

Our Place

Community Plan

Lawrence- Tuapeka

We're backing these key projects intended to help promote living and working in Lawrence - Tuapeka.



Clutha District Council
www.cluthadc.govt.nz

INTRODUCTION

Clutha District Council's goal is to promote living and working in the Clutha District. To help achieve this goal, Council has developed the Our Place Lawrence - Tuapeka Community Plan, which lists a series of key projects intended to make Lawrence - Tuapeka a more liveable community, and make it more attractive for people to live and work here. The projects included in the Community Plan were identified through public engagement with stakeholders and the public in 2020.

Although the Our Place Lawrence - Tuapeka Community Plan is primarily about Council assets (such as infrastructure and facilities), it is also intended to help guide the activities of community groups and other organisations, when they make decisions about their own assets. Some of the agencies which help to make this area a great place to live and work include the Lawrence-Tuapeka Community Board and the Department of Conservation. This Community Plan ties closely

with the district-wide 'Economic Development' and 'Living and Working in Clutha' strategies. The objective of these two strategies is to help generate growth in our district, and to create a place where people want to come and work. The Community Plan is intended to provide a structure through which these two strategies can actually be implemented, as shown in the following diagram. Similar plans are being developed for Clutha's other main towns



THE PROCESS SO FAR...

The Consultation and engagement for Our Place Lawrence-Tuapeka aimed to seek input from the public, to support and inform the development of this community plan.

The objective was to stimulate interest in the project, encourage feedback, and develop stronger relationships and partnerships. The consultation was designed to provide accurate information for decision-makers, to assist them in making informed choices about future projects and initiatives in Lawrence-Tuapeka.

The engagement plan was prepared

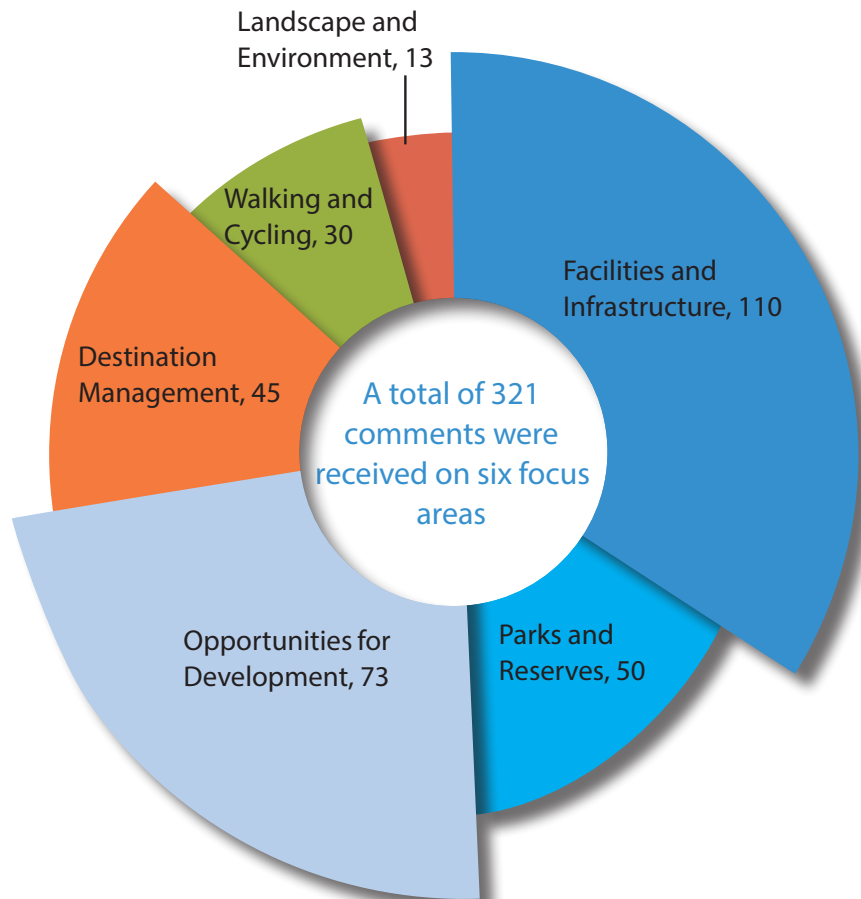
in accordance with Council's Significance and Engagement Policy and was signed off by Council on 20 February 2020.

The initial role of Council's elected members was to provide input and leadership for the project, approve consultation material and methods, and assist with consultation and engagement activities. Public consultation events took place from February to mid-March 2020, before they were interrupted by Covid-19 restrictions. The consultation program was finalised in October 2020 with a well-attended community workshop.

A flier was developed for consultation to help prompt ideas and discussion, and this was delivered to all mailboxes in the Lawrence-Tuapeka Ward. Copies of the flier were available from the Lawrence Library/Service Centre, other Council offices, and Council's website.

Six 'focus points' were identified, representing the key areas of concern to the Lawrence-Tuapeka community. The number of feedback items (or responses) received for each focus point is shown in the following graph. These were from one-on-one conversations with locals, notes from meetings, and written submissions.

Feedback summary



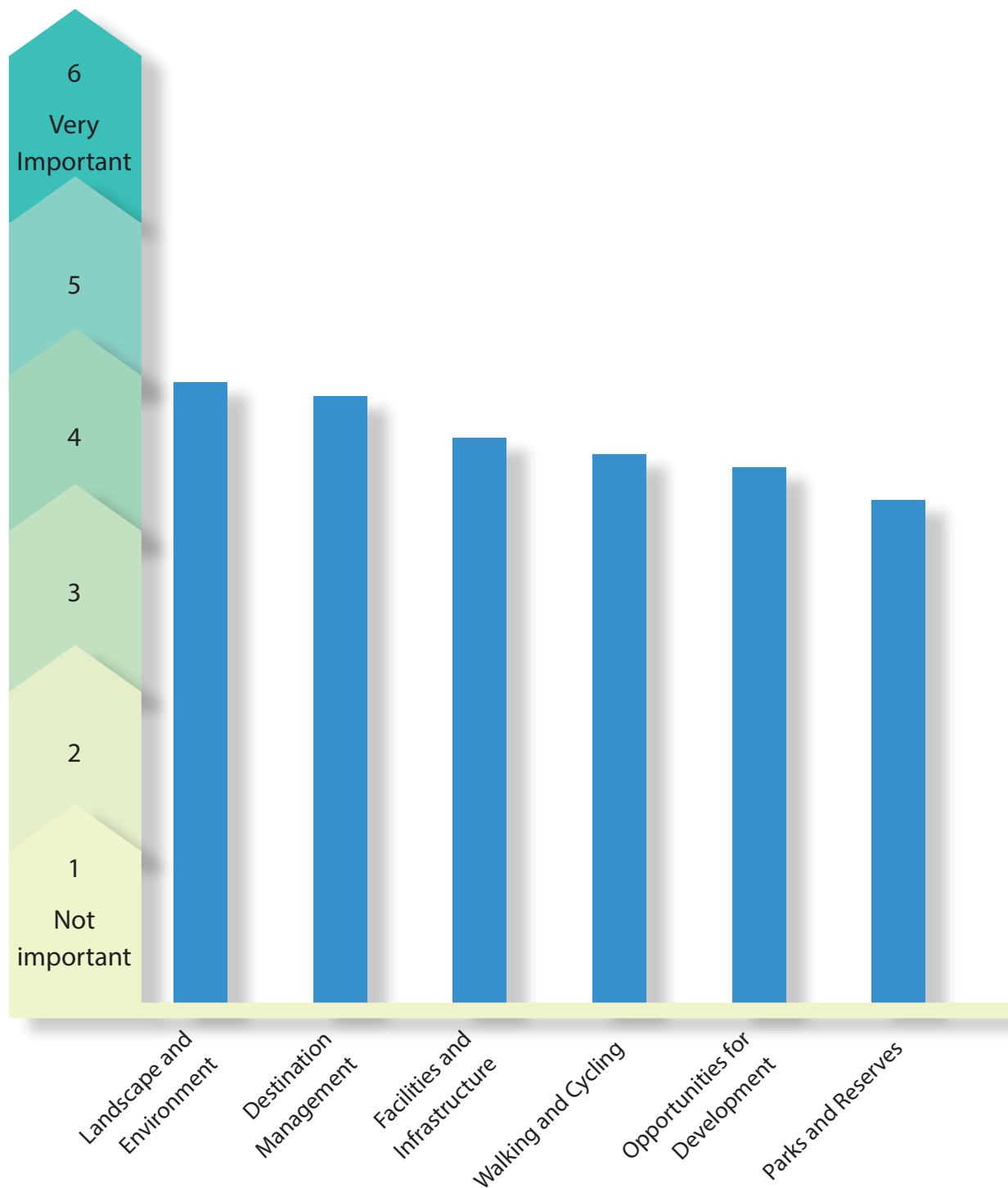
Summary of rankings

A key component of the consultation was a structured survey for respondents to indicate the importance (or priority) of existing facilities within Lawrence-Tuapeka, as well as possible projects and ideas.

The survey asked respondents to rank various items, on a scale between 1 (not important) to 6 (very important). There were several items within each of the focus areas

shown above. The average rank for each focus area is shown in the graph below.

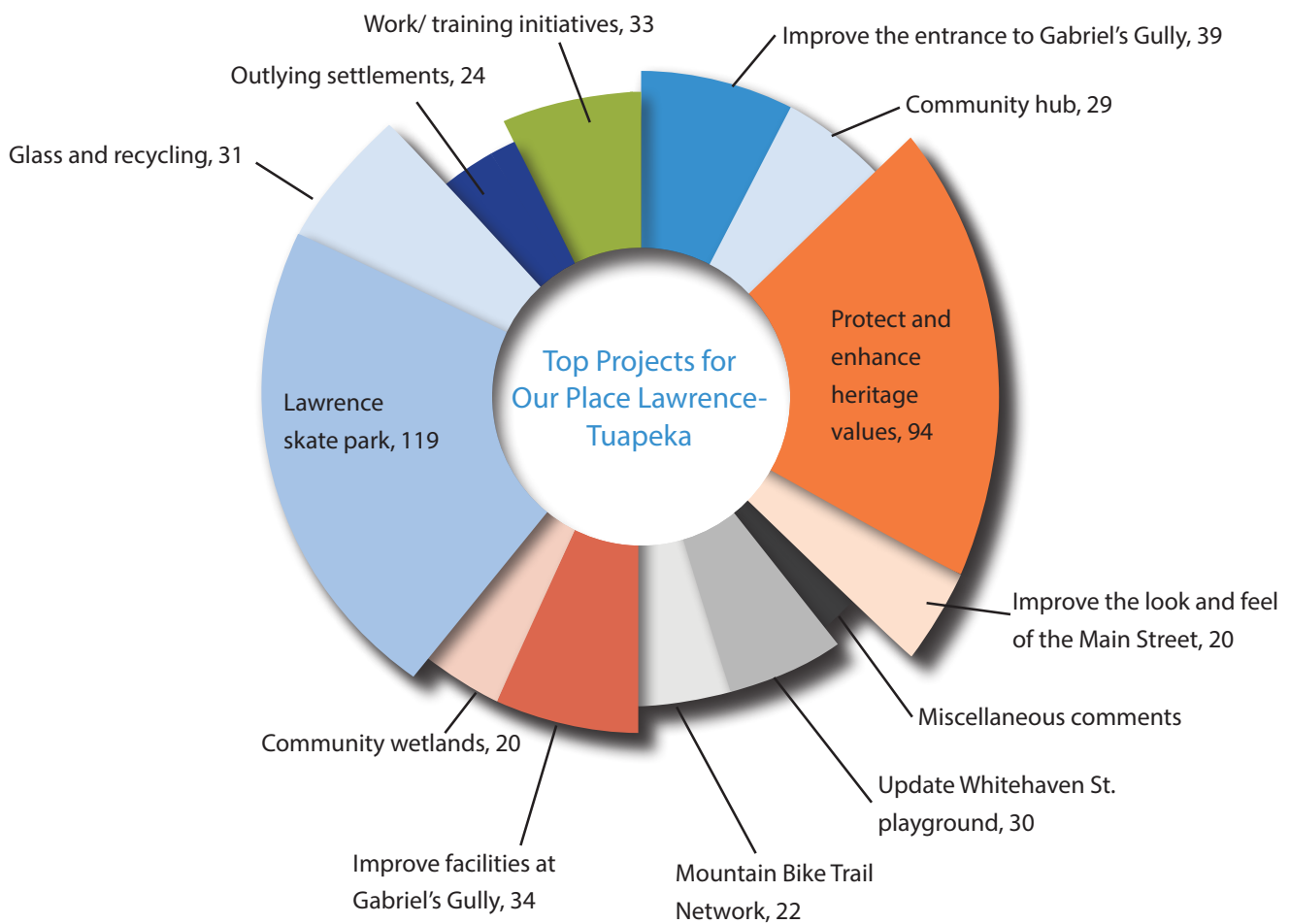
The feedback received indicates that protecting our landscape and the environment, and destination management are particularly important to this community. The 'parks and reserves' focus area was rated lowest, but still had an average rank of 4.1 out of 6.



Community workshop

The feedback received helped to identify a number of potential projects which could help to attract people to live and work in Lawrence-Tuapeka. A workshop event in October 2020 was used to identify the most popular of

these, with participants given the opportunity to vote on each project using sticky dots. The most popular projects are shown in the graph below.



IMPLEMENTATION

This document describes the projects that make up the Our Place Lawrence-Tuapeka Community Plan. These have been determined by community feedback as part of the Our Place project, and through Council's assessment of its own assets.

The tables in the priority projects section summarise the key outcomes that are anticipated, who is leading particular projects, and information about why they are important to the community.

The timeframe and scope vary between each identified project. In some cases the timeframe is clearly defined, while other projects which simply reflect community aspirations may not yet have specific funding allocated or an implementation plan in place. These will likely take longer to develop and are included to help guide planning and decision-making.

Updates on progress for all projects will be made available on Council's website (www.cluthadc.govt.nz).

Council has made it clear that projects can generally proceed where financially it is rates neutral, but where a project would be seeking additional Council funding it would go through a due process for consultation via the Long-Term Plan and Annual Plan process. Alternative sources of funding will also be considered, and Council will work alongside community groups and other agencies to make progress on some projects. As noted, some of the items listed below may not be progressed immediately, due to budget constraints or other limitations. However, in the short term, Council has built into each project a requirement to consider "easy wins" as a priority.

Council's role will be to help facilitate

Community Plan projects. This will vary from project to project, but examples of the type of support Council may provide include:

- Staff and contractors undertaking work as directed, within existing budgets and work programs.
- Advocating on behalf of the community, for actions or decisions by other agencies, which will make a more liveable community.
- Direct involvement of a Council Project Manager, to direct and implement work.
- Providing administrative support to groups or organisations which have been set up to manage projects.
- Providing other technical support (e.g. mapping, guidance on consenting issues).



PRIORITY PROJECTS COUNCIL IS BACKING

PROJECT 1: LAWRENCE HERITAGE

Outcome	Who's leading it?	Description
Protection and enhancement of historical buildings and other heritage items in Lawrence.	This will be a council-led project led by staff. Input from the Lawrence-Tuapeka Community Board will be essential, along with additional community consultation.	<p>This project will include a range of different methods:</p> <ul style="list-style-type: none"> • Council investment which encourages property owners to revitalise and re-purpose heritage buildings, through rates relief, street improvements and heritage grants. This will in turn provide property owners with the confidence to invest further and make additional improvements. • Dedicated support role within Council to help property owners navigate council regulations, find new uses for old buildings, and to build a relationship of trust. • Guidance to encourage building owners and developers to use their land and buildings in a way that maintains or enhances heritage values. This would include a 'tool-box' of resources to inform decisions and projects (concept drawings / architectural sketches / examples from other towns). • District Plan land use zoning changes and rules (noting that Council has decided not to review its District Plan until the Government replaces the RMA with new legislation).



PROJECT 2: WHITEHAVEN STREET PLAYGROUND

Outcome	Who's leading it?	Description
Improved safety and upgrade of the Whitehaven Street Playground.	<p>Safety improvements (fencing) to be led by Council.</p> <p>Playground upgrade to be led by the community, through the Lawrence-Tuapeka Community Board. Council may assist with funding and administrative / technical support.</p>	<p>This project to include the following elements:</p> <ul style="list-style-type: none"> • Creating additional play equipment and/or improvements to existing equipment. • Improved fencing. • Installing a water fountain. • Constructing picnic tables. <p>The project will include heritage or other local elements wherever possible.</p> <p>Availability of funding and completion of the Lawrence-Tuapeka Reserve Management Plan are key considerations for the completion of this project.</p>



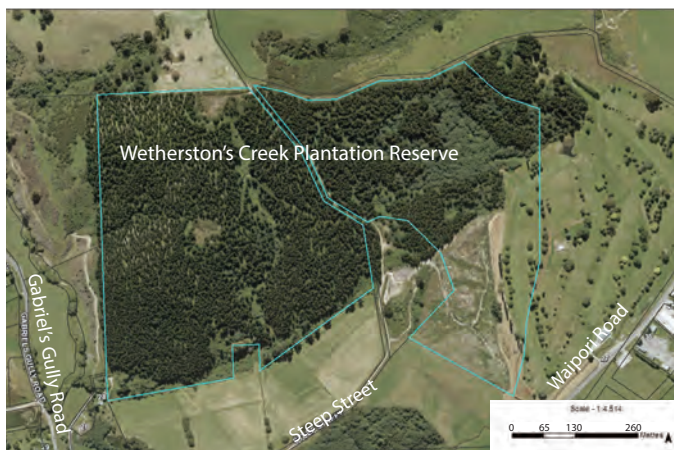
PROJECT 3: REDUCING FLOOD RISK IN LAWRENCE

Outcome	Who's leading it?	Description
<p>Flood risk does not increase beyond current levels.</p> <p>Flood risk is actively reduced where there is opportunity to do so.</p>	<p>This will be a council-led project led by staff.</p>	<p>This project to include further investigation of the likely impacts of climate change on flood risk, as part of Council's Climate Change Leadership and Response Plan.</p> <p>Council will also lead the development of a flood risk management strategy, with key elements to include:</p> <ul style="list-style-type: none"> • A better understanding of flood hazard, and identification of areas at risk. • Flood sensitive urban design. • Community response systems. • Possible mitigation works.



PROJECT 4: MOUNTAIN BIKE TRAIL NETWORK

Outcome	Who's leading it?	Description
<p>Creation of a trail network and other activities within the Wetherston's Creek Plantation Reserve.</p>	<p>This will be a community-led project, with Council input.</p>	<p>This project to include the following elements:</p> <ul style="list-style-type: none"> • Mountain bike tracks (downhill and cross-country) within the Wetherston's Creek Plantation Reserve, with access from the Steep Street Reserve. • Other potential locations may also be investigated. • Linkages with the Clutha Gold Trail and Gabriel's Gully. • Signage. • Other facilities / amenities (seats etc.) • Identification and implementation of any easy wins within existing budgets. <p>Availability of funding and completion of the Lawrence-Tuapeka Reserve Management Plan are key considerations for completion of this project. Any easy wins which can be implemented within existing budgets will be progressed first.</p> <p>It is noted that a community group interested in progressing this project has not yet been identified.</p>



PROJECT 5: GABRIEL'S GULLY ENTRANCE - CAR PARK RESERVE

Outcome	Who's leading it?	Description
Improvements to the reserve and car park area at the entrance to Gabriel's Gully.	Council-led, with input from the Lawrence Tuapeka Community Board. Potential for community involvement if local groups are interested in progressing certain elements (e.g. heritage).	This project is intended to create a more attractive environment for locals and visitors, and could include the following elements: <ul style="list-style-type: none"> • Seating / Picnic tables. • Improve the riverbank area beside Wetherston Creek. • Additional plantings. • Signage. Other items as identified and led by the community may also be included.



PROJECT 6: GABRIEL'S GULLY ENTRANCE - COMMUNITY HUB INVESTIGATIONS


Outcome	Who's leading it?	Description
A comprehensive business case to investigate options for a community hub facility in Lawrence.	Investigations to be led by Council, with input from the Lawrence Tuapeka Community Board. If progressed, the hub would be owned and run by Council, with potential for the community to lead certain elements if they wished.	The business case would consider: <ol style="list-style-type: none"> a. The building itself – i.e. whether a new building or refurbishment of an existing building was most appropriate. b. The surrounding area, including street frontages and links to walking and cycling trails. c. The activities, services, and functions within the building and surrounding area (including toilets and parking), and the best way to provide these. d. Likely cost. e. Potential funding sources. f. Potential transfer of assets. Depending on the outcome of this work, further consultation may be undertaken to determine community preferences.



PROJECT 7: OPPORTUNITIES TO WORK AND TRAIN

Outcome	Who's leading it?	Description
<p>A coordinated program, which aims to create opportunities for young people to train and work in the Lawrence–Tuapeka area.</p>	<p>This project requires coordination between multiple agencies including Council, Clutha Development, Lawrence Area School, training institutions and local employers. It would also require a long-term commitment, appropriate resourcing, and suitable coordination.</p>	<p>This project is about developing, funding, and implementing various activities – e.g.</p> <ul style="list-style-type: none"> • Fostering closer links between Lawrence Area School and local businesses. • Matching local employers with job seekers (including part-time or after school work). • Bringing training programs to Lawrence–Tuapeka e.g., first aid or learn to drive courses. • Online learning partnerships with Otago University or Polytechnics. • Specialised training modules or guest speakers.
		

PROJECT 8: GABRIEL'S GULLY

Outcome	Who's leading it?	Description
<p>The development of Gabriel's Gully as a key destination within the Clutha District.</p>	<p>The project lead is the Department of Conservation (DOC), as they are the primary asset owner. Additional support will be provided by Clutha Development and Council.</p>	<p>This project to include the following elements:</p> <ul style="list-style-type: none"> • Gabriel's Gully itself, including Grey's Dam and other amenity areas. • The activities and functions to be provided – including outdoor activities (e.g. trails, freedom camping, toilets, visitors' centre or pavilion, 3D virtual animation tours to showcase the history of the area). • Destination marketing. • Potential construction of buildings onsite.
		

PROJECT 9: GABRIEL'S GULLY ENTRANCE - DESTINATION TOILETS

Outcome	Who's leading it?	Description
An investigation of potential options for new public toilets in Lawrence.	This is a council-led project as provision of public toilets is a core service	As for the community hub investigation, this project includes a comprehensive assessment of potential options, particularly at the entrance to Gabriel's Gully. This would likely be followed by consultation to determine community preference for additional or replacement toilet facilities in Lawrence.

PROJECT 10: COMMUNITY OWNED FACILITIES

Outcome	Who's leading it?	Description
Community-owned facilities which are well supported by locals and by Council.	<p>This project relates to a range of community-led activities in the Lawrence-Tuapeka area.</p> <p>Where possible, Council will provide support for community-led improvement projects. This may include:</p> <ul style="list-style-type: none"> • Administrative support • Representative(s) on project groups. • Provision of Council information and analysis. • Council's website. • Destination marketing support through Clutha Development. 	<p>Where possible, Council will provide some level of support for projects which aim to improve community facilities. Requests for financial support will be considered as part of Council's normal Long Term and Annual Plan process.</p> <p>Projects identified through the Community Plan process included:</p> <ul style="list-style-type: none"> • Lawrence Skate Park • Glass recycling (e.g., a community-owned glass crusher) • Clutha Gold Trail • Simpson Park • Chinese Camp • Community Wetlands • Lawrence Rodeo and Gymkhana Grounds • Wetherston's Brewery and Daffodils.



PROJECT 11: BEAUMONT AND WAITAHUNA

Outcome	Who's leading it?	Description
Community facilities in Beaumont and Waitahuna are fit for purpose, and well used by residents and visitors.	This project to be community-led because the assets are community-owned or managed. It is noted that there are community leaders who want to advance specific projects, and that there is community support for these projects.	This project to include the following elements: <ul style="list-style-type: none">• Renewal work on community halls and pools to ensure they are well maintained or refurbished, and that they meet community requirements and aspirations.• Investigation of public toilets and signage, with links to the Clutha Gold Trail. Requests for additional financial support will be considered as part of Council's normal Long Term and Annual Plan process.