

WANAKA LAKEFRONT

DEVELOPMENT PLAN 2016-2046

03 DECEMBER 2015
DRAFT FOR REVIEW

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Project:
Wanaka Waterfront Development Plan 2016-2046

Prepared for:
Queenstown Lakes District Council (QLDC)

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Document Status:

Revision	Version	Date Issued
A	Draft For Review	03.11.2015
B	Draft For Review	03.12.2015

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01 Introduction

BACKGROUND

Lake Wanaka, one of the major glacial lakes of the Southern Alps, is 192 square kilometres in area and formed over 10,000 years ago. The small township of Wanaka is located in its southeast corner, in Roys Bay.

The population of Wanaka has doubled over the last decade with a 2013 population of 6,471. The small town has become an ever - increasingly popular retirement, tourist and holiday destination, with a number of outdoor opportunities available throughout the year.

The first human settlements in the area were Maori summer campsites, where they fished and hunted for birds around Wanaka. In 1853 the first European visited the area, with the first European settlers operating high country sheep stations, with timber production becoming a popular occupation for the residents of the township (then called Pembroke).

Pembroke became a boom town during the gold rushes towards the end of the 19th century, although was short-lived. The region remained a popular tourist destination for its spectacular skiing and scenery, with the opening of the first guesthouse on the shores of Lake Wanaka in 1867.

The community gained its current name, Wanaka, in the year of 1940.



Wanaka / Pembroke (1912)

EXISTING DOCUMENTS

Wanaka Town Centre Strategy - October 2009

This strategy was developed to provide direction and offer guidance for any future improvement of the town centre.

The document indicates projections of population and visitor increases by 2026, and identifies projects to address the impacts of rapid growth on the township.

It was identified that the community wants the town centre to remain as the commercial and civic heart of the town, while strengthening its role and character with high quality design and development.

Wanaka Lakefront Reserves Management Plan - October 2014

The lakefront character is an important part of the community and tourism in the area. Support of the preservation, enhancement and development of the outstanding landscape of the lake and shore will help to maintain its unique character.

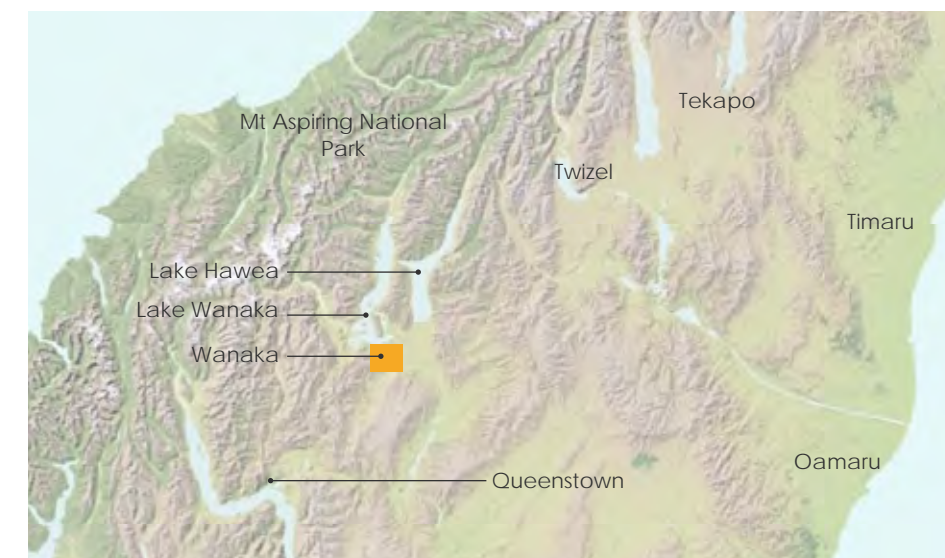
This document identifies the objectives and policies for the management of the Wanaka lakefront reserves. It recognises 7 distinct activity zones (see map below) to identify management for use and development within each area. The vision is to protect and enhance the amenity and ecological values of the lakefront reserves, while providing for recreational activities.

Our document fits within the objectives of the Wanaka Reserves Management Plan. By recognising the unique character of the area and how it informs the different recreational uses of the lakefront, we will be able to maximise its amenity and visual values, as well as providing access to the lakefront and reserves.



Activity Zones - Wanaka Lakefront Reserves Management Plan 2014

LOCATION



02 Context - Existing Character

EXISTING CHARACTER



TOWN CENTRE & ARDMORE ROAD



MARINA & BULLOCK CREEK DELTA



LAKEFRONT AMENITY



SOUTHERN LAKEFRONT & PEMBROKE PARK



02 Context - Previous Plans

"WANAKA TOWN CENTRE CHARACTER GUIDELINE - 2011"



- Desired Outcomes - Character*
- Create a simple but engaging and lively environment
 - The lake, the gravel beach, the grassy foreshore and the mountain backdrop are the dominant elements - all other elements are subservient to these elements
 - Develop a relaxed, informal and more natural than structured character
 - Use enduring, place-specific design with strong references to the lake setting
 - heavy timbers typical of jetties
 - timber decks with bollards
 - typical lake edge plant species
 - beach gravel surfacing
 - art sculpture on lake theme
 - strong function as a swimming/water-sports beach in summer
 - passive viewing and promenading in winter
 - Embrace the fluctuating lake levels and flooding potential

- Desired Outcomes - Lower Ardmore Street Lakeside Road*
- Strengthen the physical and visual connection between the town centre and the lakefront by:
 - Providing easy pedestrian movement across street to better integrate town centre with lakefront
 - Increasing on-street parking to reduce parking on the lakefront and in parking slip bays and promoting lower traffic speed through side friction
 - Designing, where possible, parking areas that are legible to users, but when not occupied appear as an attractive integral part of the wider street or park design
 - Reducing vehicle parking and manoeuvring space on the lakefront and removing planting that prevents views of the lake, except where a significant windbreak function is required

- Improve the amenity of the town side of the street, so as to encourage people to stay and enjoy the lakefront setting by:
 - Providing shade, clear spatial definition and green amenity through planting and structures
 - Protecting and enhancing key views
 - Providing for greater use of street space for seating, socialising and outdoor dining (2)
 - Integrating streetscape and lakefront elements (paving, lighting, seating, etc) with design reflecting the nature of the space
- Develop lower Ardmore Street as a clearly recognised bicycle through-route for locals and tourists with conveniently placed cycle stands (3)
- Design safe, clear and convenient pedestrian linkages at the intersection of Ardmore Street, Lakeside Drive and Lake Wanaka Centre that still accommodate cars towing boats

03 Analysis

SITE ANALYSIS STUDY AREA



Wanaka Lakefront Reserves Management Plan 2014 - Activity Zones - within study area

Zone 2
Roys Bay - Active Recreation

Zone 3
Roys Bay - Pembroke Park Open Space Connection

Zone 4
Roys Bay - CBD Lakefront Connection

Zone 5
Roys Bay - Bullock Creek Delta Ecological Zone

Zone 6
Roys Bay - A Marina Zone

Zone 7
Eely Point - Passive Recreation



Ecology & Vegetation
Access & Circulation
Landuse
Facilities & Recreation

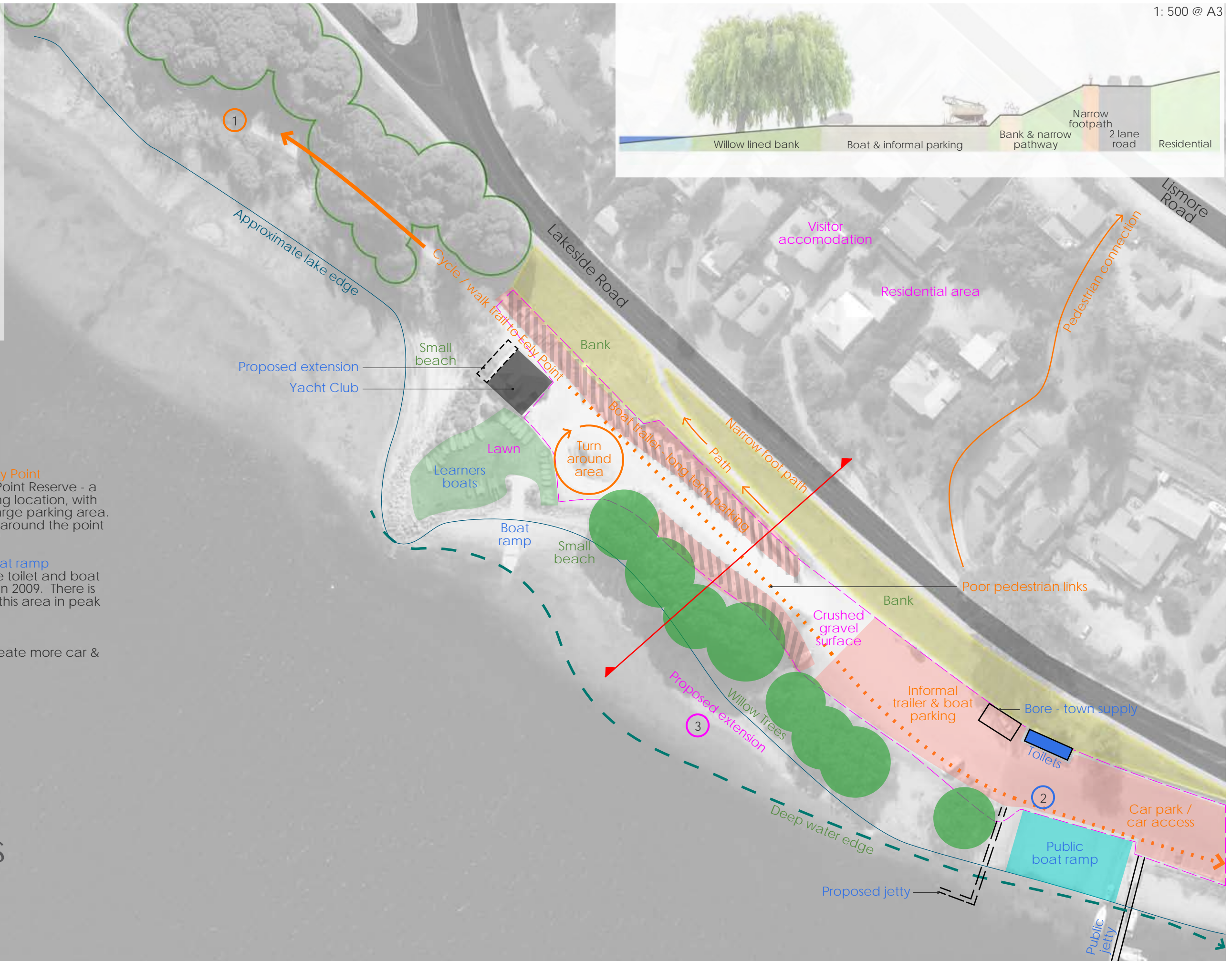
NOTES

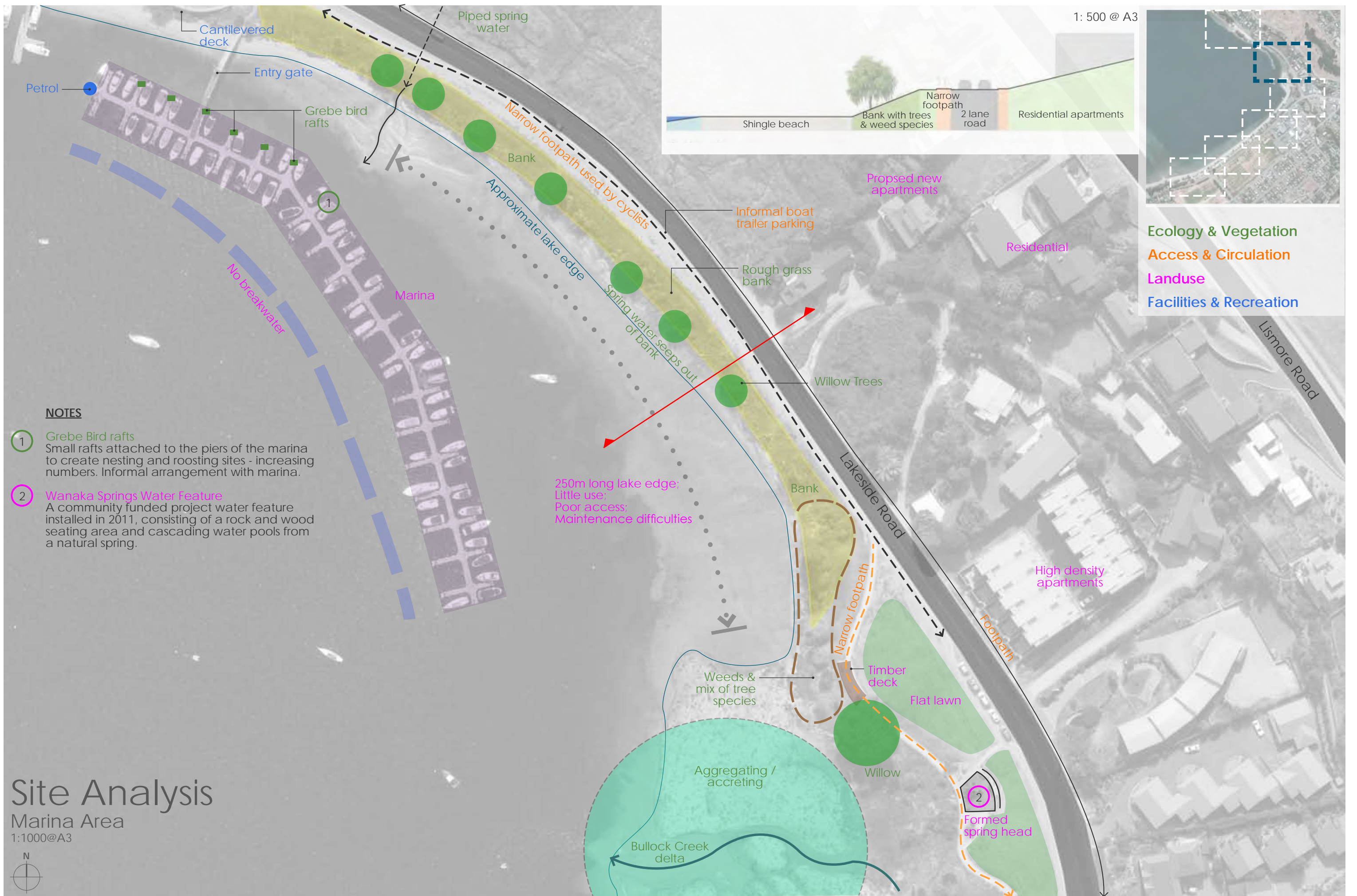
- 1 **Cycle & walking track to Eely Point**
Narrow path linking to Eely Point Reserve - a popular picnic and swimming location, with a boat launching site and large parking area. An informal track continues around the point to Bremner Bay.
- 2 **Wanaka Marina toilets & boat ramp**
An extensive upgrade to the toilet and boat ramp area was completed in 2009. There is considerable congestion in this area in peak times.
- 3 **Proposed extension**
Proposed reclamation to create more car & trailer parking area - 2007.

Site Analysis

Yacht Club Area

1:1000@A3





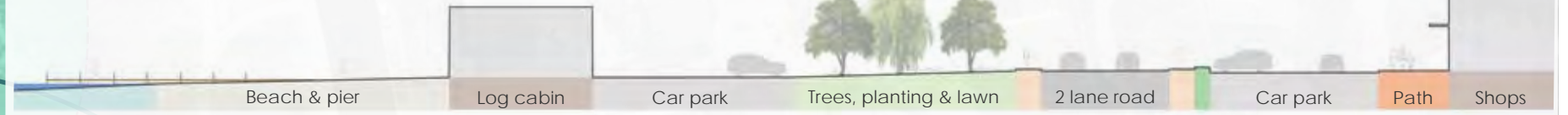
Site Analysis

Bullock Creek Area

1:1000@A3



1: 500 @ A3



NOTES

- 1 Log Cabin**
Log cabin currently used for boat hire and storage, with a small office space. Building is old and in average quality/repair.
- 2 Playground**
This large children's playground ('Dinosaur Park') can be accessed either off Ardmore Street or a pathway off Lakeside Road. It is renowned for its large dinosaur slide.



Site Analysis

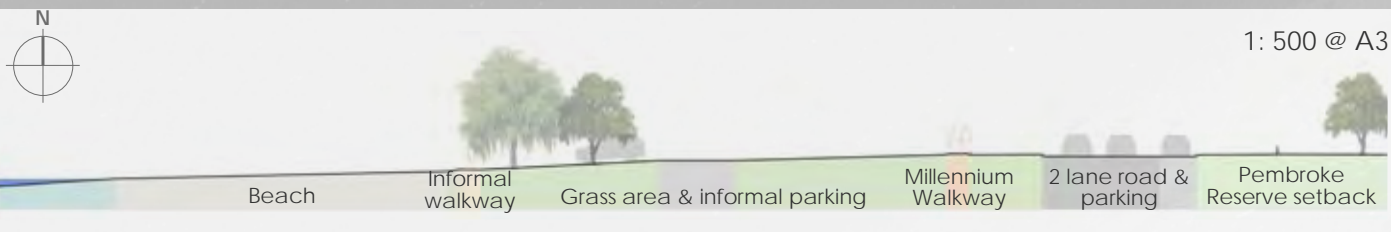
Town Centre Area
1:1000@A3



- Ecology & Vegetation
- Access & Circulation
- Landuse
- Facilities & Recreation

Site Analysis

Main Beach Area
1:1000@A3



NOTES

1 **Vegetation**
The vegetation is largely managed for recreation and amenity purposes, and is dominated by lawn and large exotic trees. The waterfront is lined with crack willow trees and other tree species including silver birch, oaks and poplars. Eucalyptus and kowhai grow in a park-like setting between the beach and the road.

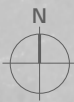


Ecology & Vegetation
Access & Circulation
Landuse
Facilities & Recreation

Site Analysis

South Beach Area

1:1000@A3



Ecology & Vegetation

Access & Circulation

Landuse

Facilities & Recreation



03 Site Analysis

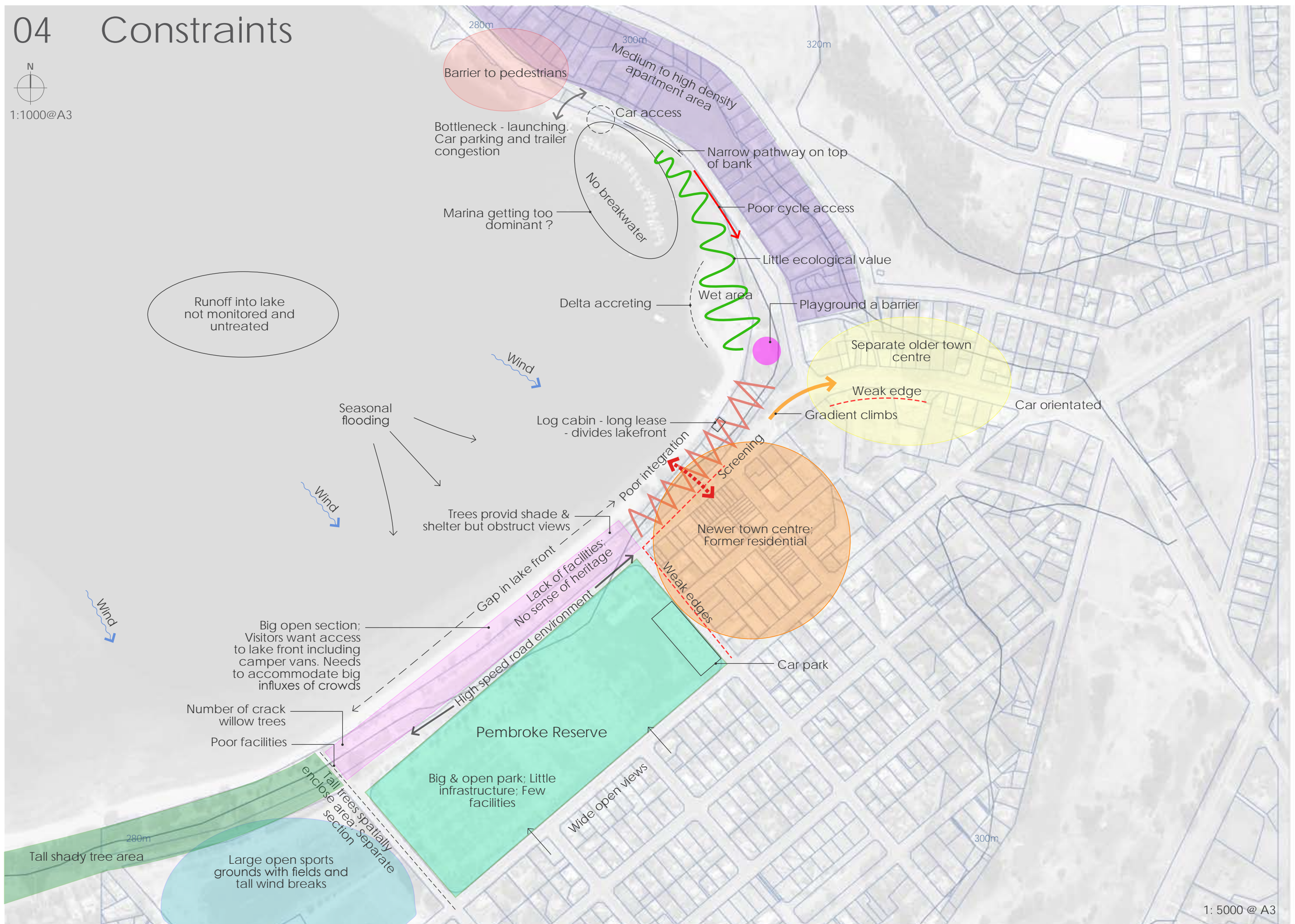
KEY FINDINGS

- Extensive lakefront edge and large scale retains potential for range of development options
- Celebrated open and informal edge to the lake
- Provision for continuous pedestrian access is poor and inconsistent
- Little ecological value along lake edge between Marina and Bullock Creek delta – water quality, habitat and diversity
- 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
- General lack of facilities – many in poor repair
- Little heritage dimension
- Lack of information and way finding



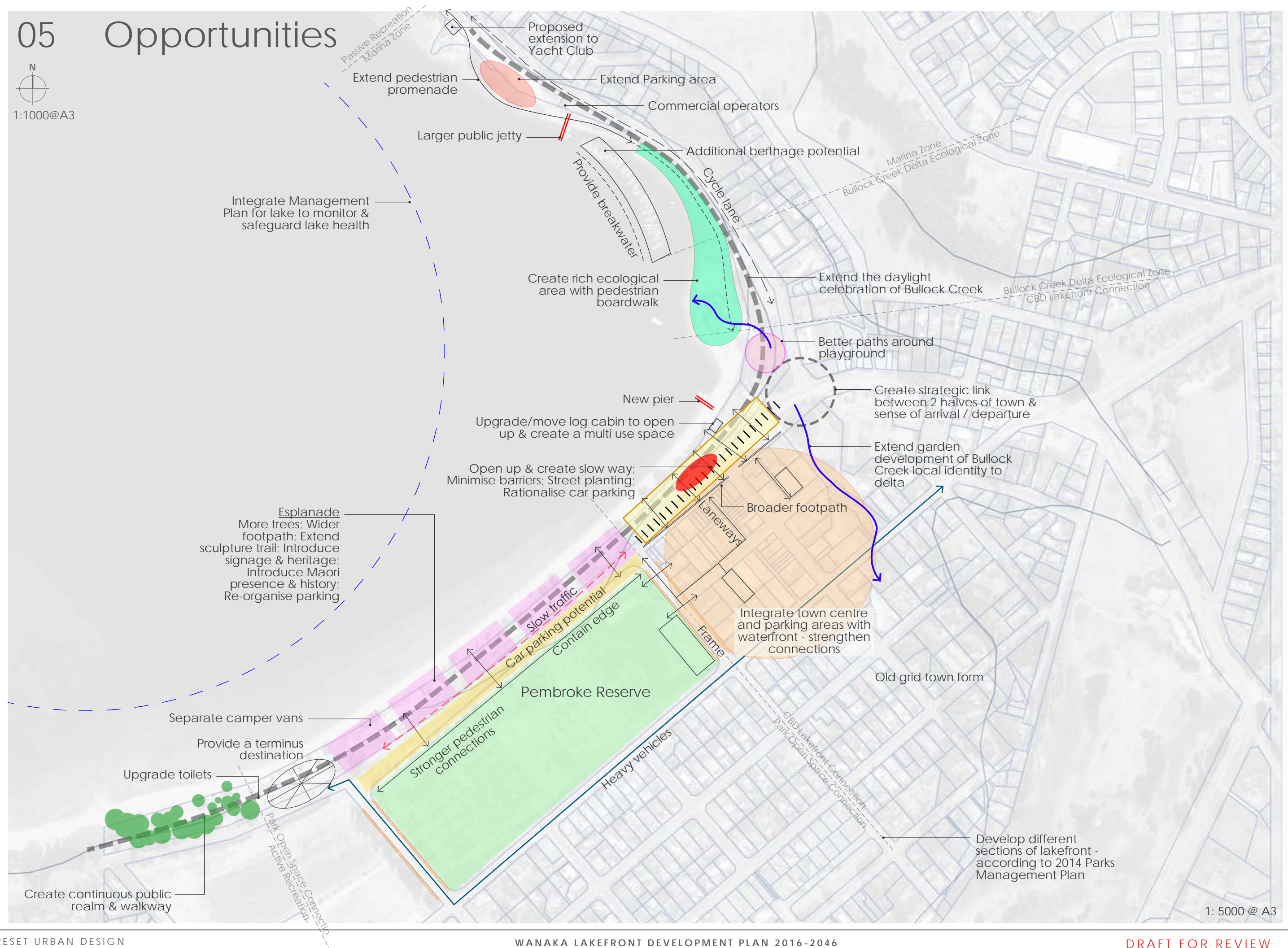
04 Constraints

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1:1000@A3





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1: 5000 @ A3

06 Key Moves - A 30 Year Plan



Restore & develop ECOLOGY

- Bullock Creek ecological enhancement
- Native revegetation planting along Marina edge
- Stormwater runoff treatment
- Lake health enhancement
- Fish & bird habitat creation along lake edge between Marina & Bullock Creek delta
- Interpretive signage



Provide continuous ACCESS

- Continuous pedestrian / cycleway promenade around lakefront
- Traffic calming along Ardmore Road
- Pedestrian crossing thresholds
- Pedestrian priority between Dungarvon & Helwick Street
- Rationalise parking areas
- Relocate parking to along edge of Reserve / Ardmore Street
- Defined cycleway along Lakeside Road



Improve LANDUSE

- Lakefront linear park
- Create a series of precincts along the lakefront with defined use and character
- Create a new town green and plaza orientated between the lake and buildings
- Possibility to expand marina for additional berthage



Provide a range of FACILITIES

- Enhance or create lakefront facilities
- Provide a new town pier
- Marina & Yacht Club upgrade
- Expand playground
- Lakefront Gardens
- Water sports Centre
- Heritage Trail

06 Key Moves - A 30 Year Plan

INDICATIVE CHARACTER IMAGERY

