment and Landscape to Remain Unspoilt and Spectacular	16
	Outcome 4 : Glenorchy – Head of the Lake to Remain and End Destination	19
	Outcome 5 : Activities to be Low Impact and ‘Fit’ and Respect the Environment	20
	Outcome 6 : Widespread Awareness of Glenorchy – Head of the Lake’s Values, the Vision and Direction	26
	Outcome 7 : There is an Awareness of and Respect for Rural Activities	27
	Outcome 8 : Recreation Opportunities and Access to be Retained	29
	Outcome 9 : Heritage and Culture of the Glenorchy – Head of the Lake Area Retained and Protected	33
	Outcome 10: Coordinated Control of Weeds, Pests and Flooding	35
<b>Section 4</b>	<b>Glenorchy Town</b>	37
4.1	<b>Introduction</b>	37
4.2	<b>The Vision</b>	37
4.3	<b>Glenorchy Context and Environs</b>	39
	4.31 Approach and Entrance to Glenorchy & District	
39	4.32 Rural Land on the Outskirts of Town	
	44	
	4.33 Airstrip / Airport	
	44	
4.34	Campbelltown	45
	4.35 Lower Buckler Burn	
	47	
	4.36 Peninsula Recreation Reserve	
	49	
	4.37 Glenorchy Lagoon	
		50

<b>4.4</b>	<b>Glenorchy Town</b>	51
	Summary - Key Strategies – The Town	
51	Town Character and Assets	52
	Issues	
54	Discussion: Key Strategies – The Town	55
<b>4.5</b>	<b>Town Centre</b>	59
	Summary : Key Strategies – Town Centre	59
	Character and Assets	60
	Issues	61
	Discussion : Key Strategies – Town Centre	61
<b>4.6</b>	<b>The Lakeshore</b>	68
	Summary - Key Strategies - Lakeshore	
68	Character and Assets	68
	Issues	69
	Discussion : Key Strategies – Lakeshore	69
<b>4.7</b>	<b>Character of Town Sub-zones</b>	71
4.71	Marina Related Activities Area	71
4.72	Commercial Area	73
4.73	Visitor Accommodation	74
4.74	New Residential Areas	75
4.75	Light Industrial Area	76
<b>4.8</b>	<b>Plans</b>	77
	Sheet 1    Town Context - Issues and Analysis	
	Sheet 2    Town Context and Environs -Concepts	
	Sheet 3    Town Plan	
	Sheet 4    Town Centre Concept	
	Sheet 5    Town Centre (Enlargement)	
	Sheet 6    Cross Sectional Drawings and Sketch	
	Sheet 7    Land Status Map	
<b>Section 5</b>		
	Acknowledgments and References	78
	Appendix I: List of Heritage Sites	80
	Appendix II: Workshop Participants	81
	Appendix III: <a href="#">Glenorchy Community Visioning Report 2016</a>	

# **Introduction**

## **Section 1**

# Glenorchy – Head of the Lake Community Plan

## 1 Introduction

### 1.1 The Background

The Glenorchy Community initiated the preparation of a Community Plan to address -  
*the community's strong belief that*

**'Glenorchy and the Head of the Lake have a special identity and character that must be managed if it is going to endure'**

*and as a result of concerns;*

- **that current and potential rapid change may irreversibly alter the essence of what makes Glenorchy - Head of the Lake a special place**
- **that Glenorchy – Head of the Lake's position adjacent to a major tourist destination makes it more vulnerable**
- **that the wishes of the local community were not being heard**
- **that a community direction needed to be developed so that representatives could present with confidence the wishes and views of the community**
- **that there was a need for both management and development to be well planned, coordinated and focused.**

The community established a steering committee and a brief was developed to engage a consultant to work with the community to establish the community's identity, develop a vision for the 'Head of the Lake' and produce a community plan to guide the future development and planning for the area.

### 1.2 Outline of the Brief

The key tasks for the brief were

- Community consultation to be the foundation for the development of the Community Plan
- To establish the 'spirit' / identity of Glenorchy – Head of the Lake
- To develop a 'vision' for the Glenorchy Town and the Head of the Lake
- To identify the existing and potential issues for the Glenorchy community
- To develop design solutions/management guidelines / recommendations for direction on key issues.

## **1.3 The Plan Process**

The Community Plan encompasses both Glenorchy Town and the greater Glenorchy area i.e. the Head of the Lake. It addresses a 20 year period and aims to provide direction beyond this period.

### **The Consultation Process**

The consultation process was very thorough. This was in line with the brief and the need for community involvement to achieve community ownership. All ratepayers and residents were provided with a number of opportunities to contribute to the Plan.

#### **The Initial Workshop**

The consultation process was initiated with a two-day workshop held in Glenorchy in February 2000. The workshop was well attended by over 80 people, with extremely high levels of input by participants.

Within small groups, participants identified what they would like the Head of the Lake to be like in 20 years time. The common themes to emerge were discussed and developed further providing the basis for a vision for the future. The threats and barriers to achieving the vision were identified. On day two, participants concentrated on what they valued about Glenorchy and the surrounding district, what made it a special place to live and the threats to these values. Glenorchy Township was discussed and a range of issues, opportunities and threats to the character of the town identified.

Following the workshop the market researcher interviewed a number of residents and the consultancy team undertook further consultation.

#### **The Questionnaire / Survey**

A questionnaire was developed based on issues raised at the workshop, interviews and additional consultation. The questionnaire was circulated to all rate-payers and residents in the Glenorchy District - 2 per household. There were 138 responses received and of those respondents 40 had attended the workshop. This gives a total of 178 people taking part in the formal consultation up to this point.

The results of the survey provided a clear community vision for the future direction of Glenorchy – Head of the Lake. The community support, or lack of, for concepts and ideas tested in the survey also gave strong direction for development of the Community Plan for the town and rural area as well as providing a mandate for representatives of the community to present with confidence the ‘dominant’ community view.

The market research was undertaken by Diane Paterson, market researcher.

## **Workshop No. 2**

A second workshop was held in November 2000 to provide the opportunity to discuss in more detail issues affecting rural Head of the Lake. 36 people attended the one-day workshop.

Working in small groups, participants explored what they wanted rural Head of the Lake to be like in 20 years. Common visions were identified. Participants developed a series of outcomes that the community must aim to fulfil if it is to attain its vision. The groups identified goals for each outcome and the necessary actions to achieve the goals.

Don Ross of NZ Landcare Trust facilitated both workshops.

## **Informal Consultation**

Many other individuals or interest groups were involved or consulted on an informal basis or in relation to specific issues relating to the town or rural area. Individuals or groups were encouraged to contact the consultants at any point should they wish to discuss any issue and quite a number took up this offer.

## **Development of the Plan**

The Community Plan was dealt with in two parts - the Head of the Lake (rural and district wide issues) and the Township of Glenorchy to allow adequate focus on the issues to be addressed.

The vision for the future direction of Glenorchy – Head of the Lake was developed from the survey and guided the development of strategies for the town and the greater Glenorchy area.

### **The Township of Glenorchy**

Preliminary concept proposals were developed for the Town of Glenorchy in response to the values, views and clear directions of the community expressed during the consultation together with an analysis of the Town and its environs.

The concept proposals were presented at a public workshop in Glenorchy in September 2000, together with a discussion document that explored the issues and provided supporting documentation for the two options. Written comments and submissions were received. The Town Plan Concept adopted by the community plan steering committee is outlined in Section 4 of this Plan.

The proposals presented are concepts and require detailed design plans to be developed prior to implementation.

## **Head of the Lake (Rural and District Wide)**

Community outcomes i.e. what the community needs to achieve to realize the vision were identified from discussions at the two workshops and responses to the questionnaire,. Goals were developed along with corresponding actions to work towards achieving these aims.

## **Draft Community Plan**

A draft community plan was presented in May 2001. The community was advised of its completion through the local community newsletter and copies were placed on view in the Glenorchy library. Feedback was invited.

The Community Plan was adopted by the steering committee following the incorporation of changes to the draft.

## **1.4 Glenorchy – Head of the Lake**

Glenorchy - Head of the Lake refers loosely to all the area west and north of Rat Point and enclosed by the Richardson and Humbolt Mountains and Mount Earnslaw.

### **Glenorchy – Head of the Lake – What has given this area its character and meaning?**

A brief review of the history of this area provides an understanding of the activities and changes that have occurred in the Glenorchy - Head of the Lake area and the influence these have had on the development of the Glenorchy District and its community.

#### **Maori History**

The Upper Wakatipu area figures strongly in tribal history, a history encompassing the people of the Waitaha, Ngati Mamoe and the latter arrivals Ngai Tahu iwi. The area holds significant status in the tribal creation traditions which accounts for the formation of the landscape, and includes the great journey of discovery Rakaihautu and his use of the digging tool named “Tu Whakaroria” to create the great water springs of the interior. Another important element of traditional history is that of the giant ogre Matau and his ultimate demise by the hands of Matakauri and his fellow villagers.

In the latter tribal history Matakauri was stirred on by his love for Manata, a beautiful maiden who was captured by Matau. After a mammoth struggle Matau was destroyed, burnt alive in his lair and the heart of Matau lies at the bottom of Whakatipu-wai-maori. That is the explanation given in tradition to the rhythmic “breathing” of the lake, as even today it rises and falls in rhythm with the giant’s heartbeat.

Tribal association with the Upper Wakatipu area is underpinned by the traditional names such as, Te Awa Whakatipu (Dart River), Whakatipu-wai-maori (Lake Wakatipu), Pikirakatahi (Mt Earnslaw), Puarere (Rees River), Wawahi Waka (Pigeon Island), Matau (Pig Island), Tarahaka (Routeburn Saddle).

The key attraction in the Upper Wakatipu for Maori was undoubtedly the pounamu or greenstone which, was found beyond the head of the lake. Pounamu was an important resource used in the manufacture of tools, weapons and ornaments, and a valuable trading commodity. The prodigious journey made by whanau groups from coastal villages into the interior and transporting pounamu back to the coast for manufacture and traded to points further north was a significant undertaking.

The activity of mahika kai (gathering food resources) sustained travelling groups on their journey to the head of Lake Wakatipu, and while resident in seasonal camp-sites.

Today Ngai Tahu whanui (the large family of Ngai Tahu) seek to strengthen ties with this important landscape and the associated history and resources that underpin the identity of the iwi.

## **European History**

The Head of the Lake and its settlement have been influenced by pastoralism, scheelite mining, gold mining, saw milling and tourism. The remoteness and relative inaccessibility by road for many years has played a part in the shaping of the Glenorchy District, as has the harsh environment. These factors have influenced both the kinds of people who have lived and settled in the area and the activities undertaken.

A small relatively self-reliant community challenged by climatic extremes has developed. People seeking a more low key lifestyle in an alpine environment away from the pressures generated by 'progress' have also been attracted to the area in more recent years. Today approximately 200 people live in the town and surrounding area. Farming families, people involved in the visitor / tourist industry and a number of life stylers make up the majority of the population.

The town of Glenorchy was surveyed in 1864 and the original survey grid pattern is a prominent feature throughout most of the town today. In 1865, the main buildings were J.K. Birley's hotel and store and the headquarters of North Station then owned by John Butement. In 1885 there were three hotels in the town.

The lack of permanence of the majority of the land uses eg. mining is reflected in the style of the houses and establishment of permanent businesses. Pastoralism and farming have continued since first settlement and this is evident in the established homesteads and associated plantings of the runs and farms. In more recent years changes have occurred in the pastoral scene with several runs being bought by non-farming interests.

Tourism has played a major role in the Head of the Lake since early settlement. Its importance oscillating with the economics of the industry. From early times the dramatic and impressive scenery has been well recognized and tourism became a thriving business. The three hotels established in 1885 were built primarily for tourism and during the period 1890 to 1930 long stay tourism was popular with many visitors to Glenorchy, Paradise and the Routeburn Valley. Today the major buildings in the town centre are still hotels and lodges.

Scheelite mining has had a significant influence on the development of the area. The Head of the Lake is known as the most important area for the production of scheelite in New Zealand. Scheelite was discovered high up on the mountains by the early gold miners but commercial mining of these areas did not start until the 1880's. Scheelite mining continued at varied levels of activity predominantly from 1902 until 1980's. For several periods during this time it became a major and thriving industry. The village of Campbelltown was developed to support the scheelite industry along with facilities built in Glenorchy, which included accommodation, offices and a workshop. High up on the slopes the workings for scheelite have left their mark.

Gold was discovered during the gold rush period 1861 - 1865 and alluvial gold mining occurred in many creeks across the District. Alluvial gold mining continued on and off until the 1930's including an attempt at hydraulic mining. During this period work was

undertaken at the only successful quartz mine, the Invincible mine in the Rees Gorge, and an unsuccessful dredging operation was initiated in the Dart Riverbed.

Saw milling was also quite an industry with the first mills established in the 1860s. Saw milling continued spasmodically until 1937. It was briefly revived in the early 1950's. The town of Kinloch was surveyed in 1870 in response to the significant saw milling industry at that time.

A significant area of the mountain river system and diverse wilderness of the Head of the Lake, with its impressive and scenic landscape of outstanding quality and variety, form part of two National Parks. These Parks, Fiordland and Mt Aspiring were gazetted in 1952 and 1964 respectively.

The Head of the Lake was relatively isolated with boat being the predominant means of access other than a bridle track, until a road was constructed in 1962. Even then it was a long arduous journey by road. The road was rough and frequently affected by rain. With the gradual improvement of road access to the Head of the Lake, the numbers of visitors to the area have increased markedly. Visitors come to experience the environment and take part in tramping / alpine pursuits and enjoy the scenery and impressiveness of the landscape. The improvements to the road have provided additional opportunities to the Glenorchy community but have resulted in change and further potential for change.

# **The Spirit – The Vision**

## **Section 2**

## Section 2

# 2 The ‘Spirit’ of Glenorchy – Head of the Lake

The following statement encapsulates the ‘spirit’ of Glenorchy – Head of the Lake

*‘A vibrant community where lifestyle and ‘freedom’ are highly valued together with the peaceful, unspoilt rural environment and the dynamic interaction of the spectacular landscape, heritage and wilderness.’*

The ‘spirit’ of the Glenorchy District comes from the interaction of those things that the community value above all about life and the environment in Glenorchy and the Head of the Lake.

## 2.2 The Community’s Values

### The Community

The people of Glenorchy – Head of the Lake see and value their community as

- **being safe**
- **caring**
- **self reliant**
- **works together**
- **welcoming to visitors**
- **having residents who respect the environment**

A strength of the community is the compassion and help shown to others in times of personal or community crisis.

## The Environs

The Glenorchy community values and wants to retain

- **the wilderness ‘at its doorstep’**
- **peacefulness**
- **rural atmosphere**
- **magnificent landscape**
- **the history**

**All of these values contribute to the special and unique character and qualities of Glenorchy and the Head of the Lake.**

The community values have been further developed into vision statements for the future direction of development within the area and for the community itself



## 2.3 The Vision

### Glenorchy – Head of the Lake

#### Environment

- **The uniqueness of the area - the wilderness, scenery and quality of the landscape to be retained**
- **The heritage and culture of the area to be retained and interpreted**
- **Any decision-making to be based upon maintaining or enhancing the unique and special character of the area.**
- **Glenorchy – Head of the Lake to be an end destination**
- **The peaceful and rural atmosphere of the town to be retained**
- **The community to be involved in decision making regarding development of the area**

The vast majority of the Glenorchy community share this vision for the future direction of the Glenorchy District (findings from the resident and ratepayer survey).

There is a commitment from the community to this vision and to work together to achieve this vision for the future direction of Glenorchy and the Head of the Lake.

#### The Community

- **The community wishes to retain the following values : being safe, caring, self reliant, works together, welcoming to visitors and having residents who respect the environment.**
- **A stable community that lives and works in the area**
- **A self supporting community with a diverse age structure**

**Glenorchy  
Head of the Lake  
District Wide**

**Section 3**

## **Section 3**

### **3.1 Glenorchy - Head of the Lake - District Wide**

During the plan process the community identified outcomes i.e. what it needed to achieve to realize its vision.

These outcomes are listed below. Goals have been developed for each outcome along with actions / strategies required to achieve the goals.

### **3.2 Outcomes Needed to Achieve the Vision**

- 1. Community responsibility and ownership for the future of the Glenorchy – Head of the Lake**
- 2. A safe, community with services and facilities for all ages**
- 3. Rural – Wilderness environment and landscape to remain unspoilt**
- 4. Glenorchy – Head of the Lake to be an end destination**
- 5. Activities to be low impact and ‘fit’ and respect the environment**
- 6. Widespread awareness of Glenorchy – Head of the Lake values, the vision and direction**
- 7. There is an awareness of and respect for rural activities**
- 8. Recreation opportunities and access to be retained**
- 9. Heritage and culture of the Glenorchy – Head of the Lake retained and protected**
- 10. Control of weeds, pests and flooding**

## **Outcome 1: Community Responsibility and Ownership for the Future of Glenorchy – Head of the Lake**

### **Goals**

- A strong sense of community
- A community with a ‘common’ sense of the ‘spirit’ of Glenorchy – Head of the Lake
- Community participation in Glenorchy – Head of the Lake issues
- Authorities, public and community are aware that all parts of the Head of the Lake must be carefully managed to achieve the community’s vision and values (refer Outcome 6 – Actions)
- Landholders, concessionaires, tourism and business interests, and the entire Glenorchy community have respect for the Glenorchy – Head of the Lake environment and each other’s values.
- Land uses / activities which are low impact and environmentally sensitive
- An economic base that is consistent with the community’s vision and values
- An active landcare group

### **Actions**

- Develop processes for community participation in the management of Glenorchy – Head of the Lake
- Coordinated community input into issues that affect the Head of the Lake eg. DOC management plans, tenure review proposals, District and Regional Plan processes
- Ngai Tahu and the community to seek opportunities for communication, relationship development and exchange of knowledge
- Broaden the membership base of the land care group

- **(continued....**
- Encourage economic development that supports and enhances the community's visions / values and Glenorchy's direction for the future
- Oppose all developments, businesses, tourist and other operations / schemes which will impact on the vision or values of Glenorchy – Head of the Lake and are not both low impact on, and sensitive to, the environment
- Promote and encourage local businesses.

## **Explanation**

Community ownership and responsibility are fundamental to the district's future.

The Glenorchy community recognizes that it must work cohesively towards achieving its vision. The community is committed to community participation and input. Mechanisms, which enable continued community participation and coordinated community responses on issues, need to be developed.

An important step will be clear articulation by the community as to what is special about Glenorchy – Head of the Lake and what is 'acceptable' in this Area. Criteria for the assessment of land use activity applications will also assist / achieve the community's aims. (Refer Outcome 5)

Ngai Tahu is an important stakeholder in this community and has indicated that it would like to develop a closer relationship with the community.

The community also recognizes that the Glenorchy – Head of the Lake area as a whole is important and that what happens in one area will affect the wider area. Planning and management in line with the community's vision and values will be an important part of retaining the areas special qualities

An economic base that reflects the vision and values is also seen as important, as is the need to spread the economic base i.e. not rely in total on tourism.

A strong landcare group with a broad membership base representative of the community was seen as one valuable 'tool' for fostering and achieving community responsibility and ownership. This group was seen as important in the implementation of some actions. The Glenorchy Community Association also has a particularly significant role to play.

## **Outcome 2: A Safe Community with Services and Facilities for All Ages**

### **Goals**

- An increase in population to a level that enables an infrastructure to support a stable, self sustaining community.
- A community that caters for all ages young to elderly
- To maintain a community that is safe for children, families and the elderly

### **Actions**

- Planned community development for all ages from children to elderly – develop priorities
- Maintain and develop community health-care in line with community requirements
- Provide activities for the young people including a skateboard park, motorbike course and venue for videos
- Work with local police to develop strategies for maintaining a safe community
- Investigate and initiate training and employment opportunities for youth
- Encourage the development of accommodation for the elderly
- Encourage the development of childcare options

### **Explanation**

The majority of the residents of Glenorchy – Head of the Lake agree that the population needs to increase. This would enable a stable and self contained community and the development of a stronger infrastructure to provide and support services such as a larger

school roll (3 – 4 teacher school), social services for young and old and a shop for groceries etc.

Few elderly people reside in the Glenorchy - Head of the Lake area. Most move to areas where health-care and other facilities and / or services are available. Glenorchy – Head of the Lake residents would like to see a more balanced age structure in the community. For elderly people to remain in Glenorchy there needs to be reliable facilities and services. In particular suitable accommodation and healthcare services are needed.

The minimum healthcare facilities that need to be maintained (for the existing community) were identified as including a:

- District nurse, first response, and a dental nurse

As the population increases additional services will be needed.

Glenorchy – Head of the Lake is a very safe environment for families. Life is relaxed, there is a freedom for children that no longer exists in most other places and children are able to remain children for longer. The community wants to retain this precious social environment.

The community has concerns that with increased visitation and an increase in population this safety may be jeopardised. Already there have been a few instances that indicate the potential for this change. Ideas and suggestions put forward included a community policeman, neighbourhood watch and a rural safety program. The community resolved to work with local police to develop strategies for maintaining the community as a safe place.

Opportunities for young people in Glenorchy – Head of the Lake are limited in particular in the area of employment and social activities. A group of young adults attending secondary school were interviewed during the consultation process. They identified a need for free time activities, especially in winter, and for opportunities for socializing with their peers. They made the following suggestions to in part meet their needs; a skate board ramp, a proper course for motor bike riding and the opportunity to get together as a group every so often for a video evening.

Formal childcare options are not available in Glenorchy, which can limit the opportunities for adults responsible for caring for children. The community would benefit from having childcare facilities.

## **Outcome 3: Rural – Wilderness Environment and Landscape to Remain Unspoilt and Spectacular**

### **Goals**

- Visual landscape, vistas and wilderness atmosphere retained / unspoilt
- The productive farm landscape to be retained
- Rural subdivision and other rural developments to be inconspicuous in the visual landscape
- Rural subdivision to be limited and to not impact on the special characteristics and qualities of the area
- No satellite townships or large developments
- No exotic timber plantations on the hills
- Heritage and cultural values and sites retained (refer Outcome 9)
- The view from Bennett's Bluff must be maintained

### **Actions**

- Initiate a rural landscape analysis / assessment to identify the following:
  - Identification of special qualities and values
  - Areas of the landscape where development in particular subdivision would be inconspicuous and not detract from the special qualities and values
  - Areas that would be unable to absorb development
  - Hazard analysis eg. flood prone areas
  - Wilderness values
  - Rural value

**(continued....**

- Develop criteria for the assessment of rural subdivision and development applications (including forestry) within areas identified as suitable in the rural landscape analysis, so that the types of subdivision 'fit' the Head of the Lake.
- Draw up guidelines for development within subdivisions and developments - also as part of the rural landscape analysis
- Seek adoption by Queenstown Lakes District Council (QLDC) of landscape analysis outcomes, criteria and guidelines for evaluation of developments. Seek variations to the District Plan where necessary.
- Investigate mechanisms to encourage owner presence for any approved subdivisions i.e. discourage absentee ownership.

## **Explanation**

The rural Glenorchy landscape is in essence a composite of the peaceful, rural and spectacular landscape, wilderness and history - the characteristics that provide the special and unique character and qualities of Glenorchy and the Head of the Lake.

It is the totality of the landscape that is important. The rural farming landscape and farming use of this landscape are seen as important to the overall landscape and its valued quality as are the mountains, wilderness and natural values.

Rural subdivision and change to the farming landscape were identified as two major threats to the special characteristics and qualities of the landscape. Any development however, that brought change to the visual landscape, the scenery and vistas would constitute a major threat.

Exotic forestry on the hills would threaten the visual landscape and in the valleys careful assessment as to its affects would be important. Such things as scale, location etc. would need to be carefully considered.

Change is on going in any landscape however change must be managed.

### **Rural Subdivision**

Rural subdivision and its potential to change rural Head of the Lake are major concerns to the community.

The community concluded that subdivision should not impact on the special characteristics and qualities of the area.

Retaining the visual landscape was identified as being of particular importance.

A clear direction from the community was that rural subdivisions must be limited and those that occur must be inconspicuous.

A rural landscape analysis / assessment to identify areas where subdivision could occur would provide those within (and outside) the community with a framework for guiding future subdivision. Two of the most significant criteria for determining areas where subdivision may be acceptable would be visibility and the effects of subdivision on the rural farming landscape. Other considerations would include the impact on wilderness values, recreation, heritage sites and landscapes, the relationship with significant sites/ areas, avoidance of flood prone areas etc.

The type of subdivision / development to occur within any of the identified 'possible' subdivision sites would be important. Subdivision developments need to be appropriate in the Glenorchy – Head of the Lake context. Criteria for proposed subdivisions to meet, including matters relating to the type of subdivision, would assist in the assessment of applications and function as a guide to potential subdividers.

In terms of rural subdivision type, the community does not want satellite towns or large subdivision developments. Glenorchy town is to remain the only service centre.

A number of ideas and suggestions were put forward for ways to manage subdivision including various options for lot size, limiting the percentage of an identified site that can be subdivided, shared land with a small cluster of houses, the identification of building sites rather than land sites.

All these options had the same aim in view i.e. to have limited unobtrusive subdivision. These options would be investigated as part of a landscape analysis to identify areas where subdivision could occur and this would assist the development of criteria.

***Photo. Rural Head of the Lake***



## **Outcome 4: Glenorchy – Head of the Lake to Remain an End Destination**

### **Goal**

- Glenorchy – Head of the Lake to remain an end destination

### **Action**

- To promote Glenorchy – Head of the Lake as an end destination and as a Gateway to the National Parks and wilderness
- Glenorchy – Head of the Lake’s end destination status is rigorously protected and all developments that threaten this status eg Milford link, Greenstone Road area opposed

### **Explanation**

The Glenorchy community views retaining Glenorchy – Head of the Lake as an end destination as essential. It is a key part of the vision for the Head of the Lake. For Glenorchy and the Head of the Lake the direct and indirect effects of a Milford link would irreversibly destroy many of the values that the community see as their future. Glenorchy would become just another town between destinations impacted upon by heavy traffic flows and mass tourism. The special qualities and values that Glenorchy and the Head of the Lake offer as an end destination would be gone.

## **Outcome 5: Activities to be Low Impact and ‘Fit’ and Respect the Environment**

### **Goals**

- Land uses and activities in Glenorchy – Head of the Lake to complement the vision and values
- Land uses to be low impact on the environment i.e. environmentally sustainable
- Tourism / recreation activities to be based on the Glenorchy – Head of the Lake environment and natural resources eg. ‘niche’ based ‘eco’ / nature tourism or creative craft based
- Recognition of the type of tourism / businesses acceptable in Glenorchy – Head of the Lake (Refer Outcome 6)
- Roads to be peaceful and retain rural character
- Water and air quality maintained
- Head of the Lake to be an industrial smoke free area
- Low noise levels

### **Actions**

#### **Tourism, Business and Other Land Use Activities**

- Criteria / mechanisms to be developed for the assessment of tourist and business activities applying to establish in the Glenorchy – Head of the Lake Area
- Guidelines and / or Code of Conduct to be developed for the operation of activities meeting these criteria. Seek adoption of guidelines by Department of Conservation (DOC) and QLDC.

**(continued.....**

- Oppose all tourism and business activities which do not fit the tourism / business criteria
- Oppose tourism ventures that do not have an interdependent relationship with Glenorchy and the Head of the Lake environment
- Encourage and lobby for monitoring to be established to address potential issues of overcrowding and to determine visitor carrying capacities for activities / areas of concern
- Develop, promote and monitor environmentally friendly farm practices

**Roads**

- Active input into plans for road upgrading to preserve ruralness

**Noise**

- Raise awareness of the impact of noise.
- Liase with groups to reduce problem noise levels

**Pollution**

- Encourage compliance with water and air quality management guidelines
- Ensure the monitoring of water quality by the Otago Regional Council (ORC) is rigorous
- Develop a plan for rubbish / litter management / collection including green waste and recycling.
- Maintain awareness of technological development for human effluent disposal

## **Explanation**

Activities and / or businesses in Glenorchy – Head of the Lake need to reflect the community’s vision and goals and retain values. Criteria and guidelines are required to ensure appropriate selection of new activities and businesses. Existing activities including farming and existing tourist activities need to be constantly reviewing practices to lower their impact on the environment.

### **Tourism and Business into the Future**

Tourism has always been a part of Glenorchy – Head of the Lake since settlement and has primarily focused on appreciation of the areas highly scenic and impressive landscape along with the opportunity this offers for walking, tramping and other outdoor activities. In particular there is the opportunity for nature appreciation in a wilderness environment.

Tourism will continue into the future however if the special and unique character and qualities of the Glenorchy – Head of the Lake Area are to be retained then the type of tourism is very important.

Tourism must fit with the community’s vision.

The types of tourism ventures that the community considers are appropriate are those that;

- promote the wilderness, magnificent landscape and are small niche tourism activities based on the environment eg nature based tourism, eco –tourism.
- offer a quality experience rather than depend on the vast numbers i.e. bulk / bus load,
- are suited to FIT’s rather than package tours
- ‘fit’ with the character of Glenorchy – Head of the Lake
- reflect the ethos of Glenorchy – Head of the Lake and are environmentally friendly
- will have a low impact on the environment
- are craft based i.e. artists, sculpture, pottery etc,

Tourism ventures that don’t require the Glenorchy – Head of the Lake environs eg bungy jumping to be located outside of the area.

A need is also seen to limit tourism / business /concession operations so that the environment doesn’t become dominated by these activities. Already on the Dart River a capacity has been set for the number of jet boat trips.

There is the potential for conflict between the community and tourist operators. Providing information and education to operators as to the community’s aspirations and expectations will aid this situation. The development of a ‘code of conduct’ for tourist operators is envisaged.

In the same way that tourism and recreation ventures need to be low impact so do any businesses establishing in Glenorchy – Head of the Lake.

Guidelines / criteria developed for assessing applications for tourism, business and recreation ventures would assist with making the right choices in terms of the approval of applications and would guide potential developers as to what would be acceptable.

### **Criteria for the Assessment of Tourist / Recreation Ventures in Glenorchy – Head of the Lake**

- Focus on the experience of the environment i.e. nature based or on creative craft based tourism.
- Have a low impact on the environment
- Offer enjoyment of (without impacting on or detracting from) the special character and qualities of Glenorchy and the Head of the Lake
- Depend on quality of experience rather than large numbers of tourists
- Target FITs rather than mass bus tourism
- When viewed collectively with existing operations, ventures will not dominate the environment / experience of the environment or compromise the special character and qualities.
- Operators are willing and able to develop a relationship with the community of Glenorchy, respect community values and work within community codes of practice.
- Are long term activities that fit the above criteria
- Tourist / business venture infrastructure needs to respond to the uniqueness of the Head of the Lake i.e the types of operations used in other centres may not be appropriate in Glenorchy – Head of the Lake.

Most of the above criteria are equally applicable to businesses wanting to establish within the area

### **Roads**

There was discussion on the future of roads within the district. There was no evident consensus. Some people would prefer to see roads remain as gravel others would like to see them sealed.

Retaining the peaceful, rural character so that they do not become wide highways is important to the Glenorchy community's long term vision. The road is the foreground view for most when appreciating the wider landscape and environs. Upgrading to meet the various standards can compromise character and quality in the absence of awareness and care. Speed restrictions could be sought i.e. 80 km.

## Noise

Noise is becoming a significant issue for the Glenorchy community both in the town and rural area. Noise is increasing and it tends to reverberate around the valley. The highly valued peace and tranquillity of the area is under threat.

The activities contributing to these noise problems include:

- Aircraft – planes, helicopters and gyrocopters
- Jet boats and jet skis
- Motorbikes ( especially in and around the Buckler Burn)
- Loud music from bands and night entertainment
- Gravel crushing in the Lower Buckler Burn river environs
- Traffic noise with the sealing of the road
- Dart River tractors and buses in the town

The increase in aircraft noise is coming from the accumulated effects of scenic flights and increased helicopter use in the area. Helicopter flights particularly on race day have a major impact as can the extensive number of flying hours for the film industry. Aircraft have restrictions but these are not always adhered to.

Options to reduce the effects of aircraft include:

- Approaching operators to raise concerns eg aircraft noise over the town and to discuss ways to achieve less impact on the community with the hope of reaching a voluntary agreement between the parties
- Other ideas for discussion with operators include minimum flight height restrictions and flight time agreements so noise is not continuous and peace and silences can still be enjoyed
- Quieter aircraft

The noise from jet boats and jet skis can be very invasive Options

for reducing the effects include:

- Quieter motors
- Speed reductions and no Hamilton turns within a certain distance from shore / marina
- Areas identified for jet ski use

Motorbike noise in the vicinity of the Buckler Burn is disturbing to residents in the town and close by. A proper course for motorbike riding, away from the town would help alleviate this problem.

Solutions to assist deal with noise issues affecting the town, including the gravel crushing plant and the Dart River Jet tractors and buses, are provided in Section 4, 4.4 Glenorchy Town – Planning and Design.

The loud music from entertainment venues especially but not exclusively during the festive season is a major issue for some of the community and potentially difficult to resolve. Management options for this problem include enforcement of Rules in the District Plan or the provisions for noise management in the Resource Management Act (Section 326 and Section 16). A method that may prove successful may be to raise community awareness and work together to attempt to achieve an acceptable balance.

### **Pollution**

#### **Rubbish**

Rubbish is a problem across the district as is green waste and solid waste i.e. concrete dumping. The community is supportive of the zero waste concept. Recycling and green waste management are seen as very important as are other rubbish management strategies.

#### **Effluent (human)**

Effluent is potentially an issue especially in terms of water quality. The community's decision was to delay choosing a type of system in the hope that new technology will offer a more appropriate and acceptable solution for the community. (Refer Section 4, 4.4 Glenorchy Town – Planning and Design)

## **Outcome 6: Widespread Awareness of Glenorchy – Head of the Lake Values, the Vision and Direction**

### **Goals**

- Glenorchy – Head of the Lake’s vision, values and direction are known and respected by all.
- Awareness and respect that all parts of the Head of the Lake are important and require careful management in line with the vision
- Recognition of the type of tourism and other businesses acceptable in Glenorchy-Head of the Lake

### **Actions**

- Inform and educate ‘the outside world’ about Glenorchy and the Head of the Lake Area and their values
- Promote the values of Glenorchy - Head of the Lake as the foundation for tourism / business establishment
- To market the Head of the Lake in line with the community’s vision - as a place for nature based experience.

### **Explanation**

General awareness of Glenorchy – Head of the Lake’s values, the vision and direction is an important step in the process of achieving the community’s vision.

The aspirations of the community and its directions need to be clearly understood by all i.e. local, regional and central government, NZ Tourism Board, tourist agencies, developers, etc. The achievement of many of the outcomes the community has identified depends on this awareness. Communication and education are the foundation for awareness, understanding and respect.

## **Outcome 7: There is an Awareness of and Respect for Rural Activities**

### **Goals**

- Farming is able to continue and function and be viable in the Head of the Lake
- Tourists / visitors and the community in general are informed and know what to expect and how to respond in the rural area.
- Landholders, concessionaires, tourism interests, and the entire Glenorchy community have respect for the Glenorchy – Head of the Lake environment and each other's values. (Refer Outcome 1)
- An active land care group (Refer Outcome 1)
- Rural culture retained

### **Actions**

- Develop a plan for information collation and dissemination and education with priorities for implementation (refer ideas and suggestions page 28)
- Develop guidelines for respecting the rural environs i.e a 'code' of rural behaviour
- Continue and expand rural cultural events eg. race day, pet day, etc.

## **Explanation**

Awareness and respect for rural activities can be fostered through communication, liaison, information and education.

Visitors (recreationalists, tourists) and the Glenorchy community in general need to understand rural activities. They need to recognize that farming is a legitimate land use and integral to rural Head of the Lake and they need to know for example to expect horses and stock and their effects and how to respond in terms of shutting gates, acceptable and safe driving practices etc.

Ideas and suggestions of ways to achieve this communication and awareness included:

- an information centre
- information in the form of brochures, signage, interpretation panels, on the web, available at camping areas, motels etc.
- education opportunities - local schools, tour operators and concession holders, farm visits, through tourism authorities, affiliated tourist groups eg. Tourism Board
- activities for urban and rural community to work on together eg. plantings
- ‘code of conduct’ for respecting the rural environment. A

land care group could play an active role in these

processes.

Rural events such as pet days, race day, town and country cricket match, flower show etc. provide opportunities for community interaction and exchanges of information. Such events are also important for retaining the rural culture and contribute to the ‘spirit of Glenorchy – Head of the Lake’

Farming is a valued part of rural Head of the Lake. Rate rises reflecting development potential i.e. subdivision as have happened in the Wakatipu Basin has and would put pressure on this land use. Innovative solutions are needed to deal with the pressures facing rural communities.

## **Outcome 8: Recreation Opportunities and Access to be Retained**

### **Goals**

- Recreational opportunities retained
- Access to public recreation areas to be retained, improved and/or secured
- Public respect for rural activities and private land (refer Outcome 7)
- Responsible public access
- National Parks to remain free to all.
- A network of public walking and bridle-ways on private land to be established
- Effective communication between farming and recreation / tourism interests and the Glenorchy community in general (refer Outcome 7)
- Toilets at the Dart Road End
- Specified areas for freedom camping
- Recreation facilities provided for youth

### **Actions**

- Identify and map
  - different recreation zones eg wilderness
  - camping, fishing, heritage, walking areas etc
  - recreational opportunities for different types of recreation eg walking, horse and motorbike and 4 wheel drive
  - options for routes for public walking and bridle trails on private land
  - areas to remain commercial free
  - access needs and routes

(continued.... ..)

- Develop a community recreation plan and prioritize actions to achieve the plan.
- Utilize opportunities such as the tenure review process, subdivision etc. to secure recreational areas and access to these or existing areas
- Seek DOC and QLDC support to implement the recreation plan
- Formalize and upgrade the walkways and bridle trails close to Glenorchy Township identified during the development of the town concept.
- Negotiate public walkways and bridle trails on private land and produce a map identifying these routes and any constraints on use
- Assess carefully all proposed road closures
- Lobby the DOC for toilets at the end of the Dart Road
- Seek government and other funding for maintenance of local walks and other recreational facilities
- Identify toilets and sites for freedom camping with clear signage
- Prepare a development plan for Peninsula Reserve. To include an area for the pony club, a cross- country course (horse riding) and an 18 hole golf course.
- Develop a skate board ramp, investigate sites for a motorbike riding course,

## **Explanation**

Glenorchy and the Head of the Lake offer a wonderful and diverse recreational resource in an area of abundant space and opportunity.

The community recognizes that a long-term view of planning for recreation is important to ensure that recreation and access opportunities are retained to the mountains, wilderness areas, fishing, camping, historic areas and ‘locals favourite places’. Change of ownership, tenure review etc. can lead to opportunities being either gained or lost. The majority of the recreational resource will be well recognized by the community collectively. To assist develop a coordinated approach to recreation planning the explicit identification of recreation opportunities is required together with access requirements.

Existing and potential conflicts between different types of recreation, commercial recreation or other land uses need to be considered. Where there is, or likely to be conflict, options need to be explored to develop long term solutions.

Once recreation opportunities are identified, and options to solve problems worked through priorities can be developed to assist secure opportunities.

Information in this form will be of particular assistance to the community when responding to proposals for recreation / other land use or tenure review.

A particular issue with respect to recreation is access. Access for recreation and to recreational areas is a part of the heritage and lifestyle of the Head of the Lake. There are concerns that over time access may become restricted especially with landownership changes and more people visiting and living in the Glenorchy – Head of the Lake area. There is the potential for the traditional community respect for farming and private land to diminish as greater numbers of people wish to share the experiences.

To some extent this change is already occurring creating conflict between farming and recreation. For farmers, gates being left open, interference with stock and a sense of invasion and lack of security on private land have become issues. The response can be to restrict access and / or lock gates. For others there is a sense of frustration and loss as access is, or threatened to be, restricted to areas valued for recreation.

Changes to land tenure and ownership can alter access in similar ways with locked gates or access being reduced from traditional 4 WD to walking only.

The development of a system of walking tracks and bridle trails was identified as a priority to manage the pressure on private land from increased visitation to the area and to keep areas open to use by the rest of the community. Possible tracks would need to be identified and agreements negotiated with landowners. The production of a map identifying routes and constraints on use was seen as important to make the use of these tracks easier for both users and landowners.

The use of motorbikes and 4 WD is less positively viewed by some members of the community while others value being able to use tracks for these purposes.

During the development of the Town Plan Concept the need to plan and secure a number of existing and additional routes for walkways and bridle-ways near the town was identified to protect use, access and the walking / riding culture of Glenorchy into the future.

These tracks include

- Track on the east perimeter of the Town (on Wyuna land) – formalize and upgrade, establish seating and viewpoints.
- Lagoon Board-walk – implement the planned extension
- Peninsula Trail – formalize
- Tracks through the Buckler Burn River environs – improve the standard and presentation
- Track up to the Trig on Wyuna - formalize and develop

Other recreation issues that were identified during the Town Plan process but relate to the rural area as well as the town include the Peninsula Reserve and its potential for future recreational use. This area has been identified as a permanent site for the pony club, including a cross- country horse riding course and, long-term, as an opportunity for an 18 hole golf course. A development plan should be developed for this Reserve prior to long term decisions on lease arrangements

The pony club needs a permanent home. The club is currently utilizing an area of private land within the town. This is an interim solution as eventually this land will be developed i.e. the area is the subject of a subdivision application. Domain Reserve (where the existing golf course is) was considered as a possible venue for the pony club. There is however no room at the present time and it is unlikely that the relocation of the golf course would occur in the short term. In any event the land is too flat for a cross- country course and concerns were expressed as to the safety of access to the area. The Peninsula Reserve will provide a permanent long term location for the Pony Club, be a safer location and provide greater opportunity for activities such as a cross-country course.

The present golf course, located in Domain Reserve, is a 9 hole course restricted by the size and flat contour of the area and coexistence with other activities. A full size i.e. 18 hole golf course would enable the Club to attract visiting players. A very attractive golf course could be developed on the Peninsula terraces in spectacular surroundings.

Young people need activities to occupy their time. Facilities they would like include a skateboard ramp, motor bike riding course, and a place to get together with their peers for video evenings etc.

## **Outcome 9: Heritage and Culture of the Glenorchy – Head of the Lake Retained and Protected.**

### **Goals**

- Heritage and cultural values and sites (Maori and European) are protected
- Heritage sites are appreciated and understood by the community and public
- The community and public understand that heritage is fundamental to the ‘spirit’ and essence of Glenorchy – Head of the Lake
- Recognition that the spirituality of the Head of the Lake is special to individuals and groups within the community and to Ngai Tahu
- Maori artefacts returned to Ngai Tahu

### **Actions**

- Develop an approach / plan for heritage protection, management and interpretation
- Identify / map heritage sites and areas including historic tracks and routes
- Seek appropriate protection for historic / cultural sites
- Where appropriate secure public access to historic sites
- Seek funding to maintain historic roads in safe condition eg Mt Judah Road
- Maintain and interpret historic / cultural sites
- Identify, develop and interpret heritage trails

## **Explanation**

The heritage and culture of the Glenorchy – Head of the Lake area is highly valued by the community. The history of Glenorchy – Head of the Lake plays a significant role in the ‘spirit’ and ‘soul’ of Glenorchy. The community is committed to retaining its heritage.

The ongoing relationship Ngai Tahu holds with the Upper Wakatipu area is deeply rooted in the landscape formation, traditions, placenames, hunting and gathering sites and the natural environment.

A list of heritage sites is provided in Appendix 1

## **Outcome 10: Coordinated Control of Weeds, Pests and Flood Management**

### **Goals**

- Broom, gorse and other weed spread to be controlled
- A Weed Control Plan for the Head of the Lake to be developed and implemented
- The hill country to be free of broom, gorse, spanish heather,
- Coordinated pest control / harvest
- Flood banks to be stable
- No building of dwellings on flood prone areas
- Flood management and repair to be visually acceptable as well as functional.

### **Actions**

- To facilitate a coordinated approach by the agencies and landowners to weed and pest control and flood management.
- Development of a Weed Control Plan
- To collate and disseminate information on weeds and pests and options for control and to provide recommendations for control and remedial work i.e. native regeneration etc.
- Weed management monitored
- To actively encourage possum harvesting and to investigate and promote incentives for possum and stoat control

(continued.....

- To seek government funding for pest, weed and flood control
- To work with the ORC to develop visually acceptable results to flood repair and management.

## **Explanation**

The spread of weeds in particular broom and gorse is an issue in localised areas. These weeds will continue to spread affecting farmland, recreation areas and riverbeds. They have the potential to change the landscape unless a co-ordinated programme is developed to manage the problem.

There are number of pests eg possums affecting all parts of the Head of the Lake in particular indigenous habitats and surviving remnants. A co-ordinated approach is required for the control of individual pests along with an integrated approach across all pest species

The mountainous country and proximity to lakes and rivers together with the high rainfall give rise to significant flooding problems in the Glenorchy and Head of the Lake area

One of the keys to weed, pest and flood control is coordination of adjacent landowners. The various agencies such as DOC, Land Information New Zealand (LINZ), QLDC, ORC etc. have responsibilities for significant areas of land with some or all of these problems.

***Photo.** Broom infestation – Lower Buckler Burn*



# **Glenorchy Town**

## **Section 4**

## **Section 4 Glenorchy**

### **Town**

#### **4.1 Introduction**

This section of the plan deals with the town and environs.

The community's vision for the town is outlined, together with the adopted Concept Plan and key strategies for the Town. Plans for the Town and Town Centre are included. Refer Section 4, 4.8 Plans, Sheet 1 – 6.

#### **The Town of Glenorchy**

Glenorchy is located in a spectacular natural setting and sits somewhat precariously on the river delta at the head of Lake Wakatipu. It is flanked to the north and west by the lake, the mouth of the Rees and Dart Rivers and the tranquil and beautiful Glenorchy Lagoon. To the east and south old river terraces at the foot of the Richardson Mountains and the Buckler Burn River define the town's natural boundaries.

Few towns have as many natural assets on their doorstep.

#### **4.2 Glenorchy Town – The Vision**

The community's vision for the future direction of Glenorchy – Head of the Lake provided key guidance and direction for the future development and management of the Town. In particular the vision statement

**'The peaceful and rural atmosphere of the town needs to be retained'**

The results of the community survey provided further development of the community's vision for the Town.

## **The Community's Vision for the Town**

- **The peaceful character retained**
- **Rural atmosphere and rural character to be retained**
- **A walking, riding town**
- **An active / busy town**

Key features / factors were identified as giving rise to the characteristics of the town that need to be retained to fulfil the community's vision.

### **Key Factors that Contribute to the Vision for the Town**

- *Wide streets with spacious verges*
- *Horses grazing and ridden within the town*
- *Low key type houses on large sections*
- *Mix of residential and vacant sections*
- *Grass verges and drainage swales*
- *Lack of kerb and channelling*
- *Proximity to the lake, riverbed and wetland and associated open space*
- *Views out to the mountains, lake, etc.*
- *Dominance of the surrounding mountains and rural landscape*
- *Open space within the town*

The high value that the community places on the peaceful and rural atmosphere of the town and the features outlined above was highlighted and confirmed by the results of the rate payer resident survey.

## 4.3 Glenorchy Town - Context and Environs

### The Town Context

Refer Sheet 1 & 2 - Town Context Plans

#### 4.31 Approach and Entrance to the Glenorchy District, Campbelltown and Glenorchy

The airstrip and monument signal arrival at Glenorchy.

Lake Wakatipu and the spectacular mountain setting dominate the approach to Glenorchy from the southern (Queenstown) end. Other significant features include old river terraces, native vegetation remnants and farmland.

##### **Summary: Key Strategies - Approach to Glenorchy Town**

- Manage the approach to Glenorchy from shortly before the airstrip
- Introduce the district at the monument with a well placed, well designed sign
- An information kiosk could be located at the monument and informal picnicking could occur here
- Wide grass verges to be developed from the airstrip to Glenorchy as a unifying element and to enhance the approach
- The gateway created by the natural features i.e. the Bible Terrace, beech and river to function as the entrance to Glenorchy
- Beech to be planted on both sides of the road linking with the beech on the terrace. Other native species also to be planted
- A feature sign for Glenorchy to be placed on the left shortly after the corner. Native plantings extending to and past the sign.
- Sign at the Oban Street - Mull Street intersection
- Weed species in particular broom to be controlled along the approach
- Avoid urbanization and domestication by inappropriate rural subdivision and development along the approach.

## **Explanation**

### **Character and Assets**

- Native vegetation near the airstrip
- The wide mown grass verges on the Wyuna straight.
- The spectacular views of the Lake Wakatipu, Mt Earnslaw and the Dart Valley
- The historic tree at the monument.
- The road winding down Buckler Burn hill through the old mining settlement of Campbelltown.
- The older style cottages
- Old river terraces
- The band of beech trees on the terraces to the north of Campbelltown extending to the intersection of the escarpment, which denotes the end of Campbelltown and the beginning of Glenorchy. Native beech associated with watercourses.

### **Issues**

Weed species, in particular broom dominate, especially around the airport, through Campbelltown, the riverbed and land adjacent to the river.

Scruffy appearance of road verge through Campbelltown.

The river cutting in towards the road at the lower end of Campbelltown

There are no unifying elements or features that link the areas along the approach

Parts of the significant stands of mountain beech behind Campbelltown have no protection.

Wires, poles and transformers detract.

## **Discussion: Key Strategies – Approach and Entrance to Glenorchy**

### **District Entrance**

The approach to Glenorchy starts a short distance prior to the airstrip. Treatment/ management of the approach is to start at this point.

To introduce the District a sign is to be placed near the monument. There is the opportunity here for district wide visitor information / interpretation in the form of a kiosk or similar together with a picnic area and planting.

Campbelltown is a distinct physical and cultural entity with its own special character and history. Small signs to be placed at both ends of Campbelltown to reinforce the settlement as an entity.

### **Town Entrance**

The town entrance is to be developed at Glenorchy's natural 'gateway' i.e where the terrace, beech and river intersect. The drift of beech forest on the south face of the terrace is to be extended down and across the highway. Other local native species are also to be planted. A feature sign for Glenorchy is to be placed on the left, just around the corner, with further native plantings extending to and past the sign. The 50 km per hour sign is to be moved back closer to the corner as the town develops in this area.

Three key signs are to be erected to manage the approach and entrance to Glenorchy and on to the Town Centre. The respective signs and their locations to be as follows;

- The Head of the Lake entrance sign - at the monument
- Glenorchy entrance sign - opposite the terrace escarpment,
- Town centre sign -at the Oban Street - Mull Street intersection opposite the Domain entrance.

There should be consistency in the design of feature and other signs along the approach.



*Photo. Glenorchy viewed from Buckler Burn Hill*



## 4.32 Rural Land on the Outskirts of the Town

### **Key Strategies - Rural Land - Outskirts of Town**

- The rural character on the outskirts of the town and on the northern and southern approaches must be retained.
- Avoid inappropriate urbanization and domestication i.e. inappropriate rural subdivision.
- Retain the natural undeveloped character of the town backdrop.
- Revegetation of parts of this backdrop would enhance the rural wilderness character of the town.
- No tree planting or revegetation should occur at the ‘spine of the book’ on the Bible terrace and terrace face or where it would disrupt the formation denoting a book

### **Explanation**

#### **Character / Issues**

The rural character of the land near to Glenorchy is important to the identity and character of Glenorchy.

The Bible Terrace is a significant feature and needs to be managed to protect its ‘book’ formation

## 4.33 Airstrip / Airport

### **Key Strategies - Airstrip / Airport**

- Well planned and sensitively designed development of the airport. Any development needs to reflect the community’s values / vision for Glenorchy and the Head of the Lake. Avoid proliferation of signs.
- Access to be formalised.

## **Explanation**

### **Character / Issues**

The airstrip is one of the first indications that Glenorchy town is close. There is likely to be pressure to upgrade the 'airport' in the future. In this prominent location it will provide one of the first impressions of the District. Any development must reflect the character of Glenorchy – Head of the Lake District. There is no legal access to the airstrip. Signs have the potential to degrade the landscape.

### **4.34 Campbelltown**

#### **Key Strategies - Campbelltown**

- Retain and enhance the identity of Campbelltown.
- Simple signs to be erected at both ends of the settlement
- Grass verges to be developed through Campbelltown. This would significantly enhance this small settlement and provide the unifying feature along the approach to Glenorchy (*refer Section 4, 4.31*).
- Secure protection over mountain beech stands which currently have no protection
- Develop interpretation opportunities to portray the story of scheelite (and gold) mining. Possibilities include ; - a roadside shelter/picnic area with historic interpretation display or a tourism venture based on the mining history
- Make visible evidence of local gold mining more obvious and accessible
- Access needs to be secured to the scheelite mines
- Develop a strategy for broom control in particular for the Crown Land (LINZ) and DOC areas adjacent to the river.
- Encourage the further development of lifestyle / organic type developments.



*Photos. Campbelltown*

## **Explanation**

### **Character / Issues**

River terraces within the Buckler Burn delta tightly contain Campbelltown, which was once a thriving town during the period of intense scheelite mining. The town is rich in mining history (gold and scheelite) and has developed its own character, distinct from Glenorchy. The Mt Judah Road leads to the scheelite mines high up on the slopes above Campbelltown however this access has not been formalized for public use.

A significant natural feature is the beech and native shrubland remnant on the south face of the enclosing terrace to the north. This remnant provides an important link to the wider wilderness values of the area.

There are a number of small cottages in the settlement and low key life style uses. The willows and poplars are significant on the river flats.

Campbelltown is currently of scruffy appearance - a major contributor being the broom growth throughout the town and particularly concentrated on the Crown Land (LINZ) and DOC land. Wires and poles dominate and are significant detractors.

### **4.35 Lower Buckler Burn**

#### **Key Strategies - Lower Buckler Burn**

- In the area where the river has cut away at the road below Campbelltown rock rip rap to be carried out (completed December 2000).
- Following rip rapping, topsoiling and planting of native species to occur between the river and the highway to enhance Campbelltown and the approach to Glenorchy
- Excavation of gravels to continue to manage the river channel. This activity to be handled more sensitively so that it has less negative impact on the river environs. Gravels should be spread around rather than left resembling a gravel dump.
- To form a floodbank between the river and the town to manage flooding. The formation to be a natural rounded form with some variation in width and route to help integrate the stop bank within the river environment and link up with existing groynes.

(continued ....

- On the town side of the stop bank trees to be planted (willow, poplar and alder) to make this an attractive area to picnic in and wander through. Local native species could also be tried such as beech, kowhai, coprosma and cabbage trees. Trees will also provide additional stability in times of flood.
- Noise from the gravel crushing plant to be controlled by management of the operations eg. operating times etc. The stop bank would also be between the crushing plant and the town and this may reduce noise levels associated with extraction and crushing.
- No permanent buildings / structures to be erected within the bed of the river defined by the existing river bank.

## **Explanation**

### **Character / Issues**

The Lower Buckler Burn River is a dominant feature through Campbelltown and borders Glenorchy to the south. Broom infestations detract from the visual values and use of the river environs.

During heavy rain, the river threatens the highway through Campbelltown and also Glenorchy town. Parts of the town have been flooded in times of major rainfall. This has considerable implications for development of some areas within the town.

A steep shingle fan has formed between the Queenstown – Glenorchy Road Bridge and Lake Wakatipu as a result of rapid run off from the steep and extensive (52 sq. km) Buckler Burn catchment. This fan has been responsible for increased flooding of parts of Glenorchy town. A training bank and floodbank were constructed in 1980 to protect cottages built in flood threatened areas on the southern side of Glenorchy a few hundred metres upstream of the lake. (These cottages were flooded in 1978 and 1979).

The floodbank was extended downstream to the lake to more fully protect low-lying areas of the town (Benmore Place and Forbes Place).

Future shifts of the Buckler Burn channel could pose a threat to these works. Gravel removal operations have enabled improvements to the channel in the Lower Buckler Burn reducing the likelihood of gravel fan migration in the direction of Glenorchy Township. Continued gravel removal is considered essential by the Otago Regional Council (ORC) to maintain the channel and to stop the river cutting through towards the residential areas.

It is proposed by the ORC in the Draft Management Plan for the Lower Buckler Burn that rejects from gravel crushing operations could be used to form a floodbank on the right hand side of the Buckler Burn floodplain to improve protection.

Noise from the gravel crushing plant can be disruptive to residences within the southern part of the town. Alternative sites closer to the river mouth were investigated but there was concern that the gravel crushing plant would detract from this attractive part of the river environs. Reviewing the way and times the plant operates will achieve a level of noise control.

## **4.36 Peninsula Recreation Reserve**

### **Key Strategies - Peninsula Recreation Reserve**

- Retain the Reserve for recreational activities now and in the future. The need for this area may well change and develop as Glenorchy expands.
- Secure access to the reserve
- Free public use of the lower terraces with short term grazing use.
- Licence for farming over the balance of the reserve - a 5 - 10 year term
- Plan for medium to long term development of an 18 hole golf course on the Reserve
- Peninsula Reserve to become the location for regular pony club activities and a horse riding cross - country course.
- A development plan needs to be prepared for the Peninsula Reserve

Refer Section 4, 4.8 Plans, Sheet 2. Town Context and Environs -Concept.

### **Explanation**

#### **Character / Issues**

The Peninsula is an area of public land classified as Recreation Reserve located on the true left of the Buckler Burn. The area is dominated by a series of old river terrace formations and shelterbelts with predominantly pasture. The Reserve is currently leased for grazing to Wyuna Station.

Future use of the Reserve needs to be considered. Issues such as minimizing the conflict between farming and recreational use need to be addressed along with the term of any grazing licence.

The Peninsula Recreation Reserve provides opportunities for various types of recreational activities now and for the future.

Possible recreational opportunities identified by the community include; a base for pony club activities, a future location for a golf course, an area for walking and riding, a cross country riding course. (Refer Section 3, Outcome 8 – Recreational Opportunities and Access to be Retained, page 32)

A development plan needs to be prepared to guide the development of this area. There is no formalized vehicle access to the reserve.

### **4.37 Glenorchy Lagoon**

#### **Key Strategies - Glenorchy Lagoon and Adjoining Conservation Land**

- Promote the enjoyment of this exceptional asset
- Develop a strategy for willow control.
- Develop the planned extension of the board -walk / walkway.

#### **Explanation**

##### **Character / Issues**

The Lagoon and adjoining conservation land is a valued asset on the edge of town. The area is visually impressive, rich in bird life and provides a foreground which enhances the wonderful scenery of the Head of the Lake

Willow growth is a problem in this area.

The board -walk across the lagoon is extremely successful providing an exceptional opportunity to enjoy the lagoon and wider environs.

## **4.4 Glenorchy Town – Planning and Design**

This section deals with the broad planning and design issues within the town. The Town Centre and Lakeshore are dealt with in detail in Section 4. 4.5 & 4.6 respectively. The Town Vision (page 37) and survey results determined the direction.

Refer Section 4, 4.8 Plans Sheet 3. Town Plan.

### **Summary - Key Strategies - Town**

- **Commercial Area** - Strong enlarged commercial centre with mix of commercial, retail, restaurants, accommodation and residential. (Refer Section 4, 4.7 Character of Sub-zones).
- **Visitor Accommodation** – extended around the commercial heart of the town. Conditions are required to ensure that a line up of motels, hotels and lodge developments does not dominate the approach to Glenorchy.  
A building setback from Benmore Place to avoid compromise of the lakeshore character especially in view of the flood prone nature of this land and the necessary building / section requirements to enable building.
- **Light Industrial** – Locate in the area identified for a Transfer Station on the lower side of the Buckler Burn Hill. Planted buffer areas and controls on site planning and landscape management will be required to avoid negative impact on the approach to Glenorchy. (Refer Section 4. 4.7 Character of Sub-zones).
- **New Road – Benmore Place – Oban Street link** – This link to be developed to open up the Buckler Burn River environs to provide for use and enjoyment of this asset and to provide alternative road access to the waterfront and town centre.
- **Senior Citizens Complex** – Possible sites include the corner of Argyle and Grove Streets and lower Argyle Street.
- **Old Residential Areas** - Retain wide grass verges, introduce appropriate street trees, retain large residential sections, and use drainage methods other than kerb and channel.
- **New Residential Areas** - To have large sections, wide grass verges, street trees and no kerb and channel. One or two traditional parks of decent size and open space / walkways to be incorporated. (Refer Section 4. 4.7 Character of Sub-zones)
- **Marina Related Activities** – Area for marina related light industrial / activities only. Tight conditions on design -site layout, landscape design and strict controls on

**(continued.....**

building design. Buffer area and set-backs.(Refer Section 4. 4.7 Character of Sub-zones).

- **Lakeshore Marina** - Refer Section 4. 4.6 The Lakeshore.
- **Oban Street** - wide grass verges, deciduous trees (limes) with stature and strength to provide a structural framework and to frame views, natives planted in informal drifts in key locations for maximum effect. Remove the existing stones. Sign for Town Centre at Oban Street - Mull Street intersection. Entrance to Glenorchy – Refer Section 4, 4.3. Glenorchy Context and Environs.
- **Parks and Open Space** – Provide generous open-space / parkland on the eastern side of Oban Street. New residential areas to have a large park with green links towards the town centre and main walkways.
- **Walking /Bridle Trails** - system of walking and bridle trails to be developed for maximum enjoyment of the lake, river environs and views.
- **Green waste and Recycling Area** - at the old dump site.
- **Buildings within the Town** - Buildings in the town to reflect the mining, pioneering, and rural style e.g. use of stone, corrugated iron, weather boards, gables etc. Guidelines to be developed to encourage use of style.

## **Explanation**

### **Town Character and Assets**

- Peaceful, rural atmosphere
- Dominance of the surrounding landscape
- ‘Last frontier’ type character of the town
- Horses grazing and ridden within the town
- Mix of residential and vacant sections
- Wide streets with spacious verges
- Trees / plantings - includes beech forest, conifer shelterbelts, recreation reserve trees, gums and the perimeter willow enclosing the town.
- Grass verges and drainage swales
- The adjacent lake, riverbed and wetland and associated open space
- Low key type houses on large sections
- Built structures include the wharf, Glen-Roydon Lodge, the water tank, and some heritage buildings.



*Photos. Narrow carriageway, wide grass verges, no kerb and channel –features in keeping with rural context - Islay Street*

## **Issues**

Flooding affects part of the town during major rains. During heavy rain temporary ponding occurs in some locations where levels in seal and ground surfaces interfere with drainage flow.

Storm water from the adjoining high ground flowing into the town boundary is a problem.

The entrance to the town i.e. Oban Street lacks coherence and does not provide any sense of arrival.

Mull Street with the dominance of hard surfaces has lost the essence of the character and ruralness of Glenorchy.

Powerlines disrupt views to the impressive mountains and lake.

There is a lack of trees within the town.

Lighting within the town is poor in some areas.

A number of sections within the town are very untidy in appearance due to weed problems and / or untidy storage.

The lake shore requires attention (Section 4. 4.6 The Lakeshore).

The speed of traffic is a concern especially in the main centre of the town but also through the residential areas.

There is no defined area for light industrial activities. At present they occur in both the commercial and residential areas creating conflict and disturbance.

At some time in the future more land may be required for commercial activities. It makes sense to plan for this now.

There is a need for the methods of sewerage treatment to be effective to maintain water quality.

Green waste management is an issue. The current practice of dumping the waste on an adhoc basis degrades the area. Other waste such as old concrete is also dumped around the place.

## **Discussion: Key Strategies - Town**

### **Commercial Area**

A strong enlarged commercial centre. This commercial centre to be a mix of commercial, retail, restaurants, accommodation and residential. Residential use within the commercial area gives a relaxed, rural feel to a town and is consistent with the community's wish to keep the rural and 'last frontier' town atmosphere. (Refer Section 4.

4.7 Character of Sub-zones)

### **Visitor Accommodation**

Additional visitor accommodation e.g. motels is to be concentrated around the commercial heart of the town. These areas have been located to reduce the potential impact on residences from visitor movements i.e. vehicles, noise. For example parts of the zone are opposite the school, recreation ground and Department of Conservation etc. - areas that will not be affected by evening noise or movements.

Conditions are required to prevent a line up of visitor accommodation along Oban Street. Many other towns in New Zealand have had their character destroyed by visitor accommodation ribbon development along their entrance. (Refer Section 4. 4.7 Character of Sub-zones).

A building setback off Benmore Place is proposed for visitor accommodation on the corner of Mull, Benmore Place and Islay Street (i.e. opposite the lakeshore). This area has historically been used for tourist accommodation and a continuation of this use in the future is seen to be appropriate. The proposed building setback would enable retention of the low key, open, peaceful and rural character of Glenorchy in this highly sensitive lake - foreshore interface. This character would change significantly if building were to occur close to the road. Modifications required to the design of buildings and/or to the site level to cope with the flood prone nature of this area would severely detract from the lakeshore area. (Refer 4. 4.7 Character of Sub-zones).

### **Light Industrial Area**

Several options were investigated for the light industrial area within the town. The community was unable to accept the compromises that go with an industrial area within the town boundary. The Buckler Burn Hill site (transfer station site) on the approach to Glenorchy shortly before Campbelltown was selected. This was not one of the options put forward in the concept plans. Skilled design on this site is essential to avoid a negative impact on the approach to Glenorchy from the development of the access to this area and also the potential impact of industrial activity on the first views down the Buckler Burn towards Glenorchy.

Conditions on landscape design together with controls on building design within the Industrial Area are required. A planted buffer area is required to screen the area from the main road, from Campbelltown and from all other areas where it can be viewed.

(Refer 4. 4.7 Character of Sub-zones).

### **New Road - Benmore Place - Oban Street Link**

Benmore Place is to be extended along the closed paper road adjacent to the Buckler Burn to intersect with Oban Street. A road in this location will immediately encourage more use and enjoyment of the Buckler Burn River environs for picnicking and recreation and prevent it from further becoming Glenorchy's 'backyard'. (Already the river environs is a dumping ground for green waste and old concrete etc.)

This road will provide an alternative route, which will reduce traffic through the town.

Appropriate design controls will ensure the marina related activity area does not detract from the experience of using this road. Similarly any conflict with walking and horse riding can be reduced by the trail following a more attractive route closer to the lake and river.

### **Senior Citizen Complex**

Two sites have been identified as suitable locations for a senior citizens complex. These sites are close to town and community services eg. medical centre, library etc. One site is at the intersection of Argyle and Groves Street, the other in lower Argyle Street.

### **Existing Residential Streets**

The wide grass verges to be retained and street trees introduced. The large residential sections to be retained creating a rural spacious feel within the town. Drainage to be by methods other than kerb and channelling.

### **New Residential Areas and Subdivisions**

Wide grass verges to again be a feature with street trees and **no** kerb and channel, along with large residential sections (800m<sup>2</sup>) to retain the spacious rural character of Glenorchy.

Large parks and open space walkways to be incorporated. (Refer Section 4.

4.7 Character of Sub-zones).

### **Marina Related Activities**

An area, relatively close to the marina (adjacent to the Buckler Burn), has been identified for **marina related only** light industrial and other marina activities e.g. boat storage. Locating activities of this nature close to the marina is practical for the operators and minimises the impact of their operations on the town and community.

Tight conditions on design - site layout, landscape design with strict controls on building design are required for this area.

Buffer areas around this site and building setbacks from the road to reduce any potential impact and allow for tree planting to integrate this area into the river environs. (Refer Section 4. 4.7 Character of Sub-zones).

### **Lakeshore - Marina Area**

The lakeshore and marina areas are dealt with in detail in Section 4. 4.7 The Lakeshore

## **Oban Street**

The entrance ‘ gateway’ to Glenorchy is dealt with in Section 4. 4.3. Approach and Entrance to Glenorchy & District.

On the east- side of Oban Street, new development (including fences) to be set back to allow for the inclusion of a wide grass verge. On the west- side a wide verge to be established where possible. Tree planting to occur. To be effective planting must be simple i.e. one main species and the trees must have the stature and strength to provide the necessary design strength. Deciduous trees i.e. Tilia sp. - lime trees to be planted on both sides of the road in avenue formation. At key locations natives to be planted in substantial drifts (to avoid a spotty, untidy look). Natives to be limited to a few local species such as cabbage trees, toi toi, coprosma, kowhai etc. No ‘special feature’ is needed. The magnificence of the view reflects the essence/character of Glenorchy and this view will be enhanced when framed by trees with stature. A ‘created’ feature could only detract from the spectacular views and appear small and insignificant. The existing ‘stone henge’ to be removed.

A town centre sign to be erected at Oban Street - Mull Street intersection to eliminate confusion.

## **Parks and Open Space**

In the new residential areas open space areas to be in the form of generous parkland i.e. traditional parks of significant size with ‘green’ links leading towards the town and other important areas such as the recreation ground and major walkways. This would reinforce the concept of a ‘walking / riding town’.

It is desirable that a public park be established in the future residential areas between Oban Street and the terrace. Part of the large area of land adjacent to the cemetery (presumably set aside for cemetery expansion) could be developed as a public park. Alternatively the area not required for cemetery expansion could be exchanged to create a park in a more central location i.e. part of the current cemetery reserve becomes residential and a park of equivalent size is established to serve the town on the east side of Oban Street.

## **Walkways / Bridle Trails**

A system of walking - horse riding trails to be formed to allow maximum enjoyment of the lake, river area and the views to the wider Glenorchy area.

A number of tracks already exist but need to be upgraded and other tracks can be added as resources permit. Suggestions for the track system are as follows.

- Formalize and upgrade the perimeter track on the east of the town (on Wyuna land), establish seating and viewpoints.
- Implement the planned extension to the Lagoon Boardwalk
- Formalize the Peninsula Trail
- Improve the standard and presentation of tracks through the Buckler Burn River environs
- Formalize and develop a track up to the Trig on Wyuna

### **Sewerage Treatment**

The majority of the community support the need for an efficient, environmentally friendly sewerage system in the long term, however, they see septic tanks as acceptable in the short term. At this point, without the type of technology being selected and in the absence of specifications for siting it is not possible to nominate the best site for a sewerage plant. While a new system may not utilize sewerage ponds, it will be necessary for any plant to be located out of the flood zone. It is therefore likely that any system would require pumping to a plant somewhere. Locations within the town would not be appropriate. The land identified in a previous study by Montgomery Watson Ltd has been tested and confirmed as suitable for sewerage treatment. It may be a reasonable assumption to nominate this site as a possible option for another type of plant.

### **Greenwaste and Recycling Area**

An area for greenwaste and recycling has been identified in the general location of the old dump site.

### **Stormwater**

Run-off from high ground to the east above the town is an issue during heavy rain. Water flows down the Bible Terrace by the old dump site and into the lower parts of the town.

Recent work has now diverted this flow away from the town into the Buckler Burn. As a contingency plan in the event of a blow out, it is intended to form an open drain leading from the old dump site around the toe of the east escarpment to the Lagoon.

This also meets an Otago Regional Council requirement that the old dump site be dewatered.

**Town Stormwater Plan.** As yet the town doesn't have a comprehensive drainage system. A number of alternatives for drainage were put forward in a report to QLDC by Opus International (1997) but no option has been formally adopted.

It is important that drainage systems are appropriate to Glenorchy and do not compromise the rural character i.e. concrete kerbs and channel erode rural character

For new subdivision, it is the responsibility of the developers to deal with stormwater to ensure water does not end up on the lower parts of the town and compound existing problems.

## 4.5 Town Centre

Refer Section 4. 4.8 Plans, Sheet 4, 5, & 6, - Town Centre Plans

### **Summary: Key Strategies - Town Centre**

- A Village Green, located centrally for use for market days, outdoor village functions, lunch spot, children's play area or just relaxing and enjoying the Glenorchy environs.
- A central parking area between Glen-Roydon Lodge and Glenorchy Hotel. Vehicles to be pulled back from buildings to allow space for planting and seating and to soften the effect of hard surfaces and buildings.
- Additional parking along Argyle Street south of the Mull Street - Argyle Street intersection.
- Additional / function car park behind hall and on adjacent Reserve.
- Bus parking – 2 bus drop off / parks and 1 park to be developed to the south in the central parking area. A further two parks to be located behind the Hall, close to conveniences with a pleasant walk across the village green or around the foreshore. Businesses to provide bus parks for client groups. Bus parking on foreshore for jet boat patrons to be accommodated in future design for marina area. An area adjacent to provide overflow bus parking at peak times.
- Narrowing of the carriageway of Mull Street to encourage traffic slowing and to allow room for a footpath.
- Flagstones at either end of Mull Street to signal the Town Centre.
- Defined areas for car parking along Mull Street.
- Parallel parking on Mull Street except from Argyle Street to Dart River Jet.
- Deciduous street trees for Mull and Argyle Streets, smaller vegetation to be predominantly native.
- Grass verges to be introduced along some sections of Mull Street to soften and bring back the rural character.
- A footpath along Mull Street for pedestrian safety.

**(continued....**

- Careful design of stormwater elements. A mix of stone kerb and stone lined channels and grass channels and swales - no concrete kerb or channel.
- Large local stone flagstones to announce the town centre, the central intersection and to delineate car parking areas.
- Street furniture i.e. lighting, seating, bollards, rubbish tins, tables, horse hitching rails etc. to be of unified design and reflect Glenorchy's character. Where appropriate to be constructed of stone or timber.
- The war memorial to be enhanced as a feature. Clutter to be removed.
- Power-lines to be underground progressively.
- Skateboard park proposed close to town centre.
- New community services to be located near the 'civic' centre i.e. library, medical centre etc.
- A view shaft down Mull Street to the lake to be opened up.
- Enforcement of regulation to ensure vacant sections are kept tidy.

## **Explanation**

### **Character and Assets**

- Stunning views to the magnificent surrounding rural landscape and mountains. The presence of the mountains dominates the town centre
- The low key rural atmosphere
- Remaining grass verges and 'rough edges'
- Horses within the town centre
- War memorial in front of the Town Hall
- Old buildings - old post office (now the cafe), the old library, the Church, the Fur Trading shop, old woolshed ruins
- Glen-Roydon Lodge is a positive architectural form
- The grass roofed log house is an interesting 'quirky' feature in the main street
- Plantings - poplar and willow that contain the village centre towards the lake
- The macrocarpa hedge, cabbage trees and Arbutus

## **Issues**

Buses parked within this area dominate the town centre and block views from other properties to the surrounding mountains and landscape.

The expanses of gravel and hard surface and their undelineated nature are unattractive and detract from the town centre. They make the town look unkempt and utilitarian. As a result vehicle parking dominates the street. Parking needs to be carefully designed to reduce the negative impact on the town centre.

Pedestrian safety is an issue. People mostly walk on the road due to parked vehicles and buses or other obstacles such as signs blocking their passage.

The speed of traffic through the town centre creates a hazard to pedestrians. The wide carriageway in Mull Street contributes to this problem.

Light industrial activities have established in the town centre in the absence of a designated light industrial area. Noise is a factor as is the amount of boat/ vehicular/ tractor traffic that is generated from the Dart River Jet operation.

Visual distraction and clutter results from an amalgam of different signs, bollards, planters, colours, materials and features in this area.

Power poles and wires dominate the town centre.

Trees are needed to provide shade and soften the effects of hard surfaces and buildings.

No view to the lake.

The untidy growth of weed species and untidy storage areas detract from the town centre.

There is encroachment on to the road reserve by some businesses.

## **Discussion: Key Strategies - Town Centre**

### **Village Green**

A Village Green as a central town focus, would provide an area for market days, outdoor village functions, picnicking, children's play and a place to relax for both locals and visitors. A village green in the location proposed would assist in retaining the openness and views out - so important to Glenorchy. It would also provide the long-term retention of a green area within the town. This will become increasingly important should Glenorchy's retail - commercial area fill in with new developments. To be successful village greens should be a part of the commercial - main centre area. In Glenorchy a sheltered site is of particular importance.



*Photo. Visual clutter detracts from town presentation*



*Photo. Vehicles dominate Mull Street*

The major advantages of the proposed location are that it is in the centre of the village and adjacent to the Town Hall. Functions within the Hall could utilize the adjacent park / open space area and an attractive link could be developed to and from the parking area behind the Hall.

### **Mull Street Design**

The treatment of the street and verges is critical to maintaining the peaceful, rural and low key atmosphere within the town. It is also important for managing parking and pedestrian safety.

The seal width along Mull Street is to be narrowed to reduce dominance of the road, slow traffic for safety and reinstate the rural character of the town. Narrowing the seal also allows for a footpath (and parking) to be accommodated, which will further assist with pedestrian and child safety and the development of a relaxed atmosphere.

Large flagstones of local stone to be set at ground level at either end of Mull Street to signal the Town Centre and also to assist with traffic calming.

Large flagstones also to be inserted to form a square at the Mull- Argyle Street intersection to create a focus for the town centre. The visual change in surface on the approach to the intersection will assist in slowing traffic.

Along Mull Street grass verges to be introduced interspersed with defined areas for parking and deciduous street trees for shade and softening.

### **Car Parking**

The challenge with car parking is to develop sufficient parking while retaining and re-claiming grass verges and adding trees for shade, attractiveness and the softening of hard surfaces.

Existing parking is haphazard and wasteful of space. More defined parking areas will result in more efficient parking and enable the reduction in the dominance of car parking.

Car parking to be reduced in areas where it will dominate important views. The monument in front of the Hall is to be restored to its pride of place. Parking immediately adjacent (and extraneous clutter) to be removed. Flagstones are proposed to delineate car parking areas in Mull Street. Parking space should be compacted gravel or alternatively river gravel set in concrete. The change in material is important to break up the expanse and effect of hard surface.

Parking on Mull Street to be parallel except along the section from Dart River Jet to Argyle Street where it will be 90 degree.



*Photo. Mull Street – no footpath for safe pedestrian movement*



*Photo. Rural character eroded by dominance of seal and loss of grass verges*

**Central Car Park** - A central parking area is to be located between the Hotel and Lodge (where parking occurs at present). Parking to be pulled back from the buildings to allow vegetation and seating in front of the buildings to make this an attractive rather than merely functional space (no car parks are lost). The parking area to be organized for maximum efficiency.

**Additional Car Park** - An area for overflow car parking is to be established behind the hall and on the adjacent reserve area which is currently a flood prone grass area with no specific use. Overflow parking for the short busy period could also occur on the wide grass verges throughout the town. A parking area behind the hall will be useful for hall functions.

### **Bus Park**

Two bus drop off / parks are to be provided in the central car park area. Parking for another two buses is to be developed behind the Hall / Reserve land. Careful siting away from adjacent properties and near the back of the area will reduce impact on neighbouring properties. This provides close, safe and direct access to the public conveniences. Businesses in the town should provide on site parking for bus traffic relating to their business eg the hotels, Dart River Jet.

In the long term bus parking may need to be further from the centre of the Town however in the foreseeable future the bus parks are at practical walking distances for passengers and located close to public conveniences.

Buses also park at the marina while they wait for jet boat passengers. Bus movement needs to be catered for in any future design for the marina. Within or adjacent to this area overflow parking for buses on peak days could be accommodated.

### **Skateboard Park**

A skateboard area to be developed at the Recreation Ground. This is a relatively central location and will impact on few residences.

### **Civic (Community) Services**

The civic service type uses e.g. the medical centre, museum, library etc. are clustered together. Additional services to be located in this area to reinforce the civic centre. The post and rail fence in front of the old library is inappropriate historically and should be removed.

### **Street Elements i.e. features, furniture, drainage**

**The War Memorial** - The war memorial in front of the hall is an attractive feature that currently passes almost unnoticed due to the clutter of vehicles, power poles, telecom box and rubbish bins

This attractive historic monument is to be enhanced as a feature by removal of the parking immediately in front and relocating the power pole, telecom phone box, and rubbish bins.



*Photo: Mull – Argyle Street intersection. Large expanse of hard surface between the Lodge and Hotel*

**Street Furniture** - Street furniture i.e. street lighting, seating tables, bollards, rubbish bins, horse hitching rails etc. to be of timber or stone where appropriate and should reflect Glenorchy's character. Careful and appropriate detailed design of these elements will be essential to a good overall result for the town centre. Design of street furniture should be a part of a detail design development plan.

**Street Drainage** - The visual elements of the stormwater system require careful attention to detail to fit the desired character. A mix of stone lined channels and stone kerbs and grass channels or swales. Concrete kerb and channel should not be used.

**Undergrounding of Powerlines**

The progressive under-grounding of power-lines is proposed.

Refer Section 4. 4.8 Plans Sheet 4, 5, & 6. Town Centre Concept, Town Centre Enlargement and Cross Sectional Drawings and Sketches respectively.



**Photo:** War Memorial and Café (Old Post Office) overshadowed by visual clutter of telephone box, power pole, and rubbish receptacle.

## 4.6 The Lakeshore

### **Summary: Key Strategies - Lakeshore**

- Retain the undeveloped character of the foreshore.
- A mix of wild areas with native planting and areas of grass with exotic trees and native planting for informal picnicking etc. to be developed.
- Reinstall the wharf shed to its original form and uncover the old rails.
- The marina to be extended to the south. Re-organization of boat launching, car and boat trailer parking etc. for efficient operation. Fuel dispensing outlet to be installed to reduce vehicle and boat movements at the marina and in the town.
- A development plan to be prepared for the marina – lake-side development.
- Tree planting to soften and make the area attractive. Signs and other structural elements to be of high quality consistent design and well sited. Timber to be the main structural material.
- Install toilet on the foreshore.
- No commercial buildings on the foreshore.

### **Explanation**

#### **Character and Assets**

- Willow trees are the dominant vegetation. They frame views to the lake and mountains and provide shelter, protection and visual enclosure.
- There are some native plant species near the shore
- The jetty is a distinctive and important historic feature that links to settlement of the town
- Magnificent views across the lake
- Historic links with tourist boat services
- The wharf shed was a key historic and visual feature
- Provides the boat launching area for commercial boat operations and the public.
- The willow woodland area south of the marina, wild character with lake views

## **Issues**

The foreshore has a rather unkempt appearance. Contributing to this is the presence of broom, the large expanses of gravel created for parking together with the rather utilitarian formation of the marina and the detail of structures, signs etc. These factors detract from the lakeshore interface experience. The treatment of this foreground provides visual disruption to the views across the lake.

The wharf shed, which was destroyed by flooding, was a significant historic feature as were the rails to the wharf that have been buried by gravel.

The foreshore can be very exposed to the elements and lacks shelter for picnickers' etc.

The current marina is too small during the busy period creating conflict between users.

## **Discussion: Key Strategies - Lakeshore**

The overall natural, undeveloped character of the foreshore to be retained.

The foreshore to be enhanced with native plantings with grass areas for picnicking and exotic and native plantings to create a mix of undeveloped wilderness areas and more developed areas

Broom to be controlled.

The historic wharf shed to be reinstated to its original design. The old rails to the wharf to be uncovered. Seating to be located on the wharf.

No commercial buildings to be located on the foreshore

A toilet to be installed. Toilets can detract from areas. The siting is important. A compost type toilet would be preferable in this flood prone area.

## **Marina**

The marina to be extended to the south. The associated operating and parking area to be designed to minimise conflict. In the long term the marina may have to be relocated, i.e. moved out further from the shore or access maintained by dredging as the lake silts up. Consideration was given to separating the commercial and public operations. This would however spread activities and result in more roads, car parking areas and the general duplication of facilities on the lakefront / environs. For the majority of the year the current marina is adequate. An extended common marina is more appropriate in the foreseeable future. Good design of the adjacent foreshore area for boat launching, boat trailer parking, bus and car parking etc., together with tree planting to soften the area would alleviate much of the conflict between commercial and other operators. It needs

to be remembered that the activities of the commercial operators at the marina add significant life and interest to visitors to Glenorchy. The location of a fuel-dispensing outlet at the marina would also reduce vehicle and boat movements at the marina and up and down the streets. Signs and structural elements need to be of high quality design and well placed.

A detailed development plan needs to be prepared to address these issues and the consent of the relevant authorities obtained.

Refer Sheet 4. 4.8 Plans. Sheet 3. Town Plan

## **4.7 Character of Sub-zones within the Town**

### **Introduction**

This section looks at the land use areas or sub-zones within the town and the key factors of importance in their development, along with ways to achieve the desired character for these areas. These areas include the following;

- Marina Related Activities Area
- Visitor Accommodation Area
- Commercial Area
- New Residential Area
- Industrial Area

### **4.71 Marina Related Activities Area**

The Marina Related Activities Area is intended only for those marina and lake related activities for which it can be justified must be located in close proximity to the lake/ marina for operational reasons.

The Marina Related Activities Area is a sensitive location. It is adjacent to residential sections, existing and potential recreational areas of the Buckler Burn and lake environs and the proposed new road i.e. Benmore Place– Oban Street link. It is therefore of major importance that operations within the Marina Related Area manage any effects they may have on these adjacent land uses.

The potential effects of these activities that would have the greatest impact on adjacent property and land use are likely to be noise and visual impact. Each proposal would require a full assessment, as there may well be other effects on neighbouring areas that need to be considered.

### **Character Statement**

The Marina Related Activities Area needs to be attractively presented on all faces and have a comfortable relationship in terms of the scale and presentation of buildings with the town, lake and river environs. A rural character is again required.

## **Methods to Achieve**

- A planted buffer strip of not less than 10 metres on all boundaries adjacent to residential areas and not less than 6 metres on the south frontage
- A minimum 2 metre high embankment to be formed within the planted buffer area adjoining residential boundaries for visual containment and noise abatement
- The ground level of the area to be utilized to be raised to the 312.8m high flood level
- A landscape concept plan to be prepared and approved detailing layout, planting, buildings and all aspects of the development
- Buildings to adopt a rural theme in form, scale and materials
- Building size and scale to be domestic scale to avoid oversized buildings, which dominate this part of the town. Maximum building height to be 5.5m.
- Developer to upgrade and seal road access from marina to point of access to the proposed site
- Plantings in buffer areas to be predominantly native and of a height to provide effective screening
- Buildings design and construction to minimise noise including the use of materials
- Approved operational hours

## 4.72 Commercial Area

### Character Statement

A strong commercial centre with a mix of commercial, retail, restaurants, accommodation and residential activities is desired. In line with retaining and enhancing the rural character of the town all aspects of new developments i.e. building design and landscape treatment should reflect a rural style. Existing detached dwellings assist in maintaining the desired character.

### **Methods to Achieve**

- Buildings to be domestic in scale and rural in style and character
- Gable, hip or lean too roof style. Roof pitch with a minimum 25 degree pitch
- Building materials to be predominantly timber, stone and corrugated iron
- Verandahs are appropriate
- Signage that reflects rural character. No neon signs
- Simple non fussy landscape treatment
  - avoidance of mass produced unit pavers
  - simple planting (predominantly native plants)
  - use of heavy timbers and stone for landscape details
  - avoidance of urban style fencing
- Lighting designs that reflect rural character.
- The 5m boundary set back for beautification purposes - integrate with the landscape treatment for the street to achieve a cohesive design.
- Parking - on site staff and client parking, including bus parking

## **4.73 Visitor Accommodation**

### **Character Statement**

Visitor accommodation to integrate with the residential development along Oban Street and Mull Street to avoid the dominant visual effect / impression of the entrance to Glenorchy being one of a line up of visitor accommodation.

The development needs to be consistent with the rural character of Glenorchy in building style and landscape treatment.

### **Methods to Achieve**

- Buildings to be domestic in scale and rural in style and character
- Gable, hip or lean too roof style. Roof pitch with a minimum 25 degree pitch
- Building materials to be predominantly timber, stone and corrugated iron
- Use rural style fences and materials. Avoid urban designs and materials eg. urban type fences, mass produced unit pavers
- Signage that reflects rural character. No neon signs
- Lighting designs that reflect rural character.
- Planting should be simple, predominantly native shrubs and grasses with exotic deciduous trees.
- 5 metre boundary set back for beautification purposes – to be integrated with the overall landscape treatment of Oban Street
- A further 5m set back for buildings from the new boundary line

## 4.74 New Residential Areas

### Character Statement

New Residential Areas should maintain a rural spacious character - an open layout with large section sizes, wide grass verges and generous areas of open space.

Avoidance of the typical suburban residential model is essential to retain a Glenorchy 'style'. Street trees and other plantings to improve visual appearance and soften buildings

### Methods to Achieve

- Large section size
- Wide grass verges
- Narrow sealed carriageway for roads
- Storm- water removal to be by grass, gravel or stone lined channels, no concrete kerb and channelling
- Planned open space / parkland within new residential area. Decent sized parks as opposed to small pocket parks.
- Street parking on grass or gravel shoulders (or a mix)
- Street trees and planting established in road reserve as part of the subdivision development
- Simple planting. Predominantly deciduous exotic street trees with native shrubs and grasses
- Street lighting to reflect rural character
- Use rural style fences and materials. Avoid urban designs and materials eg. urban type fences and mass produced unit pavers,

## 4.75 Light Industrial Area

### Character of Subzone

The light industrial area is intended for those light industrial activities that conflict with other land uses and require separation.

The light industrial area is located some distance away from residential areas but nevertheless is in a very sensitive location. A rural character is appropriate for this site. The access to the area must be designed to have minimum negative visual impact on the approach to Glenorchy. Planted buffer areas are needed to screen the industrial area from the main road and other important viewpoints. Ideally the design of the area should be such to avoid obscuring the significant view down the Buckler Burn towards the Lake and town.

#### Methods to Achieve

- The layout and planting to be such that a view shaft is preserved down the Buckler Burn towards the lake and Glenorchy.
- Planted buffer areas to screen the industrial area from the main highway as viewed from both directions.
- Planting to be predominantly native species.
- Buildings to be designed to 'fit' the rural scale of Glenorchy.
- The colour palette of buildings to be restricted to non-reflective earthy colours.

## **9.0 Plans**

**Sheet 1 Town Context - Issues and Analysis**

**Sheet 2 Town Context and Environs -Concepts**

**Sheet 3 Town Plan**

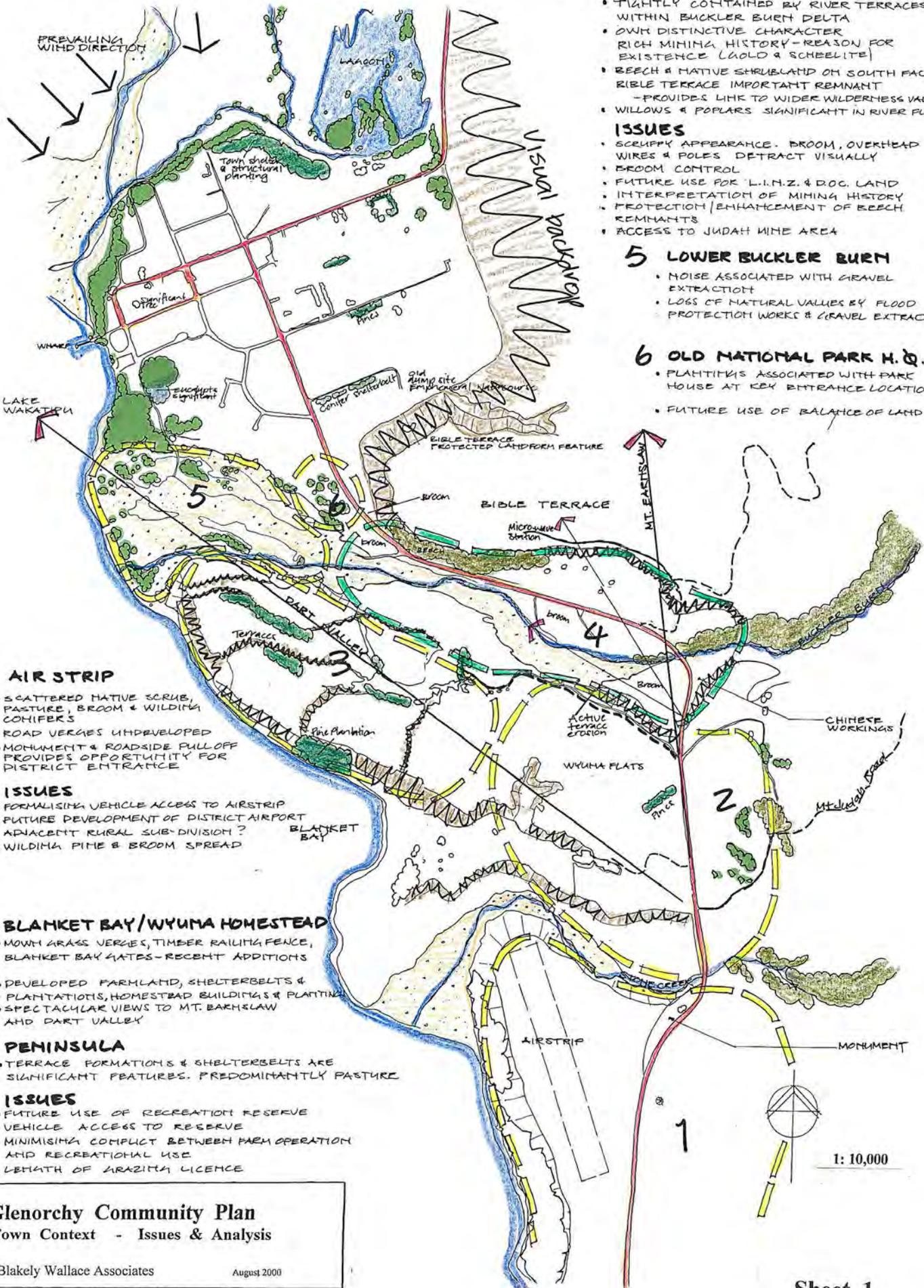
**Sheet 4 Town Centre Concept**

**Sheet 5 Town Centre (Enlargement)**

**Sheet 6 Cross-sectional Drawings and Sketch**

**Sheet 7 Land Status Map**

# **Section 5**



#### 4 CAMPBELLTOWN

- TIGHTLY CONTAINED BY RIVER TERRACES WITHIN BUCKLER BURN DELTA
- OWN DISTINCTIVE CHARACTER RICH MINING HISTORY - REASON FOR EXISTENCE (AULD & SCHEBLITE)
- BEECH & NATIVE SHRUBLAND ON SOUTH FACE OF RIBLE TERRACE IMPORTANT REMNANT - PROVIDES LINK TO WIDER WILDERNESS VALUES
- WILLOWS & POPLARS SIGNIFICANT IN RIVER FLATS

#### ISSUES

- SCRUFFY APPEARANCE - BROOM, OVERHEAD WIRES & POLES DETRACT VISUALLY
- BROOM CONTROL
- FUTURE USE FOR L.I.N.Z. & DOC. LAND
- INTERPRETATION OF MINING HISTORY
- PROTECTION/ENHANCEMENT OF BEECH REMNANTS
- ACCESS TO JUDAH MINE AREA

#### 5 LOWER BUCKLER BURN

- NOISE ASSOCIATED WITH GRAVEL EXTRACTION
- LOSS OF NATURAL VALUES BY FLOOD PROTECTION WORKS & GRAVEL EXTRACTION

#### 6 OLD NATIONAL PARK H.Q.

- PLANTINGS ASSOCIATED WITH PARK HOUSE AT KEY ENTRANCE LOCATION
- FUTURE USE OF BALANCE OF LAND?

#### 1 AIR STRIP

- SCATTERED NATIVE SCRUB, PASTURE, BROOM & WILDMING COHIFERS
- ROAD VERGES UNDEVELOPED
- MONUMENT & ROADSIDE PULL OFF PROVIDES OPPORTUNITY FOR DISTRICT ENTRANCE

#### ISSUES

- FORMALISING VEHICLE ACCESS TO AIRSTRIP
- FUTURE DEVELOPMENT OF DISTRICT AIRPORT
- ADJACENT RURAL SUB-DIVISION?
- WILDMING PINE & BROOM SPREAD

#### 2 BLANKET BAY/WYUNA HOMESTEAD

- MOWN GRASS VERGES, TIMBER RAILING FENCE, BLANKET BAY GATES - RECENT ADDITIONS
- DEVELOPED FARMLAND, SHELTERBELTS & PLANTATIONS, HOMESTEAD BUILDINGS & PLANTING
- SPECTACULAR VIEWS TO MT. BARKSLAW AND DART VALLEY

#### 3 PENINSULA

- TERRACE FORMATIONS & SHELTERBELTS ARE SIGNIFICANT FEATURES. PREDOMINANTLY PASTURE

#### ISSUES

- FUTURE USE OF RECREATION RESERVE
- VEHICLE ACCESS TO RESERVE
- MINIMISING CONFLICT BETWEEN FARM OPERATION AND RECREATIONAL USE
- LENGTH OF GRAZING LICENCE

Glenorchy Community Plan  
Town Context - Issues & Analysis

Blakely Wallace Associates August 2000

1:10,000

## 7 GLENORCHY LAGOON

- Establish willow control programme
- Boardwalk / walkway extension

TOWN CENTRE  
FEATURE SIGN

LAKE WAKATIPU

### LEGEND

- WALKWAY / BRIDAL WAY
- FEATURE SIGNAGE
- NATIVE PLANTING
- ▬ GRASS VERGE

## 1 LOWER BUCKLER BURN

- Improve natural values of Lower Buckler Burn
- Manage river protection work to improve visual values
- Stopbank to protect town between river and willows
- Gradually control broom and replace with new plantings for amenity and stabilization
- Protect highway with rock rip rap
- Locate gravel crushing away from residential area (i.e. nearer lake) to minimise conflict.

## 2 PENINSULA RECREATION RESERVE

- Retain Reserve for present and future recreational needs
- Permanent home for the Pony Club
- Possible cross country course (horse)
- Medium to long term relocation of Golf Club - 18 hole course
- Secure public use and access to lower Reserve area (yellow) Licence for grazing over reserve (5 to 10 year term)

### GENERAL STRATEGIES

- 1 Grass verges to form strong design element - from monument to Town Centre
- 2 Retain rural character on outskirts of Town - avoid inappropriate urbanization (rural subdivision) on both north and south entrances
- 3 Planned and sensitive development of future Glenorchy Airport

## 3 TOWN BACKDROP

- Retain natural undeveloped character
- Protect Bible Terrace and (leaves and spine of the Bible) formation
- Opportunities for revegetation
- Upgrade perimeter walkway, including seating

## 4 CAMPBELLTOWN

- Reinforce Campbelltown's unique identity and history

### Key Themes

- Mining history (gold & scheelite)
- Alternative lifestyle / organic horticulture

### Strategies

- Interpretation of mining history & techniques (possible roadside pull-off / picnic area. Shelter with historic interpretation / display)
- Possible tourism venture - based on mining history
- Formalize access to scheelite mining area
- Develop strategies for broom control and use for crownland on river flats - possible uses - amenity tree planting, base for tourist operation
- Erect Campbelltown signs at either end of settlement
- Make visible evidence of local gold-mining more evident and accessible
- Protect and enhance beech vegetation
- Revegetate roadside - native vegetation on both sides of road on descent to Buckler Burn Bridge and between highway and river at western end of Campbelltown straight (latter after bank stabilization).

## 5 TOWN ENTRANCE

- Develop natural gateway to Glenorchy at intersection of terrace, beech and river
- Extend beech and native plantings down and across highway to eventually form an avenue effect
- Control broom
- Install feature sign - timber / stone design

Native shrubland planting between river and highway

Mown grass verges with mixed native/exotic planting

Revegetation area

LIGHT INDUSTRIAL USES

Mass screen planting (native) between highway and site.

Access off highway 50 metres south of Buckler Burn Bridge

BLANKET BAY

Reserve Boundary (APPAN)

MT JUDAH ROAD

## 6 DISTRICT ENTRANCE

- Possible information / interpretation facility
- Additional native plantings

FORMALISE ACCESS TO AIRSTRIP



# Glenorchy Community Plan Town Context and Environs - Concept

Blakely Wallace Associates August 2000  
Landscape Architecture and Planning Amended June 2001  
Scale 1: 10,000 @ A3

**LEGEND**

-  **COMMERCIAL**  
Strong Commercial Centre  
Range of Commercial, Retail, Restaurants,  
Accommodation, Residential
-  **VISITOR ACCOMMODATION**  
Mix of Visitor Accommodation / Residential
-  **RESIDENTIAL**
-  **MARINA RELATED ACTIVITIES**  
Boat Storage and Repairs
-  **GREEN WASTE - RECYCLING**
-  **SENIOR CITIZENS (two options)**
-  **PARKS & OPEN SPACE**
-  **WALKWAYS**
-  **LIGHT INDUSTRIAL (refer sheet 2)**

**NEW RESIDENTIAL AREAS**

- Retain spacious character
- Large lot size (800m2 minimum)
- No kerb or channel. Narrow seal with gravel or grass swales to reinforce the rural character
- Provision of generous open space and parkland within new residential areas that link to the wider open space and walkway network of the town environs.
- Wide grass verges

**TOWN BACKDROP**

- Retain natural undeveloped character
- Protect Bible Terrace (incl. Bible leaves and spine formation)
- Opportunities for revegetation
- Upgrade perimeter walkway, including seating

**LAKESHORE**

- Retain undeveloped character
- Enhance foreshore with native plantings
- Informal picnicking area with grass, exotic and native plantings
- No commercial buildings
- Extension to marina and marina parking to south.
- Fuel dispensing facility at marina
- Soften parking area with planting

**OBAN STREET**

- Wide grass verges, (10 metres or more), post and rail or recycled totara post and wire fences along Oban Street
- Large stature deciduous trees e.g. lime trees to provide design strength and lead into town centre.
- Informal groups of native species at key locations e.g. toi toi, coprosma, pittosporum, hebe sp., cabbage trees, tussock.

**TOWN GATEWAY AND ENTRANCE**

- Mass planting of beech and other native species at 'natural gateway' i.e. intersection of terrace, and riverbed. Beech extended down terrace and continued across the highway to eventually form an avenue effect.
- Glenorchy sign (timber and rock design)

**RIVER RESERVE AND LOWER BUCKLER BURN**

- Develop this area as an asset (instead of backyard)
- Control broom and gradually replace with new plantings of willow, poplar, alder and native species
- Informal picnic areas
- Form stopbank for permanent protection for town - between picnic area and river - linking with existing groyne
- Gravel crushing area located at the lower end of the river flats - away from residential areas

**Glenorchy Community Plan  
Town Plan**

Blakely Wallace Associates  
Landscape Architecture & Planning  
Scale 1:5000 @ A3  
August 2000  
Amended May 2001



### 1. VILLAGE GREEN

- SHELTERED GREEN SPACE WITHIN TOWN CENTRE
- PLACE FOR MARKET DAY & EVENTS
- RETAINS OPEN, SPACIOUS CHARACTER & VIEWS
- CHILDREN PLAY AREA
- STONE RUINS STABILISED & PROTECTED
- OUTDOOR SPACE FOR HALL FUNCTIONS
- SEATS & TABLES

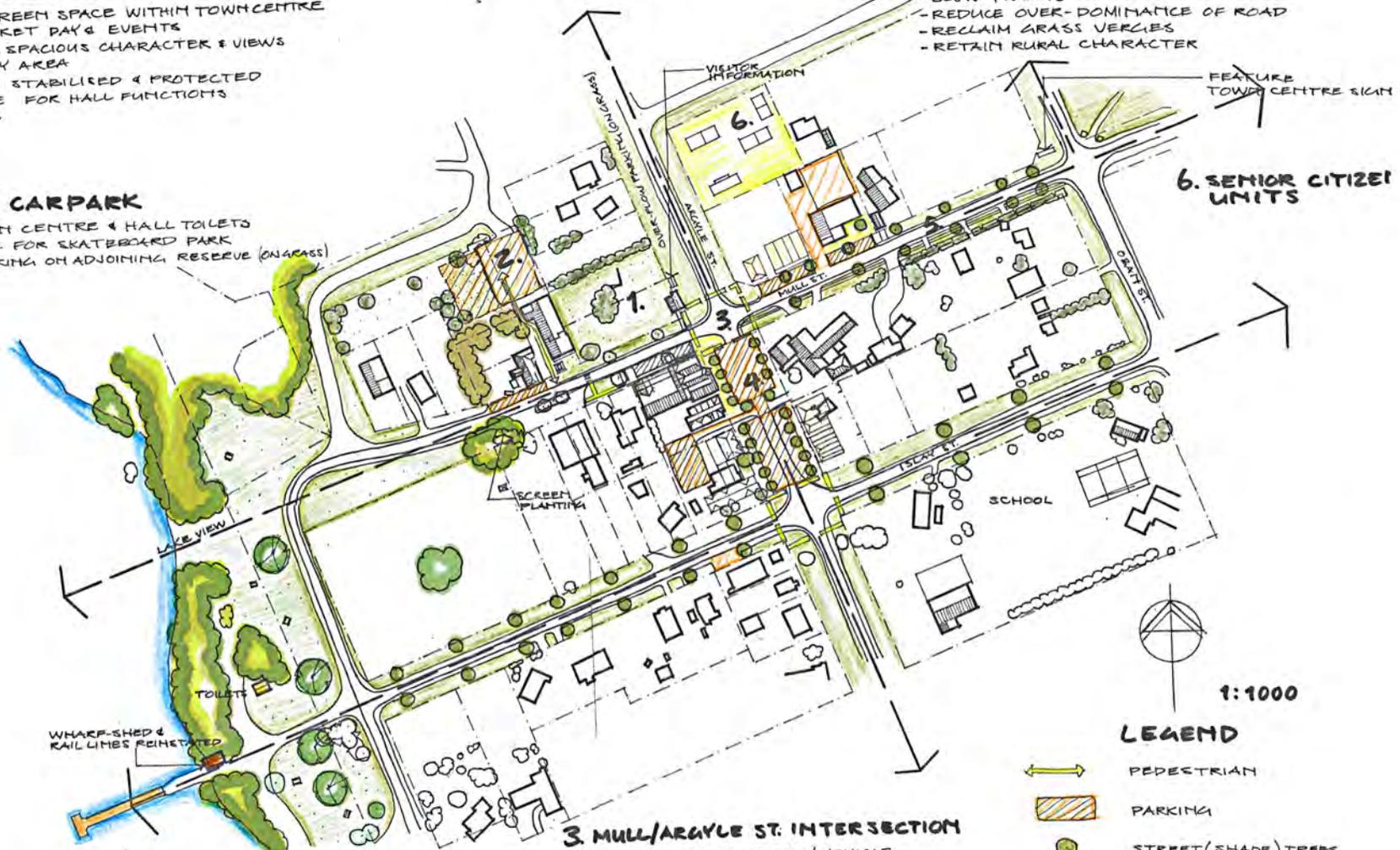
### 2. BUSPARK / CARPARK

- CLOSE TO TOWN CENTRE & HALL TOILETS
- POSSIBLE SITE FOR SKATEBOARD PARK
- OVER-FLOW PARKING ON ADJOINING RESERVE (ON GRASS)

### 5. ROAD CARRIAGEWAY

- CARRIAGEWAY NARROWED TO
- SLOW TRAFFIC
- REDUCE OVER-DOMINANCE OF ROAD
- RECLAIM GRASS VERGES
- RETAIN RURAL CHARACTER

### 6. SENIOR CITIZEN UNITS



### 3. MULLARGYLE ST. INTERSECTION

SPECIAL PEDESTRIAN / VEHICLE PRECINCT TO PROVIDE FOCUS FOR TOWN CENTRE & TO SLOW TRAFFIC

### 4. CENTRAL CARPARK

SOUTHERN END OVER-FLOW PARKING ON GRASS IN SHORT TERM

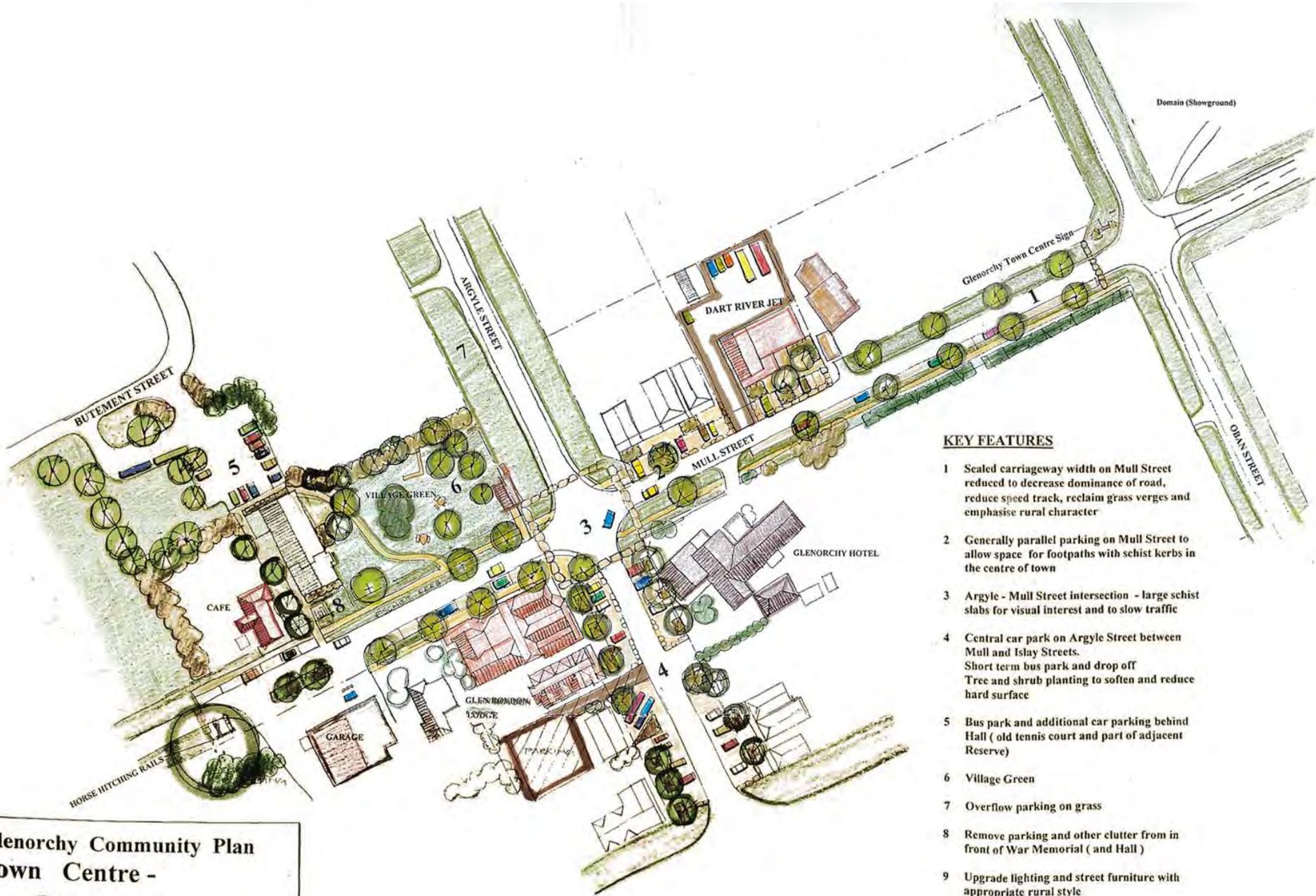
## Glenorchy Community Plan Town Centre - Concept

Blakely Wallace Associates  
Landscape Architecture & Planning

Scale 1:1000  
August 2000

### LEGEND

- PEDESTRIAN
- PARKING
- STREET (SHADE) TREES
- PAVING & LOW PLANTING
- SIGNIFICANT VIEW



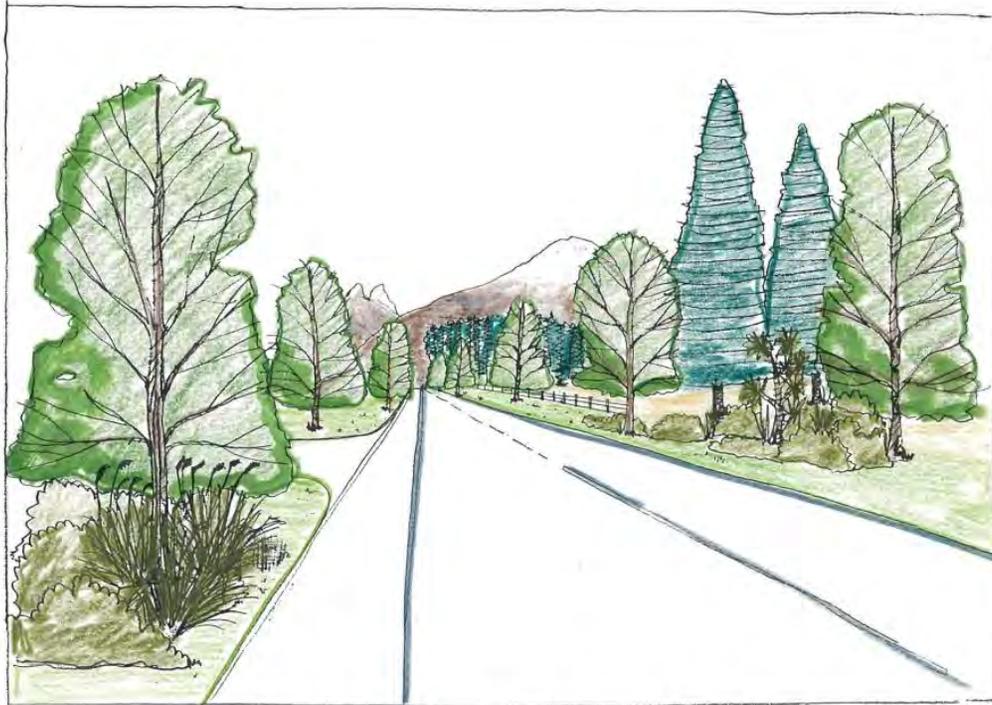
**KEY FEATURES**

- 1 Sealed carriageway width on Mull Street reduced to decrease dominance of road, reduce speed track, reclaim grass verges and emphasise rural character
- 2 Generally parallel parking on Mull Street to allow space for footpaths with schist kerbs in the centre of town
- 3 Argyle - Mull Street intersection - large schist slabs for visual interest and to slow traffic
- 4 Central car park on Argyle Street between Mull and Islay Streets. Short term bus park and drop off. Tree and shrub planting to soften and reduce hard surface
- 5 Bus park and additional car parking behind Hall ( old tennis court and part of adjacent Reserve)
- 6 Village Green
- 7 Overflow parking on grass
- 8 Remove parking and other clutter from in front of War Memorial ( and Hall )
- 9 Upgrade lighting and street furniture with appropriate rural style

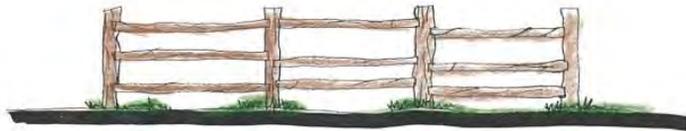
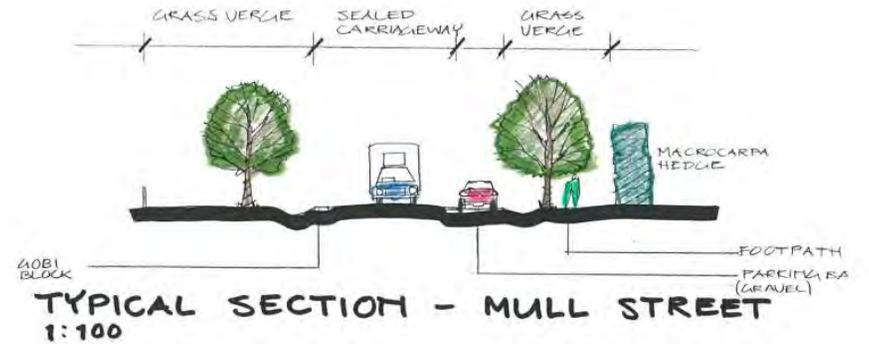
**Glenorchy Community Plan  
Town Centre -  
(Enlargement)**

Blakely Wallace Associates  
Landscape Architecture & Planning

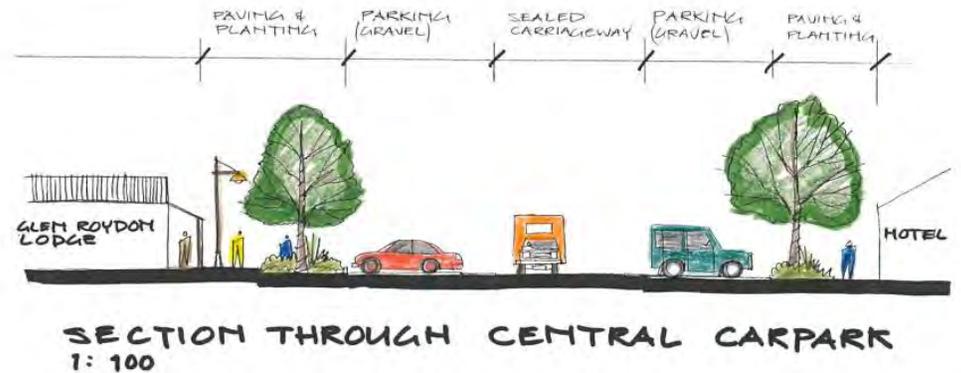
Scale 1: 1000 @A3  
August 2000  
Amended May 2001



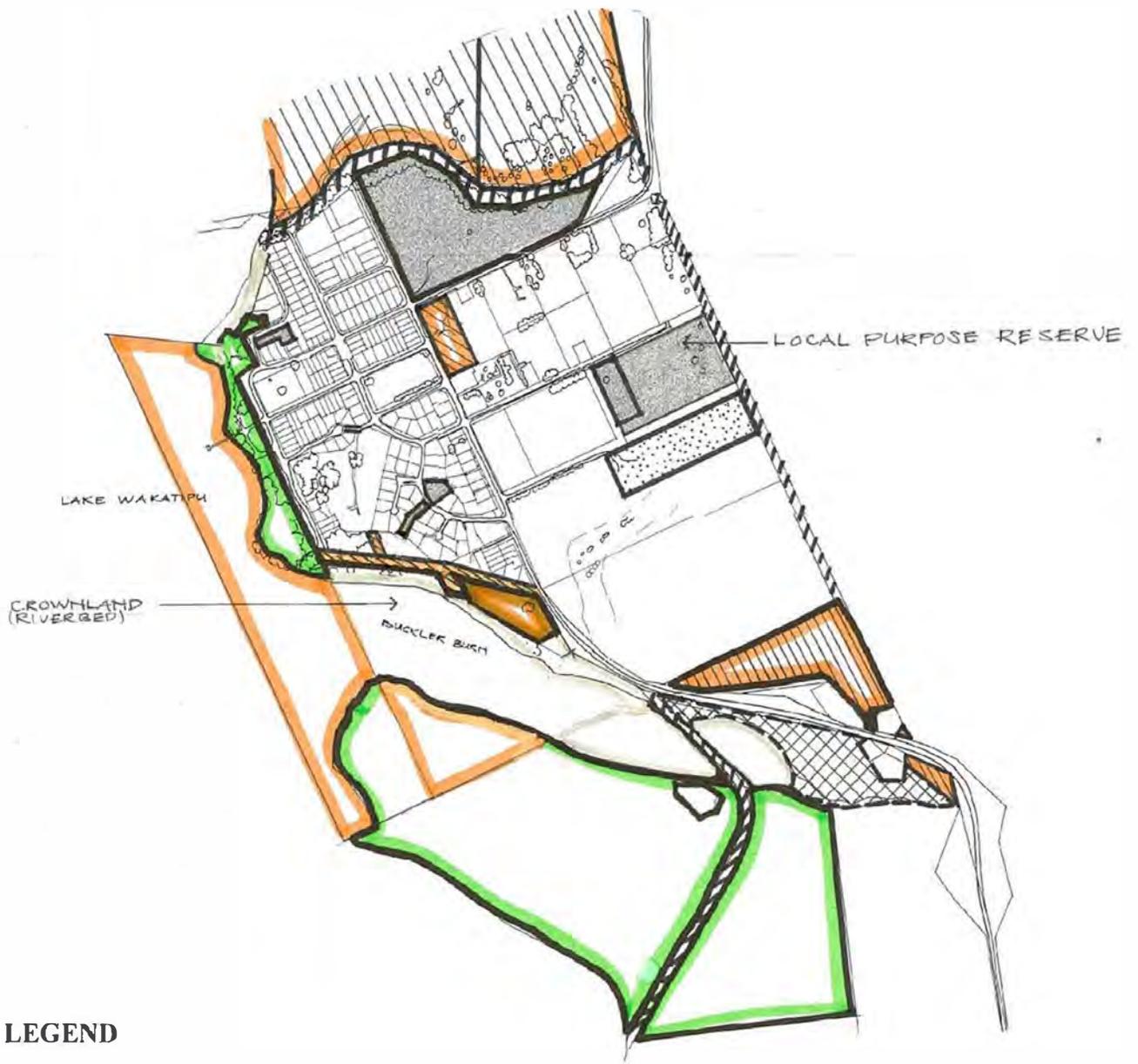
OBAN STREET - VIEW NORTH



POST & RAIL FENCE



**Glenorchy Community Plan**  
**Cross-sectional Drawings &**  
**Perspective Sketch**  
 Blakely Wallace Associates  
 Landscape Architecture & Planning      August 2000



**LEGEND**

-  Recreation Reserve ( Department of Conservation )
-  Reserve (Vested in Queenstown Lakes District Council)
-  Conservation Land ( held under Conservation Act )
-  Council owned land
-  Unformed or Closed Road
-  L.I.N.Z. ( Land Information NZ )



**Glenorchy Community Plan  
Town -Existing Land Status Map**

Blakely Wallace Associates  
Landscape Architecture & Planning

Scale 1:10000 approx.  
August 2000  
amended May 2001

## Section 5

# **Acknowledgments and References**

## **Acknowledgments**

The contributions and input from many people and organizations have been appreciated. We would particularly like to thank the Glenorchy community for its dedication and participation in the Plan process, which resulted in clear community directions on many issues. Our thanks are extended to the Community Plan Steering Committee members and in particular to their chairperson Mark Hasselman for giving freely of their time to assist with the process. Members of the Steering Committee included Kate Scott (secretary), Elaine Kirkland (treasurer), Leigh Henderson, Geoffrey Thomson, Jim Veint, Eric Billoud, James Campbell, James Veint, Marijke Miller, Christine Kelly, Richard Kennett, Peter Davies, Thor Davis, Deborah Kennett, Paul Chapman and Graeme Jackson.

The significant contributions of Diane Paterson, market researcher and Don Ross, (New Zealand Landcare Trust) workshop facilitator, were valued.

Special thanks to MP Jim Sutton, Minister for Agriculture and Rural Affairs, who visited Glenorchy to discuss the project with the steering committee. His interest and encouragement with respect to the Plan and assistance with funding sources were appreciated.

The Glenorchy Community Associations input and support was also valued. Members of the Association included Mark Hasselman (chairperson), Geoff Ockwell, John Glover, Graeme Railton, Helen Hillary, and James Veint. Other individuals and organizations contributed and gave their time willingly to assist with information and to answer queries. Many thanks to Graham Cochrane, (Otago Regional Council), Carey Vivian, and Victoria Jones, (CivicCorp).

The Glenorchy Community sought funding from a range of organizations and businesses to undertake the preparation of the Plan. Thanks are extended to the following organizations and businesses for their funding support for the project; Glenorchy Football Club, Dart River Jet Ltd, Glenorchy Community Association, Queenstown Lakes District Council and Work and Income New Zealand.

## References

Beca Carter Hollings and Ferner (1994). **Report for the Queenstown Lakes District Council on the Options for Disposal of Sewerage from the Township of Glenorchy.**

Ngai Tahu Development Co-operation (1999) **Pounamu Management Project**

Davie Lovell Smith (1992) **Queenstown Lakes District Plan Review Issues for Discussion**

Opus International (1997). Queenstown Lakes District Council. **Glenorchy Stormwater Review.**

Otago Regional Council (1999). **Management Plan for the Lower Buckler Burn - Glenorchy**

Blakely Wallace Associates (2000) **Discussion Document, 20 Year (and Beyond) Strategy: Glenorchy Town and Context, Concept Proposals Glenorchy Community Plan.**

Diane Paterson (2000). **Research Report on: Future Direction for Glenorchy and the Head of the Lake, Views of Residents and Ratepayers.**

Queenstown Lakes District Council - **Queenstown- Lakes District Plans**

Queenstown Lakes District Council (1992). **The Upper Wakatipu Landscape**

Queenstown Lakes District Council (2000). **Flood Mitigation Measures**

Montgomery Watson (1998). **Queenstown Lakes District Council: Glenorchy Landfill Application for Renewal of a Discharge Permit.**

Diane Paterson (2000). **Glenorchy Community, Workshop February 2000, Summary**

Blakely Wallace Associates (2000). **Summary of Glenorchy Rural Workshop – November 2000**

Julia Bradshaw.(1997) **Miners in the Clouds**, Lakes District Museum, Arrowtown .

Peter Chandler (1984) **Head of Lake Wakatipu**, Central Otago News Ltd, Alexandra.

Peter Chandler (1996) **Land of the Mountain and Flood**, Queenstown and District Historical Societies for the Hocken Library.

Glenorchy – Our Heritage – Video

## Appendix I

### Heritage Sites – Glenorchy District

(This list is not a comprehensive list of heritage sites. It includes well-known sites).

Scheelite Battery

Scheelite Mines - Glenorchy  
- Paradise  
- Sylvan Lake

Mt Judah Road

Invincible Mine

Remains of Dart Dredge – Dredge Flat (Dart River)

Glenorchy Mission Hall (Church)

Old Glenorchy Library

Centennial Gates, Recreation Ground

The Hillocks near Dart Bridge

Bible Terraces (Face of), Backdrop to Town

War Memorial

Glenorchy Wharf

Kinloch Wharf

Goods Shed Site at Glenorchy Wharf

Elfin Bay Wharf Shed

Cherry Gardens – Mill Creek (Below Kinloch)

Trees at Camp Hill

Site of Road Beginning and Completion Ceremonies (near gate to Glenorchy Airstrip)-  
includes the two Oregon trees and rock .

Arcadia House

Paradise House

Paradise School

Kinloch Lodge

Oak tree at Recreation Ground

Lime tree at old Mt Earnslaw Hotel

## Appendix II

### Workshop Participants

#### February 2000 - 2 day Workshop – Participant List

##### Day 1

Amanda Hasselman	Jan Lawrence
Andrea Schollmann	Jerry Hohneck
Ann Percy	Jim Veint
Betty Langshaw	John Coudret
Bruce Douglas	John Darby
Chris Doonan	John Wilson
Christine Benjamin	Kate Scott
Christine Kelly	Keith Richards
Dave Benjamin	L. Chapman
Dave Girling	Leigh Henderson
Deborah Kennett	M. Milne
Dorothy Railton	Mark Hasselman
Eileen Todd Elaine	Matt Ellison
Kirkland Elsie	Naylor Hillary
Reid	Paul Chapman
Eric Billoud	Pete Sinclair
Gee Somerville	Peter Whyte
Geoffrey Thomson	Richard Kennett
Graeme Jackson	Ros Angelo
Graeme Railton	Rosie Ferris
Helen Hillary	Sarah Kitson
Ian Kirkland	Suzie Millar
James Campbell	Thor Davis
James Girling	Verneen Wilson
James Veint	

##### Day 2

A. Temple	Elsie Reid
Amanda Hasselman	Eric Billoud
Annette Thomson	Gavin Hillary
Betty Langshaw	Graeme Railton
Christine Doonan	Helen Hillary
Christine Kelly	I. Temple
Dave Girling	Ian Kirkland
Deborah Kennett	James Veint
Eileen Todd Elaine	Jim Veint
Kirkland	John Coudret

John Wilson  
Kate Scott  
Kerry Sinclair  
L. Chapman  
Leigh Henderson  
Luke Hasselman  
Mark Hasselman  
Mike de Reeper

Pam Henderson  
Paul Chapman  
Richard Kennett  
Ros Angelo  
Thor Davis  
Tommy Thomson  
Wayne Allan

**Glenorchy Rural Workshop - Participant List**

Iris Scott  
Leigh Henderson  
Mark Bolton  
Mark Hutton  
Andrea Schillmann  
David Girling  
John Darby  
Kerry Sinclair  
Kate Scott  
Paul Chapman  
Richard Kennett  
Amanda Hasselman  
Bruce Douglas  
Ian Kirkland  
Marijke Miller  
Mark Hasselman  
Robert Bakhuis  
Lucy Neame

James Veint  
Geoffrey Thomson  
Gaynor Hillary  
Helen Hillary  
Richard Dunwell  
Peter Whyte  
Henry Mellon  
Christine Kelly  
Gaynor Leslie  
Jim Veint  
Dan Kelly  
Richard Walsh  
Mike de Reeper  
Elizabeth Fox  
Thor Davis  
Elaine Kirkland  
Peter Davies  
John Coudret

Don Ross                      NZ Landcare Trust      Facilitator  
Mary Wallace & Philip Blakely - Blakely Wallace Associates



# **Glenorchy Community Visioning Report 2016**

Final Report: November 2016



# Contents

1. Overview .....	3
2. Scope.....	3
4. Summary and Recommendations .....	5
5. Current Baseline: Glenorchy Community .....	7
Business/Commercial.....	8
Education .....	8
Community Services:.....	8
Environment .....	8
6. Community.....	9
6.2. Community – Glenorchy Community Association (GCA) .....	11
7. Environment .....	12
8. Economy .....	14
9. Infrastructure/ buildings/ accommodation .....	17





## 4. Summary and Recommendations

In order to achieve the vision for Glenorchy the taskforce developed a vision and recommendations for each of the key areas of Community, Environment, Economy and Infrastructure identified at the first forum. This report was presented back to the community on 8<sup>th</sup> November with feedback gathered and incorporated to form the final report.

Further background information including the current situation, successful outcomes, gap analysis and key performance indicators are included in this report.

1. Glenorchy Community reaffirms that Section 2 (The Spirit and Vision) and Section 3 (District Wide) of the Glenorchy Community 2001 Community Plan, along with the additions in this report desirable outcomes for the collective future of the community.

### Community Vision and Recommendations:

*“Strong community engagement and participation with a healthy village, great community services for residents and visitors. An inclusive, diverse community that is largely self-sufficient and balances business/commercial interests with those of the community.”*

### Recommendations:

2. The Glenorchy Community Association adopts this report and actions the recommendations below specifically related to the GCA.  
*Why? To continue to provide the Glenorchy community with a strong representative unified voice within the district.*
  - a. GCA appoints one committee member to be responsible for regulatory issues with QLDC and ORC and keep GCA and its members informed.
  - b. GCA employs an independent facilitator when a volatile issue is emerging to keep things moving and where possible reach consensus.
  - c. GCA allows for funding/sources funding for training for the Chair.
  - d. GCA engages more with social media/online to connect with community members that may not like/be able to attend meetings and to engage with younger community members. This may include the use of simple surveys of members.
  - e. GCA considers establishing simple job descriptions for committee members now and into the future.
3. The Glenorchy School Board of Trustees work with Wakatipu High School, and the Education Board to explore options for a modern learning environment eg satellite classroom for secondary students in Glenorchy and/or a mid-week boarding option.  
*Why? Education provision is changing, in order to continue to have young people educated within the community alternatives to long daily travel times need to be investigated and acted upon.*
4. GCA to investigate demand for a nurse video link and apply for funding if required.

## Environment Vision and Recommendations:

*“A community that is recognised for conservation, environmental and sustainability leadership. A zero waste community, 100% capture and recycling of nutrients and materials. Air, noise, light, soil and water pollution are minimised and at levels acceptable to the community”*

### Recommendations:

5. Sustainable Glenorchy, QLDC and the GCA agree a wastewater management framework that leads the way in environmentally sound long term solutions.  
*Why? To ensure a long term environmentally sustainable, self-sufficient community.*
6. The Glenorchy Community Trust is approached to consider commissioning a report on the options for renewable energy generation and use at the Head of the Lake that provide the best possible fit with the Glenorchy environment.  
*Why? To ensure a long term environmentally sustainable, self-sufficient community.*
  - a. QLDC to facilitate funding options to encourage ratepayers to install solar/photovoltaic/wind energy generation once the options report is completed.
7. GCA to gauge interest in community gardens, boutique business eg Glenorchy meat or butchers (community sustainability in its food).
8. ORC to monitor air and water quality and share results with the community.
9. Facilitate a more in depth community discussion on our environment – including fossil fuels, carbon emissions, biodiversity, soil health, chemical alternatives, global warming.

## Economy Vision and Recommendations

*“A diverse economy that thrives all year and businesses that are actively engaged with their community. Business and career opportunities for all. Businesses are committed to environmental stewardship and contribute to a thriving community”*

### Recommendations:

10. Businesses operating in Glenorchy form a Glenorchy Business Association/ Chamber of Commerce with the initial objectives of:
  - a. Leading an assessment of the economic wellbeing of the Glenorchy community to identify opportunities for diversification, gaps to fill or areas to strengthen.
  - b. Identify options and demand for establishing a shared office space/business hub.
  - c. Review worker accommodation availability and demand.
  - d. Facilitate the production of briefing material and training for frontline tourism staff eg Glenorchy Ambassador programme
  - e. Establish shared key messaging about Glenorchy, its values and work with Destination Queenstown to establish and attract target visitor groups.

- f. Provide a central source for gathering statistics and sharing information.
- g. The group considers independent executive or facilitator support to assist businesses to collaborate.

*Why? To achieve a unified community, business leaders, owners and operators need to work together to plan for the long term future of Glenorchy. Increasing numbers of visitors impact on the local environment and community. By working together the industry can proactively work towards managing growth in a way that is advantageous to the community.*

- 11. A group is formed to identify the requirements, options and actions necessary to place Glenorchy at the centre of a growing network of tramping and cycling trails at the head of the lake.

*Why? The type of visitor that is attracted to cycling and tramping are more likely to share the values of the Glenorchy community, valuing their rural and native environment.*

- 12. Glenorchy Community Facebook (or similar) to expand to include help with communications between the community rideshare etc Potentially Glenorchy Community Website – coordination between groups, business with capacity and private vehicles with capacity.

## Infrastructure Vision and Recommendations:

*“A visitor industry that contributes fairly to the town's infrastructure requirement, an airport that works for residents and visitors. Public transport services and a full range of accommodation options. Buildings and infrastructure that demonstrate sustainability in action (energy, water, wastewater). An enviable network of walking and cycling tracks.”*

## Recommendations:

- 13. QLDC commission a report to identify traffic management strategies including routing, calming, pedestrianisation and parking that will minimise the impact of increasing traffic in the township eg bus parking, campervans.

*Why? To be pro-active in planning for future infrastructure needs of Glenorchy, ensuring funding is in place and the impact of increasing traffic is minimized and/or managed within the township.*

- 14. QLDC, when reviewing the District Plan rules for Glenorchy identify actions that will encourage development of residential accommodation (1) suited to the elderly and (2) as affordable accommodation.

*Why? Affordability and supply of the right type of housing is an issue facing the entire district.*

- 15. QLDC to review rural waste collection and review walkways and freedom camping locations for toilet needs, waste bins (and collection)

- 16. QLDC/DOC to produce a district wide strategy for camp sites now and into the future (taking into account an increase in cycling/walking visitors).

## 5. Current Situation (Baseline Analysis): Glenorchy Community

- The total Glenorchy population in 2015 is 465 individuals. This is projected to grow to 830 by 2031.
- Based on QLDC growth projections and projected population growth the village has enough dwelling space available for growth based on an average of 2 people per household. This prediction is based on current zoning and includes rural dwellings (both built and unbuilt)

### **Business/Commercial**

- In 2016 the Glenorchy business/commercial environment is made up of a mix of retail, tourism, agriculture and accommodation services.
- Current urban plans for Glenorchy allow for reasonable growth over the next 50 years.
- Any large scale development or change to the commercial environment eg Milford Tunnel could have a large impact on the township and surrounding areas.
- Glenorchy currently has range of accommodation businesses.
- Tourism activities and visitor numbers to Glenorchy are growing with an associated increase in stress on current infrastructure. Promotion for Glenorchy is managed by Destination Queenstown with no current active Business Association.
- There is a growing element of concern around wages/accommodation and consistent messaging for the Glenorchy Region.
- The Glenorchy 'Head of the Lake' brand is still active but not managed by the community and appears to lack direction or buy in from all tourism businesses.

### **Education:**

- Primary School population of 35/40 is expected to remain stable for the future with a lot of young families in the area replacing those leaving to go to further education. The school is well resourced and supported by local families and businesses.
- 16 Students currently travelling to Queenstown for High School. Others travel to boarding school further afield. Wakatipu High School is due to move to Frankton Flats in 2018 which will impact on the number of students staying in the area due to commute time.

### **Community:**

- Glenorchy community is well served with primary school, nurse (unfunded), medical centre (multipurpose, library, museum), petrol station, post office, airstrip, pubs, cafes, general store, fire and ambulance services, and a good selection of community and sporting groups.
- There is currently a wide range of community organised activities based around the hall and village green - fishing competitions, flower show, long lunches, market days, film and music nights, programme of talks and discussions as well as a range of sporting and other social groups and activities such as community planting and clean up working bees
- The local community is currently actively trying to maintain the sense of community and support for local clubs and services that has been a feature of the lifestyle in Glenorchy. There are challenges, with increasing demands on people's time and engaging with new residents/visitors.

### **Environment:**

- The Queenstown Lakes District currently defines Glenorchy as an area of 'outstanding natural landscape'. This is defined by the district plan and environment court. The boundaries were defined in 14005 Landscape Boundary Report by M Read (Appendix 4).
- Visual impacts affecting Glenorchy:
  - Above ground power-lines in the township and along the Glenorchy Road.
  - Cumulative effects of light, noise in the town as it grows eg heat pumps, street lighting and

- lighting from new houses.
- Current guidelines and goals from the Community 2001 Community Plan incorporated into the District Plan are still relevant and valid. The full Community Plan is available in Appendix 3.
- In 2015 air and water quality are good but not monitored in a consistent manner. Glenorchy is currently in Zone 3 for air quality, dry, untreated wood, and no industrial waste. This should be maintained.
- In 2015 the Glenorchy Community is currently looking at options for sewerage. The desired outcome is a sustainable sewerage system that is suitable for the location and leads the way in sustainability.
- Glenorchy is currently served with an excellent recycling system, this should be maintained. Education around good choices eg food packaging should be considered.



## 6. Community

The original Glenorchy community forum focused a lot on the community engagement and participation as well as the values that make Glenorchy a desirable place to live and work. For the purposes of this report community has been split into two sections – community services and Glenorchy Community Association.

### Community Vision:

---

*“Strong community engagement and participation with a healthy village, great community services for residents and visitors. An inclusive, diverse community that is largely self-sufficient and balances business/commercial interests with those of the community.”*

---

#### Glenorchy Community 2035:

- All aspects of the community (including new members) are engaged in decision making, and collectively work towards achieving our vision for the future.
- A community that is largely self-sufficient in food and energy.
- The collective community voice is heard and listened to by relevant agencies eg QLDC
- Glenorchy village culture is retained - safe, welcoming, communal, caring and a 'muck in together' attitude.
- A healthy village with all essential community services eg health, education for residents and visitors.
- Community hub based around hall and village green provides a space for community celebration.
- Glenorchy is well connected, with viable transport options and access to the latest technology (eg phone and internet).
- Town boundaries are clearly defined.

#### What is the gap with today?

- Difficulty engaging with all aspects of the community.
- Newcomers integrating and understanding the Glenorchy community and opportunities.
- Individuals working within the community – lack of shared space /community hub for interaction and communication.
- Lack of aged care facilities, bus services and a lack of secure medical services.
- Wakatipu High School is due to move to Frankton in 2018 making the commute for students over 1 ½ hrs each way.
- Lack of affordable short term accommodation / housing for staff.

#### Potential issues to delivering the vision:

- Growth of the community with new people moving in.

- Ensuring the ‘loudest’ voice isn’t the final decision.
- Reaching new/all community members to ensure a balanced community view
- Youth taking responsibility and making sure they have a voice and are involved in decision making.
- Drawing people to live in GY for the environment rather than becoming a commuter town.
- Population base for providing community services.

### Key Performance Indicators (KPI's)

- Is there a year round, well attended and supported programme of events using the village green, hall and the community hub?
- Posting of agenda, information and notice of meetings on Glenorchy website.
- Items and community events are included in a comprehensive calendar on the website.
- Number of people attending events and meetings.
- Absence of vandalism and destruction of property
- Community Services are available and well utilized by the community eg healthcare, education, social clubs.

## 6.2. Community – Glenorchy Community Association (GCA)

### Glenorchy Community Association 2035:

- GCA is a strong community representative group with definitive goals, processes and structures.
- GCA has an effective strategy for dealing with emotive issues as and when they arise.
- GCA engages with all sectors of the community through a variety of channels eg meetings, online, community groups.
- GCA is a strong voice for the Glenorchy community in regulatory issues with QLDC and ORC.
- GCA decision making process is transparent
- GCA leads and works collaboratively with the business community.

### What is the gap with today?

- Emotive issues are taking too much time, difficulty coming to a consensus.
- Not all sectors of the community are engaged with the GCA meetings.
- Committee may not be representative of all aspects of the community.
- Difficulties for community and association to understand the scope and definition of the GCA i.e. what issues they should be dealing with. – maybe electronic input could be considered
- Understanding growth in the community and how to engage with new community members.
- Time and resources required for someone from the Glenorchy community to keep up to date with regulatory issues in the QLDC and ORC that are important to GCA.

### Potential issues in delivering the vision:

- Growth of the community with new people moving in, engaging with new members and encouraging them to play an active role in their community.
- Ensuring the ‘loudest’ voice is not perceived as the collective community view.

- Effectiveness in balancing conflicting individual views to reach progressive solutions for the community.
- GCA becomes discredited in providing a complete community view on issues.
- Reliance on community volunteers, increasing time and complexity of the GCA is providing a barrier to serving on the association.

### Key Performance Indicators:

- Glenorchy community understands the responsibilities of the GCA and supports their collaborative approach to representation.
- GCA committee is representative of all sectors of the community.
- GCA is engaged with all sectors of the community including youth, business, special interest etc.



## 7. Environment

The environment, sustainability and self-sufficiency were all raised as important to the people of Glenorchy during the forum.

### Environment Vision:

---

*"A community that is recognised for conservation, environmental and sustainability leadership. A zero waste community, 100% capture and recycling of nutrients and materials. Air, noise, light, soil and water pollution are minimised and at levels acceptable to the community"*

---

#### Glenorchy Community 2035:

- Glenorchy is a largely self-sufficient community with a thriving boutique 'export' business.
- The community works together to provide for each other eg weekly markets, collective kitchens, communal gardens, allotments and orchards.
- Glenorchy actively encourages and engages with alternative energy sources without impacting on the outstanding natural landscape. Lifestyle blocks used for self-sufficiency.
- Glenorchy has a strong 'Head of the Lake' brand that unifies and creates a distinctive community brand.
- Glenorchy is recognised as an area of outstanding natural landscape with areas of national importance – DOC land and the wetlands protected.
- Native biodiversity (particularly bird life) is increased with non-native predators and invasive species controlled.
- Glenorchy maintains its status as an unspoilt natural landscape, one that is largely undeveloped. Development is planned and takes into account visual corridors and maintaining the areas natural landscape along with the impact of noise, air and water pollution.
- Glenorchy's wastewater management framework leads the way in environmentally sound long term solutions.
- Air, water and light pollution are kept to a minimum. ORC regularly monitors the quality of air and water pollution and maintains 2015 levels.
- The community is encouraged to make good choices regarding recycling and waste eg food packaging.
- Glenorchy leads the way in operating a 'time-bank' a barter system based on activities eg 1 hour of time spent helping the school could be repaid by someone else spending 1 hour chopping firewood for that person.
- Agriculture sustainability is maintained and enhanced.
- Goals from the Community 2001 Community Plan remain valid in 2015 (pg 16)
  - Visual landscape, vistas and wilderness atmosphere retained / unspoilt.
  - The productive farm landscape to be retained.
  - Rural subdivision and other rural developments to be inconspicuous in the visual landscape.
  - No satellite townships or large developments.
  - No exotic timber plantations on the hills.
  - Heritage and cultural values and sites retained.

- Consistency in environmental factors, eg waste discharge between sewage and agricultural.

### What is the gap with today?

- A lot of produce currently going out of the area, and a lot being brought in.
- Boutique business opportunities exist but there are barriers to entry eg commercial kitchens, knowledge, and co-ordination.
- Use of alternative sources of energy - wind/hydro/home units/solar not common.
- Lack of monitoring of air, water and land pollutants.

### Potential issues to delivering the vision:

- Population base for providing services.
- Knowledge and funding for setting up boutique business eg commercial kitchen.
- Time poor part of the community i.e. two full time working parents.
- Ability for energy to flow back into the national grid, update of national grid connections.
- Light and noise from new development, noise from tourism operator's planes and boats.

### Key Performance Indicators:

- The majority of waste is recycled, with decreasing amounts of waste going to landfill.
- The community actively helps each other and utilises the time-bank to minimise waste and help each other.
- The Glenorchy Landcare is an active participant in Agricultural sustainability.
- Water and Air quality is monitored and the information is reported back to the community by ORC.



## 8. Economy

The economic outlook and makeup of the Glenorchy community has changed in recent years. Changes include an increase in tourism numbers in 2015/16 and larger luxury businesses setting up, more community members working globally and concerns around accommodation and pay rates as well as opportunities for career progression were all raised at the community forum.

### Economy Vision

---

*“A diverse economy that thrives all year and businesses that are actively engaged with their community. Business and career opportunities for all. Businesses are committed to environmental stewardship and contribute to a thriving community”*

---

#### Glenorchy Community Economy 2035:

- Tourism and agricultural industries work collaboratively to compliment the vision of the Glenorchy community.
- Tourism operators visiting Glenorchy make a positive contribution directly or indirectly to the Glenorchy economy and understand and promote Glenorchy’s values.
- The community and tourist operators value and contribute to preserving the rural character and infrastructure of Glenorchy.
- Glenorchy has a strong ‘Head of the Lake’ brand that unifies and creates a distinctive community brand with consistent messages communicated to visitors.
- Business growth is managed in a sustainable way within resource limits.
- Growth in the economy is in keeping with the Glenorchy values and vision eg Cycleways are developed and well maintained with visitors taking the time to stay for longer and enjoy the region.
- The community embraces technology in finding alternatives and energy savings eg car sharing/utilizing capacity in business/driverless cars etc.
- Glenorchy has a diversified economy with opportunities for young people to live and work in their village.
- Boutique, unique businesses (eg specialized, small local businesses), produce sold locally and exported, business hub allowing for mentoring and new ideas as well as providing a shared space for those working globally.
- Technologically advanced community allowing residents to work globally.
- QLDC regularly reviews development boundaries and zoning.
- Agriculture is still valued within the area, with complementary income sources viable and utilized.

#### What is the gap with today?

- Lack of a business hub, bringing remote workers together.
- Lack of coordinated strategy for expanding network of cycle trails.
- Career opportunities, progression and earning potential for residents.
- Lack of statistical information about the local economy eg visitor numbers, retirees, GY specific information.
- Identified space for light industrial activities.
- Lack of strategy to manage impact of traffic in/ through the town.
- Small ratepayer bases supporting infrastructure for visitors.
- Stress on the farming industry to change and diversify threatening the rural landscape.

- Split between rural, residential and tourism operators.
- Fragmented information being given out to visitors about Glenorchy.

#### **Potential issues in delivering the vision:**

- Lack of good internet and cell phone coverage.
- The need to balance commercial activity and community wellbeing.
- Faster paced tourism with people moving through more quickly and contributing less.
- Quantity of visitors putting excess pressure on the town during peak season.
- Resource and collaboration to put together a consistent message for Glenorchy.
- The impact and cost of tourism is not understood – i.e. numbers, impact on the local economy.
- Change in tourism types, tourists searching for ‘new’ options.
- Tourism employment often low paid, with less opportunity for advancement.
- Lack of diversification in the local economy.

#### **Key Performance Indicators:**

- Rural outlook of Glenorchy is maintained.
- Zoning of rural areas is protected and not allowed to be subdivided.
- New residents, employees, and providers to the area have an accessible, accurate information source.
- Glenorchy economy provides diversified employment opportunities for residents.
- Boutique businesses are thriving and a viable option for residents.
- Tourism business (both local and visiting) contribute to the infrastructure of Glenorchy and provide a consistent message to visitors.
- Visitors to Glenorchy are high yielding and stay for longer.

## 9. Infrastructure/ buildings/ accommodation

### Infrastructure Vision

---

*“A visitor industry that contributes fairly to the town’s infrastructure requirement, an airport that works for residents and visitors. Public transport services and a full range of accommodation options. Buildings and infrastructure that demonstrate sustainability in action (energy, water, wastewater). Glenorchy has an enviable network of walking and cycling tracks”*

---

#### **Glenorchy Community Infrastructure 2035:**

- Cycle ways that connect Glenorchy from Queenstown and Walter Peak and linking to other bike trails.
- Accommodation for a full range of budgets, campers, campervans and buses in the town.
- Wastewater treatment scheme that is affordable and reflects the sustainability values expressed by residents and helps reduce water usage and wastewater production.
- Less energy is required for providing town water supply by use of gravity flow.
- High speed internet and cell phone coverage throughout the area.
- Infrastructure – is fit for purpose and attractive to the right type of tourist – eg electric bike stations, charging stations, bus parking.
- Public toilets, signage and facilities on walkways to protect the natural environment.
- Environmental centre and tramping hub for information and a ‘jumping off point’ for trails and tracks.
- Infrastructure to support people stopping in Glenorchy to reprovision or get more information while exploring the national parks. Potential for the return of DOC or environmental based centre or information centre.
- Mountain biking/walking options/trails, use of private land for commercial operations.
- Village Green is maintained as an open space and well used by the community.
- Space is available and utilised by the community for boutique business, community gardens and a business hub.
- Alternative transport options are available to the community eg park n ride, public transport.
- Long term marina development plan in place and active

#### **What is the gap with today?**

- Public access for creating trails.
- Wastewater management plan.
- Ensuring tourists or tourism businesses contribute towards infrastructure in the district.
- No high speed internet or full cellphone coverage.
- Lack of a DOC level camp site close to the town, increasing pressure from freedom campers.
- District wide strategy for freedom campers.
- Lack of bus parking within the town, putting pressure on the main street and encroaching on pedestrian safety.
- Lack of suitable space/building for encouraging boutique production business eg meats, food production.

#### **Potential issues to delivering the vision:**

- Lack of wastewater treatment options that are acceptable to the community and QLDC.
- Poorly built/ maintained roads causing safety problems.
- Funding for signage and facilities on walkways.
- Low ratepayer base supporting visitor infrastructure.
- Glenorchy not being in a position to capitalise on future potential cycling/walking visitors (eg based in and out without staying).

### Key Performance Indicators:

- Facilities are available for cyclists, freedom campers and hikers.
- Glenorchy is attracting high value visitors that value Glenorchy for its relaxed, unique and environmental community and contribute towards infrastructure costs.
- Signage, rubbish bins and toilets available along walkways that are kept in their pristine natural state.

## 7. Fit with other Shaping our Future reports

This report is in line with Shaping our Future vision and priorities, and previous reports.

## 8. Next steps



## 10. Appendices

Appendix 1: Taskforce Terms of Reference

Appendix 2: Forum Results (including full list of forum attendees)

Appendix 3: Glenorchy Community 2001 Community Plan

Taskforce: John Glover (Chair), Mark Hasselman, Allie McHugo, Kate Scott, Peter Reid, Dale Jefcoate, Robert Bakhuis, Paul Chapman, Luke Hasselman, Corrine Davis, Anne Percy, Anita Golden (Shaping our Future)