



Have your
Say!

Future of Lake Camp and Lake Clearwater

Our Place: Our District

Ashburton District Council has plans to develop a 30-year plan for Lake Camp and Lake Clearwater that represents the views of iwi, the community, and the council.

This booklet includes a summary of background information and current issues, and a submission form for your feedback on what you would like to see for the future of the area.

We are accepting feedback until 5pm, Sunday 13 March 2022.



Ōtautari
Lake Camp

Te Puna a Taka
Lake Clearwater

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***We want to hear
from YOU!***

ashburtondc.govt.nz/haveyoursay

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March 2022.

Introduction



We are proposing to develop a 30-year plan for Lakes Camp (Ōtautari) and Clearwater (Te Puna a Taka) that represents the views of iwi, the community, and the council.

The aim of this project is to help us understand your hopes for the future of the area, so we can make sure this is reflected in our decision-making.

Why do we need a plan?

Reports show that Lake Clearwater is currently in a fragile state, and that its water quality is declining. The lake is at risk of 'flipping' meaning it could reach a point of degradation that is very difficult to reverse. If the lake flips it will have severe impacts on biodiversity, the overall environmental health and recreational values of the area. We want to do what we can to ensure this doesn't happen.

Historically, dwellings in the settlement were fishing or hunting baches with limited features. Changes in people's aspirations as well as changes to the Building Act and environmental controls have resulted in recent developments generally being of higher value, quality and size. This means there is capacity for more people, and therefore the potential for a larger environmental impact.

The rules in our District Plan relating to the settlement are now over 10 years old, and may have allowed for the intensification we are seeing. We think it is time to look at whether they need to be reviewed or changed.

With this in mind, the Council is looking for community input to help us identify what the future of the area should look like.

We all want to see this area protected for the enjoyment of current and future generations, and this will require everyone to play their part, including Council.

Read more about these issues **on page 6** of this document.

A bit of background



About the Lake Camp and Lake Clearwater area

Lake Camp (Ōtautari) and Lake Clearwater (Te Puna a Taka) are located next to each other in the Hakatere Conservation Park, off Hakatere Potts Road. The area is popular for recreational activities such as fishing, wind surfing, boating (on Lake Camp), kayaking and four-wheel driving. The area is designated as an area of significant conservation value in the District Plan, due to it being an important habitat for wading birds and waterfowl.

The Lake Clearwater Huts settlement sits between Lake Camp and Clearwater. Lake Camp is at a higher elevation than the huts and sits to the south; Lake Clearwater is lower and to the north. Water travels underground from Camp to Clearwater.

The settlement was first laid out in the 1920s and was gifted to the Ashburton County Council between 1926 and 1964 as part of an endowment to the citizens of the Ashburton District.

The land is held in Trust for the purposes of providing fishing baches and picnicking. The original wording of the Trust deed is for “accommodation house”. Historically, dwellings in the settlement were small with limited features, however recent developments have generally been of higher value and quality.



180
dwellings

One hundred and eighty individual dwellings now sit in the village along with approximately 12 vacant sections, as well as a public camping ground and a set of public toilets. Additional sets of toilets and a further area used for camping sits alongside Lake Camp.



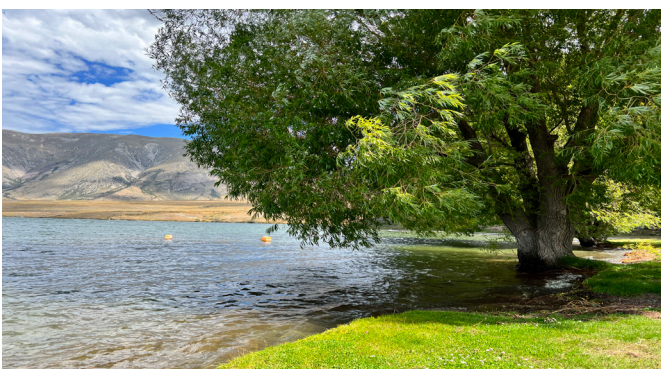
Current issues in the area

The improvements in living standards, alongside increased popularity of the settlement with hutholders and visitors to the area (pre-Covid-19), have placed stresses on the area, most notably during busy summer holiday periods.



These stresses include fires in trees around Lake Camp, old toilet facilities not being used and recreational activity impacting on Lake Camp such as four-wheel driving in the lake bed when the lake level drops. Wilding conifers are also an issue in the area due to changing values over time.

In recent times, water quality in the Ashburton Lakes, and specifically Lake Clearwater and Lake Heron has been declining. In December 2020, the Canterbury District Health Board issued a public health warning when blue-green algae was found at Lake Clearwater. Several scientific studies have confirmed that the ecosystem of the lake is out of balance.



In response to concerns around the lake, Council started an investigation into the number of long drop toilets remaining in the settlement.

Hutholders were informed in April 2021 that long drop toilets must be physically decommissioned by 31 December 2021 in order to comply with the conditions of their leases, and good progress has been made on replacing these with alternatives so far.

Concurrently with investigations of waste systems, Council also commissioned a survey of the settlement to address long standing concerns regarding the accuracy of leasehold boundaries of specific sites. We're developing a procedure for dealing with property encroachments, however the survey has shown the issues aren't as significant as first thought.

The Ashburton District Plan zones the settlement as "Residential B", a higher density residential zone that is found in Ashburton township. Increasingly, we're seeing proposals for dwellings of higher value, quality and size than historically existed in the area, and these often require resource consent.

These larger structures often provide capacity for more people, and therefore the potential for a larger environmental impact. It also means the settlement has deviated from its original purpose of providing for 'fishing baches'.



The increasing popularity of the area and the environmental degradation occurring suggests that it is timely to discuss the community's future aspirations for the area.

It's important to note that the plan we hope to develop will not be a magic plan for all of these issues, but we want to do what we can to ensure the area is in a condition for future generations to enjoy.





Have your
Say!

Hakaterere Conservation Park

*What do **YOU** see for the future of the
Lake Camp and Lake Clearwater area?*

Give us your feedback at **ashburtondc.govt.nz/haveyoursay**

Who else is involved?

While the Lake Camp and Lake Clearwater area is within the Ashburton District, it's important to note that Council does not have complete authority over the area. The plan we are proposing to develop will only cover the aspects that we can control, however we will ensure it's complementary to the work and aspirations of other parties involved.

We will do this in **collaboration** with other parties such as:

- Te Rūnanga o Arowhenua and Ngāi Tahu, who have significant interest in the area;
- Environment Canterbury, responsible for the Land & Water Regional Plan;
- Department of Conservation, as the lakes are within the Hakatere Conservation Park;
- Land Information New Zealand (LINZ); and
- Lake Clearwater Hutholders Association and bach owners.

We recognise a number of other key **stakeholders** who will provide us valuable information and feedback:

- Fish & Game New Zealand
- Forest and Bird
- Rangitata Landcare Group
- Land Information New Zealand
- Landowners
- Recreational groups
- Civil Defence Emergency Management
- Biodiversity working groups
- Ō Tū Wharekai working group
- Christchurch NZ



Source: Department of Conservation



Source: Department of Conservation



Other work going on in the area

Ō Tū Wharekai – Ashburton Lakes

Ō Tū Wharekai is the inter-montane (nestled between mountains) wetland, lake and braided river site that Lake Clearwater is linked into. The area has outstanding biodiversity values and high cultural significance to Ngāi Tahu.

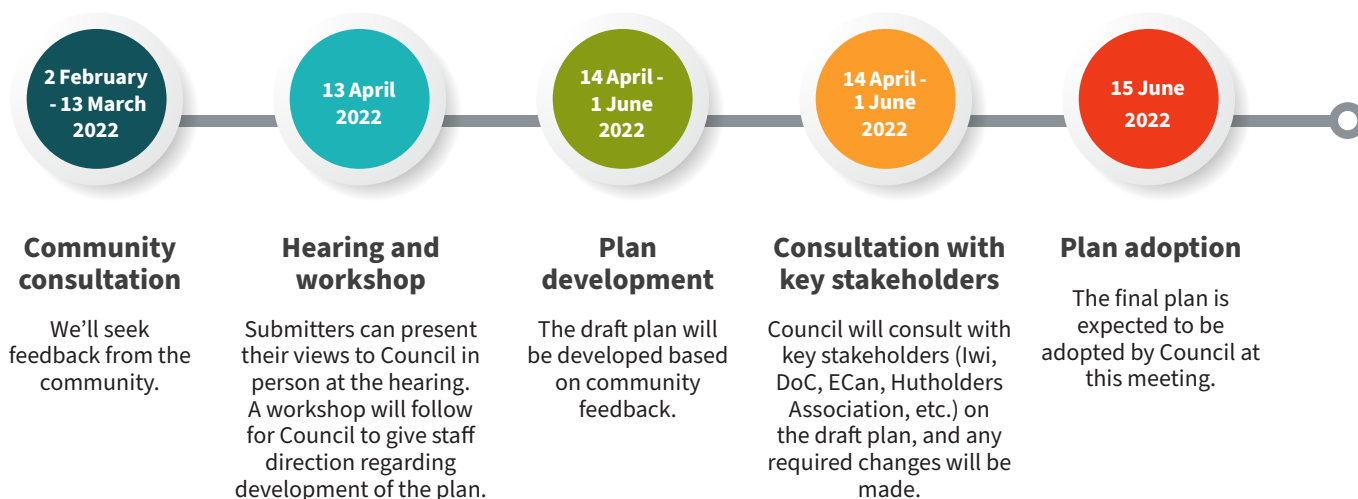
There are conservation efforts already happening in Ō Tū Wharekai that are focussed on predator

control, restoring ecosystems through weed control, monitoring threatened plant and animal species, and improving the water quality of Ashburton lakes and streams.

Council also adopted a Lake Camp and Lake Clearwater Landscape Plan in 2016, and the plan we are proposing aims to be complementary to this work.



Timeframe



We want to hear from YOU!

The easiest way to provide your feedback is to complete the form online at

ashburtondc.govt.nz/haveyoursay

Alternatively, you can provide feedback by filling in the attached submission form and getting it back to us using one of the following methods:



FREEPOST TO

Ashburton District Council
Freepost 230444
PO Box 94
Ashburton 7740



ONLINE

ashburtondc/haveyoursay



EMAIL TO

submissions@adc.govt.nz



IN PERSON

Council reception, Baring Square West

Have your
Say!



Scan this code to provide your feedback online.

Your feedback will help us identify what the future of the area should look like, and what should be included in our 30-year plan.

Please note all submissions are public documents and will be made available on Council's website with the names of submitters included.

Submissions presented in the form of a petition or accompanied by multiple signatures will be processed as a single submission.

**We are accepting
feedback until 5pm,
Sunday 13 March 2022.**



**Please note all submissions are public documents and will be made available on Council's website with the names of submitters included.*



Your details

First name: _____ Last name: _____

Organisation (if appropriate): _____

Street number: _____ Street name: _____

Suburb / Town / RD: _____ Postcode: _____

Phone: _____ Email: _____

Do you wish to speak in support of your submission at the hearing?

(If no boxes are ticked, it will be considered that you do not wish to be heard)

☐ **Yes:** The hearing will be held in the Council Chamber on Wednesday 13 April 2022. Please note that hearings are live-streamed to our online channels.

☐ **No:** I do not wish to speak in support of my submission and ask that the following written submission be fully considered.

You can submit on any or all of the questions below. You don't have to complete every question.

Signature:

Date:

.....

Submissions presented in the form of a petition or accompanied by multiple signatures will be processed as a single submission.

Feedback on Future of Lake Camp and Lake Clearwater

1 How often do you visit the Lake Camp and Clearwater area?

2 Where do you stay when you visit? (tick all that apply)

- | | |
|---|---|
| <input type="radio"/> In your own bach | <input type="radio"/> Freedom camp around the lake |
| <input type="radio"/> Stay with friends | <input type="radio"/> Usually only come for day trips |
| <input type="radio"/> At Lake Clearwater campground | <input type="radio"/> Other: |
| <input type="radio"/> Rent/borrow a bach | |



3 What do you value the most about the area?

4 What does a thriving future at Lake Camp and Lake Clearwater look like to you?
What do you see for the density and character of future development (if any) of the area?

5 What do you think is holding us back from this?

6 Do you have any other comments? (feel free to attach additional pages to your submission)

