

PENINSULA BAY RESERVE

DEVELOPMENT PLAN

7 FEBRUARY 2024





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1

OVERVIEW

BACKGROUND

PURPOSE OF A DEVELOPMENT PLAN

The purpose of a development plan is to provide a strategic spatial framework for the management, enhancement, and utilisation of parks and reserves within the Queenstown Lakes District Council (QLDC) area.

The development plan will outline the vision, goals, and objectives for the development, maintenance, and use of Peninsula Bay Reserve. It considers factors such as community needs, environmental conservation, recreational opportunities, and cultural heritage to ensure that the Reserve meets the needs of the community and visitors while preserving the natural and cultural values.

The development plan guides decisions regarding infrastructure development, facilities, landscaping, access, and programming to create inclusive and sustainable reserves that contribute to the overall quality of life in the district.

OBJECTIVES

- Assess existing conditions, including natural features, topography, vegetation, and built environment.
- Define project objectives for landscape development, which may include increasing functionality, promoting sustainability.
- Identify opportunities and constraints, such as areas for development or preservation, as well as any regulatory, environmental, or social factors that may impact the project.
- Develop design concepts and strategies that address the project objectives while respecting the site's unique characteristics and constraints.
- Integrate sustainable practices, such as native planting and habitat preservation, to promote sustainability and reduce long-term maintenance costs.



ROYS PEAK FROM PENINSULA BAY

LOCATION

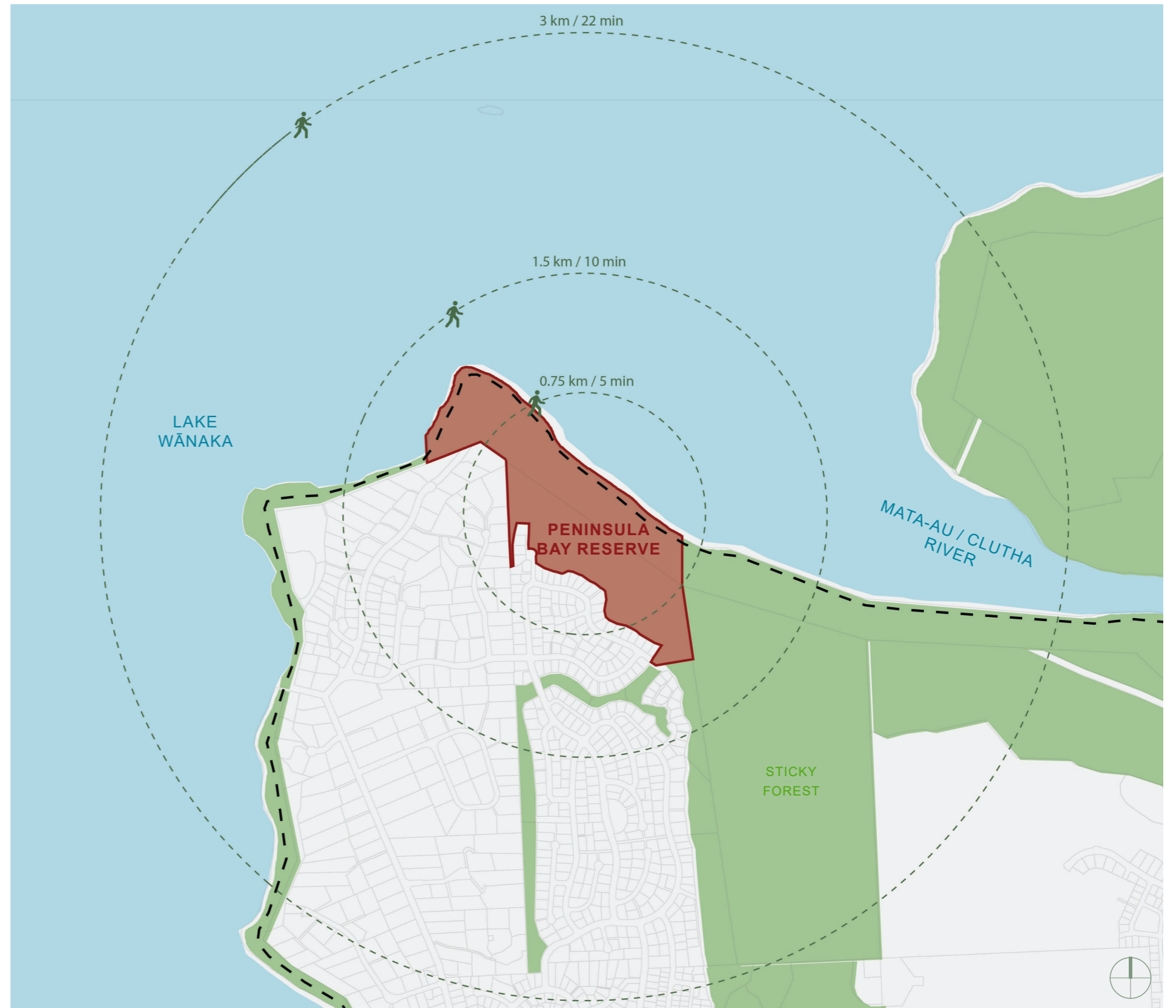
Lake Wānaka is located at the heart of the Central Lakes District, in the lower South Island of New Zealand. The township of Wānaka sits in a glacier-carved basin on the shores. Lake Wānaka is fed by the Mātukituki and Makarora Rivers, and is the source of the Clutha Mata-Au River.

PENINSULA BAY

Peninsula Bay Reserve is located on a point extending into Lake Wānaka between Roys Bay and Dublin Bay. The lake outlet into Mata-Au / the Clutha River is nearby to the east. Peninsula Bay Reserve is approximately 21ha in size, and is about 4.5km from Wānaka town centre, or 6km if following the lake shore.

Vegetation in Peninsula Bay is a mixture of open grassy areas and shrubby kānuka. Topography consists of low rolling mounds before sharply dropping off into Lake Wānaka.

A number of tracks weave through the area, connecting Sticky Forest mountain bike trails to Infinity Drive, Penrith Park Drive, and Outlet Road, which is an unformed road along the shore of Lake Wānaka. While many of the tracks have limited visibility due to the existing kānuka, there are a number of vantage points that look out northwards over Lake Wānaka. The shoreline Outlet Road track is also very popular with walkers, joggers and cyclists.



SITE CONTEXT

Peninsula Bay Reserve is located at the north end of the Peninsula Bay development and is approx 21ha in size. The reserve has access from several points; from Bull Ridge, a narrow residential cul-de-sac with limited parking, from two points on Infinity Drive, one a pedestrian walkway and the other at the eastern end of the reserve where there is little open space and the reserve is quite broken in contour, and from Penrith Park Drive, which connects to Outlet Rd along the lakefront.

An existing walking/cycling track through Scurr Heights, Koromiko, and along Sticky Forest ends where the eastern end of Infinity Drive meets the reserve. There are some informal walking and biking tracks in the reserve probably dating from when this was a remote and uncared for bit of land, away from the town rather than integrated into the urban area as it is now.

The Peninsula Bay Reserve is bounded to the west by recent residential development and to the south by the large Peninsula Bay Development of over 300 houses. To the east is Sticky Forest, which is currently owned by the Crown but in the process of being transferred to Kāi Tahu. The future use of Sticky Forest is unsure at this time.

The reserve was until recently, likely grassed farmland on part of which kānuka has become established. The western end of the reserve is a relatively open grassland with a central high ridge parallel to the lake edge. A memorial to Bob Robertson of Infinity Investment Group (developers of the Peninsula Bay residential development), made of a large rock and a seat, has been established on the high point of the ridge and this provides a focus for the area.

Towards the western end of the reserve, the escarpment to the lake is higher, the land is more broken and there is more kānuka cover with grasslands limited to small pockets and corridors. There are very good views over the lake and to Stevensons Arm from the high escarpment edge.

The Peninsula Bay Reserve is the only large open space reserve accessible to the Peninsula Bay residents where extensive informal passive recreation could occur. While there are off-road paths through the Peninsula Bay development, these corridors are relatively narrow, often storm water routes and tightly bounded by backyard fences, not all that attractive to use.

A section of the Te Araroa Trail, a long-distance walking route spanning the length of New Zealand, runs along Outlet Road. This unformed gravel road follows the shoreline of Lake Wānaka at Peninsula Bay, providing an opportunity for walkers and hikers to experience the region.



MĀNUKA ALONG 'THREAD THE NEEDLE'

SITE ANALYSIS

SITE CHARACTER

Peninsula Bay Reserve is predominately classified as part of the Lake Wānaka Outstanding Natural Landscape. It is an important part of the natural landscape backdrop and forms the lake margins.

The existing kānuka and grey shrubland vegetation that is scattered across the site also plays an important role as the minimal visible presence of built forms, structure and tracks.

Currently, the reserve provides an opportunity for users to explore the reserve on their own terms with informal tracks winding through the shrubland following the natural terrain. The overall experience is one that is remote and natural which is unusual given the adjacent residential development.

LANDFORM

The reserve sits on a portion of the young terminal moraine from the last glacial advance that forms the low lumpy ridge enclosing and provides a “green” backdrop to the Wānaka township.

At present these landforms are largely intact and free of scarring bench-cut-tracks and structures and they contribute to the outstanding fresh, legible glacial geomorphology of the Upper Clutha Basin.

ECOLOGY

The reserve supports a large kānuka woodland community which includes grey shrubland, fescue tussock grassland and montane basin floor herb field and cushion turf. This vegetation despite being modified by decades of pastoral use including burning, remains representative of the original native vegetation cover before humans arrived.

The reserve is part of an Acutely Threatened land environment / ecosystem, as there is very little of this kind of ecosystem left that has any indigenous vegetation cover and even less, that is protected.

WILDLIFE

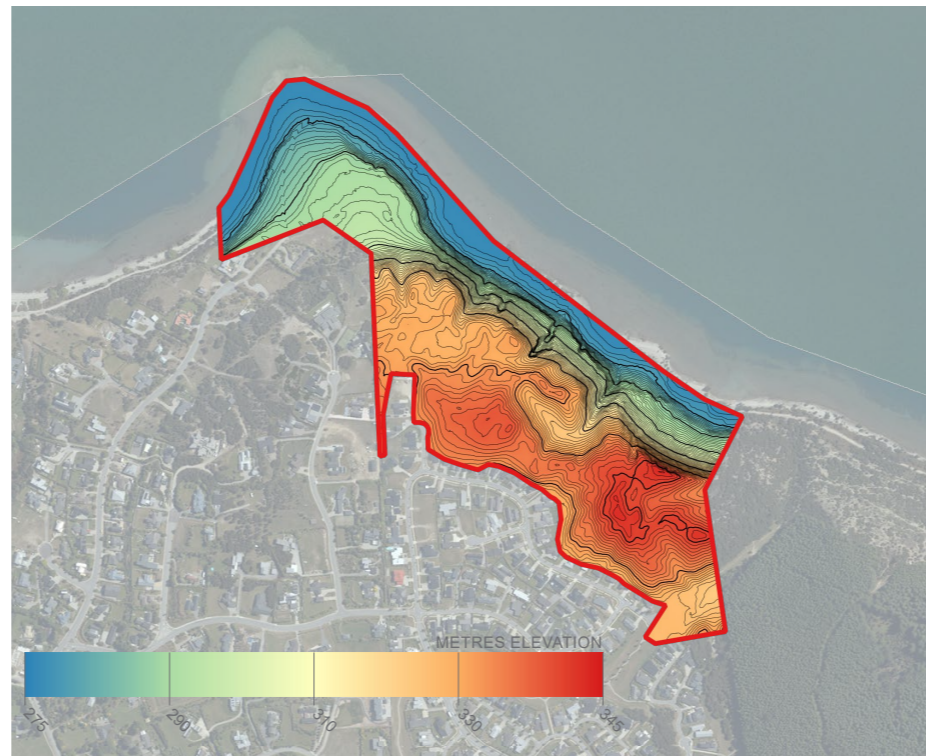
Native skinks are present in the reserve relying on the tussock grassland for cover and food. Tūī and bell birds are widely present within Wānaka township and would very likely make use of further tree vegetation. Increased diversity within the flora would very likely increase the number and range of bird and lizard species within the reserve



Landform diagram of Peninsula Bay. Note the number of draws cutting through the cliff face.



Strava, Peninsula Bay, Cycling Heat-map



Elevation diagram of Peninsula Bay.



Strava, Peninsula Bay, Walking/Running Heat-map

SITE PHOTOS

SITE PHOTOS



'THREAD THE NEEDLE' TRACK



EROSION ALONG THE CLIFF ABOVE OUTLET RD

SURROUNDING VIEWS



VIEWS NORTH-WEST TOWARDS THE PENINSULA



OUTLET ROAD, LOOKING NORTH-WEST



PICNIC TABLE OFF THE 'JANDAL' TRACK



VIEWS TOWARDS OUTLET CAMP AND MATA-AU/CLUTHA RIVER



BOULDER ATOP JASON'S CLEARING, WITH ROYS PEAK IN THE BACKGROUND



'THREAD THE NEEDLE' APPROACHES A CLIFF-SIDE VIEWPOINT



WIDE VIEWS IN KĀNUKA CLEARINGS

OVERARCHING STRATEGIES

PARKS AND OPEN SPACES STRATEGY 2021

The Parks and Open Spaces Strategy (2021) provides guidelines which will ensure the protection and enhancement of the existing QLDC Reserve network and future expansion of the network to continue to meet the districts population growth and increased visitor numbers.

The Strategy encourages consideration of both quality and quantity to provide an open space environment that continues to meet the communities' current needs as well as consider those of future generations. **Quality is particularly important in new and high growth areas to ensure residents have access to a range of park types that can accommodate wide variety of activities.**

The key objectives of the Parks and Open Space Strategy is the:

- Development and use of existing reserves;
- Understand the priorities for mana whenua in existing and future parks and reserves;
- Guidance on active travel, recreational trail and pedestrian connections
- Protection of values in wāhi tūpuna where these overlap with parks and reserves
- Ecological and biodiversity enhancement

Peninsula Bay is classified a Natural Reserve under the Parks and Open Space Strategy 2021:

*A reserve or open space that might only partly be developed but **contains a natural feature/s** such as native bush, a lake edge, river or mountain view. It is usually a large reserve or open space that **provides for informal recreation**. These areas may have high Kāi Tahu values as they are adjacent to lakes and rivers, or offer views towards significant mānuka, may have **ecological values** and/or provide access to our **unique landscapes**. They offer diverse recreation opportunities such as biking, walking, water activities and providing connections with nature.*

These reserves can include recreational facilities such as boat launching areas, camp grounds, but might also have ecological values, protecting waterways, and providing wildlife corridors.

PLAN CHANGE

In May 2002 the Council undertook a major strategic planning exercise for Wānaka titled Wānaka 2020. This community planning exercise assisted the community in identifying and planning for the management of future growth of the Wānaka area. The area of land that is subject to this proposed Plan Change (Peninsula Bay) was identified as being suitable for accommodating part of this future growth.

The purpose of the resultant Structure Plan is to provide for the future growth of Wānaka for the next 20 years in a manner which ensures the appropriate and efficient use of the land and associated use of infrastructure to enable the growth, good urban design, **protection of open space and landscape values**, and the optimal rate of release of zoned land to ensure an adequate availability of land over time.

These include objectives and policies that are intended to:

- Recognise the special **relationship that Manawhenua has with land and water resources**.
- Maintain and enhance the primary productive capacity and life supporting capacity of land resources. Relevant provisions focus on the retention of high-class soils for productive purposes and to avoid, remedy or mitigate degradation of land that can sometimes result from activities utilising land.
- Meet the reasonably foreseeable needs of the regions' people and communities via development which is efficient and is consistent with meeting expectations regarding amenity values.
- **Protect outstanding natural features and landscapes** from inappropriate subdivision, use and development.
- **Ensure public access opportunities** are maintained or enhanced to and along the margins of the region's water bodies, including lakes.
- **Protect areas of natural character**, outstanding natural features and landscapes and the associated values of Otago's wetlands, lakes, rivers and their margins.
- Ensure efficiency of urban development and the efficient use of infrastructure by maximising the use of existing infrastructure. Consolidation and improved use of this existing resource prior to extensions or new development is emphasised.
- **Minimise adverse effects of urban development** and settlement on the region's environment. Such effects include pollution, loss of productive land to urban development and increased energy consumption.
- **Maintain and enhance the quality of life for people and communities**. This is to be achieved via the identification and provision of an acceptable level of amenity, avoiding, remedying or mitigating adverse effects on community health and safety, and the adverse effects of subdivision, land use and development on landscape values.

- Maintain and enhance natural character of areas with **significant indigenous vegetation and/or fauna**.
- **Promote and encourage the retention, enhancement and re-establishment** of indigenous ecosystems in the region.
- Avoid or mitigate the adverse effects of natural hazards and avoid or restrict development on hazard prone land.



PENINSULA BAY RESERVE, LOOKING WEST TOWARDS MOUNT ASPIRING



LOOKING TOWARDS THE LAKE WĀNAKA OUTLET



2

ENGAGEMENT

ENGAGEMENT FEEDBACK

WHO WE ENGAGED WITH

- Bike Wānaka
- CCS Disability
- Disc Golf Wānaka
- Heart of Wānaka
- M!NT Charitable Trust
- Te Kākano
- Upper Clutha Tracks Trust
- Wai Wānaka
- Wao Wānaka
- Wānaka Upper Clutha Community Board

GENERAL THEMES



USER EXPERIENCE

- Improve clarity of tracks and the difficulty of access to the site.
- Address conflict between cyclists and walkers sharing the same trails, and the need for better trail management or designated paths.
- Opportunity to identify and develop key viewpoints and lookout spots.



EDUCATION AND ENGAGEMENT

- Maximise the opportunity for education on local biodiversity, explore and implement initiatives for rabbit and possum control and provide engaging signage or citizen science opportunities.
- Increase public awareness and involvement in local environmental issues.



PROTECTION AND MANAGEMENT

- Consider rabbit proofing and possum trapping.
- Balancing the encouragement of people into the site with environmental protection.

RESPONSE TO WHAT WE HEARD

Trails

Key discussion points regarding trails included:

- Agreement with Council for the Thread the Needle trail (single direction track)
- Aware there are unsanctioned jumps being erected across the site, and this is not encouraged by Bike Wānaka

- Everyone currently crams onto Thread the Needle as a trail, which hosts the best views
- Safety of walkers using mountain bike trails as a track
- Proposal from Upper Clutha Trails Trust for a shared grade 3 trail through Peninsula Bay Reserve

Peninsula Bay is adjacent to Sticky Forest which hosts a popular and well used mountain bike park for not only the Wānaka community, but also the wider district. A number of mountain bike trails extend from Sticky Forest through Peninsula Bay, predominantly along or around the ridge line. The trails range in grades from blue to double black diamond. There are ongoing safety concerns with potential conflict between mountain bikers and walkers especially where walkers are utilising the mountain trails in the absence of walking trails.

The Upper Clutha Trails Trust are proposing a shared grade 3 walking and cycling track through Peninsula Bay Reserve. The trail would provide a missing link in the existing trail network, creating a loop from town. The trail would start from the Dinosaur Park and carry on along the Lakeside Track to near the end of Penrith Park Road (Windsurf Access), and then along the proposed trail through Peninsula Bay Reserve which would connect to Venus Landing (end of Infinity Drive) and then follow the existing track between the Peninsula Bay subdivision and Sticky Forest, on to the Kirimoko Track, and the Scurr Heights Track to Domini Park and then onto town.

The shared trail provides a safe track for walkers and cyclists with the protection of the mountain bike trails for mountain biking only. Consideration will need to be given if there are further opportunities to expand the walking trail network which would provide access along the ridge line and to the view points or if terrain and conflict with crossing mountain bike trails creates a safety issue.

Disc Golf

Key discussion points regarding Disc Golf included:

- Disc golf keen to utilise Peninsula Bay Reserve for a new course which would provide different characteristics to Lismore Park

Peninsula Bay is classified as a natural reserve which under the Parks and Open Space Strategy (2021) is described as “a reserve or open space that might only partly be developed but contains a natural feature/s such as native bush, a lake edge, river or mountain view. It is usually a large reserve or open space that provides for informal recreation” Providing a new disc golf course in a natural reserve, and one with some areas of sensitive ecological areas, doesn’t seem appropriate.

Due to the close proximity of Lismore Park to the Wānaka Town Centre it is clear why the disc golf course there is a popular location, whereas Peninsula Bay is located on the outskirts away from the main activity hub of the town. The 18 hole disc golf course at Lismore Park and 9 hole disc

gold course at Eely Point currently appears to meet the demands of the disc golf community and there is no need to consider the inclusion for a new course as part of the Peninsula Bay Reserve Development Plan.

Protection and Enhancement versus Activity

A question that was raised by a number of groups is should Peninsula Bay Reserve be protected or should it be developed in a way that invites people to use the space.

Peninsula Bay Reserve provides a unique open space opportunity that is the opposite of what Lismore Park provides. Where Lismore Park is closely associated with the town centre and surrounding residential areas, providing a range of recreational activities for the community, Peninsula Bay is more characteristic of a natural reserve with its preserved landscape and very little built infrastructure. Peninsula Bay is an asset given that it is a natural reserve within Wānaka and provides an open space which allows people to explore it on their own accord.

The objectivities and polices outlined in the Plan Change supports the protection of the outstanding and natural landscape. Given the uniqueness of the Reserve there is however opportunities for enhancement of what’s existing, education opportunities i.e. interpretative signage and education walks / hunts, minor development improvements to celebrate the surrounding landscape i.e. view points.

It would be worth considering pest management alongside the enhancement and protection of the existing vegetation / ecosystems, especially rabbits. Given the scale of the site, multiple access points and adjacent areas a full pest management strategy should be undertaken to fully understand the extent and possible recommendations.

It was observed during a site visit that there is domestic encroachments from the adjacent residential properties Infinity Drive that border Peninsula Bay Reserve. This included things such as trampolines and exotic planting beyond the residential boundary and in Peninsula Bay Reserve. If this continued it could cause a real issue and threat to the natural reserve with potential spread of exotic pests. There might be design solution through the development plan to address this or it might be a Council issue to manage and enforce.

There is great opportunity to utilise existing kānuka as a crop plant for the establishment of other plants and improve diversity across the site and connections to the wider landscape. The environment of the site will need to be carefully considered to ensure any proposed planting would survive the tough conditions. Peninsula Bay Reserve is an exposed area, very sandy in places and prone to erosion. It is also a very dry environment and getting water to site is challenging for the establishment of any new planting.

KĀI TAHU VALUES

EMBRACING KĀI TAHU - OUR TREATY PARTNERS

Wānaka is one of the iconic lakes of cultural significance to Kāi Tahu. Seven Kāi Tahu Rūnaka are mana whenua in Wānaka and have kaitiaki responsibilities for the lake. Historically, a number of pā, kaika and nohoaka were located around Lake Wānaka. The biggest settlement in the area was a Kāi Tahu pā known as Take Kārara located in present day Roys Bay. The tūpuna (ancestors) had considerable knowledge of whakapapa, traditional trails and tauraka waka, places for gathering kai and other taoka. They had a traditional and spiritual relationship with the lake, and had tīkaka for the proper and sustainable utilisation of its resources.

These values remain important to Kāi Tahu today. As kaitiaki and mana whenua, Kāi Tahu's contemporary presence in Wānaka centres on wise use, restoration and protection of its natural and physical environment. The mauri of Lake Wānaka represents the essence that binds the physical and spiritual elements of all things together, generating and upholding all life. QLDC has recently reinvigorated and recommitted to its Treaty partnership with Kāi Tahu. Kāi Tahu and QLDC are working on a variety of projects throughout the district to reinstate Kāi Tahu's footprints in the landscape - ensuring that Kāi Tahu's stories and values are fully represented and visible in places of importance to them, including Wānaka's lakefront.

Extract from Lake Wānaka Lakefront Development Plan | Summary Document | July 2019

ASPIRATION

To provide continuous pedestrian access – making strong connections with the town centre, reducing vehicle use in the town centre, hosting a range of activities and enhancing the ecology throughout, while enhancing the visibility of Kāi Tahu through lakefront design, reflecting the importance of the lake to mana whenua, the Wānaka community and to visitors.



IMAGE SOURCE: LAKE WĀNAKA LAKEFRONT DEVELOPMENT PLAN

UARA KĀI TAHU / KĀI TAHU VALUES

The following is summary of the significant values that have been identified by mana whenua through the Warren Park Development Plan and Te Kararo Queenstown Gardens Development Plan.

1. ARA TAWHITO | TRADITIONAL TRAILS AND NETWORKS

- Consider not only visual and physical connections out from the site, but also views and connections
- Providing 'gateway' entrances into the park and enhancing existing entry points
- Improving the existing interface between adjacent roads and private properties
- Connectivity in, out and throughout the site and consideration of all weather paths and access
- The site should be well-connected to existing and planned routes, with an emphasis on the restorative, restful and sheltered nature of the site
- Design should respond to both land and water-based routes
- Connections to traditional routes should be made through structural/spatial design. This may be through visual links or physical connections.

2. WHAKAPAPA | GENEALOGY OR LINEAGE

- Whakapapa 'can reference human genealogical connections as well as the interrelatedness between humans and ecosystems.
- Acknowledgement and respectful celebration of surrounding wāhi tūpuna and their importance as part of whakapapa and oral history
- Spatial design connecting people to the water and surrounding landmarks, design of new elements and/or interpretation installations
- Opportunities to uncover, reference and share the whakapapa of place, to enhance a collective sense of place and community identity'
- Creating a strong cultural and community identity
- Reflecting Kāi Tahu values in the natural environment and educate other community members about Kāi Tahu values and associations within the landscape.
- Provide a sense of place and identity.

3. MANAAKITAKA | ACKNOWLEDGING OTHERS RAISING UP THE MANA OF VISITORS

- At a high level, the welcoming of all people into the spaces could take a number of forms, from creation of obvious and logical entry points, to accessible and safe routes, to providing all with a sense of comfort, familiarity and peace in this place regardless of background, age, gender or ability

4. WHANAUKATAKA | COMMUNITY AND WHĀNAU CONNECTIONS AND RELATIONSHIPS

- 'Provide spaces and opportunities to build and emphasise community identity'.
- Outdoor amenity and gathering space, which are accessible to all ages and abilities.
- Creating a sense of place and connectedness for the community.
- Consideration of all users to the park including, nearby residents, workers on lunch break, wider community etc.



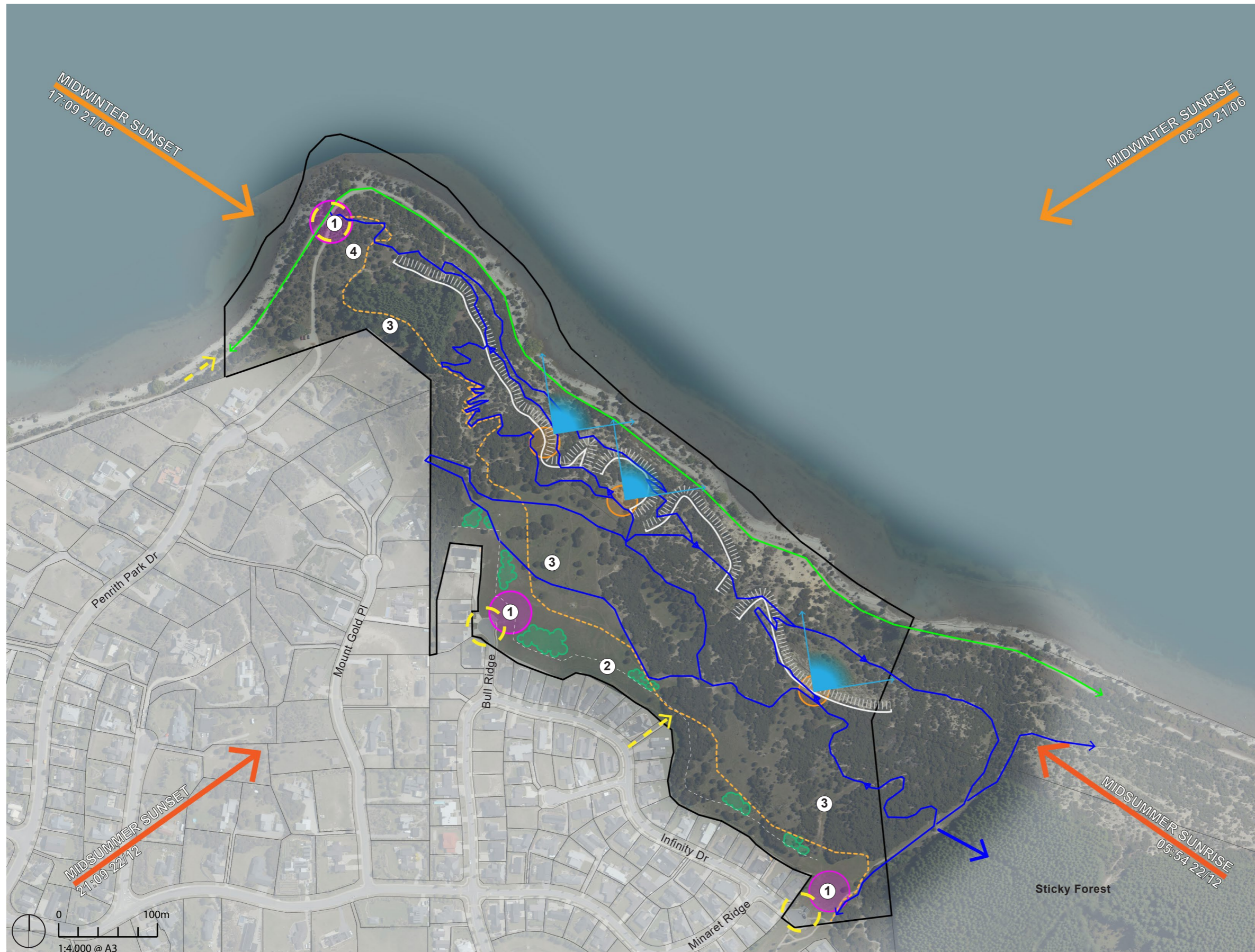
IMAGE SOURCE: WAI WĀNAKA



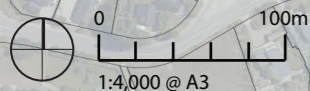
3

**DEVELOPMENT
PLAN**

DESIGN OPPORTUNITIES AND CONSIDERATIONS











- LEGEND**
- EXISTING MOUNTAIN BIKE TRACKS
 - EXISTING SHARED USE TRACKS
 - UPPER CLUTHA TRACKS TRUST COMBINED GRADE 3 TRAIL
 - ⬇ VEHICULAR ACCESS
 - ⬆ PEDESTRIAN ACCESS
 - RIDGELINES
 - UPGRADED ENTRANCES
 - VIEW POINTS
 - PROPOSED NATIVE PLANTING
 - POTENTIAL RABBIT PROOF FENCE
-
- ① WELCOME AREA WITH SIGNAGE & DIRECTIONAL INFORMATION.
 - ② WILDFIRE SETBACK (20M SHOWN)
 - ③ UPPER CLUTHA TRACKS TRUST PENINSULA BAY LINK TRACK ALIGNMENT
 - ④ TRAIL CONNECTED TO EXISTING TRACK



PENINSULA BAY DEVELOPMENT PLAN



LEGEND

-  EXISTING VEGETATION
-  PROPOSED NATIVE PLANTING
-  POTENTIAL RABBIT PROOF FENCE
-  WILDFIRE SETBACK (20M)
-  VIEWPOINT
-  ECOLOGY-FOCUSED PLANTING
-  ENTRY/WELCOME AREA
-  MOUNTAIN BIKE FACILITIES

The Draft Development Plan for Peninsula Bay Reserve consists of a light-handed approach to design, focusing on improving existing amenity and enhancing access.

Mountain bike trails will remain as they are, with a new shared pathway proposed by the Upper Clutha Tracks Trust, which extends from the existing lake trail in the north, through the Reserve, connecting up to Kirimoko Track and into town. The shared trail will provide a route through the reserve for both cyclists and walkers.

Additional planting has been proposed along the southern boundary to provide integration of the Upper Clutha Tracks Trust trail and to provide opportunities to diversify the existing kānuka planting. The planting has been carefully located outside of the 20m wildfire offset from the neighbouring properties.

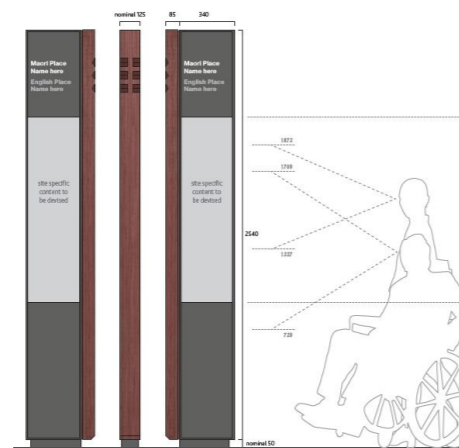
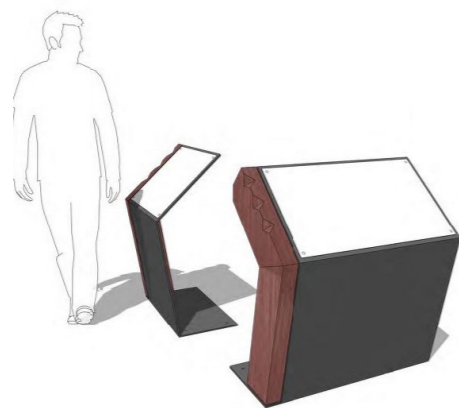
Wayfinding and signage will help open up the reserve to people wanting to discover and explore. It will strengthen arrival areas, help locate people, provide educational opportunities and highlight ecologically sensitive areas. Additional signage may be included along key mountain bike trails such as Thread the Needle.

Three clearings along Thread the Needle will be improved with clearer access and basic amenity like picnic tables where appropriate. These clearings will provide viewpoints out across the lake to the surrounding landscape and a resting place for those biking along.

PRECEDENT IMAGES

INTERPRETIVE & EDUCATIONAL SIGNAGE

Interpretive signage can provide welcoming and informative entry points to the reserve. Signs could highlight features of the local ecology, geology, and cultural history. The signs would be designed in accordance with the QLDC signage guidelines as shown in the examples below.



UPPER CLUTHA TRACKS TRUST TRAIL

A combined Grade 3 walking and cycling track is proposed through the Peninsula Bay Reserve. The track will form a connection between the walking/cycling tracks in the Peninsula Bay subdivision and the Outlet Track. The indicative route minimises the visibility of the track from adjoining residential properties and is designed to avoid, where possible, existing MTB tracks.

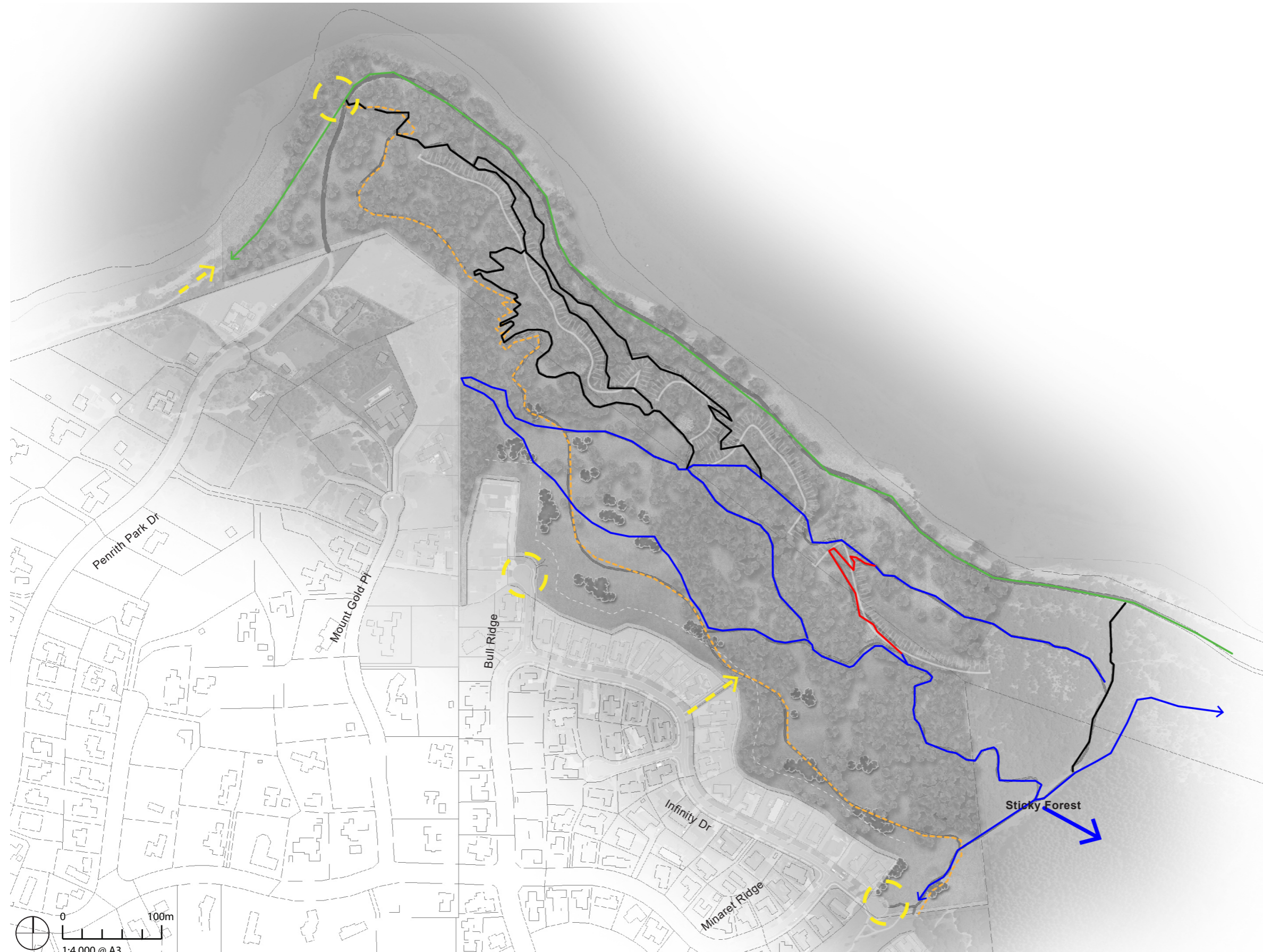


VIEW POINTS

Existing mountain bike tracks along the eastern portion of Peninsula Bay Reserve often emerge from the surrounding bush to spectacular views over Lake Wānaka. These spots can function as rest points for mountain bikes, picnic areas, or hold interpretive signage relating to specific views.



CIRCULATION PLAN



LEGEND

- EXISTING SHARED TRACK
- INTERMEDIATE MTB TRACKS
- ADVANCED MTB TRACK
- EXPERT MTB TRACK
- UPPER CLUTHA TRACKS TRUST
COMBINED GRADE 3 TRAIL
- - - PEDESTRIAN/CYCLING ACCESS
- VEHICLE ACCESS

The reserve's network of existing mountain bike trails are retained, with improvements to signage, wayfinding and scenic viewing points.

A new combined Grade 3 walking and cycling track has been proposed by the Upper Clutha Tracks Trust, through the reserve. It will extend from the existing lake trail in the north, through the Reserve, connecting up to Kirimoko Track and into town.

The alignment has been designed to minimise the visibility of the track from adjoining residential properties and includes an upgrade to an existing zig-zag track up the terrace face, to minimise any visual impact from the lake.

The route is also designed to avoid, where possible, existing MTB tracks.

Vehicle access from the end of Penrith Park Drive (for example, windsurfing access) will be retained.

INDICATIVE PLANTING STRATEGY



Planting for Peninsula Bay Reserve is intended to be relatively simple; largely bolstering the existing vegetation with a mix of complementing species to increase biodiversity and integrate the proposed shared trail that traverses the Reserve.

A 20m wildfire setback from the residential properties along Infinity Drive has been proposed where no new planting can occur. Existing vegetation within this setback will be retained. This setback is intended to reduce the risk of wildfires spreading to homes and structures and to ensure the safety of residents. New planting has been clustered in groups with fire breaks in-between with low flammable species mixes and scatterings of kānuka to integrate with the surrounding context.

Further investigations into pest control (specifically a rabbit proof fence) will need to be undertaken and considered for areas of new planting.

LEGEND

- PROPOSED NATIVE PLANTING
- POTENTIAL RABBIT PROOF FENCE
- WILDFIRE SETBACK (20M)

INDICATIVE MEDIUM-HEIGHT NATIVE PLANTING

	
<small>Corokia cotoneaster Korokio</small>	<small>Griselinia littoralis Kapuka</small>
	
<small>Hoheria angustifolia Narrow-leaved lacebark</small>	<small>Sophora microphylla Kōwhai</small>
	
<small>Hoheria lyalii Mountain lacebark</small>	<small>Hebe salicifolia Koromiko</small>
	
<small>Kunzea ericoides Kānuka</small>	

INDICATIVE PHOTO MONTAGE

VIEW POINT AREA



LOCATION PLAN



About Boffa Miskell

Boffa Miskell is a leading New Zealand professional services consultancy with offices in Auckland, Hamilton, Tauranga, Wellington, Christchurch, Dunedin and Queenstown. We work with a wide range of local and international private and public sector clients in the areas of planning, urban design, landscape architecture, landscape planning, ecology, biosecurity, cultural heritage, graphics and mapping. Over the past four decades we have built a reputation for professionalism, innovation and excellence. During this time we have been associated with a significant number of projects that have shaped New Zealand's environment.

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