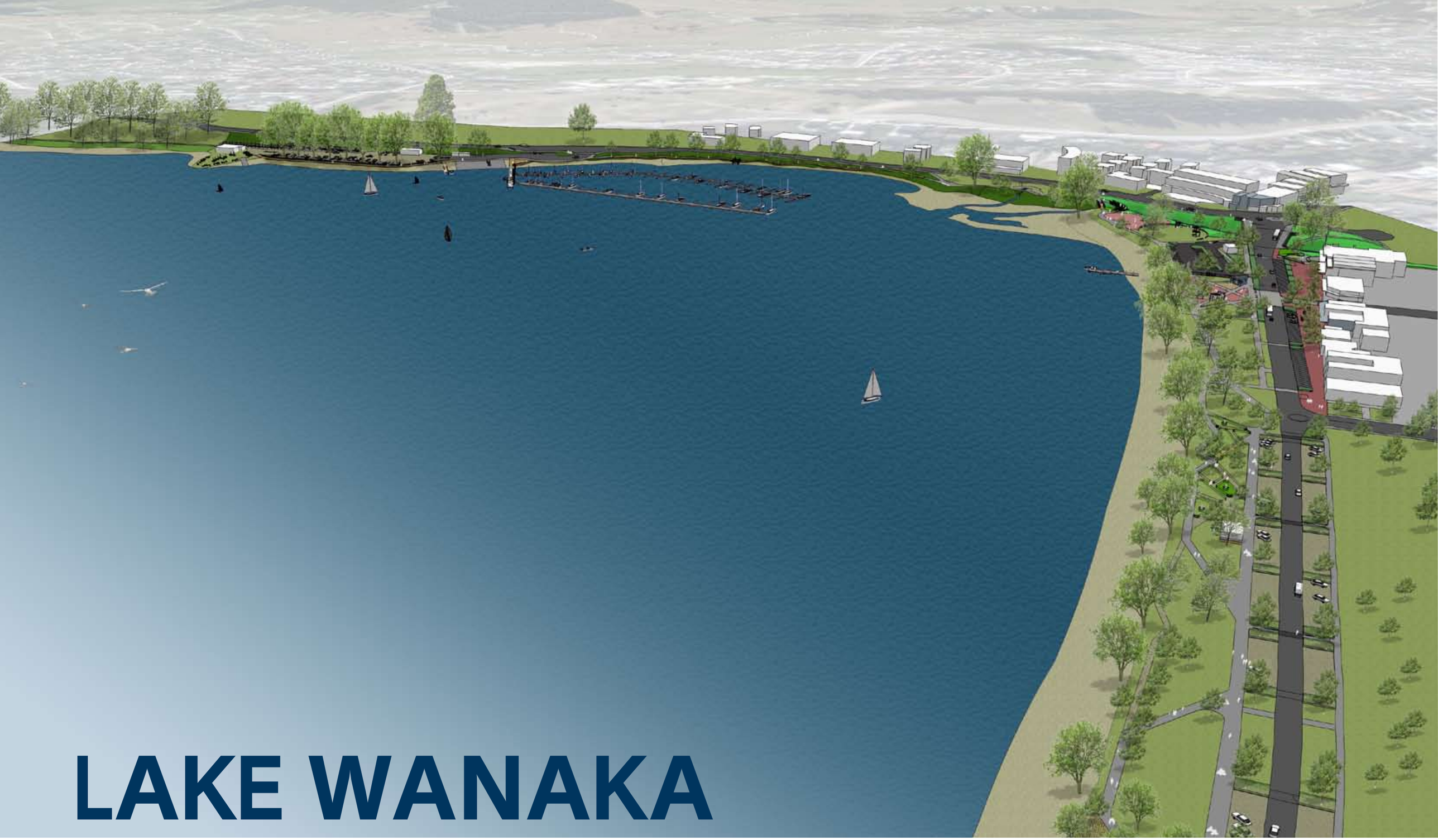

# LAKE WANAKA

## LAKEFRONT DEVELOPMENT PLAN

August 2016

Garth Falconer
RESET URBAN DESIGN

QUEENSTOWN LAKES DISTRICT COUNCIL

# LAKE WANAKA

## LAKEFRONT DEVELOPMENT PLAN

August 2016

Project:
Lake Wanaka Lakefront Development Plan

Prepared for:
Queenstown Lakes District Council (QLDC)

Prepared by:
Reset Urban Design Ltd

Document Status:

| *Revision* | *Version* | *Date Issued* |
|---|---|---|
| A | Draft For Review | 06.04.2016 |
| B | Revised Draft | 28.04.2016 |
| C | Revised Draft | 20.05.2016 |
| D | For Issue | May 2016 |
| E | For Issue | August 2016 |

QUEENSTOWN LAKES DISTRICT COUNCIL

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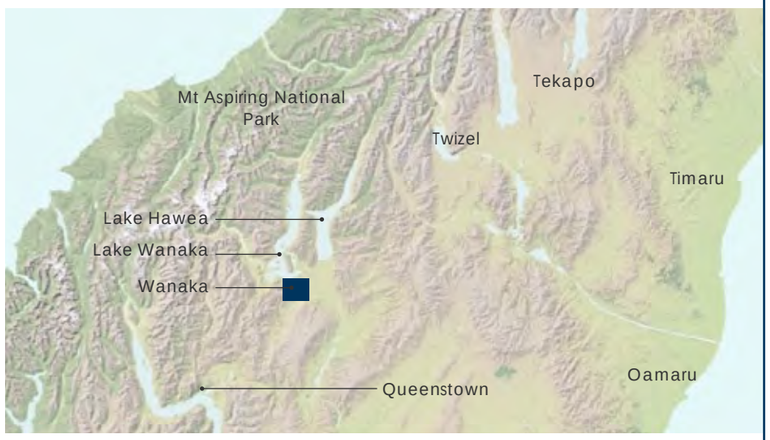
2. Heritage gardens
3. Main beach lawns & promenade
4. Parking strip & roadside gardens
5. Village green & stage
6. Pedestrian & dining strip
7. Plaza, information & pier
8. Car park & playground
9. Opening up of Bullock Creek
10. Ecological boardwalk
11. Possible marina addition
12. Possible public wharf
13. Boardwalk & trailer parking area
14. Shared path

# LAKE WANAKA LAKEFRONT DEVELOPMENT PLAN

# LOCATION MAP



# EXECUTIVE SUMMARY

Wanaka central lakefront is one of the communities most used and treasured assets. Developed over an 8 month period, this report lays out a staged development of the central area of lakefront that spans from the Yacht Club to McDougall Street to the south, a distance of 1.7km. This area encompasses Ardmore St and the lakefront reserve, the town centre, Bullock Creek delta, Lakeside Road, and the boat ramp, parking area and Yacht Club.

The masterplan is based on four big moves: enhancing the ecology, providing continuous access, improving landuse and providing a range of facilities and activities.

A three month consultation period provided great feedback and supported the long term aspiration to remove cars from the central lakefront.

The design is based on continuous pedestrian and cycle access along the lakefront with parking restricted to Ardmore St. A separate shared path alongside Ardmore St connects the south end of the lakefront reserve, along the town centre and up Lakeside Road to Eely Point. The promenade and informal gravel pathways along the lake edge provide opportunities for sitting, gathering and recreating interspersed with deck areas, heritage sculpture gardens and large open grass spaces.

Lakefront car parks are located opposite McDougall St and opposite the town centre, providing a restricted number of parks to access the lake edge, playground and picnic spaces, town centre and plaza space.

The plaza is well lit with ample seating and paving interest, a stage for events, an information centre and a village green.

When first embarking on this project it was anticipated this would be a 20-30 year strategy however the Wanaka Community Board has since realised the aspirational goal of completion in 5-10 years. Construction is planned to be implemented in stages.

# PROJECT INTRODUCTION

The lakefront is integral to the Wanaka community & the visitor experience, and is becoming an ever increasing popular place to be.

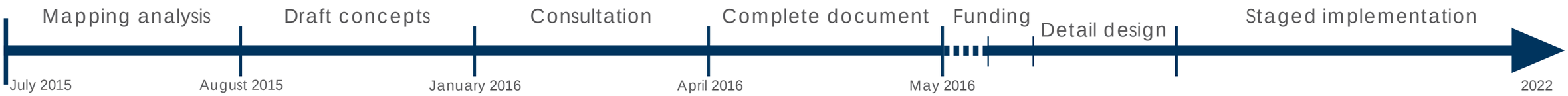
Following the completion of the Wanaka Lakefront Reserves Management Plan (Oct 2014), Queenstown Lakes District Council (QLDC) has prepared this document for the development of the Wanaka lakefront, with assistance from Reset Urban Design.

*Wanaka, May 1951; Whites Aviation WA-28381-F*

This project focuses on the central lakefront, a distance of approximately 1.7km and includes the lakeside reserve and adjacent roads (mainly Ardmore Street and Lakeside Road).

The areas shown identify the character areas used throughout the document, and these are based on the Reserves Management Plan zones.

# PROJECT TIMELINE



# PLANNING FRAMEWORK

## Queenstown Lakes District Council (QLDC)

## QLDC Strategic Planning

### Wanaka Town Centre Strategy Oct 2009

In 2002 the Wanaka community said they wanted a high quality and functional town centre as part of the Wanaka 2020 community planning exercise, and again in 2007 through the Wanaka Structure Plan review. The community wants to retain and strengthen the role of the town centre as the main commercial and civic heart of the town, while encouraging high quality design and development that compliments the character of the township.

The core vision is:

"A relaxed yet vibrant town centre, well connected to the landscape, where locals and visitors naturally choose to congregate."

### Wanaka Town Centre Character Guideline June 2011

Principle values that contribute to the character of the Wanaka Town Centre include:

- The general proportions of public open spaces
- The low scale of developments
- The views to Lake Wanaka and the surrounding mountains
- The clear definition of the edge of the town centre
- The variety of land use activities established within the town centre
- The consolidation, maintenance and enhancement of the existing business area
- The retention and enhancement of the visual image and lakeshore amenity
- The sustainable use of the existing buildings and infrastructure
- Retention of the existing scale, form and intensity of the built form
- Ease of access and circulation for vehicles and pedestrians

### Wanaka Lakefront Reserves Management Plan Oct 2014

The purpose of the Reserves Management Plan is to identify the objectives and policies for the management,including protection and development, of the Wanaka lakefront reserves.

The plan separates the lakefornt into character areas by rationalising uses into distinct management zones. This helps to recognise and retain the unique character of the Wanaka Lakefront.

### Wanaka Lakefront Masterplan 2016-2022

This project aligns with the previous QLDC strategic documents, and fits within the objectives of the Wanaka Lakefront Reserves Management Plan, Oct 2014.

Recognising the unique character of the area and how it informs the different recreational uses of the lakefront, the project provides a well balanced landscape with continuous pedestrian access to the lakefront and maximises its amenity and visual values.

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# SITE ANALYSIS

## KEY POINTS

*"Creating a park environment around the central lakefront."*

**Aspiration:**

**To provide continuous pedestrian access, making strong connections with the town centre, reducing vehicle use in the town centre, hosting a range of activities & enhancing the ecology throughout.**

CORE ATTRIBUTES

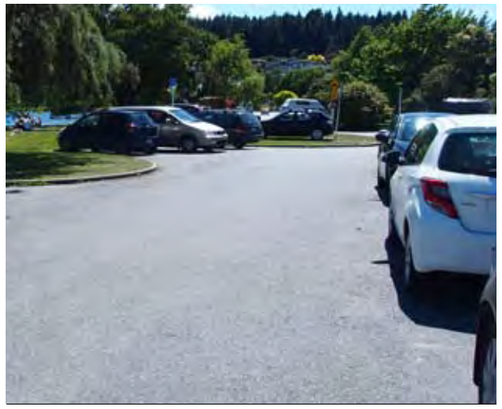
Magnificent scenery

Large scale

Soft edge

Accommodates a range of activities

CORE ISSUES



Dominance of parking along lake edge

Lack of continuous access for pedestrians

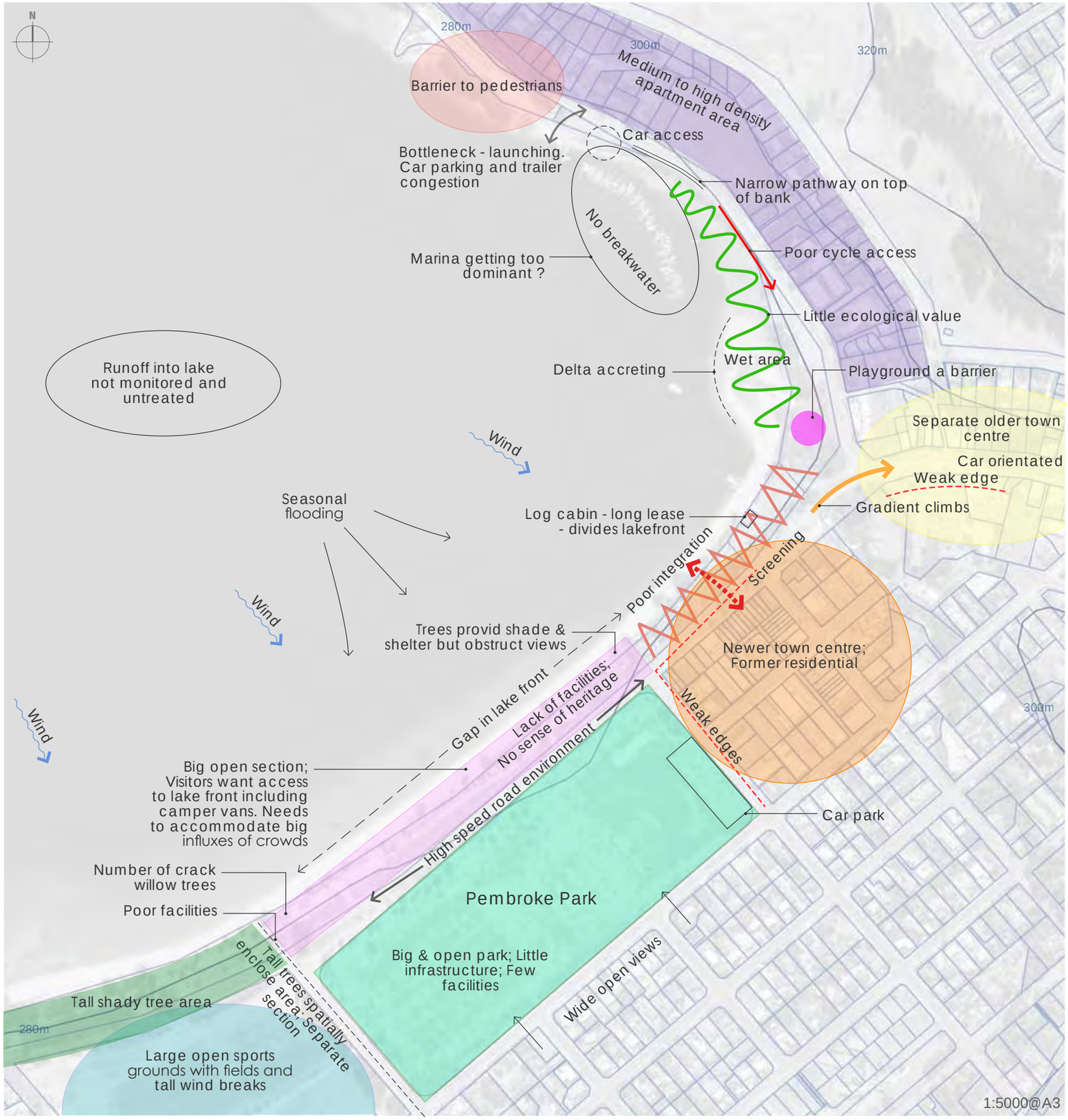
Disconnected from town centre

Poor ecology - highly modified

# SITE CONSTRAINTS

## Key Points

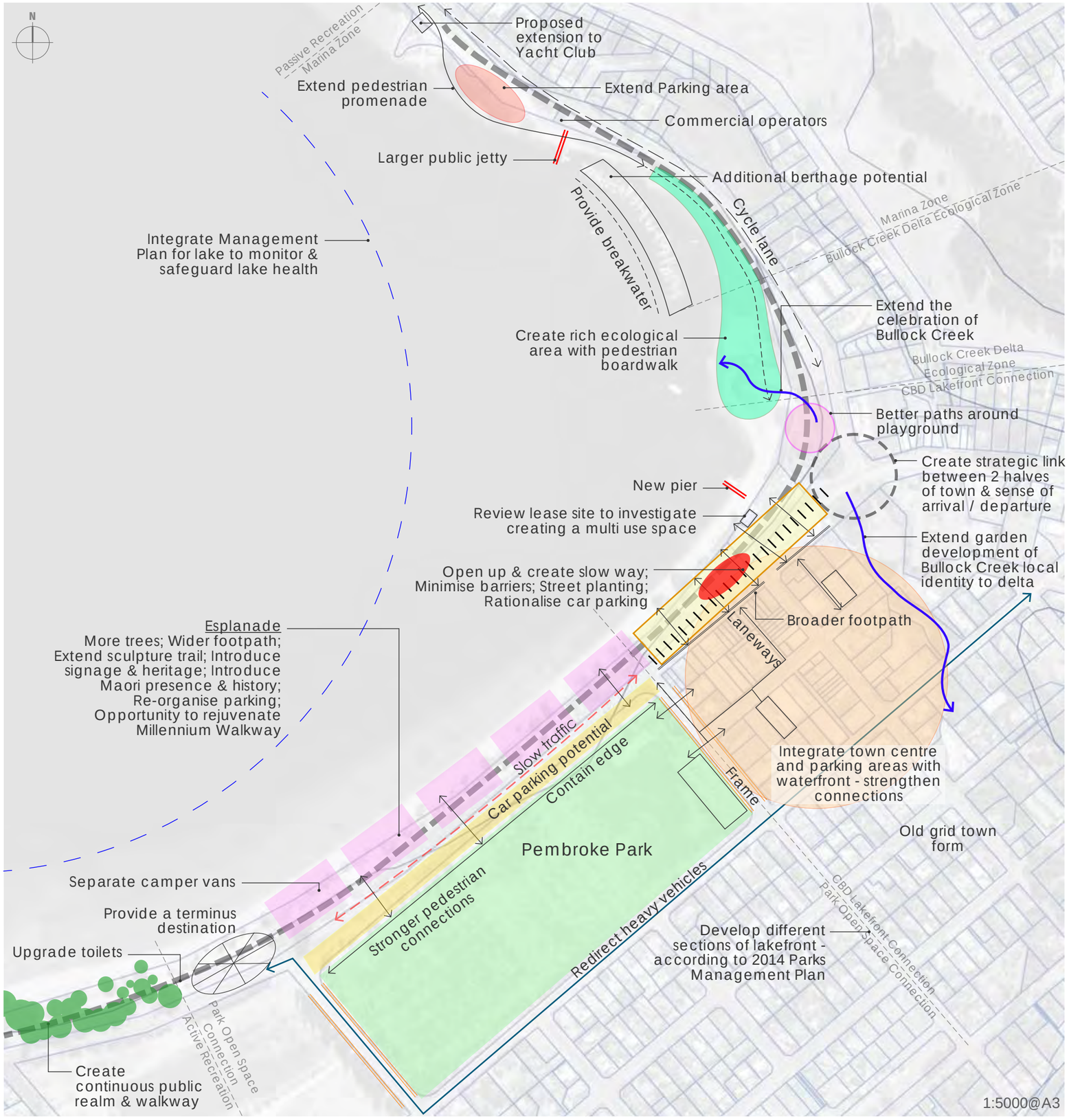
1. Provision for continuous pedestrian access is poor and inconsistent
1. No monitoring of ecological value along lake edge between Marina and Bullock Creek delta – water quality, habitat and diversity
2. Dominance of unrestricted provision for motor vehicles along lakefront reserve
3. Town centre is screened and cut off from lakefront
- Lakefront is poorly linked to surrounds in all directions
- General lack of facilities – many in poor repair
- Little heritage dimension
- Lack of information and way finding



# SITE OPPORTUNITIES

## Key Points

1. Extensive lakefront edge and large scale retains potential for range of development options
2. Celebrated open and informal edge to the lake
- Town centre faces the lake edge - opportunity for improved integration & pedestrian links
- Great views of the broader landscape from along the site



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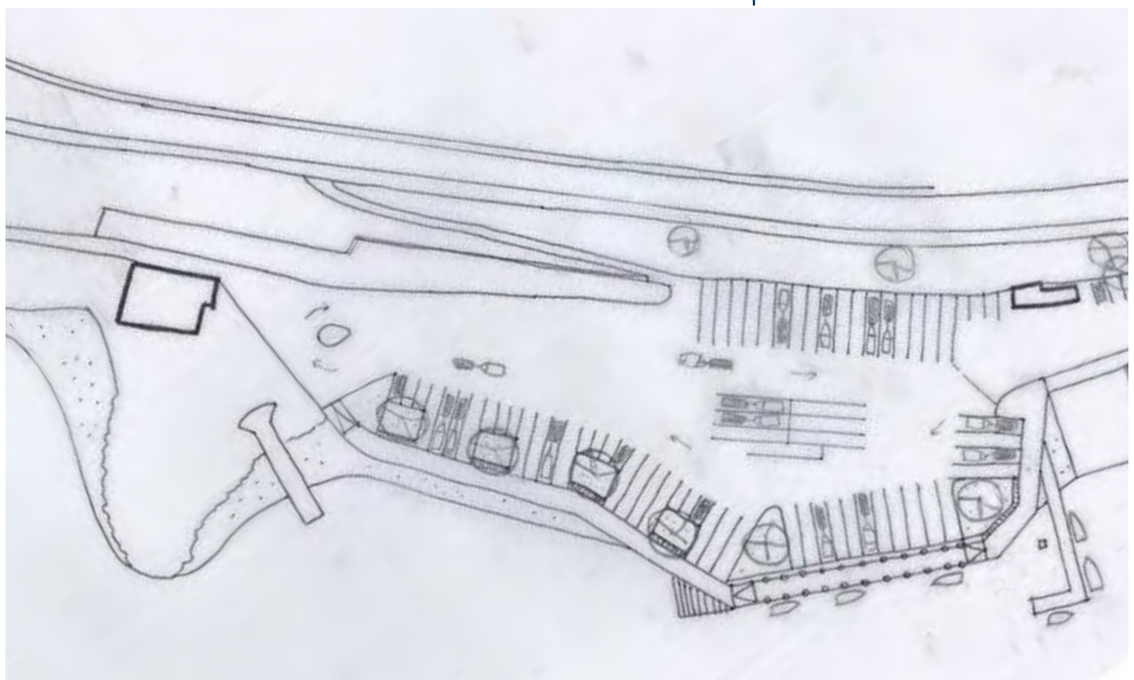
# MASTERPLAN & AREA PLANS

## DESIGN PROCESS

This report cumulatively outlines a series of steps in the design process starting with the site introduction and review of previous work, site analysis, identification of opportunities and constraints, as well as outlining the big moves that were extracted from the analysis and benchmarking phase.

Initial concepts were generated and tested on the ground before a draft masterplan was then presented to the public across a three month consultation period.

This Masterplan concept offers a functional landscape that is comprehensive yet simple and robust. It retains and enhances the existing lakeside character but addresses core issues by rearranging car parking, creating continuous walkways and shared paths, introduces new facilities such as the village green, and enhances the ecology with stormwater treatment and increased native plantings.



Yacht Club parking area sketch

Consultation - Drop in session for Town Centre options

# DESIGN

## FOUR BIG MOVES

### 1. Restore & develop ECOLOGY

KEY

- 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
- Greater biodiversity planting along lake edge

### 2. Provide continuous ACCESS

KEY

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

* all images on this page are illustrations only

# DESIGN

## FOUR BIG MOVES

### 3. Improve LANDUSE

KEY

- 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
- Incorporate existing parks

### 4. Provide a range of FACILITIES

KEY

- Enhance or create lakefront facilities
- Provide a new town pier
- Marina & Yacht Club upgrade / addition
- Expand playground
- Lakefront heritage gardens
- Ecological lookouts and signage
- Providing a destination at southern end of lakefront
- Heritage sculpture trail

* all images on this page are illustrations only

# CONSULTATION

**Interest Groups Consulted**

Te Kakano Trust
Lakeland Adventures
Wanaka Yacht Club
Wanaka Residents Association
Wanaka Chamber of Commerce
Guardians of Lake Wanaka
Wanaka Bakpakas
Wanaka Marina
Lakeview Apartments
Lake Wanaka Tourism
Wanaka Community Trust
Light Up Wanaka
Farmers Market
Craft Market
John Darby (Grebes)
Kāti Huirapa Rūnaka ki Puketeraki and Te Rūnanga o Ōtākou
Relish Café
Aspiring Jewellers
Racers Edge
Millennium Pathway Project

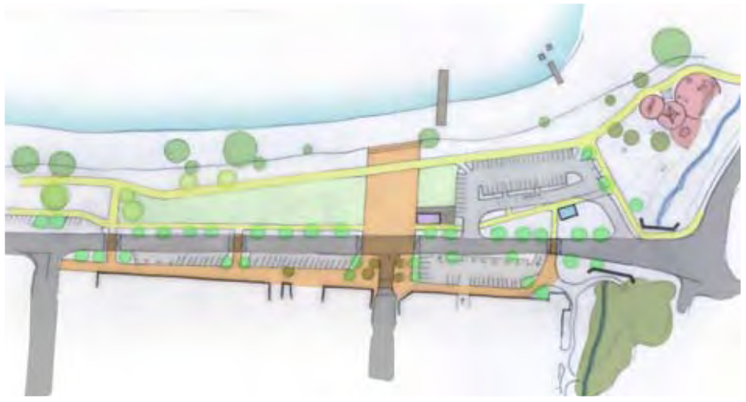
**Internal**

Wanaka Community Board
Harbourmaster
Transport Planning
Infrastructure Projects
Parks / Horticulturist

**Out of the six proposed options for the Wanaka Town Centre, which ones do you like the most?**

| Response | Chart | Percentage |
|---|---|---|
| Option 1 | | 11.8% |
| Option 2 | | 29.4% |
| Option 3 | | 14.7% |
| Option 4 | | 47.1% |
| Option 5 | | 17.6% |
| Option 6 | | 17.6% |
| None of the above. | | 11.8% |

Community consultation - preferred options



Town Centre- Option 4 initial sketch

## Consultation Process

Queenstown Lakes District Council have committed to public engagement for the Wanaka Lakefront Masterplan - seeking input from many voices in the community, hosting open days and forums, inviting open and direct conversations, and encouraging participation through the council website. This engagement is needed to ensure new development along Wanaka's lakefront and town centre edge fulfils the community vision and adds quality to Wanaka.

### TURNING COMMENTS INTO CONCEPTS

During the initial draft design phase, special interest groups contributed feedback and ideas. The resulting draft masterplan, including six options for the arrangement of the lakefront opposite the town centre, were presented to the broader public from January through to the end of March. Council hosted a series of public meetings, workshops, and open days. The strong themes and ideas that emerged were noted by many, showing that the community were in general consensus regarding the future design and development of Wanaka's public spaces. Noted are some of the main themes and ideas that emerged. On the attached plan is noted the areas of comment.

IDENTITY - Developing on the strong natural local identity and character

CONNECTIVITY - Retaining and enhancing safe pedestrian & cycling access along the lakefront reserves

PARKING - Remove informal parking along lake reserve edge, but still providing easy access and ample parking facilities along Ardmore Street

REMOVE CARS - Long term aspiration to reduce vehicle use within the town centre

SUSTAINABILITY & ECOLOGY - Encourage sustainable growth within both public and private development. Celebrate & enhance ecological areas along the lakefront - especially around Bullock Creek

PUBLIC SPACE - Provide an area of open space for large gatherings and events opposite the town centre

## COMMENTS TO BE ADDRESSED:

1. Indicate area still available for parking
2. Proposed gardens & sculpture queried - loss of access - competing with scenery
3. Informal walkway along entire lake edge
4. Millennium walkway - support retaining
5. Proposed toilets in the middle - suggest relocation to side
6. Too many trees block views
7. Suggested roundabout at Dungarvon St
8. Maintain access for hire facilities
9. Leasing footpath to cafes & bars
10. Village Green & Plaza backed, but parking needed to support playground & commercial uses
11. Big car parking building required
12. Integrate town centre with lakefront
13. Mature trees on town side to be retained
14. Pier close to Helwick Street - question possible second pier for commercial use
15. Restrict traffic use up Lakeside Road?
16. Possible marina, rather than 'Proposed' - early stage in process
17. Path on residential side of Lakeside Road will be difficult due to steep contours
18. Concepts for boardwalk & berthing - provided 2 options to be discussed
19. Water pump station building (QLDC) - takes 6 trailer/car parks
20. Upgrade boat ramp at Eely Point
21. Unified design approach to materials and elements
22. Roading strategy needs to prioritise pedestrians and cyclists eg. exclude cars from Dungarvon to Lakeside Rd
23. Shorter time frame - 6 years rather than 30 years
24. "Be brave & keep it simple"
25. Campervans excluded from Dungarvon to Lakeside Rd
26. Re-positioned lease site on shorefront

**OVERALL GREAT SUPPORT**

**Key Elements:**

A. Removal of parking from lakefront
B. Traffic calming
C. Promenade & shared path
D. Village Green
E. Town Centre- Option 4 favoured
F. Featuring Bullock Creek
G. Ecological section & initiatives

# COMMUNITY FEEDBACK

1:4000@A3

0m 250m 500m

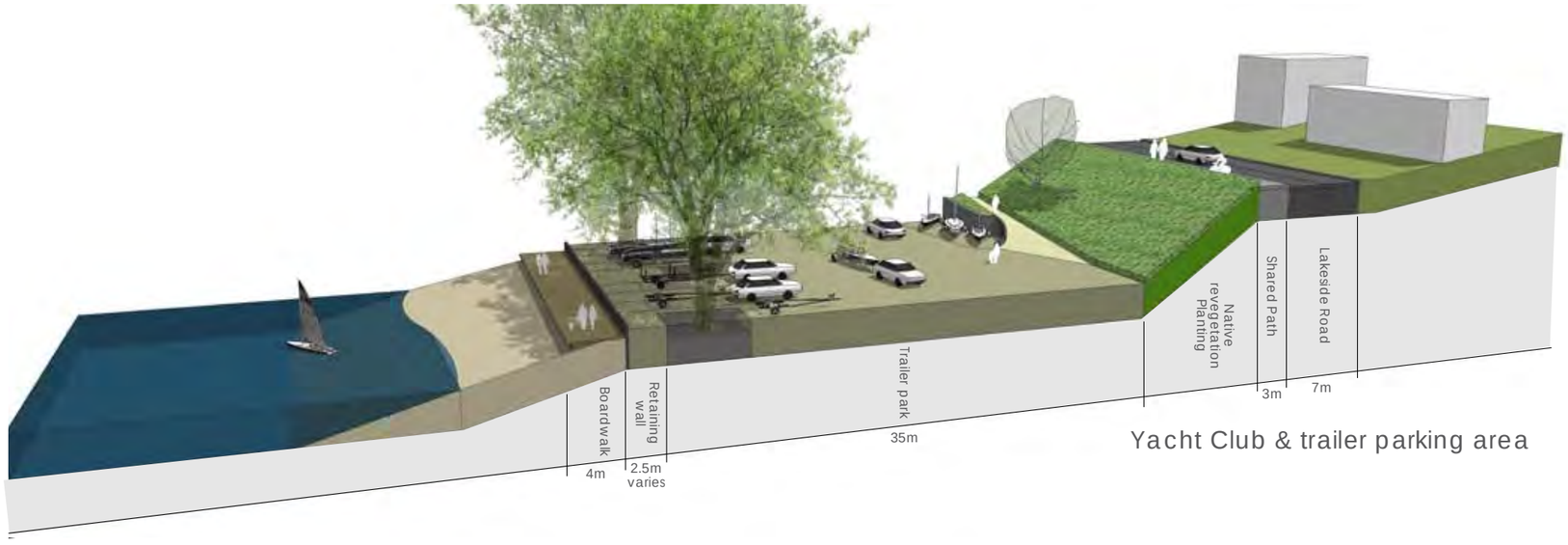
# YACHT CLUB AREA

Boardwalk & piers

The Yacht Club area includes the often busy boat trailer parking area, timber boardwalk, public toilets and small commercial jetty and breakwater, and the existing boat ramp.

Improved parking facilities and boat ramp fulfil the needs of the recreational boat users and commercial operators. A shared path and continuous lakefront walkway provide the crucial link around the parking area to link to the existing trail to Eely Point.

Refer to two options in the appendices - these have been developed with the various user groups to explore possible layouts to optimise parking, pedestrian thoroughfare and berthing. Subsequent project staging will confirm a preferred layout.




Yacht Club & trailer parking area

Public jetty - illustration

KEY
Willow Tree
Kowhai Tree
Trees - mixed species
Proposed Tree
Grass / Lawn Area
Revegetation Planting
Road
Footpath/ Concrete
Shared Path
Buildings
Gravel
Beach
Timber Deck
1:1000@A3
0m
50m
100m
Existing trail to Eely Point
Lakeside Road
Northern extent of site
Yacht Club
3m wide shared path
Long term boat trailer parking
Water Pump Station building (QLDC)
Gravel boat & trailer parking
Existing willow trees
Native revegetation planting
Proposed 4m wide boardwalk with retained edge
Toilets
Boat ramp
Proposed jetty
Viewing deck with seating
Cantilevered deck walkway
N

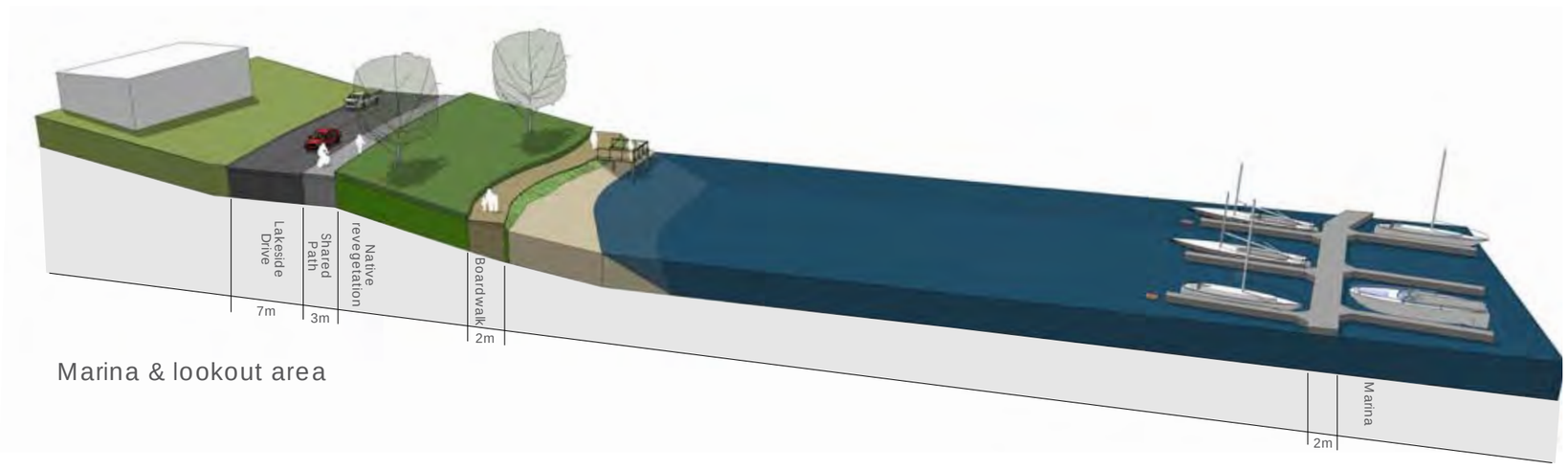
# MARINA AREA

Marina, boat ramp & Yacht Club parking

The marina area includes the proposed public pier and marina, the 2m wide ecological boardwalk and lookout areas that extend down into the Bullock Creek delta. A 3m shared path runs along the west side of Lakeside Rd to provide a direct cycle and walking route.

This relatively narrow area is 300m long, and is an important ecological area is enhanced and celebrated by removing weed species and replanting the banks with native vegetation. Providing lookouts and interpretive signage helps to inform people in local flora and fauna, such as the grebe bird floating nests and native revegetation species.

The existing community spring feature has been incorporated into the new lakefront promenade.




Marina & lookout area

Ecological boardwalk - illustration

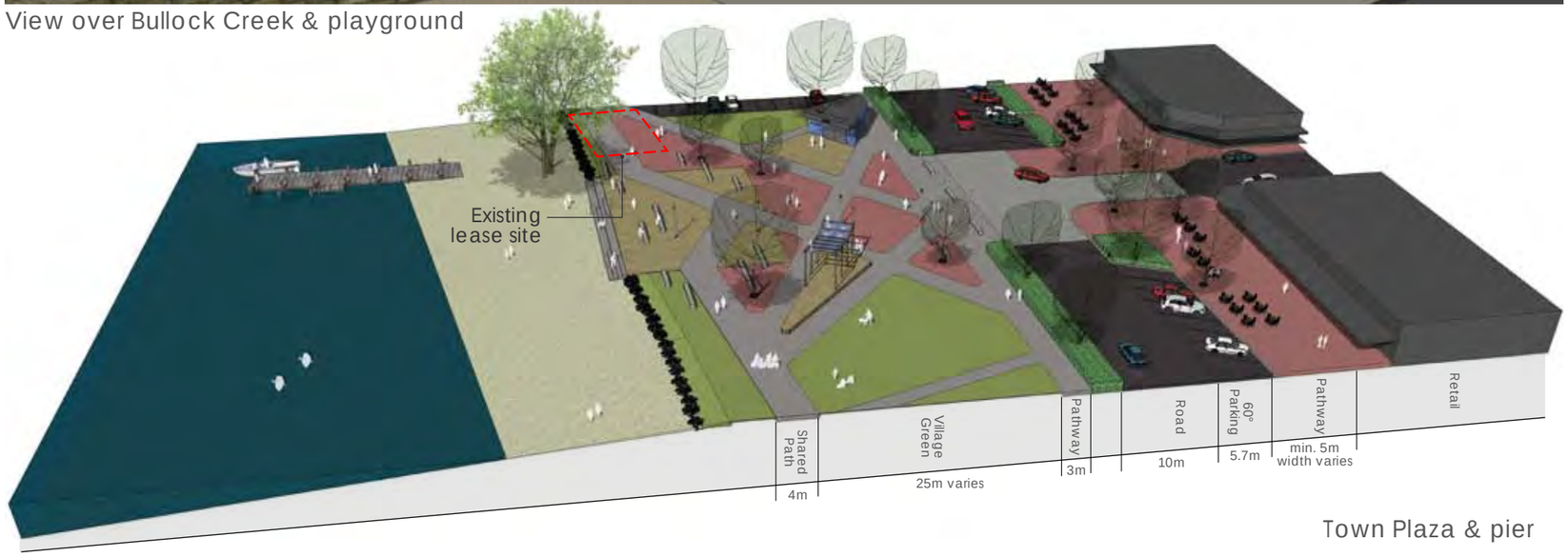
Marina gate
Possible new pier
Canopy shelter
Possible Marina addition
Native revegetation planting
Lookout with interpretive signage
Existing willow trees
Access to boardwalk
3m wide shared path - no parking
2m wide boardwalk
Lakeside Road
Existing lookout area
Parking
Existing spring feature
Additional parking
KEY
Willow Tree
Kowhai Tree
Trees - mixed species
Proposed Tree
Grass / Lawn Area
Revegetation Planting
Road
Footpath/ Concrete
Shared Path
Buildings
Gravel
Beach
Timber Deck
1:1000@A3
0m
50m
100m
N

# BULLOCK CREEK & TOWN CENTRE AREA

View over Bullock Creek & playground

The area runs from Bullock Creek delta to the Village Green opposite Helwick Street. The crucial link between the main roads, the town centre and the lakefront is strengthened by a walled bridge entrance feature and riverside planting along Bullock Creek. A widened promenade and retail strip along Ardmore St ties in with the proposed parking area, which provides access to the existing playground and toilets. A broad town plaza features a repositioned lease site, lighting, seating, and a covered stage area for events.

Town Plaza




Town Plaza & pier

Town Plaza & lakefront

N
KEY
Willow Tree
Kowhai Tree
Trees - mixed species
Proposed Tree
Grass / Lawn Area
Amenity Planting
Revegetation Planting
Road
Footpath/ Concrete
Shared Path
Buildings
Gravel
Beach
Timber Deck
Furniture
Brick Paving
Millennium Tiles
0m
50m
100m
1:1000@A3
Lakeside Road
Additional bridge
Existing playground
Safety fence
Low seating wall
Amenity planting around opened up Bullock Creek
Additional BBQ's
Walled bridge entrance feature
Existing tall trees removed
Ardmore Street
47 car parks (campervans excluded)
Existing toilets
4m
20m
Upgrade of Town Pier - diving & occasional berthage
Existing lease site
Bus pick up & drop off
Potential commercial activity site
Ardmore Street
Bullock Creek
10 car parks - 6m stalls (campervans excluded) Only losing 4 spaces
Town plaza with large timber deck, seating, lighting, raised stage & existing lease site
20m
Minibus drop-off zone
Town Plaza
Stage and canopy
Bike parking
Laneway for buses
Localised area of rock edge
Raised pedestrian threshold
5m thoroughfare
Village Green
4m promenade
Helwick Street

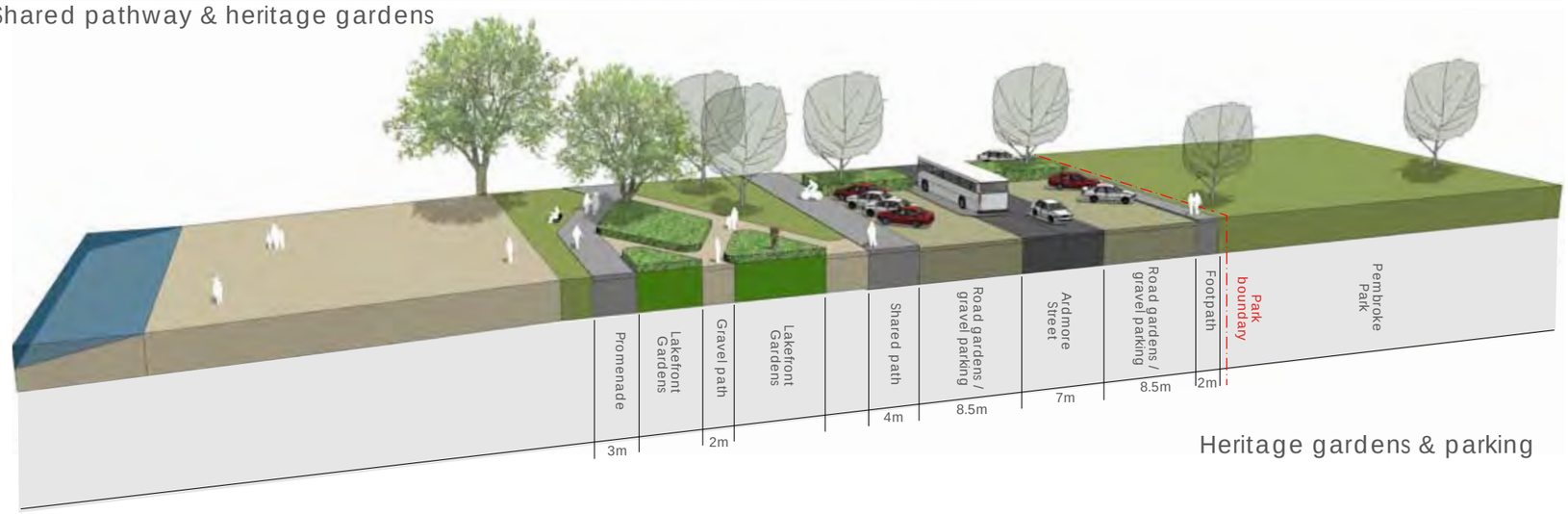
# VILLAGE GREEN & HERITAGE GARDEN AREA

Shared pathway & heritage gardens

Located next to the town plaza opposite Helwick St, the 3000m² village green is an open lawn area for events and gatherings. The area includes a lakefront pedestrian promenade, shared path, heritage gardens and gravel parking along Ardmore St.

Crossing points are provided along Ardmore St, with roadside gardens and street tree planting, located intermittently with gravel parking areas.

Heritage gardens, incorporating sculpture and feature planting, are located to enhance the landscape setting and provide seating and shelter along the lakefront. Irrigation of public gardens will be part of the maintenance plan. Gravel paths continue the existing informal walking track along the length of the lake edge reserve, while the willow and kowhai trees remain a prominent feature of the lakefront.




Heritage gardens & parking

Heritage gardens & sculpture - illustration

N
4m promenade
Existing trees
Village Green
Outdoor seating / dining area
3m promenade
Bike parking
Kayak Hire sites
Pedestrian crossing threshold
Ardmore Street
Helwick Street
5m thoroughfare - additional width available for outdoor dinding
Drop kerb and access for commercial hire facilities
Campervans excluded from parking
Sculpture
Outdoor seating / dining area
Bike parking
Arterial traffic
3m wide promenade
Potential roundabout location
Heritage gardens with feature planting, sculpture & gravel paths
Pedestrian crossing threshold
Dungarvon Street
Proposed toilets & changing sheds
Informal gravel angle parking - 232 spaces between Dungarvon and McDougall Street's Existing car parks: on-road parallel 80 lakeside aprox 200
4m wide shared path
8.5m wide parking & manoeuvring
Adrmore Street width: 7m
Skate Park
Potential roadside gardens
30m
2m wide footpath
Pembroke Park
Park boundary
KEY
Willow Tree
Kowhai Tree
Trees - mixed species
Proposed Tree
Grass / Lawn Area
Amenity Planting
Park boundary
Road
Footpath/ Concrete
Buildings
Gravel
Pedestrian Crossings
Beach
Timber Deck
Furniture
Sculpture
Brick Paving
Millennium Tiles
1:1000@A3
0m
50m
100m

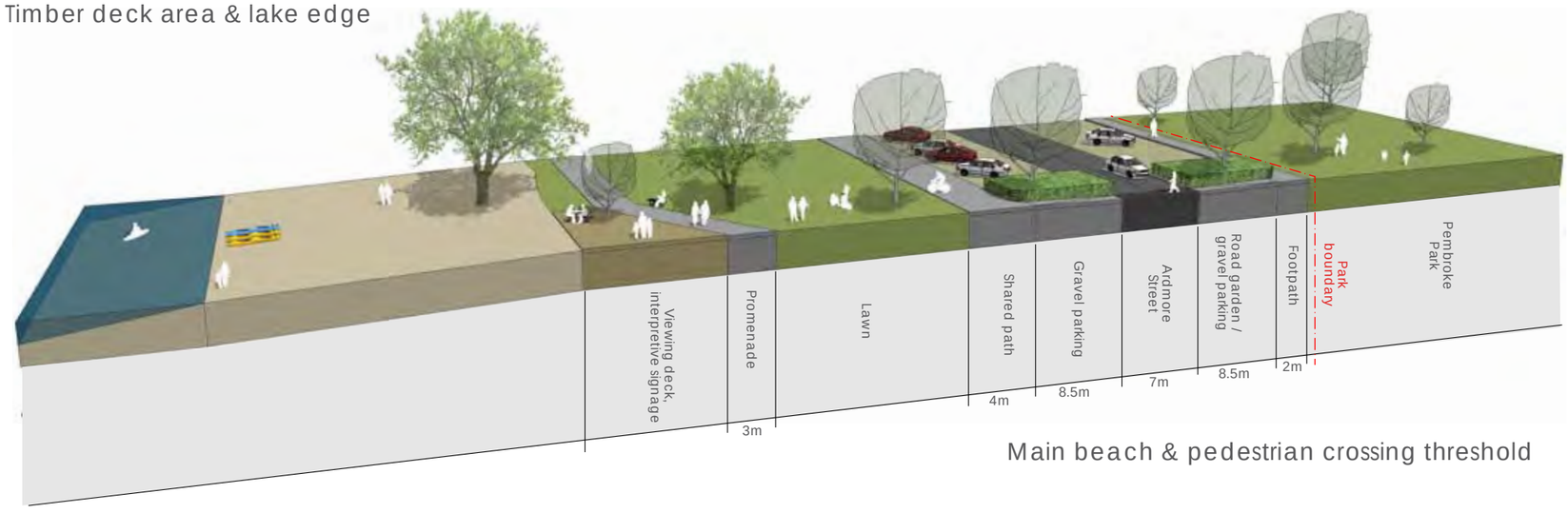
# MAIN BEACH AREA

Timber deck area & lake edge

The main beach area is a large open lakeside reserve.

Along this section of lakefront are large open lawn areas that reflect the current character of the Wanaka lakefront, with an informal gravel track running along the lakefront linked to a meandering 3m wide promenade walkway and a 4m shared path next to the gravel parking areas on Ardmore Street. Specimen trees are dispersed around the lawn areas to provide shade and create a soft landscaped edge between Ardmore Street and the lake.

This section of lakefront is where most of the parking along the street is located, with Pembroke Park on the other side. The wide parking strips cater for motorhome parking also.




Main beach & pedestrian crossing threshold

Large lawn areas & gravel car parking

N
Proposed toilets & changing sheds
Millennium tiles relocated along 4m shared path
Roadside gardens
3m wide promenade
Pedestrian crossing threshold
Star gazing viewing deck with interpretive signage and seating
Informal gravel angle parking - 232 spaces between Dungarvon and McDougall Street's Existing car parks: on-road parallel 80 lakeside aprox 200
Informal lake edge walkway
Lawn
Ardmore Street
8.5m wide parking & manoeuvring
Pembroke Park
4m wide shared path
Picnic tables & seats
Heritage gardens with feature planting, sculpture & gravel paths
2m wide footpath
Pedestrian crossing threshold
Park boundary
KEY
Willow Tree
Kowhai Tree
Trees - mixed species
Proposed Tree
Grass / Lawn Area
Amenity Planting
Park boundary
Road
Footpath/ Concrete
Buildings
Gravel
Pedestrian Crossings
Beach
Timber Deck
Furniture
Sculpture
Millennium Tiles
1:1000@A3
0m
50m
100m

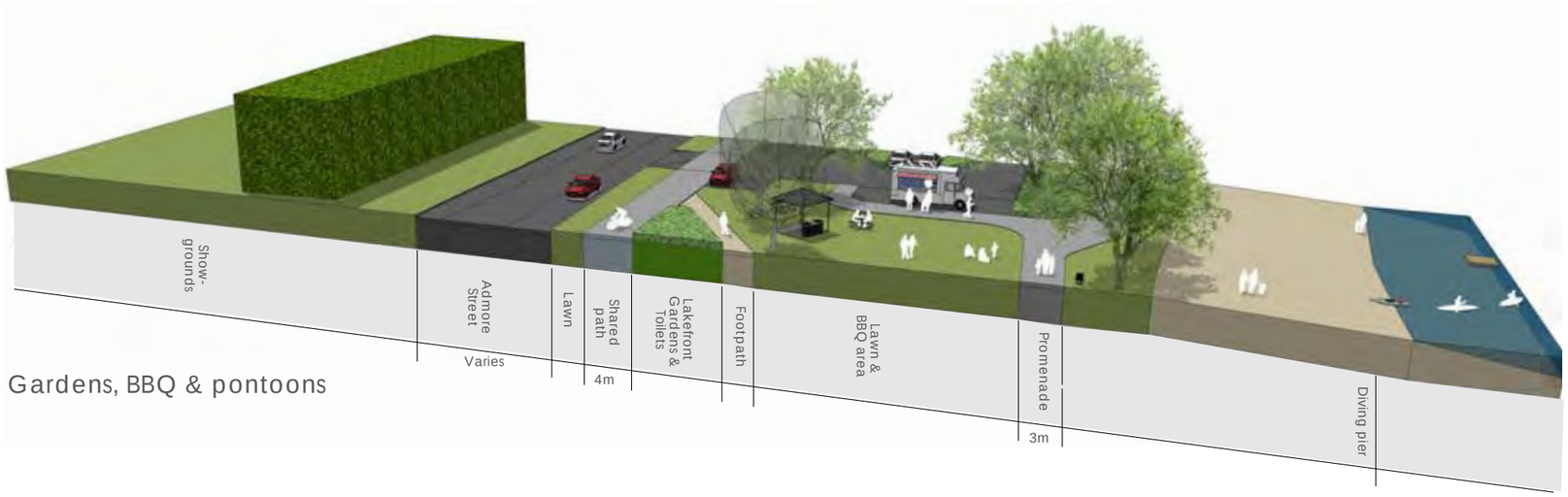
# SOUTH BEACH AREA

Heritage gardens, sculptures & BBQ area

Enclosed by the tall trees and shelter belt, the south beach area opposite McDougall Street, is a bookend to the lakefront. It provides a lakefront carparking area, a public toilet block and an area of additional informal parking under the large existing trees south of McDougall Street.

There is a small diving pier, BBQ facilities and a picnic lawn, also there is space for a food truck and kayak hire facilities.

The heritage gardens have sculptures and feature trees, with gravels paths and seating in between. The public gardens will be irrigated as part of the maintenance plan.




Gardens, BBQ & pontoons

Food truck - illustration

N
3m wide promenade
Heritage gardens
Sculpture
Pontoon
Possible food truck or similar location
Kayak Hire sites
BBQ's
71 marked carpark spaces
Southern extent of site
2m wide footpath
Pedestrian crossing threshold
Arterial traffic
Potential roundabout
Proposed upgraded toilets
4m wide shared path
Pembroke Park
Park boundary
Ardmore Street
Existing windbreak
McDougall Street
Additional informal parking
Showgrounds
KEY
Willow Tree
Kowhai Tree
Trees - mixed species
Proposed Tree
Grass / Lawn Area
Amenity Planting
Park boundary
Road
Footpath/ Concrete
Buildings
Gravel
Pedestrian Crossings
Beach
Timber Deck
Furniture
Sculpture
Millennium Tiles
1:1000@A3
0m
50m
100m

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# WANAKA LAKEFRONT DEVELOPMENT PLAN
## Staged Implementation Plan (2018)

* in conjunction with the Wanaka Town Centre Masterplan

# MATERIALS

## FURNITURE

There are currently a number of varied furniture elements along the lakefront.

It is proposed to unify the furniture into a restricted range, based on the most recent and robust elements already present, using simple hardwood and galvanised steel.

Signage will be introduced to aid way finding and provide heritage and ecological information.

### SEATING

Picnic bench - lakefront

Typical seat - lakefront & town centre

Bench seat

### SHELTER / BINS

BBQ & shelter - lakefront

Bins - town centre

Bike storage

### SIGNAGE

Interpretive signage - lakefront

Ecological signage - lakefront walkway

Signage - town centre

# SURFACING

Most of the surface of the lakefront will remain in lawn. Porous gravel areas will form lake edge paths and car parking areas.

Recognising the significance to the community of the Millennium Walkway, it is proposed that the printed tiles will be individually recorded and uplifted to be placed into the 4m wide shared path. The relocation and replacement of any damaged tiles will be in coordination with the community.

The promenade and shared path will be formed in exposed aggregate concrete for a robust and smooth surface.

Unit pavers are proposed ion the areas of high pedestrian use along the town centre and plaza.

Hardwood timber will form the deck, pier and boardwalks.

## GRAVEL & TILES

Informal gravel walking tracks

Gravel parking strips along Ardmore St

Existing Millennium Walkway tiles

## PAVING

Existing clay pavers

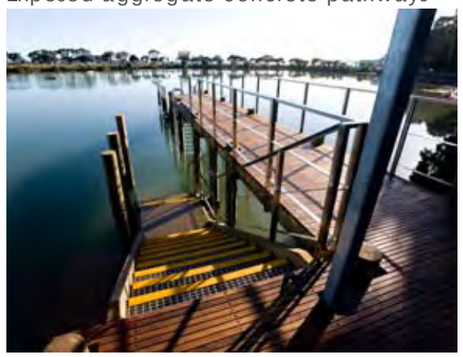
Kerb and roadside garden

Exposed aggregate concrete pathways

## TIMBER

Large deck area

Timber boardwalk

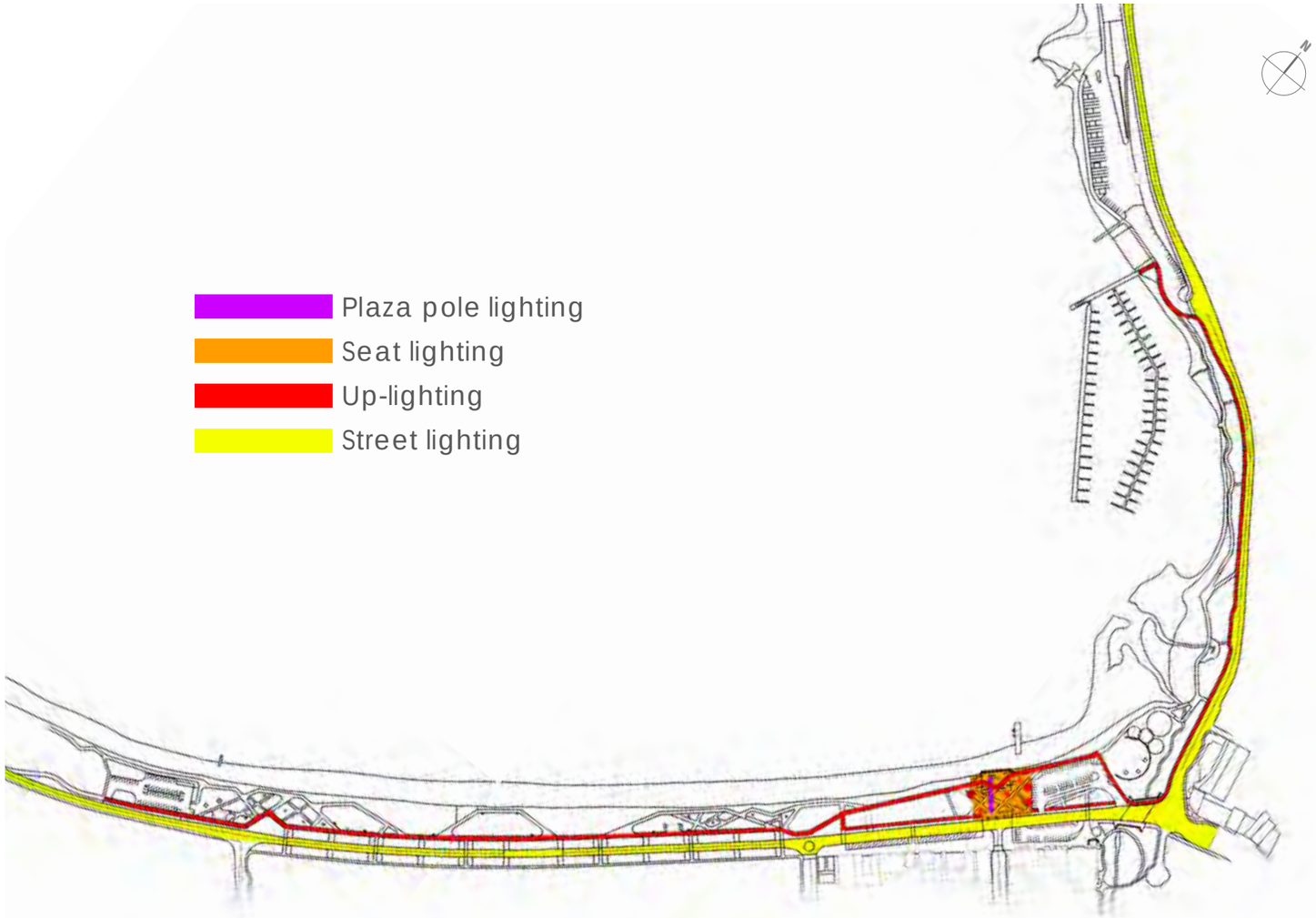

Timber pier - Judges bay

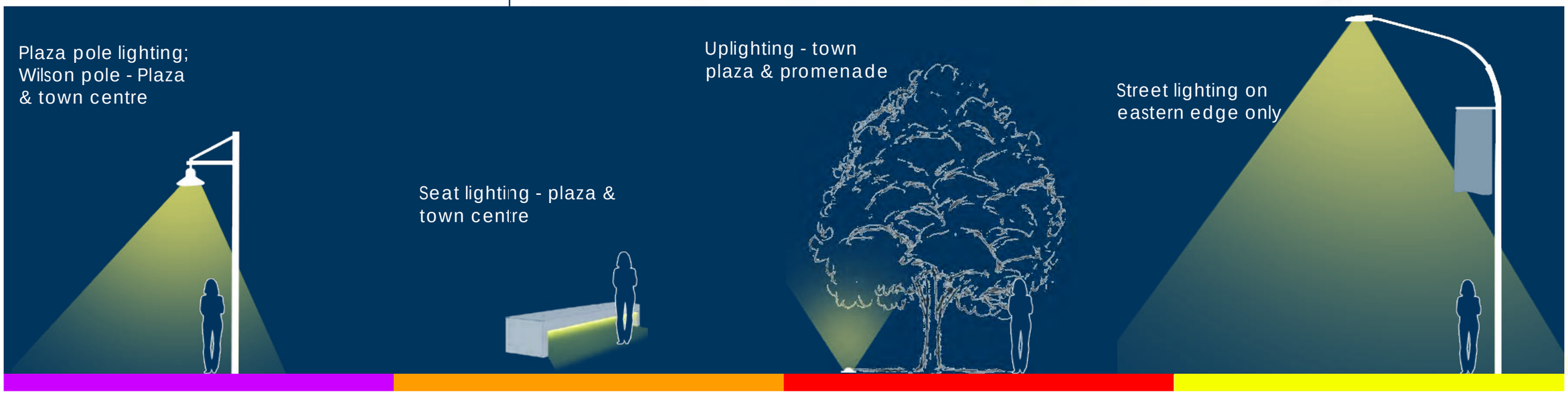
# LIGHTING PLAN

The lighting strategy for the town centre and lakefront is to light the streets, promenade and shared path, town centre, plaza space and village green area. These areas are open and will be safe for the public to use.

The boardwalk and lake edge will not be lit as these areas are seen as unsafe and people should be discouraged to use these areas after dark.

The lighting strategy uses a combination of LED lights including street lights, up-lighting along the promenade and shared path, pole lighting and feature seat lighting in the plaza. Also possible lighting boxes in feature areas like the town plaza.



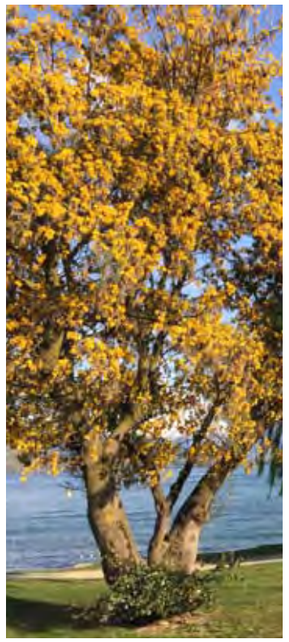



# PLANTING PALETTE

| SUGGESTED SPECIES | COMMON NAME | AREA |
|---|---|---|
| | | Street Trees & Planting |
| *Sophora microphylla* | South Island Kowhai | |
| *Quercus* 'Fairlie' | Oak variety | |
| *Pyrus calleryana* | Ornamental Pear | |
| *Acer platanoides* 'Autumn Red' | Norway Maple | |
| *Coprosma crassifolia* | Coprosma | |
| *Sophora prostrata* | Dwarf Kowhai | |
| *Banksia Rose* | Banksia Rose | |
| | | Lakefront Trees |
| *Sophora microphylla* | South Island Kowhai | |
| *Cordyline australis* | Cabbage Tree | |
| *Malus Crabapple* 'Arrow Gold' | Crabapple | |
| *Griselinia littoralis* | Broadleaf | |
| *Salix babylonica* | Weeping Willow | |
| *Salix chrysocoma* | Golden Weeping Willow | |
| *Fraxinus velutina* | Claret Ash | |
| | | Lakefront Gardens |
| *Astelia* 'Silver Spear' | Astelia | |
| *Hebe hulkeana* | Hebe | |
| *Pachystegia insignis* | Marlborough rock daisy | |
| *Dry garden species* | varied | |
| | | Bullock Creek Planting |
| *Sophora microphylla* | South Island Kowhai | |
| *Nothofagus species* | NZ Beech | |
| *Cordyline australis* | Cabbage Tree | |
| *Acer species* | Maple | |
| *Liriodendron tulipfera* | Tulip Tree | |
| *Quercus species* | Oak | |
| *Betula species* | Birch | |
| | | Lakeside Road Revegetaion |
| *Sophora microphylla* | South Island Kowhai | |
| *Leptospermum scoparium* | Manuka | |
| *Carex secta* | Purei | |
| *Carex virgata* | | |
| *Carex spp.* (other) | Carex species - mixed | |
| *Pseudopanax crassifolium* | Lancewood | |
| *Cordyline australis* | Cabbage Tree | |
| *Phormium* | NZ Dwarf flax | |

TREES

Oak
*Quercus* 'Fairlie'



Kowhai Tree
*Sophora microphylla*
(South Island)

Willow Tree
*Salix babylonica (or fragilis)*

Norway maple
*Acer platanoides*

Claret Ash
*Fraxinus velutina*

PLANTING

Flowering rock garden - dry

Streamside native planting

Roadside gardens

Garden-style planting

Native flax & grasses

* All public gardens will be irrigated to maintain plant health

# APPENDICES

SITE ANALYSIS

PROMENADE SKETCHES

TOWN CENTRE OPTIONS

YACHT CLUB PARKING OPTIONS

# SITE ANALYSIS

The analysis areas stem from the activity zones outlined in the Wanaka Reserves Management Plan, Oct 2014, and represent the character areas that are used throughout this document.

Analysis is separated into four categories; Ecology & Vegetation, Access & Circulation, Landuse, and Facilities & Recreation, each represented by a different colour:

**Ecology & Vegetation**

**Access & Circulation**

**Landuse**

**Facilities & Recreation**

**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

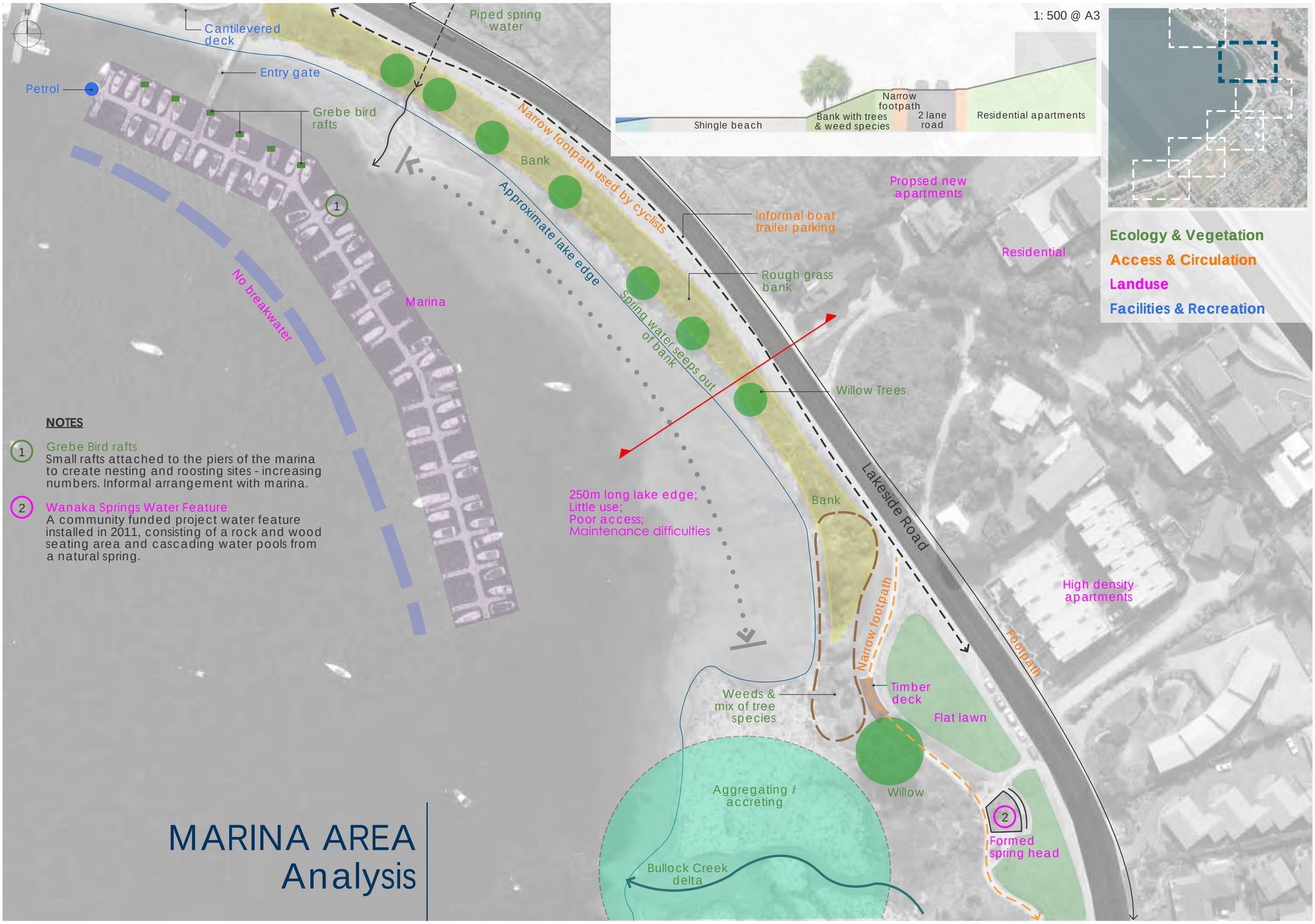
Zone 4
Roys Bay - CBD Lakefront Connection

Zone 5
Roys Bay - Bullock Creek Delta Ecological Zone

Zone 6
Roys Bay - A Marina Zone

Zone 7
Eely Point - Passive Recreation

1: 500 @ A3
Willow lined bank
Boat & informal parking
Bank & narrow pathway
Narrow footpath
2 lane road
Residential
Ecology & Vegetation
Access & Circulation
Landuse
Facilities & Recreation
1:1000@A3
N
Approximate lake edge
Cycle / walk trail to Eely Point
Lakeside Road
Lismore Road
Visitor accomodation
Residential area
Pedestrian connection
Small beach
Proposed extension
Yacht Club
Bank
Boat trailer long term parking
Path
Narrow foot path
Turn around area
Lawn
Learners boats
Boat ramp
Small beach
Poor pedestrian links
Bank
Crushed gravel surface
Proposed extension
Willow Trees
Informal trailer & boat parking
Bore - town supply
Toilets
Car park / car access
Public boat ramp
Deep water edge
Proposed jetty
Public jetty
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.
YACHT CLUB AREA
Analysis




# MARINA AREA Analysis

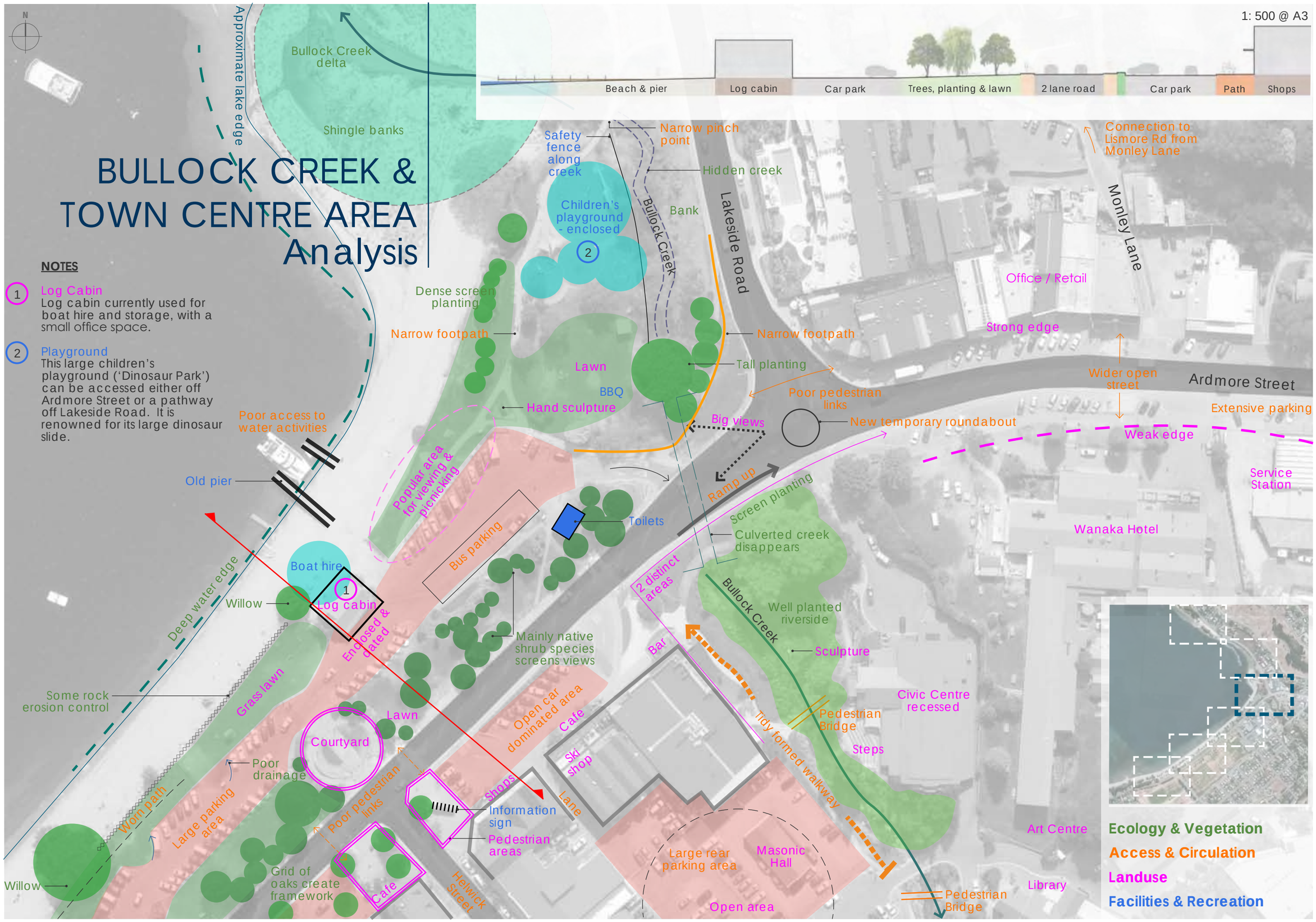
# BULLOCK CREEK & TOWN CENTRE AREA Analysis

1: 500 @ A3

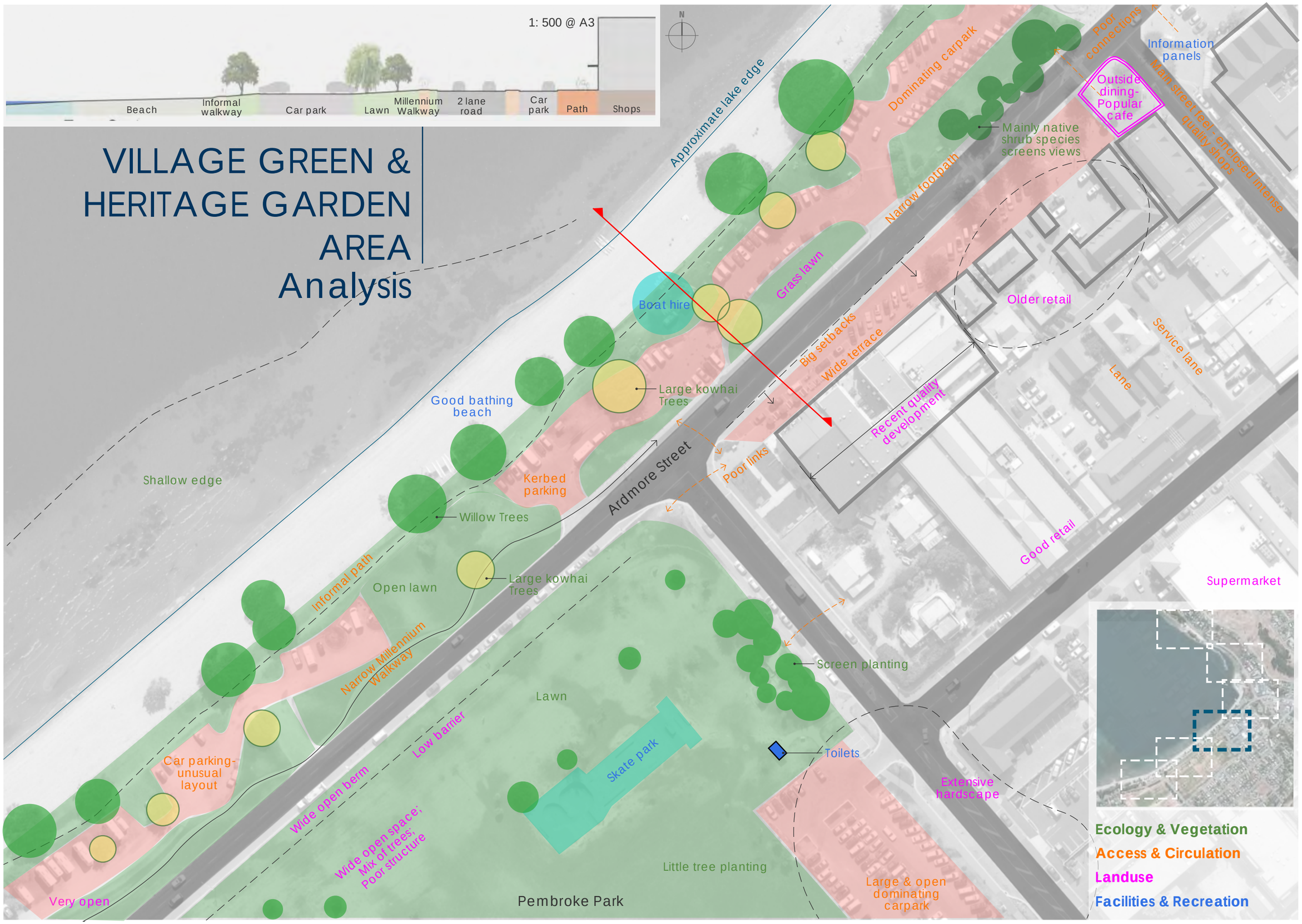
**NOTES**

1 **Log Cabin**
Log cabin currently used for boat hire and storage, with a small office space.

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.

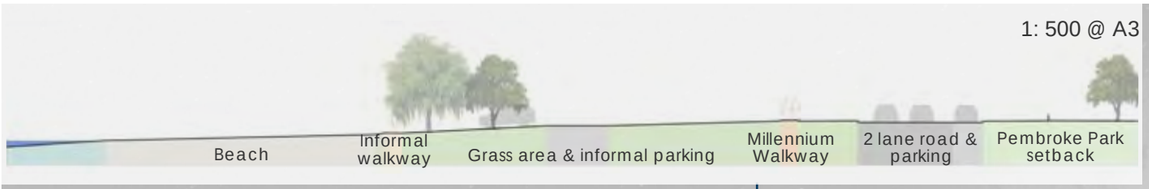


# VILLAGE GREEN & HERITAGE GARDEN AREA Analysis



# MAIN BEACH AREA
## Analysis

1: 500 @ 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.

Approximate lake edge
Millennium Walkway
Ardmore Street
Low barrier continues
Informal path
Parking directly on the beach
Tiles missing
Long section / open
Mix of tree planting - small scale
Long skinny connection
Very open
50km/h zone with no traffic speed controls
Narrow grass strip
No trees
Lawn
Shelter table
Cricket pitches
Shelter table
Narrow informal path along edge
Pembroke Park
Large open lawn area
Tall pines - landmark

Ecology & Vegetation
Access & Circulation
Landuse
Facilities & Recreation

# SOUTH BEACH AREA
## Analysis

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

Approximate lake edge
Willows continue along front
Tall trees divide lakefront
Parking
Ardmore Street
Tall pines - Landmark
Pembroke Park
Lawn
Very open - used for informal parking
Poor pedestrian / cycle connections
Character changes to be more enclosed by tall trees
Informal path
Willows
Toilets
Wind break
Clipped shelter belt - screens views
Tall gums
McDougall Street
School route
Enclosed
Lawn
Large sports grounds
Tall pines another windbreak
Wanaka Recreational Reserve

1: 500 @ A3

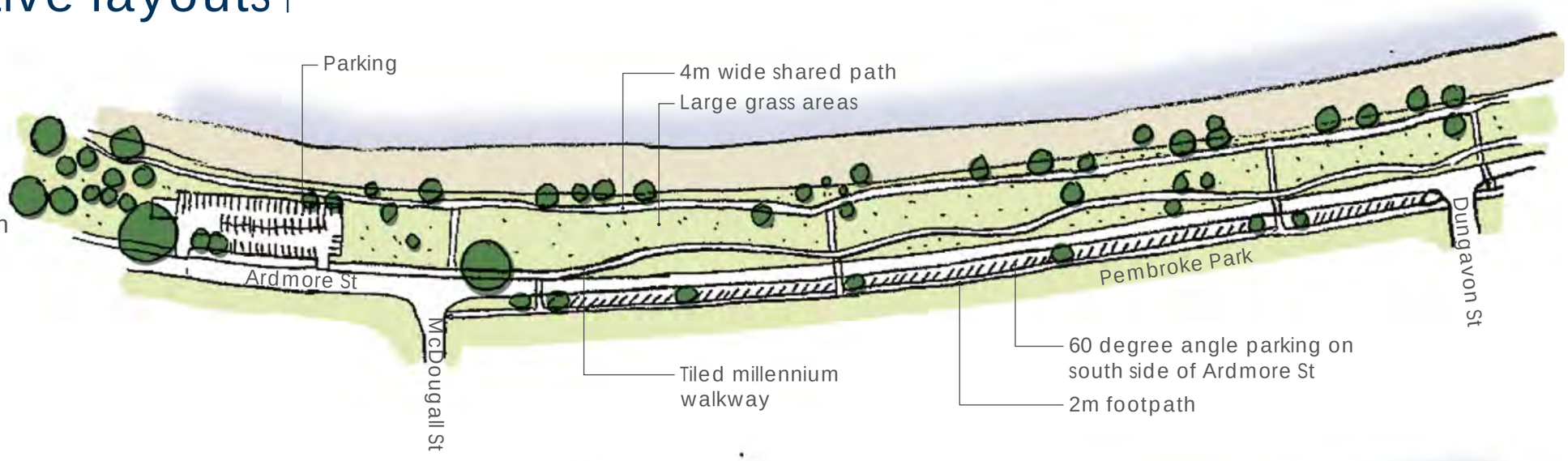
Beach | Informal walkway | Grass area & informal parking | Millennium Walkway | 2 lane road & parking | Reserve setback | Windbreak hedge | Reserve

# OPTIONS

# PROMENADE SKETCHES
## Alternative layouts

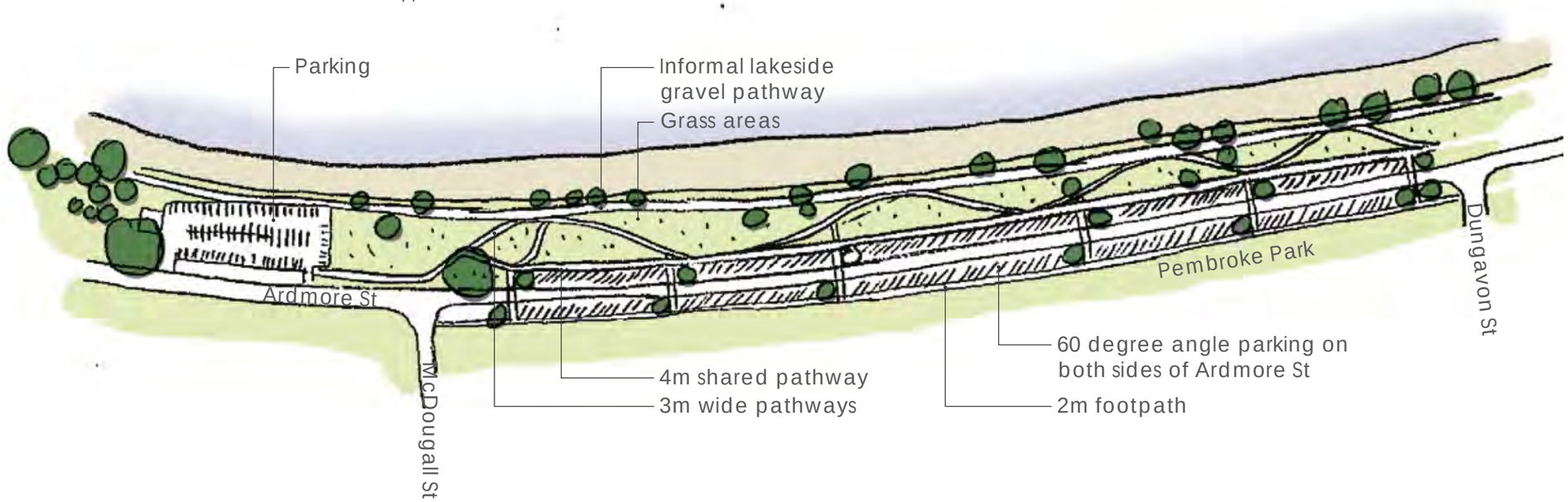
### Minimal Option

Keeping the Millennium walkway;
Doesn't allow for parking on West side of Ardmore St;
Long featureless lawn




### Naturalistic Option

Long splays narrows usable lawn;
Can have parking on both sides of Ardmore St



# TOWN CENTRE OPTIONS

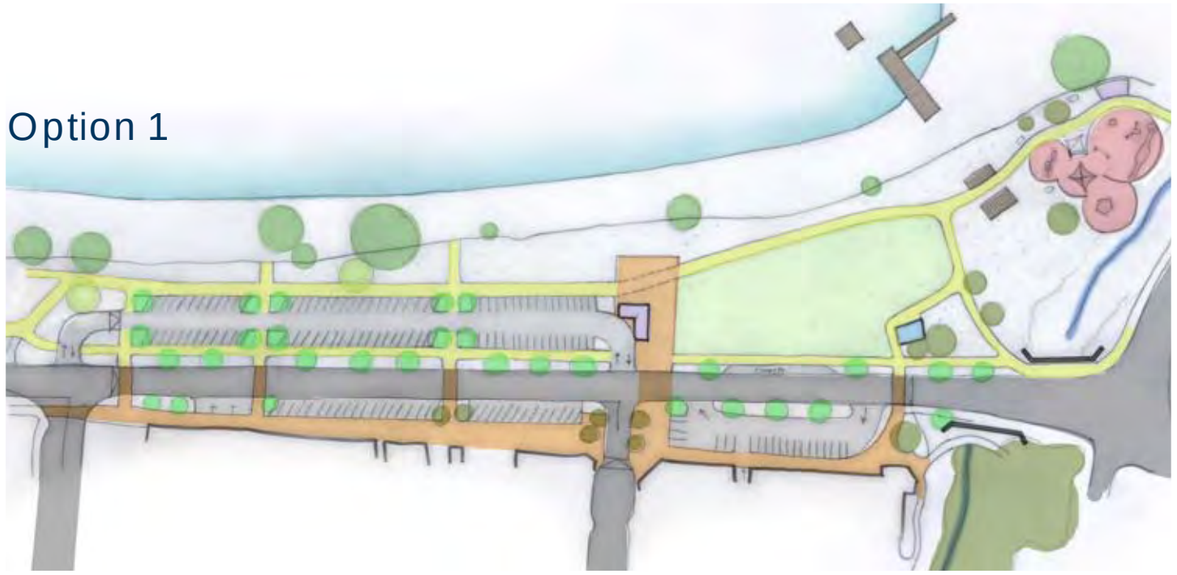
## Existing layout

Town Centre Parking - 38
Lakeside Parking - 102
The 'Green' - 850m2

KEY

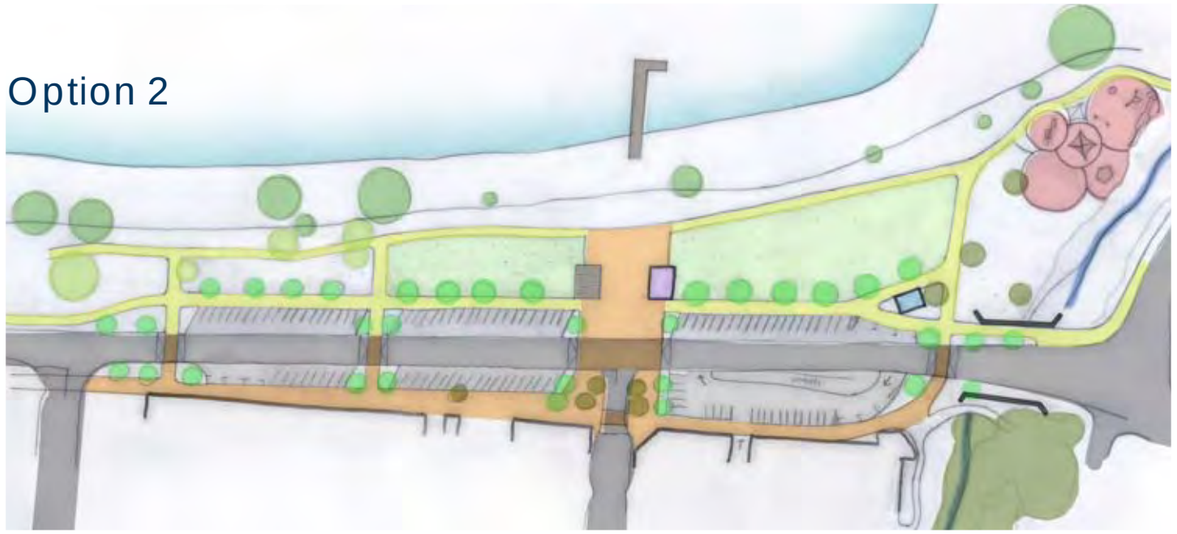
- Plaza
- The 'Green'
- i-site
- Jetty / Pier
- Walkway / Promenade 3m
- Walkway / Promenade 4m
- Car Parking
- Coach Parking
- Existing Toilets
- Proposed Bridge
- Existing Playspace
- Existing Willow Tree
- Existing Tree - mixed
- Proposed Tree

## Option 1



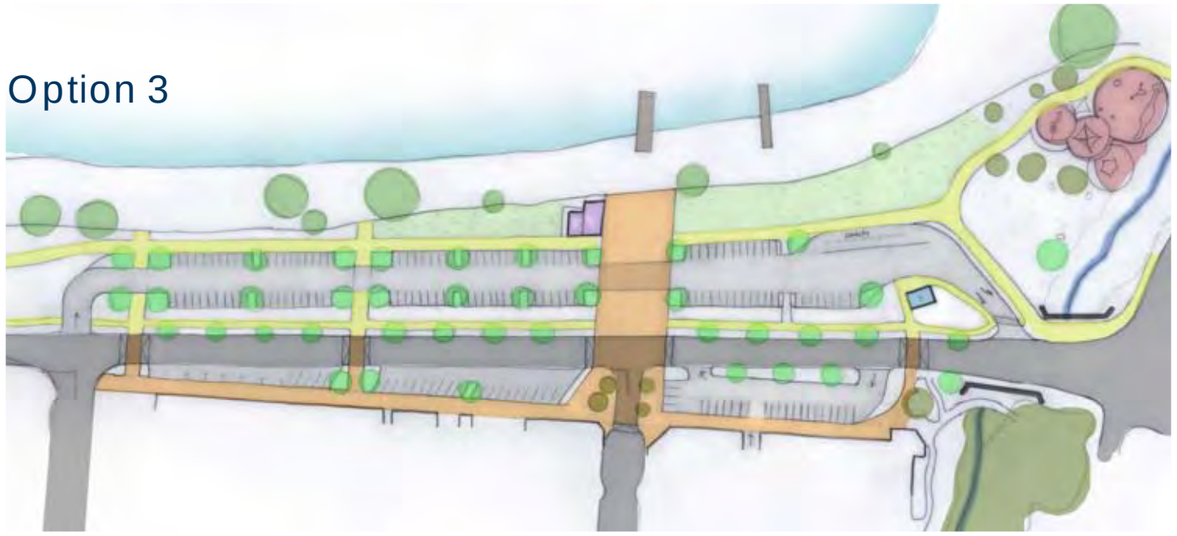
Town Centre Parking - 57
Lakeside Parking - 88+
The 'Green' - 2800m2

## Option 2



Town Centre Parking - 53
Lakeside Parking - 60
The 'Green' - 3100m2

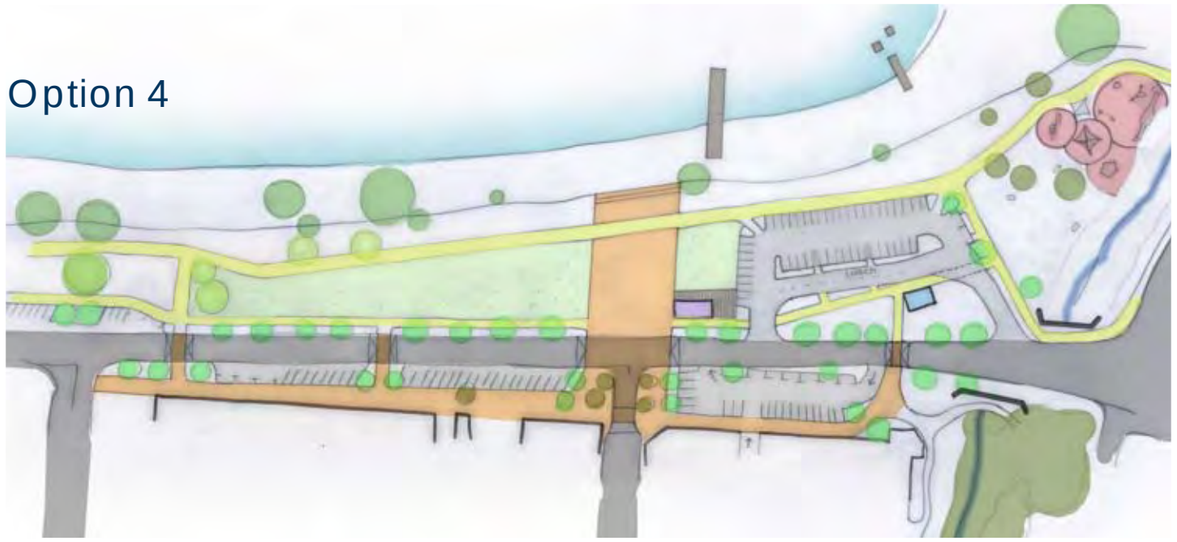
## Option 3



Town Centre Parking - 56
Lakeside Parking - 119
The 'Green' - 1350m2

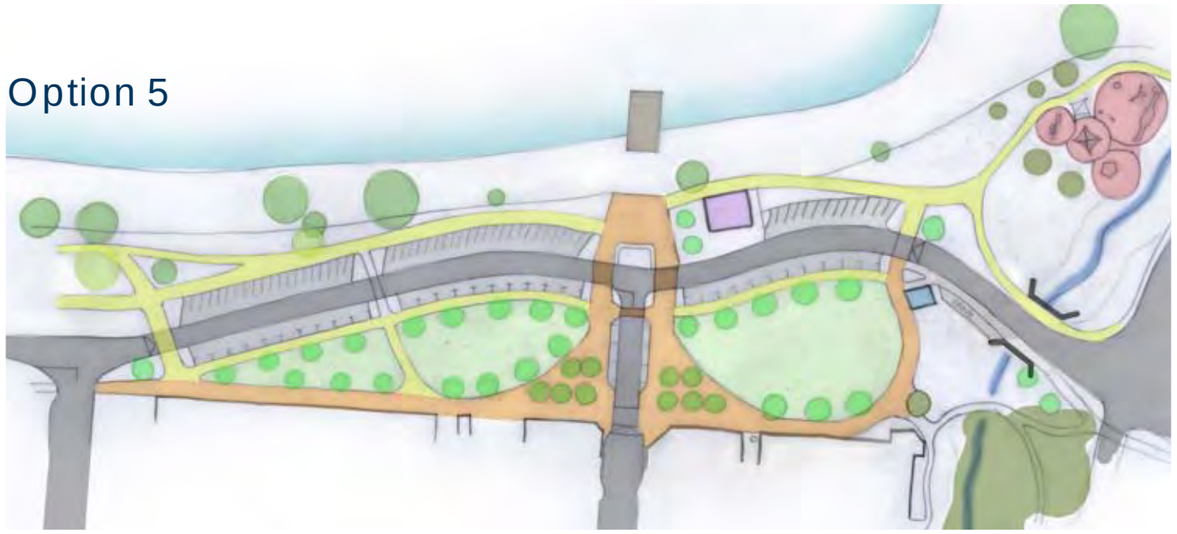
# TOWN CENTRE OPTIONS

## Option 4



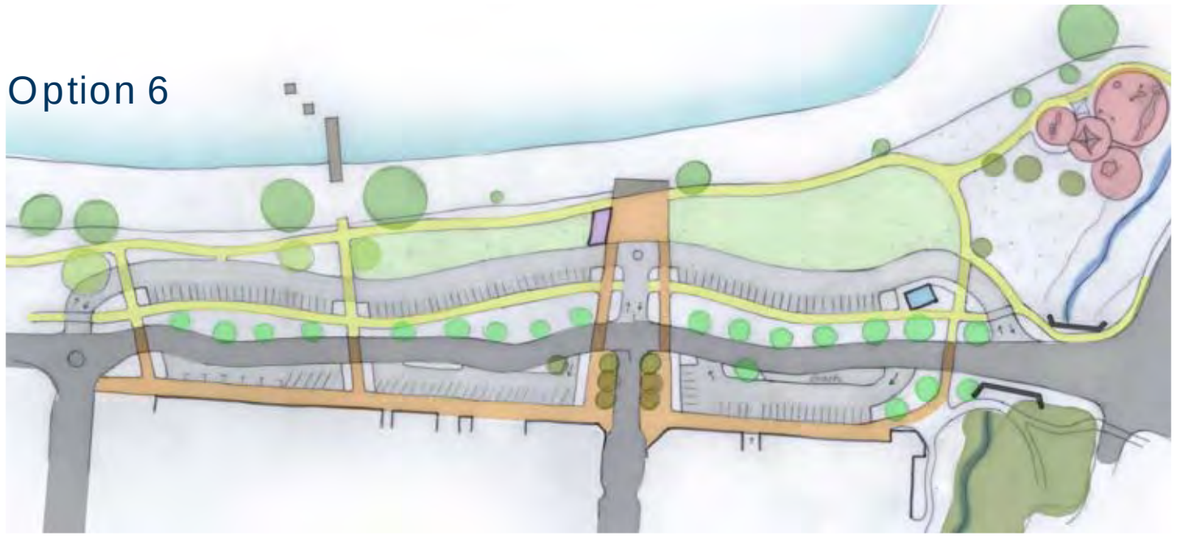
Town Centre Parking - 56
Lakeside Parking - 48+
The 'Green' - 3000m2

## Option 5



Town Centre Parking - 6
Lakeside Parking - 88
The 'Green' - 3500m2

## Option 6

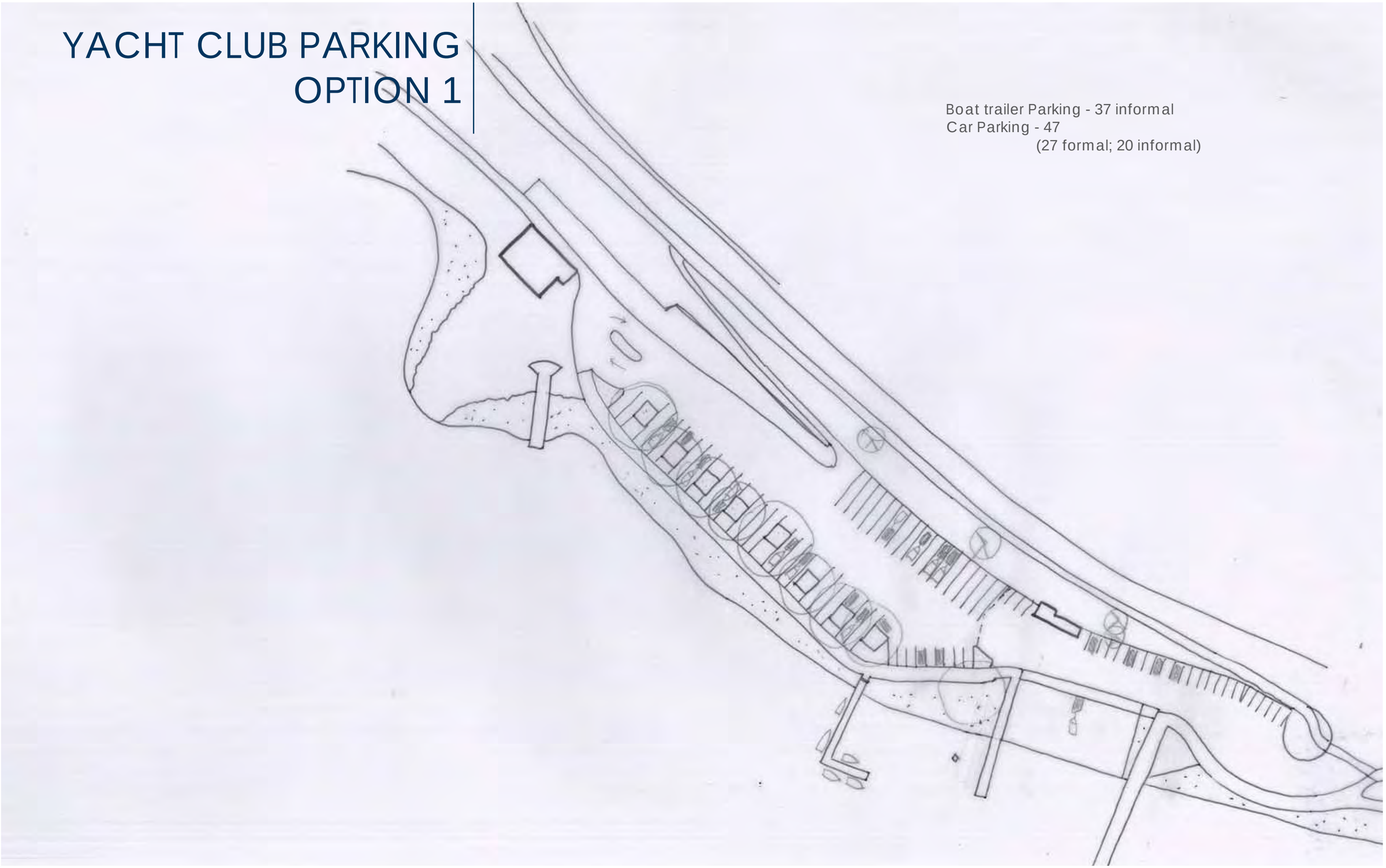


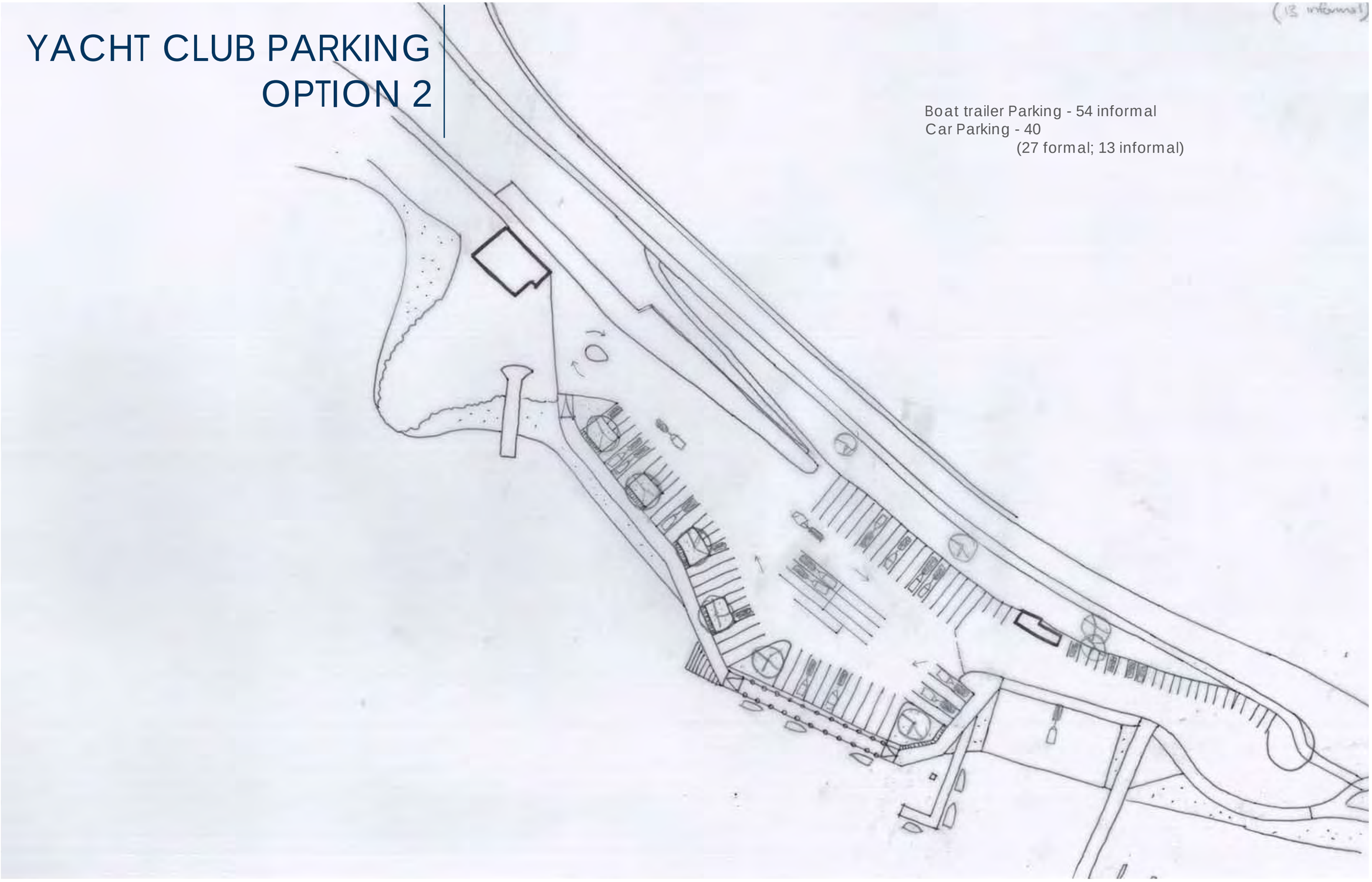
Town Centre Parking - 56
Lakeside Parking - 78
The 'Green' - 2250m2

KEY

- Plaza
- The 'Green'
- i-site
- Jetty / Pier
- Walkway / Promenade 3m
- Walkway / Promenade 4m
- Car Parking
- Coach Parking
- Existing Toilets
- Proposed Bridge
- Existing Playspace
- Existing Willow Tree
- Existing Tree - mixed
- Proposed Tree

# YACHT CLUB PARKING OPTION 1



# YACHT CLUB PARKING OPTION 2

Boat trailer Parking - 54 informal
Car Parking - 40
(27 formal; 13 informal)