


2011-2021

Te Kowhai  
COMMUNITY PLAN

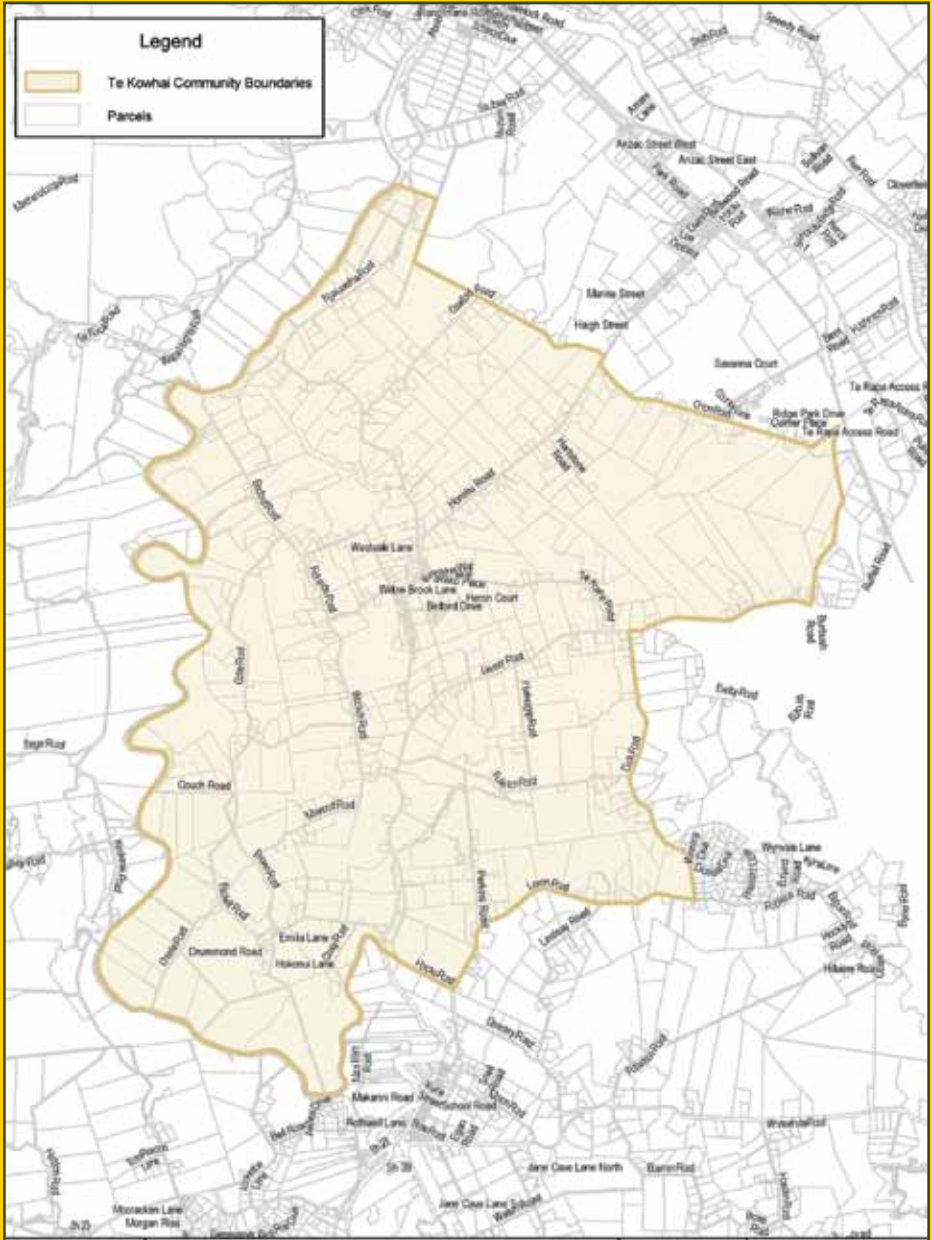




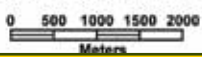
“To realise  
a lifestyle  
potential”

Vision

# Map of Te Kowhai area



## Te Kowhai Community Boundaries



GIS DEPARTMENT  
 Created By: A.J.T.  
 Created For: Army  
 Date Created: 28/03/11  
 Projection: NZTM  
 Datum: 2000  
 Meters No: 1000000

Information on various coordinate systems:  
 NZTM: New Zealand Transverse Mercator  
 Datum: 2000  
 Meters No: 1000000



A4

# History of the plan

In 2004 the Te Kowhai Community Group Committee and the residents put together a community plan to provide direction for the area's future development. The plan is monitored regularly and feeds into the Waikato District Council work programmes for Te Kowhai.

## Review of the plan

The original Te Kowhai Community Plan was created following an extensive community consultation process. It was reviewed in October 2011.

The review provided an opportunity for the community and the council to reflect on projects that have been achieved and to consider new issues and projects facing Te Kowhai now and in the future.

Some of the key projects identified in the 2004 community plan that have been achieved include:

- Installation of flashing lights for use when school pupils are crossing the road
- Undergrounding power and telephone lines in the village
- Community hall extension and modernisation
- Native trees planted at the Bedford Road reserve area and gully
- Establishment of a cricket ground
- School bus pick-up for Ngaruawahia High School, Hamilton Fraser High School, St Peter's School
- The first kilometre of the Te Otamanui Lagoon walkway completed.

# Snapshot of Te Kowhai



Close to Hamilton City, Te Kowhai is a small but close-knit peri-urban community north-west of Hamilton that attracts people wanting a rural lifestyle and vista.

The area around the village formerly consisted of dairy and pastoral farms. Now it is dispersed with lifestyle blocks. The village itself includes a primary/intermediate school, small dairy/takeaway, mechanic's shop and a fresh vegetable and fruit store. There is also a village green which includes a playground, skate-park and an all-weather cricket pitch.



Te Kowhai is a strong community with various focal points including the Te Kowhai School - a primary school with a roll generally between 280-320 students; a kindergarten, churches, community hall and sporting facilities. The Perrinpark Retirement Village is also an integral part of the community.

Te Kowhai will continue to grow and develop as more people realise the quality lifestyle the area can generate.

# The Te Kowhai Community Group

The Te Kowhai Community Group is actively enhancing lifestyle and amenity values in the area. A number of successful projects have been initiated and the current focus – the **restoration of Kowhai** back into the area from which it was originally named - is an outstanding success. To date nearly 2000 Kowhai have been reintroduced into the community & surrounds, including pre-European Kowhai trees that have been discovered locally and propagated for re-introduction to the area. The group also sells Kowhai Cards – greeting cards as a fund raiser for the kowhai planting project. *(Images used on front and back cover)*

The **Kowhai Festival** celebration is held every October in the village green. This market day celebrates the flowering of our Kowhai. The village green has been planted in many large Kowhai and the market day is programmed to be when the Kowhai are in full flower. The community group sells Kowhai trees on the day and runs the Kowhai Festival to raise funds for other local projects.

The **Te Otamanui Walkway**. The recognition that the retirement village and the expanding Te Kowhai community has outgrown the two 'informal' walking road circuits (SH 39 & Bedford/Richards Road), with their inherent safety issues for walkers and cyclists, prompted an exploration of ideas for off-road walkways and paths within the district. These ideally needed to be within the central area and easily accessible to the villagers.

Our wonderful, but hidden asset – the Te Otamanui Lagoon (60-acre lake) and its associated gully of 3.1 kilometres (as the crow flies) in length became the focus for some long-term thinking and action. The decision to attempt to future-proof the community's walking and leisure requirements for the next 100 years resulted. Exceedingly ambitious when proposed, it now looks eminently achievable.

# Community



Nearly a century of abuse and neglect has seen the Te Otamanui Lagoon change from 'a place of abundant food' in a number of ways that have challenged its health and wellbeing. Despite these challenges it remains a special and geographically unique feature of the central Waikato landscape and deserves to have its mana restored. The central theme of the Te Kowhai Community Group's current focus is the walkway, but the actual Te Otamanui Lagoon and its environment is the canvas on which the path will be painted.



Wonderful opportunities exist for public/private partnerships within this project. Already the Te Kowhai Community Group has contributed or solicited about \$200,000 of in-kind assets or work. Private landowners to date have been generous in their support by allowing the use of land adjoining the lagoon or by donating land for reserve.

The Te Kowhai community has led this walkway development and will continue to champion it until it is achieved. The vision or hope for the Te Otamanui Walkway is a 6 -10 kilometre walkway, starting in the centre of the village and following the Te Kowhai Stream and Te Otamanui Lagoon to the Waipa River, lined by avenues of flowering Kowhai. This depends entirely on the generosity and goodwill of the landowners over time.

The community group expects the first stage of the Te Otamanui Walkway (approximately 3 kilometres) to be open for public use sometime in 2012.

# Group

# Overview of key plans, policies and projects

Before considering the issues facing Te Kowhai, it is important to note some key Waikato district plans, policies, and external projects that will impact upon and influence the development and delivery of projects listed in this plan:

**Plan Change 2 (formerly known as Variation 16) - District-wide Growth and Rural and Coastal Subdivision** – seeks to ensure growth is predominantly focussed on towns, villages and identified Country Living Zone areas, and to safeguard the rural and coastal zones for productive rural activities.

**Waikato District Council Growth Strategy** – the development of a district-wide growth strategy was set in place to manage growth in a well-planned, considered and sustainable manner for current and future generations.

**Population projections** – Waikato District Council is currently in the process of revising the Census Area Unit (CAU) projections used in the Future Proof model.

**Future Proof** – intends to limit rural lifestyle development to towns and transport networks and is clustered around towns and villages to protect versatile soils for the production of primary goods and associated businesses and services.

**Waikato Expressway** – all sections of the Waikato Expressway are now being progressed through investigation and design ready for construction, subject to funding availability, or already in construction.



# Link to Community Outcomes

Under the Local Government Act 2002, Councils are required to facilitate the identification of, and report on the achievement towards **Community Outcomes** for their residents. Having consulted with the Waikato District community, the following Community Outcomes have been identified:

<b>Accessible Waikato</b>	A district where the community's access to infrastructure, transport and technology meets its needs.
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<b>Sustainable Waikato</b>	A district where growth is effectively managed and natural resources are protected, developed and enhanced for future generations.
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<b>Thriving Waikato</b>	A district that prides itself on economic excellence and where heritage and culture are protected and celebrated.
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<b>Healthy Waikato</b>	A district with services and activities that promote a healthy community.
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<b>Safe Waikato</b>	A district where people feel safe and supported within their communities.
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## Roading and transportation

### Links to Accessible & Safe Waikato

Many of the roading issues Te Kowhai faces are as a result of State Highway 39 running through the middle of the village. The traffic numbers create part of the problem, but the speed associated with those vehicles is a major safety concern. Some traffic exceeds the speed limit when passing through the village, posing a great risk to community members, particularly school children. The ultimate goal is to have State Highway 39 bypass the village which would eliminate many of the problems, however interim measures are still needed.

Passenger transport services are limited and could be improved, walkways and cycle-access need to be established to reduce the risk to pedestrians, and the existing footpaths need to be extended.

### Specific projects might include:

- Construction of footpaths:
  - Horotiu Road to Bedford Road (west side)
  - Bedford Road (west) to the church
  - Church (opposite school) to the entrance of the village (west side)
- Construction of walkways and cycle-access – continue to develop the Te Otamanui Lagoon
- Lead into the village with 70km signs and provide more emphasis on the 50km speed limit including painting speed limits on the road surface as reinforcement
- New Zealand Transport Agency (NZTA) projects:
  - Investigate and install a pedestrian crossing and refuge across SH 39 for the safety of school children
  - Installation of a handrail between SH 39 and the footpath between the school carpark and Willowbrook
  - Improved pedestrian/cycling access to Hamilton from Te Kowhai
  - Review the current speed limits into and out of the village
  - Review the engine breaking restrictions.

# issues & projects

## Infrastructure

### *Links to Accessible & Sustainable Waikato*

The provision of infrastructure in the future will be dependent, in part, on community demand. The community has expressed its preference to have all utility lines underground where possible.

*Specific projects might include:*

- All power and telephone lines to be underground for the Te Kowhai village area.
- The extension of the reticulated water supply for domestic consumption where required
- Improve the quality and coverage of broadband and cell phones
- Improve wastewater services
- Extend the ultrafast broadband to the wider Te Kowhai Community (it is already connected to the school and Te Kowhai exchange)



# issues

## Recreational environment

### Accessible, Sustainable, Healthy & Safe Waikato

The rural nature of the Te Kowhai area provides opportunities for a variety of recreational activities. The village green and the community hall are the focal point for the community and the venue for numerous town events. The development of walkways through and around the village green and the provision of further recreational facilities would facilitate a more connected and vibrant village.

#### Specific projects might include:

- Develop a pedestrian and cycle access between the village and Hamilton
- Encourage adjacent land owners to have the first option to purchase additional land around the village green
- Upgrade and maintain the gully system through the village
- Continue planting of Kowhai trees for beautification purposes
- Where appropriate, the council and the community pursue opportunities to establish esplanade reserves when they arise through subdivision
- Tennis court and swimming pool to be preserved and maintained
- Integration of Perrinpark and the use of their facilities with the Te Kowhai community
- Support the Te Kowhai Hall Society Inc.



# projects

# Development

## Links to Accessible, Sustainable, Thriving, Healthy & Safe Waikato

The village and rural lifestyle that is experienced in the Te Kowhai area needs to be taken into consideration in relation to any future development of the area. The wish to stay a village within a rural setting needs to be respected. The retirement village at Perrinpark and the Te Kowhai airport need to be supported and encouraged to grow. There is also a need for the existing infrastructure and facilities within the village to be fully integrated.

- Ensure that the school and kindergarten continue to meet the needs of the community
- Ensure Perrinpark continues to thrive
- Ensure the special character of Te Kowhai airport is supported and protected, and pedestrian access from the village green to the airport is established
- Facilitate discussions with landowners regarding the creation of a walkway leading to the airport
- Establish a community website with a link to the Waikato District Council website
- Develop Civil Defence plans for the area.



# Where to from here?

## The next steps

The Te Kowhai Community Group Committee has approved the review of the Te Kowhai Community Plan 2011.

Some of the ideas and projects listed in this document will take a lot longer to realise and require more resources than are available at the moment. It does not reflect the Waikato District Council's priorities or funding availability.

The Te Kowhai Community Group Committee will continue to work with Council to prioritise issues and projects.

Please contact the Te Kowhai Community Group Committee, local Councillor or the Waikato District Council if you would like any further information. They meet regularly to discuss key issues and projects and work towards implementing these aspirations.



# Te Kowhai

COMMUNITY PLAN



## Waikato



DISTRICT COUNCIL

### **Ngaruawahia District Office**

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### **Raglan Area Office**

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### **Tuakau Area Office**

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### **Waikato District Council**

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**[www.waikatodistrict.govt.nz](http://www.waikatodistrict.govt.nz)**

*The image on the front cover is from  
an original painting  
by David Henshaw.*

*The image on the inside back cover is  
an original painting  
by Jennifer Cook-Battersby.*

*They were selected for cards and used  
as a fundraiser for the Going for Gold  
project run  
by the Te Kowhai Community Group.*