



WANAKA LAKEFRONT DEVELOPMENT PLAN EELY POINT RECREATIONAL RESERVE

Landscape Analysis & Concept Design Report

November 2017

Queenstown Lakes District Council
Reset Urban Design

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Project:
Wanaka Lakefront Development Plan
Eely Point Recreational Reserve, Lake Wanaka
Landscape Analysis & Concept Design Report

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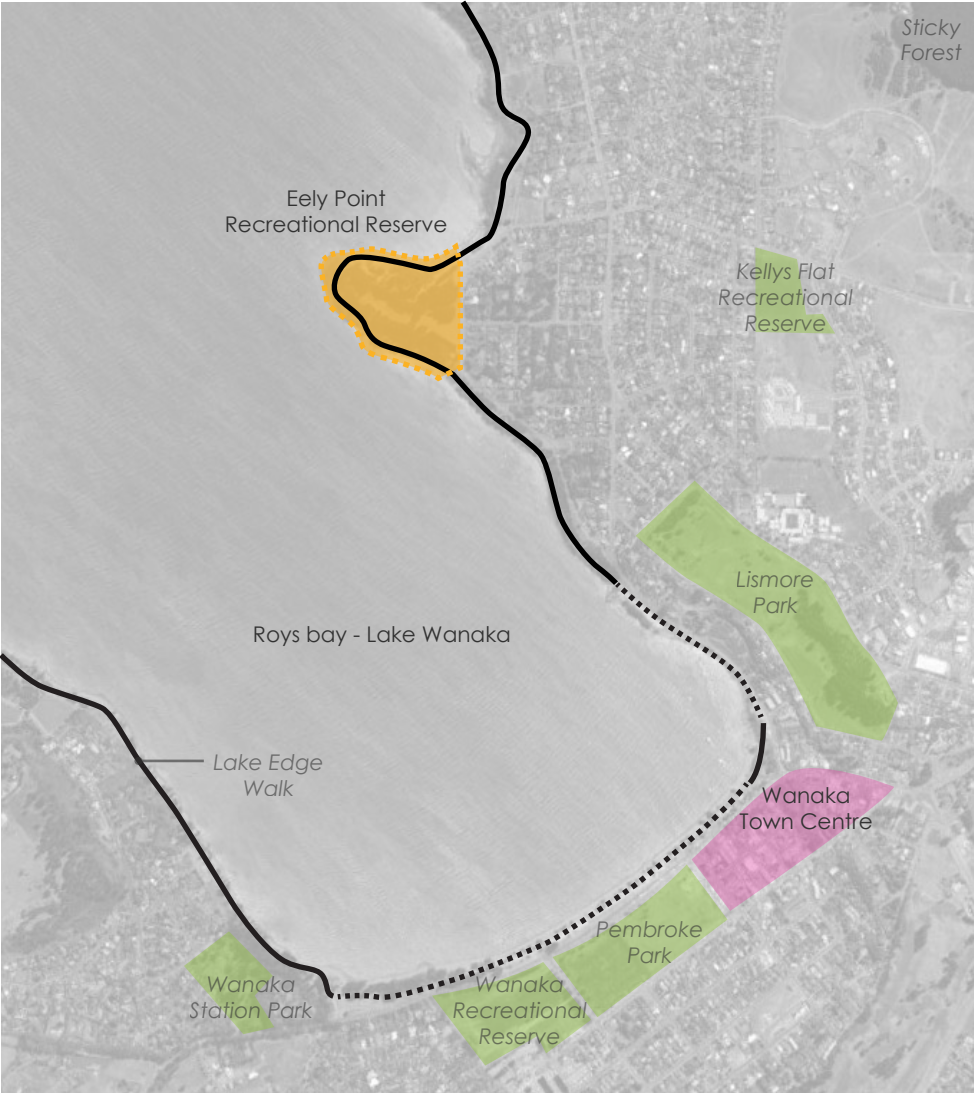
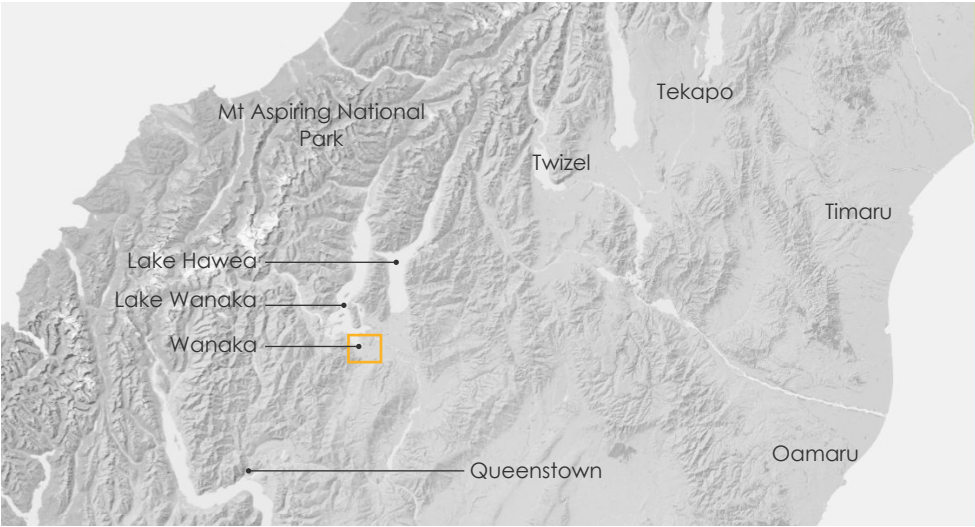


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Location Map



This Landscape Analysis & Concept Design Report has been prepared in accordance with the Wanaka Lakefront Reserves Management Plan, 2014.

Eely Point Recreational Reserve is on a peninsular on the eastern shores of Roys Bay, Lake Wanaka, and is a key landmark framing views from the Wanaka Township.

The reserve forms part of the Lake Edge Walk around Roys Bay.

An unsealed road runs around the point linking to the boat ramp and Scout Den, and is used by vehicles, cyclists and pedestrians. A track near the Scout Den links to the Yacht Club & Lakeside Road, as well as a track from Bremner Bay.

The reserve is currently capped by mature stands of tall pine creating a distinctive headland landscape.

The reserve is largely an informal open space and is a popular swimming & picnicking area, with several BBQ shelters and tables throughout. A popular boat launching area generates a high level of activity during the summer months, with informal boat trailer parking along the shore & on the flat open grass areas on top of the headland.

There is one main building located on the point, currently used as a Scout Den. There are two small toilet blocks, one on either side of the reserve.

Existing Site



- Site Area approx 9.3ha
- The site forms an exposed peninsular
- The centre of the point forms a flat plateau which slopes down to the shore on both sides
- Prevailing wind from North
- An unsealed loop road provides vehicle access around the point, as well as access for pedestrians
- Most of the pedestrian access within the reserve are informal or unformed paths
- Predominant vegetation is 30 to 40 year-old radiata pine which provides a wind shelter
- The only buildings on site are the Scout Den & a small public toilet block
- A popular boat ramp is located on the southern side of the point
- Several picnicking locations are situated around the edge of the site
- Large areas of mown grass in the centre of the peninsular
- Vegetation south of the site towards the marina is a range of native and exotic trees
- Frisbee / Disk Golf course in trees has recently been established

- Vehicle access
- Pedestrian / cycle paths (lakeside edge)
- Boat ramp
- Headland / Beach Edge
- Buildings
- BBQ Shelter
- Picnic Tables / Seats
- Low fence

1:2000 @ A3

Site Photos



Low fence & vehicle entrance off Lakeside Road



Lake edge lane & mixed planting at Bremner Bay



Scout Den



Boat ramp & view back to Wanaka Town Centre



BBQ area at Bremner Bay



Lake edge lane on Southern side



Central grass plateau



Lake edge lane on Southern side Bremner Bay swimming & BBQ area

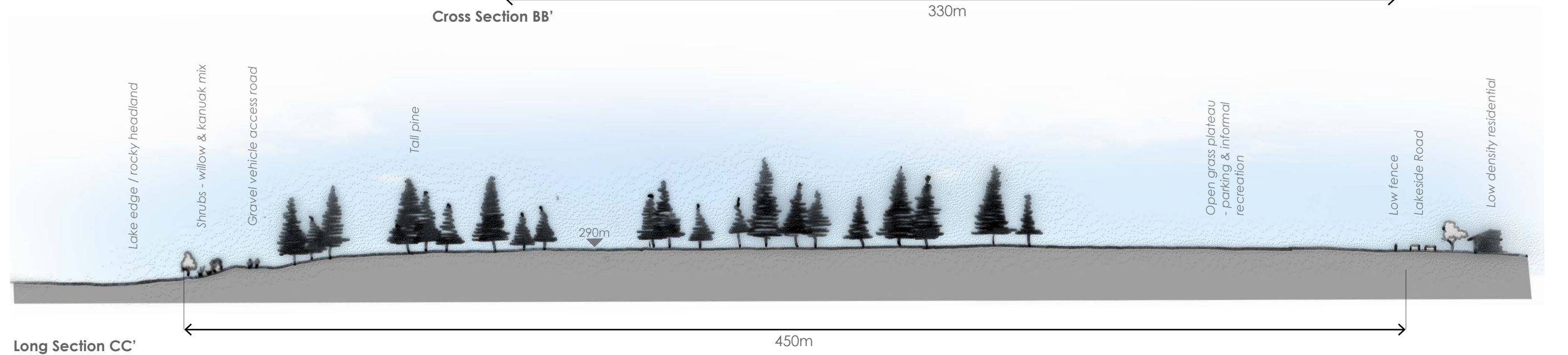
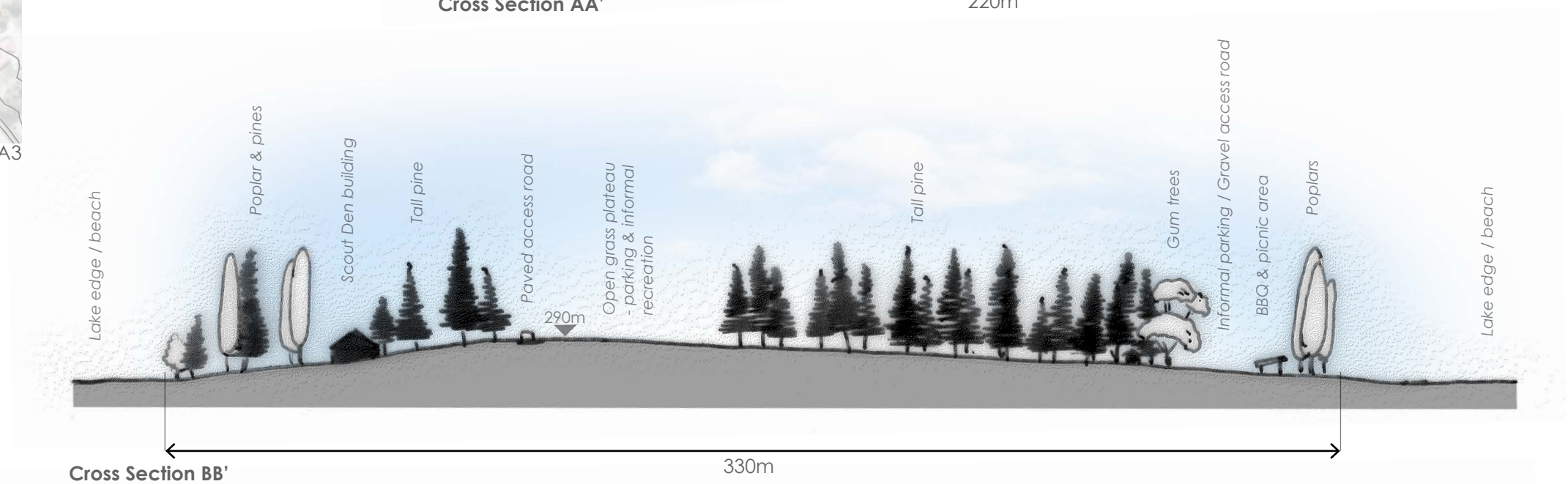
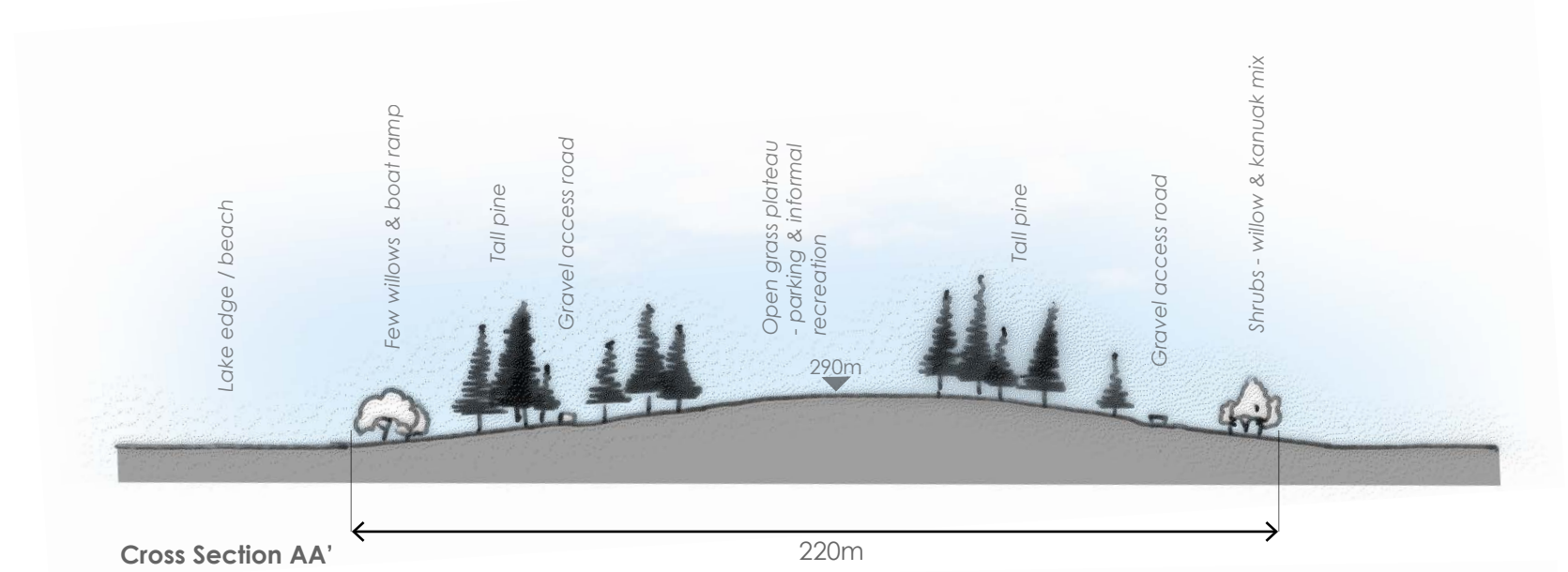
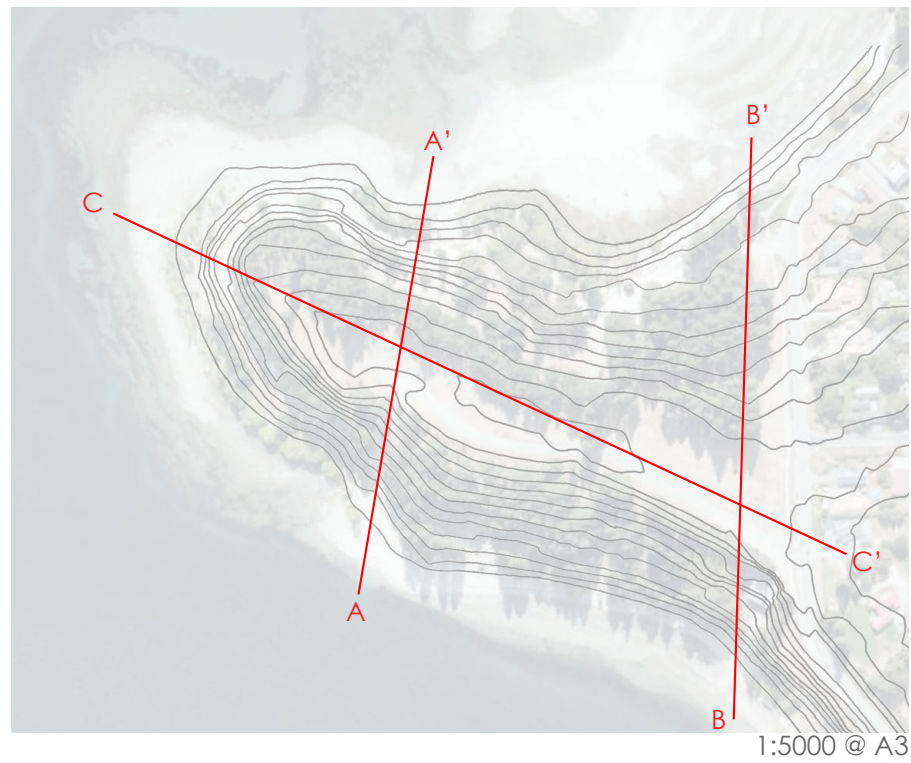
Site Analysis



- The reserve forms part of the Lakeside Trail
- 30+ year old pine trees, some are unstable
- Poor under-storey ecology
- Overall 'undeveloped' character
- Bremner Bay is shallow & popular with swimming, canoeing & picnicking, and is sheltered from southerly wind
- There are no restrictions of vehicle access within the Reserve
- Unsealed road is used by both vehicles and pedestrians, with no other pedestrian or cycle facilities provided around the end of the point, creating conflict between user groups
- Dust from the access road along the northern edge causes issues for pedestrians & picnic areas
- The southern side of the peninsular is sheltered from Northerly wind, and has a popular beach, boat launching area & informal parking area
- The southern edge is used for picnics, swimming, boat launching & water skiing, & there is a small toilet facility
- Central flat grass area used mainly for boat trailer parking in summer, as well as informal recreational activities
- Frisbee golf is located within the trees surrounding the central grass areas
- Exposed point of the Reserve could have erosion problems
- Scout Den has a steep bank behind it
- Crack willow growing along sections of the beach

- Vehicle access
- - - Pedestrian / cycle paths (lakeside edge)
- == Boat ramp
- ||||| Headland / Beach Edge
- Buildings
- ⊗ BBQ Shelter
- Picnic Tables / Seats
- Erratic Rocks
- Frisbee Golf locations (approx)
- Grass
- Pine Trees
- Willow / Shrubs
- - - * Showing low lake level / deep water

Site Cross Sections



Cross Sections - 1:1500 @ A3

Wanaka Lakefront Reserves Management Plan, 2014

The vision for the Wanaka lakefront reserves is:

"To protect and enhance the amenity and ecological values of the Wanaka lakefront reserves whilst providing opportunities for both land and water based recreation"

Council aims to provide a balance of facilities and open spaces to support a variety of recreation, both land and water based, and seeks to protect and enhance the recreational opportunities in relation to the amenity, ecological and cultural values of the lakefront.

A number of **principles**, management considerations & opportunities from the Reserves Management Plan relate to Eely Point Reserve:

- **Recognise the unique character of the Wanaka lakefront reserves and reflect this in the design, maintenance and management of the lakefront reserves**
- **Manage and maintain areas of the lakefront reserves as formal recreational areas for enjoyment of the community and visitors**
- **Manage the impact on the natural amenity values of the lakeside reserves by minimising buildings and positioning them appropriately**
- **Retain a high level of unrestricted access to and within the lakefront reserves and facilitate formal lake access**
- **Manage use of the lakefront reserves in a way that sustains the natural biodiversity of the land and adjacent pristine lake**
- The exposed headland has a generally low ecological value & is dominated by mature pine trees
- Scout Associations NZ - existing lease renewable every 10 years (exp. 01/07/2017)
- Eely Point Reserve has a distinct passive recreation activity zone
- Minimise structures in the reserves and their impacts on the landscape
- Protect important view shafts
- Retain an informal landscape character and open spatial quality to the reserves
- Renewal of public toilets at Eely Point reserve
- Renew the lease to Wanaka Scout and Guiding Association at Eely Point
- Prioritise pedestrian and cycle activity over motorised
- Support the construction or redevelopment of public boat launch facilities and associated parking and access at Eely Point
- Enhance, restore and protect the ecology of the lakefront
- Develop and implement planting plans to support ecological restoration for Eely Point
- Pro-actively manage trees, including succession planting, to ensure public health and safety and preserve the landscape

Eely Point Reserve Development Plan, 2000

The Development Plan was prepared in 2000, along with a process of public consultation. The objective of the public consultation process was to achieve consensus for the future development of Eely Point.

The Initial Concept Plan (top right) was prepared with a brief from the Eely Point Committee, and included gardens, walkways, a water feature & picnic areas, as well as a study of circulation patterns for pedestrians, cyclists and vehicles.

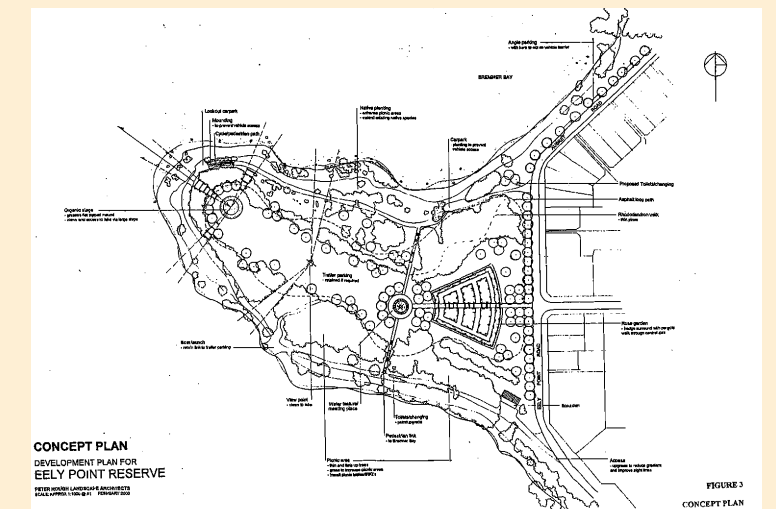
The feedback received was largely unsupported for these changes, so the plan was revised and the water feature, entry path & rose gardens removed. Concept Plan 2 (middle right) was presented at the public meeting.

Again some of the features were unsupported, so after public meeting & submissions made a third Development Plan (bottom right) was prepared which removed further features. The following items remained on the Development Plan:

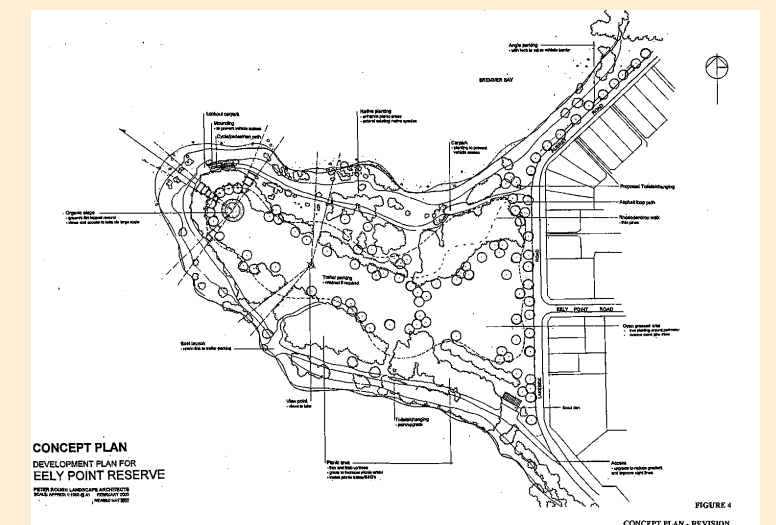
- Toilets & changing facilities at Bremner Bay
- Pruning & thinning of existing pine trees
- Removal of unstable pine trees
- Provision of picnic tables & BBQ's
- Sealing of the road around the point
- Upgrade of entry to road adjacent to Scout Den
- Erosion control on the point
- Post & chain fence along Lakeside Road

Development proposals incorporated the views of the community & covered vehicle circulation, toilet & changing facilities, pedestrian & cycle paths, picnic facilities & planting:

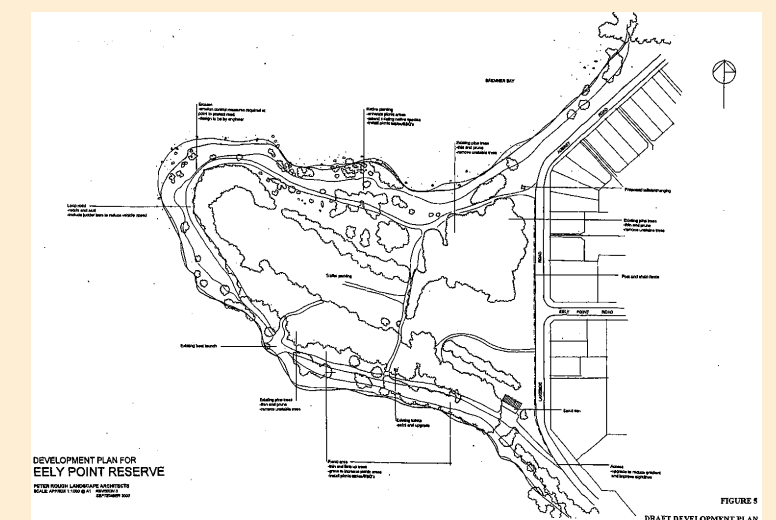
- Vehicle access & casual / boat trailer parking be retained throughout the reserve (no formal parking areas)
- Road around the point to be sealed to reduce dust, with judder bars to reduce speed
- Erosion works at the point
- Upgrade of existing toilet facilities, & new toilet & changing facilities at Bremner Bay
- Little support shown for pedestrian & cycle paths so none were included
- Increase in picnic facilities (BBQ's & tables)
- Areas of native planting & limbed up / thinning of the trees (no new tree planting)



Initial Concept Plan 1



Concept Plan 2



Development Plan

Facilities

- 
- Improve walking track
 - Reconfigure vehicle access to boat ramp, parking & buildings to avoid conflict with pedestrian & cycle traffic
 - Incorporate a series of park furniture including seats, bins, BBQ's, shelters & signage
 - Upgrade to existing Scouts building to incorporate other clubs
 - Upgrade / New toilet & changing block near boat ramp & at Bremner Bay
 - Upgrade boat ramp
 - Improve informal parking facilities
 - Possible Wanaka Marine Rescue Centre

Recreation

- 
- New walking & cycling paths to link with wider lake edge walk
 - Link walking tracks at Bremner Bay & near Scout Den
 - Separate trailer parking & informal recreation areas
 - Central space to remain open to allow for informal events or gatherings
 - Limit vehicle access around point, and prioritise pedestrian, cycle & recreation
 - Provide easy access to waters edge at a number of locations
 - Provide a number of picnic & seating options around the edge of the reserve, maximising views
 - Possibly incorporate Frisbee Golf

Ecology

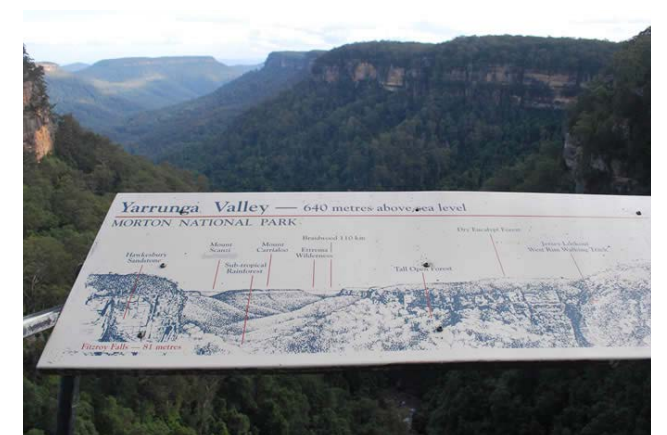
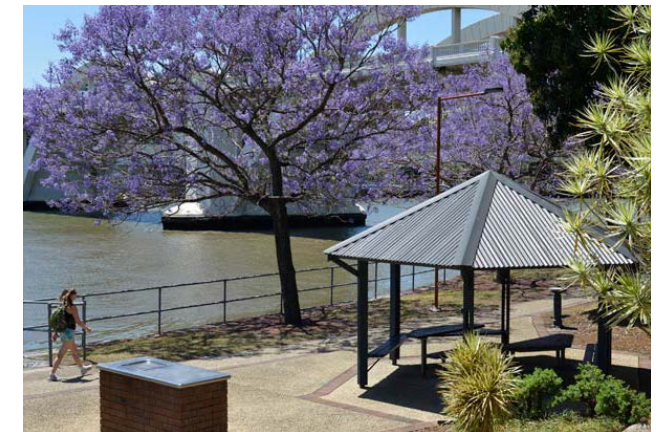
- 
- Removal, pruning & management of some existing trees
 - Create tree succession plan
 - New informal planting around picnic areas
 - Plant deciduous trees for shade & Autumn colour
 - Additional native foreshore planting to connect to existing areas
 - Weed & pest control throughout reserve

To Include:

- Kayak / canoe / paddle-board launch
- Ski lane / boating area markers
- Boat ramp & parking
- Swimming
- Pontoons
- Water interaction
- Toilets / changing / shower
- Picnic areas & BBQ's
- Sculpture
- Education / interpretive signage
- Kicking ball around
- Running
- Walking / dog walking
- Cycling
- Fitness equipment / trail
- Seating
- Bins
- Tables
- Event areas & stage - outdoor movies / music
- Decks - lounging / viewing
- Gathering areas
- Shelters
- Viewing lookout - binoculars & signage
- Interpretive map signage
- Botanical information & signage
- Swing
- Yoga classes - informal

Possibly Include:

- Courts & Skate park
- Volleyball court
- Frisbee golf
- Playground
- Bootcamp course
- Strolling / flower gardens
- Boat storage
- Club rooms
- Outdoor classroom
- School programmes
- Toy boats
- Pier
- Coastguard facility



Not Suitable:

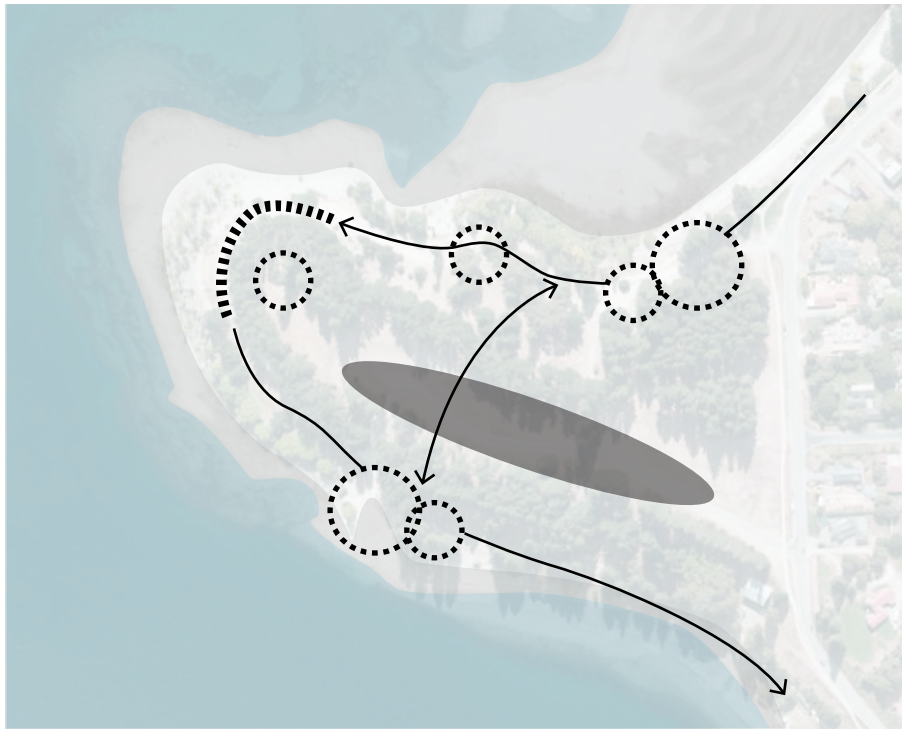
- Outdoor table play ie. ping pong
- Mini golf
- Pond / bridge
- Life size games ie chess
- Pump track (already at Lismore Park)
- Frisbee golf

Improve connectivity with existing networks & circulation & wayfinding within the reserve

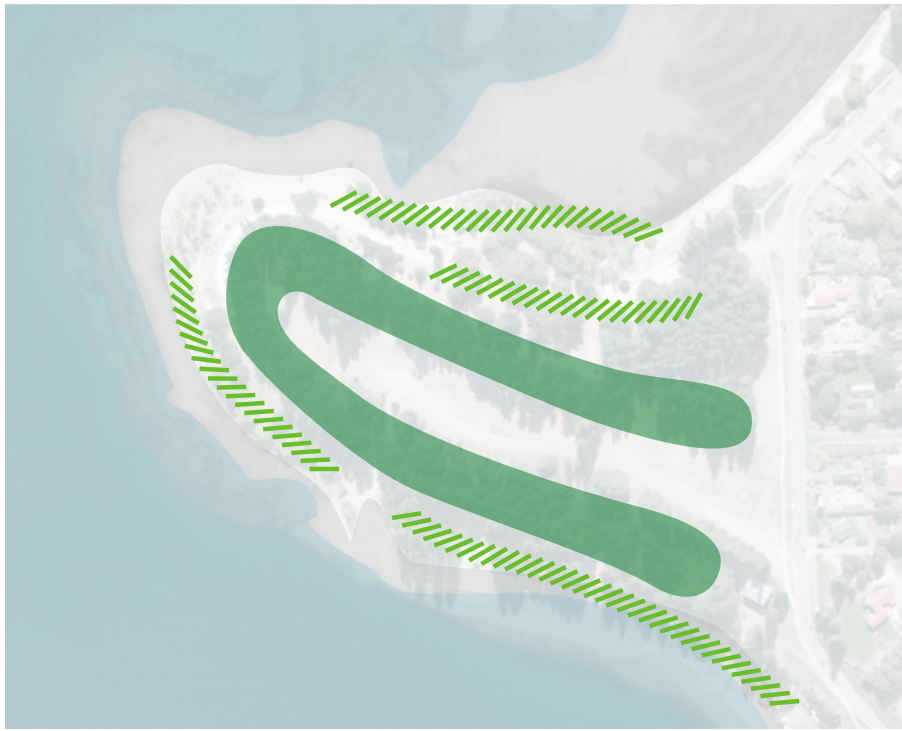


— Pedestrian / Cycle
— Vehicle

Accommodate a variety of facilities, activities & events that cater for a range of users, & functions as an informal recreation park

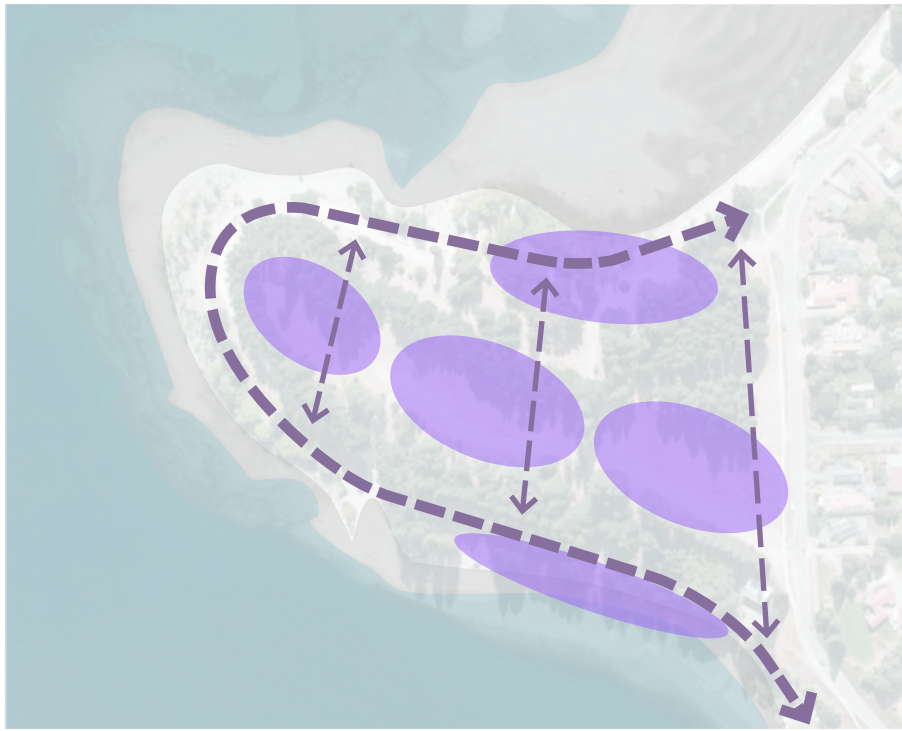


Enhancing the ecology of the site & re-introducing native succession planting & erosion control measures



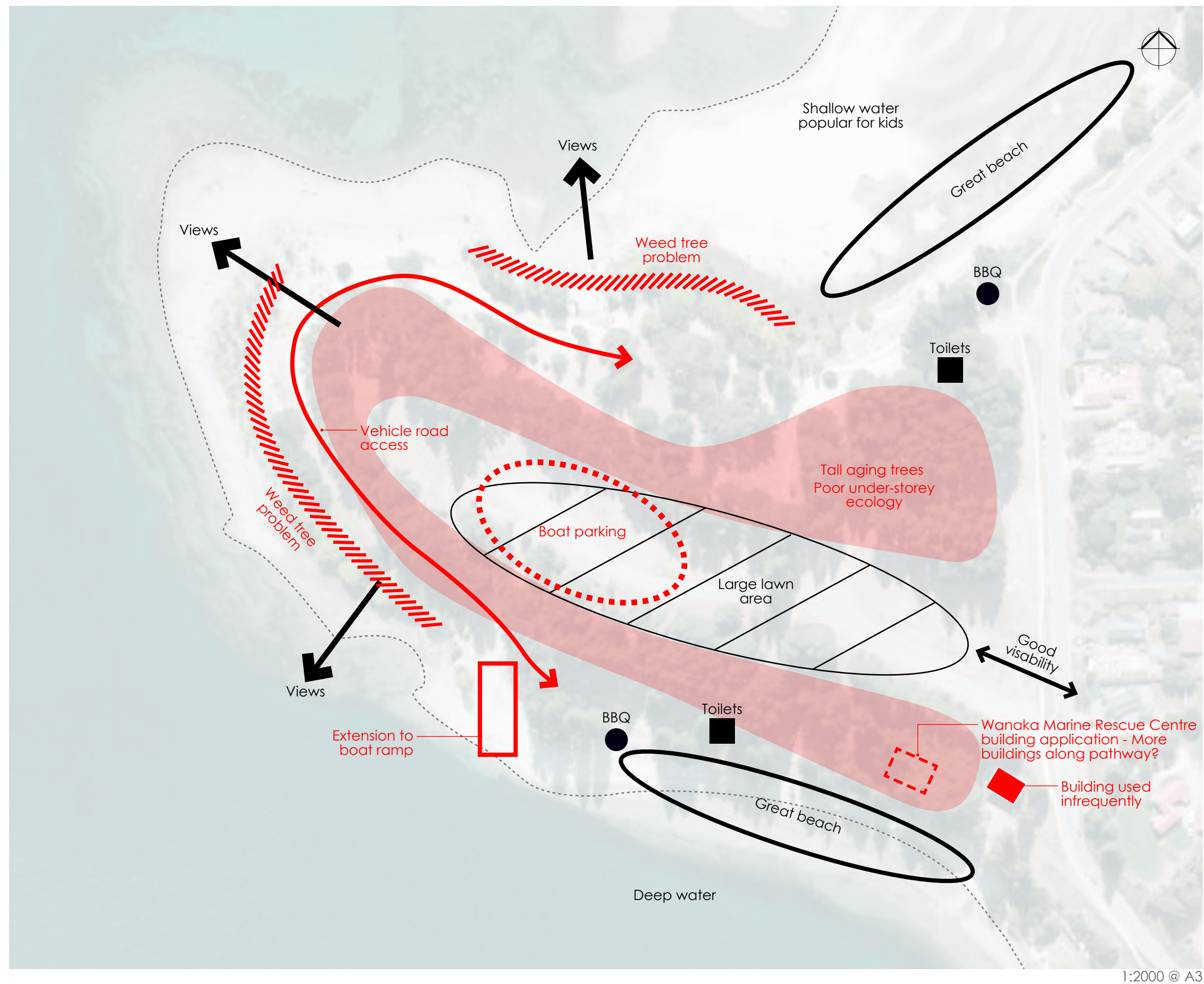
Native tree succession
Deciduous specimen trees

Maintain open space character and cater for pedestrians and cyclists



Series of open spaces
Pedestrian & Cyclist Connectivity

Site Strengths & Weaknesses



1:2000 @ A3

Concept A - Ecological



Big Moves:

- Minor adjustments to existing layout
- ① Native tree succession
 - Remove sections of pine
 - Ecological enhancement around lake edge
 - Planting of deciduous trees around edge - removal of weed species trees
 - ② New Boat ramp & trailer park
 - Sealing all public access roads
 - ③ New open picnic area on Northern edge of peninsular, with scattered shade trees, seating, tables, BBQ's, shelters & open grass areas
 - ④ Lookout / stage at end of headland
 - ⑤ Set back vehicle access road from edge of Bremner Bay with parking strips

- Sealed vehicle access
- Gravel
- Pathways
- Native tree succession
- Specimen trees (ie. poplar, willow)
- Buildings

Concept B - Facilities



Big Moves:

- Range of facilities
- ① Native tree succession
- ② New Boat ramp & trailer park
 - Restricting vehicle access around point
- ③ New open picnic area on Northern edge of peninsular, with scattered shade trees, gardens, seatings, tables, BBQ's, shelters, deck & open grass areas
 - Play equipment (climbing net, half court, swings)
 - Fitness trail
 - Interpretive & wayfinding signage
- ④ Lookout & sculpture at end of headland
 - Upgraded / new toilet & changing facilities
- ⑤ Paved carpark
- ⑥ Possible Wanaka Marine Rescue Centre

- Sealed vehicle access
- Gravel
- Pathways
- Play areas
- Native tree succession
- Specimen trees (ie. poplar, willow)
- Buildings
- x Fitness equipment
- Wayfinding & interpretive signage

Concept C - Aspirational



1:1500 @ A3

Big Moves:

- Improve circulation & facility layout
- ① Native tree succession
 - ② New Boat ramp & trailer park
 - Restricting vehicle access around point, create two separate vehicle entrances
 - ③ New open picnic area on Northern edge of peninsular, with scattered shade trees, gardens, seatings, tables, BBQ's, shelters, deck & open grass areas
 - Formal gardens & tree planting along central vehicle & pedestrian axes
 - Play equipment (climbing net, swings)
 - Fitness trail
 - Interpretive & wayfinding signage
 - ④ Lookout & sculpture at end of headland
 - Upgraded / new toilet & changing facilities
 - ⑤ 2x Paved carparks
 - ⑥ Possible Wanaka Marine Rescue Centre

- Sealed vehicle access
- Gravel
- Pathways
- Play areas
- Native tree succession
- Specimen trees (ie. poplar, willow)
- Buildings
- x Fitness equipment
- Wayfinding & interpretive signage