

Monitoring of Implementation of the Wanaka Town Centre Strategy. October 2010.

1. Introduction

Section 9 of the Wanaka Town Centre strategy, which was adopted in October 2009 states that the implementation of the strategy will be monitored annually. Action 9.2 of the Strategy states that the annual monitoring report will be presented to the Wanaka Community Board and the Strategy Committee.

This is the first annual monitoring report on the implementation of the strategy.

2. Background

In May 2008 the Council established the Wanaka Town Centre Working Party which consisted of community representatives and council staff. The role of the working party was to create a strategy that “provides direction for the future enhancement of the traditional Wanaka Town Centre and guidance to ensure that the future urban growth in the Upper Clutha enhances the sustainable development of this hub”.

The Working Party produced a draft strategy in February 2009 and consulted with the community over this draft strategy in March 2009. The draft strategy identified an overall concept plan and vision for the town centre and also included a range of issues and options, including a preferred option to address each issue.

Sixty - eight submissions were received. Many of the submissions were very detailed with submitters putting a lot of thought into the future form and function of the Wanaka Town Centre. The Working Party took all these submissions into account while revising and finalising the strategy. This has resulted in two documents being produced:

- **A final Wanaka Town Centre Strategy** which outlines the recommended actions to address each issue. It provides a blueprint for the future form of the Wanaka Town Centre and includes a list of projects that need to be actioned to achieve this vision.
- **A background document to the Strategy** which includes the more detailed analysis that was done to reach the recommendations outlined in the final strategy. In particular it includes and assesses the alternative options that were considered to address each of the issues.

Both of these documents were considered at the Wanaka Community Board Workshop in August 2009 and the Wanaka Community Board recommended to Full Council that the Draft Wanaka Town Centre Strategy be adopted. The Wanaka Town Centre Strategy was adopted by Council on October 2009.

Section 9 of the Strategy outlines some priorities for projects to be implemented. Action 9.2 is to annually monitor the implementation of the Strategy and report to the Wanaka Community Board and the Strategy Committee.

3. Implementation of the Strategy

The following table shows the progress of implementation of actions in the strategy for the 2009/2010 financial year.

Project	Responsibility	Timeline	Comments	Progress
1 Lake Front – Lower Ardmore Street configuration and parking				
Introduce roadside parking along lower Ardmore Street				
1.1 Concept design for changes to lower Ardmore Street and parking.	Infrastructure Services – Transport Project team for Ardmore/Brownston Streets project	2009/2010	As part of the Ardmore/Brownston Streets project	Completed in March 2010 as part of the Ardmore Street/Brownston Street project. Provision of additional parking is unlikely to happen ahead of significant changes to the reserve parking.
1.2 Consultation with community	Infrastructure Services – Transport Project team for Ardmore/Brownston Streets project	2009/2010	As part of the Ardmore/Brownston Streets project	Consultation was undertaken as part of the Ardmore Brownston St project that occurred between December 2009 and Feb 2010.
1.3 Detailed design for lower Ardmore Street.	Infrastructure Services – Transport Project team for Ardmore/Brownston Streets project	2009/2010	As part of the Ardmore/Brownston Streets project	Detailed design for Ardmore Street changes (that don't include additional parking) have been reported to the Wanaka Community Board and approved.
1.4 Construction of changes for lower Ardmore Street.	Infrastructure Services – Transport Project team for Ardmore/Brownston Streets project	2010/2011	As part of the Ardmore/Brownston Streets project	The Ardmore Street changes are presently out to tender as part of the wider Ardmore Brownston Street project.

Project	Responsibility	Timeline	Comments	Progress
Create a dedicated Camper Van parking area.				
1.5 Concept design for campervan parking.	Infrastructure Services – Transport & Community Services Department	2009/2010	As part of the Ardmore/Brownston Streets project	Minor changes contained within the Ardmore Brownston St project.
1.6 Detailed design for campervan parking.	Infrastructure Services – Transport & Community Services Department	2009/2010	As part of the Ardmore/Brownston Streets project	Not completed
1.7 Construction of campervan parking and signage.	Infrastructure Services – Transport & Community Services Department	2010/2011	As part of the Ardmore/Brownston Streets project	not completed
Pedestrian crossing/linkages Ardmore/Lakeside				
1.8 Concept design for revised pedestrian linkage at Ardmore Street/Lakeside Drive corner.	Infrastructure Services – Transport Project team for Ardmore/Brownston Streets project	2009/2010	As part of the Ardmore/Brownston Streets project	Completed in March 2010.
1.9 Detailed design of revised pedestrian linkage at Ardmore Street/Lakeside Drive corner.	Infrastructure Services – Transport Project team for Ardmore/Brownston Streets project	2009/2010	As part of the Ardmore/Brownston Streets project	Detailed design for Ardmore Street changes (that don't include additional parking) have been reported to the Wanaka Community Board and approved.
1.10 Construction of revised pedestrian linkage at Ardmore Street/ Lakeside Drive corner.	Infrastructure Services – Transport Project team for Ardmore/Brownston Streets project	2010/2011	As part of the Ardmore/Brownston Streets project	The Ardmore Street changes are presently out to tender as part of the wider Ardmore Brownston Street project
1.11 Scoping of amenity improvements along commercial frontage to Lower Ardmore Street	Infrastructure Services – Transport Project team for Ardmore/Brownston Streets project	2009/2010	As part of the Ardmore/Brownston Streets project	These were addressed through the concept plans for the Ardmore Brownston Street project
1.12 Consultation on amenity improvements along the commercial frontage to Lower Ardmore Street	Infrastructure Services – Transport Project team for Ardmore/Brownston Streets project	2009/2010	As part of the Ardmore/Brownston Streets project	These were consulted over through the concept plans for the Ardmore Brownston Street project

Project	Responsibility	Timeline	Comments	Progress
1.13 Detailed design of amenity improvements along the commercial frontage to Lower Ardmore Street	Infrastructure Services – Transport Project team for Ardmore/Brownston Streets project	2009/2010	As part of the Ardmore/Brownston Streets project	Detailed design will not progress in the short term. These will need to be scheduled through the LTCCP to coincide with wider changes to the Lakefront reserve.
1.14 Implementation of amenity improvements along the commercial frontage to Lower Ardmore Street	Infrastructure Services – Transport Project team for Ardmore/Brownston Streets project	2010/2011	As part of the Ardmore/Brownston Streets project	As above
Roys Bay Recreation Reserve				
1.15 Scoping report for lake-front reserve area including: <ul style="list-style-type: none"> o redevelopment of areas of the reserve vacated by car parking o pedestrian/cycle promenade o pier o a revised planting plan for road edge to lake-front. o improved amenity at Bullock Creek (near the mouth). o amenity improvements up to the marina o an evaluation of the need for buildings and services to be located on the lake-front. 	Infrastructure Services – Transport Community Services Project team for Ardmore/Brownston Streets project	2009/2010	As part of the Ardmore/Brownston Streets project	The concept report for Ardmore Brownston Street project addressed changes to the Lakefront reserve. The Wanaka Community Board decision on the concept plans deferred significant changes to the reserve area, that now need to be scheduled through the LTCCP.
1.16 Detailed design for lake-front reserve area including the elements outlined above.	Parks Department	Some work scheduled for 2010/2011	Based on the concept developed in the Ardmore/Brownston Streets project	This needs to be scheduled through the LTCCP.
1.17. Construction and implementation of detailed design for lake-front reserve area.	Parks Department	Some implementation scheduled for 2013/2014 and 2014/2015		These need to be scheduled through the LTCCP.

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Bus parking				
1.18 Investigate if relocation of short term bus parking on the lake-front is necessary.	Project team for Ardmore/Brownston Streets project	2009/2010	As part of the Ardmore/Brownston Streets project	This was considered through the concept planning - the study teams recommendation was that bus stops be moved off the lake front reserve – this will be revisited when the design of the lakefront reserve is re-visited.
1.19 If necessary undertake a concept study.	Infrastructure Services – Transport with Parks Department Project team for Ardmore/Brownston Streets project	2009/2010	As part of the Ardmore/Brownston Streets project	As above
1.20 If necessary detailed design of relocation of bus parking.	Infrastructure Services – Transport Project team for Ardmore/Brownston Streets project	2009/2010	As part of the Ardmore/Brownston Streets project	As above
1.21 If necessary implementation of relocation of bus parking.	Infrastructure Services – Transport Project team for Ardmore/Brownston Streets project	2010/2011	As part of the Ardmore/Brownston Streets project	As above
2 Pedestrian connections				
2.1 Identify most appropriate methods to secure top priority pedestrian connections.	Policy		2010/2011	To be completed early 2011
2.2 Establish priorities and implement methods (e.g. negotiation, plan change, as part of a development proposal, purchase land etc).	Coordinated by Infrastructure Services		2010/2011	Define work to be done as part of the pedestrian facilities programme
2.3 Design pedestrian connections, including consideration of the smaller open spaces.	Coordinated by Infrastructure Services			
2.4 Construction of pedestrian connections.	Coordinated by Infrastructure Services			
2.5 Encourage maintenance of existing pedestrian connections	Coordinated by Infrastructure Services	Ongoing		
3 Civic area				
3.1 Identify activities that may locate in the civic area	Policy			

Project	Responsibility	Timeline	Comments	Progress
3.2 Investigate the status and ownership of the land adjacent to the Council Offices car park site.	Lakes Property			
3.3 Investigate the process for obtaining and using land. (Council Offices car park, private land, Golf Course Corner and Ballantyne Road) to ensure that it is possible to use and expand the Council offices and car park site and use the Golf Course Corner and Ballantyne Road site (especially given their reserve status and ownership).	Coordinated by Community Services			
3.4 Investigate the process required to de-vest reserves under the Reserves Act (Golf Course Corner and Ballantyne Road sites)	Coordinated by Community Services			
3.5 Consult with current landowners and occupiers for recommended sites.	Coordinated by Community Services			
3.6 Consult with operators of civic uses as to whether they wish to locate in the civic area.	Coordinated by Community Services			
3.7 Identify footprint and location required for each activity	Coordinated by Community Services			
3.8 Design	Coordinated by Community Services			
3.9 Plan change to alter zoning of land if required	Coordinated by Community Services			
4 Carparking				
Retain and reconfigure (where possible) the existing four car parks keeping the lake-front and Dunmore Street for short stay parking and Dungarvon Street and behind the Council offices and as long stay parking				
4.1 Scope the reconfiguring (where possible) of the existing four car parks keeping the lake-front and Dunmore Street for short stay parking and Dungarvon Street and behind the Council offices as long stay parking	Infrastructure Services – Transport	2009/2010		Short review of Dungarvon Street and Dunmore Street car parks taking place in 2010/2011
4.2 Implementation of reconfiguration of existing car parks	Infrastructure Services – Transport	2010/2011		

Project	Responsibility	Timeline	Comments	Progress
Construct a parking building				
4.3 Scoping of parking project.	Infrastructure Services – Transport	Established through the next Ten Year Plan	Dependant on funding in the Ten Year Plan	No progress
4.4 Consenting/negotiations.	Infrastructure Services – Transport	To follow on from action above		
4.5 Land acquisition for parking building as required.	Infrastructure Services – Transport			
4.6 Design of car park.	Infrastructure Services – Transport			
4.7 Build car park.	Infrastructure Services – Transport			
Investigate the possibility of a car park at the top of Monley Lane.				
4.8 Investigate whether a car park in this location would be used	Infrastructure Services – Transport	2013/2014		
4.9 Investigate the process required to de-vest reserves under the Reserves Act	Infrastructure Services – Transport	2013/2014		
4.10 Investigate costs and timeline	Infrastructure Services – Transport	2013/2014		
4.11 Determine whether to go ahead with project	Infrastructure Services – Transport	2013/2014		
Investigate the development of a funding regime for acquisition of land for parking and introduction of minimum parking requirements for new visitor accommodation in the town centre.				
4.12 Scope a plan change	Infrastructure Services – Transport and Policy	2009/2010	Part of the Town Centre vehicle and cycle parking project	Plan change scoped
4.13 Preparation of Plan Change to District Plan to develop a funding regime for acquisition of land for parking and introduction of minimum parking requirements for new visitor accommodation in the town centre.	Infrastructure Services – Transport and Policy	Commenced in 2009/2010	Part of the Town Centre vehicle and cycle parking project	Plan change being prepared
4.14 Process a Plan Change to District Plan to develop a funding regime for acquisition of land for parking and introduction of minimum parking requirements for new visitor accommodation in the town centre	Policy	Following above action	Part of the Town Centre vehicle and cycle parking project	
Manage parking demand through a Town Centre Travel Plan				
4.15 Engage with town centre businesses about the development of a town centre travel plan.	Infrastructure Services – Travel Demand	2013/2014-2014/2015		

Project	Responsibility	Timeline	Comments	Progress
4.16 Develop a town centre travel plan.	Infrastructure Services – Travel Demand	2013/2014-2014/2015		
4.17 Implement a town centre travel plan	Infrastructure Services – Travel Demand	2013/2014-2014/2015		
Regular reviews of parking controls				
4.18 Implement review of parking controls.	Infrastructure Services – Transport	Ongoing		Completed 2010
4.19 Analyse results of reviews and make changes to parking controls as required	Infrastructure Services – Transport	Ongoing		No progress required
5 Transport				
5.1 Concept design for changes to: <ul style="list-style-type: none"> o Brownston Street. o upper Ardmore Street o lower Ardmore Street. o Lismore/Hedditch/Ballantyne Streets 	Infrastructure Services – Transport	2009/2010 2009/2010 2009/2010 2013/2014		Concept plans for Ardmore and Brownstown Streets where completed and approved by Community Board in March 2010.
5.2 Consultation <ul style="list-style-type: none"> o Brownston Street. o upper Ardmore Street o lower Ardmore Street. o Lismore/Hedditch/Ballantyne Streets 	Infrastructure Services – Transport	2009/2010 2009/2010 2009/2010 2013/2014		Consultation on the draft concept plans for Brownston Street, Upper Ardmore Street and Lower Ardmore Street was undertaken between December 2009 and February 2010
5.3 Detailed design for changes to: <ul style="list-style-type: none"> o Brownston Street. o upper Ardmore Street. o lower Ardmore Street. o Lismore/Hedditch/Ballantyne Streets 	Infrastructure Services – Transport	2009/2010 2009/2010 2009/2010 2013/2014-2014/2015		Detailed design for changes to Brownston Street and Ardmore Street was completed and approved by the community Board in September 2010.
5.4 Consents (where required) <ul style="list-style-type: none"> o Lismore/Hedditch/Ballantyne Streets. 	Infrastructure Services – Transport	2015-2019		No progress

Project	Responsibility	Timeline	Comments	Progress
5.5. Construction of changes to: <ul style="list-style-type: none"> o Brownston Street. o upper Ardmore Street. o lower Ardmore Street. o Lismore/Hedditch/Ballantyne Streets. 	Infrastructure Services – Transport	2010/2011 2010/2011 2010/2011 2015-2019		Construction of changes to Brownston Street and Ardmore Street is scheduled for the 2010/11 year.
Improved cycle parking				
5.6 Prepare and implement cycle guidelines.	Infrastructure Services – Transport			Completed
5.7 Scope a Plan Change to District Plan to require cycle parking	Infrastructure Services – Transport and Policy	2009/2010	Part of the Town Centre vehicle and cycle parking project	Scoping report completed
5.8 Prepare a Plan Change to District Plan to require cycle parking.	Infrastructure Services – Transport and Policy	2010/2011	Part of the Town Centre vehicle and cycle parking project	Plan Change being prepared
5.9 Process a Plan Change to District Plan to require cycle parking.	Policy	Following above action	Part of the Town Centre vehicle and cycle parking project	
Maintain and improve accessibility for cyclists and pedestrians.				
5.10 Incorporate cycling and walking standards in the Council Infrastructure Code.	Infrastructure Services – Transport	2009/2010		This is underway.
5.11 Audit existing roads in Wanaka Town Centre to identify which roads need improved on road facilities for cyclists and pedestrians.	Infrastructure Services – Transport	2009/2010		No progress – funding for implementation of cycling and walking strategy was removed from the 2009/10 annual plan
5.12 Scope and design the improved road facilities for cyclists and pedestrians for the identified roads.	Infrastructure Services – Transport	Ongoing from 2012/2013		As above
5.13 Construct the improved road facilities for cyclists and pedestrians for the identified roads.	Infrastructure Services – Transport	Ongoing from 2012/2013		As above
6 Character				

Project	Responsibility	Timeline	Comments	Progress	
Development proposals comply with design guidelines					
6.1	Scope a Plan Change to ensure that development proposals comply with urban design guidelines and can be assessed on the quality of design.	Policy (Urban Designer and Planner)	Commenced in 2009/2010	Part of the Wanaka Town Centre urban design project	Programmed for 2011/2012
6.2	Write and notify a Plan Change to ensure that development proposals comply with urban design guidelines and can be assessed on the quality of design.	Policy	Commenced in 2010/2011	Part of the Wanaka Town Centre urban design project	
6.3	Process a Plan Change to ensure that development proposals comply with urban design guidelines and can be assessed on the quality of design.	Policy	Following above action	Part of the Wanaka Town Centre urban design project	
Non-statutory design guidelines					
6.4	Scope the development of non statutory urban design guidelines for the Wanaka Town Centre.	Policy (Urban Designer)	Commenced in 2009/2010	Part of the Wanaka Town Centre urban design project	Scoped in April 2010.
6.5	Develop non statutory urban design guidelines for the Wanaka Town Centre.	Policy (Urban Designer)	2010/2011	Part of the Wanaka Town Centre urban design project	Contract let in April 2010. Guidelines to be completed (following public consultation) by May 2011.
Redefine the height rule					
6.6	Scope a Plan Change to amend height rule in Wanaka Town Centre Zone to better enable the expression of roof form in response to the setting.	Policy (Urban Designer and Planner)	Commenced in 2009/2010	Part of the Wanaka Town Centre urban design project	Programmed for 2011/2012
6.7	Write and notify a Plan Change to amend height rule in Wanaka Town Centre Zone to better enable the expression of roof form in response to the setting.	Policy (Urban Designer and Planner)	Commenced in 2010/2011	Part of the Wanaka Town Centre urban design project	
6.8	Process a Plan Change to amend height rule in Wanaka Town Centre Zone to better enable the expression of roof form in response to the setting.	Policy	Following above action	Part of the Wanaka Town Centre urban design project	

Project	Responsibility	Timeline	Comments	Progress
Streetscape guidelines and implementation programme				
6.9 Scope the development of a streetscape guideline and Implementation programme.	Policy (Urban Designer) with input from the Infrastructure Services – Transport	Commenced in 2009/2010	Part of the Wanaka Town Centre urban design project	Development of a streetscape guideline scoped in April 2010.
6.10 Develop a streetscape guideline and implementation programme.	Policy (Urban Designer) with input from the Infrastructure Services – Transport	2010/2011	Part of the Wanaka Town Centre urban design project	Contract let for the development of a streetscape guideline in April 2010. Guideline to be completed (following public consultation) by May 2011.
6.11 Implement the programme.	Infrastructure Services – Transport	Following above action		
Street lighting guideline and programme				
6.12 Scope the development of a street lighting guideline and implementation programme.	Community Services with input from Transport Manager and Urban Designer			Draft street lighting programme to be confirmed by December 2010 as part of Transport Forward Works Programme
6.13 Develop the programme.	Community Services and Transport Manager			No action
6.14 Implement the programme.	Community Services and Infrastructure Services			No action
Modify district plan flood provisions				
6.15 Scope a Plan Change to amend flood provisions for Wanaka Town Centre Zone.	Policy (Urban Designer and Planner)	Dependant on the scoping of the Wanaka Urban Design Project		Programmed for 2011/2012
6.16 Write and notify a Plan Change to amend flood provisions for Wanaka Town Centre Zone.	Policy (Urban Designer and Planner)	Dependant on the scoping of the Wanaka Urban Design Project		

Project	Responsibility	Timeline	Comments	Progress
6.17 Process Plan Change to amend flood provisions for Wanaka Town Centre Zone.	Policy (Urban Designer and Planner)	Dependant on the scoping of the Wanaka Urban Design Project		
Mix of uses				
6.18 Investigate the range of options for addressing adverse effects of a mix of uses	Policy	Ongoing	Queenstown experience may assist in choice of options	
6.19 Monitor the adverse effects of a mix of uses to determine if/when options need to be implemented	Policy/Lakes Environmental	Every 5 years		
6.20 Implement methods to address adverse effects of a mix of uses.	Policy /Lakes Environmental	When monitoring proves it is necessary		
7 Central open space				
7.1 Identify most appropriate methods to secure the site for the central open space.	Policy			
7.2 Implement method (e.g. negotiation, plan change, as part of a development proposal, purchase land etc).	Coordinated by Community Services			
7.3 Design the central open space.	Coordinated by Community Services			
7.4 Purchase land for the central open space, if necessary.	Council			
7.5 Construction of the central open space.	Coordinated by Community Services			
8 Development capacity				
8.1 Monitor the supply and demand of commercial land in the town centre.	Policy	2009/2010 2014		Baseline health check completed in January 2010 as part of the Three Parks Plan Change
8.2 If required investigate options for increasing the supply of commercial land in the Town Centre.	Policy	2014		Not required at this time.

Project	Responsibility	Timeline	Comments	Progress
8.3 Implement the preferred option.	Policy	If required 2015/2016		
9 Implementation				
9.1 Create a monitoring group for the implementation of the Strategy.	Policy	2009/2010		Monitoring of implementation undertaken by staff in Policy
9.2 Annually monitor the implementation of the Strategy and report to the Wanaka Community Board and the Strategy Committee.	Policy	Every year.		Monitoring report presented to the Wanaka Community Board and the Strategy Committee in November 2010.

4. Progress this year

The first stage (concept design work) of the Ardmore Street / Brownston Street project is complete.

Stage two, which is the construction of a roundabout at the intersection of Ardmore Street and Brownston Street, is reliant on funding and design approval being received from New Zealand Transport Agency (NZTA). Council officers are discussing these issues with NZTA and adjoining landowners.

Policy have progressed the scoping of the town centre parking and cycle parks plan change and also progressed the non statutory urban design guidelines for the Wanaka Town Centre which will be finalised by mid 2011. No progress has been made on the modification of the District Plan flood provisions, redefining the height rule and ensuring the development proposals comply with design guidelines. These projects will be undertaken once the design guidelines are complete.

Parks projects, in particular the detailed design and construction work for the lake-front reserve area, are on hold due to budget constraints.

5. Priority projects for November 2010 to October 2011

The priority projects for the next year, November 2010 to October 2011, are:

- Constructing the roundabout at Ardmore Street/Brownston Street and the changes for Brownston Street and Ardmore Street.
- Improving, extending and enhancing the pedestrian connections in the town centre.
- Creating dedicated camper van parking.
- Possible minor reconfiguration of the existing four car parks in the town centre.
- Finalising the non statutory urban design guidelines for the town centre.
- Finalising the town centre parking plan change.
- Scoping the urban design plan change.
- Ensuring other projects are budgeted for in the next Ten Year Plan.
- Preparing a monitoring report for 2010/2011 year.