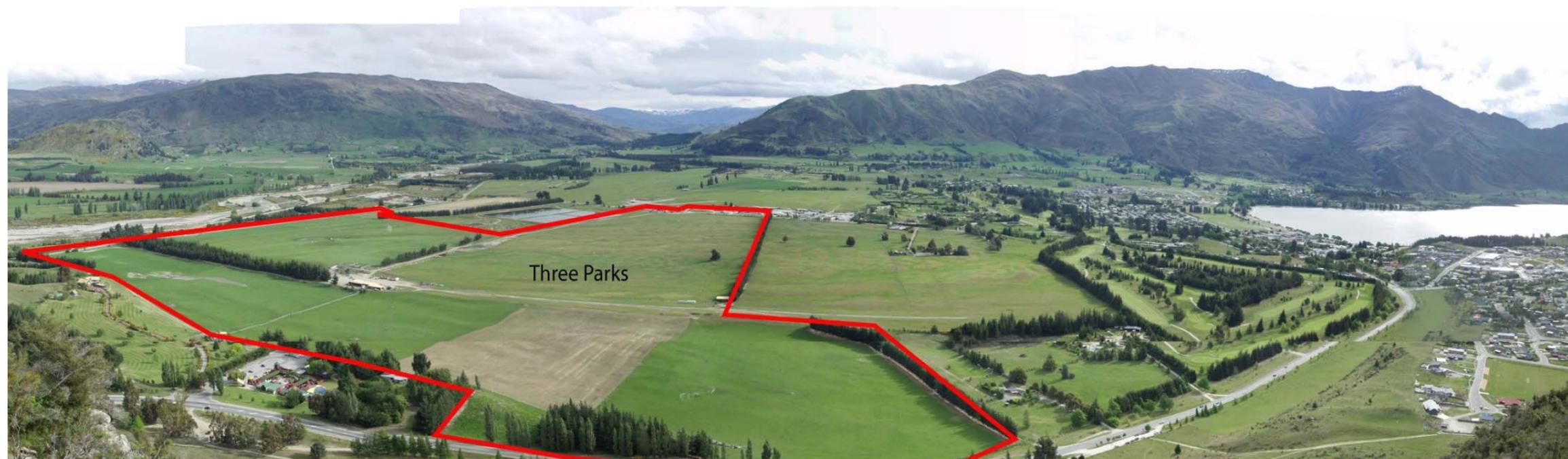


Three Parks



Discussion Document — May 2008



Background

The council's latest projections confirm that significant growth in Wanaka is expected to continue. The projections say that in 2029, an average day in Wanaka will see 11,150 usually resident people. This does not account for second home owners and visitors. The council has recognised that this type of growth will present both challenges and opportunities, and a lot of work has been undertaken looking at how it can be best managed into the future.

The growth management process for Wanaka began in 2002 with the 2020 future planning workshops. The purpose of the workshops was to develop a 'shared vision' for the future and feedback from the community suggested that people did not want to stop growth, but manage it carefully.

Next, the 2004 Wanaka Structure Plan process established how land could be allocated to different uses to reflect the community's wishes and interests. In December 2007, the council adopted the 2007 Wanaka Structure Plan. This document sets out a twenty year vision to manage the expected growth of Wanaka. Considerable public consultation was undertaken throughout the process and council paid particular attention to providing for sufficient land for a range of uses in appropriate locations.

Throughout the 2020 and Structure Plan processes, an area referred to as 'Three Parks' has been identified as an appropriate location to accommodate some of Wanaka's growth. Although the council is committed to maintaining the vitality of Wanaka's Town Centre, it recognises that it would be difficult to locate larger retail stores such as a second supermarket, in that area. As a result, Three Parks has been identified as a suitable location.

As growth continues there will also be a need for land to provide for new businesses and the expected growth in housing over the next twenty years (in the range of 750 houses in the Three Parks area). The Wanaka Structure Plan identified Three Parks as an appropriate location to cater for this growth.

The council considers that there is an opportunity for this site to provide a sustainable, vibrant urban environment, and has been working with the landowner to arrive at the Structure Plan shown in this discussion document. The council is also working with urban design specialists to develop a vision that builds on and improves the broad outline and principles set out for the area in the Wanaka Structure Plan.

The council wants to make sure that the final outcome reflects the needs of the community and is now seeking your valuable feedback on the draft structure plan.



Cover: Panoramic view over Three Parks site from Mt Iron

Left: Map of Three Parks location

Right: Aerial photograph of Three Parks



THREE PARKS

STRUCTURE PLAN CONCEPT

A Sustainable Urban Environment

- Provision for the development of public transport.
- A walking and cycling friendly environment.
- Energy efficient 'green buildings'.
- Provisions to ensure sustainable subdivision designs.
- Urban design provisions to ensure development characteristic of Wanaka.



Three Parks Retail Centre complements Wanaka Town Centre

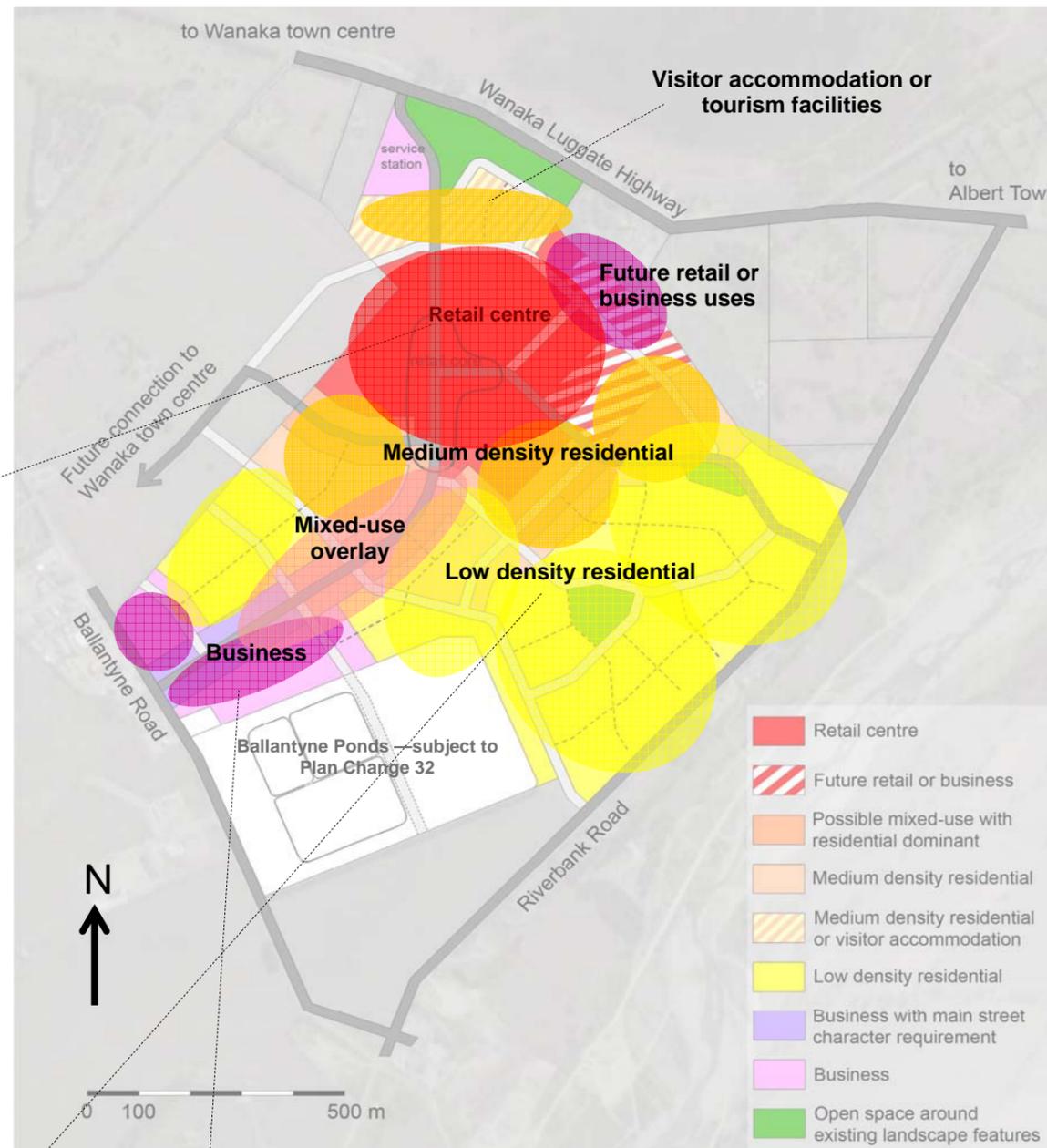
- A mix of large retail shops (which cannot be appropriately located in the Wanaka Town Centre) and smaller specialty shops, staged over time to match population growth.
- Smaller retail shops 'screen' the larger shops to create an attractive street character and serve the local area.
- Designed to evolve into a people-friendly high quality network of public streets and squares. It serves as a social hub for residents in the Three Parks neighbourhood and serves some of Wanaka's wider needs.



Housing that strengthens Wanaka's character

- A majority of lower density housing with a balance of medium density housing. This will reflect Wanaka's character, while providing a wider housing choice, and better cater for the needs of the future population.

Structuring an integrated community with diverse uses and high amenity



Employment land that strengthens Wanaka's economy

- Employment uses located as a buffer from the industrial area.
- Providing for employment space as Wanaka grows including opportunities for new businesses starting up.
- Smaller buildings that provide an attractive face to the main street and Ballantyne Rd. Less attractive and larger buildings located up the side streets.
- Businesses expected to grow from Ballantyne Road along a new 'spine' road



A Movement System that appeals to Pedestrians and encourages sustainable travel modes

- Careful street design retains the informality of Wanaka's character (for example, the use of swales and planted road verges).
- A well connected street network ensures it is safe and convenient for pedestrians and cyclists as well as efficient for motor vehicles.
- A logical layout that is easy to navigate.
- Generous footpaths with pedestrian amenities.

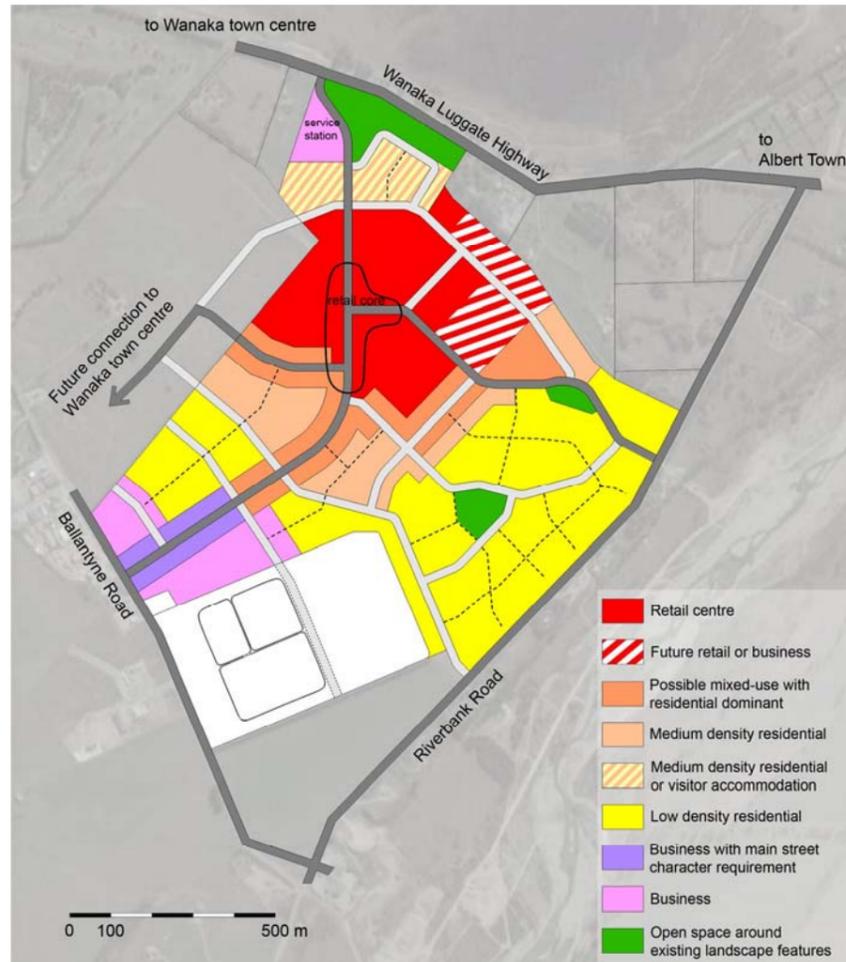


A safe, attractive and well utilised open space network

- Parks in highly visible and prominent locations.
- A connected network of open spaces broadens opportunity for recreation (especially near the medium density housing areas).
- The natural features of the area are recognised.



Activity areas



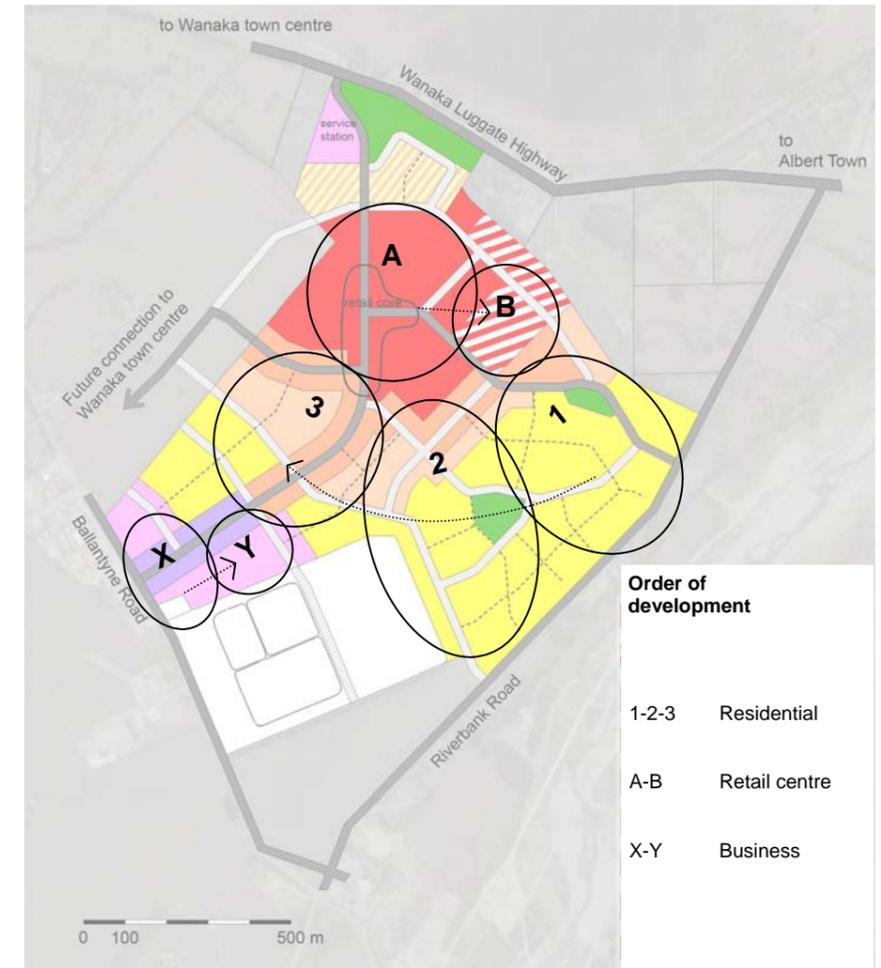
Three Parks Retail Centre

- A 'Main Street' approach to retail. Shops facing towards streets with connected buildings located within walking distance
- Design to encourage low traffic speeds.
- High quality footpaths, including street trees and street furniture.
- Large retail outlets that will become, over time, screened by smaller, street focussed shops.
- Planning provisions to ensure attractive building designs, characteristic of Wanaka.
- On-street parking with some parking for larger shops behind buildings, not visually dominating the streetscape.
- By 2016 round 12,000—17,000 m² of retail floorspace, consisting of larger format stores (up to 5000 m²), a limited number of medium-size format stores (around 600m²), with some smaller shops establishing over time (around 2000 m² of small format retail floorspace in total). 30,000 m² of retail floorspace is likely by 2026, in line with Wanaka's expected growth.

What will the area be called?

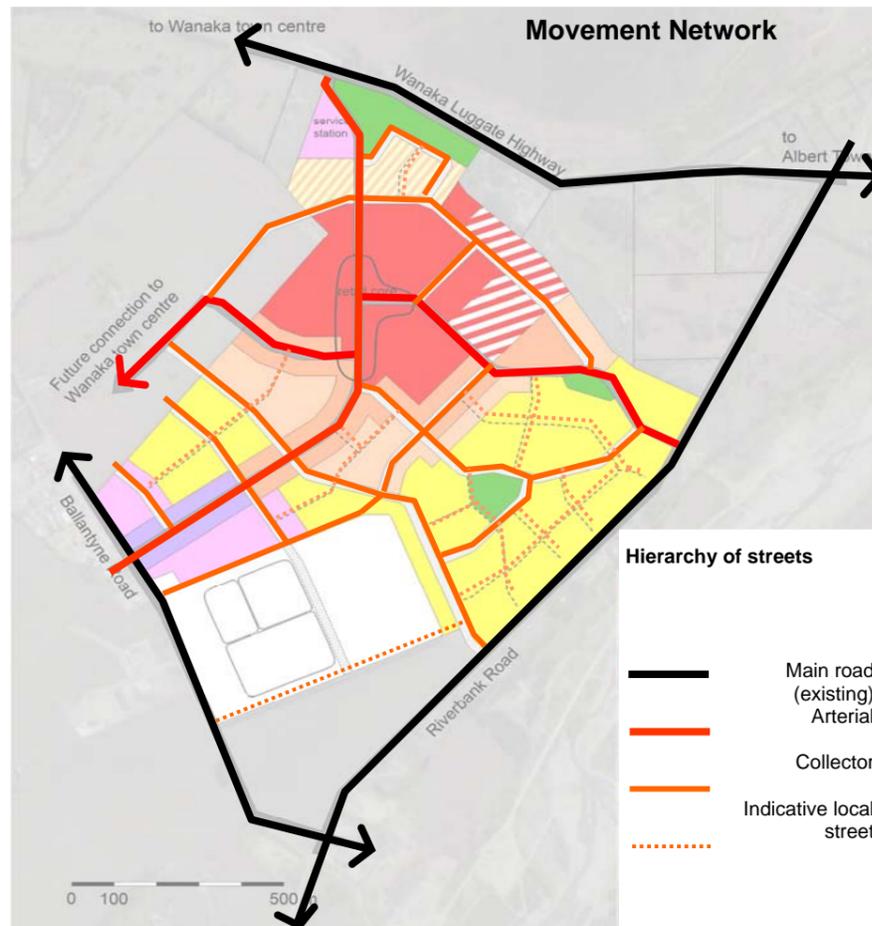
- Three Parks has been a name that has until now been used for discussing the site, but both the developer and Council agree we may be able to come up with another name that reflects the character and history of the site and Wanaka. We will be interested in suggestions of other names, particularly those that reflect the character and history of the site and Wanaka.

Staging

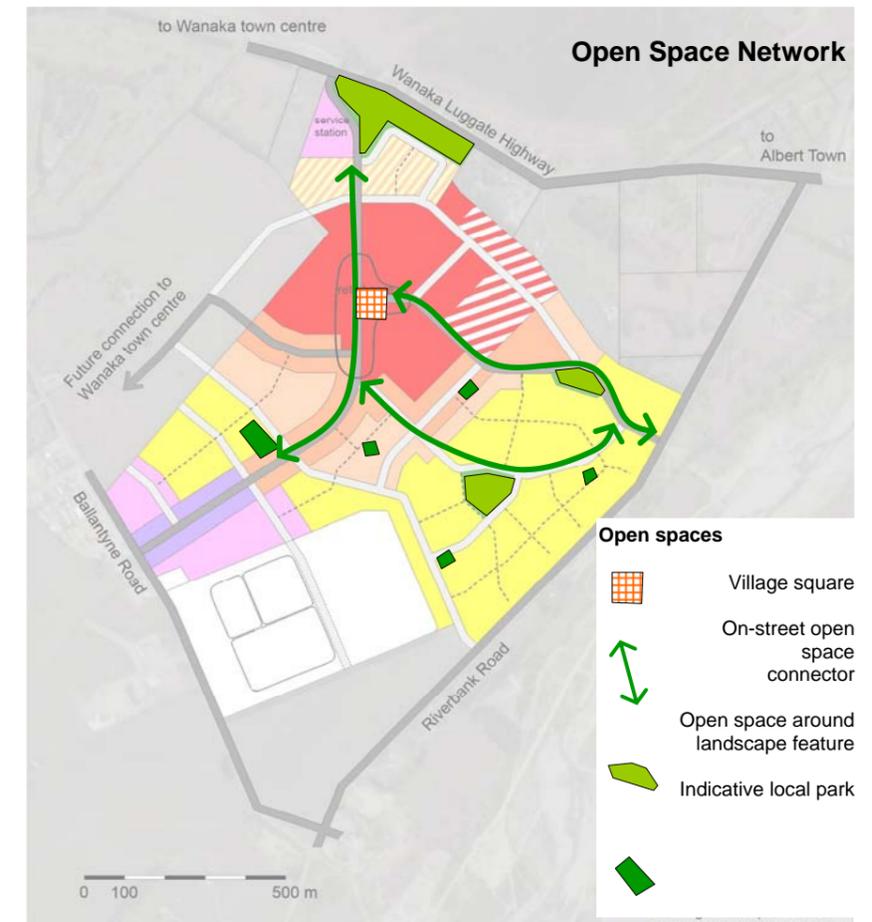


Residential uses

- A housing mix that provides for the spacious character of sections that people associate with Wanaka while also providing choices for the elderly and smaller households at affordable prices.
- It is intended the Three Parks Area will provide for approximately:
 - * 100 dwellings at 25 dwellings per hectare. Generally terraced and townhouse developments that provide for small areas of private outdoor space. Located in walking distance to the retail centre and close to neighbourhood parks.
 - * 150 dwellings at 15 dwellings per hectare. This will consist of detached houses with an average of 450 m² sections and/or duplex homes (with shared walls).
 - * 500 dwellings at 10 dwellings per ha (with an average of 700 m² sections).
- Safe neighbourhoods
 - * Houses overlooking the street.
 - * Careful staging will ensure that connections between residential areas and the town centre are pleasant and safe to use in all stages of the development.
- Housing with high quality visual character:
 - * Garages set back from the street to ensure that they do not dominate.
 - * Entrances visible and connected to the footpath
 - * With terraced housing and townhouses, an emphasis on quality design, avoiding bland and repetitive facades.
- Opportunities to achieve good solar access:
 - * Houses located on the southern lot boundary.
 - * North fronting houses will have large side yards.
- Residential and mixed-use:
 - * An 'overlay zone' between the medium/ high density residential area and the business zone making live-work units possible and flexibility regarding future use.



Above: an example of an informal Wanaka street without curb and channelling



The Movement Network

A connected network with a logical hierarchy of roads, consisting of streets for a variety of travel types (pedestrians, cyclists and cars). The hierarchy will consist of arterial, collector and local roads.

- Safe and attractive streets:
 - * Careful speed management on local streets making them safe to cross.
 - * Carriageway widths that balance the need to provide for vehicle use with the need to discourage speeding and provide for attractive streetscapes.
 - * consistent use of street trees
 - * attractive street furniture and lighting
 - * variation of materials such as the use of paving cobbles in parking bays
 - * avoidance of solid kerb materials on local streets (e.g. using swales for stormwater management)
- Small urban blocks to facilitate and encourage walking.
- Streets to be well connected to provide a choice of routes and reduce travel distances (e.g. minimise the use of cul-de-sacs in most places)
- Easily understandable layout with relatively direct routes and views, and key junctions marked by landmarks such as parks, key buildings etc.
- On-street parking where practical.
- Consideration of providing safe and attractive walking routes and detailed design stage that fit into the wider walking network of the Wanaka area.
- Provision for future public transport routes through careful road design.
- Consideration of the needs of cyclists in the design of roads and subdivision.
- A limited number of direct intersections onto Riverbank Road to ensure that disruptions to traffic flows are minimised.

Open Spaces

An open space network consisting of two categories:

1. A Village Square in the retail area:
 - Highly visible and connecting well with surrounding uses, particularly shops.
 - Provides for social interaction and a sense of place.
 - High quality planting and furniture for all-season amenity.
 - A focal point for community activities and events.
 -
2. Local reserves:
 - A mix of neighbourhood and local purpose reserves.
 - A series of high quality public neighbourhood parks, evenly distributed across the site and easily accessible to medium density housing. Emphasised pedestrian connections between these parks to enhance the amenity experience of the area.
 - Compact parks, around 2,000m² in size, with areas for play.
 - Attention at the detailed design stage to ensure parks are usable.
 - Accessible and safe public parks directly connected to streets and buildings.
 - Street trees.
 - Local purpose reserves that may explore the potential of ecological restoration — subject to further consideration.

Future growth may give rise to the need for an additional education site in Wanaka in the long term. There may be a suitable location for this in the Three Parks area. Ideally this would be located close to community facilities such as playing fields.

Providing Feedback? You may wish to consider:

- *Is the proposed amount and mix of retail space for the Retail Centre appropriate?*
- *Is the type and location of proposed employment land appropriate?*
- *What do you think of the proposed mix of housing types?*
- *Would the area be suitable for an additional education site should Wanaka need one in the future?*
- *What provision should be made for affordable housing, open space, community and recreational facilities?*
- *Can you suggest a name for the area?*

What's the next step?

The council now wants to know what you think about the ideas proposed in this discussion document.

Council will consider all comments received and look at what changes can be made to address concerns and ideas raised. Following this initial consultation, the council intends to develop and notify a change to the District Plan later this year, which will include a further formal consultation process.

Open day

This is your chance to raise any concerns directly with the project team. Come along to an open day on **5 June 2008 at the Lake Wanaka Centre (Ardmore Street), from 2pm till 7pm.**

Feedback:

We welcome your feedback on any aspect of the proposal set out discussion document.

Please send your comments to:

Attention: Kate McDowall
Strategy and Planning Department
Queenstown Lakes District Council
Private Bag 50072
Queenstown 9348

or email to katem@qldc.govt.nz

Comments must be received by 13 June 2008.