

QLDC Council
26 July 2018**Report for Agenda Item: 4****Department: Property & Infrastructure****Wanaka Integrated Transport Programme Business Case and Town Centre Masterplan****Purpose**

The purpose of this report is to present the Wanaka Integrated Transport Programme Business Case and Town Centre Masterplan Establishment Report and to seek approval to proceed with the programme business case and masterplan.

Recommendation

That Council:

1. **Note** the contents of this report;
2. **Approve** the Wanaka Integrated Transport Programme Business Case and Town Centre Masterplan Establishment Report.
3. **Approve** works to proceed on the Programme Business Case and Masterplan.

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12/07/2018

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Background

- 1 More people are living and working in Wanaka than ever before, and the town is increasingly popular with domestic and international visitors. A period of unprecedented growth has led to pressures on existing infrastructure, such as parking and visitor facilities. Increasing growth has also led to undesirable outcomes that detract from the experience of visiting Wanaka, such as traffic congestion and delays.
- 2 The need to develop a Town Centre Masterplan and identify a preferred programme of improvements for Wanaka is compelling. The town is undergoing

rapid change. Between 2001 and 2013, the number of households in Wanaka and the resident population has doubled, and this unprecedented growth is forecast to continue.

- 3 For several years the community have been observing and experiencing the effects of this growth first hand, and have become frustrated at the missed opportunities and deterioration in the quality of the public realm.
- 4 Numerous documents have been developed over the last decade that have articulated aspirations and objectives for future development in Wanaka, influencing the form and function of the town. While these documents form a solid foundation for future planning and guide investment, they have generally been prepared in isolation, and do not necessarily recognise the wide-ranging impacts resulting from key decisions and outcomes.
- 5 It is clear that a co-ordinated approach is required. The key outcome of this project is to establish a single, holistic and unified vision for the future of Wanaka, and develop a consolidated transport and land use integration plan for the town.
- 6 It is proposed through the Establishment Report that this project consists of two closely linked elements:
 - **Wanaka Town Centre Masterplan:** A 30 year Masterplan for the town centre focussed on public realm improvements that are integrated and aligned with land use. The Masterplan will incorporate high quality urban design and an active interface with the waterfront, whilst maximising access by all transport modes and review the supply and management of parking.
 - **Wanaka Integrated Transport Programme Business Case:** A preferred programme of transport improvements, aligned and integrated with land use, which supports both the preferred Masterplan and the transport needs of the wider Wanaka urban area.
- 7 The Establishment Report describes the context of the proposed workstreams and identifies why the work is needed. It explains the key drivers; outlines the proposed process, scope, and sequencing for each stage; and provides a framework for stakeholder and community engagement.

Comment

- 8 The NZ Transport Agency's Business Case Approach will guide the process that will encourage critical thinking and ensure decisions are evidence-based.

Options

- 9 Option 1: Reject the Establishment Report and Do Nothing.

Advantages:

- 10 No capital expenditure required.

Disadvantages:

- 11 Pressures on existing infrastructure and problems around access, connectivity, congestion and safety will continue to increase along with resident and visitor dissatisfaction.
- 12 Wanaka projects proceed in isolation and are less likely to attract funding due to lack of integration.
- 13 Option 2: Approve the Establishment Report enabling works to proceed on the Programme Business Case and Masterplan.

Advantages:

- 14 A consolidated and integrated plan for public realm and transport improvements, that is aligned with land use, is more likely to attract funding for future projects.
- 15 A consolidated and integrated plan will address the pressures on existing infrastructure and problems around access, connectivity, congestion and safety.

Disadvantages:

- 16 Capital expenditure is required.
- 17 This report recommends **Option 2** to ensure that QLDC provides a forward thinking integrated plan for addressing the management of rapid growth within Wanaka.
- 18 This matter is of high significance, as determined by reference to the Council's Significance and Engagement Policy because the programme will cause a significant change to the transport networks and enable growth of the Town Centre. As an integrated package of individually significant projects, the overall outcome will be positive.
- 19 This matter relates to strategic risk SR1 Current and future development needs of the community, as documented in the Council's Risk Register. The risk is classed as high. This matter relates to this risk because the change to the community will result in growth, behavioural changes, significant effects on infrastructure and high capital expenditure.
- 20 The recommended option considered above mitigates the risk by:
 - Treating the risk – through a staged approach, good communications and multi-agency integration.
 - Mitigating the risk – by integrating several large projects into a planned sequence of events.

Financial Implications

- 21 The expected budget for the programme business case and town centre masterplan is \$900,000 and this is provisioned for within the LTP.

Council Policies, Strategies and Bylaws

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

- Wanaka Lakefront Development Plan
- Wanaka Transport and Parking Strategy
- Wanaka Town Centre Strategy
- Future Development Strategy (Work in Progress)

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

24 This matter is included in the 10-Year Plan/Annual Plan. The Programme Business Case and Masterplan will enable projects to be developed to address issues around access, connectivity, congestion and safety, increasing the liveability experience within Wanaka.

Local Government Act 2002 Purpose Provisions

25 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 having a robust business case supporting the investment;
- 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

26 The persons who are affected by or interested in this matter are Wanaka residents, visitors, business owners and operators.

27 It is proposed that a Communications and Engagement Plan will be developed at the outset of the project to identify the methods and degree of engagement, intended audience, and the proposed programme of events and activities.

28 An independent Advisory Group (with local representation) is proposed to be engaged to provide feedback throughout the Programme Business Case and Masterplan process.

Attachments

A Wanaka Integrated Transport Programme Business Case and Town Centre Masterplan Establishment Report