

LAKE **HĀWEA** FLAT  
MASTERPLAN

By Cody Tucker and Erica Gilchrist  
In partnership with....



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## Implementation

## References

A person wearing a backpack and a hat is hiking on a dirt trail through tall grass. In the background, there are rolling hills and mountains under a hazy sky. The text "VALUES AND VISION" is overlaid in the center of the image.

# VALUES AND VISION

## WHY? WHO FOR?

To plan for the present and future needs of the community. Provide a hopeful vision that is community led to give power and sense of control back to the local residents, improving the relationship to growth in our hometown.

This plan will make it easier for the local council to understand the wants and intentions of the Hāwea community when deliberating with developers.

This plan should start conversations with the community to refine its values into ideas.

This plan will front foot the urban growth by ensuring areas are protected and designated for sustainable growth that incorporates tikanga Māori and the communal wants and needs.

## OUTCOMES

A holistic plan led by the community that clearly outlines/inspires opportunities for new pathways, ideas and strategies needed to accommodate future growth with the best outcomes.

## IMPLEMENTING THE STRATEGY

Design the plan in context to the spatial plan to easily implement the ideas into the wider council strategy. Consult with as many professionals, residents, developers and councillors to ensure the themes and ideas withstand criticism, validating their need.

## COMMUNITY MISSION STATEMENT

Hāwea deserves to be a place where people thrive, connect and are proud to call home. Ensuring the community is integrated with the future outcomes of the town is imperative. Community and collaboration are at the heart of our values so this plan should represent these ideals in all forms of the plan.

## VALUES AND VISIONS

- Protect the environment
- Retain equity and inclusivity
- Enrich community and connection
- Celebrate our culture
- Create resilience and independence
- Improve quality of life

## REPRESENTATION

- Incorporation of tikanga Māori and representation of our cultural identity
- Diverse age groups. Incorporate local history and ensure accountability for future outcomes.
- Inclusive and diverse. Celebrate all cultures connecting in one place, a thriving multicultural community.

## COMMUNITIES VERSION OF SUCCESS

- Connected
- Sustainability
- Inclusive
- Community
- Collaboration
- Community
- Adaptable
- Food Resilience
- Strategy/better planning
- Affordable
- Quality Mastery



An aerial photograph of a mountain valley. A wide river flows through the valley floor, surrounded by green fields and small settlements. In the background, rugged mountains rise under a cloudy sky. The entire image has a semi-transparent olive-green overlay. The word "ENVIRONMENT" is centered in a bold, brown, sans-serif font.

# ENVIRONMENT

## GREEN SPACES

A green connection that utilises the floodplain to create the new urban growth boundary on the eastern side will ensure proximity to natural space and a connection that borders the residential area from the lake to the Domain.

This space, otherwise difficult to build on, could allow sports fields, dog parks, carbon farms, watersports facilities, playgrounds and more to be accessible by all and sacrificial in the unlikely event of flooding.

The species planted in this region could soak up storm water, sequester carbon from the air, provide biodiversity in planting and improve human connection by way of natural pathway/-connection to the lake.

## BLUE SPACES

Largest impact to water degradation is stormwater runoff from urban areas (after consultation with Julie at Wai Wānaka). The masterplan will utilise the Hāwea river track and the flood plain to create planted natural boundaries for dense urban development, ensuring there is a soakable border to accommodate for the urban development.

“Water is the essence of all life” and irrefutably one of if not the highest importance to the community and Mana Whenua. These values should influence how waterways are seen, treated and restored. To improve this relationship, we believe better signage at entry points like the boat ramp, Scotts Beach, Esplanade Reserve and Johns Creek will make progress towards the cultural adoption and recognition of these values.

## LANDSCAPE CHARACTER

The landscape has been identified as one of the main components that have shaped the communities decisions to live in Hawea, therefore it needs to be protected and where possible beautified. Aspects considered are the entrance where the lake is first seen along SH6 and the turn off onto the Dam. Collaboration with Contact Energy to improve the aesthetic of this entranceway.

Outstanding Natural Landscape remains protected in plan Rural character is maintained through urban zoning and uses the flood plain as a natural boundary to keep productive use of land available for farming and horticulture.

Foreshore to be continually improved through planting, better access through bike lanes and carparks and public furniture and sculpture.

## CARBON ZERO

-Carbon Farm which sequesters carbon that is funded by the regenerative tourism proposal.

-Regenerative farming practice to restore nutrients in the soil championed by Lake Hawea Station. \*\*convert existing vs creating new?

-EV charging facilities in key locations in the district shown on Masterplan.

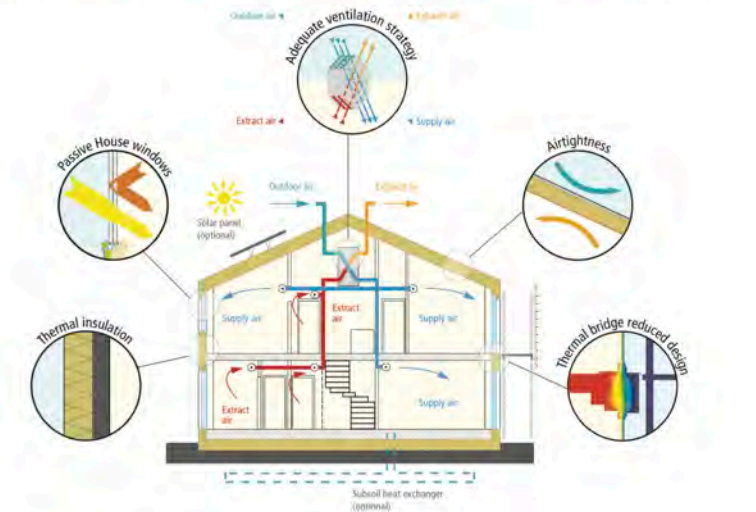
-Public Transport Bus route network within Hāwea to reduce the economic and environmental cost of cars on the roads.

## BUILDING

Building waste is the number 1 contributor to local landfill making up about half of all waste. As such, a focus on sustainable building practices and innovation is needed when construction of new buildings occurs. To front foot more sustainable construction practice, shared facilities like local landscape supply, communication between residents to connect needs of fill and topsoil and a local recycling centre that focuses on building waste could improve the current situation.

Inclusionary zoning to ensure diversity in communities and destigmatize affordable housing.

Supporting built in independence like solar, rain water collection and space for growing veges builds needed resilience for extreme events and fits within community values.



## PLANTING

- More planting on slopes to reduce erosion.
- Promote native planting on unproductive land
- Reduce grass patches to reduce irrigation and maintenance

Species recommendation needed for different building contexts below...

Native- Plant for native flora & Fauna diversity & health

Urban (list species)

Slope (list species)

Street (list species)

Forest/carbon sequestering (list species)

Parks/Reserves (list species)

Riparian (list species)

We know that a lot of people value the colour , stature and shade that a number of exotic tree species bring - be that a grand avenue of oak trees, a hawthorne hedge or for example the way in which cherry blossom marks the season. Community consultation will determine the diversity of planting beyond natives.

Where is this enforceable?

Public spaces, rural landscape, signage and wayfinding, facades and sculpture, parks and reserves.

Not enforceable?

Private land, urban residential

## DARK SKY RESERVE

To preserve the night sky and celebrate its cultural and scientific significance, the community would like to work towards achieving a Dark Sky Reserve in Hāwea.

To achieve this, a Lighting Management Plan will need to be created to "guide the selection, placement, installation and operation of all new and replacement/retrofitted lights in the townships. Its function is to regulate the use of artificial light at night (ALAN) in a way that prioritises the safety of visitors and staff while minimising the impact of such light on protected outdoor spaces, viewsheds and wildlife. Therefore, all instances of the use of ALAN in the townships will adhere to the principle that outdoor light should be deployed only: (1) when it is strictly needed; (2) where it is needed; (3) in the appropriate amount for a specific task; and (4) with the appropriate spectrum".

(Sample of a Light Management Plan for International Dark Sky Parks)



A group of diverse people of various ages and ethnicities are gathered outdoors in a scenic, hilly area. They are dressed in semi-formal attire. The scene is filled with a celebratory atmosphere, as evidenced by the falling confetti. The individuals are engaged in various activities: some are looking at their smartphones, one woman is clapping, and a young couple is embracing. The overall mood is joyful and communal.

# PEOPLE



## CULTURE AND COMMUNITY

- Environmentally conscious
- Strong connection to the landscape, lake, mountains rivers etc
- Values community feel very highly (local events and gatherings)
- Outdoor enthusiasts
- Creative in arts/design
- Strong population of full time residents enhancing the connection to the place.
- Active Mana Whenua

## NUMBERS AND PROJECTIONS

2018 – 2048 projected 2880 to 5210 residents and 1630 - 2950 Houses

2021 – 2051 projected 1260 to 3280 residents and 760 – 1710 houses

Current residence approx 1750

The latest census data is 4 years old (2018)

The intent of the 50 year Master Plan is to accommodate for more than what is projected with available statistics, given the recent shortcomings in predicting the growth in the region and the communities desired approach to “plan for double the size”. This allows for a more strategic and holistic planning when establishing urban growth boundaries and defending the wants of the community in consultation with developers. This ensures the community vision has value when urbanising the Hāwea landscape and to plan for the wider needs of the community beyond housing.

## VISITORS

Regenerative Tourism is the primary strategy focused by Tourism NZ. This can be implemented as a form of contribution to the needed planting of trees through the floodplain and townships to improve the aesthetic, air quality and offset emissions caused by travellers.

Access to walking tracks like Grandview and Breast Hill to acknowledge the sacred/tapu nature of the walk, reinforcing the respect for the place at the meeting points through signage.

## EDUCATION

### Day Care

Daycares to be peppered throughout all residential areas to address the highest demand in the most needed places. Being walkable from residents is essential to reduce transport demands and align with climate targets.

### Primary

The Hāwea Master Plan recognises the long term need for a primary school in each district to ensure walkability, equity and access to adequately sized schools. We propose the current Hāwea Flat Primary school remains while a Lake Hāwea primary school is built in the centre of the urban boundary, offering the closest proximity to the majority of residents ensuring the route is easily walkable.

### Secondary

With a heavy reliance on early childcare centres and a growing need for accommodating primary school students, the eventual need for a secondary school is undeniable. The masterplan recognises that the most appropriate location for a secondary school sits in between Lake Hāwea and Hāwea Flat, given the age of students allows the greater distance when considering biking and this position offers a larger radius to accommodate for more kids. The access to the Domain for sports and recreation also offers better outcomes for the students.

### Tertiary

The opportunities for further education in the area could include the likes of the Alpine Lakes Research Education Centre, a focus on space to integrate with NASA or an observatory to complement the connection to the Dark Sky Reserve, or a multi use facility that allows for an innovative, remote approach to study. This concept would recognise the value of correspondence which allows the building to be best utilised depending on the growing needs of the community. The trend of remote work will extend to education and will see better opportunities for students to learn from the best in the world from wherever in the world, with an adequate learning facility to accommodate this.





# UTILITIES

## WASTE

A recycling centre south of Camp Hill road that focuses on construction waste (given its 50% of our waste) to further connect the residents with consumption and promote a circular economy.

## SANITATION

The Current proposal for the expansion of Hawea's waste water system is to pump from the existing site at Domain Rd, down the paper road route until Camp Hill Rd, then west out to SH6 to connect with the Upper Clutha's Project Pure Ponds. The consideration is that a local system would take over 40 hectares of space and be of a high cost to rate payers. The pipe will be bolted to the Camp Hill Road bridge and will feature a double sleeve design to capture any ruptures in a seismic event. QLDC is currently seeking community feedback on the proposal.

## ENERGY

The community's vision for energy requirements is focused around self-reliance. This would be improved by capturing power at the Hawea Dam by including a turbine generator. Subsidisation of solar panels could accommodate the growing power demands anticipated and could decentralise infrastructure, creating better resilience in disaster events like earthquakes, less reliance on public infrastructure and give residents more independence from the increases brown and black outs. An existing council backed scheme in Nelson City Council saw the cost of the panels repaid via householder rates over say, 15 years or when the property is sold if that is sooner. This would help combat the upfront capital cost and recognise its aid in the progression to 100% renewable energy.

## MEDICAL

To ensure access and better quality of living, a medical centre is desired to cater for the needs and good health of the community. Given the current scale of Hawea, this centre should prioritise multi-use facilities to accommodate the divergent needs of the community. A short term option might be to have some generic 'medical rooms' that visiting nurse or practitioners eg physio, osteopath etc could work out of. Also a facility for tele-medicine where the local patient and a nurse are connected to a specialist who is in a remote location.

There is currently a lack of access to the facilities in Wānaka because of transport (elderly and youth who can't drive), something LINK is looking to champion with initial public transport trials. Better public transport is a key component to compensate for the locals health needs and ensure the needed facilities are within reach of all.

## LANDSCAPE SUPPLY

An allocation for compost, topsoil/fill and other landscaping material at the existing green-waste collection site to expand its utility to a community in a high growth stage of housing.

## RECREATION

- Sports fields at the Domain
- Watersports facility at the river wave or McCarthy Wave?
- Amphitheatre to attract music back to Hāwea
- Dog park in flood plain green connection or parks
- Skatepark in Lake Hāwea (walkable with residents)
- Playgrounds every 1 km radius
- Development of parks by the lake (furniture, parking, bike lanes, sculpture etc)
- Seal pump track at bike park





# **HOUSING AND ACCOMODATION**

## AFFORDABLE HOUSING

QLCHT

The Queenstown Lakes Community Housing Trust (QLCHT) has currently secured 28 sections in SHA approved subdivision Long View which offers first home buyers leasehold land to combat the upfront cost of the house by only owning the house and renting the land.

**Densification** is essential to reduce urban sprawl and maintain access to key facilities without the need for a car. Studies have shown compact living can lead to a more communal and connected lifestyle which fits within the communities vision of success.

While Hāwea still relies on the infrastructure of Wānaka to support the residents lifestyle, densification has to be met with appropriate surrounding facilities and public transport to mitigate the need for 2 and 3 car households which put strain on the available land when parked.

As we transition from full ownership to shared/mixed use facilities, it is important to plan for the outsourced needs of those dwellings to properly accommodate them within the township. This could include the likes of

- Public transport to Wānaka
- A laundromat
- Playgrounds within 1km radius
- Storage units
- Walkable Schools and Daycare
- Nearby bars, restaurants and cafes
- Proximity to parks and shared outdoor spaces

## BUILDING

Being in one of the most extreme climates with hot summers and cold winters, Passive House building principles are paramount to improve the resilience of housing and reduce the energy demands needed to heat or cool homes in the region.

The most important first step is orientation for passive solar gain, given the north facing flat land in Hāwea, there should be no reason to neglect this rule. Energy modelling will take it the needed step further, helping home owners understand where they can make improvements in the performance of their home before building to reduce running costs and improve carbon footprint. As most of the projected homes are yet to be built this should be a reasonable request for new dwellings.

## SEASONAL AND VISITOR ACCOMMODATION

The extreme climates of the region acknowledge a strong shift in residents across seasons. To meet this ever changing demand, allocation for accommodation needs are to be considered. The following options have been the current supply of housing for visitors...

Hāwea Hotel  
The Camp (Holiday Park)  
Lake Hāwea Campground  
Airbnb  
Freedom Camping

Seasonal accommodation has relied on renting in the existing housing supply and will continue in this direction. There is an opportunity to zone for seasonal accommodation apartments/townhouses in the urban zone, funding/ownership of which could be by large tourism vendors like Wayfare to supply the demand and reduce reliance on existing supply.

## RURAL AND LUXURY

Allocations for residential and rural landscape will be adaptable to accommodate rural and luxury dwellings. Large minimum lot sizes and strong restrictions around visibility/design guide will continue to be enforced to ensure the development is appropriate to the surrounding landscape and not inhibit access or sight lines to outstanding natural landscape.





# ECONOMY

## HOSPITALITY

Hospitality is a key connection point for residents and serves as cultural hubs in the township. Bars, cafes and restaurants inspire moments of connection and improve quality of life. The Hāwea community has continually expressed interest in growing and improving hospitality in the region in order to keep the places that bring us together and provide more localised options to improve the quality of life.

Opportunities for future growth of such have been identified along Capell Ave, the main st of Lake Hāwea and Kane Rd or Camphill Rd in Hāwea Flat.

Seasonal workers rely primarily on hospitality to help subsidise their stay and incorporate them into the local community. As such, proximity to seasonal accommodation is vital to better facilitate the work life balance of these workers. The reliance on vehicles is sometimes restrictive with typically low income/temporary residence workers which further supports this need for a close relationship to housing and hospitality in the centres of the townships.

## INDUSTRIAL

A practical community of DIYers, trades people, business owners and artisans speaks to the need for a light industrial zone. This ensures space for loud activities like machining, large volume storage for businesses, gyms, workshops for artisans, musicians and mechanics etc.

Industrial zoning acknowledges the need for locality in industry to reduce traffic into Wānaka, create more stable jobs in diversified industries and build community by working together rather than individually in garages.

## REMOTE PROFESSIONALS

The Covid pandemic has accelerated the transition to remote working and quickly re-structured the incentives for the professional industry. Given Hāwea's natural beauty and affordable flat north facing land, we have seen a large and growing population of remote workers ditch the traffic for a more environmentally connected lifestyle.

This trend puts proportionate strain on local infrastructure but is much less demanding to transport than establishing a traditional brick and mortar commercial industry.

The primary sacrifice is a lack of human connection and missed opportunity for collaboration. A co-working space will address this need for connection and give a place for professionals to diversify their work space locally. This need is aligned with Ignite Wanaka's vision of a dynamic, innovative, diverse and prosperous business community.

## SMALL BUSINESS START UPS

The HCA currently promotes over 120 local businesses in the area of which there are currently only 6 allocated commercial spaces for. The need for commercial space is undeniable when contrasted with the existing local businesses (only the ones advertising on HCA counted so far) working out of their home or garage.

The needs for these businesses will vary from street frontage, House and income, light industrial or no separate space at all depending on the application.

Therefore the requirement is an allocation for the variety of needs with a priority on multi-use spaces to address more with less. Establishing a CBD in the center of the townships will give place for retail and offices. Larger scale Industry has room to grow in Hāwea Flat which has clean access to SH6 via Camp Hill Road.

## AGRICULTURE

The Hāwea Masterplan distinguishes the fertile Rural land and creates boundaries to protect from urban development to ensure there remains a strong connection to the rural sector and protect the outstanding natural landscape.

A thriving agricultural community that produces food and raw materials like wool enables the communal values of organic, locality, resource security, local history and connection with "how things are made."

This connection could also be further enhanced with the construction of a Market Square, to promote free trade amongst locals and enhance the communication and connection between residents as well as inviting and encouraging visitors to experience the local offerings.

## CASE STUDY

### Medium Business

Local Dehy is an innovative local business currently at capacity in production, with the means to scale 100% with adequate space to grow. This would also create more local jobs and is a fine example of the kinds of business that so appropriate in this landscape.

### Small Business, Front Facing

There are currently dozens of small front facing businesses like hairdressers, beauticians, aritsans and more working out of their home. It is undeniable that commercial buildings in the heart of the township would help cater for the needs of these growing local businesses.

### Remote Professional

Given this report and the majority of contributors have been WFH professionals, the not yet quantified but irrefutably rampant growing population of Work From Home Professionals is irrefutable.

This trend has enabled more diversity in residents and in opportunities for the local economy as it has little reliance on infrastructure.

The want for a local co-working space has been very prevelant to mix it up for the week, enable better collaboration, new connections and friendships and offer a flexible focused space for professional work.



A man with a beard and a backpack is riding a bicycle on a city street. The background is heavily blurred, suggesting motion. The word "MOVEMENT" is overlaid in the center of the image.

**MOVEMENT**



## CONNECTION AND RELATIONSHIPS

Our intent is to create spaces that enrich connection and meaningful relationships. This can be achieved by championing communal spaces and linkages in the Master Plan to inspire future development to incorporate within plans.

## CYCLEWAYS AND FOOTPATHS

A sealed cycleway/footpath around the key boundaries is crucial to ensure equitable connection to services and reduce reliance on cars. 3m wide to allow safe bidirectional transit without danger and set back from the road with planting in between to improve safety from traffic. Sealing bike paths allows better use for the likes of skateboards and rollerblades, improves rolling resistance, mitigates muddy rides and reduces long term maintenance issues making it more enjoyable to use.

## PUBLIC TRANSPORT BUS ROUTE

To give access to key facilities currently missing in Hāwea, a reliable and accessible public transport system to Wanaka is recognised as one of the most crucial components to enable higher density housing in a currently remote township. The reliance on 2 and 3 car households is only eased with localised amenities and access to public transport.

Given Hāwea's population, a van would be an appropriate starting point. This has already been identified by LINK to serve the youth and elderly with key missing facilities like the medical center.

Community vans are another public transport system of that shares the use of a vehicle to reduce cars on the road for sports rainings, booze bus and private events.

An electric passenger van would aid in reducing running cost, maintenance and emissions of this asset.

## BRIDGES

To reduce traffic over the Lake Hāwea Dam, Camp Hill Road has been recognised as a new potential entrance for Hāwea. This would redirect increased traffic improving the bottleneck and provide a more centralised connection as the 2 townships grow together. Camp Hill Road bridge will therefore need 2 lanes.

Albert town bridge is another bottleneck, double lanes needed to free flow traffic.

Red bridge restoration is adequate. If Tarras airport is developed, a new double-laned bridge will be necessary over the Clutha into Queensberry (State Highway 8A) to improve connection to Wānaka and reduce reliance on single-lane bridges in rural areas of Hāwea.

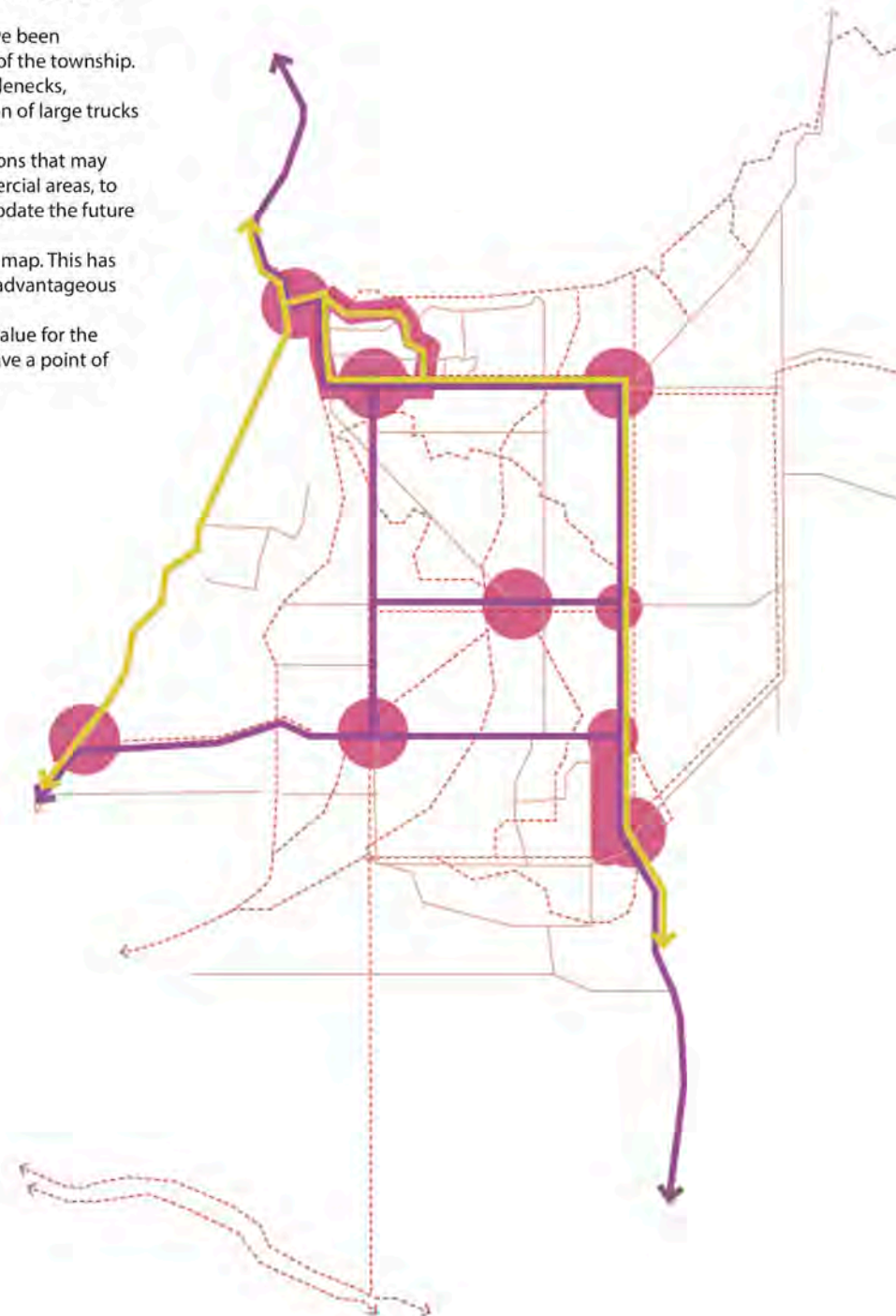
## ROADS AND INTERSECTIONS

Several paper roads and new connections have been considered to improve the access and safety of the township. A linear network of main roads to bypass bottlenecks, improve traffic flow and reduce noise/pollution of large trucks in urban areas has been designated.

Waypoints have been shown as key intersections that may influence development of for example commercial areas, to identify the practical opportunity to accommodate the future needs of the community.

The main street of each town is shown on the map. This has been considered as the most equitable or an advantageous area for connection to a central location.

The significance of a town centre has a large value for the identity of the townships and for visitors to have a point of origin or reference.





**DESIGN GUIDE**

## FORM

### Form

Large scale (big lake, tall mountains)  
Dramatic  
organic/non linear

### Texture

Reflection - water  
Movement soft grasses  
High contrast  
Rough - terrain

### Line

Organic/natural  
Rough/rugged

### Parametric

Sequential style that flows along an organic shape  
references the sculpted terrain with a rugged tone.

This style will be used in signage and other architectural  
facades to express the surrounding landscape in a more  
artistic way.

### Non Linear

To reference the organic shapes of the surrounding  
landscape, non linear form helps the design fit seamlessly  
into the environment. This can further challenge  
convention by promoting curved facades and boundaries  
in public buildings and parks.

### Dynamic

Harsh seasons, constantly changing, ferocious wind, calm  
glassy water.  
This can be reflected in changing patina of materials, moving  
sculpture and plantings that reflect seasons.

## MATERIALS

Preference for raw materials to reflect the weathering nature  
of its patina and sit seamlessly with the surrounding colours  
of the landscape. These could be but not limited to...

Corten Steel - ages with auburn colours that reflect the dry  
hills and in context with other Queenstown Lakes signage  
Brass- Reference to Honey and Gold, twilight and glossy water.  
Stone- Rugged form to reference chaotic mountainscape.  
Timber - Warmth and welcoming, natural and biophilic  
Pounamu - Connection to cultural heritage,  
green of plantings and to acknowledge  
the neighbouring West Coast.

### Colour

Blues (lake)  
Greys (stone, snow)  
Greens (Beech Forest)  
Yellows and Browns  
(Outstanding natural landscape)

### Influence

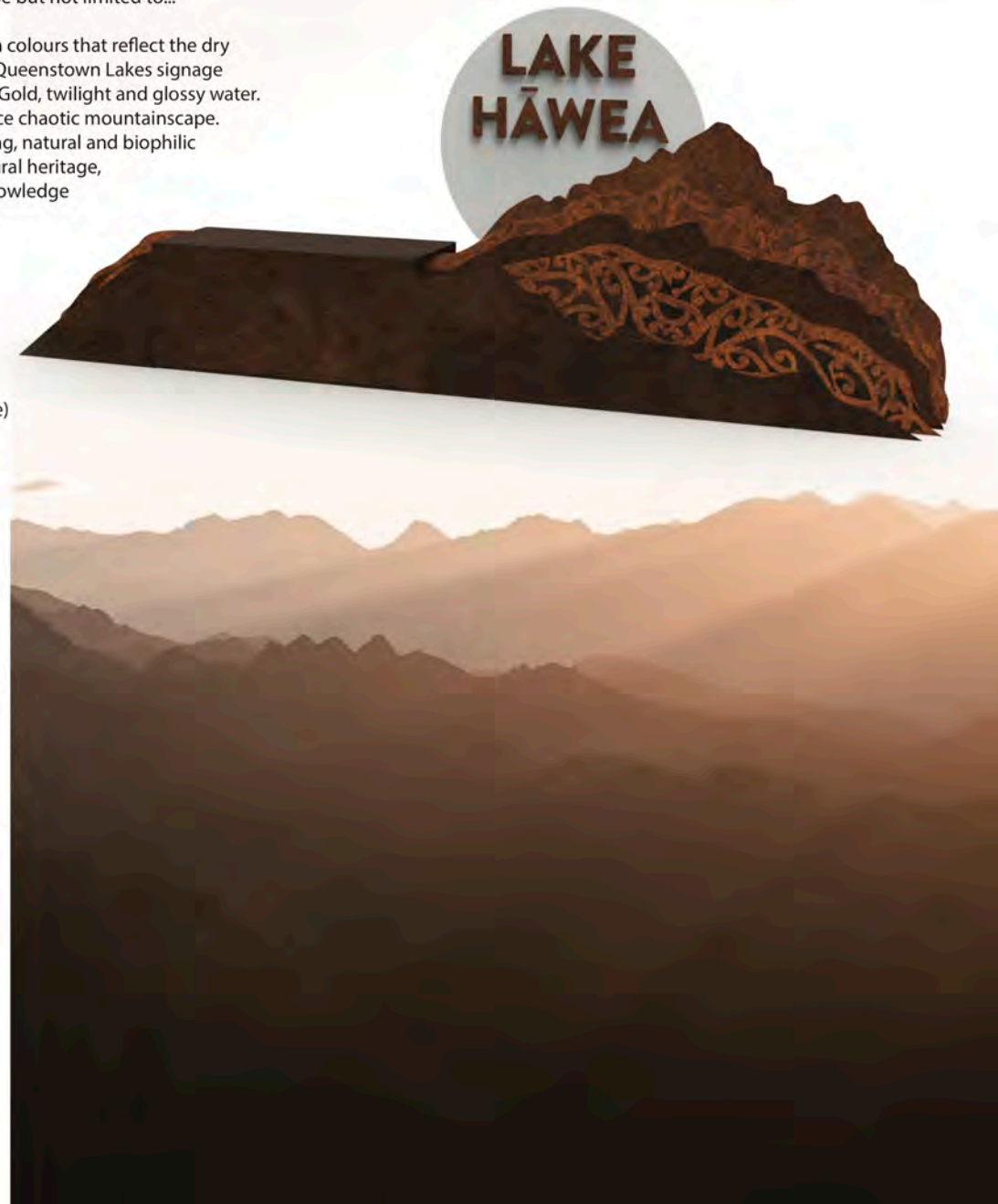
Surrounding Landscape  
History and Culture  
Biophilia

### Style

-Rough, Rugged, Natural, Wild,  
Timeless, Cultural

### Representation

Cultural  
Mana Whenua, Local Iwi, Maori  
Diversity/Inclusion  
Timeless design



Lake Hāwea

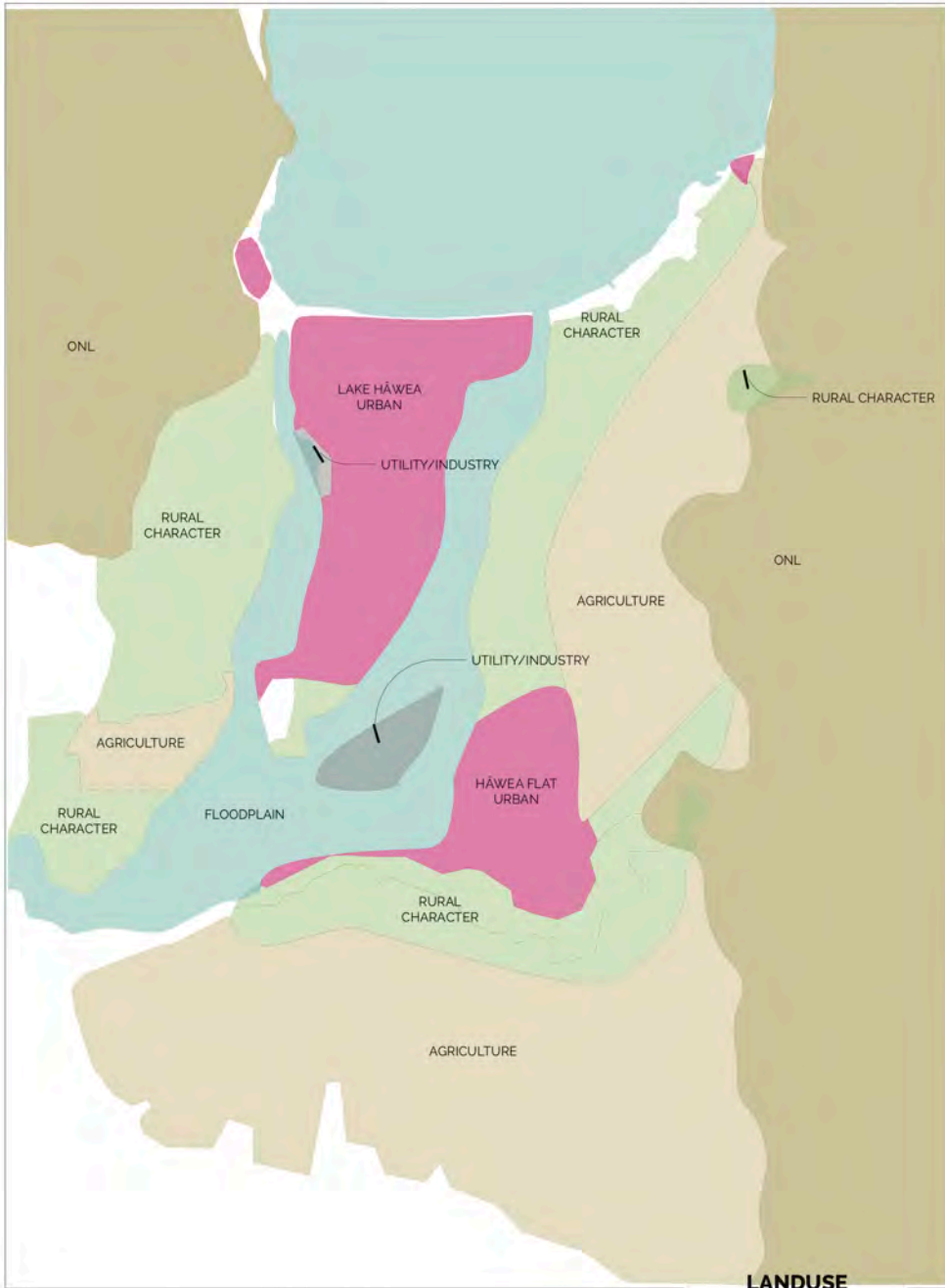
# MASTERPLAN CONCEPT

Hawea Flat School

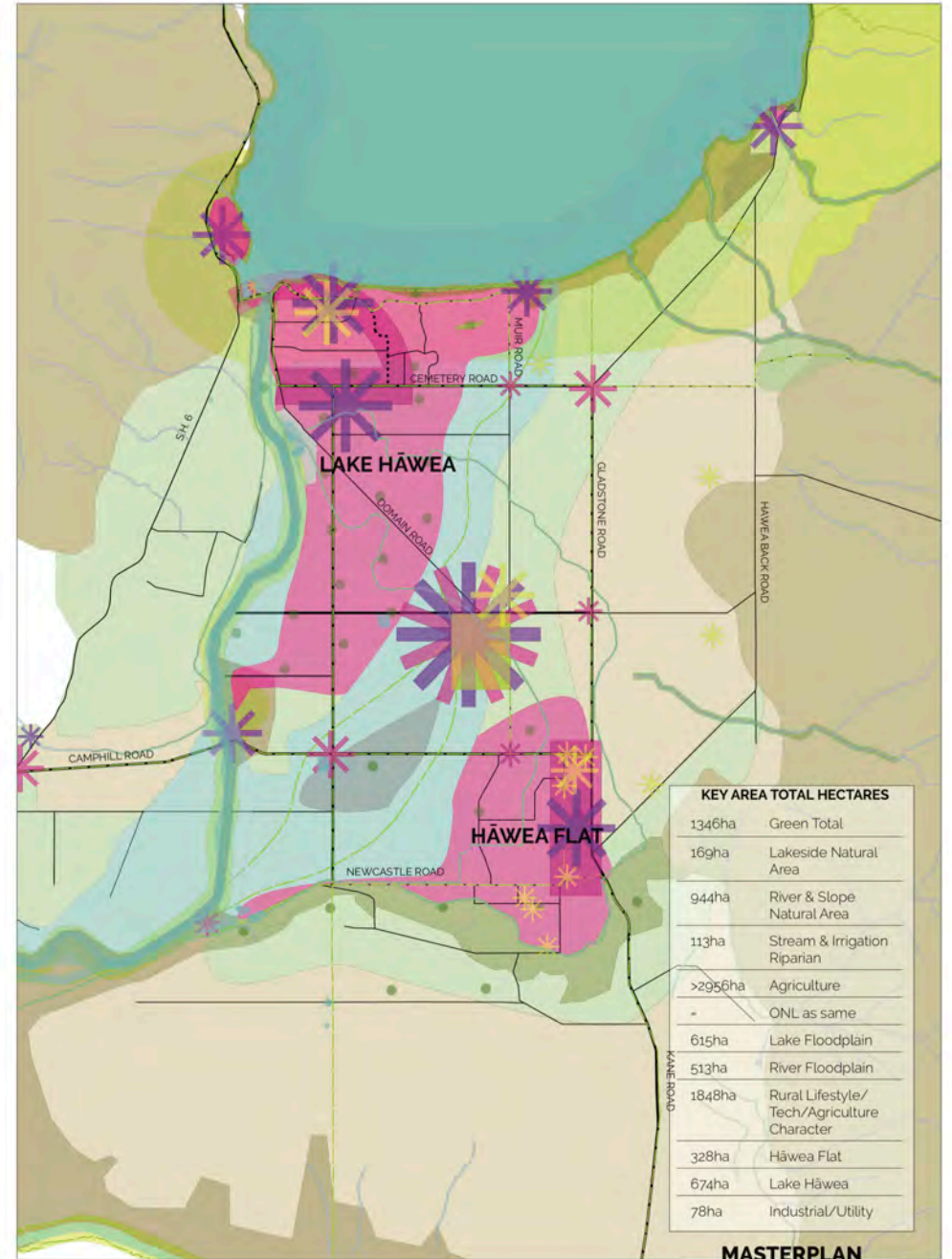
Aspiring Trampolining

Hāwea Flat

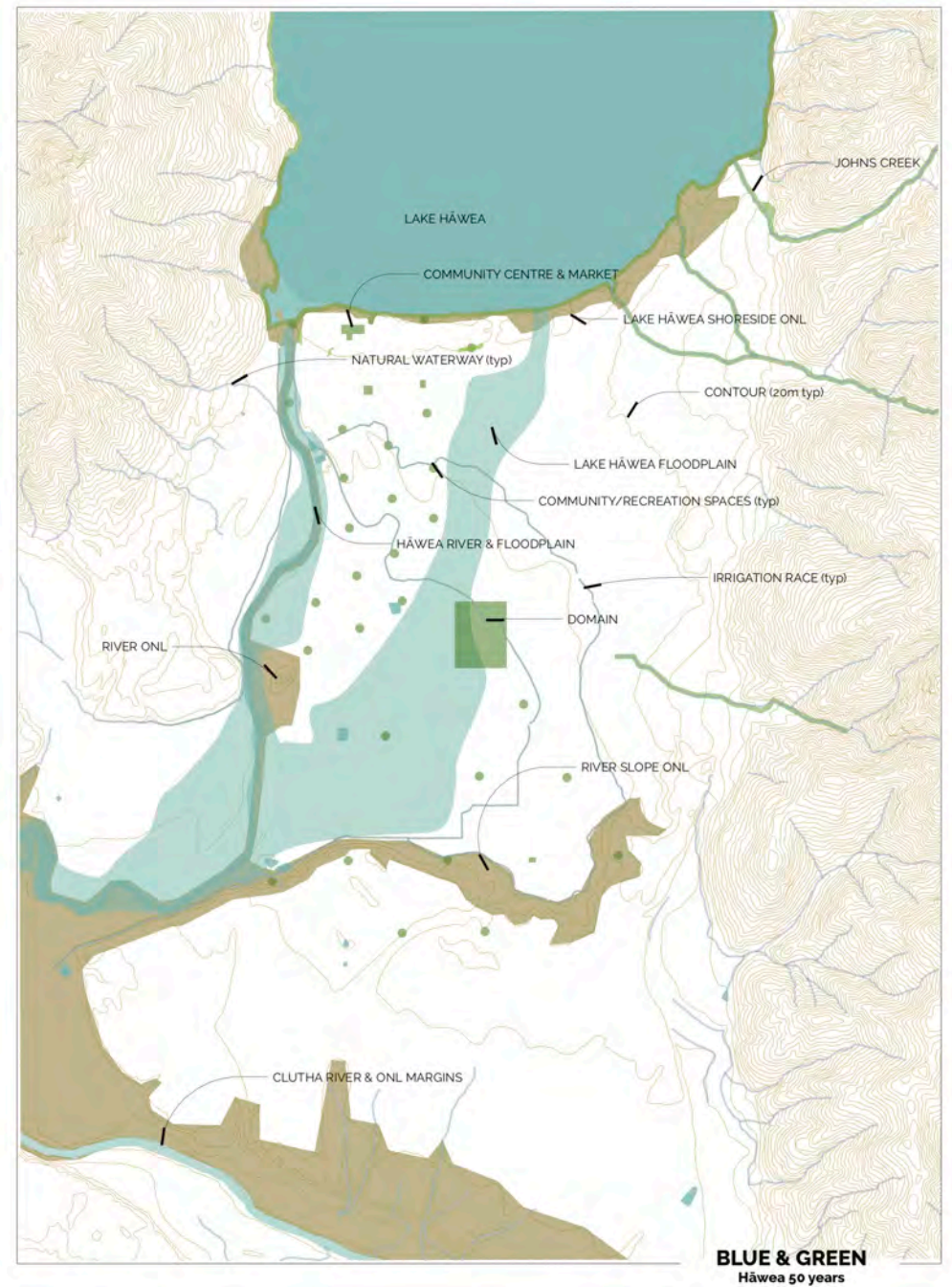
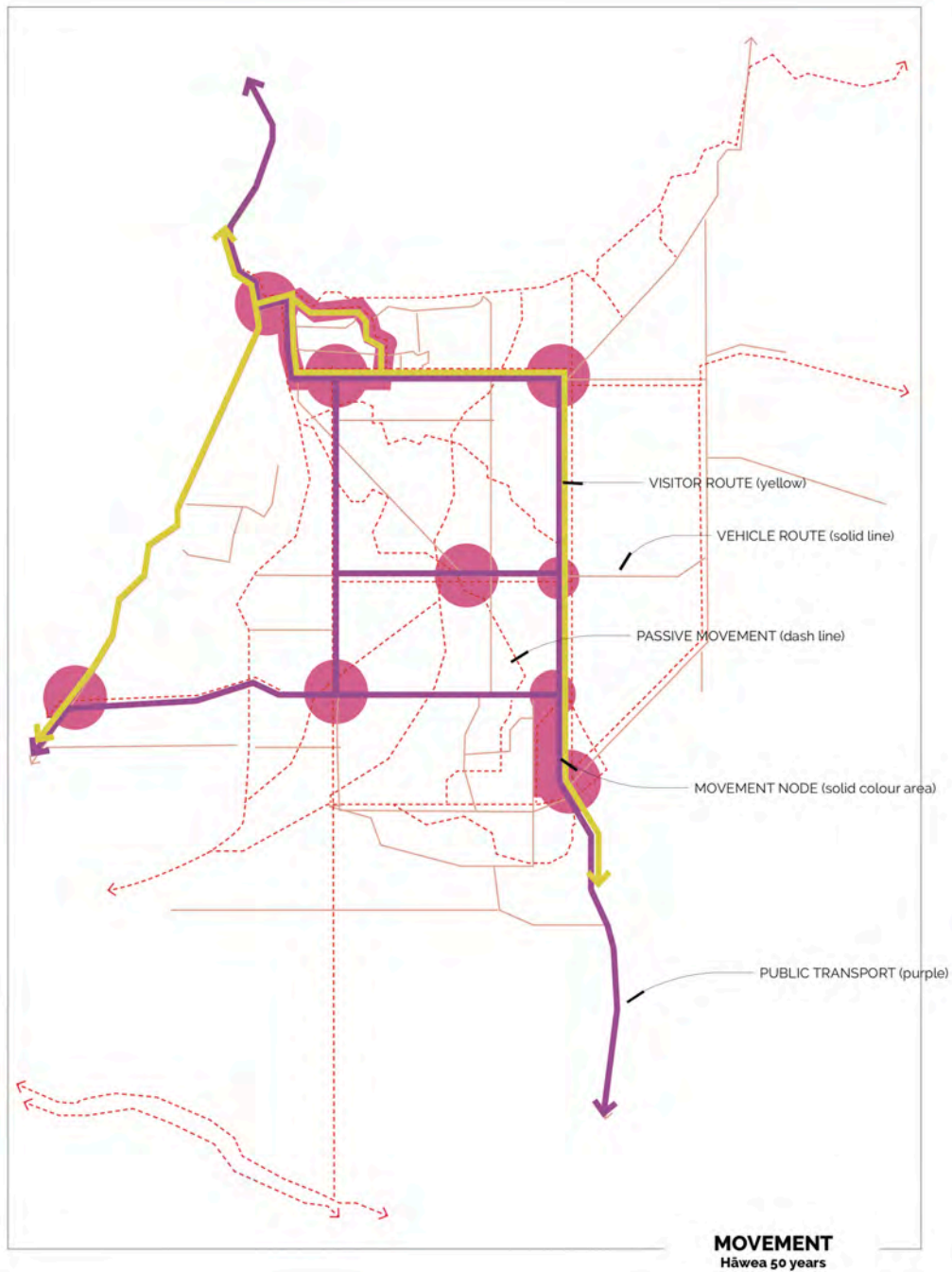
Novia Brides

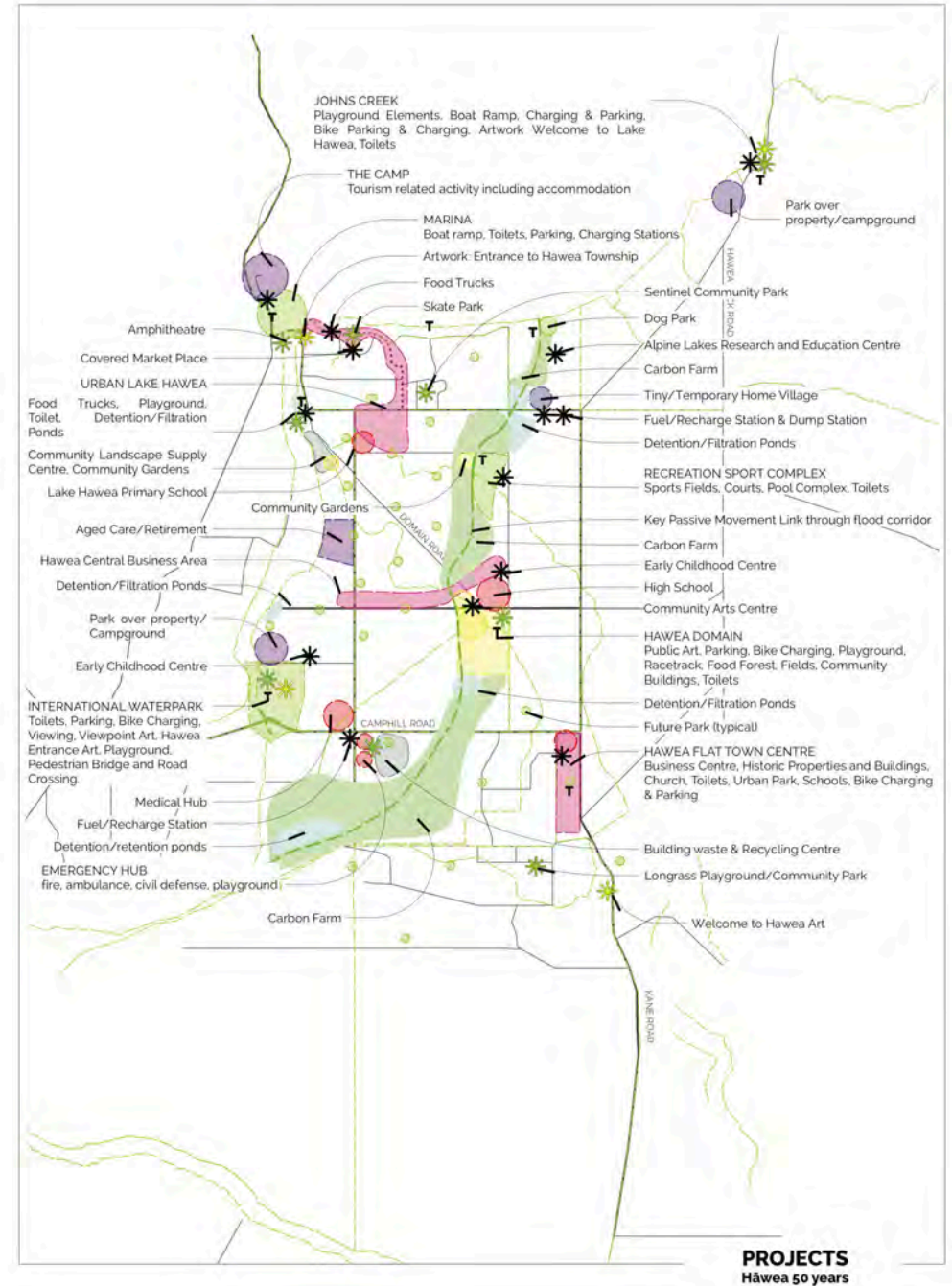
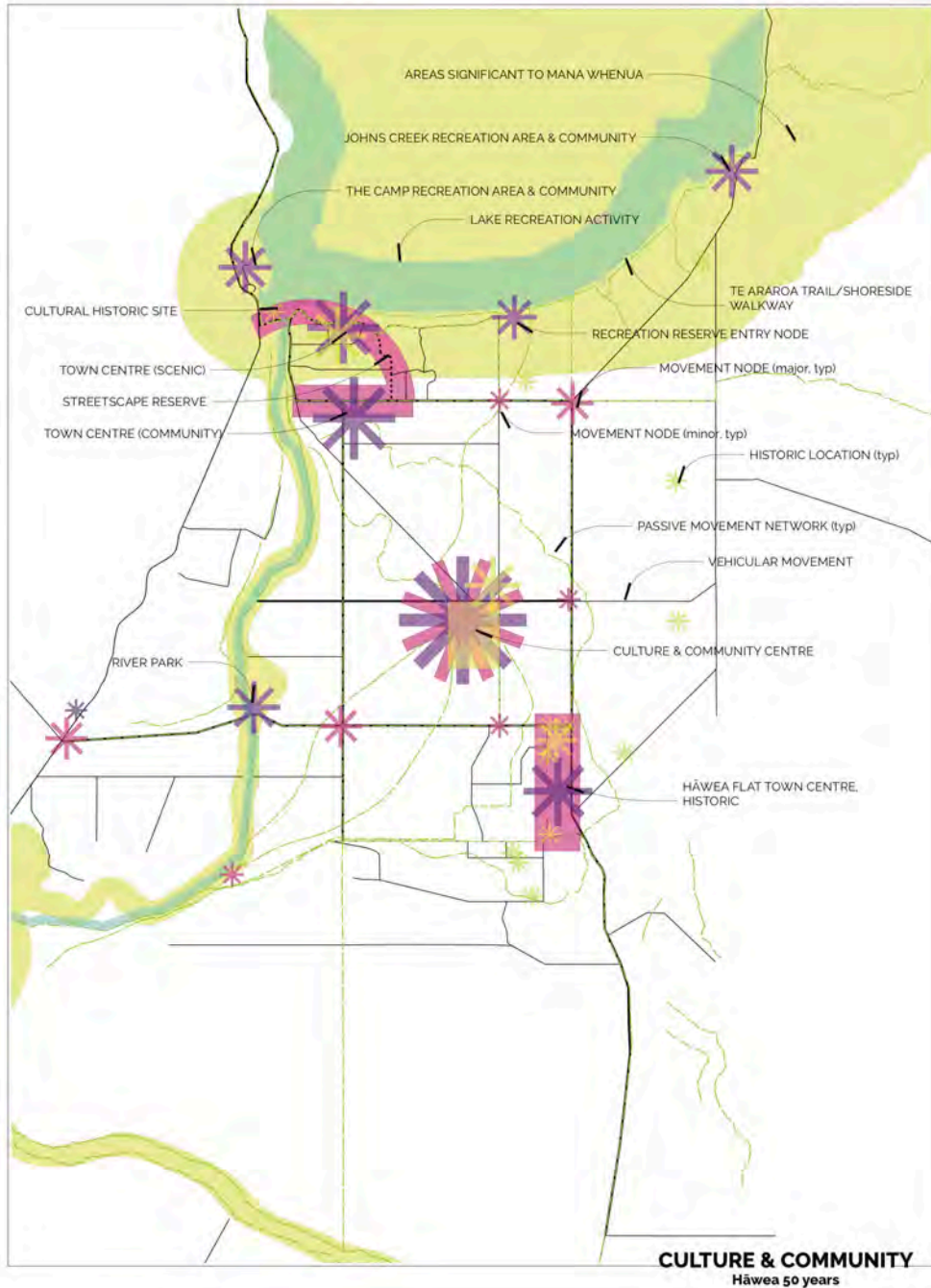


**LANDUSE**  
Hāwea 50 years



**MASTERPLAN**  
Hāwea 50 years







**PROJECTS**

瓶车修理行  
13587274801

石才昌熟食店



## THE DOMAIN



The Domain is a great public asset to Hawea and sits as the heart between Lake Hawea and Hawea Flat. This will give reason for development to occur south rather than around the lake, protecting the aspect. The domain can cater for sports fields, a recreation or events center, running and cycling tracks, an amphitheatre or whatever else the community sees value in.

## FLOOD PLAIN CARBON FARM



To create a soakable urban growth boundary that filters stormwater, a green connection from the Domain to the lake and allow Hawea to be Carbon Negative, the flood plain offers huge versatility in needed sacrificial land.

This connection will border the development of the residential areas, ensuring proximity to green space.

## TOWN CENTER LAKE HAWEA



To help give Lake Hawea a sense of place and identity, a town center can be built that reflects the timeless alpine architecture of the surrounding townships.

This can become a Central Communal District and employ local staff to support living in the region, improve quality of life for residents and improve economic opportunities.

## MARKET SQUARE

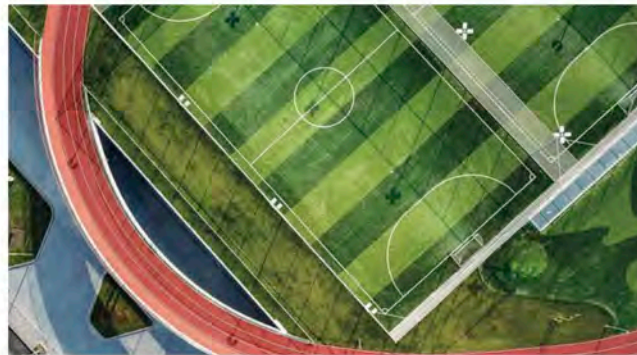


A Market square in the form of a mountainous pavilion to be in the epi-center of town.

Aim is bring the rural and urban areas together and celebrate the fruits of labor strengthening community. Hawea is known for growing and farming, with many residents having over flow of veges or fruit.

Design based off of Xiafu Farmers Market Pavilion.

## SPORTS FIELDS



Team sports has always been a crucial element to the Kiwi culture. Full sized rugby and football fields with goals and goal posts will build community, promote collaboration and exercise.

The location of such seems appropriate at the Domain, the flood plain could offer an alternative location too given its proximity to existing lakes township.

## SCHOOL



A new primary school is set to be built in Lake Hawea.

This design of this school should fit within the guidelines to reference surrounding landscape.

The building should meet a passive house principals, be walkable by students, have a solar array to meet energy needs and promote a connection to how things are made.

## CYCLEWAYS



A sealed, 3m wide cycle track offset from the road is crucial in the urban district to ensure sustainable transport via walking/biking is desirable, safe and low maintenance.

This offers a suitable alternative to driving locally and improves access for all to key facilities. Cycling needs to be promoted by good tracks not enforced by car shaming.

## AMPITHEATRE



Music has always been a large part of Hawea's culture attracting large acts to the local pub in the summer months. Building an attractive amphitheatre would attract big name artists from around the world to perform with one of the most scenic backdrops in existence.

## TOWN CENTER HAWEA FLAT



A town center in Lake Hawea that celebrates the heritage of the settlement and establishes its identity from Lake Hawea would help local residents give a sense of place, offer stores to fill to improve hospitality and economic opportunity.

It is important that Hawea Flat has ownership on its identity and this can be whatever decided by locals.

## LIGHT INDUSTRIAL ZONE



A light industrial zone in Hawea will offer a place to build, create and collaborate with other locals and ensure the local economy has the ability to prosper.

The design of such buildings can reflect the mountainscape to take pride in the landscape that surrounds it.

## RETIREMENT VILLAGE



A Retirement Village is desired by residents who have been the guardians of the Hawea for decades. Ensuring this village is social and beautiful is important to enable a high quality of life and connection to the people in the place. Seeking ideas on locations by the Wise Ones in the community.

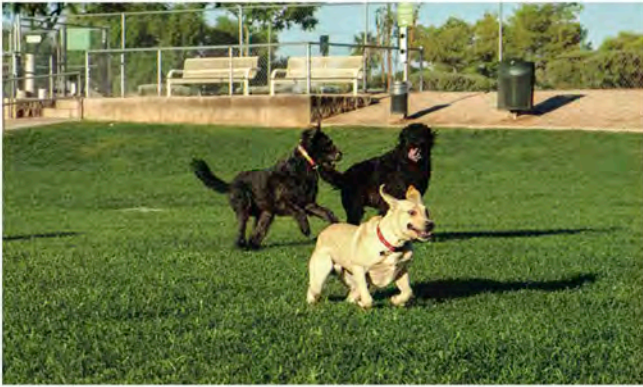
## SIGNS



Work on the signs for Lake Hawea and Hawea Flat have already begun and current concepts consider the Design Guide shown on the Masterplan.

Signage is the icon of representation that celebrates Hawea's identity and should be timeless and inclusive.

## DOG PARK



The highly requested fenced off Dog Park allows owners to train their pets in a safe area, builds relationships with other dog owners and gives a place for dogs to play without fear of running off.

Locations for which can be with the green spaces, parks, flood plain and Domain. Community to determine execution.

## SKATE PARK



There is a large amount of local kids who currently use the community center carpark to learn how to skate, scooter and rollerblade.

A local skatepark will help build friendships, promote challenge and exercise and can be designed to fit seamlessly into the urban parks to look more integrated with the town.

## TINY HOUSE VILLAGE



Pocket neighbourhoods or a Tiny House Village offers an alternative option for housing that celebrates living simply and in touch with the environment in a communal way. An option within the previous Urban Boundary that is affected by the flood plain could be the corner of Muir Rd and Cemetery Rd. Justified by the ability of movable homes while keeping proximity to the township.

## PARK FURNITURE



Often overlooked, park furniture offers a way to interact with public space for longer periods of time.

Furniture that inspires connection with strangers or promotes play fits within the communities definition of success. Inspiring connection, collaboration, communication, kindness and celebrating the natural landscape.

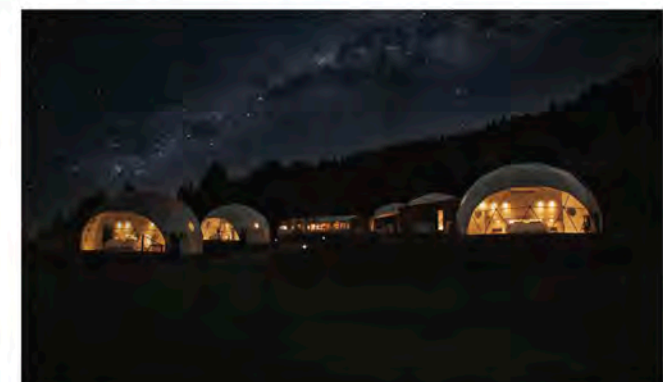
## PLAYGROUNDS



The local Playground Committee is working on improving the quantity and quality of playgrounds.

Playgrounds build connection with other kids and parents, promotes exercise, play and challenge improving the quality of life for all residents. Ensuring playgrounds are situated 1km from any house is key

## DARK SKY RESERVE



There is good momentum to create a Dark Sky Reserve in Hawea.

To achieve this certification, a Lighting Management Plan must be created and enforced to ensure it meets the needed standards.

Work for this will be championed by the community.

## CARPARKS + CHARGE NETWORK



Better and more defined carparking space at Esplanade Reserve and the corner of Lakeview Terrace/Muir Road for access to Gladstone Gap is key to ensure better safety and facilities.

A local charging station in Lake Hawea to offer travellers the chance to spend time and money in the township is crucial given its placement to SH6 and West Coast.

## PUBLIC TRANSPORT



Currently a remote community of Wanaka, Hawea relies on 2/3 car households to meet the needs of residents. This is exacerbated by sub 300m2 sections that offer little parking space. To combat this and promote sustainable travel, a community electric passenger van would enable shared transport into Wanaka and enable more single car households, reduce cost of living and meet climate targets.

## SEASONAL ACCOMODATION



Terraced housing near a bus stop and town center will be the ideal solution to accommodate seasonal workers, visitors and affordable housing. Efficiencies in heating and cooling can not be underestimated either given climate extremes, a beautiful resolution will make sure it can sit proudly in the community.

## FOOD FOREST



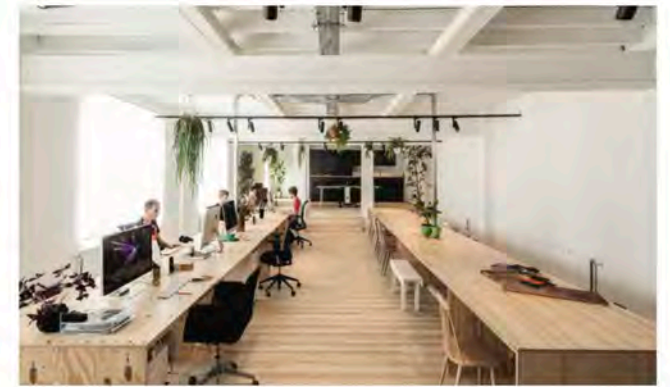
The current Food Forest near the Domain offers the community a place to connect, learn and thrive. Food resilience is key to community values as is equity and locality. All of which the food forest addresses. Development of this asset to happen locally and be protected from development.

## ENTRANCEWAY



The Dam entranceway is the turnoff to the Lake Hawea and needs to be beautified to better reflect the identity of Hawea. The alternative entranceway has been identified at Camp Hill Rd as a more central entrance to Hawea. Footpath to the Campground across this bridge is also inadequate and needs development.

## COWORKING SPACES



Co working promotes connection, collaboration and improves quality of life by offering variety and shared facilities. A place for the remote professionals to connect. A community workshop in the light Industrial zone would be the equivalent benefit to the hands on community. Sharing facilities promotes community and connection.

## IMPLEMENTATION

The Implementation of this Masterplan will happen only after review and input from the community.

A timeline will be produced with the community to rank the most important projects and give them a time scale of when they should happen.

Further projects may be added or existing projects removed by majority vote and consultation.

From there, we will look to delegate each component to the local legends who are inspired to champion the project, to help form the needed detail and create a plan, to then apply for funding with the help of the HCA and implement the project. For the community, by the community.

This Masterplan Report will be opensourced and updated to acknowledge the growing or changing needs of the community over the next 50 years.

## REFERENCES

Shaping Our Futures Task Force

John Glover - Executive of SOF and coordinator

The following people are the Hawea residents and volunteers who donated their time to help create a better future for their community

Cody Tucker - Chair of Task Force, Masterplan director

Erica Gilchrist - Landscape Architect, Masterplan director

Cherilyn Walthew - President of Hāwea Community Association & member of Mana Whenua

Jennie Nelson - Chair of Irrigation committee, Architectural Designer

Sarah Burdon - Joint Owner of The Camp & Cross Hill Lodge and Domes, Glen Dene Hunting and Fishing and Glen Dene Station Hāwea Campground

John Taylor - Guardian of Foreshore planning group, member of HCA

Anja O'Connor - Hawea Yoga Community, Accountant for economic Degrowth

Matt Laming - Local Developer, Owner, Dropping Inn Group of companies

Quentin Winsloe

Robyn Bardas

Emma Hutchins

Wai Wanaka - Julie Perry

Ignite Wanaka - John Mezger

Developers Consulted

Willowridge

Allan Dippie - Development Manager

Jarrold Frazer - Residential Sales & Marketing Manager

Universal Developments

Lane Hocking - Director

Quartz Developments

Matt Lamming - Director

## LINKS TO SOURCED INFO

<https://www.qldc.govt.nz/media/gy0dwriy/qldc-growth-projections-2018-to-2048-summary-table.pdf>

[https://www.qldc.govt.nz/media/jg3bkh5a/qldc-demand-projections-summary\\_july2020.pdf](https://www.qldc.govt.nz/media/jg3bkh5a/qldc-demand-projections-summary_july2020.pdf)

<https://www.darksky.org/our-work/conservation/idsp/represents/#:~:text=An%20IDA%20International%20Dark%20Sky,heritage%20and%20For%20public%20enjoyment.>

[https://www.darksky.org/wp-content/uploads/bsk-pdf-manager/Sample-LMP\\_62.pdf](https://www.darksky.org/wp-content/uploads/bsk-pdf-manager/Sample-LMP_62.pdf)

