



# TEVIOT VALLEY SPATIAL PLAN

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NOVEMBER 2024



# FOREWORD

The Teviot Valley is a treasured place that is characterised by the Clutha River / Mata-au which flows through the heart of the valley, contributing to the fertile plains that the area is known for.

The rocky tussock-clad high country flanks a sheltered and lush valley floor of green and gold farmland and orchards. This is a place blessed with fertile soils and a mild climate that create the perfect growing environment for world-class produce and salt-of-the-earth folk who care deeply for their community. The people who call Teviot Valley home have a strong legacy of working together to achieve common goals.

Producing the Spatial Plan has been a collaborative process, blending the aspirations of our communities, key stakeholders and technical planning expertise. Over the past two years we've gathered community feedback through workshops, community drop-in events, targeted stakeholder engagement and

surveys. All information gathered has fed into this document, and Council thanks everyone who has taken the time to participate and contribute.

The Teviot Valley Spatial Plan addresses the challenges and opportunities of sustainable growth and land-use into the future. It maps a path for the next 30 years and beyond, and will inform upcoming reviews of the Central Otago District Plan. The Plan provides a blueprint for how development can be achieved, all the while keeping community wellbeing and resilience firmly in our sights.

Mayor and Chief Executive Peter Kelly



**Mayor  
Tamah Alley**



**Chief Executive  
Peter Kelly**



Photo credit: Shitley Howden

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# INTRODUCTION

Accommodating growth in a way that protects our environment and provides for the social, economic, environmental and cultural needs of the community can be challenging. The Spatial Planning process provides an opportunity to step back and consider how to provide for growth in a managed and sustainable.

The Teviot Valley Spatial Plan is a blueprint for the next 30 years, showing what our towns could look like and how infrastructure, housing and productive land use fit together. It is a vision for the future, offering guidance to the private and public sector, including direction for infrastructure investment and Council's future planning.

The Spatial Plan aims to strike a balance between providing a mix of business areas and housing choices through land use changes, while maintaining and protecting rural productivity, and enhancing recreational opportunities. The plan enables growth and future development in a way that protects what makes the area so special to residents, while also creating opportunities to attract more people, businesses and visitors to the area.

We have listened to the communities of the Teviot Valley and sought to understand their values, concerns and aspirations for the future. These views have been incorporated into the plan's design.

Central Otago is one of New Zealand's fastest growing regions. While the Teviot Valley is not experiencing the same level of growth as observed in other areas, the community has asked to plan for ambitious growth projections, of fifty percent above projected growth rates. On these projections, capacity across the Teviot Valley would need to increase by 540 new homes over the next 30 years.

Future growth in the Teviot Valley is constrained by a number of factors, including natural hazards, productive land and groundwater protection zones – these factors have influenced where the Teviot's settlements can grow. At the same time, wastewater infrastructure remains a constraint to growth in Ettrick and Millers Flat, until new reticulated systems are available. A potable water supply is also needed in Ettrick if further growth is to occur.

The Spatial Plan map for Roxburgh represents an accelerated approach to growth over the next 30 years. This has been achieved through through a mix of infill, introduction of medium density residential zoning, consolidation of the commercial centre, new greenfield development, and a modest expansion into large lot residential zoning in Roxburgh East.

The Spatial Plan maps for Ettrick, Millers Flat and Lake Roxburgh Village set out a framework for growth that include the introduction of a Settlement Zone. This would enable a combination of residential and low-level commercial activity.



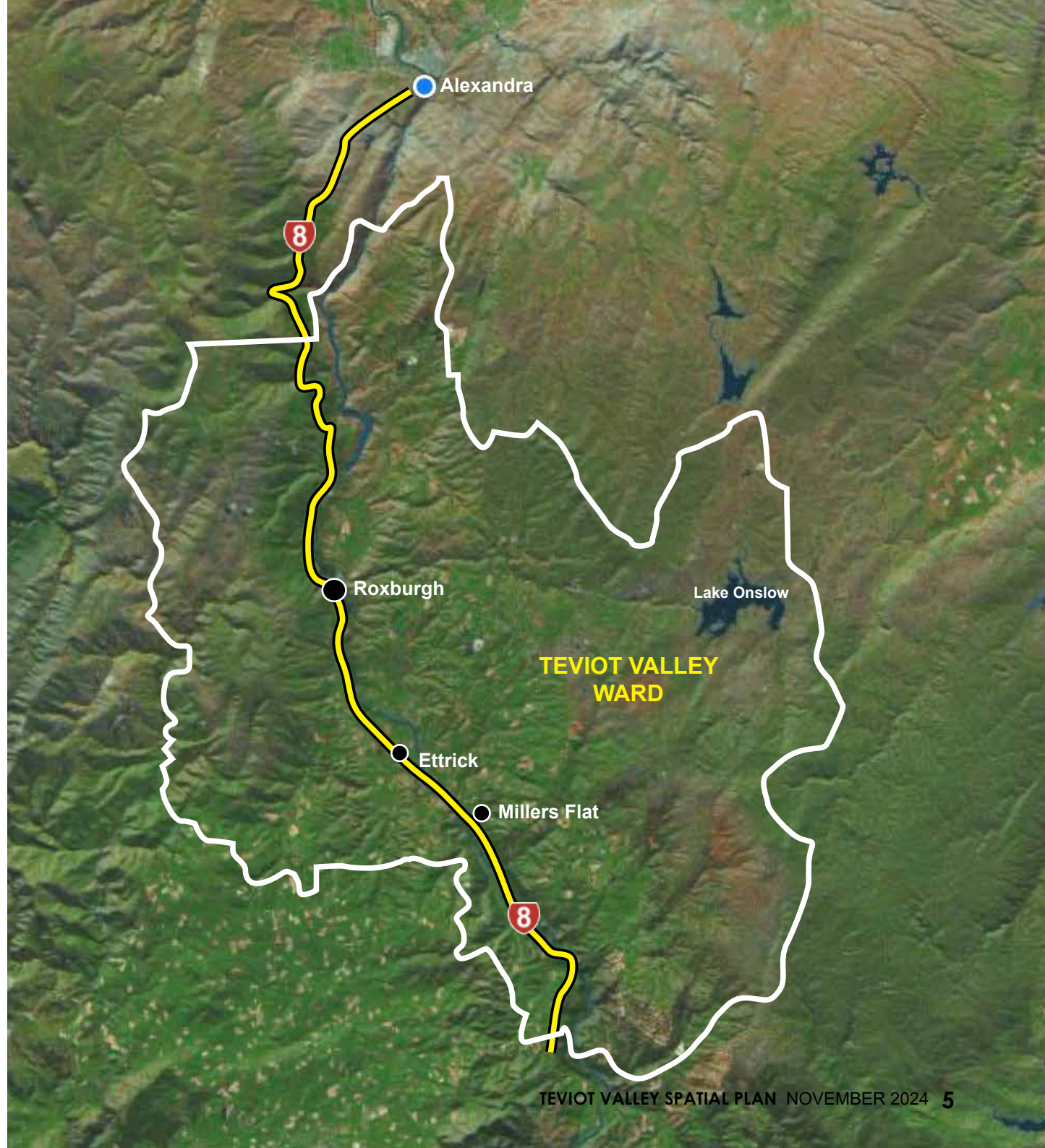
Photo credit: Will Nelson

## GEOGRAPHIC SCOPE

Situated roughly halfway between Dunedin and Queenstown, the Teviot Valley is strategically located along State Highway 8 and the Clutha River / Mata-au. This route through Central Otago is an important route for freight, visitors and locals alike.

The Old Man Range and Mount Benger provide a protective backdrop to the rolling hills and steep slopes that feed down to the fertile valley floor. This landscape offers opportunities for a range of farming opportunities, plus outdoor activities such as hiking, biking, hunting and fishing.

The Teviot Valley Spatial Plan focuses on the four main settlements in the valley – Roxburgh, Lake Roxburgh Village, Ettrick and Millers Flat – each with their distinct communities that also support and service the wider Teviot Valley region.



# WHAT IS A SPATIAL PLAN?

A Spatial Plan is a high-level blueprint for the future. It ensures growth can occur in a positive and sustainable way by learning from those who have lived here before us and by protecting the things that make Central Otago special for future generations. It also allows us to identify key improvements that will continue to make the area a vibrant, connected and desirable place to live.

The spatial planning process integrates a considerable amount of thinking across a range of work-streams, bringing together the community, mana whenua, landowners, stakeholders and partners. It creates a shared vision, setting expectations for future growth, development and connection across the Teviot Valley

The Teviot Valley Spatial Plan offers a 30-year planning horizon, ensuring the district can get ahead of growth and plan for it. By taking a long-term

approach, the plan will ensure our towns continue to be places that support healthy and resilient communities. The Spatial Plan will inform future land use patterns and decisions about potential new zonings in the Central Otago District Plan. It will also guide local, regional and central government investment decisions.

The Spatial Plan is a collaboration between Central Otago District Council, the community, Te Rūnaka O Kāi Tahu (mana whenua) and other stakeholders. Its development rests on key planning principles relating to our environment, the character of our place, how we manage growth in a sustainable way, accessibility, housing choice and infrastructure. The Teviot Valley Spatial Plan has been developed using a process that puts community at its heart and reflects their ideas, wishes and aspirations.

## SPATIAL PLAN OBJECTIVES



Increased economic diversity and delivering a sustainable, resilient economy



Improved housing quality and choice to attract and retain residents



Improved visitor participation in the Teviot Valley



Locals and visitors understand and embrace the Teviot Valley's heritage and shared values



Photo credit: Shirley Howden

## The Teviot Valley Spatial Plan will:

- Provide a picture of Teviot Valley's future and highlight areas of potential growth and change.
- Guide local, regional, and central government investment decisions.
- Identify the key issues facing the Teviot area and the priorities that need to be advanced to address these.



## MANA WHENA CONTEXT

### “Ko Rākaihautū te takata nāna i timata te ahi ki tenei motu.”

(It was Rākaihautū who lit the first fires on this island.)

The above whakataukī (proverb) refers to the arrival of Rākaihautū and the Waitaha, the first people to set eyes upon and occupy Te Wai Pounamu (the South Island).

Under the chieftainship of Rākaihautū, they travelled from their homeland of Hawaiki on their waka (ocean canoe) the Uruao, arriving first in Whakatū (Nelson) where they began their journey further south.

Rākaihautū's son took a party and explored the coastline while Rākaihautū journeyed inland. 'Kā

Puna Wai Karikari o Rākaihautū', a Waitaha iwi oral tradition, tells of how the great lakes of Te Wai Pounamu were dug by Rākaihautū with his famous kō (Polynesian digging tool). This included many of the iconic lakes in the wider Otago Region such as Whakatipu-wai-Māori (Lake Wakatipu), Lake Wānaka and Lake Hāwea.

Mana whenua are connected to the land, water and all life supported by them through whakapapa. The Kāi Tahu Whānui account of creation tells that initially, there was nothing but darkness. Light then emerged, and water was formed. Other forms of life followed and all forms of life remain connected through the whakapapa of the environment and the various elements of the world. Thus, to Kāi

Tahu Whānui, water is a unifying element from the very creation of time and it is central to their worldview. This is reflected through the whakataukī 'Ko te wai te ora o ngā mea kotoa – water is the life giver of all things'. Mauri (life force) binds the physical and spiritual elements of all things together, generating and upholding all life. All elements of the natural environment possess mauri and all are interconnected. The condition of water is seen as a reflection of the health of Papatūānuku. Protecting the mauri of waterways and the ecosystems within them are key priorities for Kā Rūnaka in their role as kaitiaki.



The inland lakes, rivers and their tributaries once supported an abundance of healthy mahika kai resources and formed an extensive network of ara tawhito (traditional travel routes) which were well used for hundreds of years, connecting whānau and hapū across the motu. These traditional travel routes became the arteries of economic and social relationships for Kāi Tahu whānui and are now followed by most of today's main transportation routes. The Mata-au, which flows through the Teviot Valley, was a particularly key ara tawhito which whānau travelled by mōkihi (raupo rafts) to the inland lakes and returning to the coast with mahika kai and stone resources. This practice went beyond just the gathering of food to survive, it also provided economic benefits through the opportunities to trade resources with whānau on the coast and further up north. It also allowed the sharing of stories, skills, and knowledge linked to inland sites and activities, facilitating the intergenerational transfer of mātauraka, whakapapa, and tikaka. Just as it was traditionally, the Mata-au is still an awa (river) of great significance to manawhenua; this is also recognised through its statutory acknowledgement area status under the Ngāi Tahu Claims Settlement Act 1998.

Placenames and histories associated with Teviot Valley strongly reference mahika kai practices in the Teviot Valley. Heke (migration/movement) throughout the interior were organised around a seasonal calendar of activity, guided by celestial and lunar calendars, and heavily influenced by the seasonal availability of mahika kai species. Heke were timed to take advantage of migratory patterns of species like kanakana (lamprey), tuna (eel), and Inaka (whitebait). Birdlife was also abundant in the area and several species of moa and water fowl were often caught in the area. Placenames and recorded archaeological finds are reflective of the abundant moa populations that once thrived throughout and around the Teviot Valley. After the moa population decline, weka, koreke (NZ Quail) and tuna provided protein staples while aruhe (fernroot) and kauru (cabbage tree root) were common sources of carbohydrate.

The footsteps of mana whenua tūpuna (ancestors) continue to linger through the archaeological remains of umu (ovens) and other artifacts that remained embedded in the landscape to be found generations later, the ara tawhito (traditional travel routes) that are still travelled today, and through

the place names and histories still spoken and remembered by mana whenua today. These traditions and the ancestral landscape which they are associated, hold the same importance for Kāi Tahu Whānui today and they seek to protect and preserve these for future generations of mana whenua.

Teviot Valley and the Central Otago District in general lies within the traditional iwi boundaries of Kāi Tahu, the largest iwi in Te Wai Pounamu. When referring to Kāi Tahu whānui, this also encompasses their Waitaha and Kāti Māmoe ancestry. Kāi Tahu is made up of 18 papatipu rūnaka which exist to uphold the mana of their people over the land, freshwater, sea and natural resources in their takiwā (ancestral area). The kaitiaki rūnaka who hold manawhenua status in the Teviot Valley and across Central Otago span both Otago and Southland. They are Te Rūnanga o Moeraki, Kāti Huirapa Rūnaka ki Puketeraki, Te Rūnanga o Ōtākou and Hokonui Rūnanga, Te Rūnanga o Waihōpai, Te Rūnanga o Awarua, and Te Rūnanga o Ōraka-Aparima.



## PAPATIPU RŪNAKA

The seven southernmost Rūnaka have varied interests in the Central Otago area:

### OTAGO PAPTIPU RŪNAKA:

**Te Rūnanga o Moeraki** - centres on Moeraki and extends from Waitaki to Waihemo and inland to the Main Divide.

**Kāti Huirapa Rūnaka ki Puketeraki** – centres on Karitāne and extends from Waihemo to Purehurehu and includes an interest in Otepoti and the greater harbour of Ōtākou. Their takiwā extends inland to the Main Divide sharing an interest in the lakes and mountains to Whakatipu-Waitai with Rūnanga to the south.

**Te Rūnanga o Ōtākou** – centres on Ōtākou and extends from Purehurehu to Te Mata-au and inland, sharing an interest in the lakes and mountains to the western coast with Rūnanga to the North and to the South.

**Hokonui Rūnanga** – centres on the Hokonui area and includes a shared interest in the lakes and mountains between Whakatipu-Waitai and Tawhitarere with other Murihiku Rūnanga and those located from Waihemo southwards.

### SOUTHLAND (MURIHIKU) PAPTIPU RŪNAKA:

**Waihōpai Rūnanga** – centres on Waihōpai and extends northwards to Te Mata-au sharing an interest in the lakes and mountains to the western coast with other Murihiku Rūnanga and those located from Waihemo southwards.

**Awarua Rūnanga** – centres on Awarua and extends to the coasts and estuaries adjoining Waihōpai sharing an interest in the lakes and mountains between Whakatipu-Waitai and Tawhitarere with other Murihiku Rūnanga and those located from Waihemo southwards.

**Ōraka-Aparima Rūnanga** – centres on Ōraka and extends from Waimatuku to Tawhitarere sharing an interest in the lakes and mountains from Whakatipu-Waitai to Tawhitarere with other Murihiku Rūnanga and those located from Waihemo southwards.

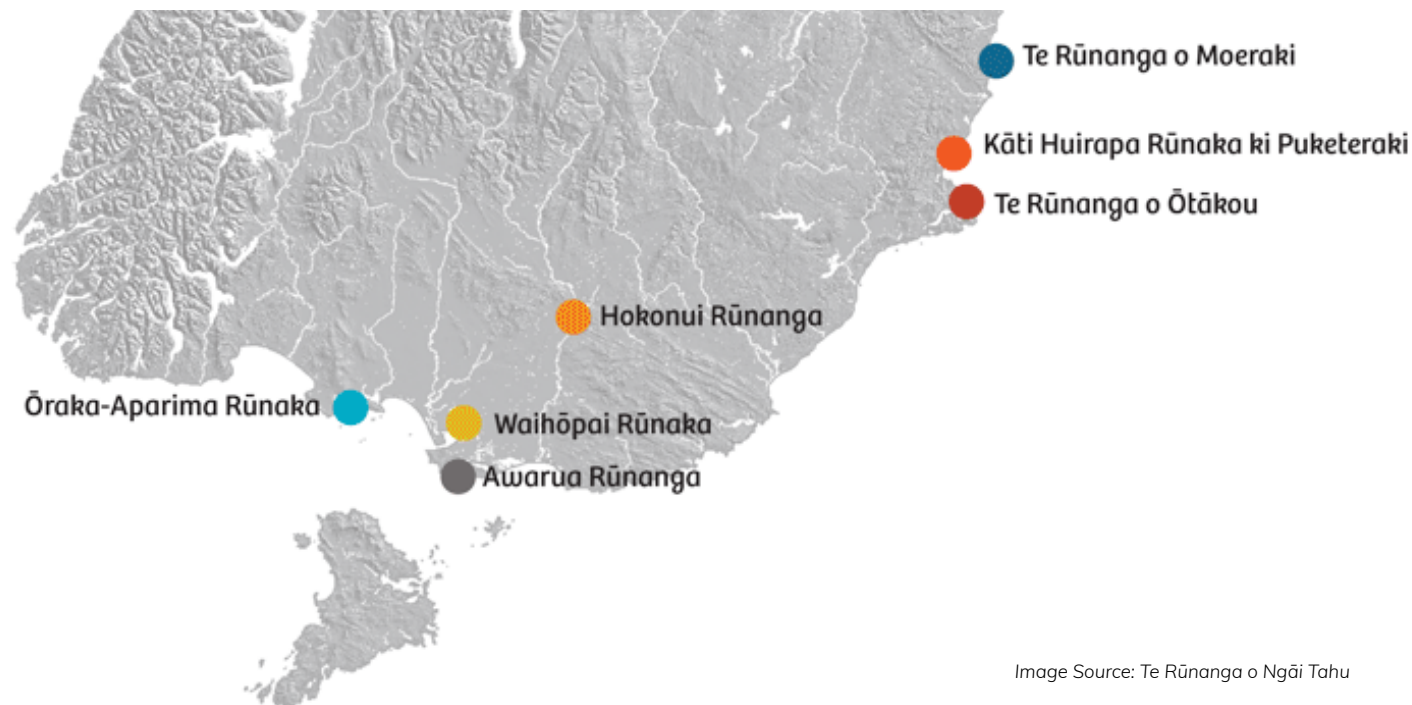


Image Source: Te Rūnanga o Ngāi Tahu



## CENTRAL OTAGO REGIONAL VALUES

The spatial planning process needs to understand and reflect who we are as communities and as a place.

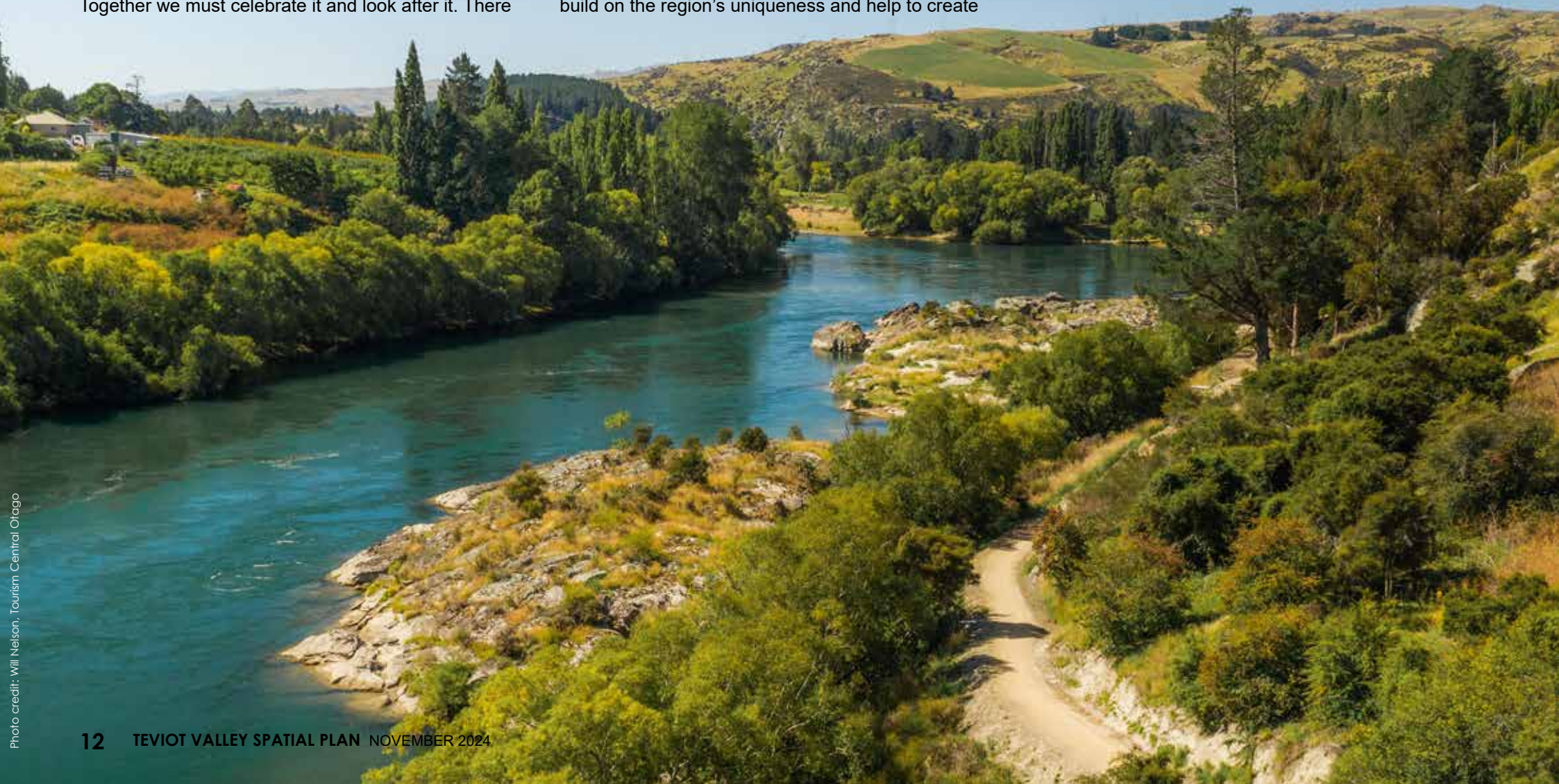
There are few places in the world which will leave you with a lasting sense of difference. Central Otago is undoubtedly one of them, from its landscapes, its seasons, its people, its products and experiences. Together we must celebrate it and look after it. There

will be many influences that could affect our unique Central Otago District, meaning it is important that we all make wise choices that last for generations to come.

Central Otago's Regional Identity defines who we are and what we value within Central Otago District. Our regional identity is based around a set of values that build on the region's uniqueness and help to create

the kind of place we can be proud of. As individuals, businesses and communities we can enhance our region by standing by our regional values.

For more information please visit: **[www.centralotagonz.com/discover/our-values](http://www.centralotagonz.com/discover/our-values)**



# OUR REGIONAL IDENTITY PRINCIPLES



## 1. MAKING A DIFFERENCE

We will aspire and lead others with our special point of difference.

**We stand for:**

Vision, being at the cutting edge, setting directions and accepting challenges.

## 2. RESPECTING OTHERS

We will respect our cultural and personal differences.

**We stand for:**

Inclusive actions; harmonious positive communities.

## 3. EMBRACING DIVERSITY

We will recognise differences and embrace diversity.

**We stand for:**

Freedom of ideas and different thinking.

## 4. ADDING VALUE

We will always ask ourselves if there is a better way – one that achieves positive change.

**We stand for:**

Unique experiences and quality interactions.

## 5. HAVING INTEGRITY

We will seek to be open and honest.

**We stand for:**

Friendly interactions, community-mindedness and a truthful approach.

## 6. LEARNING FROM THE PAST

We will learn from past experiences with future generations in mind.

**We stand for:**

Making a positive difference to tomorrow.

## 7. MAKING A SUSTAINABLE DIFFERENCE

We will make decisions in business with the community in mind and in harmony with the natural environment.

**We stand for:**

Financial viability, sustainable business practices, quality and balance.

## 8. PROTECTING OUR RICH HERITAGE

We will protect and celebrate our rich heritage in landscapes, architecture, flora and fauna and different cultural origins.

**We stand for:**

A living heritage.

## 9. MEETING OUR OBLIGATIONS

We will meet legal obligations at both a local and national level.

**We stand for:**

Meeting building and resource consent obligations, OHS and DOC concessions.

## HOW DID WE GET HERE?

In the journey to produce this plan we have listened to the communities of the Teviot Ward. We have sought to understand their values, aspirations and concerns for the future.

We have completed several surveys, public drop-ins and workshops. We have consulted with key

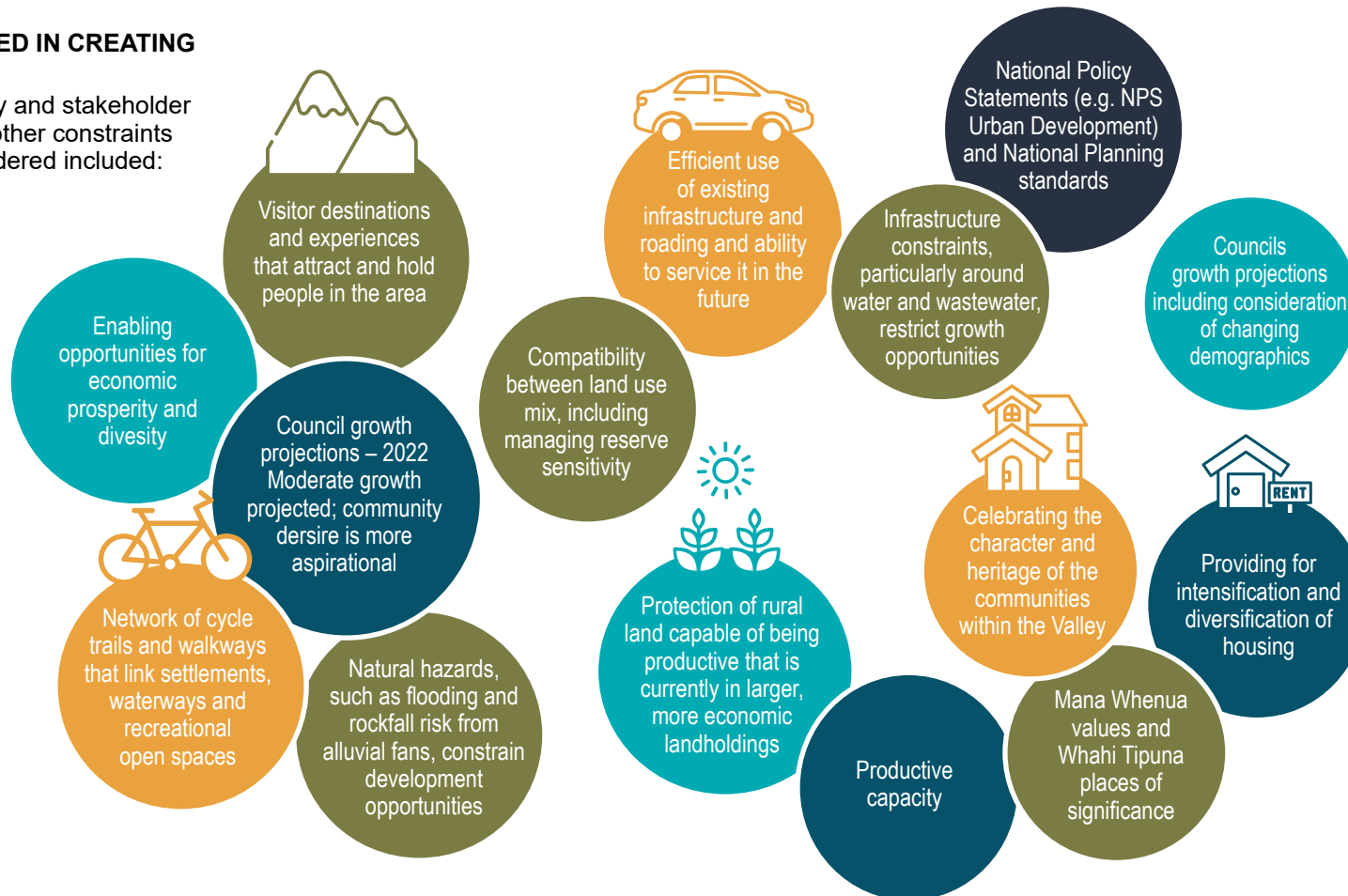
stakeholders — including Te Rūnaka O Kāi Tahu, Public Health South, Waka Kotahi NZTA and Otago Regional Council.

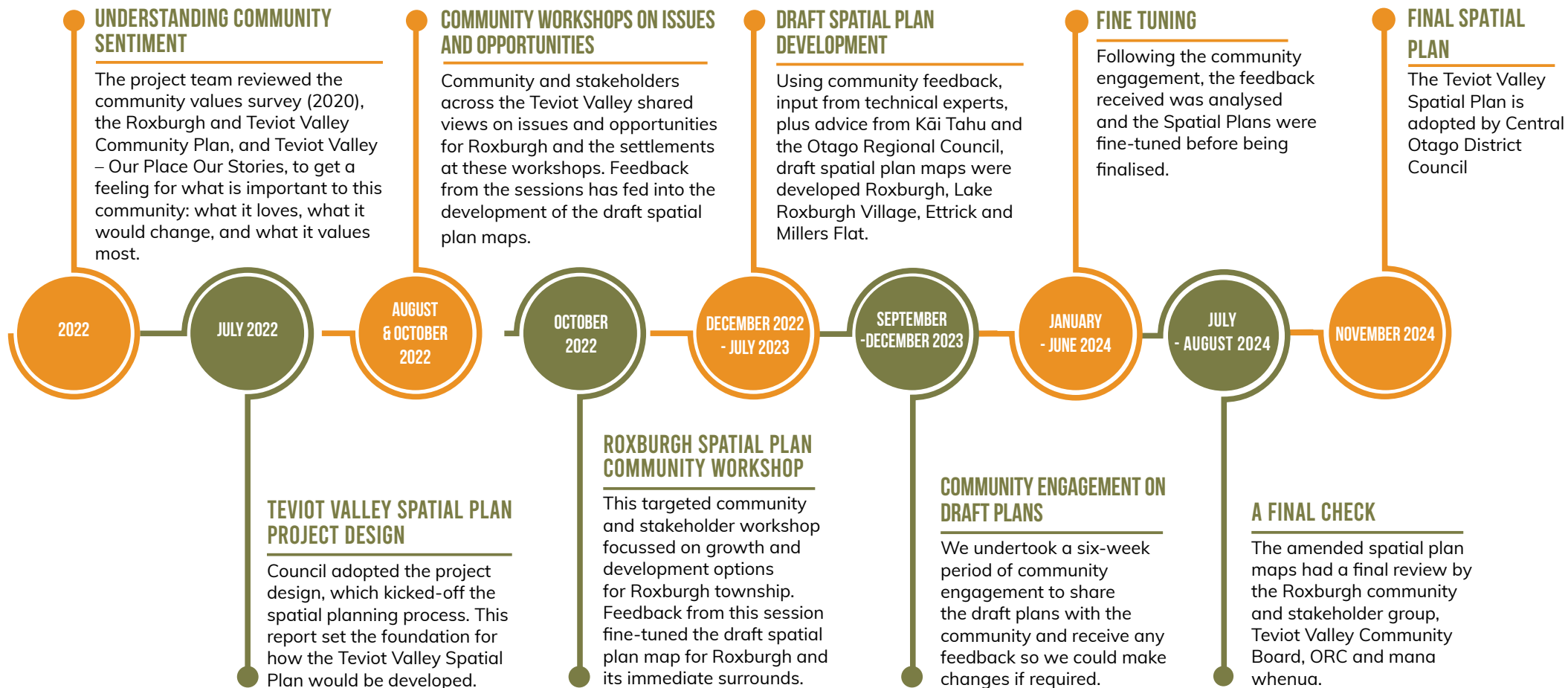
While the Spatial Planning process has been largely driven by community engagement, this has been facilitated and supported by a project team

of planners, designers and technical specialists providing technical input. A holistic, multi-disciplined design process has been followed, incorporating evidence gathering, analysis, optioneering and testing of a preferred option.

### WHAT WE CONSIDERED IN CREATING THESE PLANS

In addition to community and stakeholder feedback, some of the other constraints and opportunities considered included:





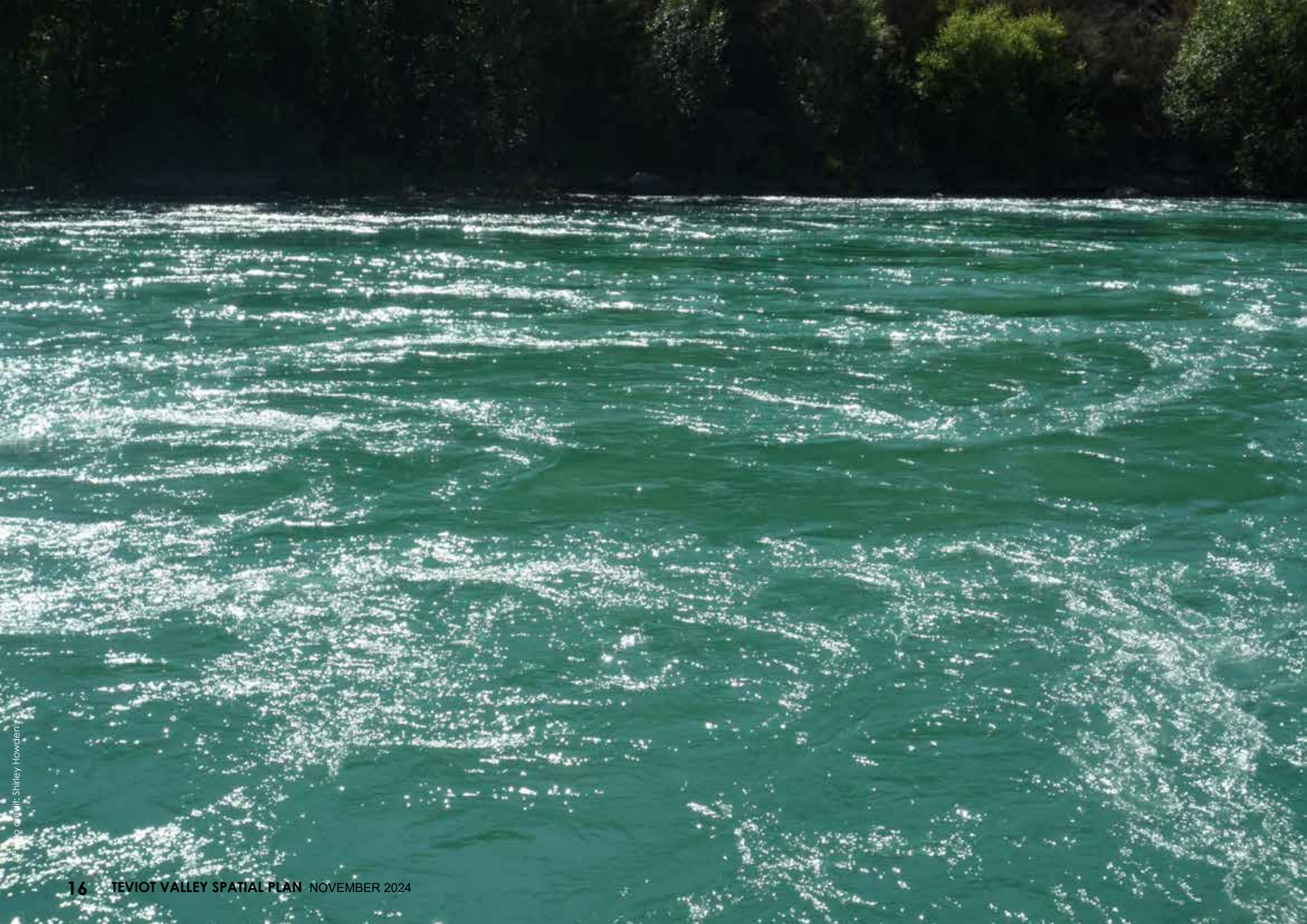


Photo credit: Shirley Howden





Photo credit: Paulo Penno

## COMMUNITY VALUES

### 'YOUR PLACE, YOUR COMMUNITY' SURVEY

Understanding what Teviot Valley communities value most about their place has underpinned the direction of development for this spatial plan.

#### WHY PEOPLE LIKE LIVING IN THE TEVIOT VALLEY:



##### COMMUNITY SPIRIT

- Small community feel
- A community that comes together
- Friendly and helpful locals
- A caring community



##### NATURAL ENVIRONMENT

- Views of the river
- Having a clean environment
- Scenery and tranquillity



##### PEACEFULNESS

- The climate
- The lifestyle

#### THINGS THAT PEOPLE WOULD LIKE TO SEE CHANGED:



##### IMPROVED INFRASTRUCTURE

- Ensuring infrastructure allows for future employment
- Access to faster internet
- Improved main roads and footpaths



##### IMPROVED SERVICES AND AMENITIES

- Better medical services
- A retirement village



##### BETTER CONTROL OF PLANNING AND DEVELOPMENT

- Rezoning for accommodation
- Less subdivisions

#### WHAT PEOPLE WOULD LIKE THE TEVIOT VALLEY TO BE KNOWN FOR:



- A tourist destination
- Community spirit
- Horticulture
- Being a great place to live
- Natural environment

## COMMUNITY ASPIRATIONS

In developing this spatial plan, participants at the spatial planning community workshops were asked to identify what their aspirations are for the Teviot Valley in the next thirty years. This was their feedback:

### 30 YEAR VISION

- A strong sense of community
- Affordable housing options
- Roxburgh has a vibrant main street
- More services in the Valley
- Sustainable tourism is embraced
- Cool mountain bike tracks
- Well-utilised community spaces
- A growing and vibrant community
- Opportunities are embraced
- A safe place to live
- Retirement living options for older people
- Infrastructure and technology supports growth and innovation
- Future-proofed water infrastructure that safeguards our environment
- Value rural production and our potential to feed the population
- Embrace our horticulture identity



Photo credit: Paula Penno

## UNDERSTANDING THE PROBLEM

To help understand the problems faced in the Teviot area, and the benefits that could be achieved by addressing these challenges, the Spatial Planning team used a process called Investment Logic Mapping (ILM). Investment Logic Mapping brings together key stakeholders to develop early agreement on problems, outcomes and benefits before any investment decisions are made or a specific solution is identified.

This process ensured the Teviot Spatial Plan focused on addressing the main issues being faced by the community and created four investment objectives (or ILM benefits) that were used to measure and evaluate the options developed through this process.

The ILM workshop was held in June 2020. Participants at this workshop included a cross section of the community to ensure a representative view was heard and understood.



## PROBLEMS



### **A lack of economic diversity in the Teviot Valley is affecting jobs, growth and community balance.**

There isn't a wide range of employment options in Roxburgh and the Teviot Valley, and many are relatively low paid. This means the area struggles to attract new residents, particularly those in their productive years with families. This has a flow on effect to the community makeup of the region and the services available to residents.



### **A lack of housing diversity means there isn't enough appropriate housing to support a diverse and vibrant community.**

Most of the housing stock in the Teviot Valley are older homes, with the average age being 66 years old. They are largely three-bedroom standalone dwellings. This lack of diversity doesn't cater to all demographics in the community, particularly first home buyers, workers and older people. At the same time, house prices have increased, making them unaffordable to many prospective new residents. Without a range of housing options, Roxburgh will lose older residents and fail to attract younger ones.



### **Visitors don't have sufficient reasons to stay longer and engage with Roxburgh, resulting in lost opportunities for local businesses.**

Despite a range of stunning landscapes, activities and heritage stories that could attract visitors to Roxburgh, it currently lacks opportunities for visitors to spend time in the town which sees them staying elsewhere. This means Roxburgh is missing out on visitor spend, which could contribute to local businesses and create jobs.



### **Roxburgh's rich shared heritage and story (Māori, European & others) isn't told.**

Roxburgh and the wider Teviot Valley has a rich heritage involving mana whenua and then early European settlers, alongside a range of industries and cultures. While parts of this story are understood by the community, the wider history isn't as well known and isn't clearly articulated as a collective story for locals and visitors to know and share.

## BENEFITS

The benefits or outcomes that could be expected if these problems are addressed include:



### **Increasing economic diversity and delivering a sustainable, resilient economy.**

Attracting and retaining more businesses and industries in Roxburgh, and the wider Teviot Valley, would lead to a more sustainable economy that is less vulnerable to external changes. This would act as an incentive for people to move to the area and set up businesses, creating economic growth and job opportunities.



### **Improving housing quality and choice to attract and retain residents.**

An improved housing portfolio that caters for a wider range of demographics would offer more opportunities for the town to attract and retain residents. This includes improving the quality of homes, and offering lower maintenance, smaller dwellings for first home buyers and older residents.



### **Improved visitor participation in the Teviot Valley.**

Attracting more visitors to Roxburgh and enabling them to increase the amount of time they spend in the town would contribute to the local economy and support economic diversity and resilience. Creating a thriving visitor market in Roxburgh would have flow on benefits to residents, including increased hospitality and retail opportunities.



### **Locals and visitors understand and embrace Roxburgh's shared heritage.**

Having a clear sense of the shared heritage of Roxburgh (Māori, European, mining, farming, etc.) will ensure it can be understood by both locals and visitors. This adds to the culture of those who live here, and helps visitors understand the rich story that surrounds Roxburgh and the Teviot Valley.

PROBLEM	BENEFIT	
<p><b>1</b> The housing market delivers a consistent product, limiting housing choices &amp; price points, reducing affordability &amp; not meeting community needs.</p>	<p>Improved housing affordability &amp; availability meeting the needs of a diverse &amp; productive community.</p>	<p><b>KPI 1:</b> Housing Affordability  <b>KPI 2:</b> Housing Mix  <b>KPI 3:</b> Price Distribution  <b>KPI 4:</b> Demand vs Supply</p>
<p><b>2</b> A lack of economic diversity in the Teviot Valley is affecting jobs, growth and community balance.</p>	<p>Improved land availability providing options for residential &amp; commercial development, improving liveability.</p>	<p><b>KPI 1:</b> Vacant Lots  <b>KPI 2:</b> Number of Locations  <b>KPI 3:</b> Size Distribution  <b>KPI 4:</b> Rural Conflicts</p>
<p><b>3</b> Failure to address the conflicts between rural living &amp; rural productivity, diminishes the liveability for some &amp; the economic output for others.</p>	<p>Improving the protection &amp; utilisation of productive land, soils &amp; other economic activity.</p>	<p><b>KPI 1:</b> Productive Land  <b>KPI 2:</b> Production  <b>KPI 3:</b> Economic Activity  <b>KPI 4:</b> Rural Conflicts</p>
<p><b>4</b> Persistent commercial development beyond the Roxburgh town centre, diminishes vibrancy, limits the ability to attract locals, visitors &amp; investment.</p>	<p>Increasing town centre visitation &amp; investment.</p>	<p><b>KPI 1:</b> Visitations  <b>KPI 2:</b> Investment  <b>KPI 3:</b> Accessibility  <b>KPI 4:</b> Points of Interest</p>



# SPATIAL PLANNING PRINCIPLES

## ENVIRONMENT

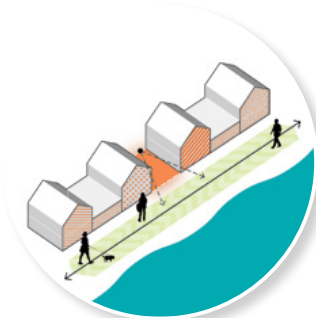
Protect and celebrate our valued landscapes



- Conserve, restore and enhance the health of our natural systems.
- Protect and enhance existing biodiversity by improving indigenous flora and fauna of value to Kāi Tahu.
- Foster people's relationship with water by maintaining and enhancing accessible public frontages along the Clutha River / Mata-au.
- Provide walking and cycling access, plus amenity and ecological links between larger reserves, through the use of linear open spaces such as green corridors.
- Provide appropriate separation or buffering for environmental protection.

## CHARACTER

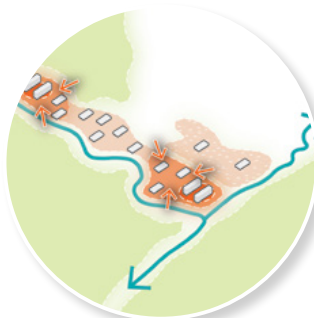
Reinforce an authentic local character and identity



- Acknowledge and communicate Kāi Tahu narratives, including connections to cultural landscapes (wāhi tūpuna) and place names.
- Recognise the past and present story of Teviot Valley, including the historical and contemporary associations of iwi, early trade routes, gold mining, hydro development, farming and settlement patterns.
- Promote and celebrate the Central Otago Regional Identity Values, including strengthening connections to the wider landscape and offering a wide variety of activities for visitors that are unique to the Central Otago experience.
- Develop the built form of townships by designing their scale and activity mix with sensitivity to areas of recognised heritage and character and establishing a cohesive design language that responds to local distinctiveness of place.

## MANAGED GROWTH

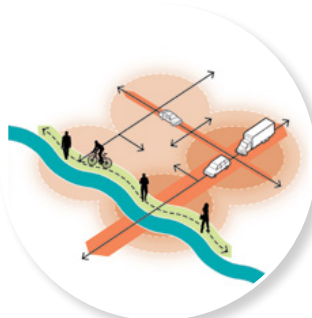
Manage urban form to achieve an effective pattern of development



- Retain the productive capacity of rural areas by clearly defining growth areas and protecting the fragmentation of land around the townships.
- Use identifiable and enduring urban boundaries for Roxburgh and other settlements that recognise the valued productive and landscape setting and protect the wider Valley from encroaching development.
- Understand natural hazard constraints, potential climate change impacts and infrastructure constraints.
- Locate the highest densities within a comfortable walking distance of town centres, community facilities and public open spaces, which generally provide the highest convenience and amenity.
- Ensure that industrial land is consolidated and well utilised to support the economic growth of our communities while managing reverse sensitivities.

## ACCESSIBILITY

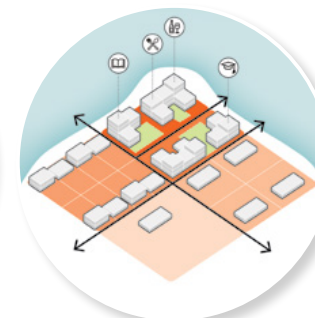
Create convenient and accessible movement networks



- Link key destinations with major transport routes and movement networks.
- Provide a range of convenient and pleasant walking and cycling options that link residents and visitors to key destinations to reduce local car use, promote physical activity and minimise car parking requirements.
- Integrate recreational trails with waterways and green corridors to readily access the wider landscape and create a network of non-trafficked circuits.
- Support and grow the regional cycle trail network.

## HOUSING CHOICE

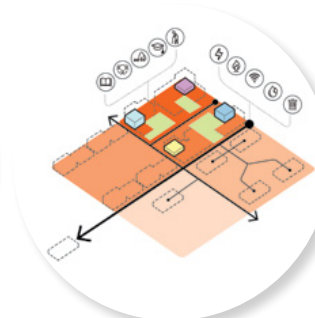
Foster increased diversity in housing choices



- Provide sufficient residential capacity to meet the projected residential and employment demand.
- Enable a wider mix of housing typologies to accommodate a range of different lifetime, lifestyle and affordability needs of the community.
- Ensure that seasonal workers and other short-term workers are accommodated for

## INFRASTRUCTURE

Invest in infrastructure that is sustainable and resilient



- Make sure the right type of urban development happens in the right place, reducing urban sprawl and target urban forms and building typologies that have reduced environmental footprints. in areas that can be serviced cost effectively.
- Provide social infrastructure to serve the changing and growing needs of the community and wider rural services.
- Utilise resilient design principles to safeguard movement, communications, and other critical services and infrastructure.

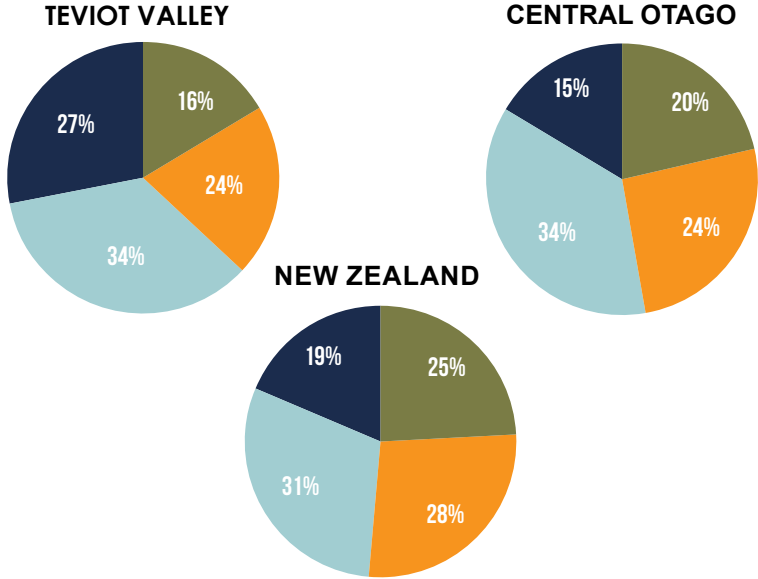


# POPULATION AND HOUSING PROJECTIONS

## POPULATION STRUCTURE

The Teviot Valley has a slowly growing population. The average age of residents is significantly older than Central Otago and New Zealand averages, with 27% of the Teviot Valley population aged over 65, and only 16% of the population aged under 20. This has an impact on community requirements, such as housing choice, provision of medical services and education facilities.

Agriculture and horticulture are the largest employers in the district, encompassing over half the jobs and driving much of the employment growth in the last 10 years, making the employment market volatile with seasonal fluctuations - this makes it challenging to attract and retain families and young people



## POPULATION GROWTH

Population projections for the Teviot Valley, commissioned in 2022, offered three scenarios for consideration – low, medium or high growth. Based on previous growth, the population is expected to grow slowly over the next thirty years, and Medium growth was chosen as the preferred model to inform the population projections.

Under the medium growth model, the population of the Teviot Valley is projected to grow from 1,880 people to 2,548 over the next 30 years. Correspondingly this would mean the Teviot Valley would require another 360 dwellings to accommodate the additional population by 2054.

### Teviot Valley - Growth Projections Outputs – Medium (Recommended) Projection

	2006	2013	2018	2019	2020	2021	2024	2034	2054
Usually Resident Population	1,730	1,610	1,610	1,840	1,840	1,880	1,945	2,153	2,548
Total Dwellings	924	936	984	992	1,004	1,011	1,046	1,158	1,371
Total Rating Units				1,237	1,201	1,217	1,252	1,365	1,580
Residential and Lifestyle Rating Units		839	858	867	877	884	919	1,031	1,244
Peak Day Population					3,433	3,459	3,578	3,960	4,688
Peak Day Visitors					1,543	1,579	1,633	1,808	2,140



## TEVIOT VALLEY HOUSING STOCK

- The average age of residential houses is 66 years old
- Approximately 90% of homes were constructed prior to 1990
- Housing occupancy has increased to 79%, though is still behind the national average of 89%
- Increased house prices have impacted affordability, although housing is still more affordable than other parts of the country

The housing stock in Teviot Valley is mostly older homes, some dating back to early European settlement of the area in the late 1800's. There was a substantial boom in housing development during the 1950s across the valley and almost half of today's housing stock was built between 1950 and 1980. This period of growth aligns with the construction of the Roxburgh Dam which began in 1949.

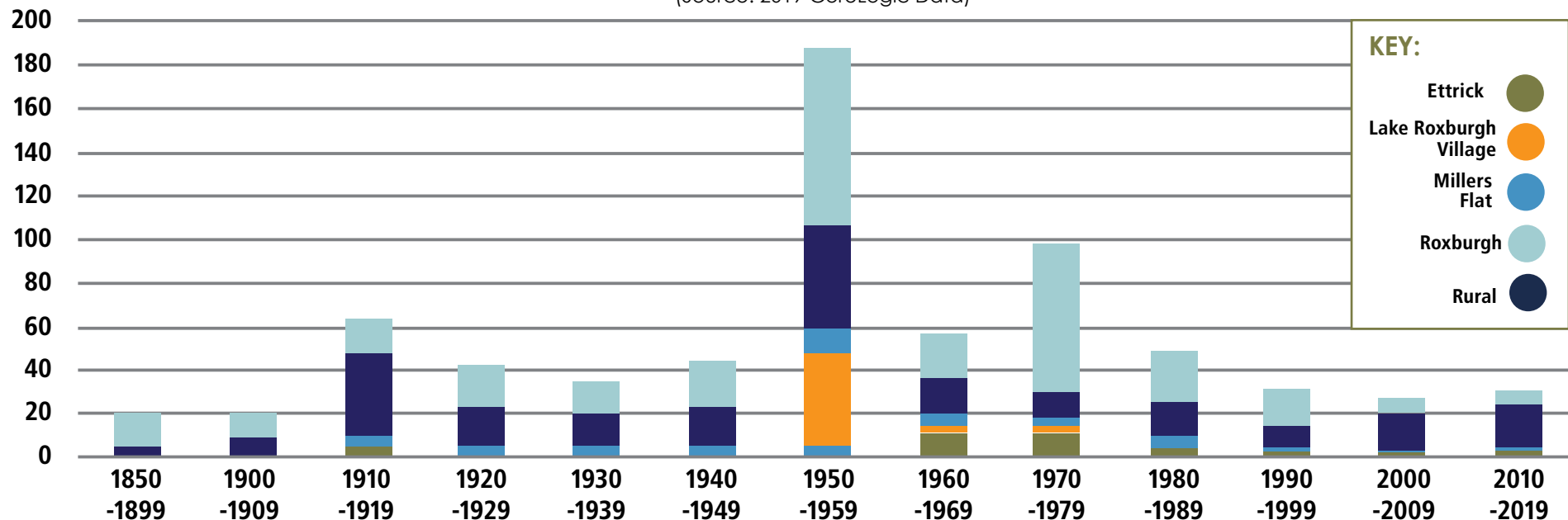
The last two decades have not seen extensive housing development, with recent growth concentrated around Roxburgh and in rural areas. The predominant housing type in the Teviot Valley is three-bedroom standalone dwellings. This current

lack of diversity in housing stock doesn't cater to all demographics in the community, particularly first home buyers and older people seeking to downsize. Current social, demographic and environmental changes are also likely to increase demand for a wider array of housing choices, including smaller easier care properties with good access to open space and facilities.

House prices have increased in the Teviot Valley, making them less affordable to prospective new residents. However, housing is still more affordable here than in other parts of Central Otago, and across the country.

### Housing stock composition in Teviot Valley

(Source: 2019 CoreLogic Data)

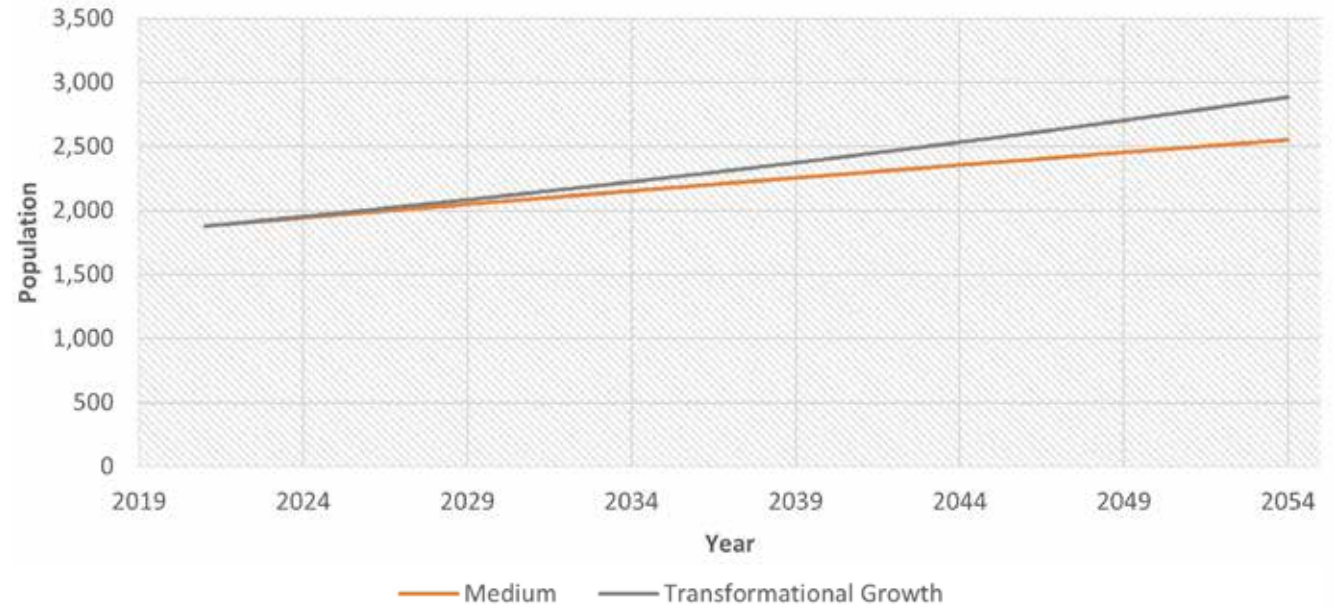


## PROJECTIONS

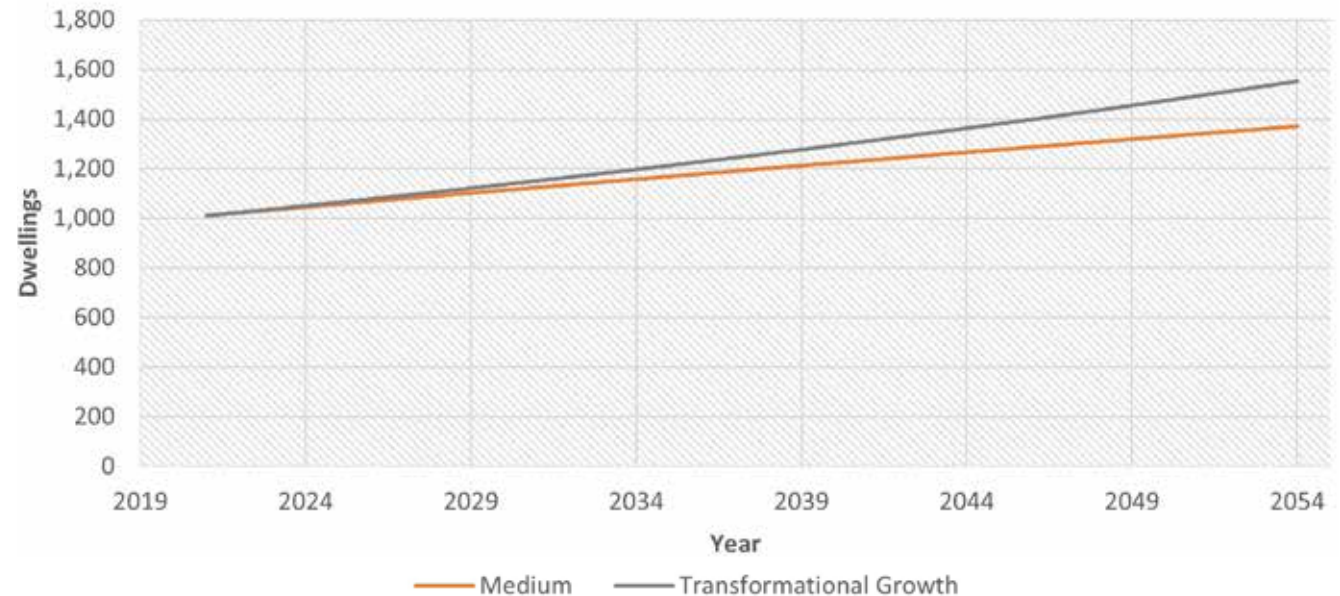
These population projections were presented and discussed at the spatial planning community workshop. Interestingly, most community participants chose a more ambitious view on growth and requested a spatial plan that catered for 'transformational growth'. This assumed the Teviot Valley population would grow by an additional 50% on top of the medium projections by 2054, which would see the population grow from 1,880 residents to a population of 2,884 by 2054.

The Teviot Valley Spatial Plan has therefore been developed to cater for this aspirational level of growth, ensuring there is capacity across the Teviot Valley for 540 new homes over the next 30 years.

## TEVIOT VALLEY - POPULATION PROJECTIONS



## TEVIOT VALLEY - DWELLINGS PROJECTIONS



## CONSTRAINTS

One of the key considerations when contemplating provision for growth and development is an understanding of the physical constraints that may limit growth options.

### NATURAL HAZARDS





The Otago Regional Council Natural Hazard Database identifies two main risk areas for the Teviot Valley - alluvial fans and flooding associated with streams and the Clutha/Mata-au.

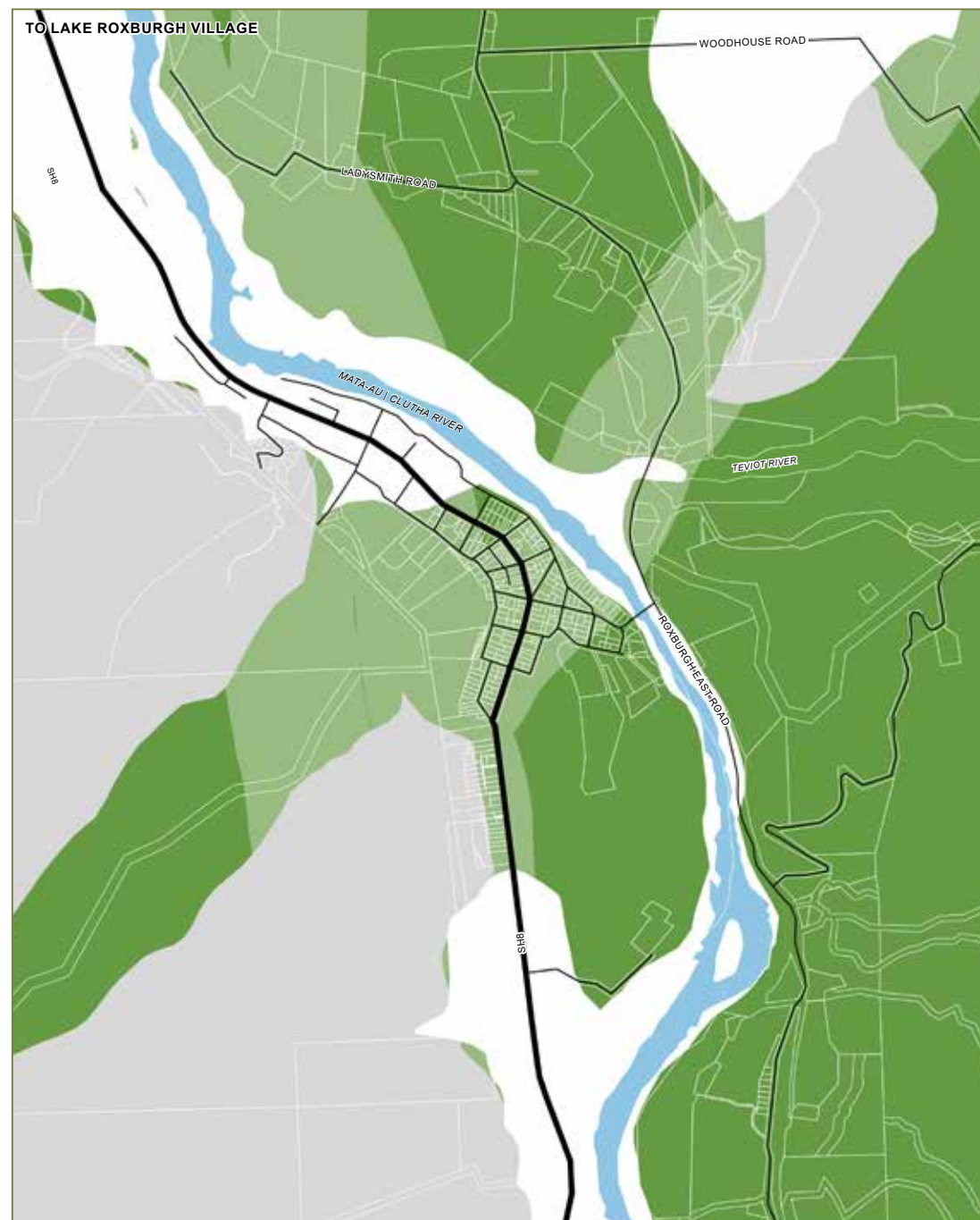
An alluvial fan is a build-up of river or stream sediments which form a sloping landform, shaped like an open fan or a segment of a cone. Flooding on alluvial fans can be damaging as the fans have steeper gradients than river floodplains.

There are several known alluvial fans within the Teviot Valley in close proximity to the Roxburgh township. These are a mixture of active composite (floodwater and debris) alluvial fans, to the north and south of Roxburgh township, and active composite, active debris-dominated and inactive debris-dominated alluvial fans between Dumbarton and Ettrick.

The active composite fans in the Roxburgh township require further investigation to better understand potential issues and in particular the extent of risk at a land use level. The Spatial Plan doesn't provide any additional development opportunities within the areas subject to the alluvial hazard notation.

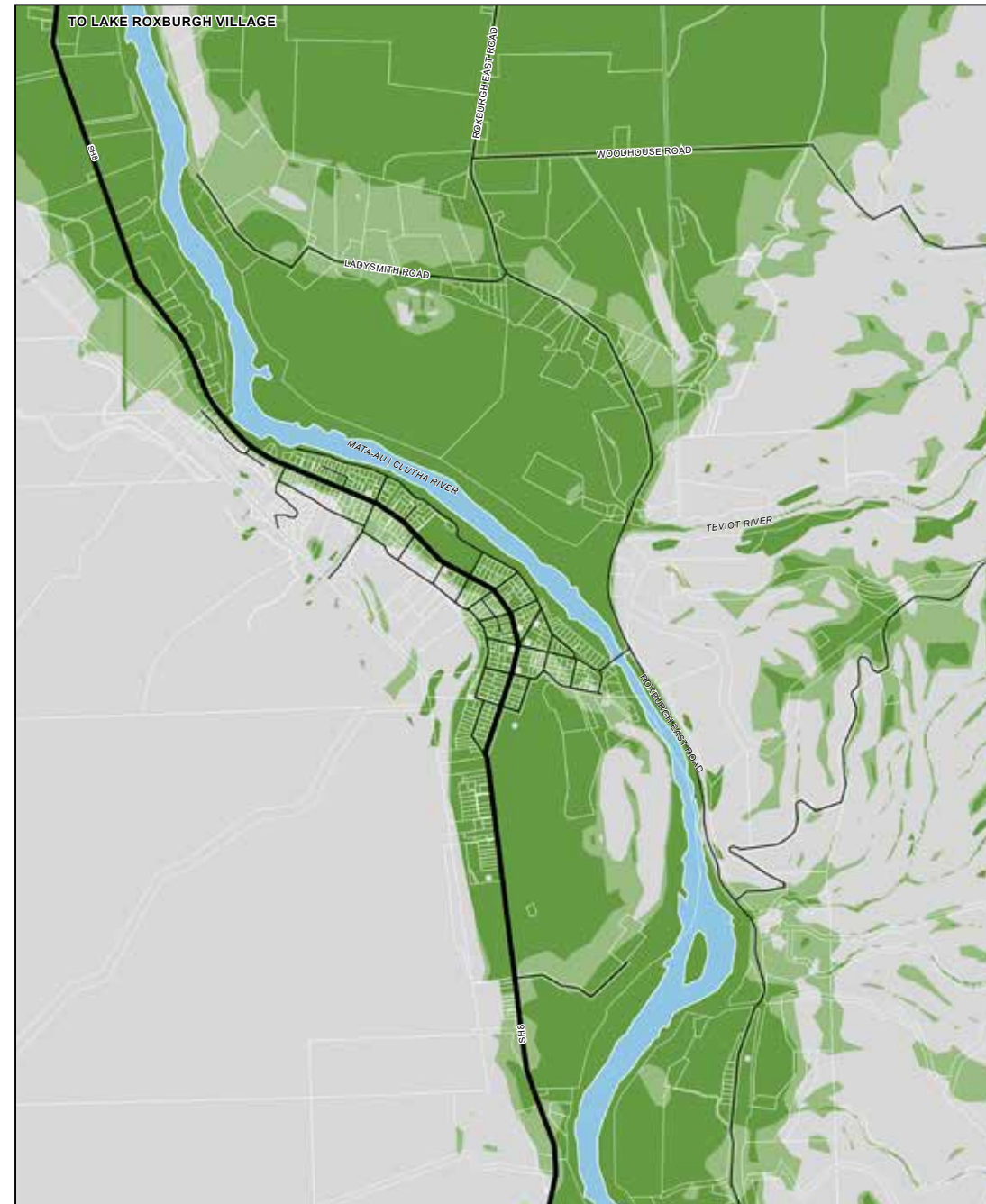
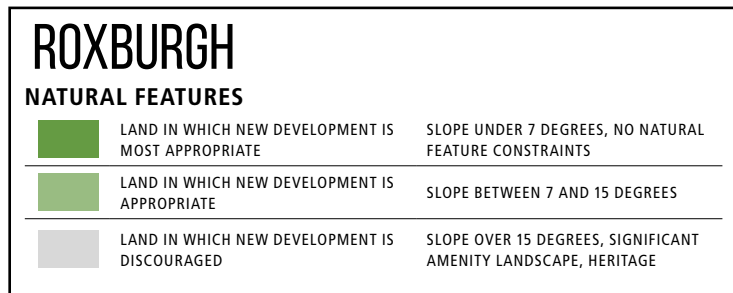
Further work is required to be undertaken in these areas to better understand the risks to residents. The Otago Regional Council are going to undertake further, work to determine the risks associated with the alluvial fan hazards present in Roxburgh township.

ROXBURGH		
NATURAL HAZARDS		
	LAND IN WHICH NEW DEVELOPMENT IS MOST APPROPRIATE	NO NATURAL HAZARD CONSTRAINTS
	LAND IN WHICH NEW DEVELOPMENT IS APPROPRIATE	FAULT AWARENESS BUFFER
	LAND IN WHICH NEW DEVELOPMENT IS DISCOURAGED	LANDSLIDES
	LAND IN WHICH NEW DEVELOPMENT IS NOT APPROPRIATE	FLOODING, ALLUVIAL FANS



## NATURAL FEATURES

Development suitability is influenced by conservation land, outstanding natural landscapes and features, heritage, amenity landscapes, and slope angle. The Department of Conservation oversees the land along the Clutha River/Mata-au, which is designated as conservation areas for preservation purposes. A substantial portion of the land west of Roxburgh township is classified as a significant amenity landscape due to its remarkable visual and scenic qualities. Cultural and heritage sites place constraints on development to safeguard the region's history. The sloping terrain further complicates and increases the cost of construction projects.

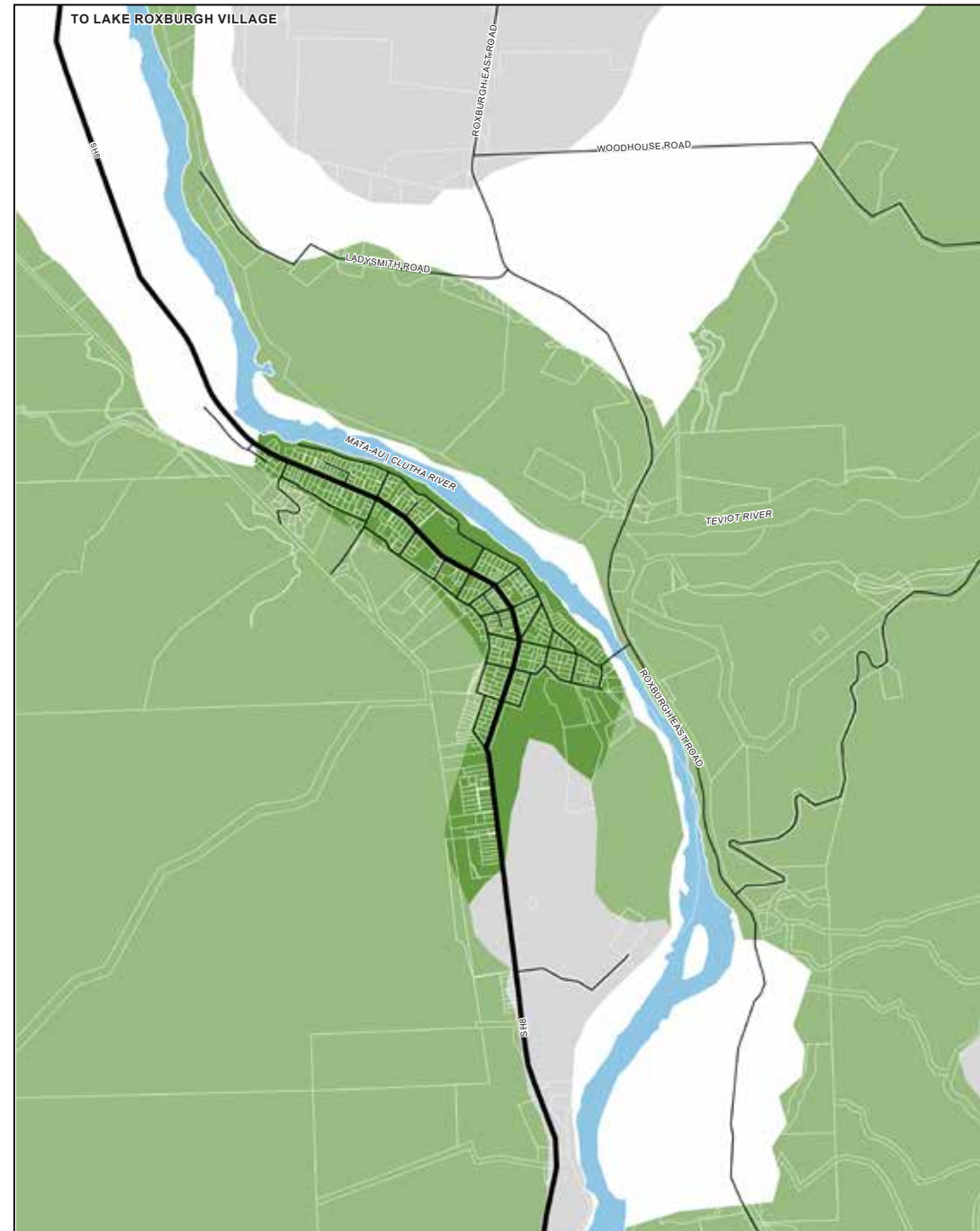
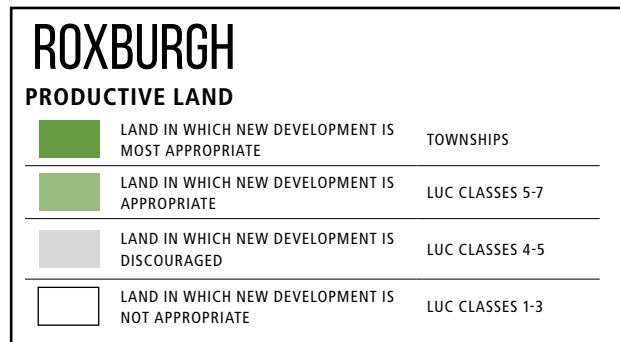


## PRODUCTIVE LAND

From the late 1850s, pastoralists established large run holdings in the Teviot Valley. Today, pastoral farming remains the Teviot's dominant industry, as intensive farming practices take advantage of productive crossbred sheep varieties and improved irrigation.

The valley's abundance is also reflected in the array of horticultural crops produced. The Teviot Valley is known for producing world-class stone fruit. Central Otago is New Zealand's largest apricot-growing region, producing a significant amount of the country's export crop. While pip and stone fruit predominate, berries are also grown commercially.

Land productivity contributes significantly the Teviot Valley's community and economy and protection of productive capacity in rural areas is considered a priority.



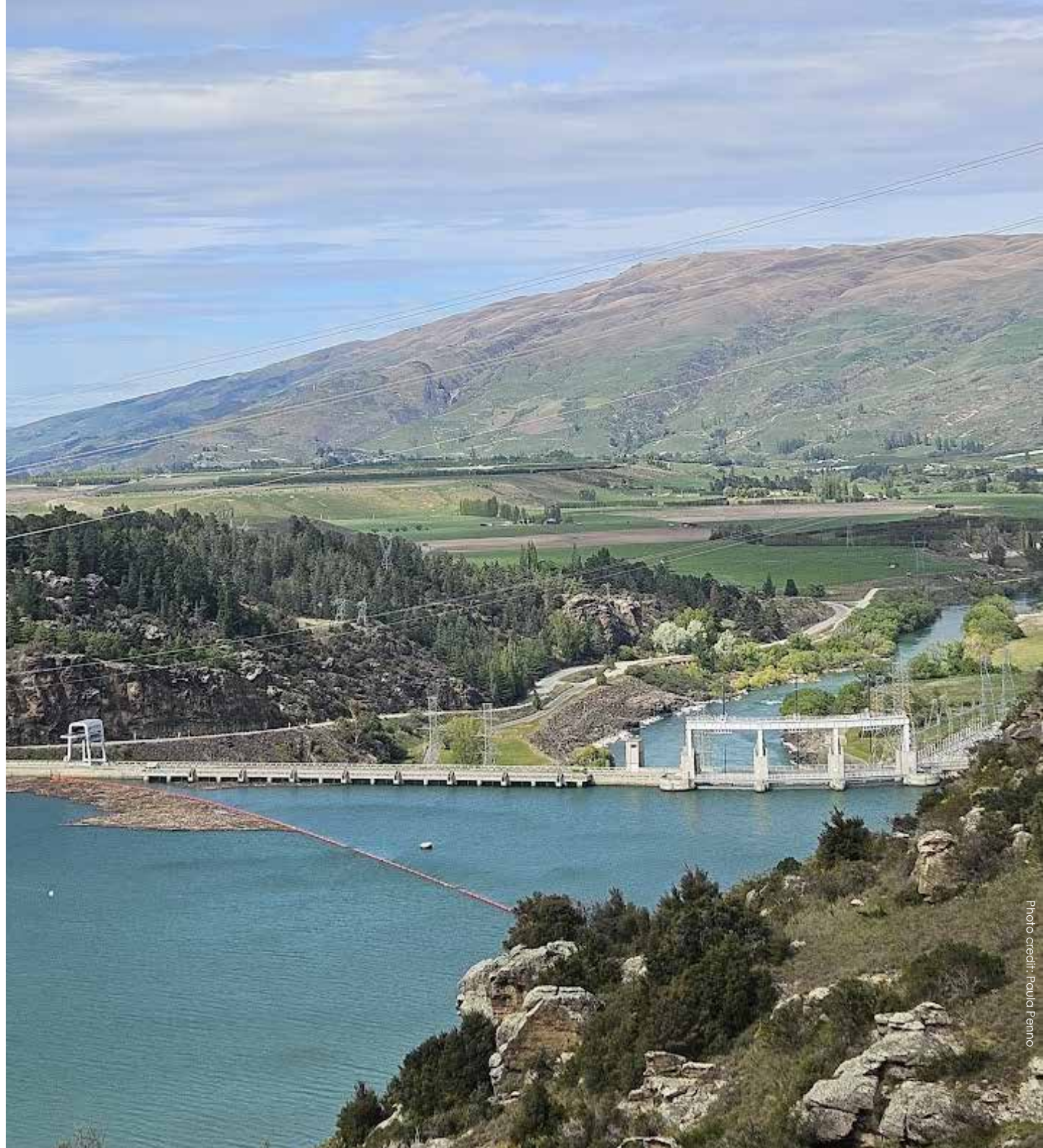
## INFRASTRUCTURE

One of the key factors to consider when planning for growth is whether new growth areas can be adequately serviced in terms of water and wastewater. The Roxburgh and Lake Roxburgh Village wastewater plants are located adjacent to the Clutha River / Mata-au and mana whenua would like to see long-term transitioning of these wastewater discharges away from the significant awa (river).

There is currently no reticulated water or wastewater in Etrick. Millers Flat has a community-owned water supply and no reticulated wastewater. These factors may limit where growth can occur, unless new solutions are used.

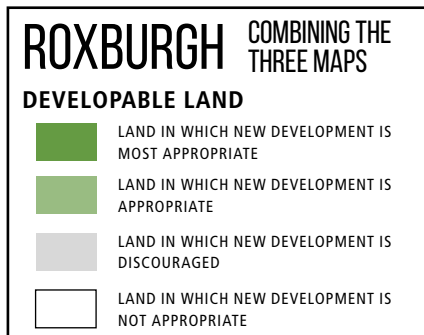
## OTHER CONSTRAINTS

The Otago Regional Council in the Regional Water Plan identifies vulnerable ground water aquifers that may be susceptible to contamination from surface activities. Any area of land over parts of aquifers considered to be high risk in this regard are identified as Groundwater Protection Zones. There are two Groundwater Protection Zones within the Teviot Valley, in Lake Roxburgh Village and Etrick, making development in these areas challenging.



## DEVELOPABLE LAND

The mapping of natural hazards; natural features; and productive land constraints were combined to guide where development could be accommodated.



# ZONING AREAS

Here are the zoning terms used in the Spatial Plan maps, together with a brief description of what each term means.

## SETTLEMENT ZONES

Settlement zones are a type of zoning that has been designed specifically to cater for smaller, often rural, villages and areas used predominantly for a cluster of residential, commercial, light industrial and/or community activities.

Any Settlement Zones would be underpinned by a range of guidelines, but would allow a bit more flexibility to get a good mix of activities that benefit the township – as opposed to specifying exactly what activity or zoning should go where.

## RURAL ZONES

Activities that are located within the rural environment are generally there because they are reliant upon the resources of the rural area. For example, farming activities need large areas of open land, while horticulture and viticulture activities need particular soil types in combination with a number of other factors, particularly climatic conditions and water supply.

Some facilities are required close to where these resources are located. For example, a pack house needs to locate near a fruit source. They need a large open space where they can operate without significantly affecting more sensitive activities.

## RESIDENTIAL DENSITY

### MEDIUM DENSITY RESIDENTIAL



<b>DENSITY</b>	20 - 35 DW/HA
<b>TYPICAL SECTIONS</b>	180-200m <sup>2</sup>
<b>TYPICAL HOUSING TYPES</b>	Semi-attached terrace houses, Attached terrace houses, Low rise apartments

#### QUALITIES:

- Vibrant town living with opportunities for a diversity of informal social contact.
- Close proximity to the town centre, community facilities and parks.
- Accommodates smaller household sizes.
- Most affordable through efficient use of land and comprehensive construction techniques.
- Lowest maintenance homes.
- Increased ability to walk and cycle to more facilities and amenities.
- Limited garage and car parking spaces on site with more comprehensively managed parking in common areas or on-street.

### LOW DENSITY RESIDENTIAL



<b>DENSITY</b>	10 - 20 DW/HA
<b>TYPICAL SECTIONS</b>	500m <sup>2</sup>
<b>TYPICAL HOUSING TYPES</b>	Detached house

#### QUALITIES:

- Suburban living with opportunities for informal social contacts within local streets or settlements.
- Walking or cycling distance to nearby shops, parks and community facilities.
- Accommodates small to large household sizes with yard spaces for children's play and gardens.
- More affordable through comprehensive subdivisions.
- Lower maintenance on properties.
- Garage and on-site car parking spaces for several cars with unmanaged on-street parking.



## LARGE LOT RESIDENTIAL



<b>DENSITY</b>	2 - 10 DW/HA
<b>TYPICAL SECTIONS</b>	2000m <sup>2</sup>
<b>TYPICAL HOUSING TYPES</b>	Detached houses on a large section

### QUALITIES:

- Open garden setting and quieter living environment.
- Some ability to be self-sufficient with vegetable gardens and chickens.
- More reliance on cars to access most destinations.
- Accommodates large household sizes with generous yard spaces for adult recreation and children's play.
- Less affordable through larger lot sizes and higher infrastructure costs.
- Higher property maintenance requirements.
- Garage and on-site car parking for multiple cars on-site.

## RURAL LIFESTYLE



<b>DENSITY</b>	0.25 - 0.5 DW/HA
<b>TYPICAL SECTIONS</b>	2 - 4 ha
<b>TYPICAL HOUSING TYPES</b>	Detached houses on a rural section

### QUALITIES:

- Open landscape setting within working rural areas.
- Ability to be self-sufficient to run a small-scale economic unit with larger livestock and/or intensive horticulture.
- Most reliance on car access to all destinations/goods and services and other vehicles to service the property.
- Accommodates large household sizes with generous yard spaces for adult recreation and larger children's pets.
- Less affordable through large property sizes and more infrastructure provision.
- Highest property maintenance.
- Garage and on-site car parking for multiple cars and service vehicles.



# SPATIAL PLANS

## ROXBURGH

Roxburgh is the main township of the Teviot Valley. Situated on State Highway 8, the town has a vibrant main street, with businesses supported by locals and visitors alike. Situated along the Clutha River / Mata-au, the town is surrounded by rolling hills and orchards, creating a picturesque backdrop and a platform for a prosperous agricultural and horticultural industry.

The town has a rich history of gold mining, farming and horticulture, all of which have left their marks, with a range of heritage buildings and other traces of history dotted across the town.

Roxburgh has a strong community that is rightfully proud of the town and would like to ensure it remains a resilient centre for the Valley, providing for families and older residents through increased economic activity and a wider range of housing choices.

### Key Features

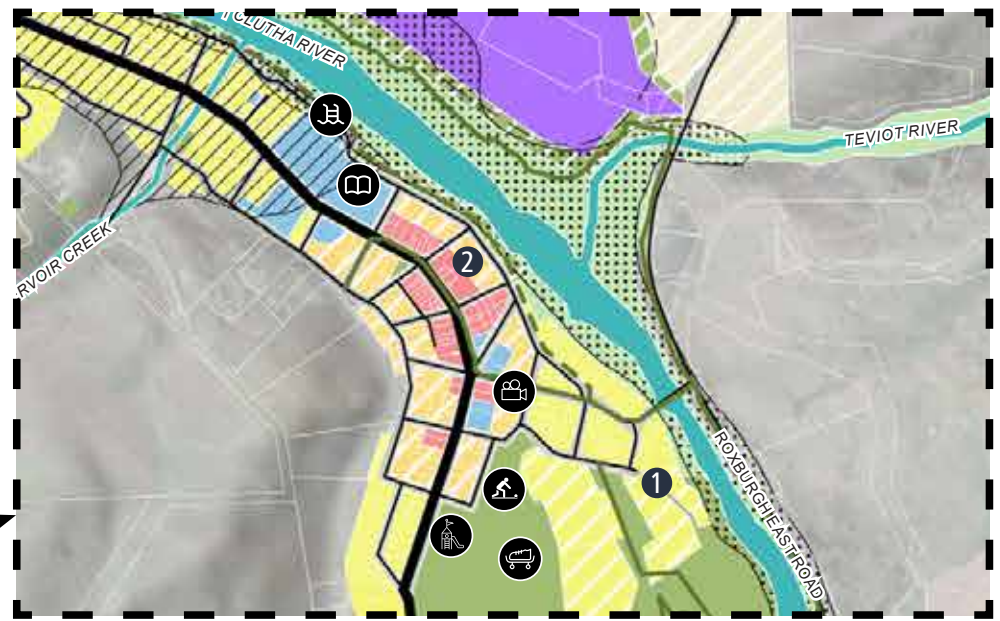
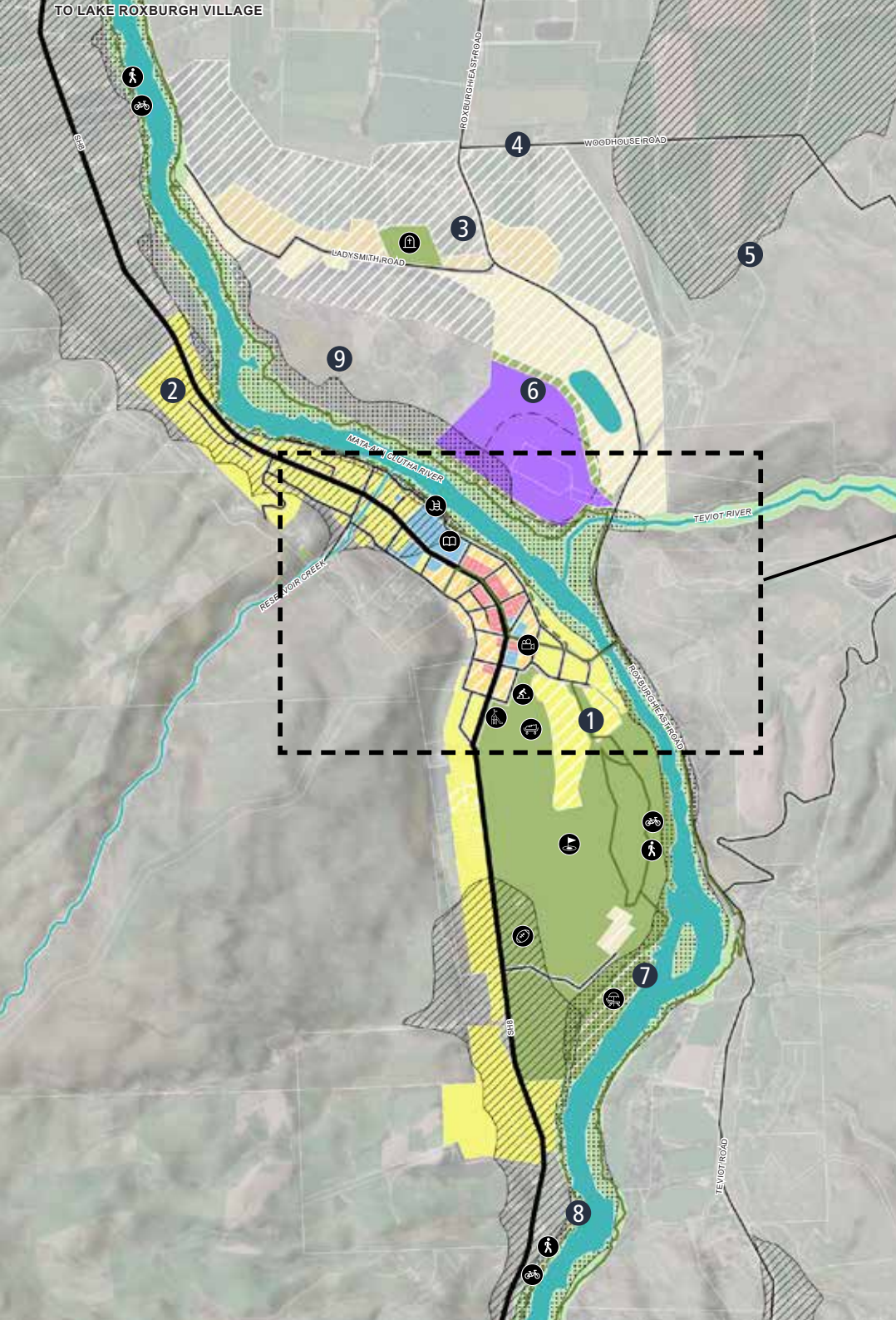
- 1 Additional residential (Low Density) zoning is proposed within the south-eastern parts of Roxburgh township, along the Clutha River / Mata-au and at the former Health Camp property. This will allow for future growth within the township.
- 2 Properties that may be affected by natural hazards are identified with the dotted overlay (Flood Hazard investigation Area) and the hatched overlay (Alluvial Fan Hazard Investigation Area). The Spatial Plan will not increase housing density or expand residential zoning in these areas until further investigations are made into the specific risks in these areas. The Otago Regional Council has indicated these investigations will begin in 2024.
- 3 A consolidated ribbon of Large Lot Residential and Rural Residential land along Roxburgh East Road and Ladysmith Road has been rezoned to reflect some existing lot sizes and provide additional smaller greenfield section sizes of 1,500m<sup>2</sup> and 2ha. This allows for more rurally based housing choices that are close to town.
- 4 The land to the north of this Large Lot and Rural Residential land has been rezoned as Rural. This aligns with current use and reflects the community's desire to protect productive rural land on the outskirts of Roxburgh.
- 5 The Rural zoning in nearby rural areas, such as Hercules Flat, will remain unchanged. This is productive land and the cost of servicing increased housing densities in these outlying areas would be prohibitive.

- 6 Industrial zoning has been consolidated on the eastern side of the river, beside the wastewater treatment ponds. Existing land use rights would be maintained for the industrial-zoned land on State Highway 8 and behind the golf course. However, the long-term goal is to separate industrial activities from residential properties, supported by a level change and a landscaped escarpment buffer to manage reverse sensitivities for Large Lot residential around the perimeter of the proposed industrial zone in Roxburgh East. The long term intention is for the treatment plant to be relocated away from the Clutha / Mata-au to ensure no further discharges to this culturally significant awa (river).
- 7 The Three Beaches area, adjacent to the Roxburgh Recreation Reserve, is proposed as Open Space to provide improved recreation opportunities and connection with the Clutha River / Mata-au
- 8 A network of tracks and trails are proposed to connect existing walkways and cycleways, and to link Roxburgh with the other settlements in the Teviot Valley.

The tailings area south of Ladysmith Road is zoned rural. It is unsuitable for intensive development but could be used for recreational purposes in the future, such as walking and mountain bike trails – this would be done in partnership with the landowner.

## ROXBURGH TOWN CENTRE (INSET)

- 1 Smaller section sizes are proposed around the edge of the town centre by introducing Medium Density zoning - this is a consistent approach used for other town centres in the District. This residential intensification is intended to facilitate compact housing options to increase housing choices. It also encourages foot traffic, activity and vibrancy in the town centre.  
  
The proposed Medium Density zoning extends from the school to the recreation reserve. This area is not affected by any known constraints outlined earlier in this document, and as such is more suited to an increase in residential density. A height restriction of two stories will be included in this zoning for Roxburgh given the existing character and heritage of the town, which aligns with the zoning already in place in Clyde.
- 2 Given Roxburgh's commercially zoned land has available space at present, we are not proposing to increase Commercial zoning. There is a concern that if new zoning was provided it could have a negative impact on the existing commercial land. In future, if there is demand for increased commercially zoned land, we would look at rezoning additional land in the town.



**LEGEND**

- COMMERCIAL
- INDUSTRIAL
- MEDIUM DENSITY (200 SQM LOTS)
- LOW DENSITY (500 SQM LOTS)
- LARGE LOT (2000 SQM LOTS)
- RURAL RESIDENTIAL (1 HA LOTS)
- RURAL
- COMMUNITY FACILITIES
- OPEN SPACE
- NATURAL OPEN SPACE ZONE
- FLOOD HAZARD INVESTIGATION AREA (AS MAPPED BY ORC, DATA DATED 1993, CURRENT AS AT MARCH 2024)
- ALLUVIAL FAN HAZARD INVESTIGATION AREA (AS MAPPED BY ORC, DATA DATED 2007, CURRENT AS AT MARCH 2024)
- \*HATCH INDICATES CHANGE OF LAND USE
- EXISTING TRACKS
- PROPOSED TRACKS
- BUILDING LINE RESTRICTION

## LAKE ROXBURGH VILLAGE

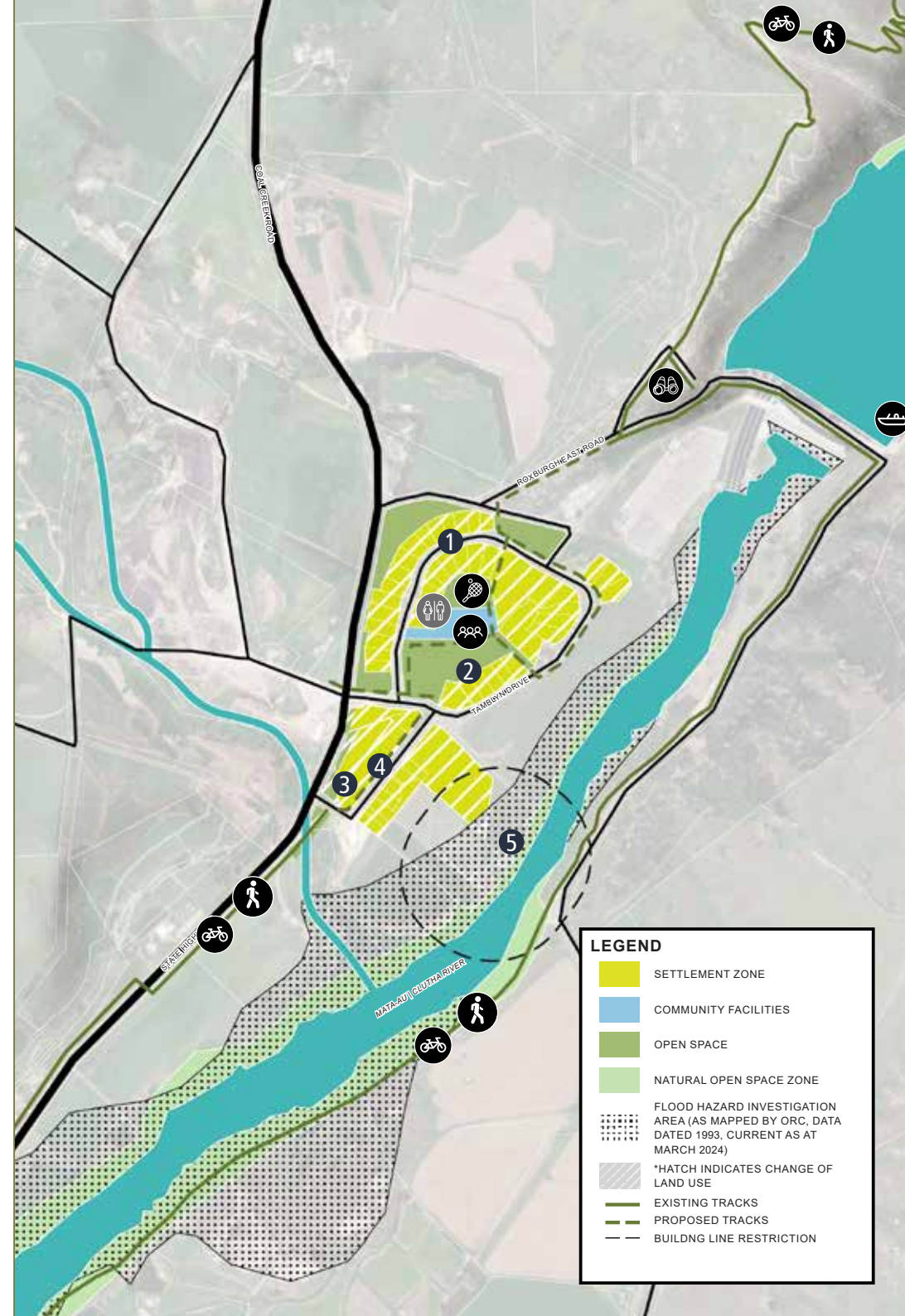
Lake Roxburgh Village was established in the 1950s to house workers and their families who were employed to operate the newly constructed Roxburgh hydro dam. The houses were solidly constructed and supported with good infrastructure, such as streets and footpaths, water and wastewater treatment plants, a community hall, tennis courts and recreation areas. Today, Lake Roxburgh Village provides a quiet villagelike residential lifestyle and utilises Roxburgh township for key services.

The Spatial Plan uses Settlement Zoning to allow for a mix of complimentary land uses, while also looking to improve the tracks and trails that exist in the village and link it to the Clutha Gold Cycle Trail.

### Key Features

- 1 A Settlement Zone replaces the existing Low Density residential area, and extends south along Tamblyn Drive and between Tamblyn Drive and State Highway 8. The settlement zoning allows some flexibility in the development of residential, commercial, light industrial and/or community activities that would fit with and add benefit to the township. The minimum lot size in this zone will be 400m<sup>2</sup>, which aligns with low density residential zoning across the district.
- 2 The recreation area where the community hall is located will be rezoned from Low Density residential to Open Space, to reflect current and future recreational use. A new public toilet is proposed in the reserve space.
- 3 The Open Space buffer between the village and State Highway 8 is to be extended south of Tamblyn Drive to help screen road noise and visual impact for residents.
- 4 A new cycle trail network is proposed to connect the village with the Roxburgh Gorge and Clutha Gold Trails, as well as other existing cycle/ walkways nearby.
- 5 This area provides a setback from the Lake Roxburgh Village wastewater plant. The settlement zoning within the exclusion zone has been retained to allow for future development opportunities if there were changes to the treatment plant in the next 30 years.

The long term intention is for the treatment plant to be relocated away from the Clutha / Mata-au to ensure no further discharges to this culturally significant awa (river).



# ETTRICK

The land in the Ettrick basin is highly productive. Known for its fresh produce, Ettrick is a hub of commercial activity, with a number of horticultural related businesses situated in the settlement.

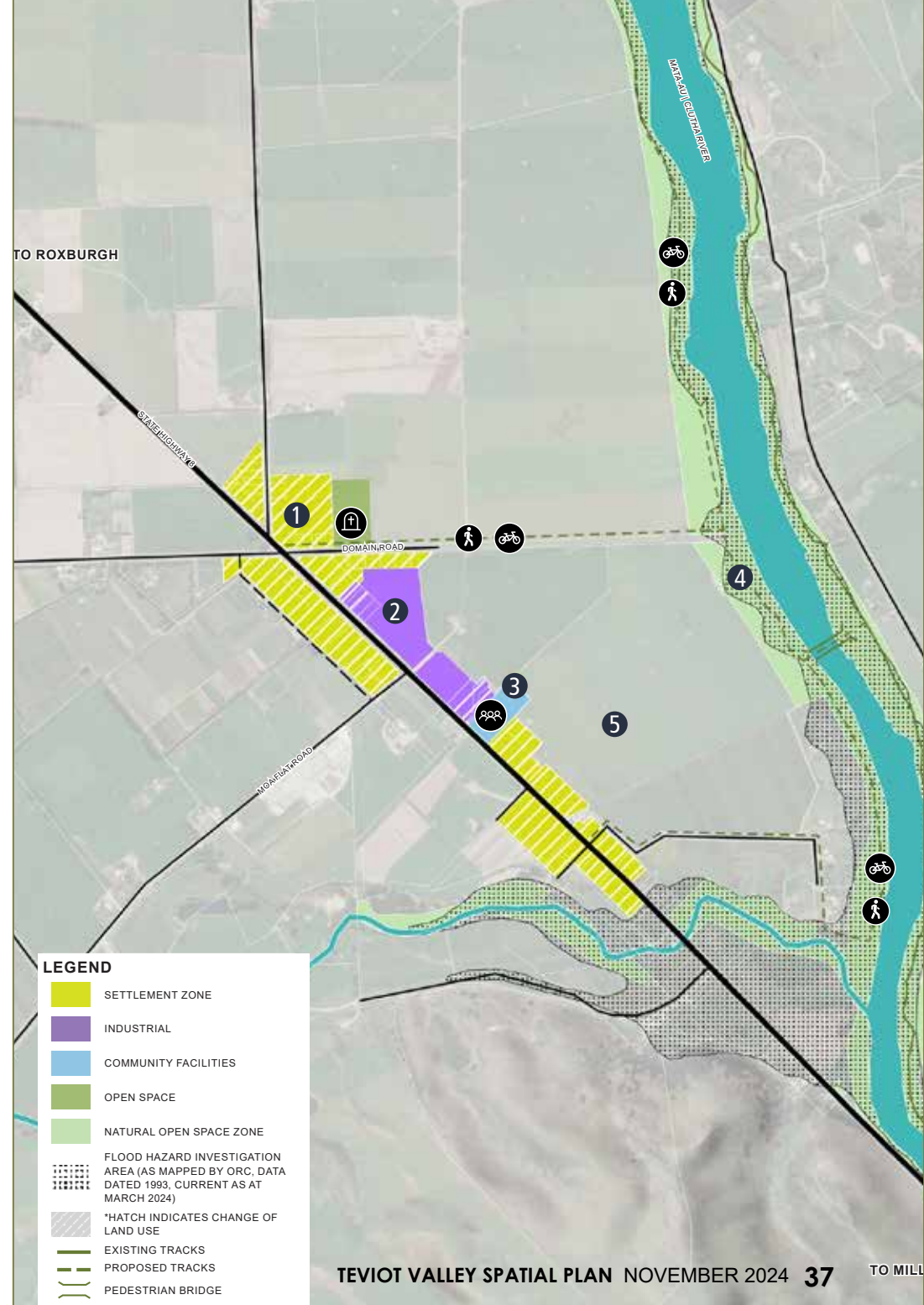
Growth outside of Ettrick's settlement boundaries is limited by a lack of water and wastewater infrastructure, a Groundwater Protection Zone, and the surrounding productive farmland.

Ettrick is dissected by State Highway 8, and growth has occurred through ribbon development along this roading corridor.

The Spatial Plan for Ettrick reflects existing land use, while using Settlement Zoning to allow for future complimentary activities. Improvements to the trail connections into Ettrick are also proposed.

## Key Features

- 1 A Settlement Zone replaces existing Low Density zoned residential areas to allow for a mixture of residential and non-residential activities, as well as extending south of Ettrick to reflect the existing houses and activities already built/developed. The settlement zoning will allow some flexibility in the development of residential, commercial, light industrial, worker accommodation and/or community activities that would fit with and add benefit to the township.
- 2 The existing Industrial zoned land is to be extended slightly, to reflect existing activities and allowing for some expansion.
- 3 The Ettrick Community Hall and recreational area is identified as a community facility to reflect its importance as a community centre for the settlement.
- 4 A trail network is proposed on the western side of the Clutha River / Mata-au, connecting to the settlement via Domain Road and Clutha Road, and towards Roxburgh and Millers Flat. This network could provide access to passive recreation spaces and access to the Clutha Gold trail via an active travel bridge over the Clutha/Mata-au.
- 5 Land surrounding Ettrick village is constrained for development due to the productive soils and Groundwater Protection Zone in the basin.



## MILLERS FLAT

Millers Flat has a strong community who values the quiet way of life the village provides. It is also a popular location for holiday homes and cribs. Similar to Ettrick, future growth of the township is currently limited due to the lack of wastewater reticulation. The village has a well-run privately-operated drinking water scheme. This may need to be upgraded to meet future growth demand and potential changes to water regulations.

The community actively supports a range of recreational facilities and spaces, and are keen to see these continue to be available, to residents and visitors alike. Millers Flat community is also very proud of its primary school and want to ensure its continued viability. Attracting new families to the area is key to this.

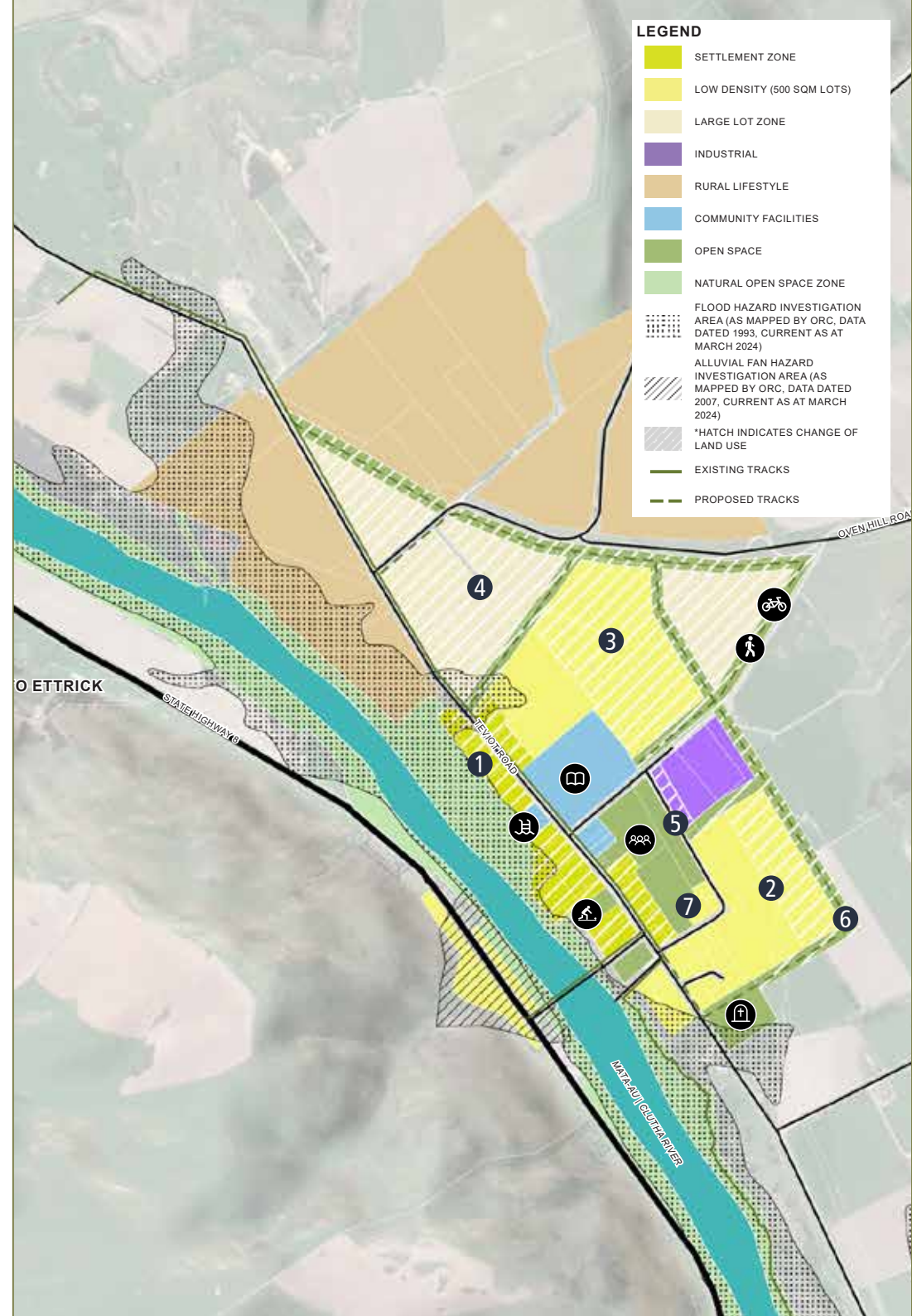
The Clutha Gold Cycle Trail passes through the main street of Millers Flat. This provides opportunities to increase visitation to the village and support the local economy.

This Spatial Plan for Millers Flat uses Settlement Zoning to allow for future complimentary activities to service the village and surrounding rural area.

Additional residential and lifestyle zoning has been introduced to allow for a sustainable level of growth and a variety of property types.

### Key Features

- 1 A Settlement Zone is proposed along Teviot Road to allow for a mixture of residential and non-residential activities, as well as reflecting existing commercial land uses.
- 2 Low Density Residential zoning has been extended to align with the north-west Industrial Zone. A green buffer has been included around the industrial land to alleviate any reverse sensitivity issues.
- 3 An additional Low Density Residential Zone has been provided north of the school, extending up Teviot Road.
- 4 Large Lot zoning will act as a buffer between the Low Density Residential and Rural Lifestyle zoning. This will also introduce a different property type for the village.
- 5 The Industrial zoned land has been extended slightly to Railway Terrace to better align with property boundaries.
- 6 A buffer is provided as a green link around Millers Flat to extend the network of walking and cycling tracks, provide landscape amenity, and manage reverse sensitivity effects of industrial land use.
- 7 The domain is identified as a community facility to reflect the hall and recreational area already there.

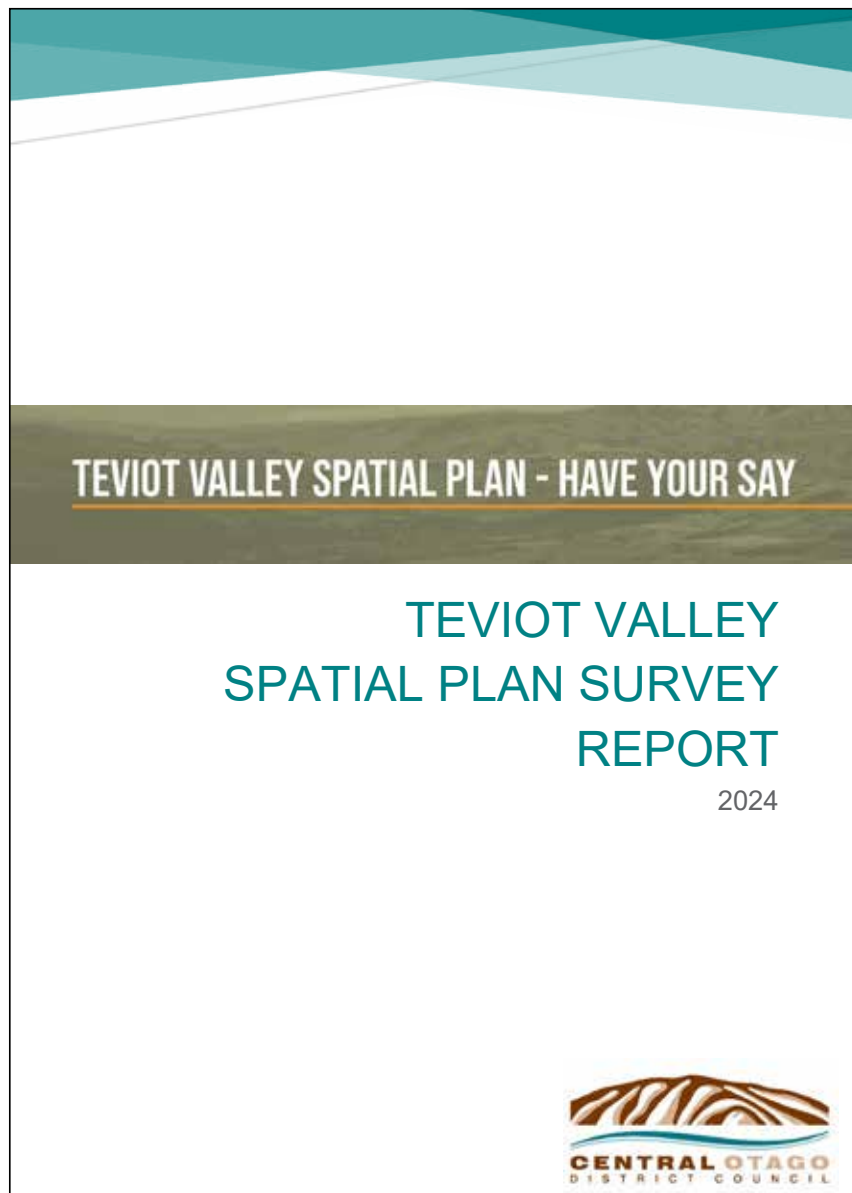


# APPENDICES



# APPENDIX 1

## TEVIOT VALLEY SPATIAL PLAN SURVEY REPORT 2024



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# Teviot Valley Spatial Plan Survey Report

## Introduction

Spatial plans look to understand how growth and development can be sustainably managed, and to protect what makes a place special in the face of future change. A spatial plan is currently being developed for the Teviot Valley. The goal of this plan is to outline an agreed vision and direction for growth and development in the Teviot Valley, over the next 30 years and beyond.

Four draft spatial plan maps were developed covering Roxburgh, Lake Roxburgh Village, Millers Flat and Ettrick. These maps combined input from mana whenua, technical and environment specialists, and feedback from targeted workshops with the Teviot Valley community. These maps were presented to the community in the [Let's Talk – Teviot Valley Spatial Plan public engagement document](#). People were asked to submit their thoughts on the draft spatial plan maps – what they liked, what they didn't, and why – through a survey hosted on Council's Let's Talk-Kōrero Mai consultation platform.

The survey was carried out between 15 September and 5 November 2023. We received 25 survey responses, three of which were submitted in hard copy and manually entered, plus two emailed submissions (summary points are included in Appendix 2). We also hosted and/or attended a series of community meetings and drop-ins to discuss and gain feedback interpersonally. A summary of key discussion points is included in a separate document.

## Research Design

### Context

This report summarises the results of the Let's Talk Teviot Valley Spatial Plan survey.

The purpose of this survey was to gather public feedback on these draft maps so that they can be refined and improved through community insight. In conjunction with this survey, Council staff attended community meetings, met with local students, and hosted a series of public drop-in sessions, to discuss and gather feedback on these draft maps. Verbal feedback from these sessions is summarised in a separate document.

### Method

This survey was conducted using the Let's Talk-Kōrero Mai consultation software and the sample gathered was based on self-selection. Respondents were not required to register with Let's Talk-Kōrero Mai in order to complete the survey.

## Promotion

The survey was promoted throughout the Teviot Valley through media channels, elected members, and community outreach efforts<sup>1</sup>.

Community drop-in sessions (below) were held to receive feedback on the draft maps and encourage submission of that feedback through the Let's Talk survey. These drop-in sessions were advertised in the Teviot Bulletin, the CODC Noticeboard in The Central Otago News throughout the submission period.

Roxburgh Service Centre	Thursday 12 October	12pm - 2pm	
Millers Flat Hall	Wednesday 18 October	11.30am - 1.30pm	
Roxburgh Service Centre	Wednesday 18 October	5.30pm - 7.30pm	
Ettrick Hall	Tuesday 24 October	5.30pm - 7.30pm	
Millers Flat Hall	Wednesday 25 October	5.30pm - 7.30pm	
Roxburgh Service Centre	Thursday 26 October	5.30pm - 7.30pm	
Roxburgh Service Centre	Friday 27 October	12pm - 2pm	
Roxburgh Service Centre	Tuesday 31 October	12pm - 2pm	
Roxburgh Service Centre	Thursday 2 November	12pm - 2pm	

The survey was also promoted through Council Facebook posts as well as paid, targeted Facebook advertising. Mayor Tim Cadogan discussed the Teviot Valley Spatial Plan in a Radio Central interview. The Roxburgh Service Centre hosted a static display of the draft maps, a Onelan screen promotion, and hard copies of the survey. Within Council, information about the Teviot Valley Spatial Plan was distributed via intranet to staff and elected members.

The Let's Talk-Kōrero Mai consultation platform hosted the Teviot Valley Spatial Plan project page, which included links to the engagement document, the draft spatial plan maps and the survey.

### Questionnaire design

Respondents were asked to indicate their preference on a five-point Likert scale (1–5) from "very satisfied" (1) to "very dissatisfied" (5). These were mandatory questions. In addition, respondents had the opportunity to provide comments about what they did and did not like

<sup>1</sup> Media release issued at the beginning of the campaign: [Council seeking community feedback on Teviot Valley Spatial Plan - Central Otago District Council \(codc.govt.nz\)](#).

about the spatial plan for their community. These questions were optional. Because of the low number of comments received, themed comments are provided in this report, with all personal references removed.

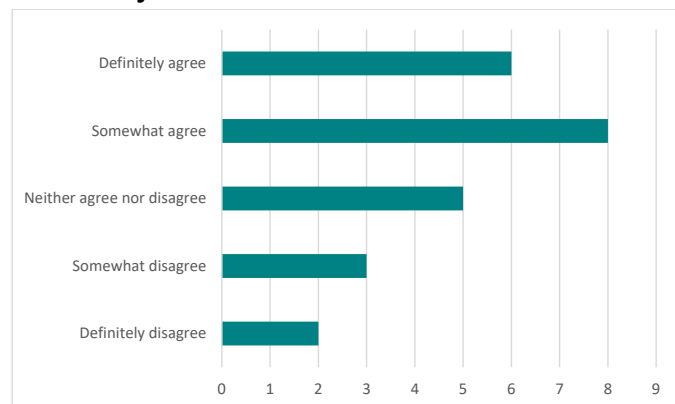
## Survey Results

A total of 25 surveys were received, three of which were submitted in hard copy and manually entered, plus two emailed submissions. Based on this response rate and the population of the Teviot Valley (n = 1,930), the data in this survey is accurate to a margin of error +/- 19 percent at a 95 percent confidence level.<sup>2</sup> As a result, this data must be taken into context with other community feedback.

Those who responded were mostly homeowners (n=21) and over half were between the ages of 60 and 69. For more information on the demographics of the respondents, please see Appendix One.

## Roxburgh

**The draft spatial plan map for Roxburgh will meet the needs of the community into the future.**



Fourteen respondents definitely agreed or somewhat agreed that the plan will meet the needs of the community into the future, while five either somewhat disagreed or definitely disagreed. Five respondents neither agreed nor disagreed with the statement.

<sup>2</sup> [Sample size calculator - CheckMarket](#)

### Please describe what you like about the draft spatial plan map for Roxburgh.

Consideration of community sentiment has been portrayed, whilst figuring out how growth could still occur and the finding of suitable locations.
The plan looks to the future
Having higher density in the town centre would create opportunities for the town to grow, and provide smaller housing options for elderly.
Easy to understand and legend is self-explanatory
Need to plan to move the town away from the known debris flows.
Until now there was no planning and now at least we have something that we can work on and look forward to.
This plan has struck the right balance of smaller lots and larger lots, with more intense development around the centre of the township, which will add to vibrancy. The industrial zoning on the East side is great.
Overall, the plan looks well developed
Supportive of medium density zoning. Would be happy to see more
Doesn't involve major controversial ideas and seems sensible
It looks deeply at each small township and allows for growth and makes adjustment and rezoning for the growth and change that have happened over the last few decades

### Please describe what you do not like about the draft spatial plan map for Roxburgh.

Not enough provision for older persons downsizing affordable housing.
Opposed to being told what can be done with your own land.
The change of some land from Rural Residential to Rural
Unsure about the proposed changes to the health camp's zoning. Stormwater and sewerage challenges are likely to put pressure on the system.
This is a well-considered plan.
Respondents suggested: - user friendly footpaths and kerbing - adequate parking - better use of retail spaces - inviting environment in Roxburgh that make people want to spend time and money.
Balance between maintaining its unique beauty whilst moving forward in new resources
Concerned about extending walking tracks when the current walking tracks aren't maintained well (examples of uncontrolled convolvulus and hemlock which have spread into private gardens).
Concerned that it is unfair to label areas a natural risk area without first having done a full assessment of the area.
"Back to front" planning method is currently prejudicial to all the homeowners in this zone.
A very large proportion of houses in hazard zones have never been affected by any natural hazard due to their location and elevation.

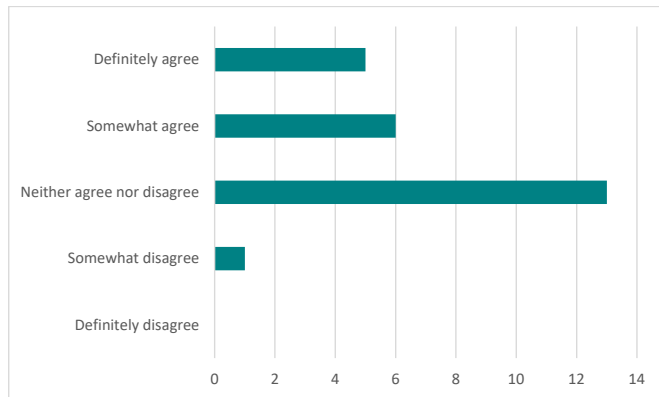
Several respondents noted that storm water drains cope with the rainfall natural to this valley and the plan mentions nothing about improving them.

Some noted that their property was been put in an area of discouraging development. However, some reported that any surface flooding of the street was caused by blocked drains.

Some land in Roxburgh currently zoned Rural in the ODP, is actually already residential in character and is connected to the Roxburgh Town water & wastewater reticulation. That land should be zoned "Large Lot Residential" in the Spatial Plan.

## Lake Roxburgh Village

**The draft spatial plan map for Lake Roxburgh Village will meet the needs of the community into the future.**



Eleven respondents definitely or somewhat agreed that the plan will meet the needs of the community into the future, while one respondent somewhat disagreed and zero definitely disagreed. Thirteen respondents neither agreed nor disagreed with the statement.

### Please describe what you like about the draft spatial plan map for Lake Roxburgh Village.

Positive that the orchards aren't impacted by Land Use Capability rules

The maps reflect planning for the future

The recreation area needs developing. Tennis courts never used. Land could be used for affordable older people's housing. Hall needs to be used more.

Seems to make sense, this area doesn't need major change

Support for the area around hall will to be rezoned as open space for community use

Provision to increase the size of the settlement

New settlement zone is great, allows for flexibility in the future & I like that the area around the community hall has been rezoned open space, this is one of the real features of the village and it would be such a shame to see housing there.

Support expressed for new cycle trail connections and the settlement zone concept.

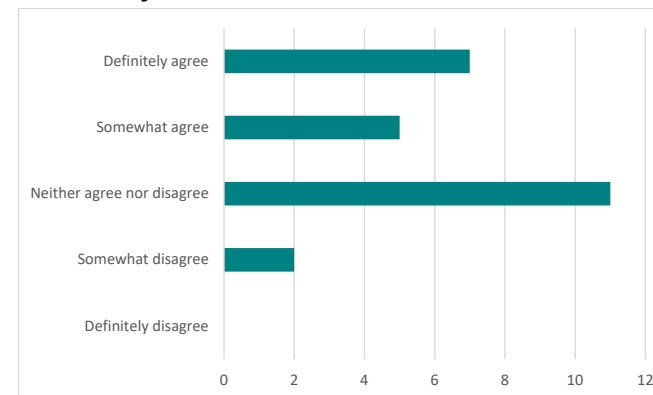
### Please describe what you do not like about the draft spatial plan map for Lake Roxburgh Village.

Unclear on the zoning map if the existing quarter acre sections will become sub-divisible

Several residents questioned why the area is designated as a safe place when it could be wiped out from flooding resulting from the failure of either the Roxburgh or Clyde dams.

## Millers Flat

**The draft spatial plan map for Millers Flat will meet the needs of the community into the future.**



Twelve respondents definitely or somewhat agreed that the plan will meet the needs of the community into the future, while two respondents somewhat disagreed and zero definitely disagreed. Eleven respondents neither agreed nor disagreed with the statement.

### Please describe what you like about the draft spatial plan map for Millers Flat.

Growth is provided for in this plan

Proposed plan covers future needs

More smaller sections would provide opportunities for more people to live in Millers flat, and support the local school

Suggested a new settlement zone along Teviot Road
Effective communication of this plan by CODC. Support for the footbridge/cycleway over the Clutha from Ettrick to Millers Flat. A suggestion was provided to suspend some turbines underneath to generate power.
Rezoning could be useful
Support for the proposed walking tracks
Support for the Millers Flat plan, with all opportunities for growth covered. Like the trail to Ettrick concept.
Settlement zone concept
Land needs to be zoned for future housing.

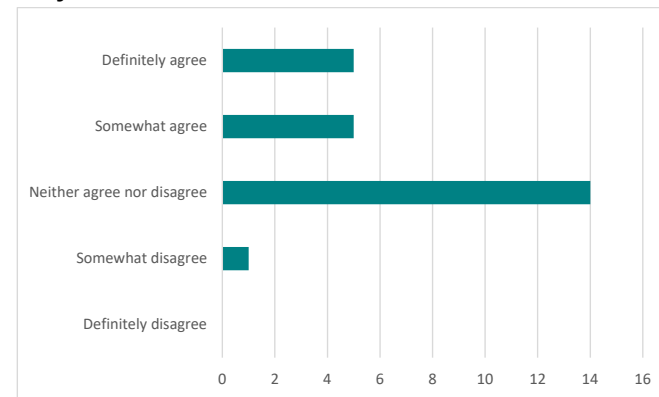
**Please describe what you do not like about the draft spatial plan map for Millers Flat.**

The plan looks appropriate
Challenge for housing to be provided given the issues around wastewater disposal
Possible wastewater restraints along the stretch West of Teviot Rd. This proposed settlement zone is abutting the flood plain if not actually on the flood plain. May be very little opportunity in this location for further growth.
One of the large insurance companies, has refused renewal on two properties adjacent to the marked flood plain. Owners can still get insurance from another company but at a high cost.
It was strongly suggested that the appropriate place to establish a settlement zone is at the Northwest end of buffer zone 4 on the map, on the Eastern side of Teviot Rd from the corner of Oven Hill Rd to where the rural lifestyle zone is currently proposed to end, just before Ormaglade Cabins. This would currently affect three properties and is land deemed most appropriate for new development. This new settlement zone would be suitable distance from any flood prone zones. It has an extremely receiving environment for wastewater discharge (being loose draining gravel). Most importantly it has direct access to the Millers Flat Water Scheme along that side of the road. The water would arrive under pressure along that extent and therefore not require tanks on site. The water scheme can easily accommodate more connections.
Suggestion to include the front three properties mentioned above in the category 4 Large Lot Density. This would provide spectacular 2000m <sup>3</sup> sections with unencumbered views, where people don't want to look at an industrial area or power transmission pylons and provide for quality growth.
Several residents noted that they do not support additional walking or cycling tracks
It would be good to extend the Large Lot Zone further north on both sides of the road, which includes the current rural lifestyle zone
Suggestion to include sewerage plans for low density 2&3 sewerage scheme because a large number of sections with septic tanks is not preferable. <ul style="list-style-type: none"> <li>o No. 6 a walkway from oven hill Road along the boundary of No. 3 to school Road could be changed to along oven hill road to School Road - a frequent way for walkers at the moment.</li> <li>o Need for something should be planned for aged care.</li> </ul>

The plan for low density and rural lifestyle land should be extended to cover land both sides of Pringle Road. This would be about as far south as the current plan is north of the town which provides some balance. There is power and roading in place. There are already several houses partway up Pringle Road and land in this area is not particularly productive. And being slightly elevated it provides nice views over the town. I would think it's more pleasant an environment to live or holiday than adjacent the industrial area.

**Ettrick**

**The draft spatial plan map for Ettrick will meet the needs of the community into the future.**



Ten respondents definitely or somewhat agreed that the plan will meet the needs of the community into the future, while one respondent somewhat disagreed and zero definitely disagreed. Fourteen respondents neither agreed nor disagreed with the statement.

**Please describe what you like about the draft spatial plan map for Ettrick.**

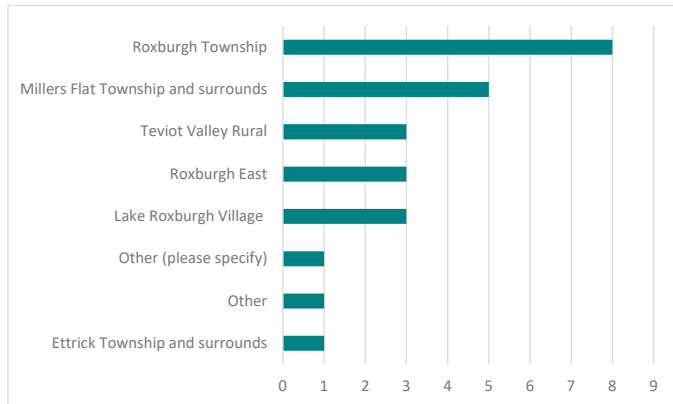
Several residents noted that the plan looks appropriate for future
The settlement zone concept has support from a number in this community
Several residents expressed their support for the proposed bridge
Good to have industrial land extension for this industry centre of the valley, great to have trail links &
I think the walking and biking bridge and attached track is a great idea. It will be a catalyst for visitors to come and stay an extra day in the valley.

**Please describe what you do not like about the draft spatial plan map for Etrick.**

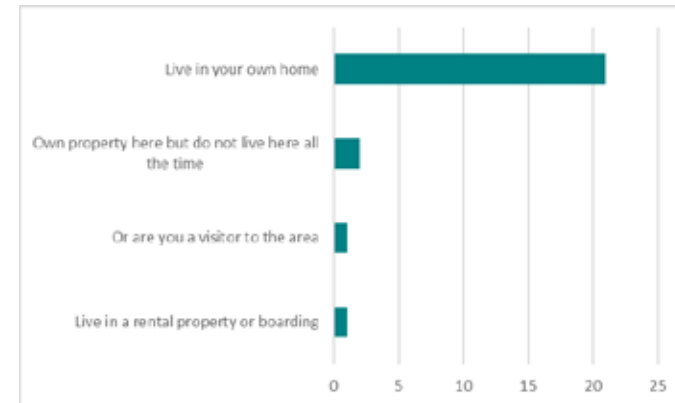
Infrastructure requirements are covered for future.
Concern about the river getting too high and destroying houses
Development is all along the state highway, understand about protecting productive land, but worry this might be limiting.
Sewerage - The trail network proposal.
Reticulated water system for Etrick is imperative to allow development
The plan does not address the lack of water and sewerage supply

**Appendix One: How representative is this survey?**

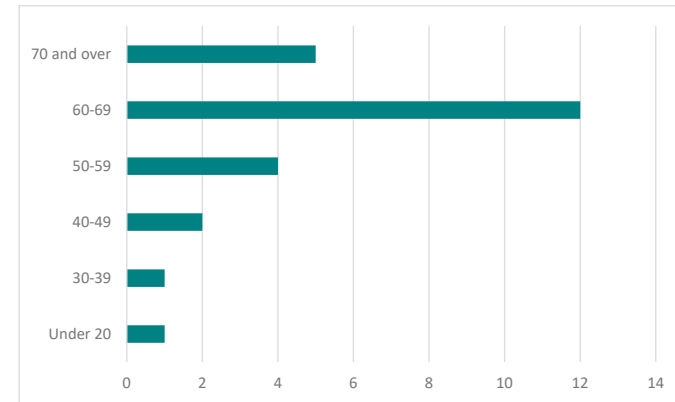
**Where do you live or stay?**



**Do you...**



**Which age group do you belong to?**



Please note that demographic information is not available for those who completed the survey in hard copy.

## Appendix Two: Summary points from other written submissions

### Submission from Transpower

- Ensure development is constrained to protect the National Grid and National Grid Corridors from inappropriate subdivision, land use and development.
- Supports the inclusions of the National Grid as a development constraint on the constraints maps shown on pages 12-15.
- Amend map legend text to: "Alluvial fans, flooding, LUC Class 1-3, National Grid Transmission Lines"
- Request that the National Grid and National Grid Corridor are shown on the draft spatial plan maps.
- Amend the Infrastructure section to reference the National Policy Statement on Electricity Transmission 2008 and the National Grid and their constraining influence on urban development.
- Reference to mana whenua's desire to see the long-term transitioning of wastewater plants away from the significant awa (river); also notes there is currently no reticulated wastewater in Ettrick and Millers Flat. Notes there is also no reticulated water supply in Ettrick and Millers Flat has a community-owned water supply.

### Submission from the Millers Flat Water Company

- The Millers Flat water scheme was commissioned in 2010 and currently has 123 connections.
- The potential increase of 50–100 residential sections to the west and north of Millers Flat could double the current demand for drinking water connections. While technically feasible for the Millers Flat water supply, it will require significant increases in the groundwater bore capacity, tank storage, water treatment facilities and reticulation. The funding of this increase will be a challenge, as well as finding the voluntary personnel to operate the scheme.
- The source of Millers Flat's drinking water is believed to be to the north and west of the bore which is located in Lions Park near the Millers Flat bridge across the Clutha River. Proposed expansion of additional residential sections with septic tanks that discharge to ground represents a significant risk to the drinking water source. A stand-alone reticulated wastewater treatment plant for all residential dwellings downstream of the Millers Flat village is required.

### Submission from Teviot Valley property owner #1:

- The elevated hill slope behind Roxburgh (XXXX) appears to have been missed from residential mapping.
- The site is warm, north facing, largely above the winter inversion and fog layer and has exceptional views over the wider Teviot Valley.
- The site is not of a rural character and is not subject to any hazard from alluvial fans, landslides or flooding.
- The land is already connected to the Roxburgh town water and wastewater reticulation and can be readily accessed directly off Branxholm Street.

- Request that this land be zoned Large Lot Residential (LLRZ).

### Submission from Teviot Valley property owner #2:

- Submission relates to a property on the NE outskirts of Millers Flat with legal frontage and physical access from School Road.
- The extension of the LRZ zone includes this property, which is land locked and needs a 20m wide extension to School Road to provide for a legal road access.
- The submitter supports the retention of the Industrial zoning and the extension of the LRZ zone, subject to buffer strips.
- A transition is needed from LRZ to Rural zoning and this is best provided by LLRZ zoned land adjacent to School Road.

## APPENDIX 2

Teviot Valley Spatial Plan Engagement Document Conversations – Summary of comments received in drop-in and meeting discussions.

1. Roxburgh
2. Lake Roxburgh Village
3. Millers Flat
4. Ettrick
5. Other comments



# 1: Roxburgh comments

## Roxburgh township:

- Support medium density.
- Support two storey not three storey in medium density zone for Roxburgh.
- Query about demand for properties over two storeys in town centre, due to shading
- Poor quality footpaths in Roxburgh – lumpy and difficult for people with any mobility issues.
- Keen to understand the future use of the health camp
- Query about the status of the health camp and when it was transferred from reserve to freehold land.
- Support for a health hub in Roxburgh – could be a base for multidisciplinary support (i.e., hearing, podiatry, babies, nurses, youth, doctors etc); currently difficult to get a doctor’s appointment (10+ days)
- Health/motor camp should be bought and used for housing the elderly
- Would like to see more electric chargers for cars (and wheelchairs) – perhaps near the supermarket?
- Digital connectivity: Fibre was rolled out in Roxburgh through the 50km/hr section only.
- Housing stock spike in the 1970s was allegedly due to an orchard being subdivided and placing multiple sections on the market – Roxburgh doesn’t currently have the capital to develop large swathes of land.

## Hazard zones:

- Concerns regarding the alluvial fan hazard notation (investigation area). Would like to understand the implications once the work is done but understood the risks.
- Insurance companies may not be insuring properties on the southside of town because of flooding; some properties in question may be outside the mapped flood zone.

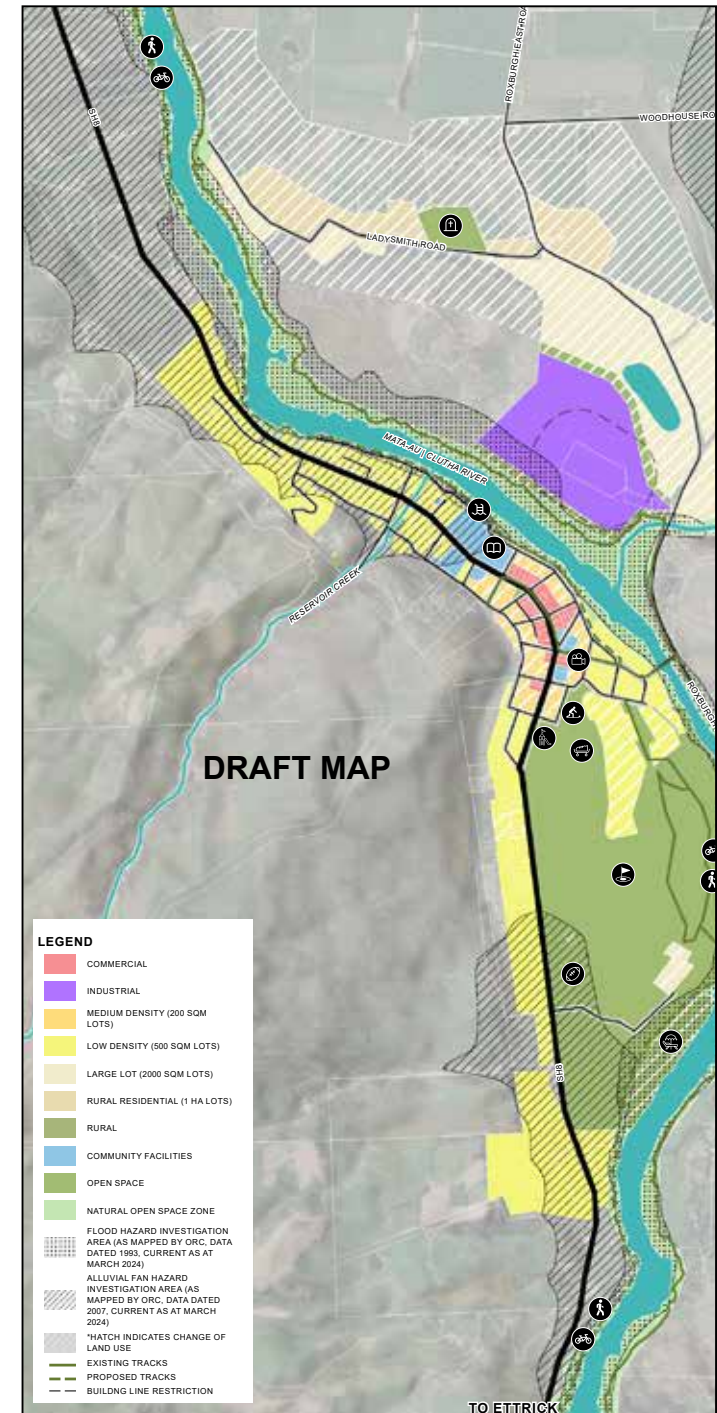
- Land use in the hills around Roxburgh is changing – land at higher elevations previously clad in tussock is now cultivated. This has changed the visual character of the valley, as well as reducing the ability of hillside vegetation to retain and control rainwater, potentially leading to more severe run-off effects during heavy rain.

## Industrial land:

- Support of the rezoning of industrial land near the health camp and retention of the residential zoning where existing commercial yard is located.
- Support for the consolidated industrial area at Roxburgh East.
- Concern raised about drilling in mines next to private property, which threatens property damage and reduced value.

## Roxburgh East and surrounding rural land:

- Support the return to rural zoning at Roxburgh East.
- Pleased to see the protection of the productive orchards in Roxburgh East, by development not going into productive land.
- Happy with the Large Lot Residential zoning on Roxburgh East.
- Would like to see the Large Lot Residential zoning in Roxburgh East extended across the road from Ladysmith Rd, in the area to be downzoned from Rural Residential
- One orchard owner in proposed new rural area concerned with potential downzoning in Roxburgh East on land productivity grounds. Their site requires extensive fertiliser to be productive (Despite being identified as LUC3) to a point where they may not be able to comply with nitrogen limits etc.
- Hercules Flat query – pleased nothing is changing. Water supply is from Teviot Irrigation (not sure what will happen through Te Mata Arawai) and there is an old communal septic tank for the former railway houses.





### Recreation/Community Connections:

- Support for the cycling track that runs alongside the river to prevent cyclists from having to ride through town.
- Squash courts unused – would be good to see them used by the kids.
- The small building on the recreation reserve opposite Roxburgh Motels has been vandalised and is boarded up – it would be good to see that being used by the community (e.g., a community group/men's shed type thing). This area of the reserve is generally in an unkempt state.
- Would like to see a 'Destination Roxburgh' being developed by businesses to keep people in the valley for more than one night.

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### Year 9-10 Roxburgh Area School students:

- Would like a downhill mountain bike track.
- Mountain bike track on Grovers Hill
- Would like somewhere to ride motocross bikes.
- Would like to see better netball hoops and cricket nets (at school so ministry of education) – possibly new cricket facilities at the rugby club?
- Possibly a sports hub for multiple sports (perhaps at the Rugby club?)
- Skate Park not suitable for older children/teenagers – needs a 'pump track' – under 10-year-olds mainly use. Would be good to develop more – murals etc.
- Nowhere for young people to 'hang out'.
- Full size gymnasium available out of hours as well as during school hours
- Tennis Court needs re-surfacing.
- Horse Riding Arena Roxburgh comments.

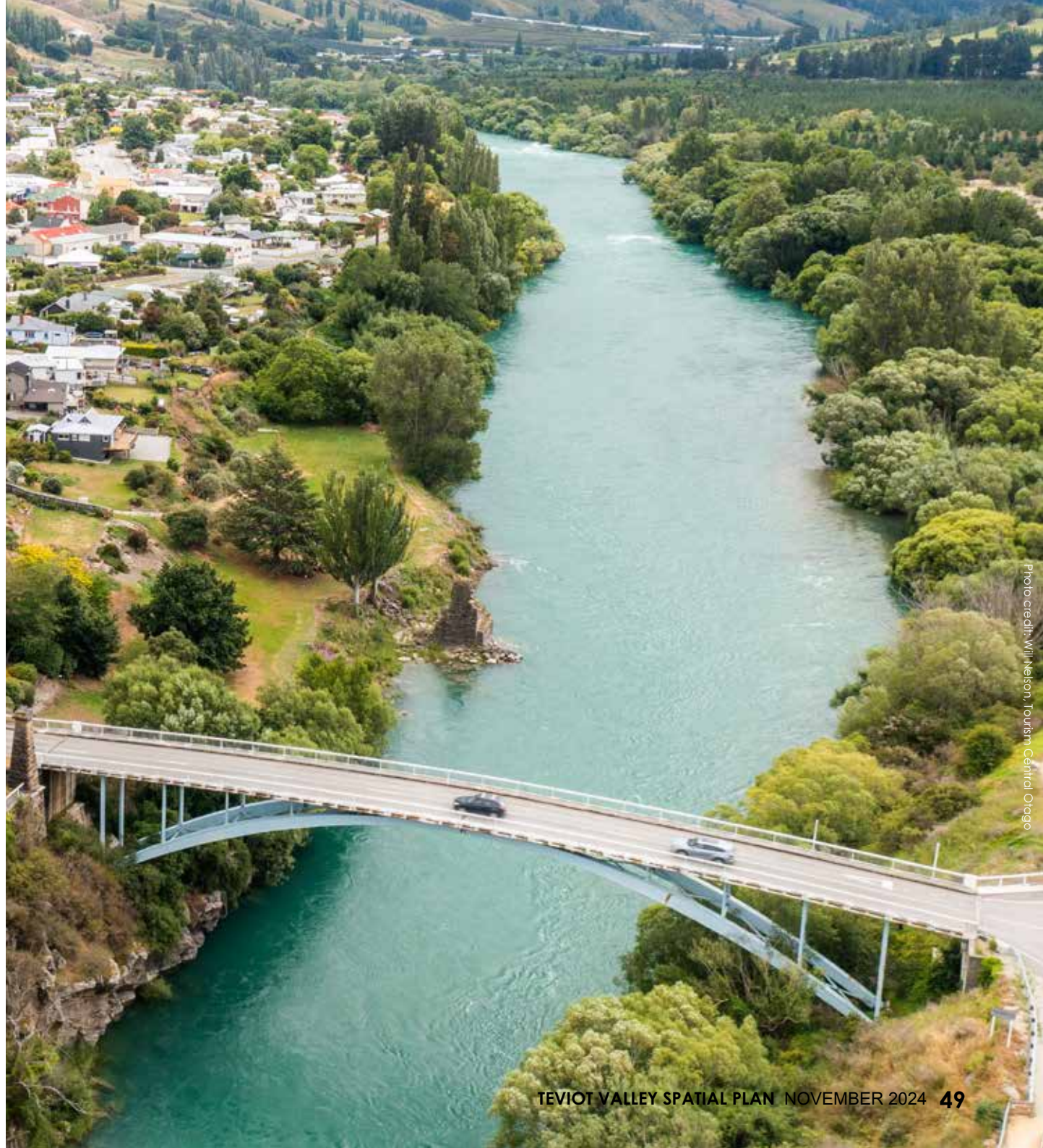
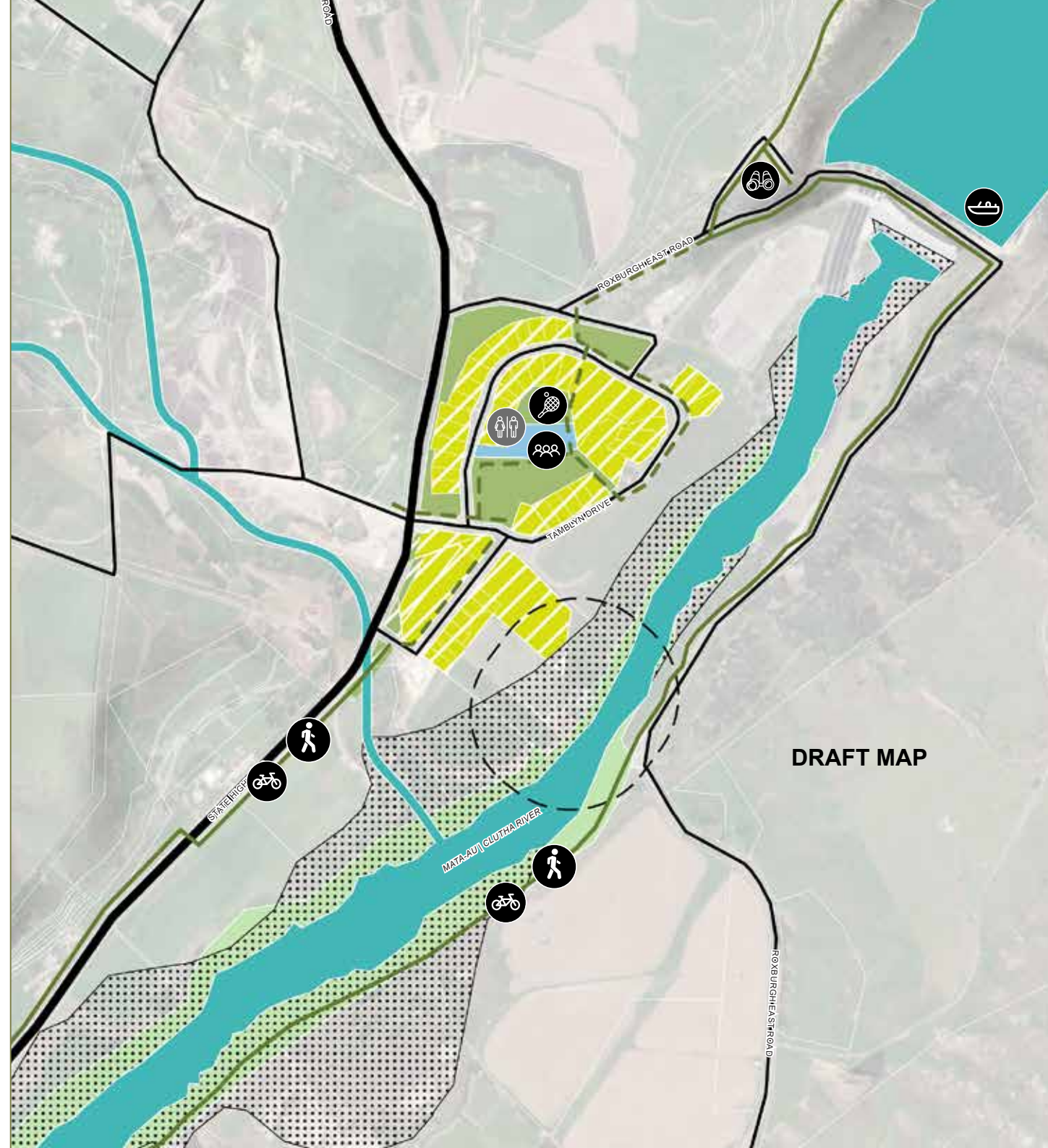


Photo credit: Will Nelson, Tourism Central Otago

## 2: Lake Roxburgh Village comments

- Strongly support the retention of the reserve areas around the hall and comfortable with the Settlement Zone.
- Would like to see the tennis courts upgraded.
- Desperately need a toilet in the village – Contact Energy closed theirs and trail users often looking for toilet.
- Does the Settlement Zone minimum section size requirement permit subdivision of urban sections?



### 3: Ettrick comments

#### Proposed walking/biking track:

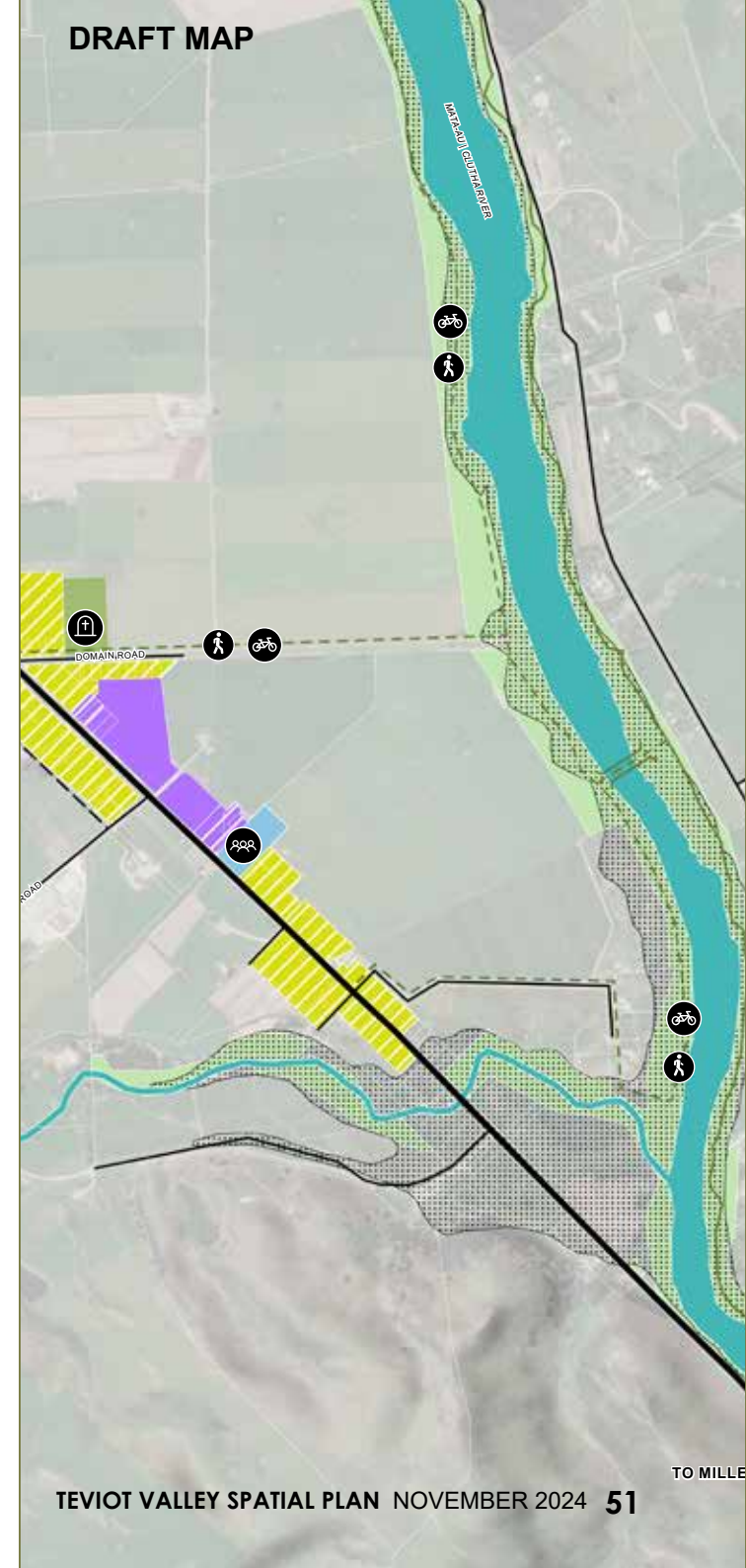
- Fish & Game recognise Bengier River as one of two major spawning tributaries for the Clutha/Mata-au River.
- River edges are full of tailings (unstable)
- Recommended the cycleway follows the state highway north to Ettrick (to avoid flood-prone area)
- Recommend the cycle track stays on the true left of Bengier River and hooks up onto the terrace (Note though that the terrace is very steep and gravelly)
- Currently people cannot walk down the true-right of the Clutha/Mata-au River due to willows and high fencing.
- Foot bridge is positioned at about the right place; there is a decent terrace down to the river.
- Bridge should be at elevation of Ettrick Terrace near the Bengier River
- Like the idea of being able to walk down to the river from Ettrick
- Walking track route around Bengier River is not practical due to topography and risk of being flooded – better to go along the state highway.

#### Water supply:

- The Ettrick water supply is for irrigation only; it was installed and is used by a small number of property owners.
- Ettrick's aquifer is fed by multiple streams; it extends under the Clutha/Mata-au River.
- Ettrick water supply – travels up Marsh Road and along the back of Ettrick. Could the community tap into this supply rather than drawing from bores?

#### Other comments:

- Over 100 seasonal workers stay in Ettrick during picking season (7 months); mainly RSE workers. Currently there is sufficient accommodation available.
- Ettrick needs a sewerage system, but drinking water is fine.
- Norman Rd is marked as flood-prone but very seldom floods; flooding is caused by the Clutha/Mata-au River backing up.



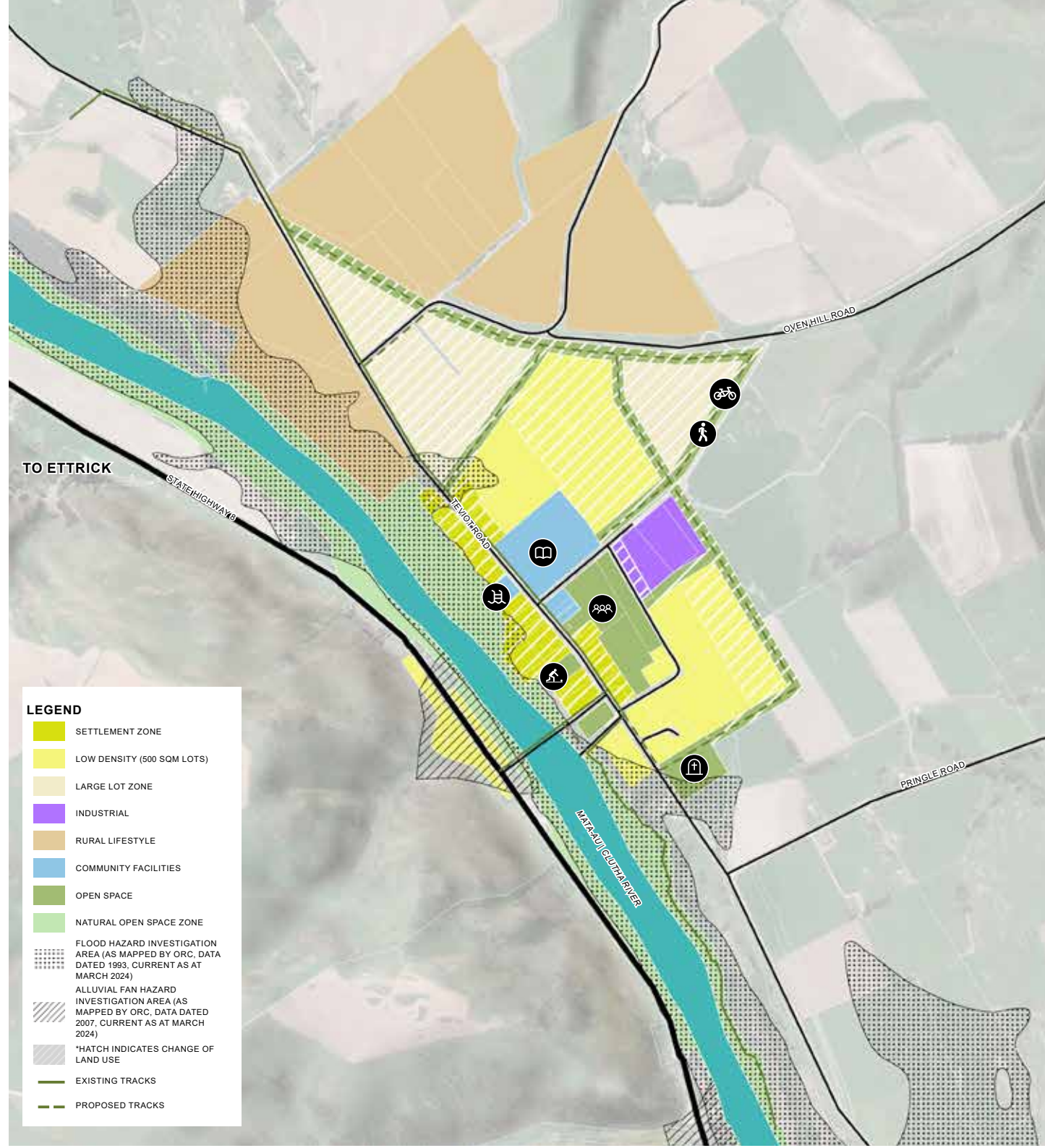
## 4: Millers Flat comments

### Millers Flat township:

- Smaller sections/housing for elderly – difficult to maintain a garden as people get older. Will need Council to start this development process; if it is left to the market, nothing will change.
- Request for campervan dump station in village as campground is not permitted to provide this service.
- Would like to see a mural on the concrete block toilets.
- Concern raised regarding surrounding the residential re-zoning in and around the Industrial zoning in Millers Flat, potential reverse sensitivity effects.
- Recommended extension of Large Lot Residential zoning along Ovenhill Road to include part of Teviot Road. Could possibly create a Low-Density strip along road?
- Recommended extension of the Large Lot Residential zoning further along Teviot Road in Millers Flat to the flat strip north of town. This area has access to the community water supply. Difficult for some properties on the river side of the road to get insurance, so ongoing future development is unlikely.
- Flooding of Ovenhill Creek: the bridge has been submerged in the past; nearby properties have been refused insurance cover from some insurance companies.

### Infrastructure:

- Existing community water supply is pumped to tanks and gravity fed to township; currently has a cap at 30 more connections; could install a larger pump to further increase capacity.
- Wastewater – currently all septic tanks; is a waste water system a possibility?



**Lake Onslow:**

- If the project goes ahead, would like the money from government to be spent on damage to roads during the Phase 1 Onslow project, and not elsewhere.
- Concern about the strip of private land that surrounds Lake Onslow where huts are being built with no clear ownership or planning consideration.
- Interest in reinstating the fisherman's reserve that used to exist at Lake Onslow.

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**Connectivity:**

- Broadband/fibre – mixed reception throughout the village. The wireless service used by rural people is getting more loaded.
- Back-haul fibre cable available in Millers Flat (to Millers Flat School plus cable that runs south over Millers Flat bridge) – is it possible to hook into this?
- Starlink could be a good offering in the future.

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**Recreation / Community Connections:**

- Walking track along the river wouldn't work / would be challenging; would prefer it to go up Ovenhill Road and down School Road/Railway Terrace, instead of how shown on plan.
- Piles of dirt left behind by the mine should be used to create a bike park.
- Community likes the rural feel, and do not want to see future development like the Wooing Tree. Consider development guidelines for Settlement Zones to help keep the heritage/village feel.
- The area needs jobs (with good pay) to attract people, other than retirees, to the area. Also need different employment options (farming is now less labour intensive).



## 5: Other general comments

- Great to be planning for growth but thought needs to be given to work opportunities. Where will people work?
- Employment – farming isn't attracting the numbers it used to; diversification of employment opportunities needed; investment in economic opportunities.
- Lots of people commute to Alexandra for work but would be good to explore opportunities other than seasonal work. Remote working is an option but would require good connectivity.
- School roles – need to support and grow both schools, central part of the community.
- Retirement living options need to be explored for the valley, based on what people want (i.e., a housing needs assessment). Who will take it up?
- Need to understand what people are looking for when they are choosing a place to live.
- Would like a fenced dog park or somewhere where they can be exercised, like Clyde
- Would like transport to Alexandra for appointments (mobility possibilities).
- Dissatisfaction with the Council in general; feels like the TVSP process is being manipulated by those who have an interest in developing property and making money. Found it difficult to get clear guidance on this specific process.
- Housing is an issue for tradespeople.
- Opportunities with the Tarras Airport for a direct route for export. Currently 1.5 hours to Dunedin – Tarras also 1.5 hours.
- Possibly better road across Thomsons Track?





Photo credit: Jenny Worth



[www.codc.govt.nz](http://www.codc.govt.nz)

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