

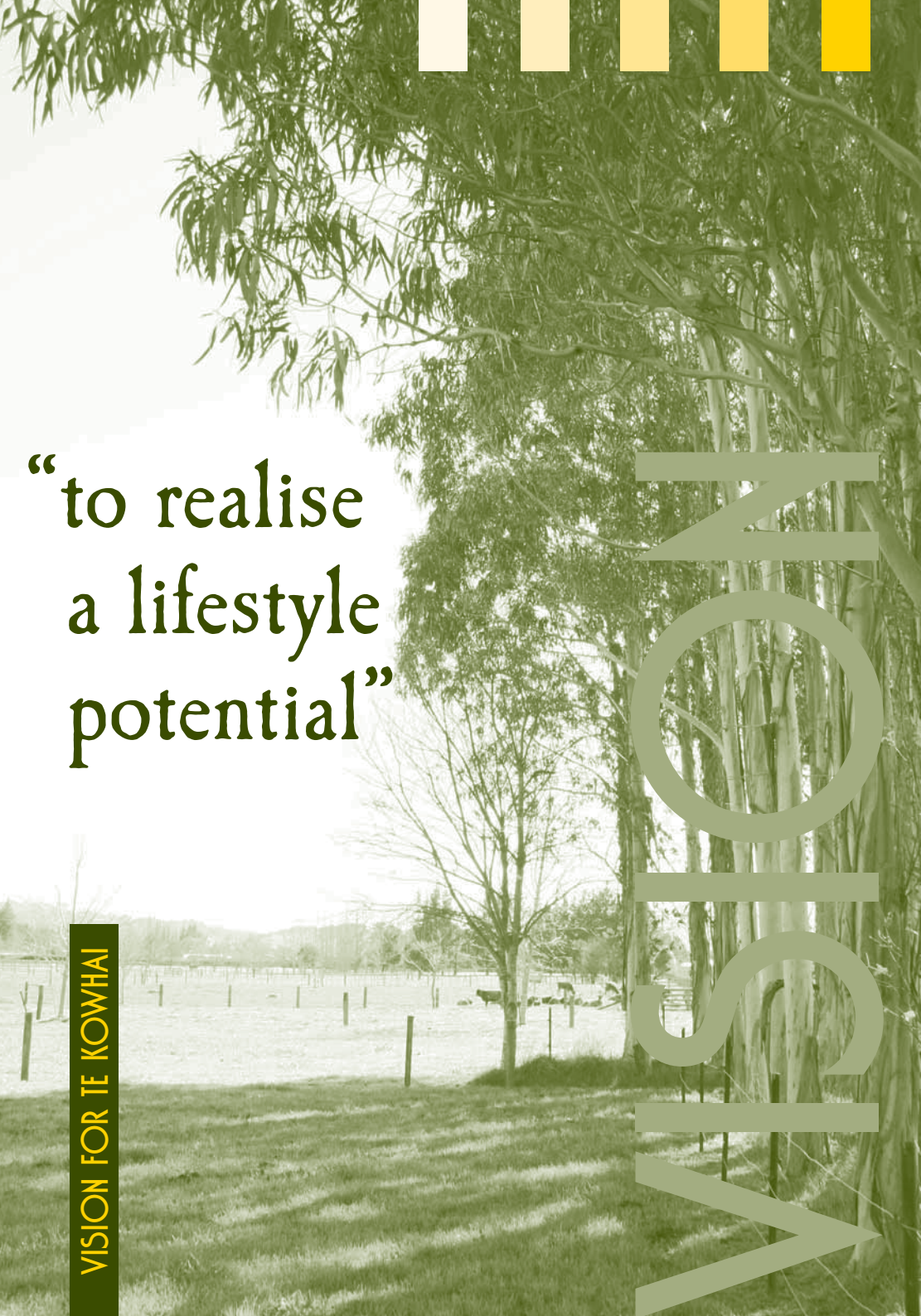


# Te Kowhai

COMMUNITY PLAN

2004





“to realise  
a lifestyle  
potential”

VISION FOR TE KOWHAI

VISION

# PURPOSE

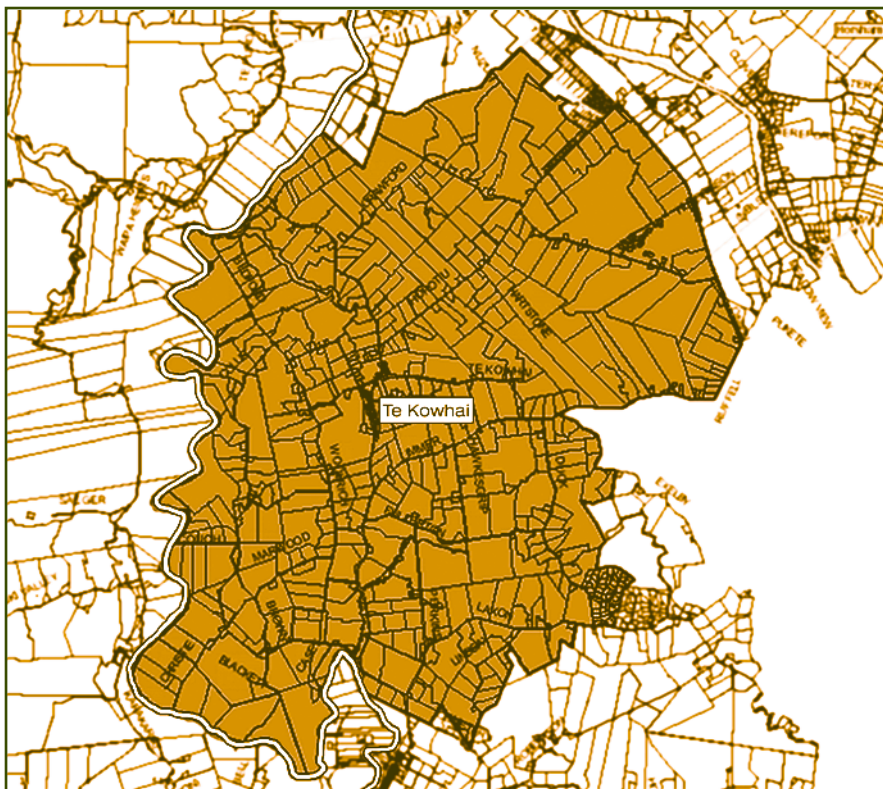
## The purpose of this plan

This Community Plan has been developed in conjunction with the Te Kowhai community to provide direction for the future development of the area.

The wider community has participated in putting together this plan through the consultation phase conducted in May 2004.

Now that it has been finalised, this Plan will be a living document and will undergo a regular monitoring and review process.

This Community Plan will feed into the Waikato District Council work programmes for Te Kowhai over the coming years and, where appropriate, Council will pass information to other government departments and agencies that may have a role in implementing this Plan.



# Snapshot of Te Kowhai

Te Kowhai is a small but close-knit community that borders Hamilton City. People are attracted to, and want to live in, Te Kowhai because they are able to combine the rural lifestyle and vista with convenient access to Hamilton.

Te Kowhai has a strong community with a number of key focal points which include the Te Kowhai School, the community Kindergarten, local churches, the Village Green, community Hall and sporting facilities. The Perrinpark Retirement Village is also an essential part of the community

and consideration should also be given to their needs when looking at the issues for the wider community.

Some changes need to occur in the future to help ensure the future growth of the village, such as getting the State Highway and heavy traffic out of the village to ensure the area can develop into a safe and healthy community.

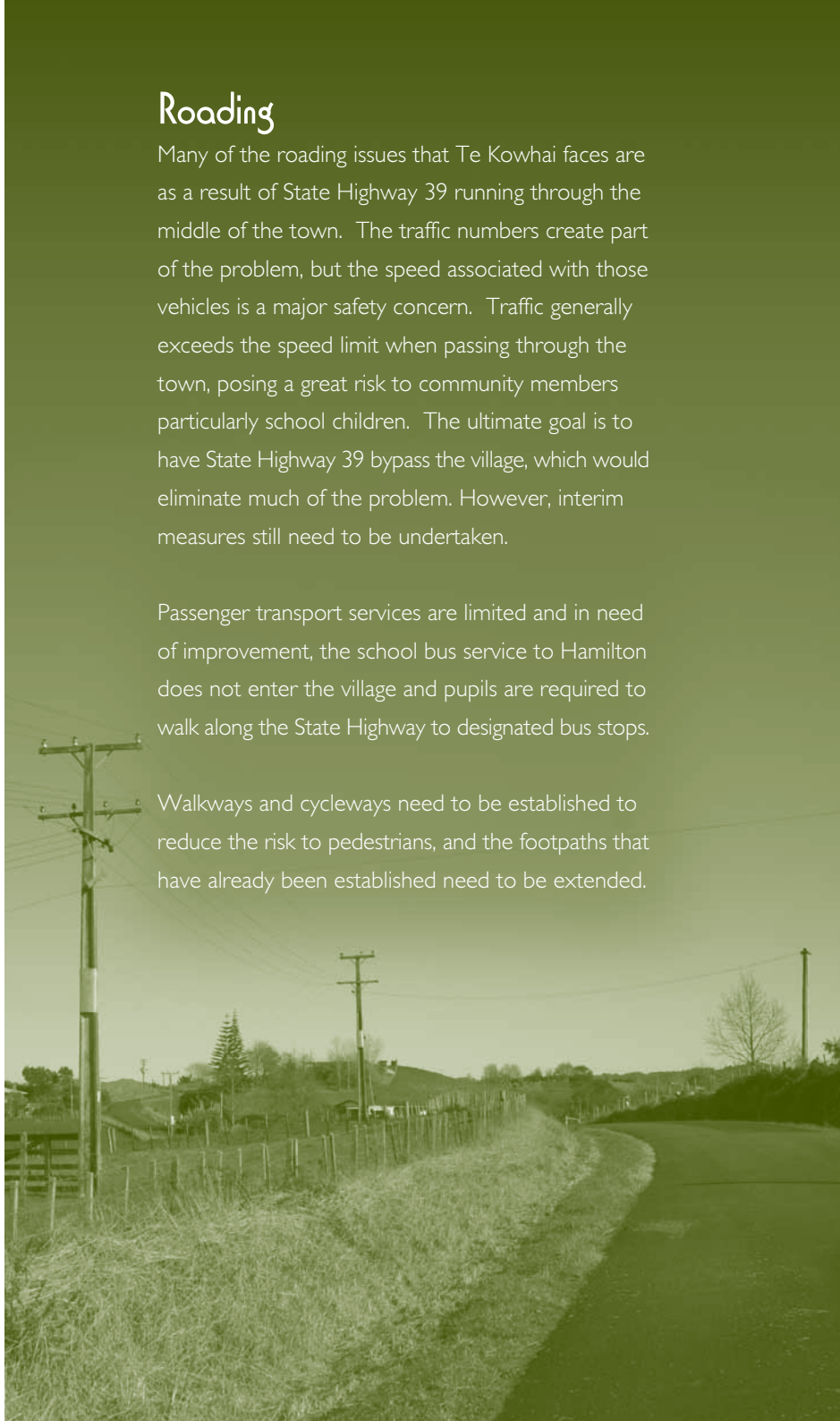
However there is no doubt Te Kowhai will continue to grow and develop as more people realise the quality lifestyle the area can generate.

## Roading

Many of the roading issues that Te Kowhai faces are as a result of State Highway 39 running through the middle of the town. The traffic numbers create part of the problem, but the speed associated with those vehicles is a major safety concern. Traffic generally exceeds the speed limit when passing through the town, 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 much of the problem. However, interim measures still need to be undertaken.

Passenger transport services are limited and in need of improvement, the school bus service to Hamilton does not enter the village and pupils are required to walk along the State Highway to designated bus stops.

Walkways and cycleways need to be established to reduce the risk to pedestrians, and the footpaths that have already been established need to be extended.



Specific projects in this area may include:

- Installing walkways, cycleways and footpaths along the State Highway, and throughout the village to ensure the safe movement of pedestrians and cyclists.
- Investigating the use of flashing lights to be used at times when school pupils are crossing the road.
- Improving access onto Bedford Road for safety reasons, including the development of a turning bay.
- Council actively pursuing an alternative route for State Highway 39 in conjunction with the establishment of the expressway into Hamilton.
- Leading into the village with 70km signs, and providing more emphasis on the 50km speed limit by painting speed limits on the road surface.
- Requesting Transit New Zealand to investigate and install a pedestrian crossing and refuge across State Highway 39 for the safety of school children.
- Requesting Transit New Zealand to immediately install a handrail between State Highway 39 and the footpath.

# ISSUES & PROJECTS

# ISSUES

# & PROJECTS

## Utilities

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

Specific priorities include:

- Undergrounding all power and telephone lines where possible.
- Extending the reticulated water supply for domestic consumption where required.





# Recreational Environment

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 events. The physical features of the area such as the Waipa River need to be better utilised by the community.

Specific projects may include:

- Extending and modernising the community hall to provide for more flexibility and opportunities for use.
- Developing walkways through and around the Village Green that will allow easy and safe access to the playground and facilities with possible links to surrounding areas.
- Providing opportunities for further recreational activities, such as volleyball and petanque at the Village Green.
- Ensuring Council has first option to purchase additional land around the Village Green to protect the area from development.
- Branding the community hall as the focal point for the community.
- Working with the landowner to upgrade and maintain the gully by the school, including the removal of gorse.
- Further planting of kowhai trees for beautification purposes.
- Investigating access to the Waipa River and developing a reserve from the end of Bedford Road.
- Pursuing opportunities to establish esplanade reserves when they arise through subdivision.
- Planting the reserve area on Bedford Road, and the gully, with native trees.
- Talking with adjacent landowners about creating a walkway with a viewing platform leading to the airport.

## Development

The village 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.

Specific priorities may include:

- Creating a buffer zone with a radius of 1.5km from the school within which no mining industry is allowed. (Attached map on page 9 shows indicative area only).
- Allowing only light industrial and service businesses to operate in the Te Kowhai Village outside the residential area.
- Ensuring that the school and kindergarten continue to meet the needs of the community.
- Ensuring that Perrinpark continues to thrive and provide a unique service.
- Ensuring that the special character of Te Kowhai airport is supported and protected.



# Possible Mining Buffer Zone



# & PROJECTS



# Te Kowhai



COMMUNITY PLAN



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