

EELY POINT RESERVE

DEVELOPMENT PLAN



WANAKA COMMUNITY BOARD
QUEENSTOWN LAKES DISTRICT COUNCIL
P.O Box 33
Wanaka
New Zealand

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- B. Summary of responses to questionnaire supplied at public meeting.

1.0 SUMMARY

This development plan has been prepared in accordance with the Wanaka Lakeside Reserves and Lakeshore Management Plan.

A process of public consultation was undertaken in the form of a public meeting and opportunity for written submissions. The objective of the public consultation process was to achieve consensus for the future development of Eely Point.

An initial concept plan was prepared in accordance with the brief received from the Eely Point Reserve Committee which was made up of a group of Wanaka Community Board members. This brief included gardens, walkways, picnic areas and a review of circulation patterns within the reserve including pedestrian, cycle and vehicular.

This plan was presented to a Community Board Meeting where feedback was received. As a result of this feedback and further comments to the Community Board the concept plan was amended to remove the rose garden and water feature.

A public meeting was then held and the revised plan presented. Questionnaires were distributed and completed regarding the main issues. Attendance at the meeting was very good with approximately 100 persons present.

A number of issues were identified such as dust caused by vehicles which was detrimental to picnickers, the need for a large area to be set aside for boat trailer parking at the peak of the summer period and some conflict between swimmers, boat users and pedestrians and vehicles. Tree species to supplement the existing pine trees and replace any removed were discussed in detail but the results of the questionnaires show that the majority prefer no tree planting to take place.

An overwhelming majority of persons attending the meeting and submissions received expressed a view of "no change" for the future development of Eely Point. Many people expressed how much they liked the reserve in its present state and that any change would be negative and was not necessary.

A third plan was subsequently prepared to reflect the consensus of the public meeting and submissions received. The main proposals are as follows;

- Sealing of the loop road to prevent dust and inclusion of judder bars to control speed.
- Erosion control at the point to protect the road.
- Upgrade of the existing toilets and changing rooms.
- New toilets and changing rooms at Bremner Bay.
- Thinning, pruning and removal of unstable pine trees.
- A post and chain fence along Lakeside Road.
- Picnic tables and BBQ's.
- Native planting on the Bremner Bay side of the reserve to enhance picnic areas.

This concept plan was adopted as the draft development plan at the Wanaka Community Board Meeting of 7 September 2000 and put on display for further public comment.

2.0 INTRODUCTION

2.1 The Development Plan

A management plan entitled Wanaka Lakeside Reserves and Lakeshore and prepared by Johnston Whitney and T.C Emmit covers the Queenstown Lakes District Council foreshore reserves around Lake Wanaka.

The management plan is divided into a number of different areas including the Eely Point Reserve which is termed Area Four - The Groyne to Bremner Bay. A number of specific policies are set out relating to each area including Policy 33 regarding the preparation of a development plan.

"Policy 33:

Detailed development plans be prepared for all locations in the following order as demand requires:-

2. The Groyne to Bremner Bay

These plans are to be prepared and implemented under the guidance of suitably qualified professionals. Such plans are to be made available for public input prior to being approved by Council."

In accordance with this policy a process of public consultation has been undertaken to complete this development plan.

Appendix A comprises relevant plans and policies from the Wanaka Lakeside Reserves and Lakeshore Management Plan.

2.2 The Public Consultation Process

A public meeting was held as part of the public consultation process. The objective of the meeting was to;

Through a process of consultation achieve consensus for the future development of Eely Point for the next ten year period.

Overhead presentation sheets and results of the questionnaire are summarised and included in Appendix B.

3.0 SITE LOCATION

3.1 Site Location

The subject site is located at Eely Point between Roys Bay and Bremner Bay, Wanaka. It includes the lake foreshore below Lakeside Road from the intersection of Beacon Point Road and Lakeside Road to the beginning of the walkway at the end of Bremner Bay Beach in addition to the land comprising Eely Point west of Lakeside Road.

Figure 1 comprises a map showing the location of the site.

4.0 SITE DESCRIPTION

4.1 Introduction

The following description describes the site both specifically and within the context of its surrounding environment.

4.2 Topography

The topography throughout the Reserve is dominated by the point which divides Roys Bay from Bremner Bay. The center of the point forms a flat plateau which slopes down to the lakeshore on either side. The beach on the southern side of the point is comprised of reasonably fine pebbles whilst the point and northern side is rockier. Bremner Bay beach also has finer gravels.

4.3 Climate

The dominating climatic influence upon the Reserve is the wind. The prevailing winds blow from a northerly and southerly direction resulting in one side of the point being more sheltered than the other depending on wind direction. Existing trees which provide some shelter from these winds is very important for users of the Reserve in these conditions.

4.4 Access

Vehicular access is possible throughout the Reserve from three points along Lakeside Road. An unsealed loop road provides access around the point. Other informal vehicle routes travel across the point. Four wheel drive vehicles are able to travel throughout the reserve.

No nominated pedestrian walkways or cycle ways exist within the Eely Point portion of the reserve but a walkway/cycle way joins the loop road at the southern end of the reserve and a walkway commences at the northern end of Bremner Bay.

4.5 Vegetation

Vegetation in the Reserve consists predominantly of radiata pine trees which provide wind shelter and are located around the perimeter of the central plateau area. The lake foreshore is lined with willows and the Bremner Bay side of the point is dominated with manuka.

4.6 Existing Structures

Very few structures exist within the Reserve. The largest is the Scout den and the only other is the toilet facilities at the southern side.

5.0 SITE ANALYSIS

5.1 Introduction

Existing patterns of use, character and vehicle, pedestrian and cyclist circulation have been analysed to identify any conflicts or potential for enhancement. Figure 2 comprises a site analysis plan which graphically shows this information.

5.2 Character

Positive and negative characteristics of the Reserve as a whole were discussed at the public meeting and are included in Appendix B. The Reserve may also be divided into a number of areas, each with a different character and use.

Bremner Bay is shallow and popular with families and children. It is used for picnics, swimming, canoeing etc. Bremner Bay is sheltered from a southerly wind by Eely Point. The northern side of Eely Point is also used for picnicking but is dusty due to the nearby road. Potential exists to improve this area for picnicking by providing tables, BBQ's and toilets/changing rooms. Rationalisation of vehicle movements and reduction of dust and vehicle speed would also be beneficial.

The southern side of Eely Point is sheltered in a northerly wind, has an attractive beach and a very popular boat launching area. It is well used in the summer for picnics, swimming, boat launching and water skiing. Toilet/changing facilities are located in this area.

An unsealed road links this side of the point to Bremner Bay and provides access for boat trailer parking in the central area of the reserve. This central flat grassed area provides an important space for trailer parking, particularly over the busy Christmas/New Year period. This area is also used for informal recreational activities such as frisbee and golf. The area adjacent to Lakeside Road is utilized by the scouts for camping and other activities.

Generally the reserve has an undeveloped character with little restriction on uses or defined areas. This undeveloped character is popular with locals.

5.3 Vehicle Circulation

Very little control of vehicle circulation exists within the Reserve. The use of vehicles within the Reserve was identified as causing conflict with other users, particularly pedestrians, cyclists and picnickers at busy times of the summer.

It was however preferred that no restrictions on vehicle circulation be made.

5.4 Pedestrian/Cyclist Circulation

A walkway/cycle track exists at either end of the reserve but there is no track through the reserve itself for pedestrians and cyclists. Pedestrians and cyclists either use Lakeside Road to travel past the reserve or the unsealed road around Eely Point to circumnavigate

the reserve. At high use times this road must be at the least uncomfortable for pedestrians and cyclists if not dangerous.

It was however preferred by the community that no pedestrian/cycle track be provided.

6.0 ISSUES

Issues addressed in the public meeting and by submission;

- Extent of road around point
- Erosion control at point
- Provision of car parking
- Boat launching.
- Parking of boat trailers.
- A pathway for pedestrians and cyclists.
- Picnic facilities.
- Conflict between swimmers and boats.
- Tree planting and management of existing pines.
- Tree species to be planted.
- Wind and shelter.
- Overall undeveloped character.
- Toilet/changing facilities

7.0 THE CONCEPT PLAN

7.1 Introduction

An initial concept plan was prepared in accordance with the brief provided by the Eely Point Committee, which particularly included gardens. This plan included a rose garden, rhododendron walk, water feature, grassed stage formed by earth mounding, tree planting, pedestrian/cycle track, restricted vehicle circulation, car parking, views to lake through existing pine trees and picnic area enhancement and facilities.

Many of the features of this plan particularly the rose garden were not supported. Figure 3 comprises Concept 1.

The plan was revised and the water feature, entry path and rose garden removed.

This revised plan was presented at the public meeting. Figure 4 comprises the second concept plan.

As a result of this meeting and submissions made a third plan was prepared and titled Development Plan. This plan removed further features of the revised concept plan, which were not supported. The following items remain:

- Toilets and changing facilities at Bremner Bay
- Pruning and thinning of existing pine trees.

- Removal of unstable pine trees.
- Provision of picnic tables and BBQ's.
- Sealing of the road around the point.
- Upgrade of entry to road adjacent to Scout Den
- Erosion control on the point.
- Post and chain fence along Lakeside Road.

The objective of the development plan was to incorporate the views of the community to create an overall vision for the Reserve that meets with the expectations of the community.

Figure 5 comprises the development plan.

7.2 Development Proposals

Vehicle Circulation

It is proposed that vehicle access and casual parking be retained throughout the reserve. The community found little favour with formal parking areas or restricted vehicle movement. The road around the point will be sealed to remove dust and include judder bars to decrease speed. A lookout car park will not be formed at the end of the point as shown in the Management Plan as there was little support for this proposal. Erosion works will be undertaken and designed by an engineer to protect erosion of the road at the point where it is particularly susceptible.

It is recommended that sight lines and gradient of the access to Lakeside Road by the Scout Den be addressed by a suitably qualified person. The management plan recommended that access be relocated from this area but as there was strong opposition for this proposal it is considered important that the safety issues in the Management Plan regarding this access point be addressed.

Boat trailer parking will continue in the central area of the reserve.

Toilet/Changing Facilities

It is proposed that the existing toilet facilities be painted and upgraded and new facilities provided at Bremner Bay to meet the demand of this picnic area.

Pedestrian/Cycle Paths

Little support was shown for pedestrian/cycle paths so none have been included in the final plan.

Picnic Facilities

Support was shown for an increase in picnic facilities such as gas BBQs and tables. These are proposed for inclusion in two areas. The established picnic spot on the south side of Beacon Point and the less utilized area on the northern side. The sealing of the road will particularly enhance the northern picnic area, as dust is often a problem. Areas of native planting are also proposed to enhance this area for passive use. Trees on the southern side will be limbed up and thinned to increase sunlight and encourage better grass growth.

Planting

Although there was discussion about preferred tree species at the public meeting the questionnaires and written submissions were not in favour of any tree planting.

Support was shown for the thinning and removal of any unstable existing pine trees.

8.0 IMPLEMENTATION

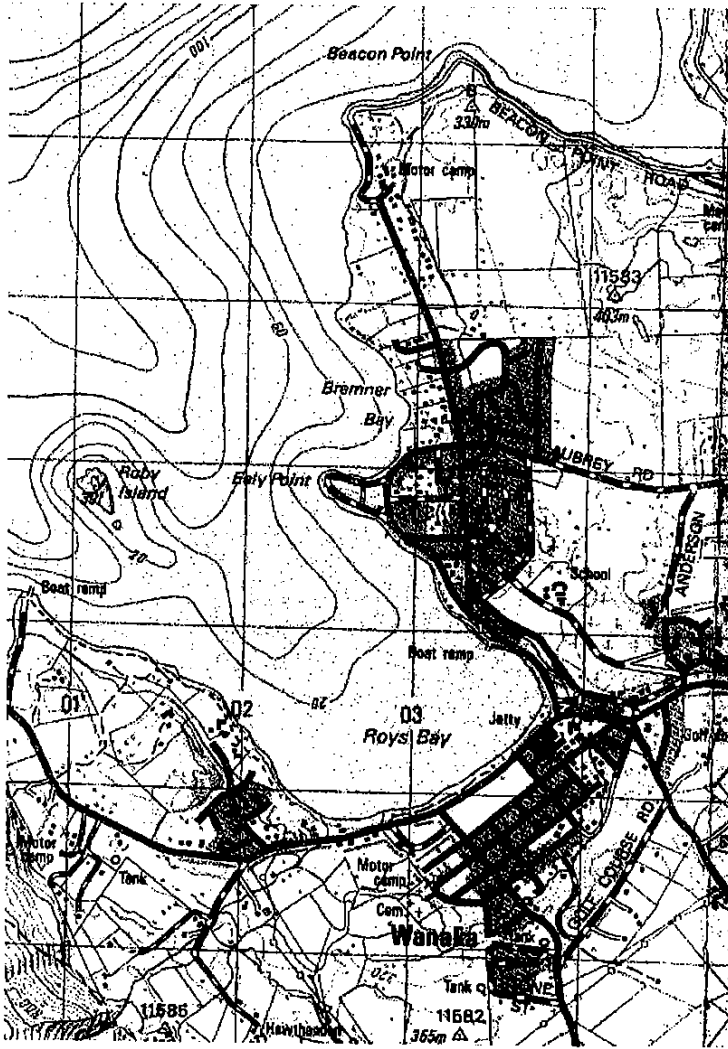
8.1 Time frame and staging of the works

The development proposals may be prioritised and implemented in stages to conform to budget requirements.

Priority list

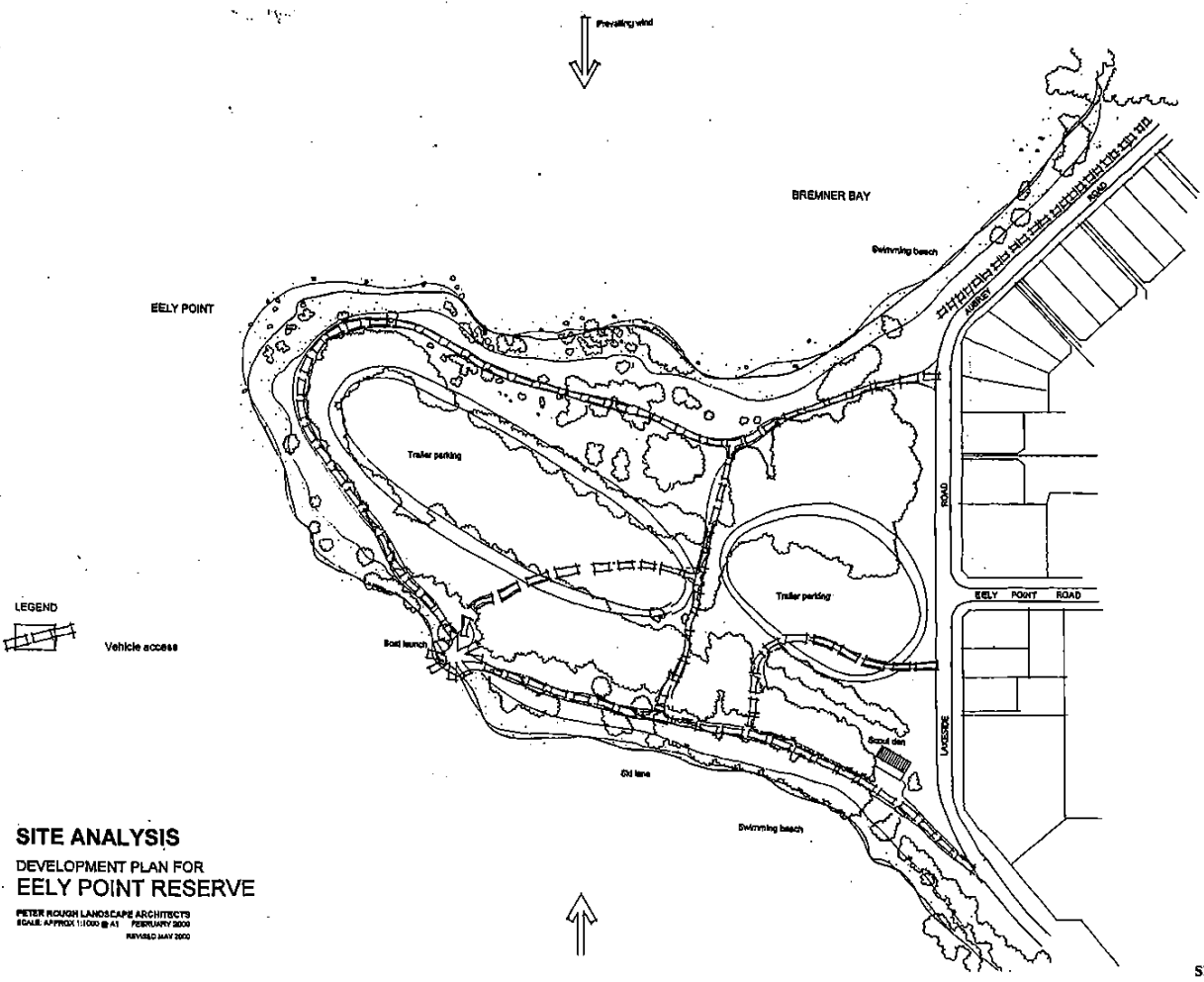
- Removal of unstable pine trees.
- Pruning and thinning of existing pine trees.
- Upgrade of entry to road adjacent to Scout Den
- Sealing of the road around the point in conjunction with erosion control.
- Provision of picnic tables and BBQ's.
- Toilets and changing facilities at Bremner Bay
- Post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

Detail design is required for some features and input by other professionals will be required such as engineering advice for erosion works and upgrade of road access prior to implementation.



EELY POINT

FIGURE 1
LOCATION MAP



SITE ANALYSIS
 DEVELOPMENT PLAN FOR
 EELY POINT RESERVE
 PETER RICHON LANDSCAPE ARCHITECTS
 SCALE: APPROX 1:1000 @ A1 FEBRUARY 2008
 REVISED MAY 2008

FIGURE 2
 SITE ANALYSIS

CONCEPT PLAN
DEVELOPMENT PLAN FOR
EELY POINT RESERVE

PETER HOUGH LANDSCAPE ARCHITECTS
 SCALE: APPROX. 1:1000 @ A1 FEBRUARY 2000

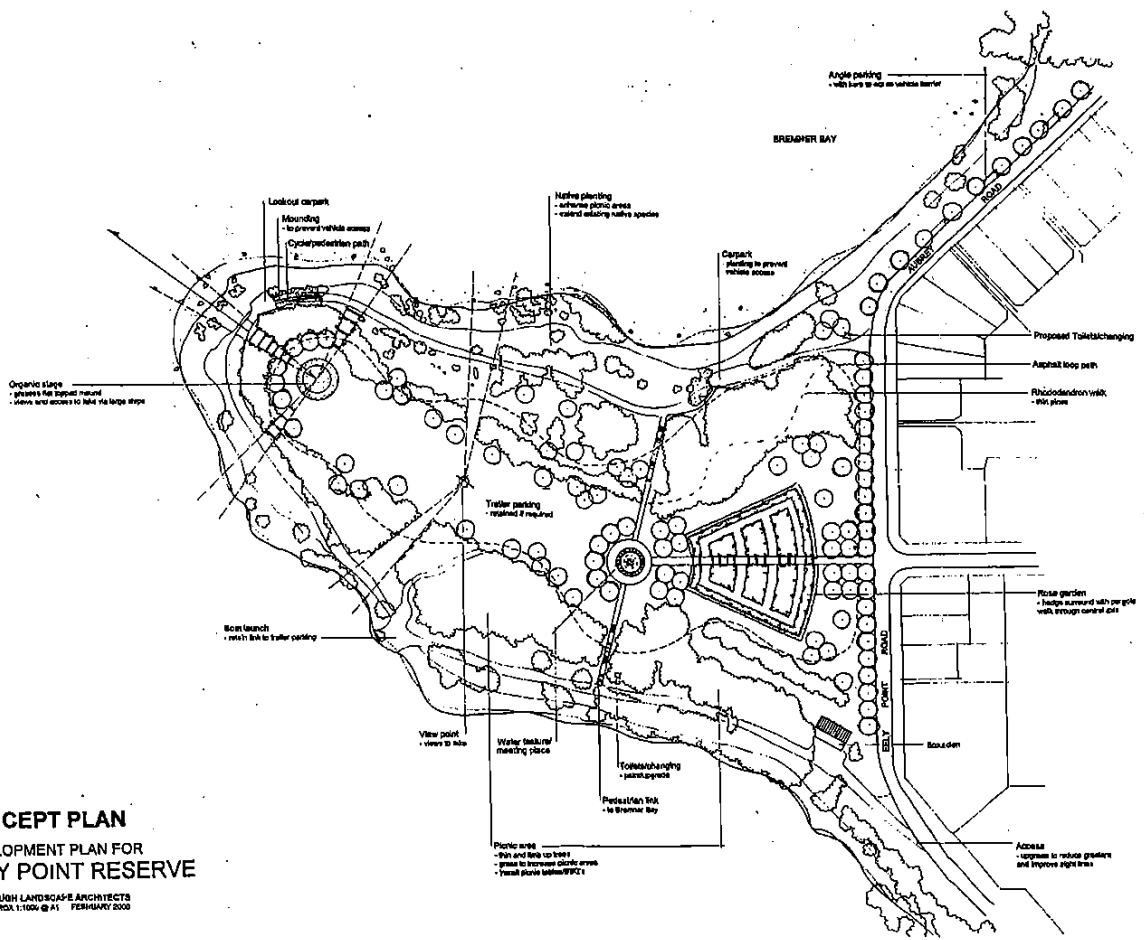


FIGURE 3
 CONCEPT PLAN

CONCEPT PLAN
DEVELOPMENT PLAN FOR
EELY POINT RESERVE

PETER ROUGH LANDSCAPE ARCHITECTS
 SCALE APPROX 1:1000 @ A1 FEBRUARY 2002
 REVISED MAY 2002

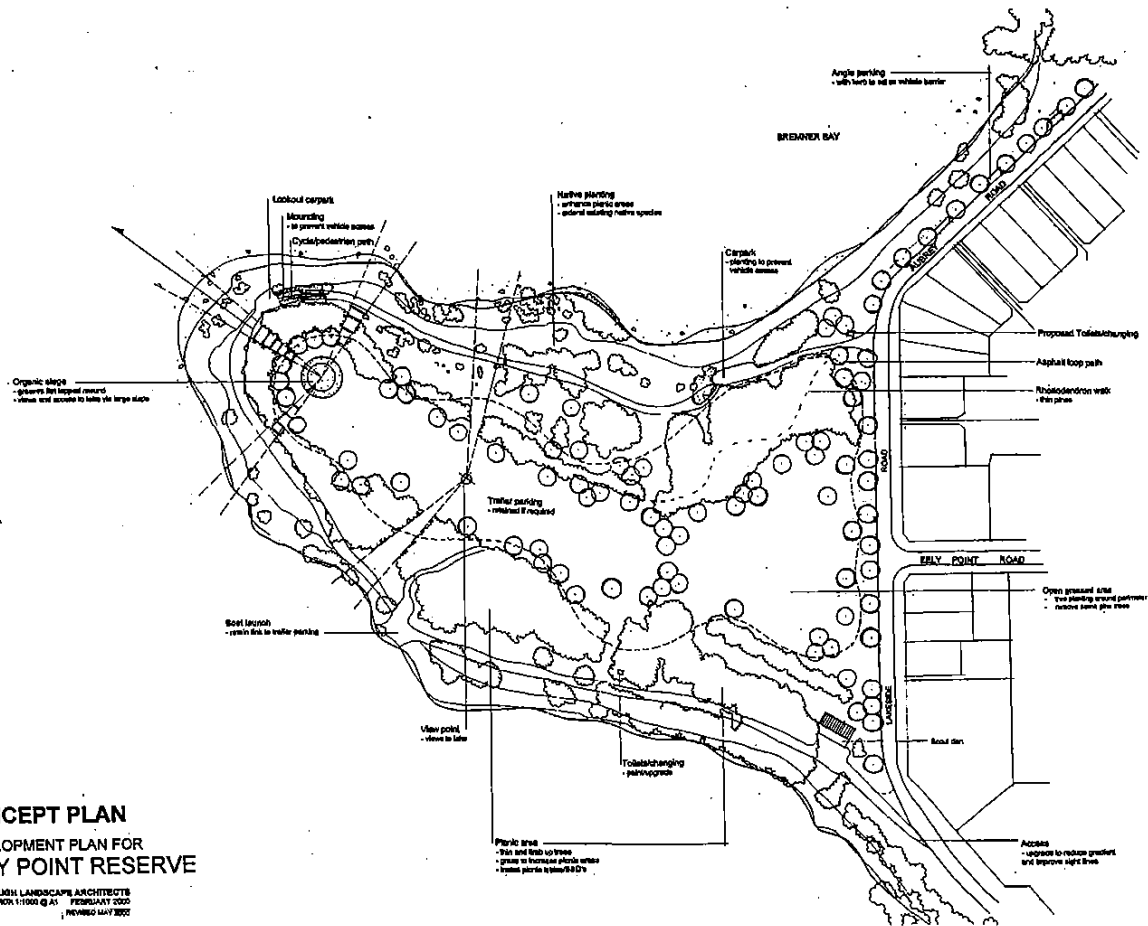
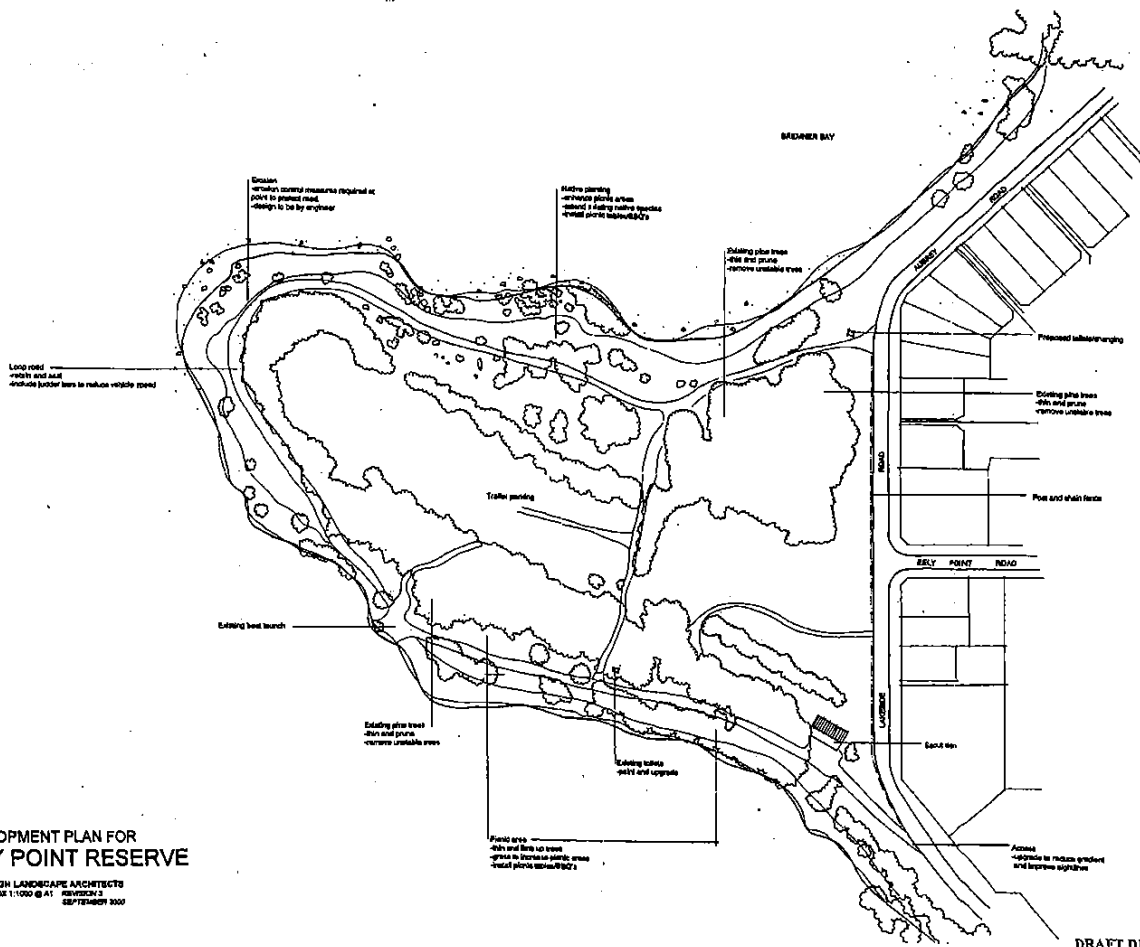


FIGURE 4

CONCEPT PLAN - REVISION



**DEVELOPMENT PLAN FOR
EELY POINT RESERVE**

PETER ROUGH LANDSCAPE ARCHITECTS
SCALE: APPROX 1:1000 @ A1
REVISION 2
SEPTEMBER 2002

FIGURE 5

DRAFT DEVELOPMENT PLAN

APPENDIX A

**WANAKA LAKESIDE RESERVES AND LAKESHORE FORESHORE
MANAGEMENT PLAN**

AREA FOUR - THE GROYNE TO BREMNER BAYGeneral

This area of lakeshore comprises the Eely Point Recreation Reserve and the lakeshore between the Groyne and Eely Point and in land area represents 11.7349 ha.

Also considered under this section is the lakeshore adjoining Lakeside Road in Bremner Bay which is technically part of the road while further east the lakeshore is again legal but unformed road.

Legal Description and status of land

The area of the lakeshore is described thus:

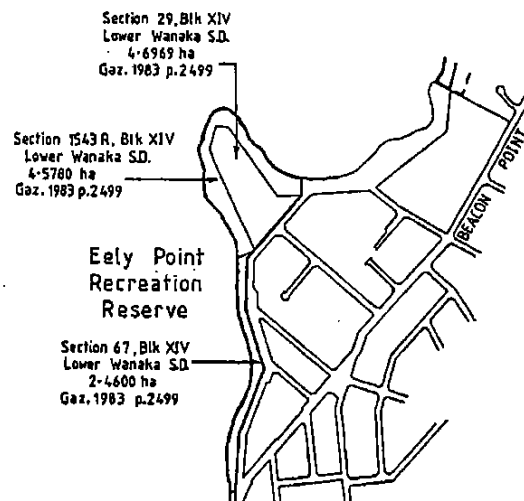
<u>Reserve</u>	<u>Legal Description</u>	<u>Area (ha)</u>	<u>Vesting Authority</u>	<u>Controlling Authority</u>
Eely Point	Sec 67 Blk XIV Lwr Wanaka Survey District	2.46	Crown	QLDC
Eely Point	Sec 29 Blk XIV Lwr Wanaka Survey District	4.6969	Crown	QLDC
Eely Point	Sec 1543R Blk XIV Lwr Wanaka Survey District	4.5780	Crown	QLDC
Road Reserve	Lake Road	Not Defined	QLDC	QLDC

Use

The Eely Point Reserve is a significant topographical feature which because of its location provides unique recreation attraction in the summer periods.

Depending on the direction of the wind this small tree covered peninsula provides shelter to the two popular beaches located on the south side at Eely Point or on the north side in Bremner Bay.

Both beaches are extremely popular for swimming, windsurfing, canoeing, picnicking and water skiing. Pedestrian access from the Groyne to Bremner Bay is accessible around the lakeshore.

Facilities

There is little in the way of formal facilities in the Eely Point vicinity beyond the ski lane and a few picnic tables, while in terms of structures there is a Scout den and toilet facilities.

There are minimum facilities at Bremner Bay and little comment in the submissions received was made relative to these. Most people appear satisfied with the existing situation although the potential exists for some planting and landscaping and provision of basic facilities.

Reference is made in the submissions to the indiscriminate use of the lakeshore by motor vehicles and this issue is addressed in the plan.

The absence of changing rooms and toilets clearly creates problems during the summer months and should be addressed.

The Boating Facilities study has identified the north of Bremner Bay as a potential site for the marina and is considered their second best option after the site at the present boat ramp. The existing natural features - the sheltered nature of the bay and the elongated shoal and deeper water to the east of the shoal - are advantages of this site, as well as the availability of adjacent lakeshore land for the siting of facilities. It was considered the marina would have potential for expansion and it is considered a marina in this location would not interfere with the established activities in the southern part of Bremner Bay.

However, Council in considering this option have rejected it on the basis that it requires a more extensive modification of natural features, and at greater financial cost, than a marina site at the present launching/mooring area. The environmental impacts of development would be significant with the creation of two large breakwater structures, and the extensive excavation needed to deepen and enlarge the Bremner Bay site.

Access

Southern access to Eely Point is via a difficult entranceway adjacent to the Scout Den where gradient, width and visibility make access unsatisfactory.

Given the congestion which occurs in this locality during the summer months this Management Plan wishes to encourage the greater use of those parts of the Eely Point Reserve which are presently under-utilised.

Planning proposals affecting access are directed towards this objective.

POLICY PROPOSALS

- 4.1 That this area be retained and managed for its current recreational activities.

Explanation:

The physical characteristics of the area lends itself to the activities currently undertaken in the area.

Bremner Bays easy access off Lakeside Road at Sandy Beach and safe swimming water lends itself to use by families. These physical attributes justify the current uses of the area being retained.

- 4.2 To upgrade the lakeshore by the implementation of landscaping, the provision of toilets and changing rooms, picnicking and parking facilities, as shown on Map 4.

Explanation:

The lack of facilities in the Bremner Bay area creates problems in the busy summer season, and solutions to these shortcomings are illustrated on Map 4.

The changes envisaged are:

- (a) *the road circumnavigating Eely Point will have parking areas and a lookout on the point to alleviate congestion problems in the summer months;*
- (b) *a car park to the north of Bremner Bay will be constructed as a starting point for the Beacon Point Walkway;*
- (c) *'Landscape Islands' with adjacent picnic furniture will be provided in the Bremner Bay area to stop vehicles driving parallel to the formed roadway. Access off the sealed carriageway will be restricted and clearly defined;*
- (d) *landscaping will be appropriate to the character of the area ie emphasis on tall exotic trees on Eely Point with regeneration programmes, and the retention and development of native manuka thickets in the Bremner Bay area.*

- 4.3 To close the vehicular access point adjacent to the Scout Den and relocate the entranceway as shown on Map 4.

Explanation:

The Scout Den entry point is currently marred by poor visibility, and a steep gradient. Relocating the entranceway as shown will rectify this problem while at the same time opening up the large grassed area on top of Eely Point, enabling better utilisation of this largely unused area.

- 4.4 That non motorised recreation be given preference at the Eely Point Reserve and the ski lanes be restricted to their present location.

Explanation:

"The Boating Facilities Study" investigated a potential marina site situated immediately to the north west of the existing ski lane. The site was not favoured because of the conflict with the present characteristics of the area. The difficulty of road access and the loss of the Eely Point Reserve which would be required to be used for such facilities as car and trailer parking.

- 4.5 To rectify any adverse effects of the existing stormwater outlet at Bremner Bay.

Explanation:

Low lake level results in an unsatisfactory situation around the stormwater outfall pipe. As the area is primarily a family swimming and picnicking area this problem is to be remedied. See General Policy 6 at page 20.



Proposed car park
Allows access to walkway.
Picnic area.

Bremner Bay

Beach
Popular for swimming,
windsurfing, canoeing
and picnicking.

Shrub plot
Install to encourage
direct access from sealed road.
Picnic facilities required.

**Proposed toilet -
changing shed.**

Picnic area
Provide permanent
facilities.

Proposed entry point.
Create new entry and
access road. Opens up
'top flat' for picnicking.

Shelterbelts.
Progressive replanting
programme required.
Introduce deciduous species.

Ealy Point

Lockout
Pull off area
required

Totals

Ski lane

Boat launching area.

Picnic areas.
Planting required to form
future picnic areas.

Wanaka Scout
and Guide Den.

Foreshore
Intensively used during
summer. Sheltered.
Provide permanent
picnic facilities.

Picnic table/seat.

Remove track
to Scout Den.

Boating
Foreshore used to
store small boats.

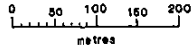
Jetty

Picnicking.
Several open areas
available for picnicking.
Facilities required.

Walkway
Well constructed through
Manuka thickets.

LAKE WANAXA

Roye Bay



LEGEND
- See Map 1

	GROYNE -
	BRENNER BAY
	SCALE 1:4000
MAP 4	

APPENDIX B

**SUMMARY OF QUESTIONNAIRE AND OVERHEAD PRESENTATIONS FROM
THE EELY POINT RESERVE DEVELOPMENT PLAN PUBLIC WORKSHOP**

**SUMMARY OF REPOSSES TO
EELY POINT DEVELOPMENT PLAN QUESTIONNAIRE
MAY/JUNE 2000**

	Agree	Disagree
Trees – Accept as per plan 1. Thinning/Pruning existing 2. Creating Lake viewing areas 3. Additional planting/Lakeside Road & internal perimeter 4. Alternative planting (note here) Oregon, oak, larch Replacement strategy required: Dangerous trees to be removed.	54 14 33	23 63 44
Road – 1. Retain existing perimeter road 2. Close at point & create turnaround at small viewing carpark 3. Upgrade by sealing (Judder Bars required by many)	Large majority 11 53	6 66 24
Rose Garden – 1. Accept as per plan, or 2. Leave as open space, or 3. Create new planting in: Natives)- Various suggestions Exotics)- “ “ Other (note here)) “	Large majority	No support
Sealed Path through Park – 1. Accept as per plan 2. Alternatives (note here) Walking track round the outer rim of the point, below the road	17	60
Rhodo Walk – 1. Accept as per plan 2. Alternatives (note here)	11	Large majority
Boat Trailer Parking Space – 1. Accept as per plan – i.e. leave as is, with no changes 2. Alternatives (note here) – Most people see this as a short term use until further facilities are developed elsewhere		
Special Features – 1. Water Feature—Accept as per plan } 2. Organic Stage—Accept as plan } 3. Alternatives (note here) – No special features required – leave natural	5	72
Grassed Picnic areas & facilities - 1. South Side (town)—Accept as per plan } 2. North Side (Bremner Bay)—Accept as per plan }	38	24 Balance no comment
General Comments – Toilet/Changing sheds at Bremner Bay (as per original management plan) seen as essential by some people. Painting/upgrading existing toilets. Erosion protection required at point. 4/5 gas fired barbecues at strategic points in park. Temporary buoy line to separate bathers and boats/skis. Post and chain fence on Lakeside Road boundary. General Theme: Required maintenance/management only. Seal road with speed bumps.		

MEETING OBJECTIVE

Through a process of consultation and consensus identify a vision for the development of the Eely Point Reserve across a ten year period.

- Consultation – public meeting and planning process**
- Consensus - a majority view**
- Vision – concept plan**
- Development - concept not specifics**

RELEVANT DISTRICT ISSUES

- **GROWTH**
- **RESERVES**
- **BUDGET**
- **FLEXIBILITY**
- **CHARACTERISTICS OF WANAKA**