

Clyde Community

Plan 2010



March 2011

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Executive Summary

The Clyde community has accomplished a great deal since its first Community Plan in 2006. These accomplishments have resulted in Clyde becoming one of the first Central Otago community's to move forward and re-evaluate its vision and direction for the future. The outcomes of that process are outlined here, in Clyde's second Community Plan (2010).

Process

This Community Plan has emerged from a process designed to encourage community participation. Emphasis has been placed on obtaining a wide cross-section of views from within the community, identifying their points of difference and determining what opportunities there might be to ensure that Clyde remains an attractive and desirable place in which to live, work and play.

The communication for this second Plan included surveys, and information gathered by this means helped to inform the workshop and recommendations for future action. The general survey focused on the relevance of the Vision and how the community's performance rated in relation to the values outlined in it. Survey participants showed satisfaction rates for performance of between 70 and 79 percent. A brief Youth section was added to the general survey, which had particular reference to recreation.

A business survey with face-to-face interviews was conducted with about three-quarters of Clyde's business owners to gain an understanding of the advantages, disadvantages, constraints and future requirements of doing business, locally.

This Plan has distilled individual opinions obtained during the process to affirm a collective community vision, first outlined in the 2006 Community Plan; and to propose a number of key recommendations that may assist with the continued development of Clyde as a viable community.

While this Plan has no legal status for many of the organisations involved or identified, it does provide an important insight into the direction the community would like to head. To this end, it will be the Clyde Community, guided by the Clyde Working Party who will be responsible for taking ownership of this Plan and helping to drive many of the recommendations contained therein.

In defining the Clyde community, the Plan also acknowledges that there is a wider community including both private individuals and national organisations which for historical, ancestral and heritage reasons consider themselves to hold an interest in the future of Clyde.

Community Plan Process

The outline planning process and time frame is as follows:

Community and business surveys conducted – September 2010
Community Workshop held – mid October 2010
Draft Plan developed – October/November 2010
Draft Plan available for comment – Dec to 21 February 2011
Submissions reviewed by Working Party – mid March 2011
Changes made to Community Plan – mid March 2011
Community Plan signed off and ready for implementation – late March 2011

Clyde Area



Vision

WE VALUE - The Special character of our area

Our Landscape and Climate with its:

- Scenic landscape and mountains
- Continental climate
- Clutha River and Lake Dunstan

Our History and Heritage with its:

- Goldfield relics
- Stories from the past

Our Community with its:

- Small size of the town
- Strong inclusive community spirit
- Peace and quiet where a relaxed lifestyle can be enjoyed
- Safe family oriented focus
- Recreational opportunities

Should all or any of these values be lost or degraded, the area will no longer be a 'special place'.

Community Profile

The Clyde area is located 10 minutes west of Alexandra, 20 minutes east of Cromwell and is off State Highway 8 at the southern end of the Cromwell Gorge.

The area is well known for its heritage aspects including gold mining relics, heritage buildings and town-centre heritage precinct, restaurant dining and exceptional recreational opportunities.

Clyde has a permanent population of about 920 and attracts a further 3000 or so holidaymakers during the summer months. As much as 40 percent of properties belong to absentee owners.

History

Clyde has a rich history that famously relates to the goldfields and the distinction of being the former administrative centre of Central Otago. It is named after Lord Clyde, who was Commander of the British Forces during the Indian Mutiny.

Vincent Pyke was another notable figure in the history of Clyde, first as secretary and organiser of the Otago Goldfields and, later, as Warden and Resident Magistrate. He was also Chairman of the county which bore his first name and he was MP for Dunstan. Clyde was Vincent County's administrative centre until the local government reorganisation in 1989, which resulted in the administrative centre being moved to Alexandra.

The town has magnificent pioneer architecture, much of it due to the skill of Shetland Islands' masons, notably John Holloway, who built structures like the Anglican and Catholic Churches and the stone wall surrounding the historic cemetery.

Dunstan Hospital is situated at Clyde and dates back to 1863. Over the years the hospital has been dogged by concerns such as 'inadequate finance' and natural disasters eg, flooding of its original site. However, it has always been strongly supported by the local community, whose sustained bid to secure its future, resulted in a newly upgraded hospital being opened in November 2005.

The main business area is part of the historic precinct in Clyde. Many of the businesses operate out of historic buildings such as Olivers Restaurant and Lodge. This was originally the home and business premises of Ben Naylor, a pioneer merchant who began trading in the town in 1863. Other examples include Clyde's historic post office which has been converted into the Post Office restaurant and bar. (*The Cyclopaedia of Otago and Southland Vol 1*, Edited by Paul Sorrell, Published 1999).

There was significant change in the area during the 1970s and 80s with the construction of the Clyde Dam. Many new people came into the area to live; and with the filling of the lake in the early 1990s the beauty of the Cromwell Gorge was lost, but the resulting Lake Dunstan has become a tremendous recreation asset that many in Central Otago now enjoy.

Since the dam construction period, the population of Clyde has settled at approximately 920. The town draws on a wider catchment, with people in the Earnsclough Flats, Muttontown and Springvale areas considering Clyde to be their home town.

Economy

The Clyde economy has felt the effect of the recent global economic collapse, particularly in relation to the number of tourists visiting. However, new businesses are currently becoming established and local businesses are generally upbeat and optimistic about the future.

The downturn was preceded by a sustained period of rapid economic development in Central Otago, generally. The growth of new businesses resulted in increased employment and rewards for many in Central Otago. The major effect in the Clyde area was a significant increase in the price of houses and land, along with significant subdivisions and new houses being built. This reflected the real estate explosion rippling out from development in Queenstown and Wanaka.

The growth of tourism to Otago and the Southern Lakes area was also reflected in the number of visitors passing through the town especially with activities such as the Otago Central Rail Trail. The Rail Trail is an important asset for the Clyde community with a steady stream of visitors to the town over the course of the year.

The increase in housing and visitors put pressure on infrastructure such as water supply, sewage disposal methods, roading and services like footpaths and street lighting, which the community continues to grapple with today.

Environment

The landscape, climate and heritage aspects of Clyde are widely considered to contribute to the perception of Clyde as a 'special place'. There is a **need to continue to identify** those landscapes, ridge lines and heritage places which the community values before they come under greater development pressure. Consequently, appropriate planning guidelines and, where necessary, regulatory controls, might then be implemented to preserve those environmental aspects the community has identified as being of value. The community has clearly said it does not want Clyde to get too big and lose what it likes about the town.

Lifestyle

Clyde offers residents an enviable lifestyle with a close-knit, friendly community; attractive town-centre; and an environment that lends itself to the outdoors due to its continental climate, exceptional scenery and many recreational opportunities in and around the mountains, lake and river.

The area is populated mainly by families with a strong sense of connection to the place. Clyde has also traditionally been a popular place for retired people or as a holiday spot, especially for those from Otago and Southland. It is estimated that as many as 40 percent of the houses in Clyde are holiday homes. Many of these absentee owners who have homes or sections, particularly in the town, use them primarily during holiday periods.

The population of the town is estimated to increase to approximately 3000 people in summer with the holiday homes being full and the camping ground being an extremely popular destination. Over recent times, however, there have been significant changes in the community with new subdivisions and housing being created, thus bringing new people into the town.

For younger people, the area will always be home, but they have a tendency to leave for places where a wider range of employment and educational opportunities are available.



Social Infrastructure

The community's social infrastructure includes health services via Dunstan Hospital, the primary school, playcentre, many hospitality businesses for both locals and visitors, two stores, the fire brigade, the camping ground, walking tracks, golf club, tennis courts, bowling club and community hall.

However transport, banking and access to local GPs are largely focused on neighbouring Alexandra. A school bus provides transport to Alexandra for secondary schooling. There is, presently, no other public transport servicing the area.

While secondary schooling is available in Alexandra, some pupils elect to attend boarding schools further afield eg, Oamaru or Dunedin.

Specific Features of the Area

Dominant Industry Pastoral farming, orcharding, hospitality and viticulture

Population Approximately 920; and some 3,000 holidaymakers during summer

People	<p>Retired people, families, small lifestyle properties</p> <p>Surrounding area – farming, viticulture and orcharding families.</p> <p>Population aged under 15 years: 18.2% (17.6% in Central Otago and 21.5% for New Zealand)</p> <p>Population aged over 65 years: 18.2% (13.8% for Central Otago and 12.3% for New Zealand)</p> <p>Median income for Clyde: \$21,400 (\$21,600 for Central Otago and \$24,400 for New Zealand)</p> <p>[Figures obtained from Statistics New Zealand – 2006 census data]</p>
Location Aspects	<p>Clyde sits at the southern end of the Cromwell Gorge</p> <p>The Clyde Dam looks over the town and forms Lake Dunstan and the Clutha River flows past the town on the south western side</p> <p>The Cairnmuir Range is to the west</p> <p>Dunstan Range is to the north</p> <p>Earnscleugh Flats are to the south east of the town across the Clutha River</p> <p>Alexandra is to the east of Clyde 10km down the valley</p> <p>SH8 is located on the northern side of Clyde township</p>
Climate	<p>Continental; semi arid, average rainfall approx. 325mm per year</p>
Features	<p>The Clutha River</p> <p>The Clyde Dam and Lake Dunstan including the rowing club, Dairy Creek lake shore area and other lake access areas throughout the Cromwell Gorge</p> <p>Dunstan Hospital</p> <p>A thriving hospitality industry including businesses providing accommodation and dining</p> <p>Otago Central Rail Trail</p> <p>Camping ground, domain and swimming pool</p> <p>Dairy and one grocery shop</p> <p>Golf course, Tennis courts, Bowling club</p> <p>Seaton Square</p> <p>Community Hall and Library</p> <p>Playgrounds – school and Fache Street</p> <p>Masonic Lodge Hall</p> <p>Fire Brigade</p> <p>Bridge Club</p> <p>Petrol station and garage</p> <p>Museums (3) – Clyde Museum, Briar Herb Museum and Stationary Engine Museum</p> <p>Churches (3)</p> <p>Many beautiful gardens</p> <p>Historic bridge</p> <p>Heritage in the town and surrounding area</p> <p>Historic precinct and buildings</p>

Discussion Points

Infrastructure

1. Water

Water supply is critical to any community and issues relating to it have gained salience in Clyde in recent times.

Clyde has a semi-arid climate with an annual rainfall of about 325mm per year and many gardens, parks and reserves that require significant irrigation. The township has also experienced rapid growth with new subdivisions and infill housing having been developed in recent years. As well, some 3000 tourists visit the township every summer, significantly adding to the pressure on supply.

The Central Otago District Council (CODC) has a policy in regard to water where only those receiving or who could potentially receive the service pay the costs involved. Likewise, those same users or potential users would make the decision of whether a supply upgrade is required and what the costs would be. The CODC initiative to introduce water meters has been throughout the area and this is causing some consternation in Clyde. At the meeting there was substantial resistance to it with a key concern being held about the water allocation amounts associated with this policy.

Currently, the Clyde water supply services the town of Clyde, Dunstan Hospital and the Clyde Lifestyles subdivision. Water is drawn through schist formations adjacent to Lake Dunstan. It is pumped from the bore to two 1000m³ concrete reservoirs on the hill above Clyde. The first was built during the construction of the Clyde Dam and the second in 2007 to satisfy increased demand, maintain water pressure, and to improve chlorine contact times.

Due to changes in water supply as a result of the Clyde Dam, Contact Energy pays for 170,000 kilowatt hours of energy every year. This equates to about \$20,000 and 75 percent of the total energy cost of producing water for Clyde.

Network Statistics

Storage capacity	2000m ³
Length of pipes	20km
Number of connections (Oct 2010)	815
Total consumption (Oct 09 – Oct 10)	690,359m ³ per annum
Peak consumption per connection (summer)	4590 litres per day
Minimum consumption per connection (winter)	710 litres per day

For further information about the Clyde water supply and issues facing it see Appendix 3.

If Clyde continues to grow then it is likely the demand for water will too, especially in summer. The expense of continued upgrading of the supply may be a contentious issue among the relatively small ratepayer base and therefore remains an important factor of future planning.

Since the first Community Plan in 2006, CODC assets department and the community board have been working towards a strategy for the future. A possible scheme for Dairy Creek could, potentially, provide water for the whole valley. The community workshop identified the option of a dual water supply needs to be considered, especially if in the future, a wastewater system is put in. More work needs to be done with regard to the distribution of untreated water for irrigation purposes and the costs/benefits of it. Residents raised concerns about water taste with any proposal for reverting to taking potable water from the lake.

Objective

Provide a water supply that adequately meets the needs of the community.

Recommendations for action:

- ***Continue to investigate options of 1) dual water supply and distribution of untreated water, and 2) any other initiatives.***
- ***CODC work with the community to develop water control systems which are adequate for community needs and avoids wastage.***

2. Waste Water

Wastewater disposal continues to be a topical issue in Clyde. Presently each residence has its own septic tank, with residents being responsible for ensuring their tanks operate well and for getting them cleaned regularly. While there is no indication that waste water disposal is a problem, past concerns regarding soil porosity and potential contamination of surrounding water systems remain, particularly with the development of new subdivisions and housing.

Since the first Community Plan (2006), a study of waste water issues has been undertaken by the Vincent Community Board to provide a basis for future decisions. A report has been completed with the primary outcome being to systemically monitor wastewater with ground water monitoring continuing. In the meantime, as a contingency, designation of the wastewater plant at Muttontown was sought and subsequently granted for 10 years.

The lack of a reticulated sewerage system for Clyde emerged as a **major point of comment** for those who participated in the survey. At the community meeting there was some discussion about it with opinions expressed both for it and against it, however, the issue never gained any real traction. **Other suggestions were that there should be education on septic tanks and tank cleaning. Home owners should be**

encouraged to check tanks every 2-3 years and ensure septic tanks operate efficiently.

Current CODC policy is that wastewater systems are developed on a user pays basis. Only those receiving or who could potentially receive the service pay the costs involved. Likewise, those recipients or potential recipients would make the decision of whether a system is required and what the costs involved would be.

The issue of sewerage systems is often raised in the context of growth. With the development of new subdivisions in recent years and the potential for future growth the issue continues to be at the fore. Like water supply, the expense of upgrading (to a reticulated system) would be a contentious issue for the relatively small ratepayer base and therefore, like water supply, remains an important factor of future planning.

Objective

Provide an appropriate means of wastewater disposal that meets the expected future needs of the community.

Recommendations for action:

- ***CODC continue with waste water monitoring procedures and make results publically available to Clyde residents.***
- ***Explore options to maintain quality wastewater treatment management.***

3. Roads

Roads and roading-related issues are gaining increasing prominence in Clyde with growing development and increasing numbers of permanent residents and tourists all having an impact.

State Highway 8 runs along the northern edge of the town, sparing the township's main street from the full volume of highway traffic. In 2007 following a CODC speed review, the speed limit of both the western and eastern entrances to Clyde was reduced. At the time there was interest in lowering the speed limit in the main street block to 30km/h and this was conveyed to the CODC roading team. CODC has work programmed to reduce speed in this area.

Most issues raised during consultation for this Plan, both in the survey and at the meeting, related to the safety concerns of speed; and the noise of traffic, which impedes on the area's peace and quiet, a key value of Clyde's Vision statement.

There was considerable support for reducing traffic noise, and the number of trucks going through the township's main street, which were said to 'shake' the historic buildings. Suggestions relating to trucks included an alternative route across the dam, a swipe card system, no air brakes on Clyde Hill, and speed bumps to discourage heavy traffic (and possibly heavy flows of traffic) through the historic precinct. Other suggestions included additional traffic management particularly in

regard to noisy cars and motorbikes, and speed restrictions. A suggestion for this was to create the road through Miners Lane (behind the main street) to move some of the traffic off the main street and use Miners Lane for additional parking. It was identified in the heritage precinct area that car parking is a concern with an increasing number of businesses and a noticeable shortage when events are on.

Providing improved and safe access from the Rail Trail head to the town centre was a priority in the 2006 Plan and it remains so. Considerable progress has been made since then with land purchased on Albert Drive and a footpath linking Albert Drive to the State Highway having been constructed. Signage directing users onto the walkway has also been erected. Further enhancements suggested included investigating cycle and pedestrian movement to allow people to move safely through town eg cycle lanes from Rail Trail to centre of town along Hazlett and/or Sunderland Street.

Creating an underpass below SH8 to the Rail Trail was raised again and is considered vital for community safety and visitor safety with the idea well supported by residents. CODC has lobbied the New Zealand Transport Agency (NZTA) (formerly, Transit) to construct an underpass. NZTA is currently carrying out a study on two underpass options. Once the best option is ascertained, NZTA will determine if it is to be funded. This project will have to compete against others from the rest of New Zealand for funding. NZTA's decision is pending.

A further point noted has been the proposal to seal Conroys Road. This will have to be monitored as to whether it has any roading impact on Clyde due to additional use.



Objective

Clyde has a safe roading system that meets the needs and takes into account the values of the community.

Recommendations for action:

- ***Support the recommendation for an underpass beneath SH8 to the Rail Trail as this is vital for safe passage for both locals and visitors .***
- ***Discuss with roading authorities how noisy traffic could be better managed in the main street.***
- ***Follow up the request for a speed reduction or speed-slowng initiatives in Clyde's main centre block with CODC roading team.***
- ***Consider the viability of proposals to address issues relating to trucks using air brakes on Clyde Hill, and the volume of trucks and traffic going through the centre of town.***
- ***Investigate cycle lanes from the Rail Trail to the centre of town.***
- ***Investigate more carparking around the town centre.***

4. Other infrastructure – eg, footpaths, street lighting, public toilets

Issues relating to street lighting, and footpaths in particular, were raised repeatedly in the survey.

Concerns included footpaths being on only one side of the street, not being well enough maintained, or not of good enough quality, and that there weren't enough of them. In regard to street lighting there were comments about it being 'poor' and a suggestion for lighting in the residential area from town along the Rail Trail track. At the meeting there was little mention of either, although there were suggestions to keep street lighting low to maintain the town's ambience and for paths around Miners Lane to be cleaned up. **It was identified that shrubs and trees overhanging footpaths is a key safety concern and property owners should be encouraged to maintain gardens so they do not overhang or obstruct the footpath.**

Street lighting is subject to the CODC district-wide budget with assessments done on a needs basis with all areas of the district considered. The Community Board is responsible for funding work that relates to footpaths, kerbs and channels. It currently has a programme for footpath renewal.

The standard of public toilets in Clyde was discussed in the 2006 Plan. Since then a review of CODC's Public Toilet Strategy has resulted in a reassessment of facilities, which determined that the public toilets in Clyde would receive ongoing maintenance and minor upgrading, such as child changing tables. The community's view is that

the toilets do not meet needs of the increasing number of visitors to the town and they lack facilities for those with a disability.

At the meeting participants discussed the possibility of having more public toilets in Clyde and Seaton Square was suggested as a possible location, but this was strongly opposed on the grounds that they 'may become a delinquent hangout'. (see comments Tourism section)

There is interest in providing services for visitors and locals with having bike stands in Clyde, near, but not in, the town centre.

Objective

There is adequate street lighting and footpaths.

Recommendations for action:

- ***The Community Board review progress of its footpath renewal programme and the current level of street lighting.***
- ***Upgrade the public toilets of Clyde with a design appropriate to the community's needs.***
- ***Investigate the feasibility of a bike stand and where it might be located.***

Development

1. New Development

New development is important to maintaining the life and vibrancy of any township. However, it always needs to be balanced alongside the existing character and be in keeping with the collective lifestyle values of residents, something Clyde has grappled with as the town has both grown and attracted more visitors.

Concern was expressed about development sprawl, mostly by survey participants. Since the 2006 Plan, the Clyde community has endorsed the recommendation in the CODC's Blue Print Study: That existing residential housing density controls should be retained for Clyde; and residential growth should be accommodated within the existing urban boundaries of Clyde. It was identified that protection of the Sunderland Street avenue from having too many vehicle entrances (From the highway to Dunstan Street) was preferred. This will maintain the clean, safe, uncluttered avenue feel of this entranceway.

During consultation a range of views were expressed, including no more subdivisions, only well-considered development, less bureaucracy in development, more businesses and visitors to encourage prosperity. A reoccurring topic was the colour of buildings, what is acceptable and a request for more liaison on the topic. CODC brochure *Heritage Precinct Heritage Building: What are your resource consent requirements?* lists 'painting' or 'repainting in a significantly different colour' within the heritage precinct as a discretionary (restricted) activity that requires resource consent.

There remains an interest in having a rest home or retirement village in the hospital area. However, approaches made to both Sunderland Estate and Dunstan Hospital following the 2006 Plan, found this was not currently of interest to either party.

At the meeting there was a great deal of support for developing the railway station as a village centre. Suggestions were made to develop it and the surrounding land as a picnic/ performance, village green area and to open the toilets. In the 2006 Plan there was a recommendation to assess the need for a passive recreation area in Clyde and the corner of Matau and Sunderland was suggested, which is more centrally located. Since then investigations into opening a visitor centre have identified the railway station as a potential site. Funding for a conservation plan to assess its suitability was subsequently secured and that work is now underway.

Objective

New development to be in keeping with the character and collective lifestyle values of the Clyde community.

Recommendation for action:

- ***Investigate the potential for a passive recreation/village green area; the most appropriate location and the type of facilities and activities that would be desirable there.***

2. Business

As part of the consultation for this Plan, 41 business owners/operators in Clyde were surveyed during September 2010 (23 of which were in tourism-related fields). Together, these businesses provide 184 fulltime and 277 part-time employment positions in the Clyde area. While many business owners had felt the effects of the recession, most were generally upbeat and positive about the upcoming season.

Currently there is considerable business investment in Clyde with the opening of Base-icly Pizza and Pasta Bar and a cinema; Hartley Arms B&B has recently been renovated by its new owners and Olivers is undergoing renovations by new owners to provide accommodation and a restaurant.

In the survey, businesses were asked a range of questions, which raised a variety of ideas and concerns. Quality of life, local customer loyalty, good car parking, a safe and positive community and Clyde's proximity to the Rail Trail were put forward as advantages of doing business in the area. Disadvantages included distance from suppliers, transport costs, a shortage of skilled labour, and to a lesser extent, seasonality and lack of employee housing. Some common constraints to expansion expressed were: a small customer base, lack of physical space, local government attitudes towards planning and development and a disinterest in expanding (some businesses did not want to expand). Concerns were also raised in relation to CODC – planning restrictions, resource consent processing, water rates (see Infrastructure section) and the management of signage (see Heritage section).

Suggestions for potential new business and businesses included more in tourism, an upmarket art gallery, a doctors' surgery and pharmacy and having Olivers functional again. Participants at the community meeting were also keen to have Olivers operating successfully. There are also business opportunities for Clyde that could result from attracting business people to the area for lifestyle reasons. There are businesses that can be located anywhere with their needs more associated around a good internet connection (fast, good coverage) and good transport links (air and road).

When asked about factors important to the future viability of businesses and for general suggestions, common responses included tourism promotion (see Tourism section), the establishment of a business network/association, better CODC communication and information and an underpass on the main road (see Roading section).

Objective

Clyde has a healthy, buoyant business sector.

Recommendations for action:

- *Establish a business association to provide networking opportunities, information and facilitation of solutions to common issues (eg, transport costs).*
- *Arrange with CODC information sharing initiatives (eg, distribution of brochures, information evening) to better inform businesses about permit and resource consent processes.*

Heritage

1. Signage

Clyde's rich gold mining and pioneering history and the architecture and remnants that remain provide a unique character and ambience to the township, which attracts visitors and is highly valued by residents.

Ensuring Clyde's historic buildings, sites and remnants are recognised and preserved is important to residents and many heritage sites are noted in the District Plan, accordingly (see Appendix 1). Also of ongoing interest is having appropriate interpretation and signage, which was also highlighted in the 2006 Plan. Since then Promote Dunstan has made significant progress with the development of a walk around Clyde (including a brochure-guide and bronze plaques denoting historic areas) and a heritage trail around Earnscleugh and Manuherikia; the Record in Time project at Clyde Museum; the recording of oral histories and collection of historic stories; welcome signs for Clyde; and an overview map of Clyde.



Despite the progress, signage was raised as an issue in all aspects of the process for this Plan. Particular reference was made to the historic precinct and historic buildings. There was also a mention in the survey about the nature of the signs – that these should be appropriate and in keeping with heritage values. Signs in a heritage precinct are subject to resource consent for that very reason. CODC has a useful brochure, which offers an outline of responsibilities in relation to building or making changes in a heritage precinct (*Heritage Precinct Heritage Building: What are your resource consent requirements?*).

Other references to signage related to better signage of picnic areas and walkways, between Clyde and the Rail Trail and on the river track between Clyde and Alexandra.

For more heritage-specific information from the District Plan, please see Appendix 2.

Objective

To display adequate, relevant and tasteful signage and interpretation that is useful, interesting and in keeping with Central Otago's regional identity.

Recommendation for action:

- ***Review signage and interpretation in Clyde and create a list for further enhancement, liaising with the appropriate authorities, where necessary (eg, CODC, DOC, COHPT).***

2. Initiatives and New Products

During the process a plethora of ideas were produced for developing the township's historic aspect, no doubt reflecting the pride and importance of heritage to the community. These included valuing and preserving existing buildings in the precinct, telling the Chinese story and linking it to the cemetery, an interpretation of the Clyde Bridge, before and after photo display of the Clyde dam, and a photo display of well known local identities.

For more information about heritage, generally, please see Appendices 1 and 2.

Objective

Maintain, develop and celebrate Clyde's heritage.

Recommendation for action:

- ***Consult with the community on what heritage products or improvements it wants to accomplish, then prioritise projects and seek volunteers and funding to achieve them.***

Tourism

1. General

Tourism is important to Clyde's economy. The town's proximity to the Rail Trail is a key advantage to attracting visitors. While Clyde is an interesting and attractive tourism destination due to its heritage, ambience and events such as the food and wine festival, most of the 3000 or so tourists that visit every year, do so as an add-on to their Rail Trail experience.

Consequently, having good signage between Clyde and the Rail Trail head (see Heritage section) and the development of an underpass beneath the main highway (see Infrastructure section) remain high priorities. Another high priority, particularly for the business community is the marketing of Clyde and this was reflected in the survey of Clyde businesses conducted as part of this Plan. There is a current marketing plan for Clyde, which is managed by Promote Dunstan. The town also benefits from the marketing initiatives of Tourism Central Otago (CODC). A possible tourism product identified was the opportunity for dam tours however this would require the consent of the operator.

Having so many visitors puts pressure on Clyde's infrastructure and facilities. Maintaining the integrity of the community's lifestyle values while meeting the needs of visitors can also be challenging. At times, influxes of people to events in particular, and the associated noise can seem intrusive. This was discussed at the meeting with participants indicating a tolerance towards short-lived noisy episodes of this nature.

A suggestion for the construction of additional public toilets at Seaton Square was not widely supported (see Infrastructure), and another to open the toilets at the railway station as part of a village green concept, is yet to be investigated (see Development section). Currently, a Conservation Plan to assess the suitability of the railway station as a potential site for a visitor centre is underway. Other new ideas and initiatives that relate to tourism are discussed in the Heritage section.

Objective

Attract a manageable number of visitors so that a healthy balance between the needs of tourists and the values of residents can be maintained.

Recommendation for action:

- ***Assess marketing initiatives currently underway for Clyde and identify opportunities for improvements.***

2. Museums

Clyde is blessed with three museums. They are the Clyde Museum, Briar Herb Museum and the Stationary Engine Museum. Each has its own unique theme and all benefit from huge volunteer input. The Clyde Museum and Briar Herb operate

together and are open 2pm to 4pm five days a week and the Stationary Engine Museum open by request.

There was a fair bit of interest and discussion with regard to museums. Suggestions included amalgamating museums, extending opening times/days, have CODC take over the running of them, expanding them to include archives, dropping entry charges and installing donation boxes, and providing greater assistance and support for them.

Objective

Provide viable museums that reflect Clyde's rich heritage for the enjoyment of locals and visitors.

Recommendation for action:

- ***Conduct a review of Clyde's museums taking into account how collaboration and the sharing of resources might assist with costs, volunteer hours and ideal opening times/days for residents, visiting absentee residents and tourists.***



Community

1. Community Spirit

Clyde is a varied community with many absentee home-owners, retired people, business people and families. However, residents share a common sense of community with their passion for the township's character (eg, heritage, small size) and ambience (eg, peaceful, safe) that strongly contribute to Clyde being a special place in which to live, work and play.

Consultation highlighted people's desire to stay connected with comments about looking out for each other, particularly elderly people; working together; taking a shared responsibility towards keeping the town tidy; and good communications – perhaps a newsletter or bulletin board. (Clyde has had a community newsletter/paper in the past.) A keen interest in developing a passive recreation/village green area could be viewed within this context, too (see Development section).

A suggestion that gained support was for the creation of a 'Welcome to Clyde' pack that listed services, businesses, contacts, websites etc. CODC has an information pack that could be used for this purpose. Both Cromwell and Maniototo use it and then add extra information that is relevant to their respective areas.

A great deal of interest emerged throughout the consultation in developing a community event for the benefit of locals. Clyde already hosts some popular events – like the Easter Harvest Wine and Food Festival and the New Year's Eve Party – that attract lots of visitors. It was stated that a locals-specific event would be a good way of getting to know people and that this type of event could engender 'a pride of place' in local children. One suggestion was for Sunday market days with music, especially over the summer, which would seem to align well with the village green concept.

In the 2006 Plan there was a low-priority recommendation for Promote Dunstan to explore options for new events.

Objective

Enrich and celebrate Clyde's community spirit.

Recommendations for action:

- ***Promote Dunstan to continue exploring options for further events with a focus on events for locals.***
- ***Consider the feasibility of other initiatives that would enrich Clyde's community spirit, including the introduction of 'Welcome to Clyde' information packs for visitors or new people to area.***
- ***Investigate the possibility of producing a regular local newsletter.***

2. Safe Community

Having a safe community is a key value in Clyde's vision statement. The topic raised various comments in relation to Clyde remaining safe, ranging from having a more visible police presence, especially over new year to deterring vandalism and disorderly conduct in relation to alcohol consumption, and dog control (see Services section, below). The establishment of a Neighbourhood Watch Group was suggested repeatedly throughout all aspects of the consultation and it was strongly supported at the meeting.

Objective

Clyde remains a safe place in which to live, work and play.

Recommendation for action:

- ***Contact Police to initiate the establishment of a Neighbourhood Watch Group.***

3. Services

A certain level of services is essential for the viability and good functioning of any community.

A bus service between Alexandra and Clyde was strongly advocated by participants at the meeting. This was also promoted in the 2006 Plan and subsequently raised with the Otago Regional Council (October 2007). ORC has since held a workshop (July 2008) on the area's transport needs and has been gathering information on transport currently provided so as to make an informed decision on the best option. No funding has been provided by ORC for this activity and the situation remains in a holding pattern.

Promote Alexandra, has in the past, provided a free bus service over the holiday periods, which covered the basin.

Participants raised the issue of having a 'day man' to ensure local amenities and infrastructures were kept to an appropriate standard, with a suggestion to use rated money to do so. This issue was also raised in the 2006 Plan, which led some people to query why Clyde didn't already have a 'day man'. The recommendation in the 2006 Plan was to assess the need for a 'day man' or alternatives. This resulted in a walkover by the chair of the community board and members of the public, who identified work needing to be done and levels of tidiness for monitoring. Some of the work identified now forms part of the Parks and Reserves Contract. There is perhaps an opportunity for a regular community initiative 'working bee' to address outstanding concerns. This would have the potential to align with the goals of enriching community spirit and working together, as discussed in the Community Spirit section, above.

Greater animal control with particular regard to dogs fouling in public places and wandering dogs was advocated with suggestions for signs and fines. Again, this is an issue that was raised in the 2006 Plan and CODC subsequently erected signage and endeavoured to take a more active and ongoing enforcement role.

There was also a suggestion for Sunderland Street grass verge to be made into nature strip for walking dogs on. Currently, specified CODC Permitted Dog Exercise Areas in Clyde are: Sunderland Street Road Reserve (Golf Course side of road between Orchard Street and Annan Street); and the true left bank of the Clutha River between Clyde Bridge and Dunstan Hospital.

The installation of an ATM machine in Clyde was a suggestion that gained a lot of support at the meeting. The 2006 Plan had a recommendation to advocate for an ATM machine, but it was ranked as a low priority and no progress has been made.

Access to wireless broadband was also strongly advocated for by participants.

Objective

Clyde has a range of services that reasonably meet the needs of the community.

Recommendations for action:

- ***Revisit the issue of a transport service between Alexandra and Clyde with ORC and seek advice on how to move it forward.***
- ***Encourage use of the free bus over the Christmas holiday period.***
- ***Undertake a walkover of Clyde with the Community Board Chair and the community plan group to identify areas of concern which may require additional maintenance.***
- ***Meet with CODC to evaluate the level of signage and enforcement of animal control regulations and whether additional measures are needed (eg, provision of biodegradable bags).***
- ***Obtain an update on wireless broadband availability in Clyde and what can be done to improve it.***

Environment

1. Weed Control and Landscape

Clyde is uniquely located at the southern end of the Cromwell Gorge below the Clyde Dam and alongside Lake Dunstan and the Clutha River. Mountain ranges lie to its north and west with the Earnsclough Flats (where there are significant orcharding interests) south east of Clyde. Residents highly value the landscape and environmental aspects of Clyde and work hard to create and maintain them.

Concerns about weed control emerged strongly in the survey. Participants considered lake weed to be a serious issue that needed action to remove and eradicate it. The issue of wilding pines was also raised repeatedly and specific mention was made of the uncontrolled growth of gorse, broom and lupins by the river, especially at Miners Lane. Where weed control is to occur eg along the State Highway, effected landowners should be notified of proposed programmes.

Other concerns related to the scarring of surrounding hillsides and the blotting of ridgelines due to tracks and power poles; plus, rubbish left by freedom campers (who it was suggested should be encouraged to use camping facilities, eg, toilets).

CODC has completed a Rural Study, which seeks to identify and preserve significant and important landscapes.

Objective

Preserve Clyde's natural environment and landscapes for the enjoyment of all.

Recommendations for action:

- ***Assess the extent of the weed in the lake and consider actions needed to remove it, reduce it and, if possible, eradicate it and their associated costs with a view to implementing an action plan.***
- ***Discuss with the appropriate authorities existing maintenance schedules for controlling weeds, the issue of wilding pines, scarring on hillsides and ridges, and policies regarding freedom campers and how these situations can be improved.***

2. Enhancement

There was interest in the ongoing enhancement of Clyde with more and improved walking/cycling tracks and picnic areas by the lake (see Recreation section) and native plantings to attract birds, plus a suggestion for the creation of a guide to planting suitable trees. In the 2006 Plan there was a recommendation to assess the need for guidelines on tree planting and preparing them, if required. This has been auctioned in the last year. This has seen the development of a District Tree Strategy

which identifies appropriate plantings. Any plantings would have to be balanced against ongoing maintenance and costs, particularly in relation to water resources.

Objective

Enhance the natural environment of the lakeside and riverside areas appropriately and viably.

Recommendation for action:

- ***Identify areas for beautification and raise any issues with the relevant organisations.***



3. Air Quality

Air quality, particularly during winter was a common concern.

The Otago Regional Council is required to measure winter air emissions in towns that are likely to exceed the daily NES (National Environmental Standard). Clyde exceeded the standard, recording 23 high pollution days in 2009, a substantial improvement on 2008, when 39 were recorded.

ORC is working with homeowners in Clyde and other Air Zone 1 towns, promoting assistance packages to encourage installation of clean heating appliances and insulation. More information about these initiatives and air quality monitoring is available on the ORC website (www.orc.govt.nz).

Various suggestions for improving air quality were put forward. They range from getting rid of coal fires and enforcing wood burner restrictions to reducing, restricting or banning rural burning during winter months.

Objective

The community enjoys a healthy, clean-air environment.

Recommendation for action:

- ***The Otago Regional Council be urged to work with the community to improve air quality and at the same time to meet winter heating needs by managing solid fuel burners more efficiently.***

Recreation

1. General and Youth

Clyde is supremely situated for recreational pursuits with opportunities for a wide variety of water sports on Lake Dunstan and in the rivers, plus many other outdoor activities in the mountains, reserves and cycleways and walkways of the area.

Recreational facilities are also in abundance in the town with sporting clubs, the camping ground and domain. Residents were clear that they wanted to maintain and, where possible, improve or add to existing facilities. There were some suggestions about how to do this, including cheaper memberships of clubs for holidaymakers.

People were keen for existing walkways/cycleways to be maintained and enhanced, including better signage, particularly around the lake. Additional walkways/cycleways were also suggested (and strongly advocated in the youth survey). Enhancing existing and providing additional picnic areas (with shade, and again, with particular reference to the lake) was also raised, as was enhancing the camping ground with more facilities and plantings.

There was strong interest in creating a passive recreation area or village green in Clyde (see Development section).

A brief survey to gain the views of Clyde's young people, particularly in relation to recreation, was attached to the general survey. Feedback suggested swimming, cycling and going to the playground were popular activities. Other pursuits included fishing, tennis, rugby, Moto X, walking, boating and golf. There was a lament about the loss of basketball hoops at the school.

When Youth survey participants were asked what they would like for the future, popular responses included more bike tracks (including a mountain bike area between Hazlett Street, Clyde North Access Road and Clyde Hill), a heated pool, improved playground facilities (bigger/one that suited older children). Other responses included table tennis in the hall, all-ages tramping club, mini golf, basketball hoops and a toy shop.

Participants at the community meeting singled out the swimming pool (see Swimming Pool section, below) in support of youth recreation.

In the 2006 Plan there was a recommendation for identifying potential recreation opportunities. CODC is currently in the process of completing a Central Otago Outdoor Recreation report, which is likely to inform this discussion.

Objective

Create, improve and maintain Clyde's recreational areas and facilities.

Recommendations for action:

- ***Discuss with CODC current maintenance schedules and plans for improvements to recreational areas including walking and cycling tracks.***

- ***The Clyde Working Party and Council continue to work together to identify potential recreation opportunities/improvements, with particular attention to walkways/cycleways.***

2. Swimming Pool

Improving, upgrading and maintaining the swimming pool for the future emerged as a priority. It was prominent in both the general and youth surveys and it was raised again at the community meeting where participants came up with a range of suggestions in relation to it. These included keeping it open, making it free for Clyde primary school students, assessing its viability and alternative recreational uses of the space. Work is currently being carried out by Council on assessing the viability of keeping the pool operating. This is including a series of public meetings to outline the costs involved and gauge community interest in the pool's future.

Objective

Clyde residents have a range of good recreational facilities to enjoy.

Recommendation for action:

- ***Assess the viability of the swimming pool taking into account any required or desired upgrading, ongoing maintenance and costs and how these will be met.***

What is important to the Community?

From the community workshop the working party has attempted to identify which recommendations are priorities for the community. From these priorities, timelines for working on these recommendations can be developed. High = focus on in next 0-2 years; Low = focus on in 5 years +.

Pg No	Recommendation:	Priority:
11	Continue to investigate options of 1) dual water supply and distribution of untreated water, and 2) any other initiatives.	H
11	CODC work with the community to develop water control systems which are adequate for community needs and avoids wastage.	H
12	CODC continue with waste water monitoring procedures and make results publically available to Clyde residents.	H
12	Explore options to maintain quality wastewater treatment management.	H
14	Support the recommendation for an underpass beneath SH8 to the Rail Trail as this is vital for safe passage for both locals and visitors .	H
14	Discuss with roading authorities how noisy traffic could be better managed in the main street.	H
14	Follow up the request for a speed reduction or speed-slowng initiatives in Clyde's main centre block with CODC roading team.	H
14	Consider the viability of proposals to address issues relating to trucks using air brakes on Clyde Hill, and the volume of trucks and traffic going through the centre of town.	H
14	Investigate cycle lanes from the Rail Trail to the centre of town.	H
14	Investigate more carparking around the town centre.	H
15	The Community Board review progress of its footpath renewal programme and the current level of street lighting.	M
15	Upgrade the public toilets of Clyde with a design appropriate to the community's needs.	H
15	Investigate the feasibility of a bike stand and where it might be located.	H
16	Investigate the potential for a passive recreation/village green area; the most appropriate location and the type of facilities and activities that would be desirable there.	M
17	Establish a business association to provide networking opportunities, information, and facilitation of solutions to common issues (eg, transport costs).	H

17	Arrange with CODC information sharing initiatives (eg, distribution of brochures, information evening) to better inform businesses about permit and resource consent processes.	H
19	Review signage and interpretation in Clyde and create a list for further enhancement, liaising with the appropriate authorities, where necessary (eg, CODC, DOC, COHPT).	H
19	Consult with the community on what heritage products or improvements it wants to accomplish, then prioritise projects and seek volunteers and funding to achieve them.	M
20	Assess marketing initiatives currently underway for Clyde and identify opportunities for improvements.	M
20	Conduct a review of Clyde's museums taking into account how collaboration and the sharing of resources might assist with costs, volunteer hours and ideal opening times/days for residents, visiting absentee residents and tourists.	M
22	Promote Dunstan to continue exploring options for further events with a focus on events for locals.	M
22	Consider the feasibility of other initiatives that would enrich Clyde's community spirit, including the introduction of 'Welcome to Clyde' information packs for visitors or new people to area.	M
22	Investigate the possibility of producing a regular local newsletter.	M
23	Contact Police to initiate the establishment of a Neighbourhood Watch Group.	M
24	Revisit the issue of a transport service between Alexandra and Clyde with ORC and seek advice on how to move it forward.	M
24	Encourage use of the free bus over the Christmas holiday period.	H
24	Undertake a walkover of Clyde with the Community Board Chair and the community plan group to identify areas of concern which may require additional maintenance.	H
24	Meet with CODC to evaluate the level of signage and enforcement of animal control regulations and whether additional measures are needed (eg, provision of biodegradable bags).	H
24	Obtain an update on wireless broadband availability in Clyde and what can be done to improve it.	M
25	Assess the extent of the weed in the lake and consider actions needed to remove it, reduce it and, if possible, eradicate it and their associated costs with a view to implementing an action plan.	M
25	Discuss with the appropriate authorities existing maintenance schedules for	M

	controlling weeds, the issue of wilding pines, scarring on hillsides and ridges, and policies regarding freedom campers and how these situations can be improved.	
26	Identify areas for beautification and raise any issues with the relevant organisations.	M
27	The Otago Regional Council be urged to work with the community to improve air quality and at the same time to meet winter heating needs by managing solid fuel burners more efficiently.	M
28	Discuss with CODC current maintenance schedules and plans for improvements to recreational areas including walking and cycling tracks.	M
29	The Clyde Working Party and Council continue to work together to identify potential recreation opportunities/improvements, with particular attention to walkways/cycleways.	M
29	Assess the viability of the swimming pool taking into account any required or desired upgrading, ongoing maintenance and costs and how these will be met.	H

APPENDIX 1 – From CODC District Plan

SCHEDULE 19.4 : REGISTER OF HERITAGE BUILDINGS, PLACES, SITES & OBJECTS AND NOTABLE TREES

PART A : HERITAGE BUILDINGS, PLACES, SITES AND OBJECTS

NO.	MAP NO	ITEM & LOCATION	LEGAL DESCRIPTION	NZHPT	
				DETAILS	
32	9	Clyde Railway Station Building	Lot 31 DP 19044	7391	II
33	9	Briar Herb Factory , Fache Street, Clyde	Section 14 Part Sections 11-13 Block XII Town of Clyde & Lot 30 DP 18733		
34	9	Courthouse (former) , Blyth Street, Clyde	Lot 2 of the subdivision of Lot 1 DP 25048	2379	II
35	9	Police Sergeant's House (former) , Blyth Street, Clyde	Lot 1 DP 21712		
36	9	Earnsclough Bridge Piers , Clyde	Legal Road	2370	II
37	9	Benjamin Naylor The Younger's House , Fraser Street, Clyde	Lot 1 DP 24775		
38	9	War Memorial & Gun	Part Section 1 Block XLIX Town of Clyde		
39	9A	Tinker's Cottage (former) , Sunderland Street, Clyde	Sections 25/31 and 83/89 Block XXVI Town of Clyde		
40	9A	Dr Morice's House (former) & Outbuilding , Sunderland Street, Clyde	Sections 25/31 and 83/89 Block XXVI Town of Clyde		
41	9A	Hazlett's Home (former) , Sunderland Street, Clyde	Sections 18/20 and 76/78 Block XXVI Town of Clyde		
42	9A	Hartley Arms Hotel (former) , Sunderland Street, Clyde	Sections 15/17 and 73/75 Block XXVI Town of Clyde		
43	9A	Dunstan House (Guest House) , Sunderland Street, Clyde	Sections 10, 11, 68 and 69 Block XXVI Town of Clyde	2368	II
44	9A	Dunstan Hotel and outbuildings (former Commercial Hotel) , Sunderland Street,	Sections 1-7, 61-65, Block XXVI Town of Clyde	2369	II

		Clyde			
45	9A	Dunstan Lodge and Athenaeum, Sunderland Street, Clyde	Sections 30, 31 and Part Section 29 Block XXIII Town of Clyde	2367	II
46	9A	Stables, Walls and Other Outbuildings, Fache & Naylor Streets, Clyde	Sections 15-26 Block XXIII Town of Clyde	2388	II
47	9A	Oliver's Restaurant and Lodge, Sunderland Street, Clyde	Section 15-26 Block XXIII Town of Clyde	5187	II
48	9A	Charles Henry Gye's Home (Chinese interpreter), Sunderland Street, Clyde	Sections 27/28 Block XI Town of Clyde		
49	9A	Stone Building (former Bank), Matau Street, Clyde	Section 1C Block I Town of Clyde		
50	9A	Gilkinson's House, Sunderland Street, Clyde	Sections 2A, 2B, 16A and 16B Block I Town of Clyde		
51	9A	Tyrrell's Home, Sunderland Street, Clyde	Sections 15B and 15C Block I Town of Clyde		
52	9A	St Dunstan's Church (Catholic), Sunderland Street, Clyde	Lot 2 DP 20231, Town of Clyde	2387	II
53	9A	St Michael's Church (Anglican), Matau Street, Clyde	Sections 5-7 Block I Town of Clyde	2386	II
54	9A	Clyde Post Office (former), Blyth Street, Sunderland Street, Clyde	Lot 1 DP 21806	2384	II
55	9A	Postmaster's House (former), Blyth Street, Clyde	Lot 2 DP 21806		
55A	10	Lime Kiln, Earnsclough Road	Section 2 Block XI Leaning Rock SD		
56	11	Clyde Cemetery and Walls, Springvale Road	Cemetery Reserve Town of Clyde		
57	11	Feraud's Winery, Youngs Lane	Lot 2 DP 11768		
172	42	Earnsclough Station Homestead and Stables	Lot 5 DP 26125	7405	I
173	42 & 43	Earnsclough Tailings	Section 1 SO 22853 & Section 206 Block I Leaning Rock SD		
174	43	Iverson Cottage, Conroys Road	Sections 55 & 172 Block I Fraser SD		
175	43	Chinese Cave, Conroys Road	Section 55 & 172 Block I Fraser SD		
176	43	Stone Wall Remains, Conroys Road	Legal Road		

177	43	Lye Bows Hut, Outbuildings and Stone Walls, Butchers Dam	Part Section 1 Block II Fraser SD		
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PART B : NOTABLE TREES

NO.	MAP	ITEM & LOCATION	LEGAL DESCRIPTION
5	9A	Wellingtonia (<i>Sequoiadendron giganteum</i>), Sunderland Street, Clyde	Sections 20/23 and Lot 4 DP 1803 Block XI Town of Clyde
6	11	Umbrella or Stone Pine (<i>Pinus pinea</i>), Maritime Pine (<i>Pinus pinaster</i>), Scots Pine (<i>Pinus sylvestris</i>), Clyde Cemetery, Springvale Road, Clyde	Cemetery Reserve in Town of Clyde
17	43	Black Walnut (<i>Juglans nigra</i>), Conroys Road, Earnsclough	Lot 1 DP 6141
18	43	Common Walnut (<i>Juglans regia</i>), Conroys Road, Earnsclough	Sections 55 and 172 Block I Fraser SD
25	42	Wellingtonia (<i>Sequoiadendron giganteum</i>), State Highway 8, Clyde	Lot 1 DP 23618

APPENDIX 2 – From CODC District Plan

Rules relating to Heritage Values in Clyde

There are a number of provisions in the Proposed Central Otago District Plan (District Plan) relating to heritage in Clyde. These are summarised below.

Heritage Precinct

Part of Clyde is situated in a heritage precinct. The precinct covers land in the Residential and Business Resource Areas and extends from the north end of Sunderland Street through to Fraser Street, and includes the currently undeveloped large lot behind Oliver's Restaurant and Lodge on Fache Street. See **attached** maps.

In summary any building alterations, additions, new buildings, new plantings, or any demolition of buildings or structures within the Heritage Precinct requires resource consent. The relevant rules are summarised below.

- **Addition or Alterations**

Any addition or alterations to structures requires resource consent. See Rule 11.4.1(a) **attached**.

Alterations include painting or repainting in a colour that is significantly different from the existing colour, recladding, covering or uncovering or any changes to the external appearances of building.

When considering the application Council restricts its discretion to the following matters: external design and appearance of the building or structure; the scale of the addition or alteration in relation to the development, and the provision of yards, and how those matters impact upon the heritage values of the precinct.

- **Erection of New Structures**

The erection of any new structures within the Heritage Precinct requires resource consent. See Rule 11.4.1(b) **attached**.

When considering the application Council restricts its discretion to the following matters: External design and appearance of the building or structure; the scale of the building in relation to the existing development; the provision of yards, services, parking and access, and landscaping required to mitigate visual effects, and how those matters impact upon the heritage values of the precinct.

- **The removal or demolition of buildings**

The removal or demolition of buildings, parts of buildings, stone walls or other structures within the heritage precinct requires resource consent. See Rule 11.4.2 **attached**.

Heritage Buildings, Places and Objects and Notable Trees.

A number of buildings, places and objects are listed in Part A of Schedule 19.4 of the District Plan. These include registered items with the New Zealand Historic Places Trust, both

categories 1 and 2 and also other items which are not registered with the Trust. The items are listed as follows:

- Clyde Railway Station Building
- Briar Herb Factory
- Courthouse
- Police Sergeants House
- Earnsclough Bridge Piers
- Benjamin Naylor the Younger's House
- War Memorial and Gun
- Tinker's Cottage
- Dr Morice's House and Outbuilding
- Hazlett's Home
- Hartley Arms Hotel
- Dunstan House
- Dunstan Hotel and Outbuildings
- Dunstan Lodge and Athenaeum
- Stable Walls and Other Outbuildings
- Oliver's Restaurant and Lodge
- Charles Henry Gye's Home
- Stone Building (former bank)
- Gilkinson's House
- Tyrell's Home
- St Dunstan's Church (Catholic)
- St Michael's Church (Anglican)
- Clyde Post Office
- Postmaster's House
- Lime Kiln, Earnsclough
- Clyde Cemetery and Walls
- Feraud's Winery

The effect of the rules in the District Plan relating to these items is that the removal or demolition of a building or structure, any alteration or addition including to any sign, or any exterior alteration or addition shall require resource consent. See Rules 14.7.1 (a) and (b) **attached**.

Part B of Schedule 19.4 of the District Plan contains Notable Trees as follows:

- Wellingtonia, Sunderland Street
- Umbrella or Stone Pine, Maritime Pine, Scots Pine, Clyde Cemetery
- Black Walnut, Conroy's Road Earnsclough
- Common Walnut, Conroy's Road, Earnsclough

The removal of any tree identified in the register, except where it has died of natural causes requires resource consent. See Rule 14.7.2 (i) of the District Plan **attached**.

The following activities require resource consent: Significant trimming of any identified tree; the construction of any building or laying of services within the drip line of any identified tree; the addition or excavation of soil within the drip line of any identified tree in a way that alters

soil levels or the water table; discharge of any hazardous substance within the drip line of any identified tree. See Rule 14.7.2 (ii) of the District Plan **attached**.

Resource Consent enables the Council to consider the following matters:

1. The impact on the health of the tree
2. The effect on the form and appearance of the tree
3. Issues of public safety
4. Values of the tree

- **Resource Consent Fees Waived**

The Council recognises the public benefit in maintaining and enhancing heritage precincts and buildings, site, objects and trees, and therefore has a policy to waive the fees associated with applications for resource consent for

- 1. Work within a heritage precinct that requires a resource consent only because that activity is located within a heritage precinct**
- 2. work on heritage items.**

- **Archaeological Sites and Waahi Tapu**

There are rules relating to archaeological sites and Waahi Tapu in the District Plan detailing the process to be followed where any activity disturbs or identifies such a site. See Rule 14.7.4 **attached**.

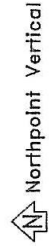
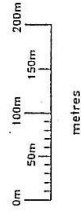
Sections 9 to 21 of the Historic Places Act 1993 shall apply to these activities.

Historic Places Trust and Kai Tahu Ki Otago have an interest in activities relating to archaeological and Waahi Tapu sites



LOCATION	ADJOINING MAPS								
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CENTRAL OTAGO DISTRICT									

Scale 1: 5000
(at A3)



See LEGEND for key
to map notations

Publicly Notified : 18 July 1998

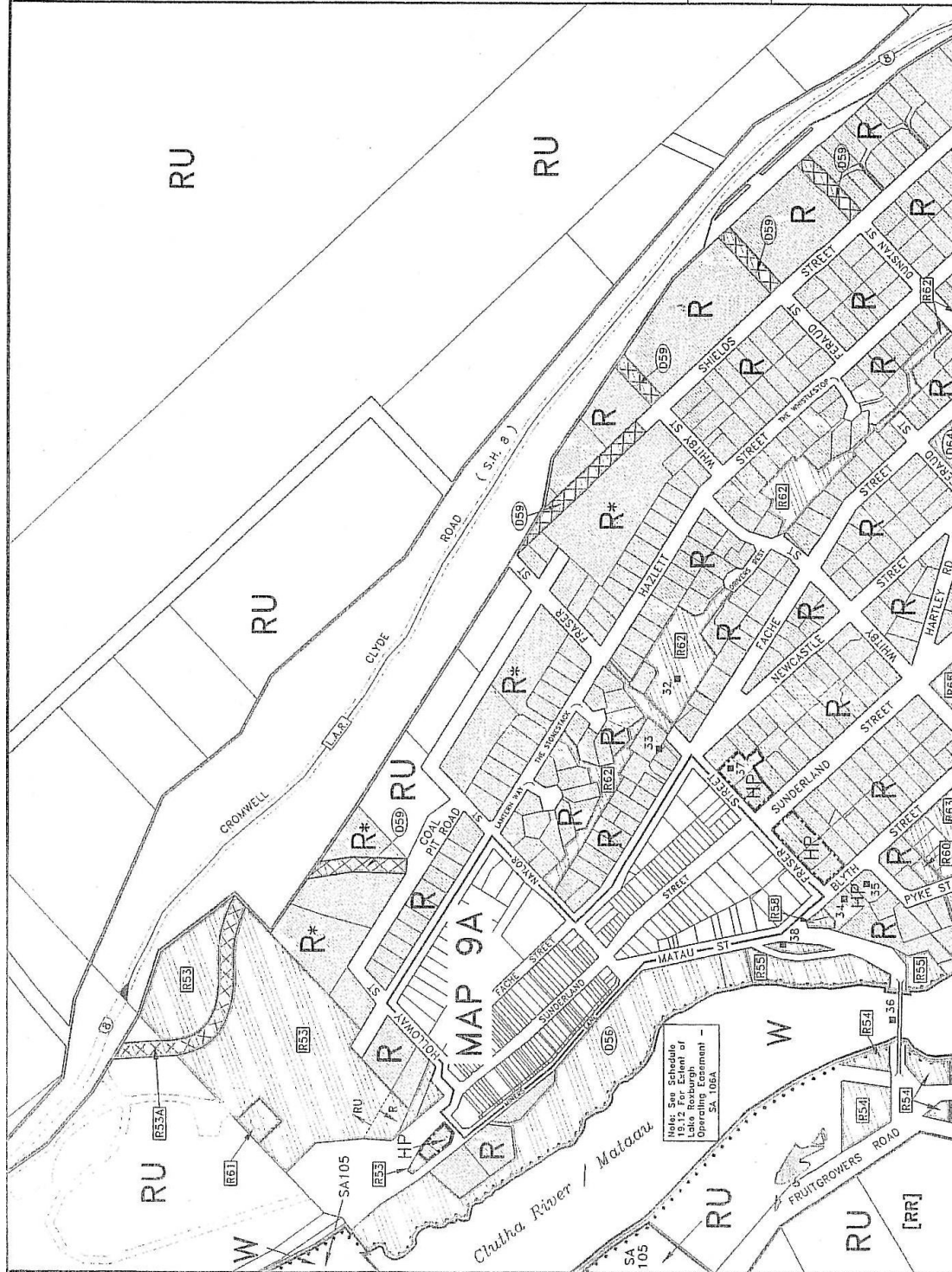
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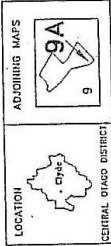
Operative Date :

CENTRAL OTAGO DISTRICT PLAN

MAP 9

CLYDE 1 of 3





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(at A3)

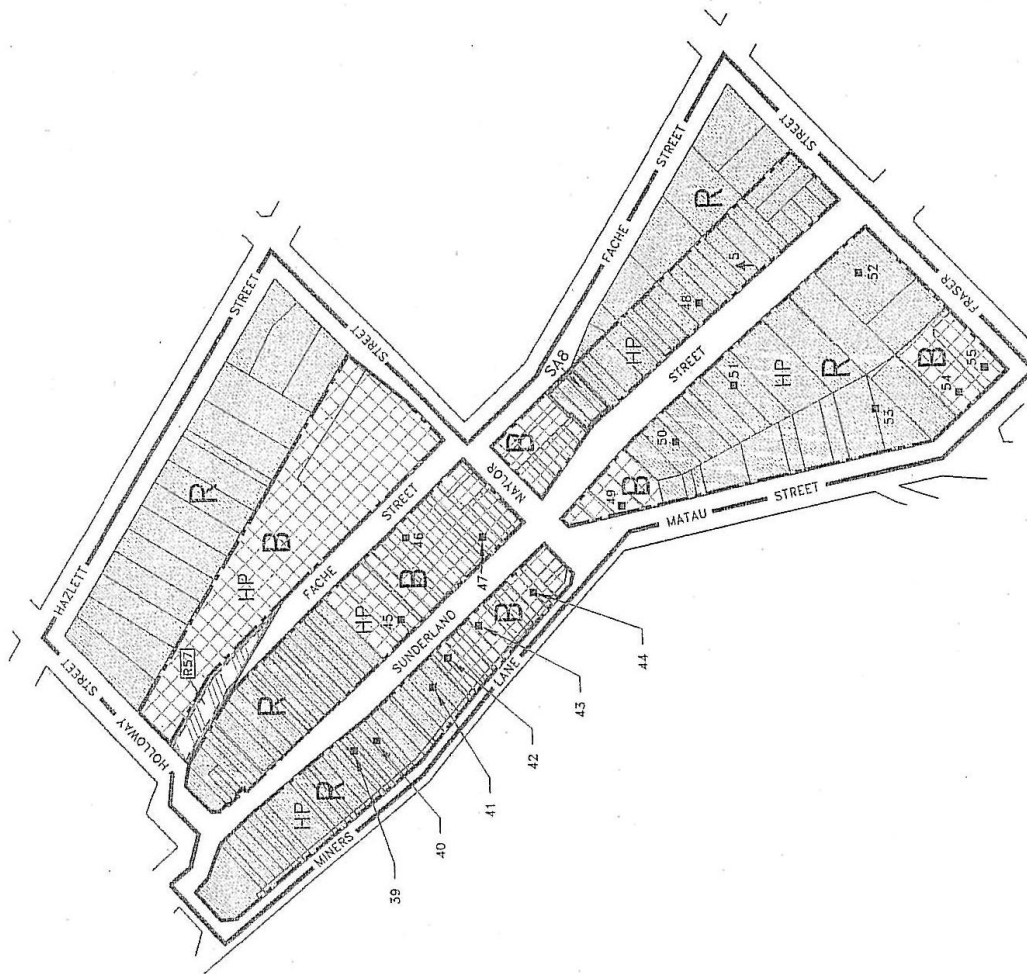


See LEGEND for key
to map notations

Publicly Notified : 18 July 1998
Amended by Decisions : 1 July 2000
Operative Date :

CENTRAL OTAGO DISTRICT PLAN

MAP 9A CLYDE INSET



11.4 RULES

Note: In considering a resource consent application under rules in this Plan, in the absence of specific policy in this Plan the Council may have regard to other policies related to assessment matters, including relevant policies in the Regional Policy Statement for Otago, and regional plans.

11.4.1 DISCRETIONARY (RESTRICTED) ACTIVITIES

*Cross Reference
Policy 11.3.1*

(a) Addition or Alterations of Structures

The addition, alteration, painting or repainting in a colour that is significantly different from the existing colour, recladding, covering or uncovering or any other changes to the external appearance of buildings, parts of buildings, stone fences, or other structures (including signs) located within a heritage precinct and visible from a road or any public place is a discretionary (restricted) activity provided that for Historic Places Trust Category I buildings, Rule 14.7.1(a)(ii) shall apply.

Note:
Archaeological sites are subject to Rule 14.7.4.

Council shall restrict the exercise of its discretion to the following matters -

1. The external design and appearance of the building or structure (including the materials and colour) used,
 2. The scale of the addition or alteration in relation to existing development, and/or development which occurred when the dominant scale of development within the precinct was established, and
 3. The provision of yards,
- and how the above matters impact upon the heritage values of the precinct.

(b) Erection of New Structures

The erection of any new building or structure (including signs, fences and areas of hard standing) with frontage to or that are visible from a road or any public place within a heritage precinct is a discretionary (restricted) activity.

Council shall restrict the exercise of its discretion to the following matters -

1. The external design and appearance of the building or structure (including the material and external colour used),
 2. The scale of the building in relation to existing development and/or development which occurred when the dominant scale of development within the precinct was established,
 3. The provision of yards, services, parking and access associated with the development, and
 4. Landscaping required to mitigate visual effects of hard standing areas,
- and how the above matters impact upon the heritage values of the precinct.

(c) **Establishment of New Plantings in St Bathans**

New plantings on vacant sites within the St Bathans heritage precinct shall be a discretionary (restricted) activity.

Council shall restrict the exercise of its discretion to whether the planting (including its type and size) complements or is consistent with the historical character and value of the heritage precinct.

Reason

These activities have the potential to compromise the historic values and character of the identified precincts. By identifying the activity as a discretionary (restricted) activity Council is recognising that the issues of relevance relate to design and compatibility with the heritage values of the precinct only. No other matter needs to be considered in assessing applications under this rule.

11.4.1 (cont'd)

Cross Reference
Policy 11.3.3

11.4.1A INFORMATION TO BE PROVIDED

In addition to any information required to be provided in terms of Clause 1.2.7 and Schedule 19.1, any application made for an activity in terms of Rule 11.4.1(a), (b) and (c) above shall be accompanied by plans drawn to scale and explanatory documentation to fully describe:

- (i) The position of all proposed buildings, additions or alterations or any other structure, and of any existing building, fence or other structure.
- (ii) The materials to be used for exterior cladding or recladding or for the finish of any building, addition or alteration, fence, sign or other structure.
- (iii) The colours to be used to finish any building, addition or alteration, fence, sign or other structure, or for painting or repainting.
- (iv) The elevation of any buildings and addition or alteration including facades visible from any road or public place.
- (v) The location and species of any landscaping or plantings proposed on a site.

11.4.2 DISCRETIONARY ACTIVITIES

The removal or demolition of buildings, parts of buildings, stone walls or other structures within a heritage precinct shall be a discretionary activity except as provided by Rule 14.7.1(a)(i) (page 14:15)

Reason

There must be strong justification for removal or demolition of buildings or structures such as stone walls within heritage precincts. Justification may include public safety issues or that the building or structure is not one that contributes to the historic values of the precinct. This must be determined on a case by case basis.

Cross Reference
Policy 11.3.2

14.7 RULES

Note: In considering a resource consent application under rules in this Plan, in the absence of specific policy in this Plan the Council may have regard to other policies related to assessment matters, including relevant policies in the Regional Policy Statement for Otago, and regional plans.

14.7.1 HERITAGE BUILDINGS, PLACES & OBJECTS

(a) Registered Items with NZ Historic Places Trust Category I Classification

*Cross Reference
Policies 14.4.2,
14.4.3, 14.4.4*

- (i) The removal or demolition of a building or structure identified in Part A of Schedule 19.4 as an item having a NZ Historic Places Trust classification of Category I is a non-complying activity.
- (ii) Any alteration or addition (including any sign) to a building or structure identified in Part A of Schedule 19.4 as an item having a NZ Historic Places Trust classification of Category I is a discretionary activity.

(b) Registered Items with a NZ Historic Places Trust Category II Classification and Other Items Listed

- (i) Any exterior alteration or addition (including any sign) to a building or structure identified in Part A of Schedule 19.4 as an item that has a NZ Historic Places Trust classification of Category II or is otherwise listed in Part A of Schedule 19.4 is a discretionary (restricted) activity.

Council shall restrict the exercise of its discretion to the effects the exterior alteration or addition will have on the heritage values of the item.
- (ii) The removal or demolition of a building or structure identified in Part A of Schedule 19.4 as an item that has a NZ Historic Places Trust classification of Category II or is otherwise listed in Part A of Schedule 19.4 is a discretionary activity.

Reason

Items with a NZ Historic Places Trust classification of Category I are places of special or outstanding historical or cultural heritage significance or value. This is the highest classification in terms of the NZ Historic Places Trust. This has been recognised by identifying the removal or demolition of such items as a non-complying activity. Removal or demolition of heritage items that are not Category I and the alteration and addition to the Category I items has been identified as a discretionary activity as there may well be valid reasons why a heritage item needs to be demolished (for example, public safety) or altered (for example, to enable sympathetic use of a building).

Note: All items in Schedule 19.4 are identified on the planning maps.

14.7.2 NOTABLE TREES

*Cross Reference
Policy 14.4.5*

- (i) The removal of any tree identified in the register in Part B of Schedule 19.4 except where that tree has died of natural causes is a discretionary activity.
- (ii) The following works that involve a tree or a group of trees listed in the register in Part B of Schedule 19.4 shall be a discretionary (restricted) activity:

- (a) Significant trimming of the tree

Note this does not include the regular or seasonal trimming or maintenance of any tree undertaken by hand operated secateurs or pruning shears in accordance with accepted arboricultural practices.

- (b) The construction of any building or laying of overhead or underground services within the drip line of any identified tree whether on the site or not.
- (c) Impervious paving within the drip line of any identified tree.
- (d) The addition or excavation of soil within the drip line of any identified tree in a way that alters soils levels or the water table.
- (e) Discharge or dispersal of any hazardous substance within the drip line of any identified tree.

Council shall restrict the exercise of its discretion to:

1. The impact on the health of the tree.
2. The effect on the form and appearance of the tree.
3. Issues of public safety.
4. Values of the tree as described in Clause 14.5.2.

Reason

Discretionary activity status for removal of such trees will allow full consideration of the effect the removal will have on amenity values of the neighbourhood.

Works that do not remove the tree but which will impact on a listed tree have been identified as discretionary (restricted) activities. This enables consideration of resource consent applications to focus on the health of the tree, the appearance of the tree and public safety. Where such works are minor or essential for public safety notification would not be needed.

14.7.3 HISTORIC RESERVES

*Cross Reference
Policy 14.4.7*

Any work or activity (including the renovation or restoration of historic buildings or structures) undertaken by persons or bodies (including the Crown) on or within the land identified in Schedule 19.10 as an historic reserve or protected private land for historic purposes or land held or managed under the Conservation Act 1987 and those other Acts specified in the First Schedule of that Act for historic purposes, is a permitted activity provided that,

1. Such works are consistent with the particular Act under which the land is held, or any management strategy or plan developed under that Act.
2. Such works are consistent with the general rules of this plan and the rules of the Resource Area that applies to the site.
3. Notice is given to Council at least 20 working days prior to the carrying out of any such work or activity that outlines the intention and nature of the work or activity and how it complies with the matters referred to in this rule, at least 20 working days prior to the commencement of the work or activity.

14.7.3 (cont'd)

Any activity that does not comply with this rule and the erection of any building on an historic reserve or protected private land for historic purposes shall be considered as a discretionary activity.

Reason

The rules relating to resource use within these lands are generally set out by the relevant Act. Therefore Council need only intervene when the objectives of the Act are not being achieved or there is a significant effect generated outside the boundary of the land concerned.

14.7.4 ARCHAEOLOGICAL SITES AND WAAHI TAPU (SACRED SITES)

(i) Archaeological Sites

Where any activity disturbs or identifies the presence of an archaeological site, all work shall cease, and the following process shall be followed:

- (a) Where the site is registered or the find or site includes koiwi tangata (unidentified human remains) Rule 14.7.4 (ii) and/or (iii) shall apply.
- (b) Where the site is not registered or koiwi tangata do not occur, the provisions of Sections 9 to 21 of the Historic Places Act 1993 shall apply.

(ii) Registered Sites (refer Part A - Schedule 19.4)

Any activity that is likely to modify or disturb or affect any archaeological site or waahi tapu site listed in Part A of Schedule 19.4 shall be considered as a non-complying activity.

Note: the provisions of Section 9 to 21 of the Historic Places Act 1993, will also apply to these activities.

Cross Reference

Section 3
Manawhenua
(see Method
3.5.3)
Policy 14.4.6

(iii) Koiwi Tangata (unidentified human skeletal remains)

Where koiwi tangata are found, disturbed or unearthed the work or activity shall immediately cease and the following course of action shall be adopted:

- (a) Contact the office of Kai Tahu ki Otago Limited or any point of contact that may be agreed from time to time (see Clause 3.8 page 3:15 for contact details).
- (b) Contact the New Zealand Police.
- (c) Contact the NZ Historic Places Trust.

Clyde Water Supply

Water Use Characteristics

Clyde has a semi arid climate, free draining soils and an annual rainfall of around 350mm/year. With numerous gardens and significant parks and reserves demand for water, much for irrigation, is very high during summer months.



Supply Treatment and Distribution

In 2010 the Clyde Water Supply is drawn through schist formations adjacent to Lake Dunstan. The shallow bore is in a screened casing with one submersible pump. Water is pumped to two 1000m³ concrete reservoirs on the hill above Clyde. Bore water is chlorinated as it enters the reservoir. The shallow bore is considered as an unsecure water source. There is a risk the bore will fail over time due to changes in the water flow path.

The first of the two concrete reservoirs was built during the construction of the Clyde Dam. In recent years growing demand for water meant adequate chlorine contact time and water pressure were not assured as the reservoir emptied quickly during peak use periods. A second 1000m³ reservoir was constructed in 2007 to help maintain water pressure and improve chlorine contact times and meet required levels of service.

Due to changes in water supply as a result of the Clyde Dam, Contact Energy pay for 170,000 kilowatt hours of energy per year. This equates to about \$20,000 and 75% of the total energy cost of producing Clyde water. Based on the same agreement Clyde School gets “free” water.

Network Statistics

Storage capacity	2000m ³ ¹
Length of pipes	20km
Number of connections (Oct 2010)	815
Total consumption (Oct 09 – Oct 10)	690 359m ³ per annum
Peak consumption per connection (summer)	4590 litres per day
Minimum consumption per connection (winter)	710 litres per day

Key Issues

- There is no standby bore, Clyde Dam back up is used in the event of bore failure. Water grading is based on quality of back up supply.
- Improving water quality grading is a key water supply issue over the next few years.
- Water conservation and reducing peak demand in order to manage the cost to ratepayers of compliance with proposed NZ drinking water standards by July 2015.

¹ 1 m³ = 1,000 litres