

QLDC Council
17 December 2015

Report for Agenda Item: 9

Department: Property & Infrastructure

Wanaka Lakefront Development Plan – approval for public consultation

Purpose

The purpose of this report is to obtain Council endorsement of the Wanaka Lakefront Development Plan concepts that will be taken for public feedback.

Recommendation

That Council:

1. **Note** the contents of this report;
2. **Approve** the attached development plan report and concept plans for public consultation.

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24/11/2015

Reviewed and Authorised by:



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24/11/2015

Background

- 1 Wanaka is an increasingly popular tourist and holiday destination, and the resident population is forecast to double in the next twenty years.
- 2 The lakefront area is a prime destination for visitors and residents alike, resulting in significant congestion in peak periods the summer months.
- 3 Development of the lakefront area has been ad hoc over the years and there has been no holistic plan for the future development until now.
- 4 The Wanaka Lakefront Reserves Management Plan was adopted in October 2014. It covers the 14 reserves between Glendhu Bay and the Clutha mouth. It sets out objectives and policies for the management of the lake front reserves.

- 5 One of these policies was to produce a development plan for the Roys Bay reserves.

Comment

- 6 Policy 5.2.1.3 states: *Develop a concept plan and detailed design for the seven activity zones within Roys Bay for public engagement and project prioritisation.*
- 7 After discussion with the Wanaka Community Board it was agreed that this should be expanded to the Ardmore Street frontage which provides the link between the Wanaka Town Centre and the lakefront.
- 8 The Wanaka Town Centre Plan, completed in 2009, sets out guiding principles for future development of the Wanaka Town Centre including car parking and traffic/pedestrian management. The relevant aspects of this strategy have therefore been incorporated into the concept plans.
- 9 Reset Urban Design was appointed in October 2015 to provide landscape and urban design services.

Stakeholder Consultation

- 10 Stakeholder consultation was undertaken with key business and community groups and internal council departments. A list of stakeholders is included as Attachment A.
- 11 The findings of this consultation were brought to fortnightly community board workshops and were used to inform the plans.

Development plan 2016-2046

- 12 The Development Plan is a 30 year strategy that sets out a vision for the waterfront area and adjacent town centre frontage. It has been aligned with the seven zones described in the Reserves Management Plan. It will comprise a report and a landscape plan.
- 13 Attachment B is the report which contains a site analysis, opportunities and constraints and key themes. This is a background document that should be read alongside the concept plans as it describes the rationale behind the different design options.

Site Analysis

- 14 The site analysis describes the findings from the landscape assessment and consultation undertaken. It shows constraint and opportunities. Key findings from this analysis are:
- The extensive lakefront edge and large scale retains potential for a range of development options.
 - There is a celebrated open and informal edge to the lake.
 - Provision for continuous pedestrian access is poor and inconsistent.

- There is little ecological value – water quality, habitat and diversity is poor.
- The lakefront is poorly linked to surrounds in all directions.
- Dominance of unrestricted provision for motor vehicles.
- Town centre is screened and cut off from lakefront.
- There is a general lack of facilities – and many of the existing facilities are in poor repair.
- Little heritage dimension.
- Lack of information and way finding.

15 This analysis and the key themes that emerged have been used to produce a series of concept plans, on which public feedback will be sought.

Concept Plans

16 Attachment C is the proposed concept plans. One option has been produced for each of the Yacht Club, Marina, Main Beach and South Beach areas. Six different options have been produced for the Town Centre/Bullock Creek area as this is the most complex and busy zone that presents the most opportunities.

17 The concept plans do not include costings or phasing options. Once a single concept plan that encompasses the lakefront area is adopted this will then be addressed.

Next Steps

18 Feedback will be sought from the public over January and February via a combination of drop in sessions, online information, notice board displays and feedback forms. Following this feedback a final development plan will be produced which will be reported back to the community board then the Council for adoption.

Options

19 This report identifies and assesses the following reasonably practicable options for assessing the matter as required by section 77 of the Local Government Act 2002:

20 Option 1 Do nothing

21 Advantages: Some people may not like change.

22 Disadvantages: The opportunity to improve the iconic Wanaka lakefront area will not be realised.

23 Option 2 Approve all concept plans (12 in total with 6 options for the town centre) for public feedback

24 Advantages: The public will have the opportunity to consider all options and provide detailed feedback. They will feel empowered and engaged about the future of Wanaka.

25 Disadvantages: The public may feel confused by the amount of information presented to them. Some people may not want change.

26 Option 3 Approve a reduced number of 'town centre' concept plans for public feedback

27 Advantages: The public may find the process simpler.

28 Disadvantages: People may not be able to fully appreciate the different options or the complexity of the project. Council may not receive the full range of feedback.

29 This report recommends Option 2 for addressing the matter.

Significance and Engagement

30 This matter is of low to medium significance, as determined by reference to the Council's Significance and Engagement Policy when taking into account the potentially high level of community interest against the 'low' assessments against the other factors.

Risk

31 This matter relates to the strategic risk SR1 - Current and future development needs of the community (including environmental protection), as documented in the Council's risk register. The risk is classed as low. This matter relates to this risk because the development plan is a 30 year strategy that aims to improve the amenity, accessibility and public enjoyment of the lakefront area.

Financial Implications

32 There are no capital expenditure requirements at this stage. Operational costs for producing the development plan have been met through existing budgets.

Council Policies, Strategies and Bylaws

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

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

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

35 This matter is included in the Annual Plan.

Local Government Act 2002 Purpose Provisions

36 The recommended option:

- Will help meet the current and future needs of communities for good-quality local infrastructure, local public services, and performance of regulatory functions in a way that is most cost-effective for households and businesses by creating a long term vision for the betterment of the Wanaka Lakefront;
- Can be implemented through current funding under the 10-Year Plan and Annual Plan;
- Is consistent with the Council's plans and policies; and
- Would not alter significantly the intended level of service provision for any significant activity undertaken by or on behalf of the Council, or transfer the ownership or control of a strategic asset to or from the Council.

Consultation: Community Views and Preferences

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

38 The Council has undertaken consultation with key stakeholders, who are listed in Attachment A. The next step is to consult with the public.

Attachments

- A Consultation undertaken
- B Development Plan
- C Concept Plan options