



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

Hawea Community Association

July 2015

1.1 Introduction

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

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

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

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

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

2.1 Process

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

3.1 Background

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

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

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

Refer to Figures 1 and 2 below.

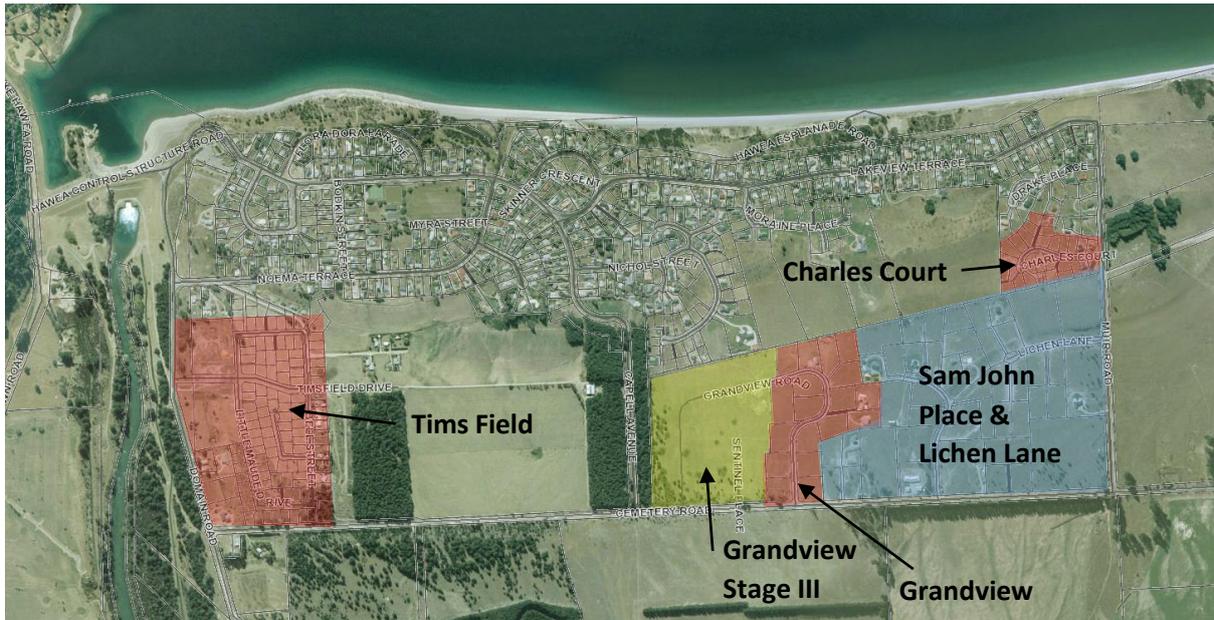


Figure 1: Location of Lake Hawea Subdivisions

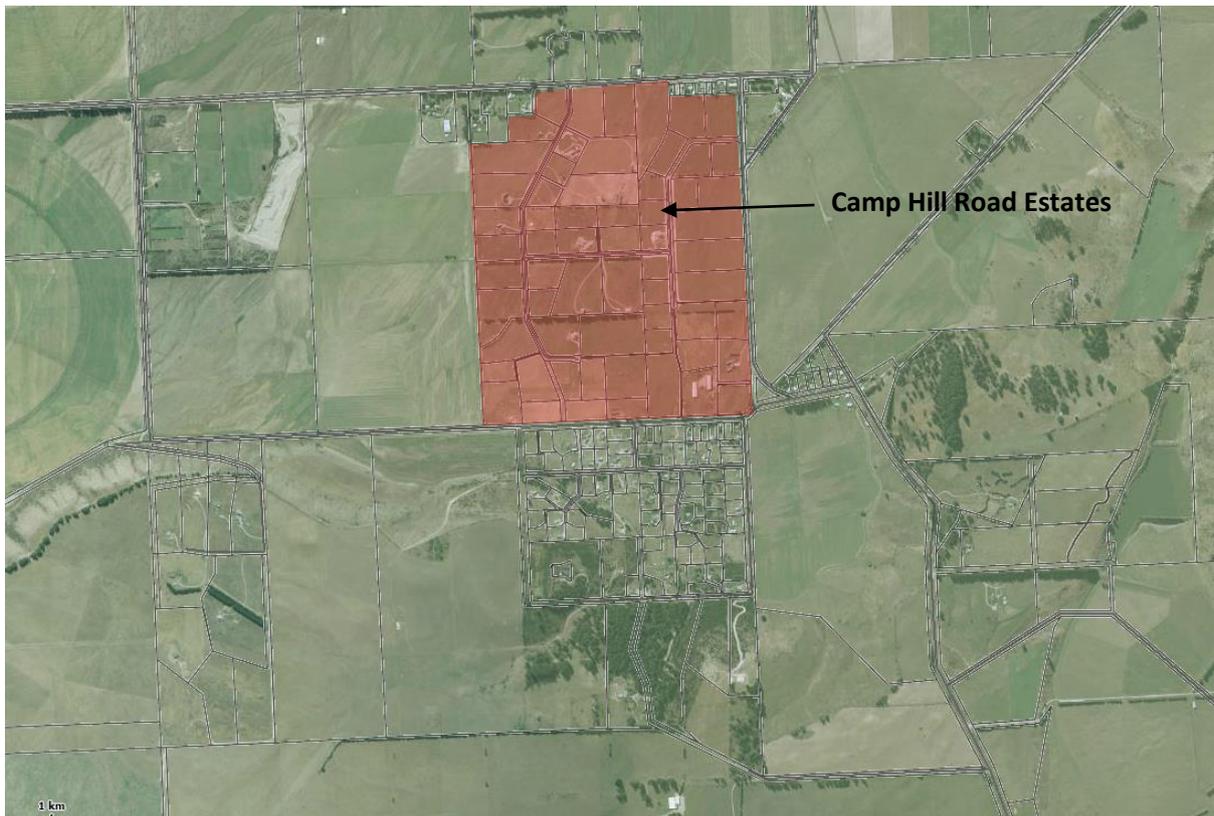


Figure 2: Location of Hawea Flats Subdivisions

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

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

range between 800m² - 1280m². Building of this subdivision has not commenced. The consent is due to expire in January 2019.

4.1 Future Growth Projections

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

Table 1: Future population and household projections

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

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

Table 1: Dwelling Capacity for Hawea

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

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

5.1 Hawea: The Vision

The 2003 Hawea Community Plan included the following vision:

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

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

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

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

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

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

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

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

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

6.1 Key Community Outcomes:

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

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

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

7.1 Key Strategies:

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

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

7.1.1 Residential Growth

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

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

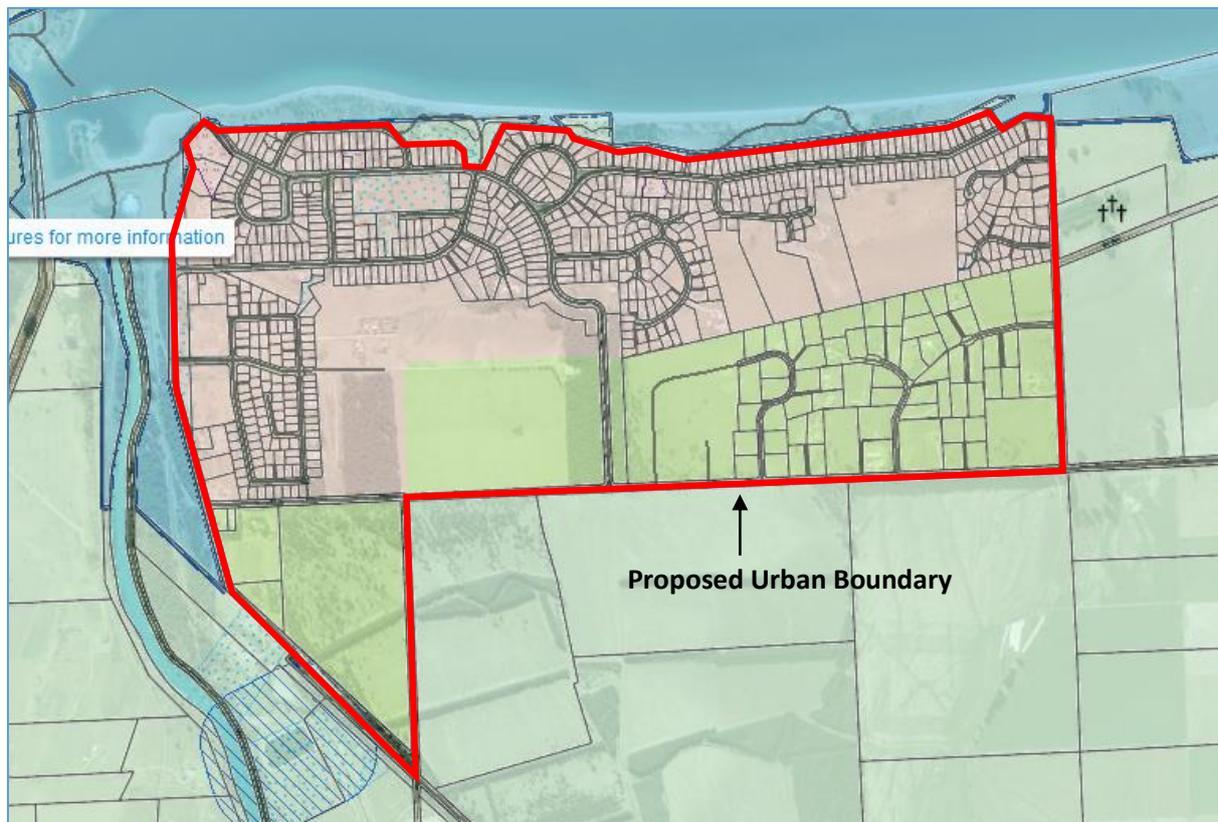


Figure 3: Proposed Lake Hawea Urban Boundary

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

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

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

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

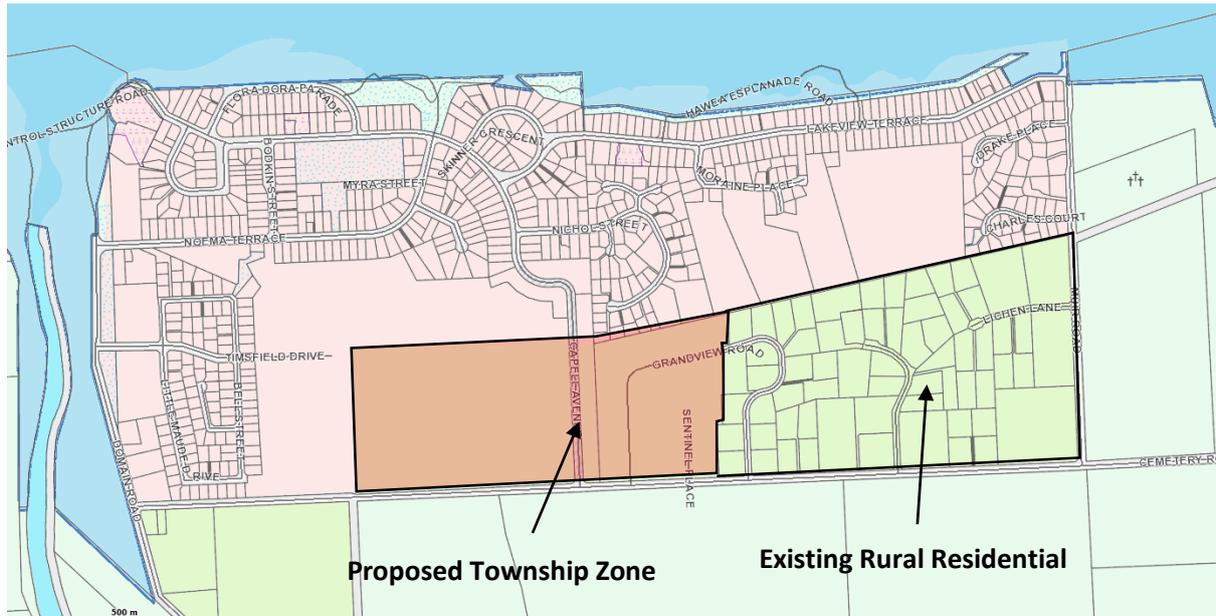


Figure 4: Proposed new zoning.

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

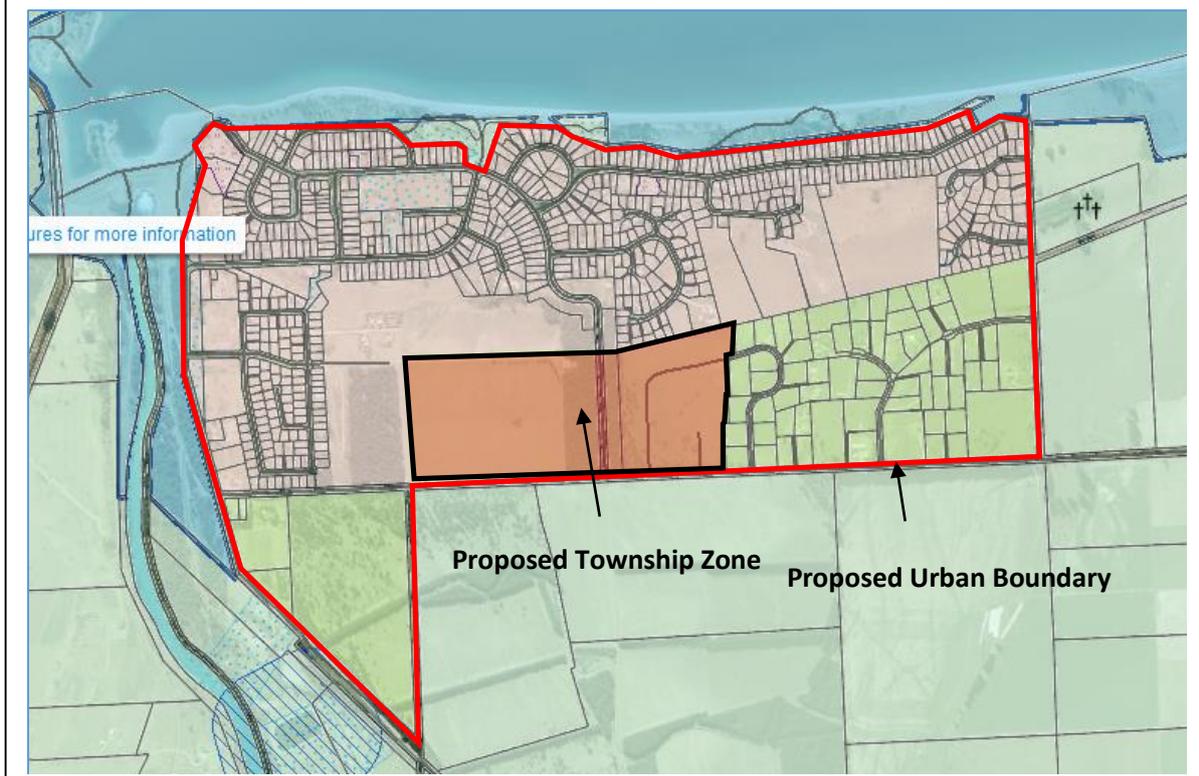
Residential Growth District Plan Recommendations:

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

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

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

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

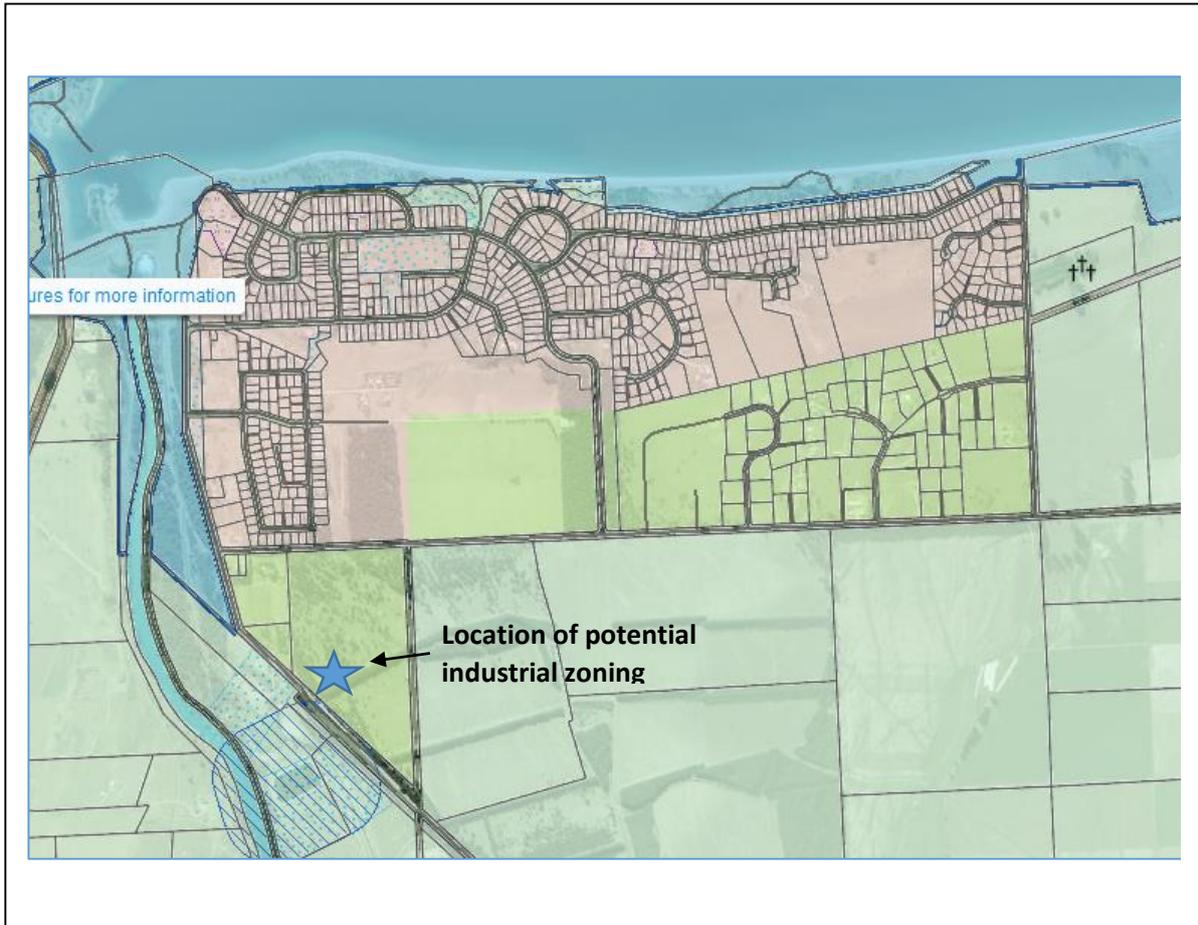


7.1.2 Industrial

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

Industrial District Plan Review Recommendation:

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



7.1.3 Commercial

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

Commercial District Plan Review Recommendation:

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



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

7.1.4 Visitor Accommodation

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

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

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

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

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

Visitor Accommodation District Plan Review Recommendations:

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

7.1.5 Rural

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

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

Rural District Plan Review Recommendations:

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

7.1.6 Planned, Efficient and Effective Infrastructure

7.1.6.1 Traffic Safety

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

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

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

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

Better linkages between subdivisions continues to be supported.

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

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

7.1.6.2 Quality Water Supply

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

7.1.6.3 Safe Disposal of Stormwater and Sewage

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

7.1.6.4 Provision of Low Level Street Lighting

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

Infrastructure District Plan Review Recommendations:

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

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

7.1.7 Reserves and Open Space

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

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

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

8.1 Conclusion

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