

**Community & Services Committee
7 December 2017**

Report for Agenda Item: 2

Department: Community Services

Glenorchy Lakefront Development Plan

Purpose

- 1 To consider the proposed Glenorchy Foreshore Development Plan for adoption.

Recommendation

That the Community & Services Committee:

1. **Note** the contents of this report and in particular;
2. **Adopt** the proposed Glenorchy Foreshore Development Plan

Prepared by:



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(Forestry)

22/11/2017

Reviewed and Authorised by:



Thunes Cloete
General Manager,
Community Services

23/11/2017

Background

- 2 Glenorchy is a small community but attracts a significant amount of tourists; the Glenorchy Lakefront is a popular visitor and tourist destination.
- 3 The Glenorchy Community values their environment and has been working to enhance their natural and built setting. They are working to create safer, more welcoming public spaces, community facilities and services.
- 4 QLDC commissioned a Lakefront plan for Glenorchy in 2013. The first draft of the plan was produced at a community workshop and there has been wide ranging ongoing consultation with the local community. In November 2015 a revised version was produced (Attachment A), this version is currently available on the Glenorchy Community Association website.
- 5 The growth of tourism to the Queenstown Lakes District is reflected in an increased number of visitors taking the drive to Glenorchy. With the proposed adoption of the Glenorchy Lakefront Plan the Community will be able to use the plan to seek additional funding from alternative funding sources.
- 6 The plan includes development to establish clearly defined parking facilities at the northern end of the waterfront (near the start of the Glenorchy walkway), it includes a new walkway along the lake shore to the iconic Red Goods Shed, and improves landscaping and planting to connect the different interest areas and encourage appropriate use of the waterfront.
- 7 Since 2015 QLDC has worked with the community and a number of minor elements of the plan have been implemented, such as restricting car parking at the red shed, creating a car parking bay and minor parking enhancements. The community has part funded the car parking enhancements.
- 8 The Glenorchy Lakefront Development Plan creates a holistic plan for future development.

Options

- 9 This report identifies and assesses the following reasonably practicable options for assessing the matter as required by section 77 of the Local Government Act 2002.
- 10 Option 1 Do nothing

Advantages:

- 11 Some people may not like change

Disadvantages:

- 12 The opportunity to improve the iconic Glenorchy Lakefront area will not be realised.

13 Option 2 Approve the Glenorchy Lakefront Development Plan

Advantages:

- 14 A long term vision for the Glenorchy Lakefront will be agreed upon and all future projects will be implemented in a cohesive way.
- 15 Public access and enjoyment will be improved.
- 16 Improved facilities and parking will be made available to the public and community.
- 17 Community expectations will be met.
- 18 The community can apply to funding agencies for assistance with parts of the development.

Disadvantages:

- 19 Some people may not want change.

20 Option 3 Approve the Glenorchy Lakefront Development Plan in part.

Advantages:

- 21 There may be cost savings if not all elements are included.

Disadvantages:

- 22 A cohesive vision for the Lakefront area will not be realised.

23 This report recommends Option 2 for addressing this matter.

Significance and Engagement

24 This matter is of medium significance, as determined by reference to the Council's Significance and Engagement Policy when taking into account the potentially high level of community interest.

Risk

25 This matter relates to the strategic risk SR1 - Current and future development needs of the community (including environmental protection) as documented in the Council's risk register. The risk is classed as moderate. This matter relates to this risk because the development plan is a long term strategy that aims to improve the amenity, accessibility and public enjoyment of the lakefront area.

Financial Implications

26 There are no capital expenditure requirements at this stage. Costs for developing the plan have been met through existing budgets.

27 The project will be broken into stages with the community. In the draft long term plan there is provisional funding for an additional toilet, to upgrade the Car park at the northern end and willow maintenance. The remaining stages will require separate submissions to future annual plans and the Long Term Plan.

Council Policies, Strategies and Bylaws

28 The following Council policies, strategies and bylaws were considered:

- Operative District Plan

Local Government Act 2002 Purpose Provisions

29 The recommended option:

- Will help meet the current and future needs of communities for good-quality local infrastructure, local public services, and performance of regulatory functions in a way that is most cost-effective for households and businesses by providing environmental benefits in a way that does not incur significant costs to residents/ratepayers;
- Can be part implemented through current funding under the 10-Year Plan and Annual Plan;
- Is consistent with the Council's plans and policies; and
- Would not alter significantly the intended level of service provision for any significant activity undertaken by or on behalf of the Council, or transfer the ownership or control of a strategic asset to or from the Council.

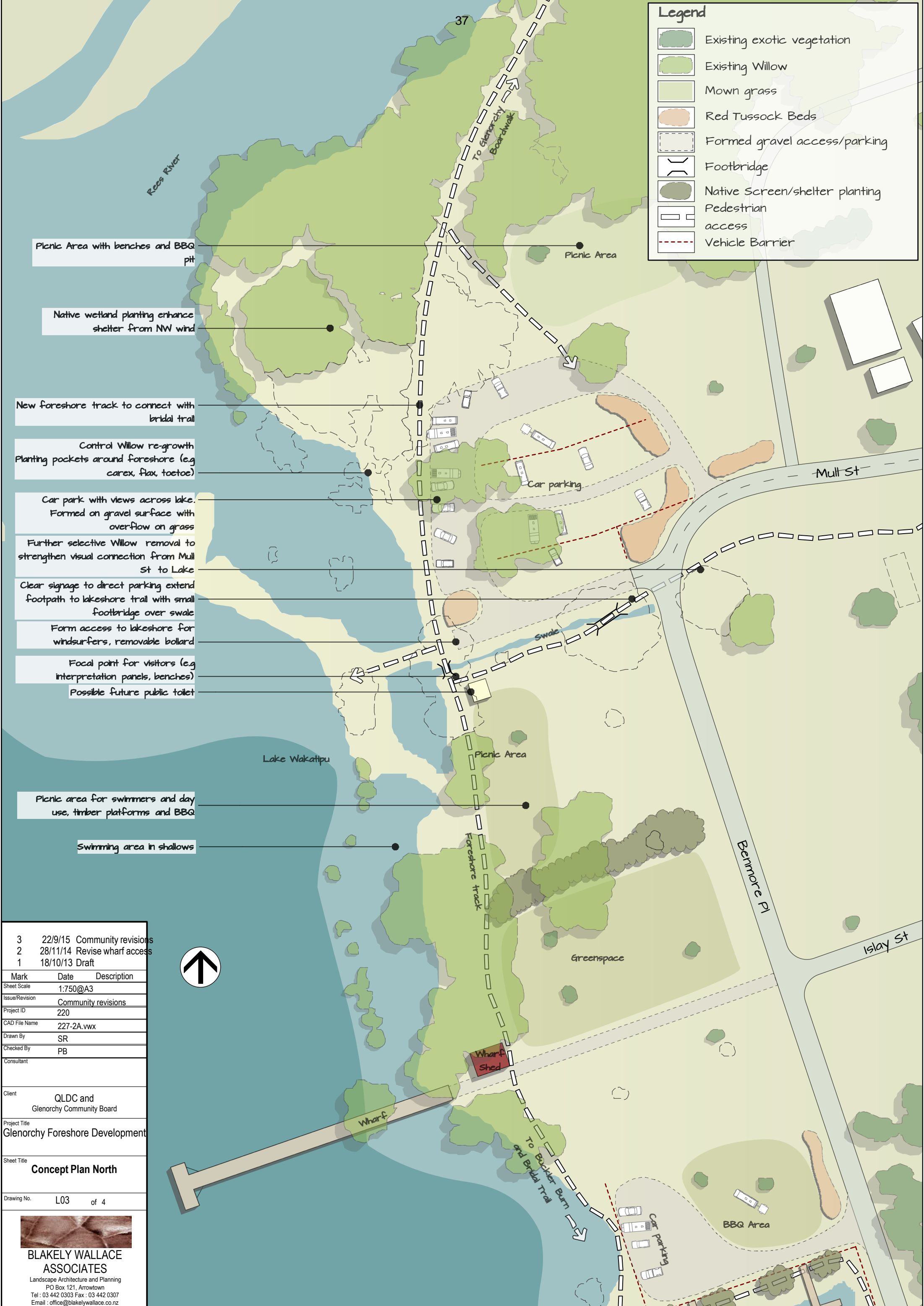
Consultation: Community Views and Preferences

30 The persons who are affected by or interested in this matter are the residents/ratepayers of the Queenstown Lakes District community as a whole, iwi, local businesses, and visitors to the area.

31 A community workshop was held in 2013 and a plan was drafted with the feedback from the Community. The draft plan was presented to the community, and another plan was produced in 2014. The plan has since been refined by the Community Association to the 2015 version in attachment A.

Attachments

A Glenorchy Lakefront Development Plan 2015 (with Community revisions)



Legend

Existing exotic vegetation

Existing Willow

Mown grass

Red Tussock Beds

Formed gravel access/parking

Footbridge

Native Screen/shelter planting

Pedestrian access

Vehicle Barrier

Picnic Area with benches and BBQ pit

Native wetland planting enhance shelter from NW wind

New foreshore track to connect with bridal trail

Control Willow re-growth
Planting pockets around foreshore (e.g. carex, flax, toetoe)

Car park with views across lake.
Formed on gravel surface with overflow on grass

Further selective Willow removal to strengthen visual connection from Mull St to Lake

Clear signage to direct parking extend footpath to lakeshore trail with small footbridge over swale

Form access to lakeshore for windsurfers, removable bollard

Focal point for visitors (e.g. interpretation panels, benches)
Possible future public toilet

Picnic area for swimmers and day use, timber platforms and BBQ

Swimming area in shallows

3

22/9/15

Community revisions

2

28/11/14

Revise wharf access

1

18/10/13

Draft

Mark

Date

Description

Sheet Scale

1:750@A3

Issue/Revision

Community revisions

Project ID

220

CAD File Name

227-2A.vwx

Drawn By

SR

Checked By

PB

Consultant

Client

QLDC and Glenorchy Community Board

Project Title

Glenorchy Foreshore Development

Sheet Title

Concept Plan North

Drawing No.

L03

of 4

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3	22/9/15	Community revision
2	28/11/14	Revise wharf access
1	18/10/13	Draft
Mark	Date	Description
Sheet Scale	1:750@A3	
Issue/Revision	Community revisions	
Project ID	220	
CAD File Name	227-2A.vwx	
Drawn By	SR	
Checked By	PB	
Consultant		

Client
QLDC and
Glenorchy Community Board

Project Title
Glenorchy Foreshore Development

Sheet Title
Concept Plan South

Drawing No. L04 of 4



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Relocate existing Plane trees to town centre

Car park with views across lake

Picnic Area with benches abd BBQ pit

Informal/ overflow parking on gras

Planting pockets around marina basin (e.g
carex, flax)

Pontoon for public use

Box culvert to improve water circulation
through marina basin

(Note: Marina requires civil engineering input and
design)

Option 2
Marina basin access (gravel walking track)

Increase planting around Dart River Jettys

Option 1
High bridge/retractable gangwayover marina
inlet

Possible public toilet location
(eg. Norski)

Planting pockets around marina basin and
foreshore (e.g carex, flax)

Possible future Marina expansion south of
existing

Provide shelter and separation from Dart
River Jet parking and skate park area

Create swale with Red tussock planting



Lake Wakatipu

New foreshore track to connect with bridal
trail

Legend	
	Existing exotic vegetation
	Existing Willow
	Mown grass
	Red Tussock Beds
	Formed gravel access/parking
	Footbridge
	Native Screen/shelter planting
	Pedestrian access
	Vehicle Barrier