

Appendix 4 – Summary of responses to the Three Parks Discussion Document

Submitter	Issue Raised (relief sought in <u>bold underline</u>)
Alistair Madill Architects Ltd	<p><u>The Plan Change should not be advanced until the following is known:</u></p> <ul style="list-style-type: none"> - <u>How much space is available in the existing Wanaka CBD?</u> - <u>What is available in Hawea, Albert Town, Hawea Flat and Luggate?</u> - <u>What commercial analysis has been done for greater Wanaka?</u> - <u>What is/are the resultant conclusions of the Wanaka Town Centre Working Party? (including expansion of the Town Centre options)</u> - <u>What are the realistic population figures, present and future given that circumstances have changed significantly in the last 6 months?</u>
Alistair Madill Architects Ltd	Concern at effect on existing Town Centre. Believes that a desire for a second supermarket in Wanaka 2020 has morphed into a competing Town Centre. Village Square is a commendable feature but this type of work should focus on the Town Centre.
Alistair Madill Architects Ltd	Questions where the figures of 12,000-17,000 m2 come from.
Alistair Madill Architects Ltd	Questions what the difference between ‘business’ and ‘retail’ is.
Anonymous	Concern at effect on Town Centre and fragmentation of Wanaka. Believes the proposal is ‘ahead of its time’
Anonymous	Concerns about traffic management. Streets must be wide enough to cater for campervans and have sufficient parking. Traffic calming is also necessary. Believes judder bars encourage racing antics.
Aurora Energy Ltd	Attention is drawn to the large transmission lines that cross the site and the nearby substation. Any plan change should consider these.
Backhouse, James and	Concern that the commercial centre could detract from the vitality of the Town Centre. There is considerable infill capacity in the Town Centre.

Karen	
Backhouse, James and Karen	Concern that visitors arriving on SH84 and Cardrona would be diverted from the Town Centre into 3 Parks.
Backhouse, James and Karen	See staging as critical, especially of smaller format retail. Await the drafting of rules that will give certainty around this.
Backhouse, James and Karen	Concern that appropriate intersection with SH84 is provided so as to be safe and not encourage tourist traffic from arriving in the Town Centre.
Backhouse, James and Karen	Concern of how the staging will occur if the growth is not as high as forecast.
Ballantyne Investments Limited	Supports the Three Parks Proposal.
Ballantyne Investments Limited	<u>The land between Three Parks and the golf course should be rezoned in conjunction with the Plan Change.</u> Because: <ul style="list-style-type: none"> - land is necessary for pedestrian and recreational linkages to the Town Centre - land is necessary for a comprehensive roading network - will provide continuity of development from existing town rather than a satellite development. Will ensure logical extension of services and utilities.
Ballantyne Investments Limited	Detailed Urban Design Review included in submission which argues for the integration of land between Three Parks and the Golf Course.
Dippie, Jo	Supports the proposal.
Dippie, Jo	Pleased to see provision for a service station, supermarket and adequate car parking.
Dippie, Jo	Supports the provision of a school.
Dippie, Jo	Questions whether adequate land is being set aside for playing fields.

Dippie, Jo	Would like to see the speed limit of Riverbank Rd reduced from 100 km/h to 70 km/h.
Dippie, Jo	Concern at the future of Ballantyne sewage ponds. Believes that the proposal of Plan Change 32 will be incompatible with the surrounding uses proposed by the Three Parks Plan Change.
Gardiner, Roger	Questions whether analysis has been done of summer and winter shading from Mt Iron. Could affect whether this is an appropriate location for a town centre.
Gardiner, Roger	Believes <i>two entrances from the state highway would reduce congestion.</i>
Gardiner, Roger	Concern that much effort in beautifying the entrance into Wanaka will be lost with road widening etc. Questions whether this has been looked into.
Gardiner, Roger	Concern at soundness of the analysis underpinning the suggested retail figures. Who has critiqued them and have factors such as the growth in online shopping and retail expansion at Cromwell been considered?
Gardiner, Roger	Considers that many of the fundamentals of the NZ economy have changed since Wanaka 2020.
Gardiner, Roger	Believes that the population projections may not occur. Notes that families may move away because of housing affordability problems.
Gardiner, Roger	Questions whether the retail figures will need to be adjusted if it is decided that an expansion of the Wanaka Town Centre across Brownston Street is appropriate.
Gardiner, Roger	<i>Wishes to see a strategic plan for Anderson Heights.</i> Considers that the vitality of this area as a retail centre may need to be protected.
Gardiner, Roger	<i>More work on linkages between the Town Centre and Three Parks for cyclists and pedestrian is needed.</i>
Gardiner, Roger	Questions whether the analysis that underpins the retail provision has properly considered whether rentals will be able to be low enough to attract the tenants needed. <i>Suggests that a 'Valuation Analysis' or 'Occupancy Analysis' be done.</i> Believes the project would benefit from discussions with Remarkables Park owners.
Gordon, Angus and Dale	Believes prioritisation should be with the existing town centre. Particularly parking, lighting, footpaths, roading and road marking.
Gordon, Angus and Dale	Believes location is inappropriate – concerned that it will detract from Mt Iron.
Gordon, Angus and Dale	If the development is necessary consider 'Orchard Road' block (bound by Frederick St and Gordon St).

Griffin, Jessica	Supports the proposal. The existing town centre is not able to cater for retail growth.
Griffin, Jessica	Believes that people are travelling too much to other centres for shopping which is a loss to the local economy and has implications in terms of carbon emissions.
Harris, Neville	Supports the proposal.
Harris, Neville	Opposes mix use of residential with commercial/industrial. Residential should be for custodial use only.
Harris, Neville	Need to be very precise with zoning of business area. <i>Retail should not be allowed to establish in business areas</i> as has in Anderson Heights and Ballantyne Rd. Minimum (<i>maximum?</i>) floor areas to retail from and strong zone rules should be used to achieve this.
Harris, Neville	<i>The retail centre should be deferred for at least 20 years except for large format retail</i> (e.g. Warehouse, furniture stores, supermarket).
Harris, Neville	The present town centre must remain the main retail area for Wanaka. <i>An extension of the Town Centre across Brownston Street should be considered.</i>
Harris, Neville	<i>Large sports fields facility should be provided for in the Three Parks area. The land between 3 Parks and the Golf Course should be considered for this.</i>
Humphrey, Gavin J	The retail proposal will have a negative effect on the existing town centre. <i>The small format retail aspect of the Plan Change should not proceed.</i>
Humphrey, Gavin J	Believes the Town Centre is under-utilised and that Three Parks will provide a disincentive to its intensification.
Humphrey, Gavin J	Concerned at vitality of Town Centre being compromised. Suggests that new shopping centres offer incentives (such as rent relief) for anchor tenants, often confidentially, meaning they wont be operating on an equal footing to the Town Centre.
King, Bill	Extreme care should be taken to stage the development in a way that does not detract from the Town Centre.
King, Bill	The Town Centre working party should look at the proposal to extend the Town Centre to the block bounded by Helwick, Brownston, Dungaroon and Upton Streets. The current Catholic Church site would be a logical location for a public car park.
King, Bill	Fragmented retail/commercial development is poor resource management. This is in evidence in Wanaka.
King, Bill	<i>Until the Town Centre, Ballantyne Road and Anderson Heights commercial areas are infilled the development of Three Parks commercial area should not proceed.</i>
King, Bill	Request for wide streets and plenty of car parking. Believes narrow streets do not work as a traffic calming measure and are dangerous.

King, Bill	Believes playing fields and other community facilities should be provided on the Ballantyne Ponds.
King, Bill	Believes all industrial land should be southwest of Ballantyne Rd and screened by tree planting.
Landsborough, Stuart	Supports the proposal (owner of Puzzling World).
Landsborough, Stuart	Believes that town centre cannot contain large format retail.
Landsborough, Stuart	Believes this is the logical direction for the town to grow.
Landsborough, Stuart	Considers that traffic in the town centre would be relieved by the Three Parks development.
Moseby, Roger and Gordon, Marilyn	Supports the proposal. Wish to be kept informed.
Norman, Chris	The Council should assess the commercial capabilities of the other commercial centres in the Upper Clutha before proceeding with the Plan Change.
Norman, Chris	Believes that the proposal will not lead to a compact town with energy use implications.
Norman, Chris	Not convinced that larger format stores cannot be located in the Town Centre or Anderson Heights. Particularly, an expansion of the Town Centre across Brownston Street may provide such opportunities.
Norman, Chris	Figures expressed in the discussion document and the WSP show that the future retail growth projections for Wanaka will be met entirely within the Three Parks proposal.
Norman, Chris	The figures have grown for the first stage of the commercial centre from what is stated in the WSP (12,000 m ²) to 12,000 m ² – to 17,000 m ² .
Norman, Chris	Believes that 30,000 m ² retail expected in 20 years is too much.
Norman, Chris	Doubts appropriateness of large format retail for Wanaka. People do not desire corporate retail. Buildings are unattractive.
Norman, Chris	Doubts staging of 3 Parks will protect the vitality of the Town Centre.
Norman, Chris	Lists examples of negative effects of out-of-town large format retail. Believes Wanaka can and should resist it locating there.
Norman, Chris	<u>The Town Centre Working Party project should be completed prior to assessing any proposals for Commercial Land at Three Parks</u>

Norman, Chris	The proposal goes much beyond providing a supermarket and some large format retail. It is trying to create its own urban hub. A neighbourhood centre would be sufficient.
Norman, Chris	Further retail should be restricted from establishing in Ballantyne Rd
Norman, Chris	Believes insufficient attention has been paid to relationships beyond the site (i.e. it is inward looking with little contextual analysis).
Norman, Chris	Insufficient detail and certainty in open space plan.
Otago Regional Council	Appropriate stormwater management will need to be demonstrated.
Otago Regional Council	<u>Consider potential groundwater interception and contamination in plan change preparation.</u> Excavation and underground car parking are examples of how this could occur.
Otago Regional Council	<u>Consider the implications of a seismic event in plan change preparation</u>
Otago Regional Council	Notes contaminated site but says that contamination level is acceptable and that no further work is needed on this.
Richards, K.A	Concern at energy use implications of a new commercial area that people will drive to.
Richards, K.A.	Concern at the effect of the commercial centre on the existing town centre.
Robertson, Susan	Supports the proposal. Would like to be kept informed as the proposal progresses.
Salmond Architecture Ltd	Concern that the vitality of the existing town centre be protected. <u>Delay the plan change until the Town Centre Strategy is complete</u>
Salmond Architecture Ltd	Need for sufficient and connected green space (comparable to current rates of green space in the existing town) <u>Identify and locate connected green space.</u>
Salmond Architecture Ltd	Concern that changing economic circumstances and public perceptions pose doubt on the need for large format retail <u>A capacity study of the existing town centres should be undertaken and the demand figures should be reviewed</u>
Salmond Architecture Ltd	Ensure sustainable development, particularly in buildings. <u>Ensure all developments meet the Green Star (commercial) and Home Energy Rating (residential) criteria</u>

Sir Clifford Skeggs	Believes existing entrances off State Highway 84 should be examined as alternative entrances to the development.
Sir Clifford Skeggs	Concern that the Council is advocating the position of a developer.
Sir Clifford Skeggs	Concern at lack of evidence of substantial level of recreational land.
Sir Clifford Skeggs	Appears to not provide certainty of outcome – developer can build what he wants.
Sir Clifford Skeggs	Wants to see sufficient street widths.
Sir Clifford Skeggs	Concerned about too much residential provision (or too dense development)
Sir Clifford Skeggs on behalf of Lady Marie Skeggs	The discussion document is inadequate in that it ignores the adjacent land. This is not the integrated management of the use, development and protection of land (as per s31 of the RMA).
Sir Clifford Skeggs on behalf of Lady Marie Skeggs	Believes it is inadequate to rely on a non-statutory document such as the Wanaka Structure Plan for resource management processes.
Sir Clifford Skeggs on behalf of Lady Marie Skeggs	<u>Plan Change should address lot 1 DP 303207</u>
Sir Clifford Skeggs on behalf of Lady Marie Skeggs	Concern at the effect of 30,000 m2 of retail floor space on the Town Centre.
Sir Clifford Skeggs on	The future retail land should not be in the hands of one developer.

behalf of Lady Marie Skeggs	
Stayne, Dominic	Concern at the effect of the commercial centre on the existing town centre.
Stayne, Dominic	Questions whether the demand for big box retail has been established.
Stayne, Dominic	Suggests expansion of the town centre into Pembroke Park instead.
Sustainable Wanaka	Concern that the WSP only tried to accommodate growth rather than asking residents what kind of town they wanted.
Sustainable Wanaka	Growth should be accommodated with infill and higher density
Sustainable Wanaka	Concern at lack of detail in discussion document <i><u>The process should be delayed until more details are provided for the community to see.</u></i>
Sustainable Wanaka	Questions why the Council is presenting this and not the developer.
Sustainable Wanaka	Doubt over desire of large format retail operators to locate in Wanaka.
Sustainable Wanaka	Belief that the level of demand identified in Wanaka 2020 for larger format retail was less than is provided for in Three Parks and can be provided for in the existing Town Centre.
Sustainable Wanaka	<i><u>More certainty sought on locations of parks.</u></i>
Sustainable Wanaka	Walking and cycling not likely to be feasible due to distance from existing town centre. Public transport will not be feasible in the future because of low densities.
Sustainable Wanaka	Ensure sustainable development, particularly in buildings for all of Wanaka. <i><u>Ensure all developments meet the Green Star (commercial) and Home Energy Rating (residential) criteria</u></i>
Sustainable Wanaka	More information sought on mix of uses (particularly quantities of Affordable Housing and open space)
Sustainable Wanaka	Increase in population will mean the need for pre-schools, schools, sports fields and community facilities.

Sustainable Wanaka	<u>Stormwater should be managed on site</u>
Sustainable Wanaka	<u>Provide a farmer's market</u>
Sustainable Wanaka	Thinking has changed since Wanaka 2020 in the community.
Sustainable Wanaka	Doubts over the amount of growth projected for Wanaka.
Sustainable Wanaka	<u>That the Council undertakes a risk assessment addressing the likelihood of 'business as usual' i.e. international tourism etc</u>
Sustainable Wanaka	Concern that inadequate infrastructure will be provided.
Sustainable Wanaka	Need to demonstrate how the 3 Parks commercial centre will complement the existing town centre. Doubts if there is the demand for the business land shown.
Sustainable Wanaka	Concern about some activities leaving the town centre. <u>Delay the plan change till the completion of the town Centre Strategy.</u>
Sustainable Wanaka	Insufficient connectivity of major roads. Cycleways and walkways not shown. No provision for public transport shown.
Sustainable Wanaka	Similar ratio of open space to Wanaka sought. <u>Identify with certainty future open space locations.</u> Also 40% open space is suggested.
Sustainable Wanaka	<u>Provide native species only in parks.</u>
Sustainable Wanaka	Several recommendations for open space uses.
Townshend, Jess	Doesn't feel that Wanaka needs all retail stores – enjoys travelling to other towns for some shopping.
Townshend, Jess	Does not want large format retail stores in Wanaka. Incompatible with character.
Townshend, Jess	Concern about growth not protecting Wanaka's special character.

Townshend, Jess	Believes that there is a large amount of residential sections coming onto the market. Concerned that they will be bought as holiday homes. Questions what worth this brings to the community.
Townshend, Jess	Suggests considering the work that Boulder, Colorado has done as an example of growth management.
Townshend, Jess	Believes that emphasis should be on encouraging the growth of commercial centres in Hawea, Albert Town and Luggate.
Townshend, Jess	Would like to see the land of Three Parks set aside for market gardening.
Wanaka Residents Association	Supports the overall concept and believes it is desirable and necessary.
Wanaka Residents Association	Concerns over the high density development fronting the collector roads. <u>Suggests lowering densities fronting the roads, having at least some of the roads in residential frontage, moving the core retail away from the main roads, and carefully designing the roads to give good environmental traffic and safety outcomes.</u>
Wanaka Residents Association	The 'Retail' Centre needs to be planned for a wide range of commercial and service activities and will need a comprehensive binding structure plan including carefully planned parking areas.
Wanaka Residents Association	Does not support the proposed mixed-use development, mainly fronting roads.
Wanaka Residents Association	Detached houses at 450 m2 lots are not supported as this has been shown to give poor outcomes. At this density some form of <u>joined up terrace housing is preferred.</u>
Wanaka Residents Association	The proposal to avoid to the use of kerbs in local streets needs to be carefully considered and shown to be workable and acceptable before being included in a final plan.
Wanaka Sports Facility Working Party	<u>Should consider 15-20 ha of contiguous open space for sports and a co-located primary school in the site.</u>
Webb, Sue	Would like to see a good sized, well equipped theatre/community centre in Three Parks. Lake Wanaka Centre is often

	not big enough for the cultural opportunities Wanaka is attracting.
Webb, Sue	Need to provide ample parking.
Winter, Jessica (Green Building consultancy)	Believes the existing Town Centre needs an increase of density.
Winter, Jessica (Green Building consultancy)	Unclear what the provision for public transport is.
Winter, Jessica (Green Building consultancy)	Believes the Three Parks centre is too far from the town centre to encourage walking and cycling.
Winter, Jessica (Green Building consultancy)	<u>More work around connections to existing town centre needed.</u>
Winter, Jessica (Green Building consultancy)	<u>Need more green space than is shown.</u> Need to be located in usable places.
Winter, Jessica (Green Building consultancy)	Supports buffering large buildings with smaller buildings in commercial centre.
Winter, Jessica (Green Building consultancy)	Must ensure the delivery of high quality housing.

Winter, Jessica (Green Building consultancy)	Concern that the WSP was flawed in that it tried to accommodate growth rather than asking people what they wanted their town to be like in 20 years.
Winter, Jessica (Green Building consultancy)	Uncertainties around economy, growth and future of tourism etc need to be addressed before considering a second commercial centre.
Young, John and Judy	Supports the project in so far as it containing low-density housing.
Young, John and Judy	Concern at industrial uses close to potential school site.
Young, John and Judy	Support for provision of community facilities. Need for large gymnasium.
Young, John and Judy	Notes that there are differing opinions in the community as to whether there is a need for a new shopping centre or whether instead the existing commercial areas in the Upper Clutha should be consolidated. Believes the existing Town Centre is small.

Name Suggestions

Ballantyne Parks
Criffle Park