

**Wanaka Community Board**  
**8 June 2016**

**Report for Agenda Item: 1**

**Department: Property & Infrastructure**

**Adoption of Wanaka Lakefront Development Plan**

**Purpose**

The purpose of this report is to obtain the Wanaka Community Board's endorsement of the Wanaka Lakefront Development Plan 2016 (the 'Development Plan').

**Recommendation**

That the Wanaka Community Board:

1. **Note** the contents of this report;
2. **Recommend to Council** that the Lake Wanaka Development Plan be adopted.

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19/05/2016

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**Background**

- 1 The Wanaka Lakefront Reserves Management Plan (Reserves Management Plan) was adopted in October 2014. It covers the 14 reserves between Glendhu Bay and the mouth of the Clutha River. It sets out objectives and policies for the management of the lakefront reserves.
- 2 Policy 5.2.1.3 of the management plan states: *Develop a concept plan and detailed design for the seven activity zones within Roys Bay for public engagement and project prioritisation.*
- 3 It was agreed with the Wanaka Community Board (WCB) that this should be expanded to the Ardmore Street frontage which provides the link between the Wanaka Town Centre and the lakefront. The project focusses on the central

lakefront, from the yacht club to the foreshore reserves in front of the Wanaka Recreation Ground, a distance of approximately 1.7km.

- 4 The Wanaka Town Centre Plan, completed in 2009, sets out guiding principles for future development of the Wanaka Town Centre including car parking and traffic/pedestrian management. The relevant aspects of this strategy have therefore been incorporated into the concept plans in the Development Plan.
- 5 Reset Urban Design was appointed in October 2015 to provide landscape and urban design services on behalf of QLDC and prepare the Development Plan.
- 6 Stakeholder consultation included key business and community groups and internal council departments. The results were used to inform a report which presented a site analysis, opportunities and constraints. An overall design and six options for the town centre and the background report were then released to the wider community for feedback.

### **Comment**

- 7 The Development Plan is a high level strategy that will guide the development of the Wanaka Lakefront Reserves and adjacent town centre frontage for the next 20-30 years. It is included as Attachment A to this report.
- 8 The key aspirations and themes in the Development Plan are to provide continuous pedestrian access, making strong connections with the town centre, reducing vehicle use in the town centre and enhancing the ecology throughout.
- 9 The draft development plan and the background document that contains the site analysis were released for public feedback in January 2016. One option was produced for each of the Yacht Club, Marina, Main Beach and South Beach areas. Six different options were produced for the Town Centre/Bullock Creek area as this is the most complex and busy zone that presents the most opportunities.
- 10 The draft plan recommended four key moves (or principles) as follows:
  - Enhancing the ecology;
  - Providing continuous cycle and pedestrian access around the lake front;
  - Improve landuse including creating a new town green and plaza; and
  - Provide a range of facilities (new town pier, marina and yacht club upgrade, expand playground, ecological lookouts and signage).

### **Community Feedback**

- 11 Public consultation was undertaken over a three month period and comprised online surveys, three public drop-in sessions and a display at the Wanaka A&P Show. In addition, Council staff and WCB members met with local businesses and organisations.
- 12 Feedback was received via an online form, by written letter and email, verbally at the drop-in sessions and through face to face meetings with stakeholders.

- 13 Overall the feedback was very positive and supportive of what the plan was seeking to achieve. A detailed summary of the feedback received from the community is included as Attachment B. The main themes and ideas that emerged were:
- IDENTITY – Developing a strong natural local identity and character
  - CONNECTIVITY – Retaining and enhancing safe pedestrian and cycling access along the lakefront reserves
  - PARKING – Remove informal parking along lake reserve edge, but still provide easy access and ample parking facilities along Ardmore Street
  - REMOVE CARS – Long term aspiration to reduce vehicle use within the town centre
  - SUSTAINABILITY AND ECOLOGY – Encourage sustainable growth within both public and private development. Celebrate and enhance ecological areas along the lakefront especially around Bullock Creek
  - PUBLIC SPACE – Provide an area of open space for large gatherings and events opposite the town centre
- 14 Through this process it was also identified that a key aspiration of the WCB is to reduce vehicle use in the town centre, including the informal parking along the lakefront.
- 15 This feedback informed a single plan that was then further workshopped with the WCB. There was some further refinement and some additional targeted consultation prior to the final plan being prepared. This included changes to the parking and vehicle circulation to the south east of Helwick Street, acknowledgement of the importance of the millennium pathway project and recognition of the log cabin lease.

## **Consultation**

- 16 A list of stakeholders consulted is included as Attachment C.
- 17 Public consultation was undertaken over a three month period and comprised online surveys, three public drop in sessions and staff attendance at the Wanaka A&P Show. In addition, staff and WCB members met with businesses and organisations.
- 18 Over 60 written responses were received. A report collating and summarising this feedback is included as Attachment D.
- 19 It is not a statutory requirement to produce the Development Plan therefore there was no hearing of public submissions.

## **Next Steps**

- 20 The Development Plan has been broken down into five stages for implementation. These stages may be broken down further depending on the availability of funding.

- Stage 1/A. South Beach public toilets and Commercial Jetty and yacht club parking
- Stage 2/B. Ardmore St entrance bridge
- Stage 3/C. Main Beach, gardens, toilets and Ardmore St road, crossings and parking
- Stage 4/D. Plaza space, village green and car park
- Stage 5/E. South Beach car park and ecological boardwalk

21 Stage 1 is planned for the 2016/2017 financial year, following the adoption of this plan.

22 The WCB has agreed on an aspirational goal to implement the Development Plan in six years to demonstrate the importance of completing the project for the Wanaka community. The implementation of the plan will need to comply with and adhere to all relevant legislation including the Reserves Management Plan, the Resource Management Act 1991 and the Local Government Act 2002. Meeting these requirements may result in longer timeframes.

23 For example, the current lease for the log cabin site expires in December 2017. A key implementation action (section 5.2.3.3) of the Reserves Management Plan is to grant a new lease for the log cabin site. If a new lease is sought by the lessee, the terms and conditions of a new lease will be negotiated through Council's property, parks and reserves and legal teams, prior to seeking agreement from WCB.

### ***Options***

24 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.

25 Option 1 Do not recommend that Council adopts the Development Plan

#### ***Advantages:***

26 Some people may not be supportive of the proposed changes.

27 Funding will not be required.

#### ***Disadvantages:***

28 The opportunity to improve the iconic Wanaka lakefront area will not be realised.

29 Forecast Wanaka resident population and visitor growth will increase the congestion and parking issues currently experienced on the lakefront reserves.

30 Public expectation created by the Development Plan and Reserves Management Plan policies will not be met.

31 Option 2 Recommend that Council adopts the Development Plan

*Advantages:*

- 32 A long-term vision for the Wanaka lakefront will be agreed upon and all future projects will be implemented in a cohesive way.
- 33 Public access to the lake will be improved.
- 34 Improved facilities will be made available to the public and for community events.
- 35 The informal parking that detracts from the use of the reserves and prevents views out to the lake from the town centre will be removed.
- 36 Community expectations will be met.

*Disadvantages:*

- 37 Some of the proposed changes may not be supported by all the community.

38 Option 3 Recommend that Council adopts the Development Plan in part

*Advantages:*

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

*Disadvantages:*

- 40 A cohesive vision for the Wanaka lakefront area will not be realised.

41 This report recommends **Option 2** for addressing the matter.

***Significance and Engagement***

- 42 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***

- 43 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 30 year strategy that aims to improve the amenity, accessibility and public enjoyment of the lakefront area.

**Financial Implications**

- 44 The project has been broken down into six different stages for implementation. Stage One comprises the yacht club carpark redevelopment and the toilet and car parking area in front of Pembroke Park. Funding is available for these

projects through the draft 2016/2017 Annual Plan. The remaining stages will all require separate submissions to future annual plans and the 10-Year Plan.

### **Council Policies, Strategies and Bylaws**

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

- Wanaka Lakefront Reserves Management Plan 2014
- Wanaka Town Centre Strategy 2009
- Wanaka Parking Proposal 2015

46 The recommended option is consistent with the principles set out in the named policy/policies.

47 Stage One of the project implementation is included in the 2016/2017 Annual Plan. Future implementation stages will require submissions to the annual plan and 10-Year Plan process.

### **Local Government Act 2002 Purpose Provisions**

48 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 creating a long term vision for the betterment of the Wanaka Lakefront;
- Stage One can be 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**

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

50 The Council has undertaken consultation with key stakeholders and the public, who are listed in Attachment C. This is discussed in detail earlier in this report.

### **Attachments**

- A Development Plan (circulated separately)
- B Summary of community feedback
- C List of stakeholders consulted
- D Public feedback received