

DRAFT BASELINE INFORMATION ON THE HEALTH OF THE WANAKA TOWN CENTRE

21 AUGUST 2009

PURPOSE OF THIS REPORT

The purpose of this report is to bring together in one place the baseline information on the health of the Wanaka Town Centre as researched and reported in August 2009.

Plan Change 16 – Three Parks proposes creating a new commercial area in Wanaka. However the Council is also acutely aware of community concern as to effects this could have on the Wanaka Town Centre. The reporting planners for the hearing on Plan Change 16 have suggested that the strategy of enabling a certain amount of retail activity to occur in Three Parks whilst retaining discretion for further retail is a sensible approach to balance the concerns and desires of the Community. The tests for future development of retail activity that are referred to in the proposed Plan Change include what is described as a ‘Town Centre Health Check’. The ‘Town Centre Health Check’ places a great deal of emphasis on assessing changes that have occurred over time that may be attributable in part to the effects of the ‘Three Parks Commercial Core’. By understanding what has changed, those assessing the appropriateness of further retail activity may be able to better assess whether further stages of development in the Three Parks Commercial Core are appropriate.

The attached reports should be read in conjunction with the Decision on Plan Change 16. They are designed to provide background on the debates that occurred, the issues that were considered, the analysis undertaken and the information that was available to the Council when it made its Decision on Plan Change 16 – Three Parks. Those proposing Outline Development Plans that provide for future stages of retail development in Three Parks would be expected to be both familiar with this information and to make reference to in their analysis as to whether the Town Centre has become more or less ‘healthy’ over time or compared to what otherwise may have occurred without the Three Parks Commercial Core occurring.

It should be noted that the conclusions of the various analyses should not be interpreted as representing conclusions that were accepted in total by Council. One can read the analyses of RCG Ltd, consider the extent to which their conclusions were accepted in the notified version of the Plan Change in the report Wanaka Land Demands and consider the critique in the report by Philip Donnelly Associates of the methodologies used by RCG Ltd. Professional and community opinions on the appropriateness of the Three Parks Commercial Core and the amount of retail to be enabled differ, but they are

all of relevance. There will therefore always be expected to be a degree of subjectivity in assessments of the appropriateness of further retail in the Three Parks Commercial Core. However, throughout the attached reports there are various statistical analyses which should assist in making such assessments as objective as possible.

Finally, this report should not be regarded as the exclusive source of baseline information for which to assess the health of the Wanaka Town Centre. There may be other information that is available to date that can assist for future analyses and there will certainly be more information become available after the Plan Change is adopted by Council, such as pedestrian counts in the Town Centre.

CONTENTS

Wanaka's future retail needs – RCG Ltd prepared for Willowridge Developments Ltd
Available on Council website or upon request – visit the Plan Change 16 web page

Wanaka Land Demands – prepared by Hill Young Cooper on behalf of Queenstown Lakes District Council
As attached to the Section 32 report. Available on Council website or upon request – visit the Plan Change 16 web page

Review of Proposed Retail Floor Space at Three Parks Wanaka – prepared by Philip Donnelly Associates Ltd for Queenstown Lakes District Council
Attachment to the Planning Officers Report

Capacity Analysis for Large Format Retail in Wanaka – prepared by Queenstown Lakes District Council
Attachment to the Planning Officers Report

Wanaka Town Centre Strategy – as proposed
Available on Council website or upon request

NB – it is recommended that all Documents will be included in this Document as part of the Final decision. The purposes of the report in this indicative format is to explain what is expected to be shown in the final version of this report as attached to the Decision. If you need to help locating any of the documents not printed here or wish to receive a hard copy contact Daniel Wells on 03 441 0482 or danielw@qldc.govt.nz