



## LUGGATE COMMUNITY PLAN

SEPTEMBER 2003



## LUGGATE 2020

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

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

The Community Plan is intended to be the basis for:

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

The study area is shown in Figure 1.

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

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

The Luggate Community Association worked with the Queenstown Lakes District Council and CivicCorp staff to organise and hold the community workshop on Saturday 20 September 2003.

The Luggate Community Association comprises:

Antony Hanson (President)

Sue Orbell (Secretary)

Rob Aitchison (Treasurer)

Ray Wheeler

Barry Mulqueen

John Holland

Rod Anderson

Robyn Huddleston

Geoff Taylor

The technical team were:

- Jenny Parker (CivicCorp) Project Manager
- Rebecca Ramsay (CivicCorp) Landscape Architect
- Vicki Dee-Jones (QLDC) Manager Strategy and Planning
- Paul Wilson (QLDC) Manager Reserves and Open Space
- Christine Byrne (Imtech) Infrastructure

The workshop was extremely successful, attracting approximately 50 people from Luggate and the surrounding rural area.

Once the community plan is adopted by the Council, an action plan will be developed. Where necessary, submissions can be made to the annual plan to ensure funding is provided for some of the priorities arising from the Plan.

LUGGATE 2020 COMMUNITY WORKSHOP - SEPTEMBER 2003



FIGURE 1: STUDY AREA

Scale 0 1KM



## Contents

1. Background
2. The Community Vision for Luggate
3. Key Community Outcomes
4. Growth Management
5. Reserves and Open Space
6. Infrastructure
7. Urban Character/entranceways
8. Community Facilities
9. Rural character
10. Conclusions

## 1. BACKGROUND

The Luggate community currently has a population of approximately 200 residents. Statistics for the Wanaka area demonstrate that Luggate is under development pressure.

It currently supports some affordable housing, and has an increasing number of young families. It also has a significant visitor population.

Luggate is a small town at the gateway to the Upper Clutha. It has a rural character, and enjoys a dry climate.

## 2. THE COMMUNITY VISION FOR LUGGATE

*Luggate is a town with its own identity and character. It is not a satellite town or dormitory suburb of Wanaka. People live in Luggate because of the quiet, the community spirit, and the walkways which provide access to rural areas and the rivers. The existing reserves have been retained and expanded. There is a central community facility which helps retain the community spirit.*

*Luggate is a town for residents and 'cribbies', and provides a mix of affordable housing and lifestyle opportunities. Because of its affordability, it attracts young families who are able to both live and work in the town. With the increased number of young children, Luggate provides pre-school facilities, which help maintain the close community feel.*

*Development occurs in the Luggate 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. Subdivisions are linked with the community, rather than being new gated communities.*

*By retaining large section sizes, the open character of Luggate is retained. No sections are less than 800m<sup>2</sup>, and the rural character of the land surrounding Luggate has been retained. The ridgeline to the North East of Hopkins Street has been retained free of built form.*

*Luggate's commercial precinct has been developed as a village centre, boasting a café and small scale retail and community facilities. The town is large enough to support local business and employ people locally.*

*Luggate's history has been retained, and is reflected in the design of commercial buildings.*

*There are walkways throughout the rural areas surrounding Luggate, particularly along Luggate Creek, and to and along the Clutha River.*

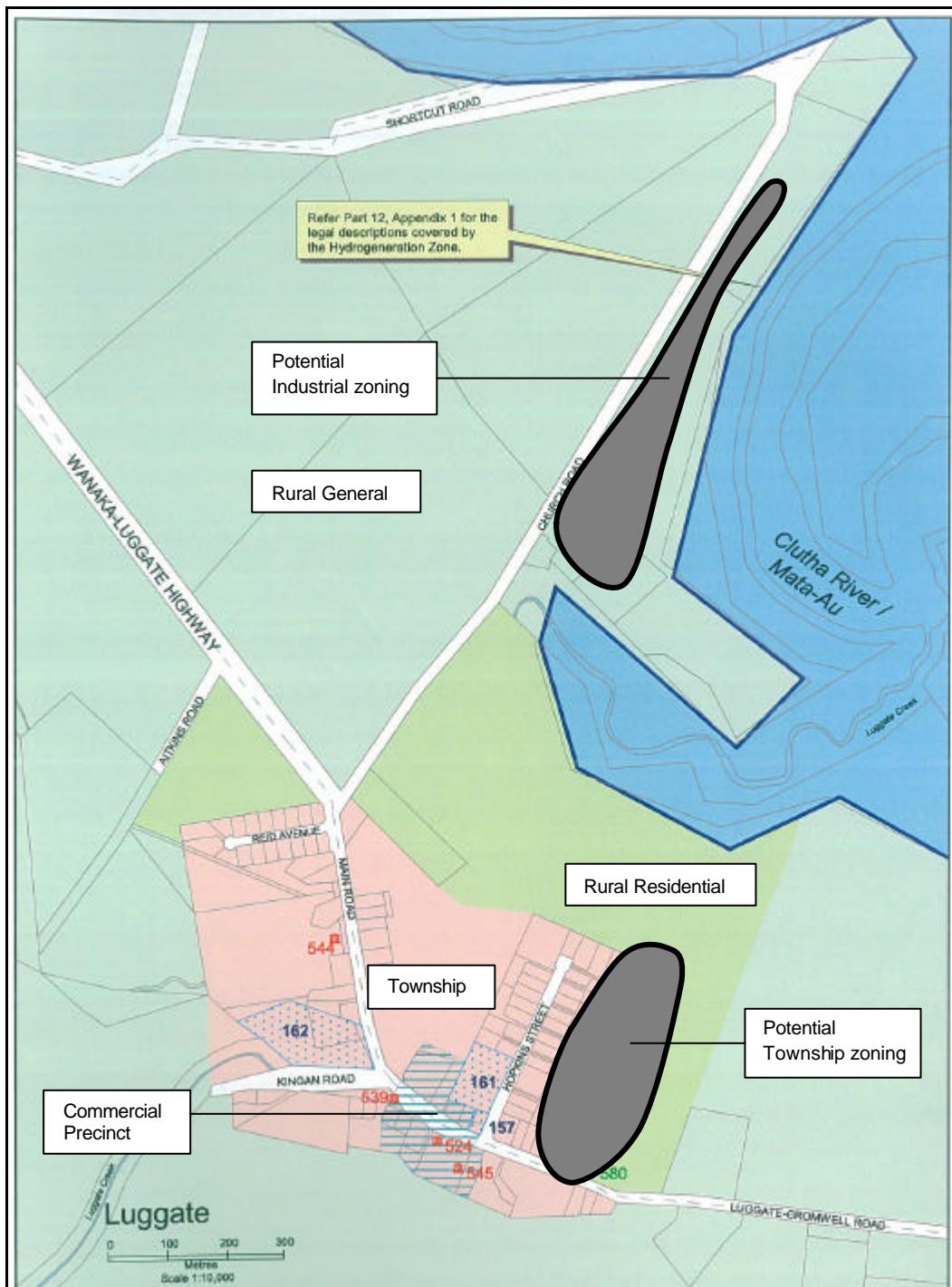
*People enjoy living in Luggate because of the local feeling, beautiful area, affordable housing, lack of tourists, and the rural lifestyle.*

### 3. KEY COMMUNITY OUTCOMES

- (a) Retain current residential zoning, and the commercial precinct.
- (b) Retain the current boundaries of the township. Consider rezoning part of the Rural Residential Zoned land to enable smaller sections ( $800m^2$ ). This must recognise the need to preserve the plateau to the East of Hopkins Street.
- (c) Consider re-zoning land for industrial purposes- this should be outside the township and setback from the river.
- (d) Undertake a design workshop for the town centre. Design of commercial buildings should reflect the existing historic buildings. The workshop should include the creation of a landscaping plan for the main street.
- (e) Increase traffic safety by reducing the speed limit, introducing traffic calming measures, and a pedestrian crossing between the Community Hall and the Bar and Grill.
- (f) Provide physical separation between parking at the Community Hall and the main road by planting/landscaping.
- (g) Create and maintain walkways to and along Luggate Creek and the Clutha River.
- (h) Ensure that esplanade reserves adjoining the hydrogenation reserve are taken at the time of subdivision to ensure there is long term access to the river.
- (i) Ensure that any new subdivisions are linked to the existing residential areas by roads and walkways.
- (j) Ensure that the ridgeline north east of Hopkins Street is maintained free of built form.
- (k) Retain the rural character of the surrounding rural land.
- (l) Retain Luggate's affordability.
- (m) There should be only one sign at each entrance to Luggate. These should be made of natural materials, and should be consistent.

#### 4. GROWTH MANAGEMENT

FIGURE 2: CURRENT ZONING.



In summary, there are 40 hectares of Township land, this contains 83 existing dwellings at a low average density. Based on a theoretical calculation of dwelling capacity, there is capacity for around 100 more dwellings within the township zone. If this capacity were achieved, around 421 people could live in the Luggate township.

There are 35 hectares of Rural Residential zoned land. Within this zone, there is capacity for around 50 more dwellings, at a rural living density ( $4000m^2$  sections). When fully developed, around 140 people could live in the Rural Residential zone

Therefore, when both Rural Residential and Township Zones are added together, there is capacity for another 150 dwellings. When fully developed, there would be around 240 houses ( $2\frac{1}{2}$  times the current number) and around 700 people living in Luggate

Based on this information, it is considered that the current zoning is adequate for providing for the projected growth for Luggate. This provides a core of residential development with rural residential on the outskirts surrounded by rural farmland. If necessary, some of the land currently zoned Rural Residential could be subdivided to a density of  $800m^2$  sections.

### **Residential**

Residential growth should be undertaken in such a way that the rural character of Luggate is retained. This can be achieved through the retention of section sizes of  $800m^2$ .

There is concern that  $4000m^2$  section sizes within the rural residential zone does not provide for affordable housing. To provide for future growth, the zoning could be changed to enable smaller sections.

It is important to keep linkages between developments, providing linking roads rather than cul-de-sacs. Hopkins Street provides a natural link to future development of the rural residential zone. There should be walkways linking residential areas, and providing access to the river.

There is concern that the edge of the plateau within the Rural Residential area should not be built on because of the effect on views when driving into Luggate. Housing on the plateau should be avoided.

Areas within the Rural Residential zone with the potential for flooding should not be built on.

Consideration should be given to decreasing lot sizes within the Rural Residential Zone adjacent to the existing township zone.

### **Commercial**

The size and location of the commercial precinct is considered adequate. It is situated in the centre of the town, and provides for commercial activities on both side of the State Highway. It should continue to provide for small, centrally located businesses.

A historical theme for commercial development should be adopted, the commercial development should have village focused shops, and businesses that provide for the local community.

No zoning changes are necessary.

## **Industrial**

An industrial zone should be established towards the Red Bridge. This could extend to the current sawmill site. It must be setback from the river, and should be located outside the township zone.

The land behind Upper Clutha transport is very important historically and visually, and its open character should be retained.

The Millhouse should be recognised as an important historic feature of the Town.

## **5. RESERVES AND OPEN SPACE**

### **Walkways and cycleways:**

Walkways should be established and maintained accessing the Luggate Creek and Clutha River, as illustrated in Figure 3.

Paper roads should be retained for public use as walkways/cycleways.

Any new developments should provide new walkways/cycleways providing linkages between residential areas, the rivers and surrounding rural areas.

There should be a linked walking track around the village utilising existing creek and reserves where possible. In particular, a walkway should access the Nook, and link back to the main road. Walkways should link Luggate to Wanaka and Cromwell.

Fishing accesses should be formalised.

A historic precinct walk could be established, encompassing the tavern, old school site, Mill house and miners tailings.

### **Provision of Information about walkways**

Pamphlets explaining the location of walkways should be developed and made available to the public. An information kiosk at the hall would be useful to inform visitors and residents of the walkways available in the area. This could also provide information about Luggate's history.

### **Camping ground**

The camping ground is underutilised. A new camping ground could be established at the 'red bridge', or as part of a new subdivision. It should be located near a river for amenity purposes. The current campground should be retained as a cricket/sports ground.

### **Maintenance**

There should be one person/company responsible for maintenance of public spaces.

### New reserves and open spaces

Reserves should be created alongside the hydrogenation zone to ensure that access is maintained if and when the river is enlarged for hydrogenation purposes.

A reserve should be set aside for a cemetery in the future. This could be adjacent to the church.

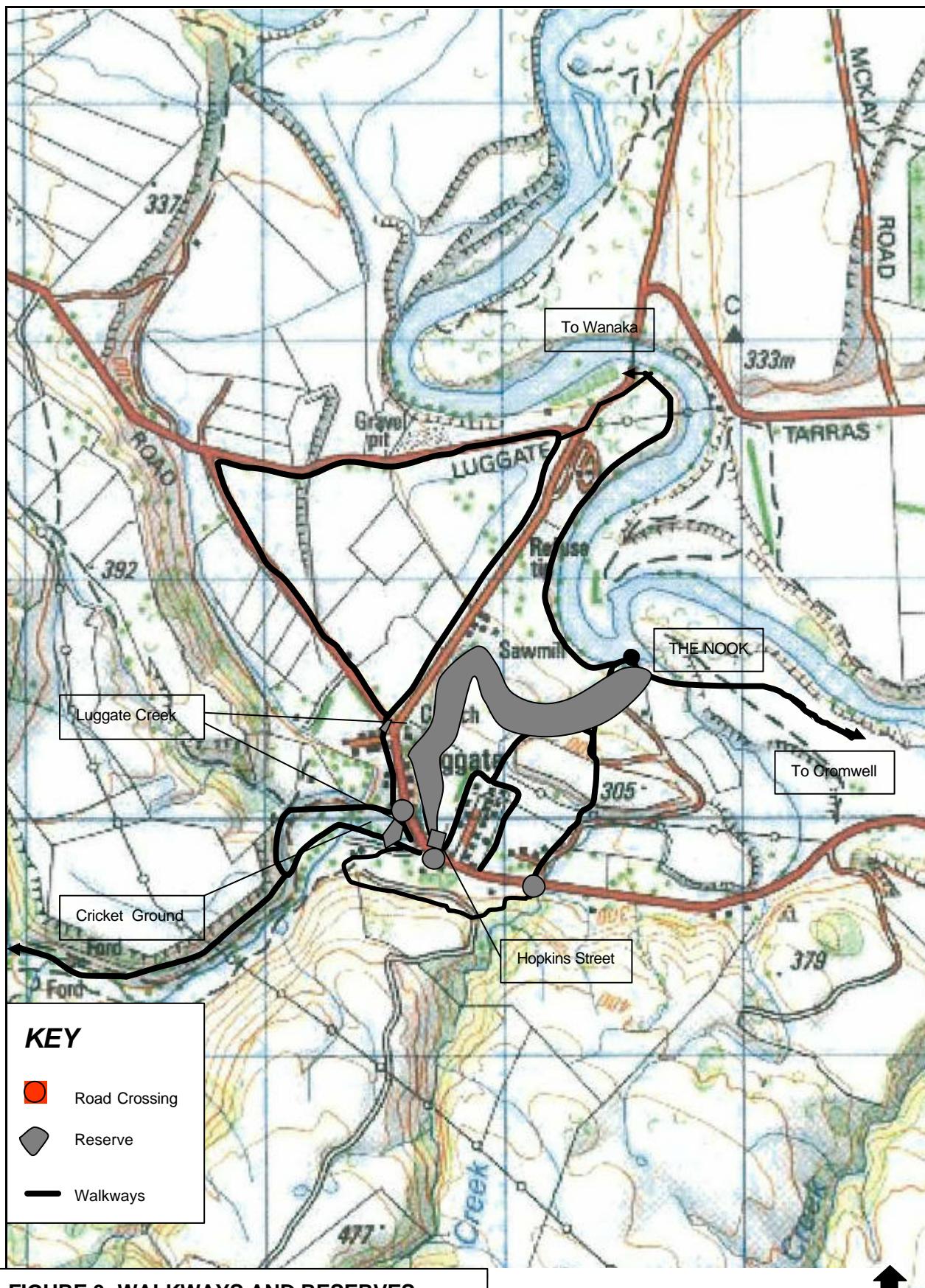
A soccer and rugby field should be provided as subdivision and development increases, this should be given consideration at the time of any major subdivision.

A new reserve should be created on Kinghan Road by the swimming hole. This should provide picnic tables and possibly a toilet.

New reserves should be established for ecological purposes that in the future provide an example of pre-European vegetation.



LUGGATE 2020 COMMUNITY WORKSHOP - SEPTEMBER 2003



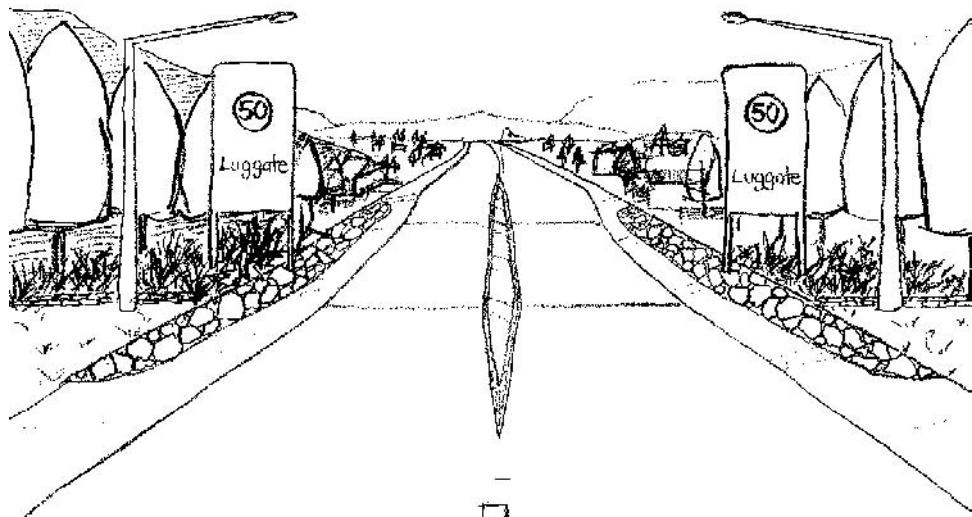
## 6. INFRASTRUCTURE

A green waste facility is needed for Luggate.

### Traffic safety

A pedestrian crossing and centre island should be created between the Community Hall and the Bar and Grill to ensure that people can cross the road safely. A further crossing should also be provided outside Upper Clutha Transport.

The entrances should be designed to slow traffic. The speed requirement should be reduced from 70-50km. Appropriate threshold treatment should be provided.

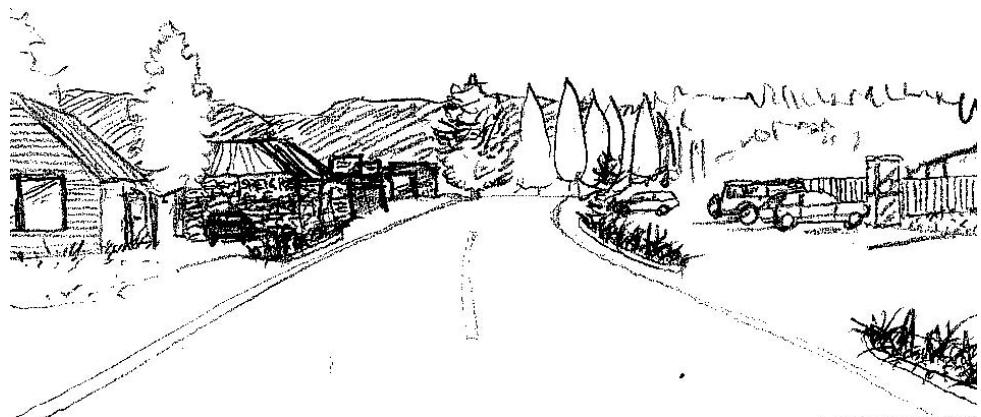


TRAFFIC CALMING – COULD INCLUDE LARGER SIGNS, TALL TREES AND/OR MASS PLANTING ADJACENT TO THE ROAD, SCHIST STONE SET FLUSH ON THE ROADSIDE TO VISUALLY NARROW THE CARRIAGE WAY, LIGHTING.

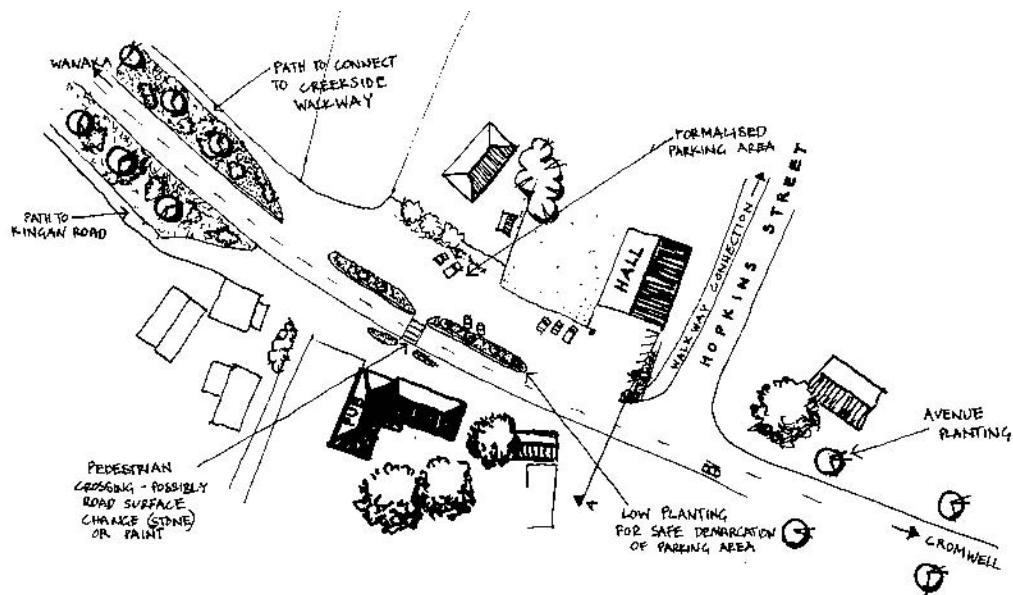
There should be better definition between the road and car parking outside the Community Hall. This could be achieved through planting and curb and channelling (see sketch and plan below).

The State Highway at the Hopkins Street intersection should be widened to improve safety.

The streets should be wide, with trees, and in the future, kerb and channel provided.



TOWN CENTRE CROSS SECTION



TOWN CENTRE PLAN

### Street lighting

Street lighting should reflect Luggate's rural character, and should not be obtrusive. The community does want Luggate to have an 'urban glow'.

### Toilets

A public toilet should be provided outside the Hall, easily accessible for the public as they travel through Luggate. There should be clear signage for the toilet.

The access to the existing toilet at the cricket ground should be upgraded, so that it can be accessed in winter.

Toilets should be provided at the Nook in summer.

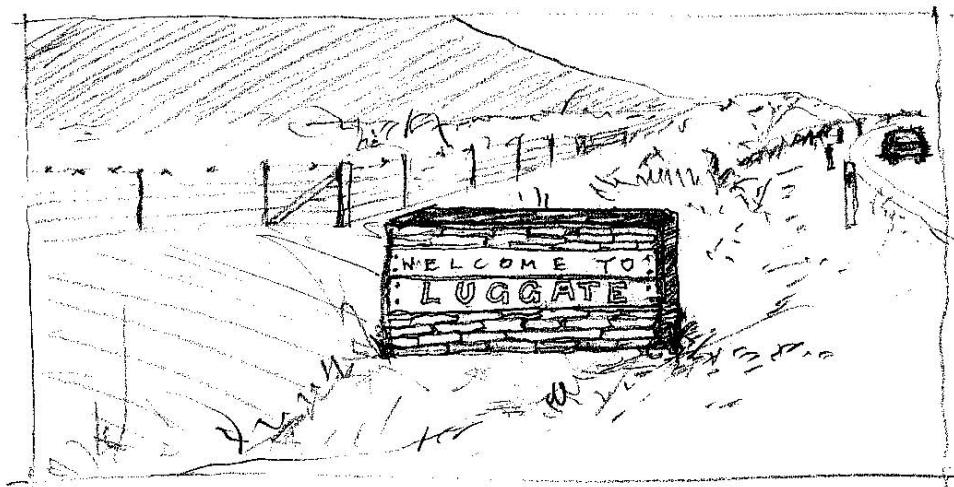
### **Footpaths**

As a safety issue, footpaths may be needed on existing streets. Subdivisions should provide footpaths in keeping with the community feel. Footpaths don't need to be concrete.

## **7. URBAN CHARACTER/ENTRANCEWAYS**

### **Entrance signs**

There should be only one sign at each entrance way. They should be made of schist or other natural materials.



INDICATIVE WELCOME SIGN SKETCH

### **Street treatment and entrances**

A mix of native evergreens and deciduous trees should be planted alongside the main road. The height of trees should be restricted to ensure sight lines are maintained, and to avoid icing/shading in winter.

The open space feel of the entrances should be retained. Irrigation will be needed for the maintenance of any trees. The entranceways should be maintained to a higher standard, currently they are a fire hazard due to weeds.

Riparian planting should be established along Luggate Creek to the Nook.

The use of pines should be avoided. Removal of broom and pines is required as ongoing maintenance.

A landscaping plan should be used to ensure that planting is uniform, maintained, and planned so that it works, i.e. the plants chosen suit the climate and establish successfully.

The parking at the tennis court and hall should be improved and formalised.

### **Urban character**

The village centre should be better defined. It should retain the rural character, and reflect the historic buildings.

Greater recognition should be given to the historic buildings, and their form reflected in other buildings. For example, buildings in the commercial precinct opposite the Bar and Grill could use similar materials for facades.

A design workshop should be undertaken for the town centre. Design of commercial buildings should reflect the existing historic buildings. The workshop should include the creation of a landscaping plan for the main street.

Zincalume is not appropriate. A colour palette for Luggate could be developed.



## **8. COMMUNITY FACILITIES**

With increased population, a pre-school for under 5's may be needed. In time, a primary school may also be needed.

A health service providing plunket services and services to the elderly should be established.

A skateboard park and an area for BMX and motorbikes - maybe at the end of Hopkins Street should be created.

In the long term, a swimming pool should be established.

At Kingan Road, a picnic area should be established and maintained.

There should be more public phone booths.

A green belt should be created around the town.

There should be more facilities for young families, and a youth facility should be established.

## 9. RURAL CHARACTER

The rural environment surrounding Luggate should be retained, and residential development kept within the boundaries of the town.

It should be recognised that the activities within the rural area are changing from pastoral land use to lifestyle, and vineyards. This raises the issue of preserving the natural environment while enabling development.

Areas on the valley floors should be set aside as reserves in order to protect indigenous flora and fauna.

It is important to retain the open, working landscape, and to clearly define an urban boundary within which more intensive development is possible.

The open character of the mountain sides should be retained, these areas may not be able to absorb development.

## 10. CONCLUSIONS

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

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

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

*This report was produced by Jenny Parker  
Principal: Policy  
CivicCorporation  
Private Bag 50077  
Queenstown*