

A large, rusted metal sculpture of a man with a beard and goggles, standing in a field with mountains in the background. The sculpture is made of corrugated metal and has a weathered appearance. It is standing in a field of tall grass, with a line of trees and mountains in the background. The sky is blue with some clouds.

Tarras

COMMUNITY PLAN
2022/2023

DRAFT

Presented by the Tarras Community



“ I want Tarras to be known as a Destination, a place people will continue to want to visit. A Village with shops and cafe, high country stations, our wine & vineyards, walking & cycling tracks, Golf Course, the recreational opportunities of our rivers and mountains, historical gold mining areas, nature reserves, Dark Skies, our community church & venue centre, our creative artisans and accommodation providers. I want Tarras to be a thriving, diverse and inclusive community. ”

- Quote from a survey respondent

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The vision, value statements and actions will be listed here once they are confirmed.

“ The best little town you
have ever seen. ”

- Quote from a workshop
respondent

Introduction

A community plan connects and binds people together through their shared values. It sets out what is important to the people of that place, and provides a set of objectives and roadmap for positive development and resilience.

The aim of this plan is to create a document that articulates and reflects the values, initiatives and direction for the wider Tarras community.

The development of the Tarras Community Plan has been a community led process, which the Central Otago District Council helped to facilitate. The Plan was developed through listening to and summarising feedback from the people who live, stay or own property in the Tarras area. The comments and sentiment captured in this plan are a direct reflection of the comments and feedback provided through community surveys, workshops and conversations.

The Tarras Community Plan represents and is owned by the Tarras community.

A special thanks to everyone who took the time to be involved in this process, to share their views, photographs and to care deeply about this place they call their home. Tarras is a very special place and it has been a privilege to develop a brief insight into this connected and resilient community.

How the plan was developed

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- Quote from a survey respondent



Community Survey

To begin the process, a values survey was distributed to households in November of 2021, and 75 responses were received. The survey release coincided with community activity restrictions due to the COVID-19 pandemic, so the survey was redistributed in September in 2022 to capture any participants who missed the opportunity to participate the first time around. A further 37 responses were received. A copy of the survey, and an analysis of both sets of results is attached as appendices.



Community Workshops

Once the survey results had been analysed, two community planning workshops were held. The workshops were held at the Tarras Hall on Tuesday 18 October 2022 and Saturday 5 November 2022. A total of 27 people attended the first workshop, and 21 attended the second.

Using a SWOT analysis approach, the groups identified opportunities for Tarras' future, barriers to progress, what was important to the people of Tarras and how they wanted the Tarras region to be known into the future. A summary of the feedback received at the workshops is attached as appendix 1.

The survey results were shared with workshop participants at the conclusion of each session to enable participants to compare and discuss responses.

Development of the document

Community feedback has been summarised into this draft community plan. The next step is for it to be shared with the community for review and fine-tuning, and to develop key actions for implementation.

Once everyone is in agreement that the Tarras Community Plan is truly reflective of community sentiment, the document will be finalised and handed over to the Tarras community to own and drive.



About Tarras – a profile

Geography and climate

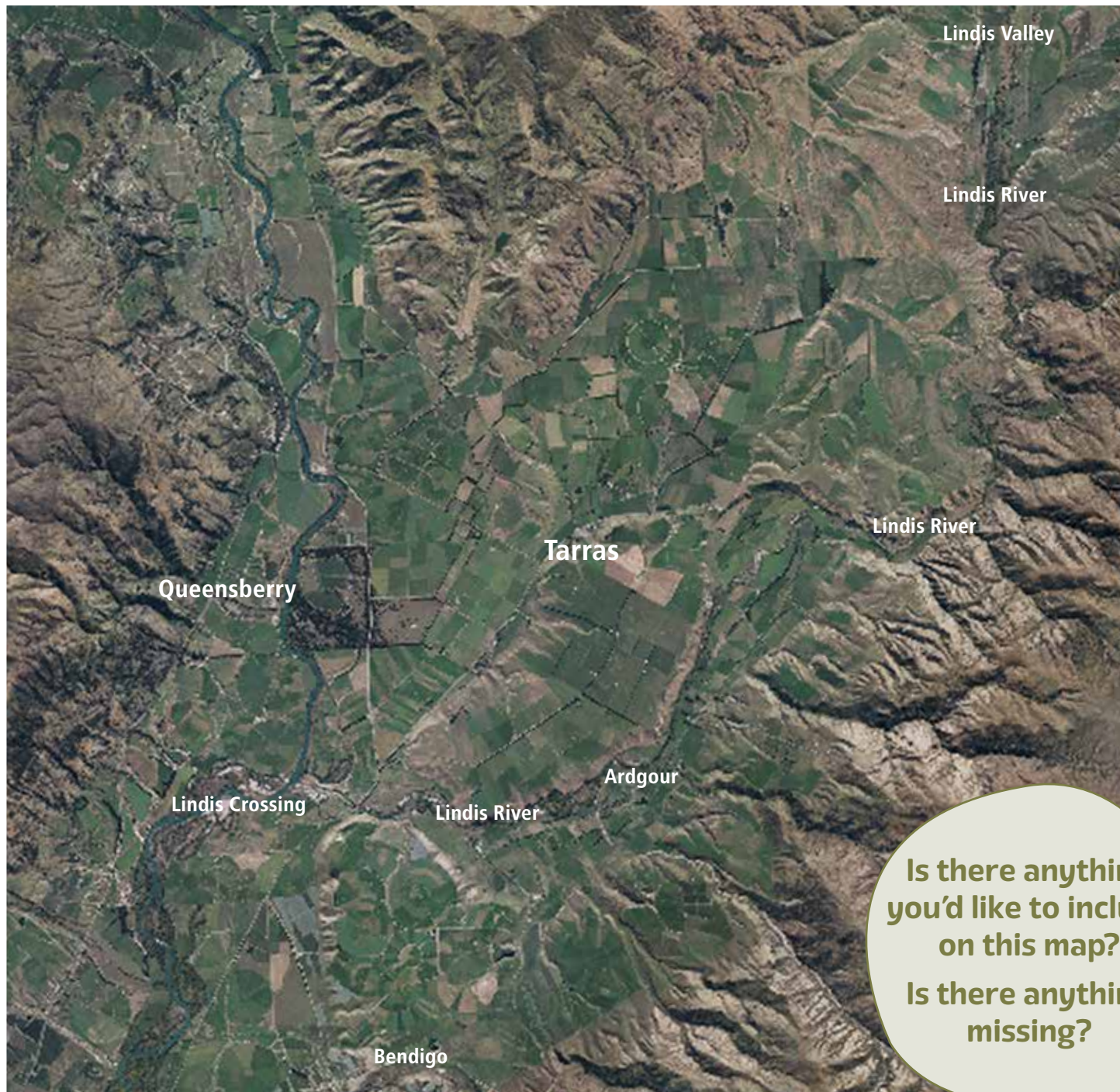
This community plan takes in more than just the Tarras village. It encompasses much of the head of the Cromwell Basin, and is bounded by the Mata Au–Clutha River to the west, the Dunstan Range to the east, the top of the Lindis Pass to the north and Lake Dunstan to the south. It extends to the Lindis Valley and Lindis Pass, over to the Mata Au–Clutha River, down to Bendigo, along State Highway 8A to the territorial boundary near Luggate.

Tarras village is situated less than 30 minutes' drive from both Cromwell and Wanaka. Located on State Highway 8, which is the main tourist route from Mount Cook to Queenstown, it is viewed by many as the gateway to Central Otago.

Tarras' distinctive landscape, heritage aspects and access to recreational opportunities in and around the area makes it a special place. The vast open space includes a superb vista which takes in the Dunstan Range to the east and the Pisa Range to the west. From Tarras there is a great view looking down the Cromwell valley, north east to the St Bathans Range, and north west to the mountains and Matukituki Valley.

Tarras is one of the driest areas in New Zealand with an annual rainfall of between 300 and 500mm, and an average rainfall of approximately 400mm. There is on average 70 wet days per year and there is a marked temperature variation in winter (down to -10 degrees C) compared to summer (up to 35 degrees C).





Is there anything
you'd like to include
on this map?

Is there anything
missing?

About Tarras

History

The history of Tarras is rich and deep. Prior to European settlement, Māori used the Lindis Pass as part of the inland route from the Waitaki River to Lakes Wānaka and Hawea. The landscape came to the government as part of the Kemp Purchase in 1848, the boundaries of which were contested by Ngāi Tahu as part of their historic land claims. These claims were settled in 1997 and legislated in 1998 through the enactment of the Ngā Tahu Claims Settlement Act.

Tarras was given its name in the 1850s by John Turnbull Thomson, a surveyor of the area. It is named after the Tarras Water, a river of Dumfriesshire, Scotland.

Gold was first discovered in the region in 1857, and features prominently throughout the years, particularly at Lindis and Bendigo.

The Lindis irrigation scheme began as a private venture in 1920 and contributed greatly to the viability of the area.

The history of the area is beautifully showcased on the community's website:

<https://www.tarras.org.nz>

A fine Māori paddle made of wood, found in the Tarras region & donated to Tūhura | Otago Museum in 1877.





Demographics

The population of the wider Tarras area (as outlined above in our geographical boundary), has increased from 408 people in 2013, to 606 in 2018.

The 2018 Census provides a relatively recent baseline of key demographic facts about Tarras, as presented in the following table. Results from the 2023 Census are eagerly awaited.

“ I love the country feeling vibe. I love how people use to enjoy going for a coffee, wandered around visiting the shop and Mrs Robinson, I love how it use to be a hub for people to stop and get their drinks/goods/eat before or after coming over the Lindis Pass. ”

- Quote from a survey respondent

A further breakdown of population is provided in appendix four.

Quick statistics about Tarras (2018 Census)

Population	According to the 2018 Census there are 606 people who usually live in Tarras, this is an increase of 198 people since 2013. The population has more males (327) than females (282).
Age	The median age is 41.4 years. A total of 17.8% of people are aged under 15.
Families	82.6% of people in Tarras over the age of 15 responded that they were in a partnered relationship in the 2018 Census.
Households	The average household size is 2.4 people.
Dwellings	There are 276 occupied dwellings and 72 unoccupied dwellings in Tarras.
Education	According to the 2018 Census, 86.2% of people aged 15 and over have a formal qualification.
Employment	The unemployment rate for Tarras is 3.5% and 'managers' are the most common occupational group.
Income	The median income for permanent residents aged 15 and over is \$45,300. Furthermore, 24.7% of people aged 15 and over have an annual income of \$20,000 or less and 42.8% have an annual income of more than \$50,000.
Technology	According to the 2018 Census 86.5% of households have access to the internet, 89.2% have access to a cell phone.
Travel	37.0% of households have access to three or more motor vehicles. Additionally, 39.7% of people travel to work driving a private car, truck or van. A further 18.4% drive a company car or van.
Housing	67.3% of individuals or family trusts own or partly own their own home. The median rent paid for those who rent was \$215 per week.
Business	Out of the 408 people employed who live in Tarras, 120 people work in the Agriculture Industry ¹ (29.4%). Construction is the second most common industry with 57 employed in this field (14.0%). This is followed by Professional, Scientific, and Technical Services, which accounts for 33 people who live in Tarras (8.1%).

¹ Category known as Agriculture, Forestry and Fishing Industry

TARRAS

COUNTRY STORE

Postal Services

SEU

Community facilities and amenities

Tarras village is strategically located on State Highway 8, with proximal links with larger towns in the region and the first settlement after the Lindis Pass for south-bound traffic. This makes it a popular stopping point for road users, particularly with its ready access to a café, merino shop, village store, 24-hour fuel pumps and toilet facilities. It is also a focal point for locals.

Shrek the Sheep and the national merino story have all helped Tarras become recognised nationally. New public toilet facilities were installed by the Council at the village following a request through the 2007 Tarras Community Plan. These are well utilized by people travelling on State Highway 8 through the village.

The small rural Tarras School is one of the key features of the town. The role of the school has grown in recent years from 14 pupils in 2017 to 20 pupils in 2022². This reflects the increase in population of the area. Facilities at the school include a swimming pool, playground and playing fields along with vegetable gardens.

The Tarras Recreation Reserve includes the community hall, playing field, tennis courts, children's playground and rural fire centre. Adjacent to this is a nine-hole golf course on private land. The Tarras Community Hall is used by multiple groups in the local community and is also a community-led centre for civil defence purposes.

The attractively situated Tarras Church (built in 1921) continues to operate as a church, wedding venue and community event space. It was upgraded and earthquake strengthened in 2021 through a community-led project, and it is now owned by the community through the Tarras Community Church Charitable Trust. This ensures this community facility can continue to be used for future generations.

Tarras' distinctive landscape, heritage aspects and access to many recreational opportunities such as hiking, biking, water sports, gold fossicking, fishing, hunting and camping all contribute to making this a special place. It is home to historic sites and rich gold mining heritage, such as the Bendigo diggings, administered by the Department of Conservation, and the historic Thomsons Gorge Trail.

For a small community, there are many community groups. Those noted in the responses to the community survey included: Tarras Community Church Charitable Trust, Tarras Golf Club, Tarras Rural Women, Sustainable Tarras, Lindis Conservation Group, Tarras Fire Brigade, Collie Dog Club, Book Club, Tarras Playgroup, Tarras Community Hall, Friends of Tarras School, Darksky, Lindis Irrigation and the Tarras Recreation Committee.

² Tarras School | Education Review Office (ero.govt.nz)





Services

The Tarras community has access to a rubbish drop off utilising Council rubbish bags. This is located on Jolly Road and is currently operated on a key system through collection at the Tarras store. In addition, there is a recycling centre located at the Fire Station on the recreation reserve.

There is no reticulated sewage scheme in the Tarras area and residents are on septic tanks. Water provision is through a range of private bores and privately operated water schemes.

Internet access in the area is predominantly wireless with the school having access to fibre. The Broadband MapNZ provides more detail and can be found here at the following link:

<https://broadbandmap.nz/home>

Cellphone coverage varies across the area with some parts having very limited or no coverage. It is hoped that new technology improve this service in the coming years.

Economy

The local Tarras economy has been primarily based on agriculture and sheep farming ³. Most farms in the Tarras district run sheep, principally merino farmed for their super-fine wool. Some also raise other sheep breeds, deer and beef cattle. Other farms have been used for dairy grazing since the 2010 introduction of large-scale irrigation. Grains and seeds are also produced in the area.

Vineyards were first established in the area in 2000, with mostly pinot noir and riesling grapes, and some plantings of pinot gris. Results from the 2021 Central Otago Labour Survey indicate a further 76ha of plantings are planned for the Bendigo area between 2021-2025 ⁴.

Large scale cherry and apricot orchards and a packhouse have also recently established in the area.

There are several other businesses in the area including accommodation providers, retail and craft shops, food producers and tourism offerings. Community feedback indicates a growing number of work from home opportunities, with consultancies and other businesses being run from the area.

Further business data is included in the demographics section on page 12.

³ <https://www.tarras.org.nz/farming.html>

⁴ Horticulture and Viticulture: Central Otago Labour Survey, Thrive Consulting 2021



New developments and regulations

At the time of writing, there are a number of new developments underway in the Lindis, Tarras and Bendigo areas, which are worth mentioning as they set the context and circumstances under which this plan was written. Some of these developments may change the current look and feel of the area.

Scapegrace Distilling Co. is being built on a 35ha site at Bendigo Downs. The site will also host a restaurant and three barrel rooms, along with the company's main headquarters, making it New Zealand's biggest distillery. This is a four-stage project which will span several years with the restaurant planned to open in 2027.

Resource consent has been obtained for a 17-lot farm park subdivision on Jolly Rd. The farm park provides for lots of various sizes from 1735m² through to a jointly-owned farm block of 129ha. Other subdivisions have also been approved in recent years.

HortInvest along with project partner and landlord Mackersy Properties, have built a 4,500m² packhouse, Lindis Coolpac Ltd. The packhouse, completed in December 2022, has been fitted with the world's latest technology, and will process and pack cherries grown at Lindis Peaks and Mt Pisa, and cherries and apricots from Ardgour Valley Orchards for 2023.

Christchurch Airport has bought 750ha of farmland in the Tarras area to build a regional airport. The airport property is bordered by State Highway 8 and 8A. The proposed airport will include a 2.2km jet capable runway. Christchurch International Airport Ltd have indicated that the airport is a long-term undertaking, and they anticipate three stages:

- validation and planning
- approvals
- construction.

At the time of writing, the Airport project team is reviewing airport runway alignment options.

Santana Minerals has a five-year exploratory drilling permit at four sites of the Bendigo-Ophir project – the Come In Time Battery, Rise and Shine, Shreks, and Shreks East deposit – covering a total area of 251km². The company expects this will proceed over the next five years in line with its current permit. Mining permits and resource consents will be needed if this venture is to proceed beyond exploration, and this will involve consultation as required by legislation.

The Central Otago Queenstown Trail Network Trust is currently working on the Wānaka link of the Lake Dunstan Cycle Trail. This link will connect the Lake Dunstan Cycle Trail from Cromwell to Wānaka. It is proposed that the cycle trail will cross the Mata Au–Clutha River near the head of the lake, follow the river margin on the Tarras side of the river, crossing back over the Mata Au–Clutha adjacent to the Luggate Tarras Road, and eventually joining with the existing DoC River Track. At the time of writing, the Trust is obtaining the final permissions and easements required prior to construction.

On Thursday 25th of May 2023, a resource consent application was publicly notified from Cold Gold Clutha Limited. Cold Gold Clutha Ltd has applied to the Central Otago District Council, Queenstown Lakes District Council and the Otago Regional Council “to undertake suction dredge gold mining and to disturb the bed of the Clutha River / Mata Au. Spot mining will occur between Sandy Point downstream of Luggate to the confluence with the Lindis River.” Submissions are open until 23 June 2023.

Central government regulations and policy changes

Protection of productive soils

The Ministry for the Environment released the National Policy Statement for Highly Productive Land⁵ in September of 2022, and is developing a proposed national policy statement for indigenous biodiversity. The objective of the National Policy Statement is to protect highly productive rural land for use in land-based primary production by making it more difficult to subdivide and develop highly productive land, thus restricting its removal from primary productive use.

Other regulations and policies

There are other changes to regulations and policies which are being imposed by Central Government that are having an impact on the local community. These include, but are not limited to, the New Zealand Emissions Trading Scheme, changes to the Resource Management Act and potential changes to minimum river flows.

Many of these developments and changes are creating a significant level of uncertainty due to their impact on the community, and the potential intended and unintended consequences they could create on many parts of the district, including impacts on housing, business and lifestyle.

⁵ A map of Highly Productive Land can be found at the following website:

<https://ourenvironment.scinfo.org.nz/maps-and-tools/app/Land%20Capability>



What do we value most about Tarras?

The people of Tarras value that it is strong and thriving community that looks out for each other. Respondents to the values survey talked about Tarras as:

“a supportive, welcoming and caring community, that was thriving and known for its quality products and produce.”

“A community that had a vibrant country village facilitating a connected community hub, and a strong community spirit.”

The community wants to ensure that the stunning natural environment is maintained and enhanced for future generations. People love the unique landscape with its historic sites and rich gold mining heritage, the bird life, the rivers, as well as the peace and quiet of the surrounding rural area. People love that their rivers, lake and conservation areas are rich with history and right on their doorstep.

Silence is valued by many, along with big skies, landscapes, vistas, night skies, wide open spaces and the serenity of the rural space.

Tarras' country village brings its own special characteristics, and many people want to retain this to ensure that sense of connection remains. Some would like further development of the village, and to bring new families into the area who can grow the school and the many clubs/groups and societies. The community is mindful that any new development is done 'sensitively' to maintain the rural country village feel, and preservation of a traditional New Zealand town.

The community would like Tarras to have its own identity and country village feel, while utilising the services offered at the nearby larger towns of Cromwell and Wanaka, as needed.

The people of Tarras value the various community groups and clubs, many recreational opportunities and places to explore in their region – the physical environment and what it offers is plentiful.

The community would like the area's community spaces and places to be celebrated, well known, and well used, with new opportunities explored and fostered.

The economic vitality of Tarras is important, built on great farming, quality produce and products, with a vibrant country village. To ensure this, core infrastructure, including land use planning frameworks, must meet the needs of current and future needs of the area.

The Tarras community is facing a lot of change and uncertainty, and this has become challenging for many. A key objective for this community is to feel heard and be heard on things that matter to them. It is important that local people are able to speak and have control over their own community, and to gain assistance from central and local government on matters of local significance.

Tarras has a strong community spirit and a commitment to building on that to ensure that it remains a great place to live, work and visit, now and into the future. Together we can make this happen.

“The sustainable management of Tarras. The trajectory it is on at the moment - is a calm beautiful rural residential environment with a border of a huge flowing river and untouched mountainous surroundings. A reserve is continuing to protection of the ecosystem. Vineyards contribute to its economic resilience. Traffic is largely through traffic but a store and a cafe are ports of call for numerous visitors and provide a lively atmosphere even in winter. The school and its surrounds sit in a well groomed environment which encourages those with small children when they come to this place. The indigenous history of this place fascinates those who enquire.”

- Quote from a survey respondent

Key words used in response to the question
“What is the one thing you like about Tarras”
in the community surveys:

A word cloud of responses to the question "What is the one thing you like about Tarras". The word "community" is the largest and most central, rendered in orange. Other prominent words include "rural community", "night sky", "real community", "supportive community", "community personality", "sense of community", "small community", "rural", "Tarras", "rural noises", "Tarras group", "rural landscape", "school", "good", "rural area", "centre of community", "community building", "tranquility", and "Tarras in the first place". The words are arranged in a circular pattern around the central "community" word, with varying sizes and colors (orange, blue, green, black) used to distinguish them.

community building
centre of community
rural area
good
school
rural landscape
Tarras group
tranquility
rural noises
rural community
night sky
real community
supportive community
community personality
sense of community
small community
rural
Tarras
Tarras in the first place

A vision for Tarras community:

Tarras is a strong, thriving community that is a great place to live, work and visit, set in an outstanding environment.

OR

Tarras is a strong, thriving community with a special rural feel that is a great place to live and visit.

OR

Something else?

Which vision
resonates with
you?
Is there another?



“ The people, the baking, the characters, the stories. ”

- Quote from a workshop respondent

“ Fresh air and barking sheep dogs. ”

- Quote from a workshop respondent

Key value statements

These key value statements have been derived through the feedback recieved from the community to date.

Natural Environment

The stunning Tarras environment is maintained and enhanced for future generations.

Connected Community

Tarras continues to be a strong, thriving community that looks out for each other.

Community Spaces and Places

The community spaces and places of Tarras are celebrated, well known and well used, with new opportunities explored and fostered.

Economic Vitality

The economic vitality of Tarras is strong, built on great farming, quality produce and products, with a vibrant country village.

Infrastructure and Land Use

Core infrastructure, including land use planning frameworks, meets the current and future needs of Tarras.

Tarras Voice

The Tarras community feels and is heard on things that matter to them.

Each of these themes are explored in more detail in the next section.

**Do you agree
with these value
statements?**

**Is there anything
missing?**

An action plan for the community

5.1 Natural Environment

The natural environment is a key theme of the Tarras community. Big uninterrupted vistas (mountain views), clear night skies, and beautiful landscape/countryside are highly valued and many would like to celebrate the night skies.

Peace and quiet are all strong values to many community residents. In fact, 15 people surveyed said they would do nothing to change Tarras.

The people of Tarras love the tranquility and serenity of this place, with its wide open spaces and rural atmosphere. ("fresh air and barking sheepdogs")

The Lindis and Mata-au/Clutha Rivers provide a valuable ecological and recreation space. The preservation and conservation of natural landscapes is important to the community, and weed control on both Lake Dunstan and the Lindis River is seen as an important and ongoing issue. Better access to the Lindis River was also suggested.

There is a desire to protect the abundance of wildlife in the area and to value the bird life.

Objective:

That the stunning Tarras environment is maintained and enhanced for future generations.

Recommendations:

- Lobby controlling authorities for better management of weed control (willows, lupins, broom/gorse) alongside waterways and public spaces.
- Consider community led environmental action such as planting days, weed eradication and community clean ups.
- Consider initiatives that formalise the importance of the Tarras dark skies to the community, for example:
- Hosting guest speakers.
- Holding star gazing evenings.
- Having a respectful discussion with the farming community about the pivot irrigation lights and if they can be better controlled at night, for instance can these be restricted at certain times in the evening?
- Lobbying for a change to the Central Otago District Plan
- Ask Civil Aviation Authority NZ about the aerobatic zone above the township and whether it could moved somewhere not so populated?



Do you agree with these recommendations?
What do you have the energy to commit to?
Is there anything missing?



5.2 Connected Community

A strong theme that came through was that of community connectedness – both the sense of community and of the vibrant hub created by the village and many groups, clubs and societies.

Tarras residents love their community – the feel/spirit; peaceful, safe, friendly and supportive community. “A quaint country village with an active caring community”. “A great place to visit and live”.

“The people, the baking, the characters, the stories.”

“People like the supportive, welcoming and caring Tarras community”. They feel that the community spirit is strong and that ‘people matter in Tarras’

Tarras is a tight-knit community, who are known and are friendly with each other. Many people like to get involved in group activities, while supporting each other.

Some people would like to see the community celebrate diversity and be supportive in its practices.

With many social groups and clubs available in Tarras, the community has been pro-active about publishing a monthly newsletter to inform residents of what is on. Tarras Talk is the local ‘go to’ for what’s on in the region, and participants want to ensure its availability and accessibility to all in the community. It has now been made available on the main Tarras website **www.tarras.org.nz** for everyone to access once published.

Tarras has a strong community spirit but in the face of change from the external world, people have acknowledged there are now many uncertainties, and this has been challenging for many.

Objective:

To maintain Tarras as a thriving community that looks out for each other.

Recommendations:

- Create an up-to-date farm map/community contact list of the area.
- Explore opportunities for evening get togethers at the village (such as pizza truck nights)
- Maintain and support the existing social networks that exist in the area (ie Book Club, Golf Club, Rural Women’s etc)
- Utilise existing information sharing activities such as Tarras Talk and the Tarras website, and ensure they are accessible to all.
- Consider opportunities to better promote community events and activities.

5.3 Community Places and Spaces

Tarras has a wealth of community places and spaces, including community facilities and recreation spaces.

People love the vibe the iconic Tarras village creates. It is recognised as a place to “step back in time” and come together as a community.

There was mixed commentary about future development of the village, with many wanting to see it developed in its own unique style to maintain the country village feel. Some suggested diversity in retail offerings and others would like to see additions such as a tavern and restaurant and a shared office space for those who are currently commuting out of the area for work. A suggestion of creating a new village elsewhere was even made. Many would like to see the opening hours of the café and village increased.

The one thing that is clear is that people would love for Tarras to be known as a great place to live and visit, with a vibrant country village and great café.

Like many rural communities, the school is at the heart of Tarras. The school is valued and has a good school community. Some would like to bring more people to the area to help the school grow further.

The role of the Tarras recreation reserve in providing places and spaces for people to connect was acknowledged. There is a desire to improve the surface of the tennis courts and enhance the playground for older children. It was also noted that seismic strengthening and accessibility upgrades are being planned for the hall.

One of the things that people love the most about Tarras is the natural environment and the opportunity that it provides for recreation. The ability to hike, bike, walk, hunt, camp and enjoy water sports are all valued and appreciated by the local community. Opportunities to enhance recreational activities in the area were discussed, with the potential to connect cycling routes to each other and the village, raised as one possibility. Better public access to the Lindis River and the creation of a walkway where the water race once was, were also raised as suggestions.

The heritage of the area is another highlight and sharing local knowledge on the various tramping tracks, conservation areas as well as the flora and fauna is something that could be explored further. Many different opportunities exist in the area and letting people know about these and telling local stories is important to people.

The church, golf club and the cemetery are other community assets valued by the community. One person suggested the creation of a fenced dog park for the area, which could cater for locals and provide a logical stopping point for travellers with dogs in their vehicles. There was also support for an upgrade of the cemetery.

Objective:

That the community spaces and places of Tarras are celebrated, well known and well used with new opportunities explored and fostered.

Recommendations:

- Explore opportunities to connect cycling routes to each other and the village, such as the Ardgour Valley loop, Thomson Gorge and Bendigo Diggings.
- Explore the appetite for creating new places such as a tavern, diverse retail offerings and a shared office space in the village.
- Work with Council to explore possibilities to enhance the tennis court and playground area.
- Examine the viability of establishing a dog park area in the Tarras area.
- Explore the creation new recreational opportunities such as better public access to the Lindis River and discuss with the landowner the possibility of developing a walkway where water race used to be.
- Protect and celebrate the unique heritage of the area and explore opportunities to tell local stories.
- Work with Council to enhance the existing Community Hall and improve accessibility.
- Explore the opportunity of developing a civil defence community response centre for the Tarras community.
- Acknowledge, celebrate and make the most of community and recreational facilities such as the Tarras School, the Church and (privately owned) golf course.
- Work with owners of the café and village to see what support could be offered to increase opening hours.
- Support the Cemetery Trust to maintain and enhance the Tarras Cemetery.

5.4 Economic vitality

The economic vitality of the Tarras area is a key discussion point for the community.

Tarras is a prime example of a traditional New Zealand farming town, and many people want to preserve that. It is seen as a peaceful, quiet, friendly town surrounded by growing industries that produce a range of products - from “wine to wool” and considered “a fruit bowl of possibilities.”

There are a number of new developments that have either taken place or are planned in the Lindis, Tarras and Bendigo areas that diversify from traditional sheep and beef farming practices and are slowly changing the economic profile of Tarras. Now, as well as viticulture, stonefruit and gold mining exploration are looking to establish or re-establish in the area.

The proposed regional airport is front and centre in many people’s minds. Community workshop and survey feedback on the proposed international airport in Tarras generated strong and mixed responses. Some welcome the economic opportunity that the project offers, while others fear its impact on environmental and community values, and Tarras becoming an “industrial zone”. It is clear that the community want to remove the uncertainty surrounding this potential venture by Christchurch International Airport Ltd.

Many would like to see additional housing in the area, both for family to return, and to accommodate increased worker numbers. However, there are mixed views on village growth. Some fear urban sprawl and are

concerned that current offerings would not provide sufficient activities and services for a growing resident worker population. Others saw growth as an opportunity to enhance the sustainability of village services and bolster growth at the school - and in clubs and groups. Many wanted any development to be done sensitively to maintain the rural country feel. Others would like to be more progressive and accepting of change.

There was also discussion that worker accommodation might be better situated elsewhere, closer to services, with employees transported into the area for work.

New job opportunities and support for those who travel out of Tarras for work was raised. In addition to the idea of creating a shared office space, exploring after school care for working parents was suggested as a way of encouraging people to work in the area, and support the local school.

Tarras is seen as the gateway to Central Otago and is a natural resting place for many travellers. The vibrancy created by the village is celebrated, and some people would like Tarras to become a destination in its own right.

Tarras wants to be known as a strong, thriving community with a special rural feel that is a great place to live and visit.

Objective:

That the economic vitality of Tarras is strong, built on great farming, quality produce and products, with a vibrant country village.

Recommendations:

- Celebrate the quality produce and products of the areas through a regular farmers market at the village.
- Explore the viability of providing after school care for children whose caregivers may work out of town.
- Keep actively involved in future community engagement and discussions on proposed developments in the area, and ensure opportunities to be involved are taken advantage of.
- Consider if there is a shared community view on how seasonal worker accommodation needs are best met and advocate for that solution.

5.5 Infrastructure and Land Use

A number of comments were made about various aspects of the infrastructure in the area.

The current arrangements for refuse collection in the area and areas for improvement was raised at the workshops, and one survey respondent suggested moving the recycling centre.

The sealing of Māori Point Road is a high priority for residents, followed by Cemetery Road and Oliver Road.

Concerns were raised about the speed limits near the village and some would like to see the 80km per hour restriction extended to the Luggate Tarras Road turnoff on State Highway 8. A comment was also raised about the recent resealing of the highway and the noise created by the new seal.

Upgrading the one lane bridge at Lindis Crossing on State Highway-8 was suggested by some, whereas others appreciated the reduction in speed the bridge created.

The investigation of a small-town sewerage and water system was also suggested at one of the workshops.

Light spill from the information weather station located on the state highway near the village, was commented on at one community workshop and it was suggested that the station be relocated away from family homes.

Given the location of the village on SH8, the installation of an EV charging station was raised at one of the workshops as an opportunity to encourage people to stay longer in the area.

Planning frameworks and land use is a focus for many. Reducing subdivision sizes from eight hectares to quarter-acre sections and creating a subdivision near the village to facilitate growth, were among the suggestions made. The community asked for more council facilitation on what can be achieved within the legislative and planning framework, such as making submissions to council's spatial plans.

Objective:

That core infrastructure, including land use planning frameworks, meets the current and future needs of Tarras.

Recommendations:

- Investigate possibility of installing EV charging stations within the Tarras Village.
- Explore possible improvements to household waste services with Council.
- Liaise with Council and Waka Kotahi about the sealing of Māori Point and other roads, the type of seal used on the state highway through the village, and options for reducing the speed limit through the village.
- Enquire about the feasibility of repositioning the information weather station on the state highway to minimize its effect on private residents.
- Investigate if any changes have been proposed under the District Plan for rezoning of Tarras land in the future. What can existing landowners can do with their land when applying for consent to subdivide on rural land - specifically when it relates to a non-complying activity?
- Work with Council to ensure appropriate land use provision exists for the Tarras area and surrounds. This includes the consideration of the provision of future housing options, and the establishment of a rural settlement zone for the village to accommodate town and rural interface, for growing need and demand.

5.6 Tarras Voice

A key theme that emerged during the process of developing this community plan is the Tarras community wanting to have their voices heard on matters that are important to them. The community wants control over its own destiny.

They would like assistance from both local and central government. They would like to see more involvement by the Central Otago District Council, including follow through and accountability.

The community is keen to understand how it can influence change. It wants to ensure that those who are affected by, or have an interest in decisions, are informed about those decisions and have the opportunity to present their views – and that those views are given due consideration.

This theme was evident when discussing new developments in the area, land use, council and government rules and regulations and changes to services.

The Tarras community are passionate and care deeply about their place. They love the community spirit of Tarras and want a strong vibrant community. Part of that is acknowledging that not everyone will have the same view on the same issue, and the need to respect each other's views and work together to protect and enhance what is important to all.

Objective:

That the Tarras community feels and is heard on things that matter to them.

Recommendations:

- Seek out and participate in engagement forums to express views and opinions such as at 'have your say' days and public forums at Council and Community Board meetings.
- Ensure information about opportunities to submit on changes to regulations and plans are known about and utilized.
- Encourage the participation of decision makers in Tarras community groups and organizations, such as the Cromwell Community Board liaison position on the Tarras Hall Committee.
- Utilise community platforms to promote public good over personal views
- Acknowledge there are different views on different matters and remembering the importance of listening to and respecting those alternative views.



Appendices

Appendix 1:

What Do You Like?

The people: let them speak and have control over their own community (17)

Physical environment/places to explore (hiking, biking, walking, water sports, hunting, camping (9)

Night sky (9) Dark skies (3)

No industrial infrastructure (9)

Quiet (8)

Silence (8)

Wide open spaces (6)

Community feel/spirit (6)

Bird life (6)

Rivers and mountain (6)

Rural environment (5)

Thriving village (5)

Views/Vista/Landscapes - (4) responses

Connected community hub (4)

New opportunities (4)

Heritage (4)

We punch above our weight - variety of businesses (4)

Friends (3)

Uniqueness of village (3)

Big uninterrupted vistas (3)

Lovely school, church and hall amenity (2)

Climate/weather (2)

Mountain view (2)

Space not pace (2)

Gold mining (2)

Business viable economy (1)

Desirable destination (2)

Thriving environment (1)

Community activities groups (1)

Unpopulated (1)

Fresh air and barking sheep dogs

A fruit bowl of possibilities (olives, cherries, nuts)

Tarras is a hub (trails, close to big centres)

The people, the baking, the characters, the stories.

Central to many locations

Community: strong, safe, small, known, friendly,

What Do You Want To Change?

Remove uncertainty regarding potential airport and mining development - don't want an industrial zone as the gateway to Central Otago; divisive to community; (16) don't want local vibrant community destroyed.

No industrial infrastructure (9)

The strategic threat of the airport (14)

Rubbish collection - new tip or free skip (without key or code lock) (15)

Weed control on Lindis River (5) + Lake Dunstan (9)

New subdivision near central village to facilitate growth (13)

Seal Roads (Maori Point, Cemetery, Oliver) (12)

Tennis courts +recreational facilities (8)

Increase community engagement (social events) (6)

Get rid of or move information weather station (6)

Pivot irrigators lights (6)

80km/hr speed limit to be extended from Tarras until after Wanaka turnoff (5)

(Community workshop results (October and November 2022))

Village to be developed in its own unique style (5)

More diversity in the village/retail opportunities (5)

Link cycleway to village (Ardgour Valley loop) (4)

Cemetery upgrade (4)

More involvement by council + on what we can achieve within the legislative framework (4)

Better control of river flow (3)

Investigate a small town sewage and water system to support the area (3)

Willow control (3)

Remove aerobatic zone above Tarras (2)

More employment opportunities for those who have to travel out of Tarras (2)

Funding for more recreation activities for kids and adults (2)

Limit tourism (2)

EV Charging (1)

Focus on what matters in life (1)

Dog park (1)

Yoga classes in hall (1)

River dumping ground for carcasses (1)

Better public access to the Lindis River

More native plantings

Tarras Talk - how to use?

More new residents under 50

Afterschool care available

How Do We Achieve Our Opportunities?

Assistance from Central and local government - not just every 3 years (7)

Create smaller sections for families (4)

Reduce subdivision sizes from 8ha to 1/4 acres to create affordable development (3) + sewerage infrastructure (1)

Support for initiatives and business opportunities (3)

Protect the abundance of wildlife (3)

Take leadership with vision to build and grow (3)

Open the village at night/or have a place for the community to socialise (3)

Bring more people/families to Tarras to grow school and clubs (3)

Investigate a small town sewage and water system to support the area (2)

Fix tennis courts (2)

More status quo; not so much reset (1)

Better distribution of 'Tarras Talk' (1)

Pristine waterways (1)

Make it easier to create commercial accommodation/offices (1)

Make submissions to council spatial plans/show up to hearings (submit and speak)

Focus on the school

Build some houses for families to rent

Support an area for worker accommodation

Education about the flora and fauna

Farm map

Enhance hall playground for over 4s.

Astronomy course to learn about night skies

No changes to tranquility

Clean (no litter)

Farmers Market (locals only produce)

Co-working space

Maintain/upgrade hall

Information for hunters/signage for toilets

Talk to Aviation Authority re aerobatic zone

Talk to Contact re river flows

Talk to roading re speed limits and aggregate seal

Community needs to support activities

Break monopoly of the village

Remove irrigator lights (light pollution limitation)

Pub

What Is Important To Tarras?

Any development done sensitively to maintain the rural country village feel (14)

Tarras to retain its beautiful, rural and natural landscapes (12)

Accountability from the council to follow through (7)

Responsibility of actions to adhere to community wishes (2) Freedom of speech

Native corridor along Lindis and Clutha Rivers (5)

Increasing job opportunities for young people to stay (2)

Tarras can progress but needs to retain its special character (2)

Conserving and preserving the environment.

Known as stepping back in time

What Is The ONE thing You Would Like Tarras To Be Known For In The Future?

Time stands still - no international airport (15)

Any development to be mindful and respectful (6)

TIA - Tarras International Airport (5)

Don't want extensive population (4) Moderation in growth (2)

Peace and quiet (3)

Best looking township you have ever seen, starting from scratch (3)

Preserving the wide open landscape (3)

A quaint country village with an active, caring community (3)

Vibrant Community Economy (2)

Tarras can progress but needs to retain its special character (2)

Accessibility (1)

Unity of Community Spirit (1)

Night sky

Rural community

Wanaka and Cromwell known as 'just out of Tarras.'

Preservation of traditional New Zealand

Appendix 2:

Tarras Values Survey - December 2021 Results

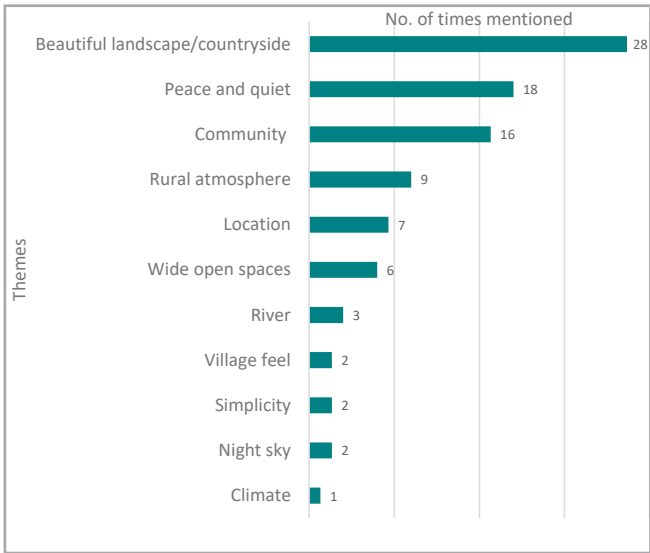
A group of Tarras locals have taken the initiative to put together a new community plan for Tarras. The aim of the plan is to help set a direction for the future by determining shared community values and vision. To do this, the group gathered feedback from people who live, stay or own property in Tarras.

The Tarras community were asked what the special things are about Tarras – what they value and want to remain; what they think should change; and what they want Tarras to be known for in the future.

Seventy-five people took part in the survey. This report summarises the feedback received and will help inform a new Tarras Community Plan and create an action plan for the community.

This is a community-led process, supported by Central Otago District Council.

What is the one thing you LIKE about Tarras?



Respondents were asked, 'What is the one thing you like about Tarras? i.e. what is really important to you and that you wouldn't want to lose.'

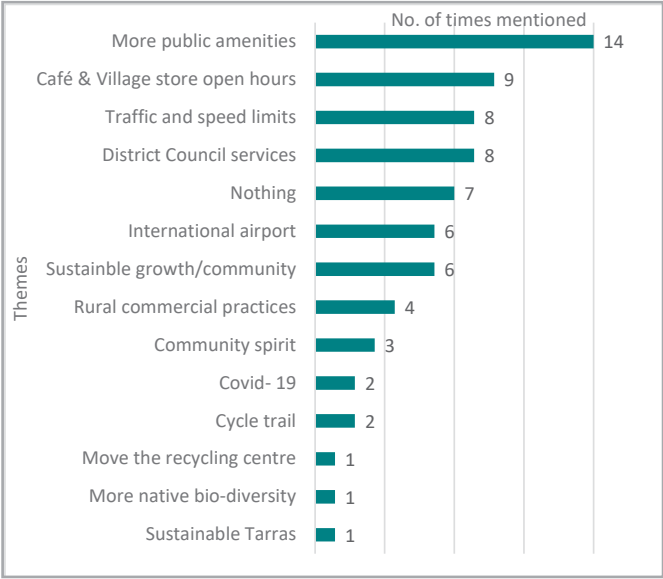
The Tarras community like the beautiful landscape and countryside, they like the peace and quiet of the rural area they live in. 'Stunning views and landscape', 'For me it is the beautiful landscape and peace and quiet', 'The serenity of the open rural space'.

Respondents also like the supportive, welcoming and caring Tarras community. They feel that the community spirit is strong and that 'people matter in Tarras'.

The rural atmosphere is also something the community would like to retain in Tarras. The small town, country feel, and genuine rural nature of the place is valued.

Some respondents really like the location of Tarras being the 'gateway to Central Otago'. They like that the town has its own identity and country village feel with larger towns such as Cromwell and Wanaka close by. 'How it is small but close to town if you need', '... just far enough away from the crazy of town'

What is the one thing you would CHANGE about Tarras?



Respondents were asked, 'What is the one thing you would change about Tarras?'.

More public amenities to enhance the village and create vibrancy was the most common theme mentioned. A pub, accommodation, more businesses and more facilities were all suggested as was more activities in the village such as markets, and general upgrades and enhancements to the village area.

The café and village store opening hours were mentioned a number of times, with suggestions that both need to be open for longer, more consistent hours (it is worth noting that the survey was conducted during a time that Covid-19 was having a significant impact).

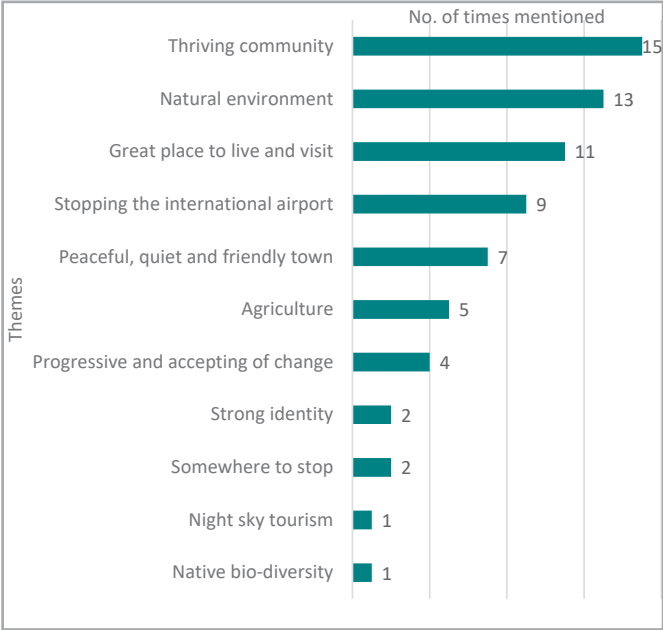
A change in traffic and speed limits were also mentioned, in particular the speed limit through Tarras village, and the one lane bridge. Heavy traffic on and the sealing of Maori Point Road was also mentioned.

Some respondents mentioned District Council services such as building and structure regulations and lack of infrastructure and rubbish collection.

Comments around the International airport were about removing the uncertainty around the airport.



What is the one thing you want Tarras to be KNOWN FOR in the future?



Respondents were asked, ‘What is the ONE thing you would like Tarras to be known for in the future?’.

Respondents would like Tarras to be known for its thriving community that looks out for each other, celebrates diversity and is sustainable in its practices. They'd like Tarras to be known for the natural environment, the beautiful rural landscapes, wide open spaces and unspoilt scenery. For Tarras to be a great place to live and visit with a vibrant country village and great café.

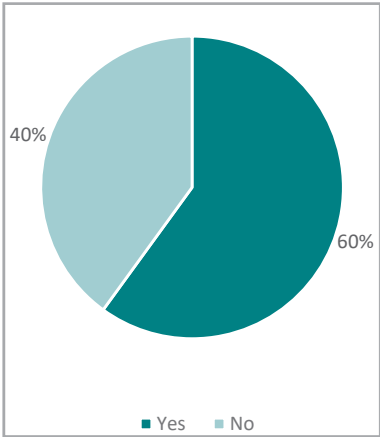
Some respondents wanted Tarras to be known as the town that stopped an International airport.

Being a peaceful, quiet friendly town with great farming and quality produce. A place that is progressive and accepting of change with the ability to diversify with new industry coming into the area (airport).

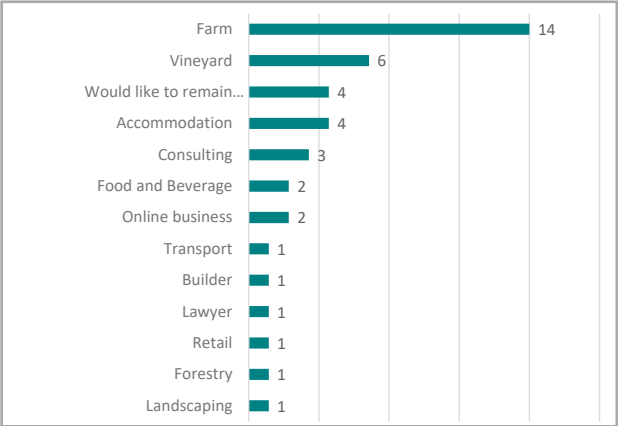


Do you own or operate a business out of Tarras?

Number of respondents
70



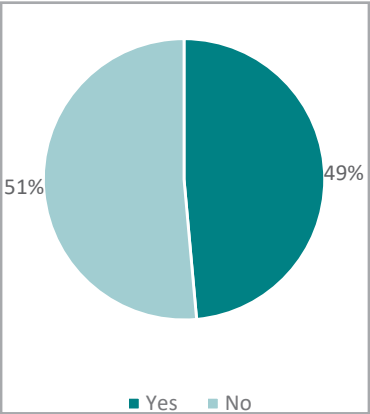
Sixty percent of respondents either own or operate a business out of Tarras. Those who answered 'yes' were asked to tell us what type of business.



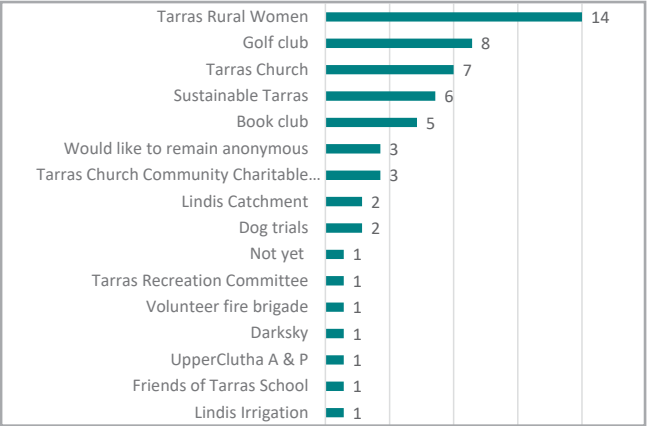
There is a range of businesses owned or operated out of Tarras with farming by far the most common.



Are you a member of any local clubs or societies based in Tarras?



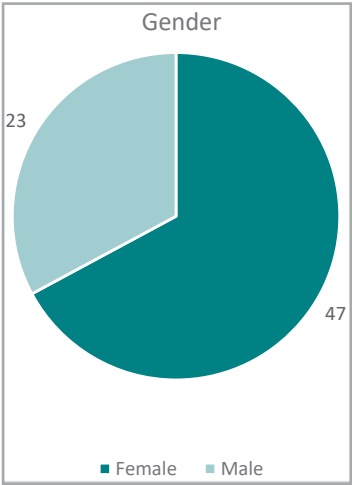
Just under half of respondents are a member of at least one local club or society. Those who answered 'yes' were asked to let us know which groups they are a member of.



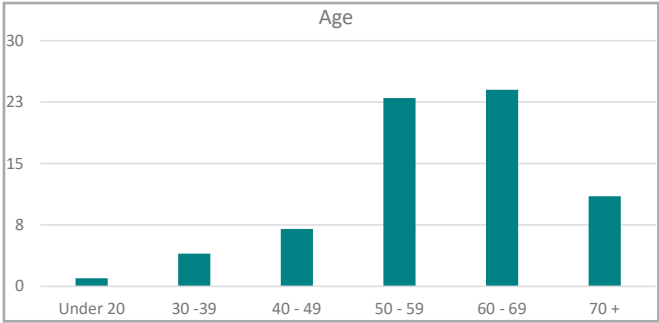
The graph left shows the clubs and societies and the number of respondents who are members.



Demographics



Respondents to the survey were asked to provide a little bit of information about themselves. This section of the survey was not compulsory.



Sixty-seven percent of respondents were female and 33% male. Eighty-two percent of respondents were aged 50 and over, with only seven people in their 40's and 4 people in their 30's providing their feedback.

Number of respondents 70



Appendix 3:

Tarras Values Survey - September 2022 Results

A group of Tarras locals has taken the initiative to put together a new community plan for Tarras. The aim of the plan is to help set a direction for the future by determining shared community values and vision.

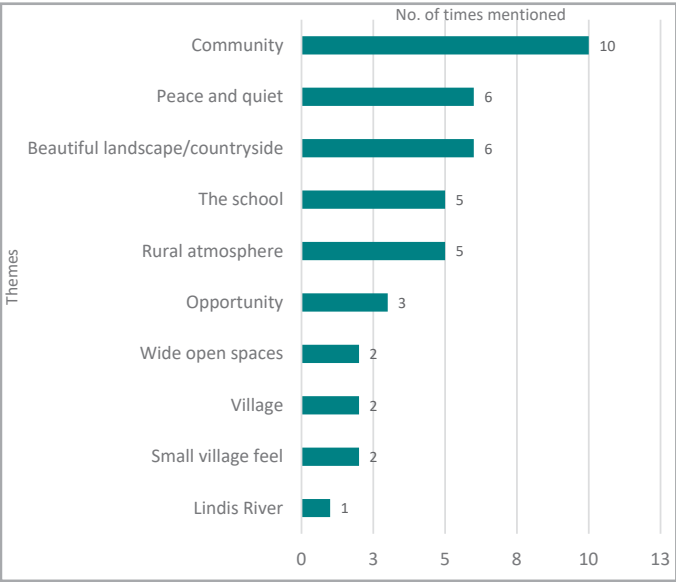
A values survey was sent to the Tarras community for their feedback in December 2021, these results are included in appendix one. In September 2022 the same values survey was sent out to the community to get an up-to-date perspective and ensure the most current information is being used to continue to the next stage of the process.

The Tarras community were asked what the special things are about Tarras – what they value and want to remain; what they think should change; and what they want Tarras to be known for in the future.

Thirty-seven people took part in this survey. This report summarises the feedback received in September 2022 and will help inform a new Tarras Community Plan and create an action plan for the community.

This is a community-led process, supported by Central Otago District Council.

What is the one thing you LIKE about Tarras?



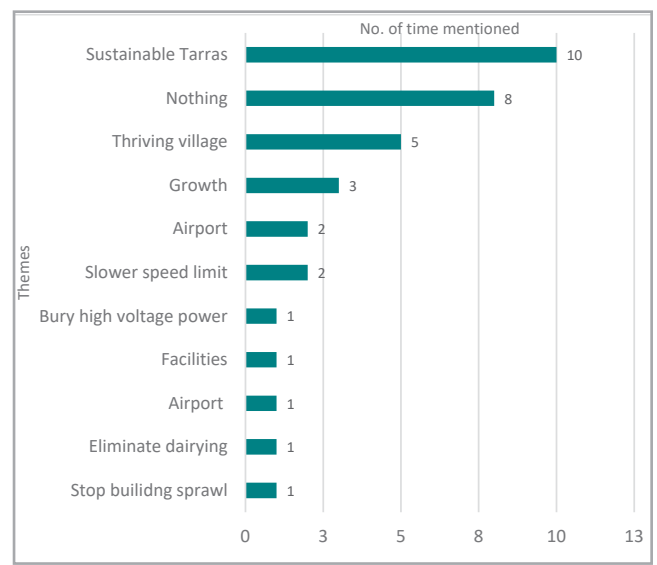
Respondents were asked, ‘What is the one thing you like about Tarras? i.e. what is really important to you and that you wouldn’t want to lose.

‘Community’ was the most commonly mentioned theme. Both the small, rural community feel that Tarras offers but also the fact that it’s a growing community. They value the peace and quiet and tranquillity of the area along with its beautiful landscape, wide open spaces and big skies.

Respondents like the school. They like that it performs well and that it has a good school community. They like the opportunity that Tarras presents, that it’s an evolving town with a growing community and younger generations coming through.

Respondents also like the village itself - the café, store, hall and church. They also like the location being away from the busyness of a bigger town but close enough to access all amenities they may need.

What is the one thing you would CHANGE about Tarras?



Respondents were asked, 'What is the one thing you would change about Tarras?'.

Sustainable Tarras was mentioned as something the community would like to change. Some respondents felt the group was dividing the community, that they need to change the way they engage with the community and to respect the views of others.

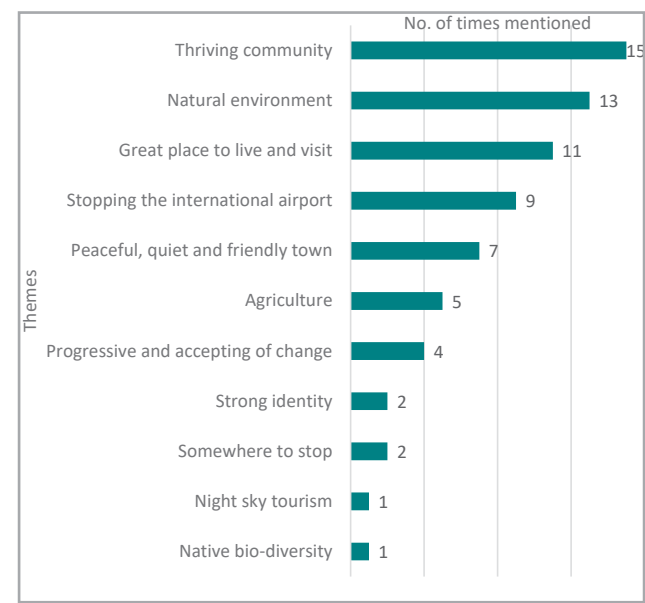
Eight respondents said they wouldn't want to change anything about Tarras.

Some respondents felt more amenities such as shops, commercial operations, a pub and creating opportunities to work from home would help enhance the area and create a more thriving and vibrant village.

Encouraging growth and welcoming more families to the area would help ensure the future of Tarras.



What is the one thing you want Tarras to be KNOWN FOR in the future?



Respondents were asked, ‘What is the ONE thing you would like Tarras to be known for in the future?’.

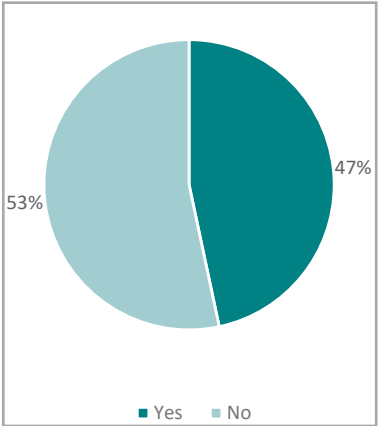
Respondents would like Tarras to be known for its strong economy, quality produce and products, employment opportunities and new industries.

They want Tarras to be known for being a peaceful, supportive community and a vibrant, friendly village

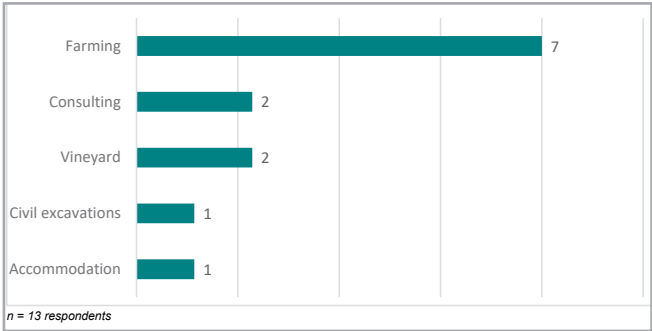


Do you own or operate a business out of Tarras?

Number of respondents
30



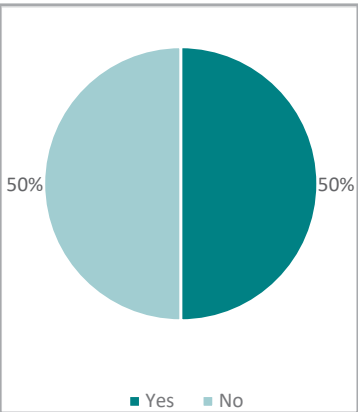
Forty-seven percent of respondents either own or operate a business out of Tarras. Those who answered 'yes' were asked to tell us what type of business.



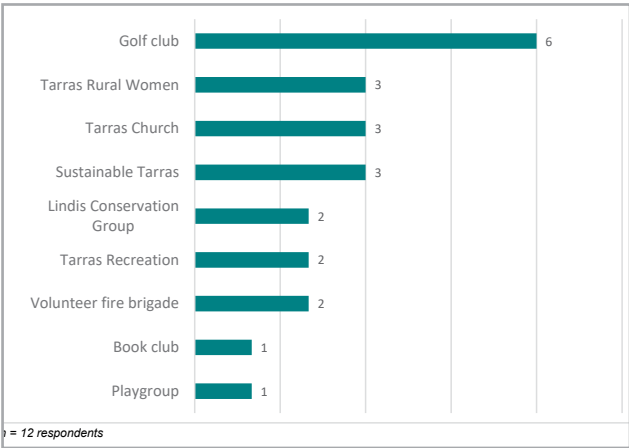
There is a range of businesses owned or operated out of Tarras with farming by far the most common. This is consistent with the data from December 2021.



Are you a member of any local clubs or societies based in Tarras?



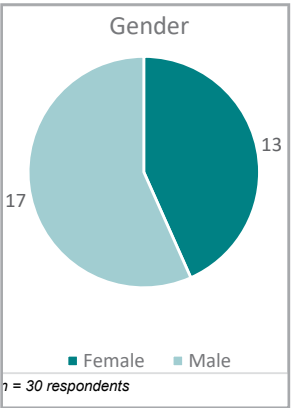
Half of all respondents are a member of at least one local club or society. Those who answered 'yes' were asked to let us know which groups they are a member of.



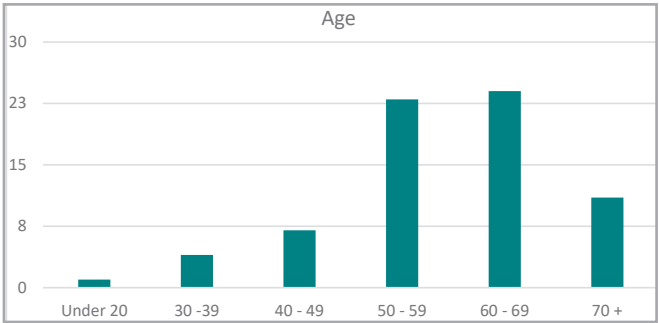
The graph left shows the clubs and societies and the number of respondents who are members.



Demographics



Respondents to the survey were asked to provide a little bit of information about themselves. This section of the survey was not compulsory.



Forty-three percent of respondents were female and 57% male, this is in contrast to the earlier survey where 67% were female and 33% were male.

Seventy-three percent of respondents were aged 50 and over, with only six people in their 40's and 2 people in their 30's providing feedback.

Number of respondents 30



Appendix 4:

Tarras Values Survey - September 2022 Results

Defining the population of Tarras isn't straightforward, as it's a smaller area with multiple official area boundaries.

The following attached area shows an increase in the population from 408 in 2013 to 606 in 2018, according to Census data.

This is Infometrics analysis of Statistical Area 1 data from the Census, published by Statistics New Zealand.

The area we've used for that include three Statistical Area 1 areas (2018 boundaries), being:

- 7027801 - 36 (2006), 108 (2013), 228 (2018) - Luggate boundary.
- 7027802 - 171 (2006), 204 (2013), 273 (2018) - Bendigo/Tarras
- 7027803 - 90 (2006), 96 (2013), 105 (2018) - Lindis Valley

This area includes Bendigo and down to the bottom of Lake Dunstan (across from Cromwell).

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