

**Wānaka Community Board
3 December 2020**

Report for Agenda Item | Rīpoata moto e Rāraki take: 1

Department: Community Services

Title | Taitara Wānaka Lakefront Development Plan Stage 2

PURPOSE OF THE REPORT | TE TAKE MŌ TE PŪRONGO

The purpose of this report is to present the developed design and associated outcomes based on feedback received through community engagement and to seek approval to proceed with detailed design and implementation of Stage 2 of the Wānaka Lakefront Development Plan.

RECOMMENDATION | NGĀ TŪTOHUNGA

That the Wānaka Community Board:

1. **Note the contents of this report;**
2. **Approve** the recommended developed design based on the Stage 2 design outcomes received through community engagement;
3. **Agree** that final detailed design plans of Stage 2 will be confirmed as appropriate by the General Manager – Community Services, in discussion with the Chair of the Wānaka Community Board;
4. **Agree** that once the detailed design plans of Stage 2 have been approved the project can move to implementation.

Prepared by:



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Parks Projects
Parks & Reserves

20/10/2020

Reviewed and Authorised by:



Thunes Cloete
General Manager
Community Services

23/10/2020

CONTEXT | HOROPAKI

- 1 On 5 November 2020, the Wānaka Community Board made the following resolution regarding Stage 2 of the Wānaka Lakefront Development:

That the Wānaka Community Board:

- a. Approved the recommended concept design based on the following Stage 2 design outcomes received through community engagement:

Option 1 concept design including the following features:

- i) The inclusion of the Active Travel Promenade;
 - ii) The inclusion of two feature gardens
 - iii) The retention of as many existing trees as possible;
 - iv) The inclusion of car parking along the lakeside of Ardmore Street
 - v) New millennium pathway tiles laid in a new location
 - vi) New location of the millennium path tiles to be located alongside the active travel promenade.
- b. Approved the recommended minor revisions and design clarifications regarding the following features based on feedback received through community engagement:
 - a) 'feature gardens' redefined as 'natural shared space' with some low lying natural gardens and feature trees;
 - b) Parking along Ardmore Street to be broken into sections of cars and smaller divisions, without losing too many car parks;
 - c) Specific campervan parking is proposed to be removed from the design for lakeside car parking off Ardmore Street and instead, assigned a small portion of existing parallel parks on the Pembroke Park side of McDougall Street;
 - c. Agreed that final detailed design plans of Stage 2 will be subject to sign-off by the Wānaka Community Board.

- 2 QLDC has carried out community and stakeholder engagement seeking feedback around the future use of stage 2. Two concept plans with slightly different layout options were presented and further input was sought regarding possible outcomes for the Millennium Path and car parking.
- 3 The preferred community outcome was **concept option 1** featuring new car parking spaces along the lakeside of Ardmore Street and new millennium pathway tiles to be located in a new location alongside the active travel promenade.

ANALYSIS AND ADVICE | TATĀRITANGA ME NGĀ TOHUTOHU

- 4 Design recommendations are aligned with the aspects that saw the most support through the community engagement process.
- 5 The design also responds to general trends from community feedback in which the Wānaka Community Board agreed to make some minor revisions and design clarifications, specifically, feature gardens to be redefined as 'natural shared spaces' that will include seating, some feature trees and low-lying natural planting.
- 6 Specific campervan parking was proposed to be removed from the lakeside of Ardmore Street and instead, QLDC are to explore the option to assign a small portion of existing parallel parks on the Pembroke Park side of McDougall Street.
- 7 **ATTACHMENT A** shows a developed design plan of stage 2 of the Wānaka Lakefront based on the overall design preferences received through active community engagement and approved by the Wānaka Community Board.
- 8 With relation to the Millennium Path, further design outcomes regarding the tile content require resolution based on awaiting proposals from the recently established 'Millennium Path Working Group'. It is anticipated that the working group will propose their preferences for tile content at the detailed design stage as per their agreed terms of reference.
- 9 The project team will work with QLDC Property and Infrastructure team on the investigation and assessment of lake levels that could potentially affect the proposed design of Stage 2.
- 10 Option 1 Accept the recommended developed design for Stage 2 of the Wānaka Lakefront Development Plan.

Advantages:

- 11 Progress for stage 2 of the WLDP will maintain momentum following successful community engagement and ensuring implementation as soon as possible.
- 12 It will meet the needs and expectations of the Wānaka community and ensure the best outcome.
- 13 The community will continue to contribute to outcomes associated with the design elements of the Millennium Path.

Disadvantages:

- 14 None identified.
- 15 Option 2 Reject the recommended developed design and associated features for Stage 2 of the Wānaka Lakefront Development Plan.

Advantages:

16 It will provide opportunities for cost savings by not progressing with project implementation.

Disadvantages:

17 Stage 2 of the WLDP and associated stages will not be implemented as soon as previously anticipated.

18 QLDC and the WLDP project will be exposed to a number of significant risks, for example cost and reputational risks in delaying this project.

19 The lakefront will not receive the required upgrade to enhance the reserve and pathways to a high profile community asset.

20 This report recommends **Option One** for addressing the matter.

CONSULTATION PROCESS | HĀTEPE MATAPAKI:

> SIGNIFICANCE AND ENGAGEMENT | TE WHAKAMAHI I KĀ WHAKAARO HIRAKA

21 This matter is of low significance, as determined by reference to the Council's Significance and Engagement Policy because there will be little impact on Council's function if the recommendation option is taken.

MĀORI CONSULTATION | IWI RŪNANGA

22 Aukaha are working with the project team and Mana Whenua have been involved with Stage two and their values are incorporated into the design.

RISK AND MITIGATIONS | NGĀ RARU TŪPONO ME NGĀ WHAKAMAURUTANGA

23 This matter relates to the Community & Wellbeing risk category. It is associated with RISK00009 within the QLDC Risk Register, which relates to an ineffective management of community assets, and is identified as having a high inherent risk rating

24 This matter relates to this risk because significant time and resource have been committed to the development of the Wānaka Lakefront as a high profile community asset. Delaying or not progressing with design and construction of this project will not ensure overall enhancement of the asset as per the expectations of the community.

25 This matter relates to the operational risk 11, Decision Making, as documented in the Council's risk register. The risk is classed as moderate. This matter relates to this risk because a decision is required in a timely and considered manner.

26 The recommended option considered above mitigates the risk by facilitating a timely and well-informed decision.

FINANCIAL IMPLICATIONS | NGĀ RITENGA Ā-PŪTEA

27 QLDC has budget in the 2020/21 annual plan to carry out this project.

COUNCIL EFFECTS AND VIEWS | NGĀ WHAKAAWEAWE ME NGĀ TIROHANGA A TE KAUNIHERA

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

- Significance and Engagement Policy
- Parks and Open Space Strategy 2017
- Wānaka Recreation Reserve Management Plan
- Wānaka Lakefront Development Plan

29 The recommended option is consistent with the principles set out in the names policies.

LOCAL GOVERNMENT ACT 2002 PURPOSE PROVISIONS | TE WHAKATURETURE 2002 O TE KĀWANATAKA Ā-KĀIKA

30 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 [explain how it will help];
- Can be implemented through current funding under the Ten 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.

ATTACHMENTS | NGĀ TĀPIRIHANGA

A	Wānaka Lakefront Stage 2 Developed Design
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