

**Wānaka Community Board
5 November 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 approve the recommended concept design and associated outcomes based on feedback received through Community engagement and 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 concept design based on the following Stage 2 design outcomes received through community engagement:
 - a) 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.
3. **Approve** 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;

4. **Approve** the establishment of a Millennium Path Community Working Group;
5. **Approve** the proposed Terms of Reference for the Millennium Path Community Working Group; and
6. **Agree** that final detailed design plans of Stage 2 will be subject to sign-off by the Wānaka Community Board.

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20/10/2020

Reviewed and Authorised by:



Thunes Cloete
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23/10/2020

CONTEXT | HOROPAKI

- 1 On 4 April 2019, the Wānaka Community Board made the following resolution regarding Stage 2 of the Wānaka Lakefront Development:

That the Wānaka Community Board:

- a. Agree to defer the Wānaka Lakefront Development Plan Stage 2 project until the lakefront parking issues are resolved to the satisfaction of the Wānaka Community Board;
 - b. Agree to amend the timeline for implementing the Wānaka Lakefront Development Plan accordingly; and
 - c. Agree to proceed with the detailed design of Stage 3, Lakeside
- 2 A petition was received via the Public Forum at a meeting of the Queenstown Lakes District Council held in Wānaka on 30 May 2019. The petition contained 4,408 signatures of people seeking that: 'the Millennium Path on Wānaka Lakefront is not to be removed but kept in its open and natural space as it is an integral part of Wānaka history.'
 - 3 To resolve parking issues associated with Stage 2 and to determine an appropriate outcome for the Millennium Path, it was decided to formally re-engage with the community to seek their direct feedback and overall preference for Stage 2 concept plans, car parking and Millennium Path.
 - 4 QLDC worked with various stakeholders associated with car parking and the Millennium Path to agree on the best approach prior to community engagement.
 - 5 QLDC presented the community with concept plans for Stage 2 of the Wānaka Lakefront Development Plan (WLDP). Relevant stakeholders were identified and methods of communication chosen to engage the community around the future of Stage 2.
 - 6 Two concept plans were presented to the community with slightly different layout options but with a similar concept for continued access, improving land use and reinstating spaces to the lakefront. Four specific features were highlighted to seek comment 'for' or 'against' and these included:
 - a. Active travel promenade
 - b. Retention of existing trees
 - c. Feature gardens
 - d. Parking along Ardmore Street
 - 7 More specifically, further input was sought regarding possible outcomes for the Millennium Path and car parking.
 - 8 Option 1 features new car parking spaces along the lakeside of Ardmore Street and option 2 includes retaining the Millennium Pathway in its existing location and adding no parking.

- 9 The community was asked to give their feedback on both concept options and associated features and whether they were 'supportive', 'neutral' or 'opposed'.
- 10 QLDC worked to align parking considerations with the Wānaka Town Centre Masterplan to provide parking options for stage 2.
- 11 Four public drop in sessions were held in various locations over a period of four weeks and feedback was open for that period via the QLDC 'Let's Talk' page.

ANALYSIS AND ADVICE | TATĀRITANGA ME NGĀ TOHUTOHU

- 12 A total of 176 submissions were received of which 162 were made electronically, with 14 hard copy submissions delivered to the Council office in Ardmore Street.
- 13 The summary of results from community engagement is included as **ATTACHMENT A**.
- 14 Respondents were asked to provide feedback on whether they preferred option 1 or option 2. The choices of 'yes', 'no' or 'neutral' were available. Where respondents did not have a preference for either option, 'neutral' was selected and the feedback consisted of general comments.
- 15 Despite a close result, the community's overall preference was for concept option 1 with 52% of respondents selecting this option. Out of 176 respondents, 91 supported concept 1 while 66 were 'opposed' and 19 were 'neutral'.
- 16 Design recommendations are aligned with the aspects that saw the most support through the community engagement process.
- 17 In response to general trends and community feedback, it is proposed to make some minor revisions and design clarifications, specifically, feature gardens to be redefined as 'gathering spaces' that will include seating, some feature trees and low-lying natural planting.
- 18 There was overall support for feature gardens but strong comment and preference for 'natural, low maintenance' spaces with seating.
- 19 Based on community feedback, there was overall support for parking along Ardmore Street but strong comment and preference not to 'block views' or create a 'wall of cars/campervans'.
- 20 Parking along Ardmore Street is to be broken into sections of cars and smaller divisions without losing too many car parks
- 21 Specific campervan parking is proposed to be removed from the lakeside of Ardmore Street and instead, assigned a small portion of existing parallel parks on the Pembroke Park side of McDougall Street.
- 22 **ATTACHMENT B** shows a high level plan of stage 2 of the Wānaka Lakefront based on the overall design preferences received through active community engagement as detailed above.

23 With relation to the Millennium Path and further design outcomes that require resolution, it is proposed a community group is established with an agreed terms of reference. **ATTACHMENT C** outlines terms of reference and proposed members including a representative from the Community Board and the QLDC Parks team.

24 Option 1 Accept the recommended concept design, specific features, minor amendments, and working group terms of reference for Stage 2 of the Wānaka Lakefront Development Plan.

Advantages:

25 Progress for stage 2 of the WLDP will maintain momentum following successful community engagement and ensuring implementation as soon as possible.

26 Meeting the needs and expectations of the Wānaka community and ensuring the best outcome.

27 The community will continue to contribute to outcomes associated with the design elements of the Millennium Path.

Disadvantages:

28 None identified.

29 Option 2 Reject the recommended concept design and associated features for Stage 2 of the Wānaka Lakefront Development Plan.

Advantages:

30 Opportunities for cost savings by not progressing with project implementation.

31 Potential opportunity for further community engagement if deemed necessary]

Disadvantages:

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

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

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

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

CONSULTATION PROCESS | HĀTEPE MATAPAKI:

> SIGNIFICANCE AND ENGAGEMENT | TE WHAKAMAHI I KĀ WHAKAARO HIRAKA

36 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.

RISK AND MITIGATIONS | NGĀ RARU TŪPONO ME NGĀ WHAKAMAURUTANGA

37 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

38 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.

39 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.

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

FINANCIAL IMPLICATIONS | NGĀ RITENGA Ā-PŪTEA

41 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

42 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

43 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

44 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	Community Engagement Results
B	Wānaka Lakefront Development Stage 2 Preferred Options Plan
C	Millennium Path Community Working Group Proposed Terms of Reference