

Multi-functional Open Space

Design Review Panel

Greater Density

Active Travel Network

Agreed Planting Palette

Accessible Community Facilities

Managed Car Parking

Safer Crossings

Install New Wharfs

Vehicle Calmed Streets

Dining Promenade

Village Green

Kāi Tahu Art Trail



HEART OF WĀNAKA

A COMMUNITY DRIVEN TOWN CENTRE PLAN
FOR ENDORSEMENT FROM UCCB
27 JULY 2023

Purpose of this Document

Purpose:

This document is the compilation of a broad range of Wānaka's communities' aspirations for the integrated and staged development of its heart, the town centre.

This document is a guide for decision making – providing high level vision, principles, strategies and illustrated concept plans.

In addition to being a reference for development plans and reviews, this document will also identify projects, set priorities and indicate timelines

This is a living document and will be updated regularly.

Guide to this document:

1

Executive Summary - High Level

Vision - Where we want to get to in a nutshell
Principles - Guides to requirements for making decisions

Illustrative Plan - Broadly how all the pieces could come together

2

Context

Unique Town Characteristics
A Town in Transition
Engagement
Previous Town Plans

3

Strategies

Planning Strategies - Based on our Principles

4

Concept Plans

Illustrative High Level Ideas - the development for four sections of the town centre:

- A&P Showgrounds
- Pembroke Park
- Lismore Park
- Town



**Implementation and Staged Delivery:
Short, medium and long term**

A Community Driven Town Centre Plan

Our Why?

A succession of Masterplan efforts over the last decade and no plan in currently in place and times have substantially changed in the last 3 years.

Our What?

A holistic plan that represents the communities aspirations, covering all aspects necessary to guide us, to coordinate integrated development.

Our Who?

The Wānaka Heart Steering Group

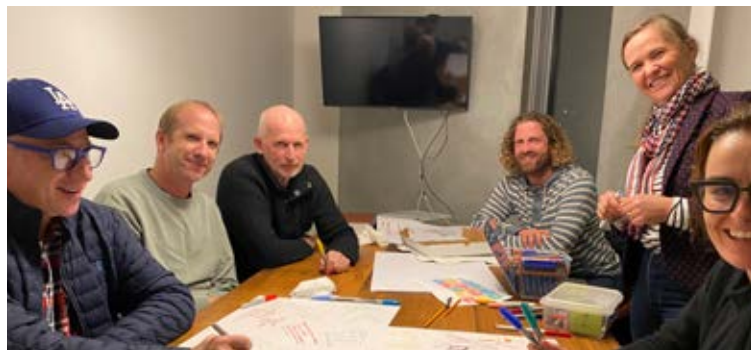
Our cross sector steering group working on a volunteer basis since 2021 is directing the production of a community supported plan, looking after the process, the consultation and over viewing the content. Reset Urban Design will be providing technical documentation, plans and report.

What area are we looking at?

The traditional town centre from Wānaka Station Park to Mount Aspiring College.

Goal

With community support the Heart of Wānaka Plan is endorsed by UCCB mid 2023.



Introduction

Kāi Tahu - QLDC Treaty Partner

Kāi Tahu are the Iwi of the Lakes district, Wānaka first featured in the Waitaha Iwi oral tradition of the “Kā Puna Wai Karikari o Rākaihautū” which tells how the principal lakes of the Te Wai Pounamu (South Island) were dug by the founding ancestor Rākaihautū.

Around Lake Wānaka were a number of Pā, Kāika and Nohoaka. The biggest settlement in the Wānaka area was a Kāi Tahu known as Take Kārara which was located in present day Roys Bay.

Kāi Tahu Whānui developed many trails throughout Te Wai Pounamu (South Island) linking settlements to one another and the mahika kai resources. These Pathways became the arteries of economic and social relationships.

The name “Wānaka” is a South Island variant of the word “Wānanga” which refers to ancient schools of learning.

As kaitiaki and mana whenua, Kāi Tahu’s contemporary presence in Wānaka centres on the wise use, restoration and protection of its natural and physical environment.

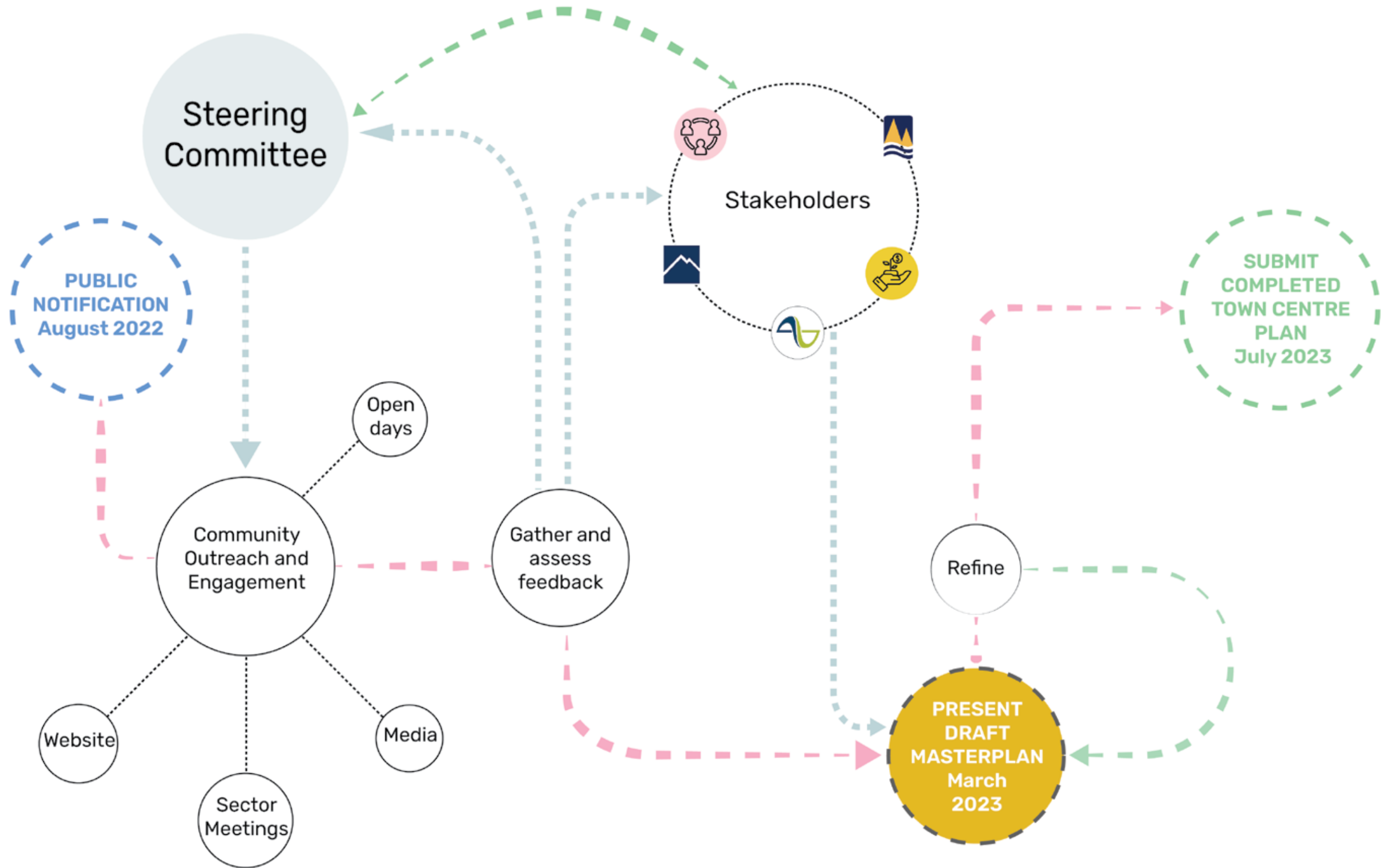
Consultancies Aukaha and Te Ao Marama together represent the seven kia tahu rūnaka that have recognised interests in Wānaka.

The integration of Kāi Tahu values should be woven through all principles and values. Whilst recognising that the Heart of Wānaka have not had the capacity to fully engage with mana whenua, the intent is that mana whenua should be engaged as a part of developing the future plans.



Chief Huruwhiri's Memory Map, drawn in 1842, now etched into concrete paving on the Lake Wānaka waterfront

Engagement Strategy





1

Executive Summary

Vision and Principles


OUR COMPELLING VISION




“Providing a guide to optimise the lakeside heart of our Wānaka community”

OUR GUIDING PRINCIPLES - HEALTHY & WELCOMING




 **Physical Setting**
All relates positively to Lake Wānaka



 **Ecology**
Enhance ecologies and resilience




 **Movement**
Safe and easy access for all



 **Open Space**
Well provisioned open space



 **Culture**
Celebrate local culture and heritage




 **Community**
Ensure well being of our people



 **Built Form & Infrastructure**
High quality & fit for purpose



 **Economy**
Robust, productive, healthy & creative economy

Principles and Key Outcomes - Summary



Physical Setting

- Reduce cars from lakefront
- Shared paths along lakefront
- Install new wharfs



Ecology

- Enhance Bullock Creek
- Native plantings in parks and 'lake front'
 - Vegetative corridor network
- Agreed planting palette



Movement

- Active travel network
- Vehicle calmed streets
 - Safe pedestrian crossings
 - Parking efficiency



Open Space

- Multi-functional open space
 - Event spaces
 - Walkways
 - More play space
- Greater access to parks
 - Retain openness



Culture

- Opportunities for recognising Kāi Tahu presence and values, integrated into the built form
 - Events
 - Artworks
- Performance centre
- Interpretive signage



Community

- Three wharves
- Safe streets - day and night
- Accessible community facilities
 - Gathering spaces



Built Form & Infrastructure

- Wastewater & storm water upgrade
 - Transitional streets
 - Development opportunities
- Design Review Panel



Economy

- Increased mix of activities
- Community gardens
 - Managed events
 - Greater density

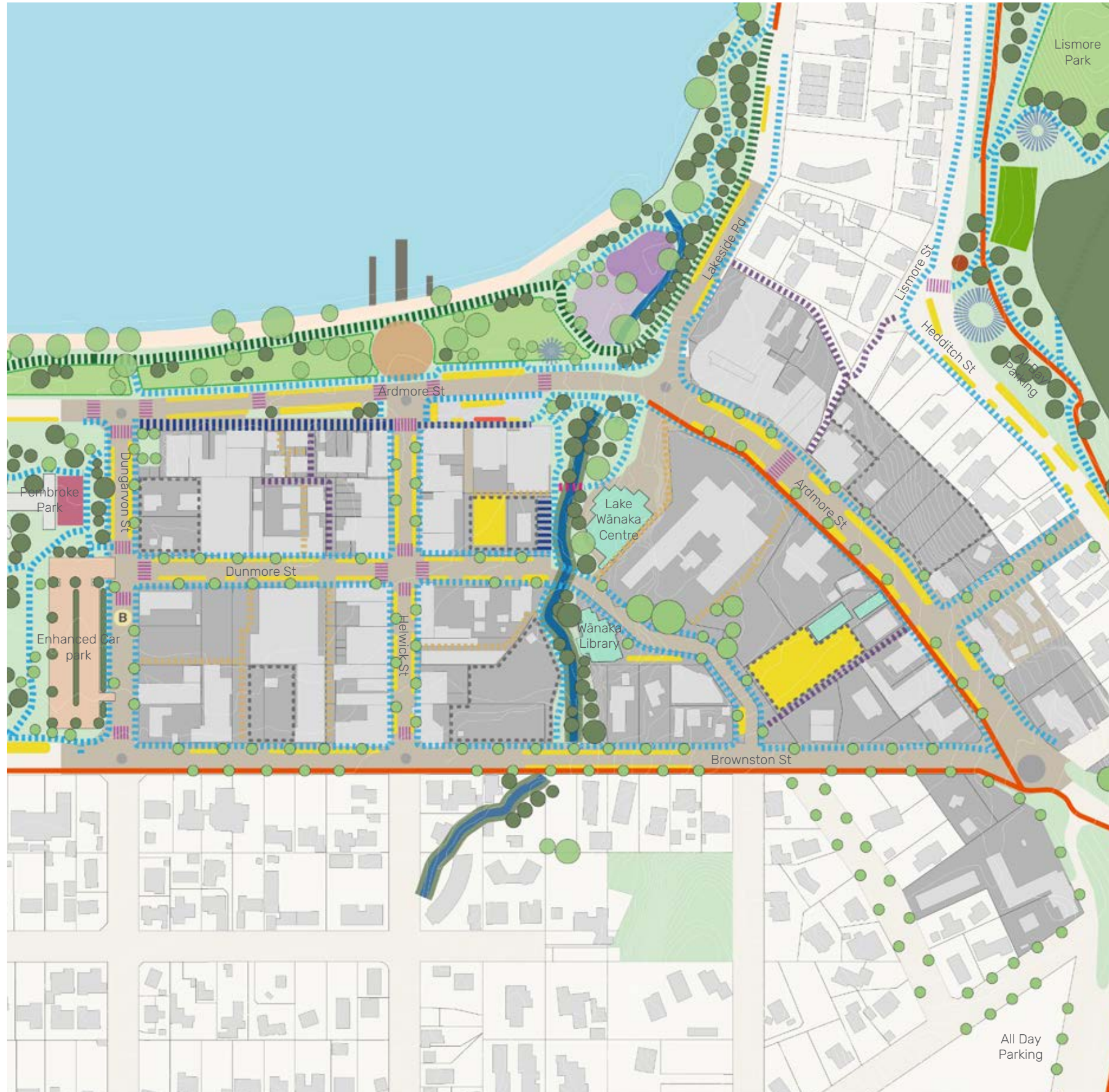
Wānaka Town Centre Illustrative Plan



Scale: 1:3,000 @ A1

Town Centre

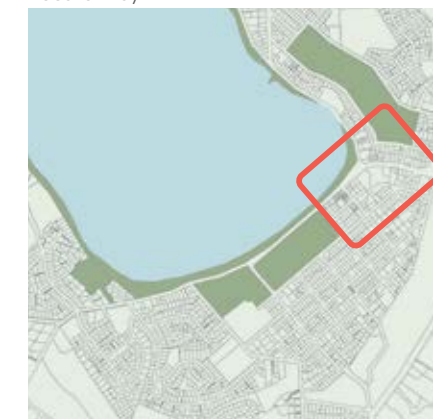
Concept Plan



LEGEND

- Slow Streets
- Road
- Active Open Space
- Managed Parking
- Town Plaza
- Enhanced Car Park
- New Town Wharfs
- Pathway
- Shared Pathway
- Promenade
- Laneway
- Private Laneway
- Active Travel Path
- Boardwalk
- Pedestrian Crossing
- Green Open Space
- Existing Playground Area
- Picnic Area
- Development Potential
- Community Buildings
- Basketball Court
- Entry Marker/Public Art
- Beach
- Lake Wanaka
- Bullock Creek
- Existing Trees
- New Native/Evergreen Trees

Locator Key:



Scale: 1:3,000

2 Context

Building on our Unique Wānaka Town Characteristics



Big Bay Setting & Contained Contour



Long Lake Edge



Small Shops, Low Rise Form and Civic Facilities



Upper & Lower Downtown



Central Bullock Creek



Extensive Flanking Green Open Space



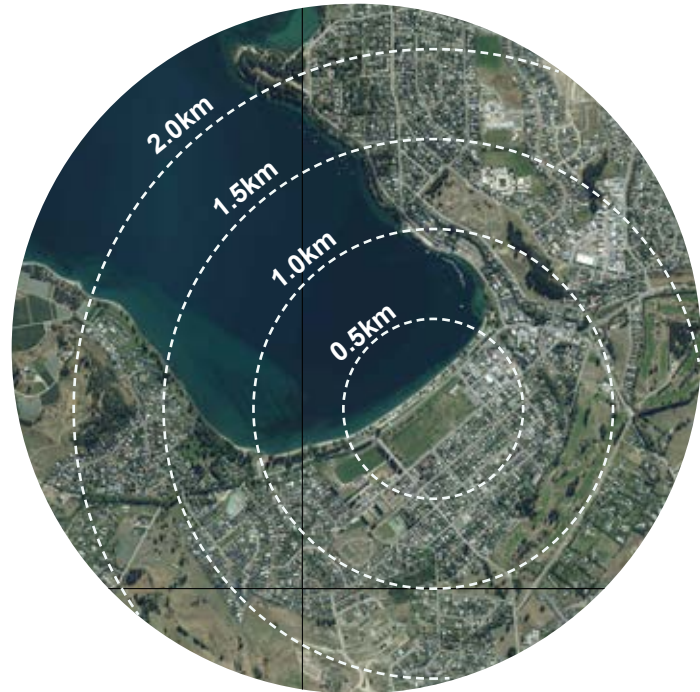
Hospitality Strip Along Lake Edge



Plentiful Planting

Wānaka Challenges

A Town in Transition



Drive to destination / Spread out urban extent



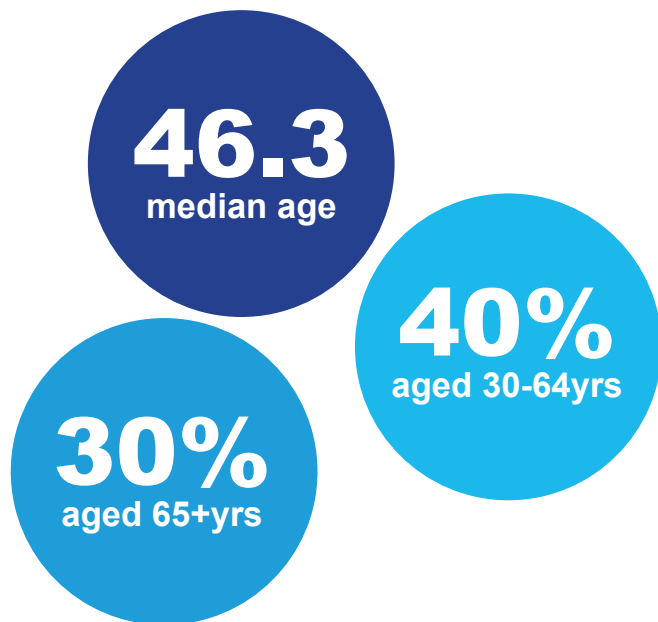
Low density built form



Large tourism & visitor component, 50% of houses are secondary holiday homes



Three Parks new complementary centre on periphery, large format



2018 Census Wānaka Central

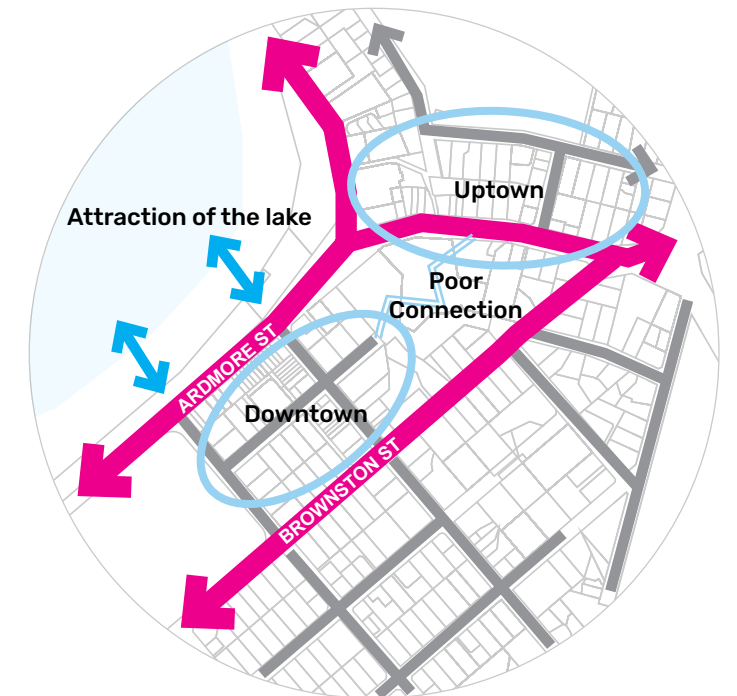
High aged/retired demographic & continued growth population



Vehicle dominated streets & tradition of car parks close to retail and commercial



Active travel and public transport in early stages



Big block town centre street layout - channels movement onto Ardmore and Brownston St

Engagement

A Key Element to the Heart of Wānaka

A Steering Group

Drawn from a community meeting in July 2021, our cross sector steering group working on a volunteer basis is directing the production of a community supported Plan, looking after the process, the consultation and over viewing the content. Local consultancy, Reset Urban Design providing technical documentation, plans and report.

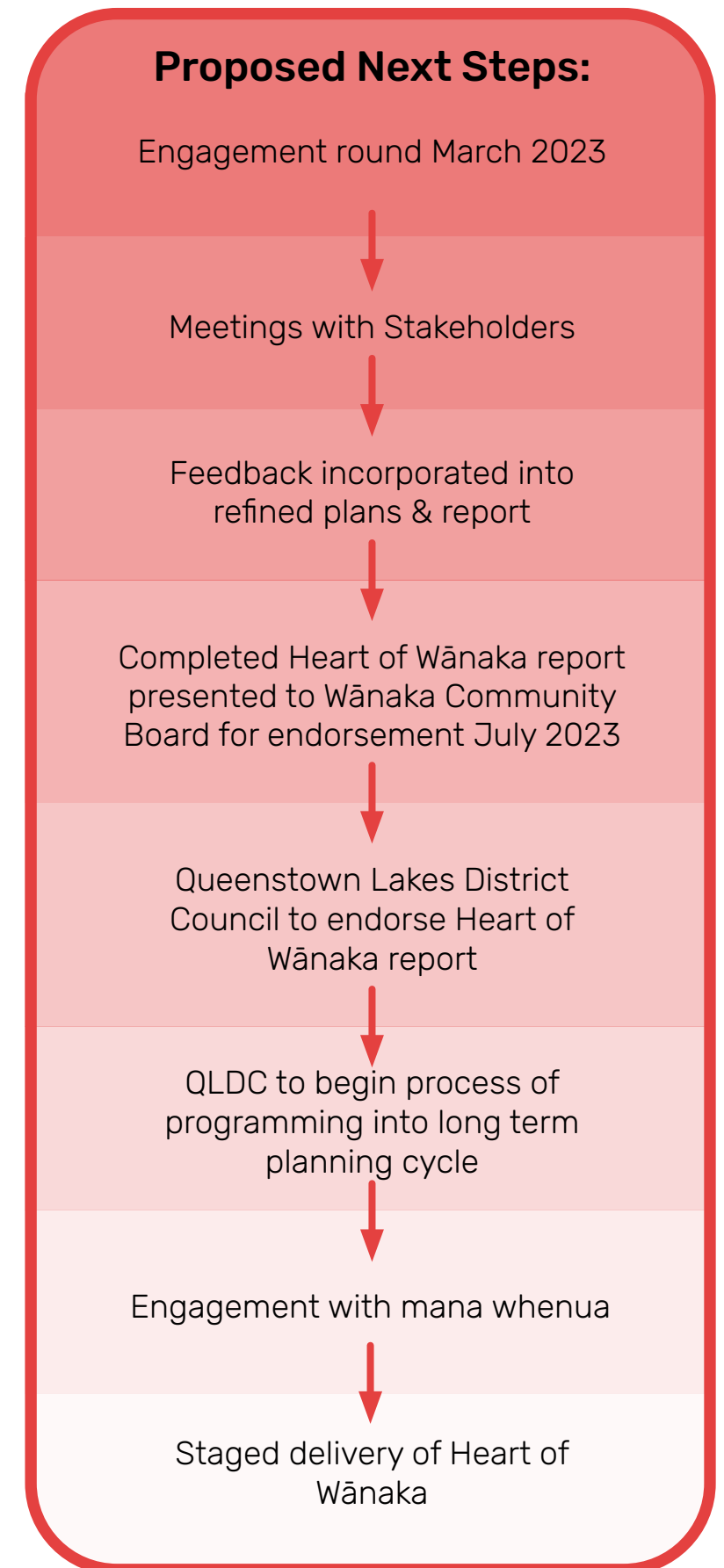
B Two Major Engagement Rounds - September 2022 & March 2023

- Website with information & updated plans
- Door to door in town centre
- Drop in sessions - Wānaka Events Centre, Community hub, Alberton, North Lake
- Media Releases - Otago Daily Times/Wānaka Sun, Messenger, Wānaka App

C Community Group Involvement

All of these groups were involved and they informed the development of Heart of Wānaka.

- | | |
|---|--------------------------------------|
| • Friends of Bullock Creek | • Wānaka Community Board |
| • Friends of Pembroke Park | • QLDC - Parks, Works & Transport |
| • A&P Showgrounds/Upper Clutha Rugby Club | • Otago Regional Council |
| • Ignite - Business Association | • Waka Kotahi/NZTA |
| • Property Owners | • Tourism Wānaka |
| • Performance Arts Trust | • NZ Police -Wānaka |
| • Mount Aspiring College | • Wānaka Historical Society |
| • Wānaka Markets | • Te Kākano Aotearoa Trust (Nursery) |
| • Masonic Lodge | • Bike Wānaka/Active Travel |
| • Wānaka Garden Club | |



Community Engagement

September 2022 - Main Themes

Safe Pedestrian Movement

- Safe streets – tame the cars
- Walking access around parks
- Consider elderly

Enhanced Ecology

- Health of Lake critical
- Clean Bullock Creek
- Flood mitigation to be investigated

Considered Built Form & Infrastructure

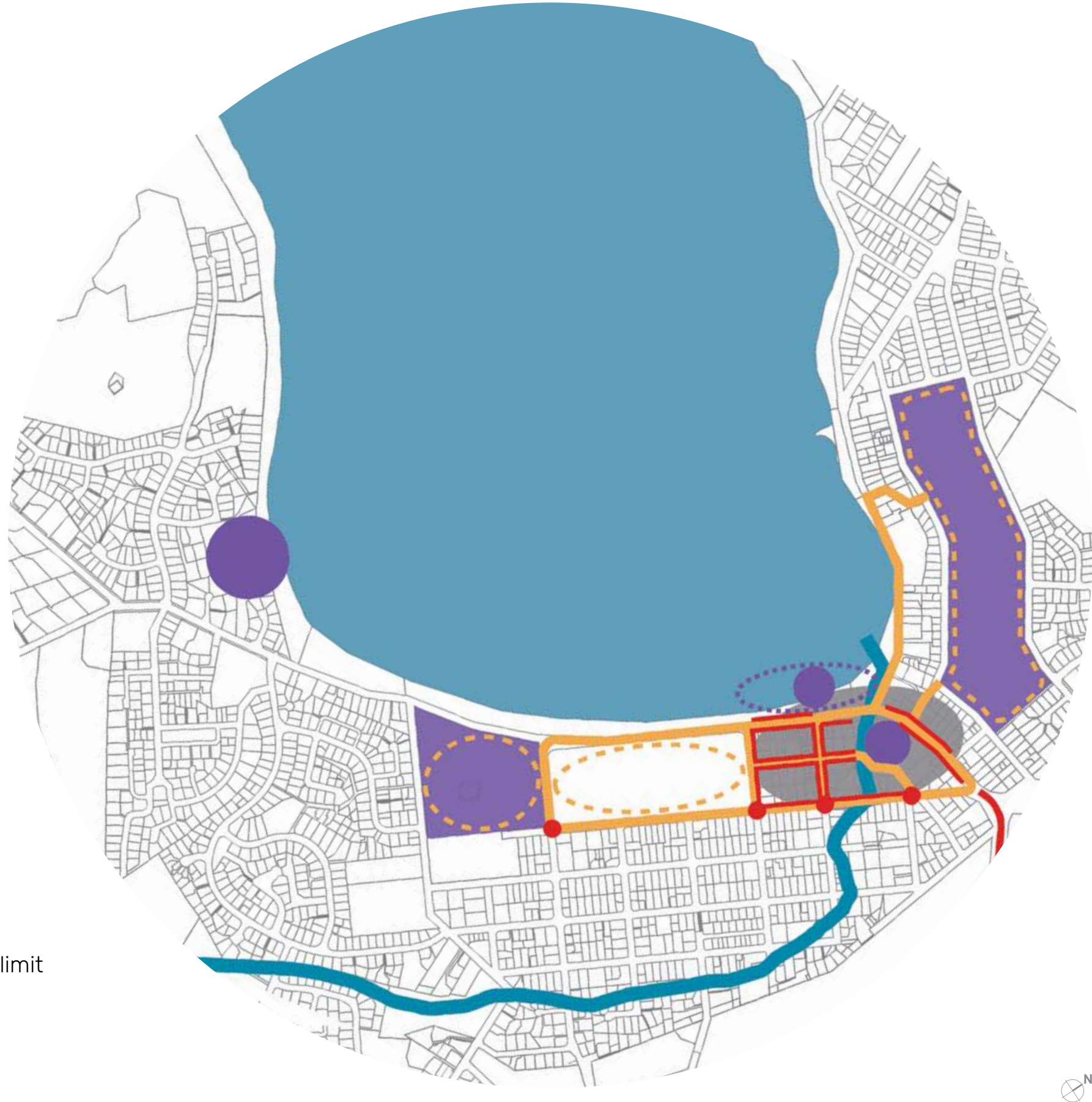
- Keep compact form
- Storm water upgrade
- Green star building standards
- Review planning controls

Improve Civic Facilities & Open Space

- Performing Arts centre in town
- Civic facilities to be better used and added to
- Complete the lakefront development plan
- Better access to all Parks
- A&P Show grounds could be more used
- Lismore Reserve has potential

Efficient Transport

- Roundabouts on Brownston
- Trial shuttle to 3 parks
- Keep vehicle circulation in the short term but limit and slow it down
- Optimise existing car parking with management
- Walk and cycleways to and through town centre



Drawing on the Previous Council Policy & Town Plans



2009

Wānaka Town Centre Strategy

- Response to rapid growth
- Integrate range of plans
 - Relocate parking
 - Create civic area
- Priority pedestrian connections



2011

Wānaka Town Centre Character Guideline

- Urban character
- Building design
- Streets, lanes and open spaces
- Urban design panel



2016

Wānaka Lakefront Development Plan

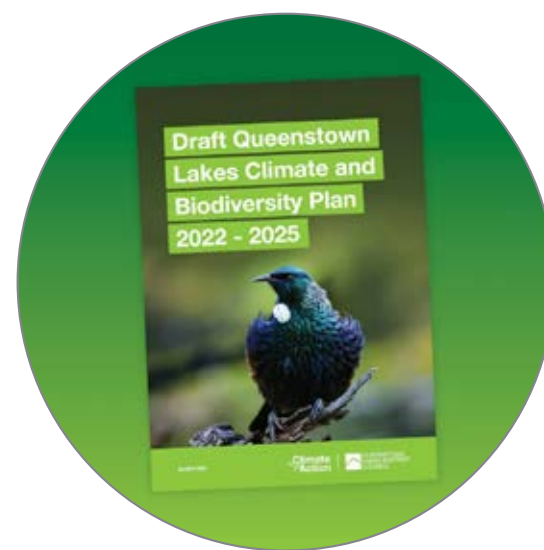
- Staged development
- Promote continuous pedestrian access
 - Enhancing ecology
 - Hosting a range of activities
- Enhancing presence of Kai Tahu



2019

Wānaka Town Centre Plan

- Bring the lakeside into the town centre
 - Connected Wānaka
 - Authentic Wānaka
 - A strong civic heart
- A people and community focused town centre



2022-2025

Queenstown Lakes Climate and Biodiversity Plan

- 6 Outcomes and actions
 - Low emission
- Flourishing natural environment



2021

The Queenstown Lakes Spatial Plan

- High Level
- Encourage greater density in town centre
 - Links to Three Parks












3

Strategies

Climate Change Strategy



Key Moves Central to Heart of Wānaka:

-  Retained green open space with sustainable drainage
-  Increased biodiversity corridors, eco source all plant material and install predator and pest controls
-  Clean up waterways
-  Active travel network
-  Transitional/slow streets with EV charging stations, safe crossings and flush surfacing
-  Higher density living in town centre
-  Central bus hub
-  Produce Markets
-  Community garden for food production

Land Use Provisions

STRATEGIES

- Encourages density & efficiency of land use
- Investigate possible increase of height further back from lakefront
- Revise and update current planning controls, activate urban design reviews
- Work to maximise public facilities
- Encourage quality infill and active edges to public thoroughfares

DESIRABLE OUTCOMES



Revise current town centre provisions & design guidelines (2011)



Possible Increase height - graduated to 13m (4m higher). Allows greater density, enables 3-4 storey & varied roof forms



Encourage laneway development & infill of development sites



Restrict large format commercial



Restart urban design review panel to review all development proposals in town centre



Greater civic cluster opening access to existing facilities & adding new public facilities

Open Space & Landscape Strategy

STRATEGIES

- Open up and make reserves usable for wider community
- Strong vegetation network that supports native ecologies
- Strong connections to lakefront
- Accommodate events and gatherings
- Provide a range of community amenities & recreational use to cater for local needs
- Blend of native and exotic trees and shrubs to reflect local character and seasonal feature
- Retain openness - restrict clutter and buildings
- Recognise existing and long term community group activities + use
- Agreed blended plant palette for entire town centre
- Development plans for all reserves
- Accommodate natural stormwater systems
- Create network of open space

DESIRABLE OUTCOMES



Open access - visual and physical



Circulation around and to lake



Multi-functional reserve facilities



Retain openness, restrict clutter and buildings



Retention of existing trees



Consistent plant palette framework

Movement Strategy

STRATEGIES

- Reducing vehicle dominance
- Promoting a step change to public transport & active travel
- Upgrade intersections along McDougall and Brownston
- Design attractive and healthy streets
- Safe streets and crossings - 30km/h speed limit within town centre
- Wānaka as a destination for visitors and surrounding districts
- Reducing short vehicle trips

DESIRABLE OUTCOMES



Clear legible directions - Key Wānaka nodes well connected with clear wayfinding signage



Linked safe & generous pedestrian zone



Network of active travel paths



Maintain vehicle access, circulation and prioritised parking



Flush surfacing allowing future flexibility of use, space and modes of transport



Public transport hub & stops - coaches & Intercity

Social & Cultural Strategy

STRATEGIES

- Establish a strong civic and commercial heart
- Provide spaces and places for community interactions and gatherings
- Celebrate cultural heritage
- Actively encourage the location of social & cultural facilities in the town centre
- Provide universal access to facilities

DESIRABLE OUTCOMES



Locate and access social facilities in the town centre



Open up & link existing facilities



Network of commissioned artworks



Recognise ongoing engagement and development with Kāi Tahu



Locate well provisioned market space



Streets able to be closed to traffic for events

Infrastructure Strategy

STRATEGIES

- Provide blue storm water management through on site soakage and natural water cycle, gives effect to Te Mana o te Wai
- Filter water to lake to ensure clean run off
- Upgrade piping and retention
- Ensure capacity for growth
- Communication network - state of the art
- Complete flood mitigation study

DESIRABLE OUTCOMES



Sustainable on site storm water



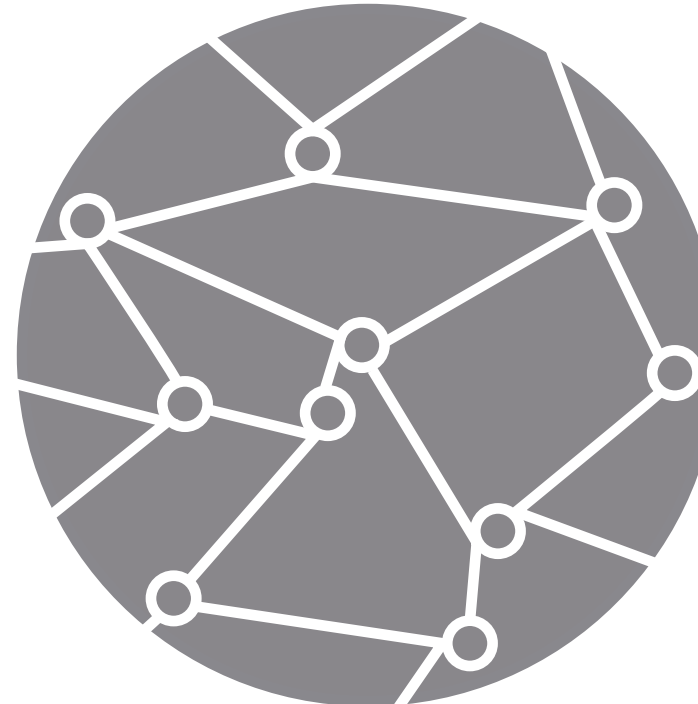
Flood resilience & emergency storage



Pipe network upgrades



Integrate storm water with parks planting and paths



State of the art communication

Event Management Strategy

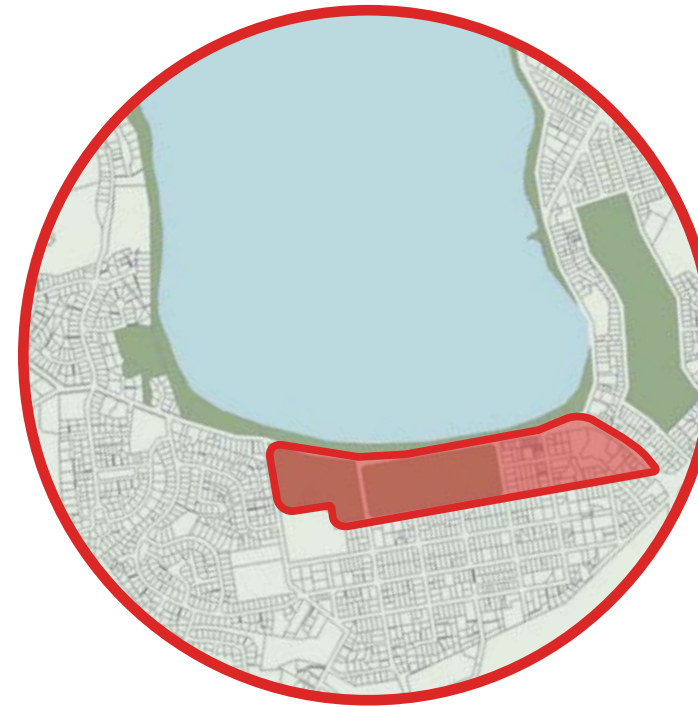
STRATEGIES

- Wānaka is an event capital and hosts community & special events
- There is a need to ensure safety in gatherings
- Manage events to avoid damage and excessive clean up
- Upgrade lighting for events & sports activities
- Restrict leases on lakeside reserve to existing

DESIRABLE OUTCOMES



Define calendar of events



Demarcate town centre area - limit vehicle access



CCTV surveillance throughout town centre



Alcohol ban in public spaces



Spaces and streets able to be used for events & erection of stages

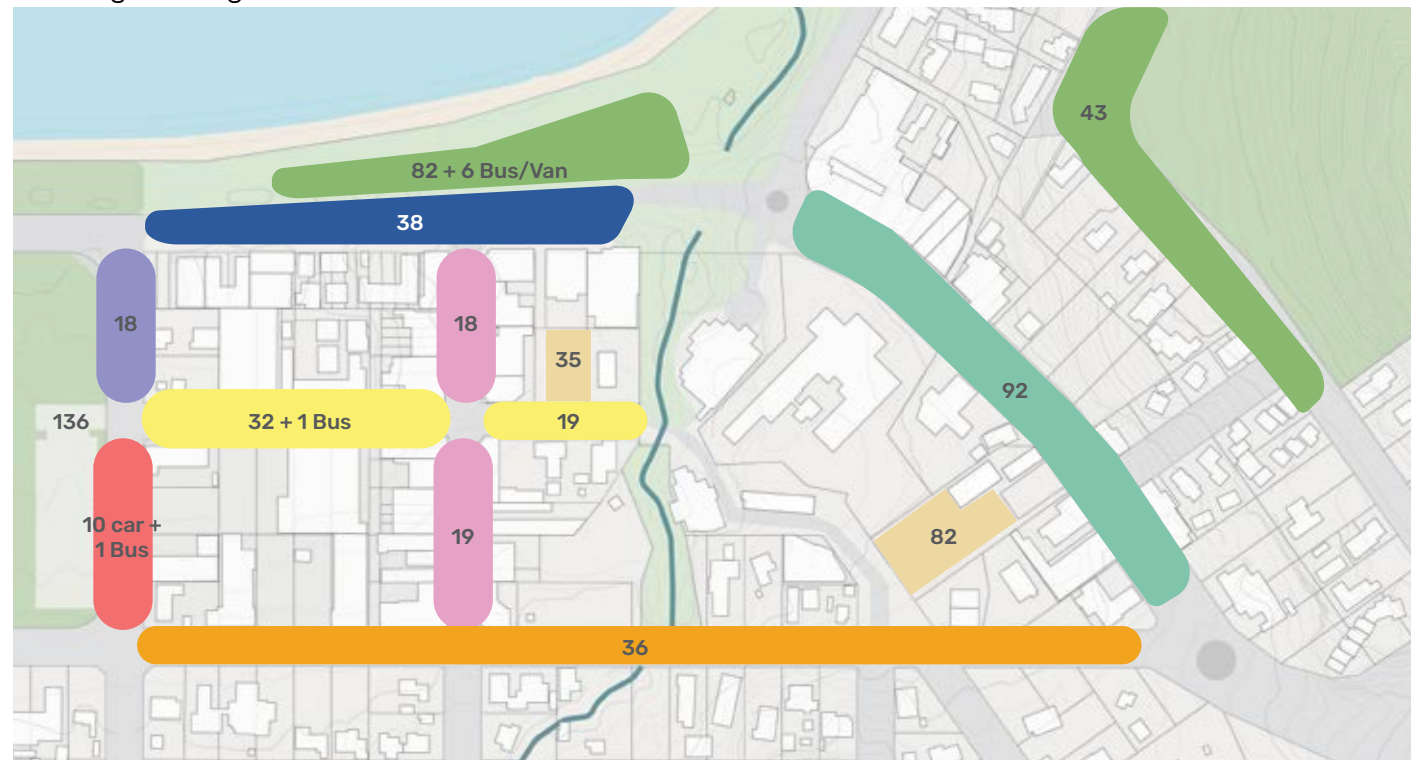


Clean up plan required for all events

Town Centre Car Parking Strategy

- Ensure parking is available for most in need to support local businesses
- Remove car parking on lakefront reserve
- Minor reduction of parking in streets to provide for street trees and more pedestrian crossings
- Provides more efficiency with free all day parking for workers
- Parking strategy to provide efficiency and pricing to be a key tool to manage parking demand
- Edge of Lismore Park possible all day free worker car parking

Existing Parking Within the Town Centre



Existing Parking Total:

- 325 Street Car parking spaces
- 253 Off street car parking spaces
- 82 Lake front car parking spaces
- 8 Bus Parking Spaces

Total car parking spaces: 660

Total bus parking spaces: 8

Proposed Parking Plan



Proposed Parking Total:

- 290 Street car parking spaces
- 247 off street car parking
- 8 bus parking spaces
- + 43 Existing Hedditch Street parking (all day free worker parking)
- + 87 Added Hedditch Street parking (all day free worker parking)
- + 670sq meters of planted streetscape/rain gardens

Total car parking spaces: 667

Total bus parking spaces: 8



4

High Level Illustrative Concept Plans

A&P Showgrounds

Key Development Moves:

1. Relocation of entry road
2. Retain existing facilities and car parking
3. Removal of large pine shelter belt
4. Enhancing ecologies with new native and evergreen trees
5. New perimeter pathway
6. Feature destination to bookend the town centre (TBC)
7. Public fitness activity trail along perimeter
8. Safer connections to lakefront and Pembroke Park
9. Reviewing public access and activities in north section of campground
10. Layout to accommodate show activities through detailed design



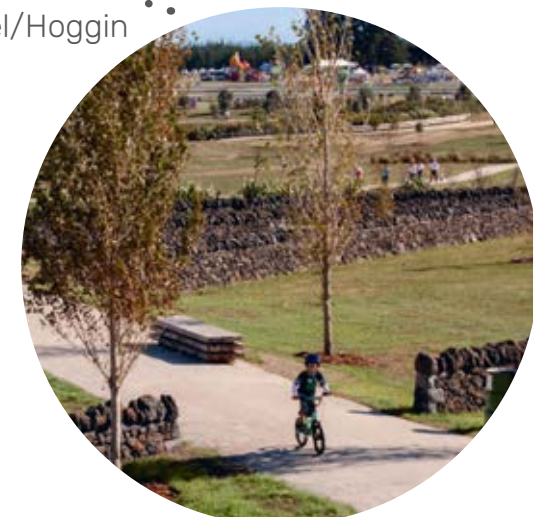
Open up edge to lake and add trees



Event/Spectator Area



3m Wide Gravel/Hoggin Footpath



Feature Destination



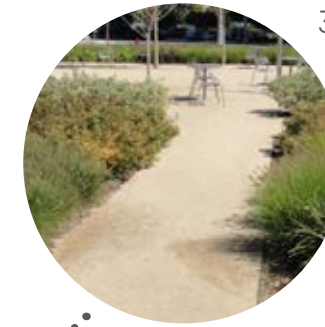
Fitness Activity Trail



Pembroke Park

Key Development Moves:

1. Retain openness & playing fields
2. Enhancement of car park with planting and weekend market space
3. New nature playground
4. New basketball court to anchor skate park corner as youth zone
5. Enhancing ecologies with new native and evergreen trees
6. New perimeter pathway
7. Raised stage for events, exercise classes and informal public use
8. Picnic tables and seating
9. Safer connections to lakefront and town centre
10. Tree plan to identify existing & rationalise planting



3m Wide Gravel/Hoggin Footpath



Reclaimed Car Park with Hedges, Trees, Natural Drainage & Market Space



Nature Playground



Picnic Tables and Seating



Raised Stage



Lismore Park

Key Development Moves:

1. New obstacle course and flying fox
2. New quiet native garden
3. Enhancing ecologies with new native and evergreen trees
4. New perimeter pathway
5. Active travel path connection to M.A.C
6. Improved directional signage to lake front and town centre
7. Opportunities for public art
8. Picnic areas and seating
9. Safer connections to lakefront
10. Possible free all day car park

Obstacle Course and Flying Fox



Entry Marker/Public Art



Quiet Native Garden

3m Wide Gravel Path



Picnic Areas



Town Centre

Lower Ardmere/Stage 4 WLDP - Possible Outcomes



Key Strategies:

- Long held aspiration to better connect lakefront with the town centre
- Need to reduce car parking on reserve land for recreational use
- Need for safer pedestrian connections
- Parking essential for hospitality strip
- Retention of some wind shelter planting required - groupings of trees to be retained
- Flood investigation study required
- Village plaza connection to lake
- Village green to create amenity destination
- New Town Wharfs - Commercial and public use
- Broad promenade and extend dining lane along hospitality strip
- Worker parking near by to be in place prior to any changes
- Two way vehicle circulation retained
- Managed efficient use of existing carparking, particularly the 35 parks in the carpark accessed off Dunmore St.

Existing Parking:

Lakefront - 82
 Lower Ardmere - 38
 Lower Helwick - 18
 Carpark off Dunmore St- 35
 Total: 173

Key:

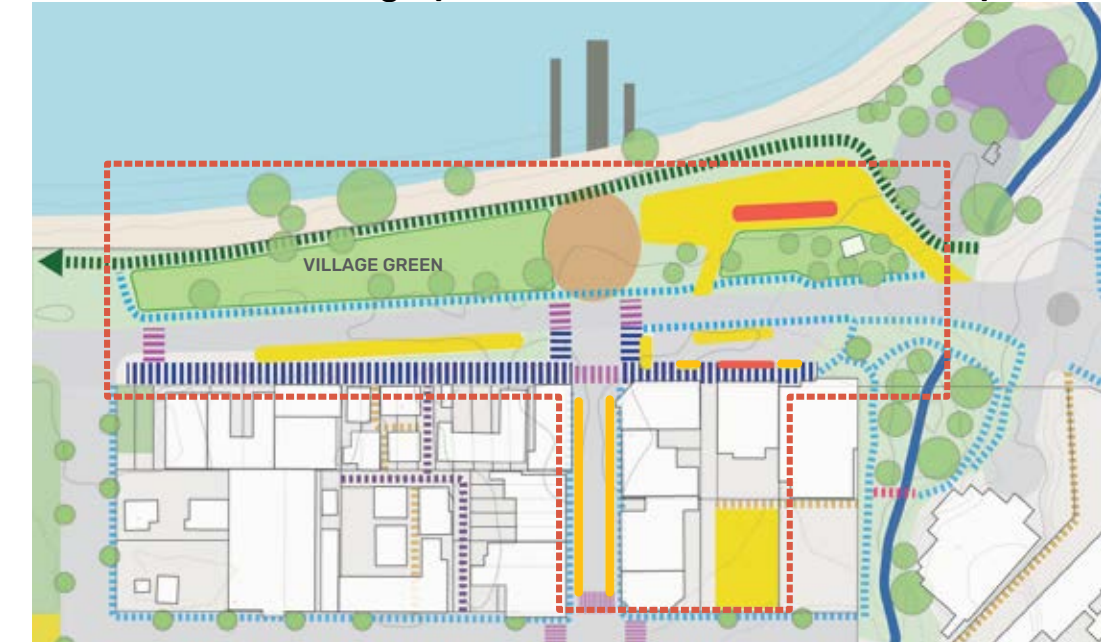
-  Parallel Parking
-  Angled Parking

Range of possible high level outcomes or steps (subject to further detail and budget):

Outcome 1 - Parking Spaces #173



Outcome 2 - Parking Spaces #138 (WLDP 2016 concept)



Outcome 3 - Parking Spaces #136



Outcome 3 is shown on the illustrative plan.

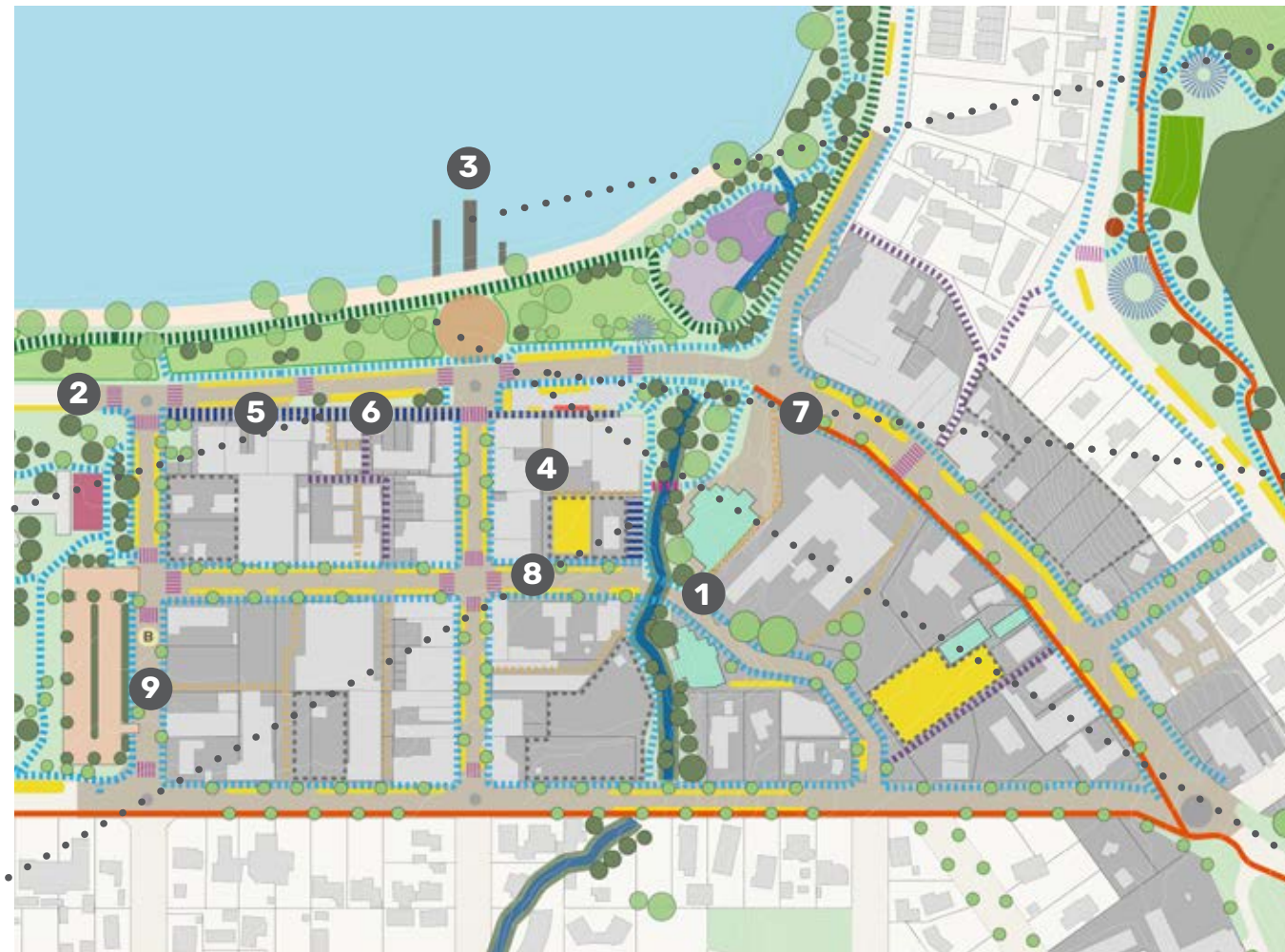
Outcome 4 - Parking Spaces #118



Town Centre

Key Development Moves:

1. Creating a vibrant community heart
2. Allowing good, easy, and safe access for all
3. Connected to lakefront and new wharfs
4. Mixed use active streets and laneways
5. Continuous canopies encouraged along street edge
6. Outdoor seating & activated ground floors
7. Slow streets
8. Safe crossings on all intersections
9. New bus hub on Dungarvon



Parking outcome 3 - shown on illustrative plan

New Town Wharf



Improved Streetscape (outcome 3)



Lake front Town Plaza



Hospitality and Retail Promenade



Lower Ardmore Street

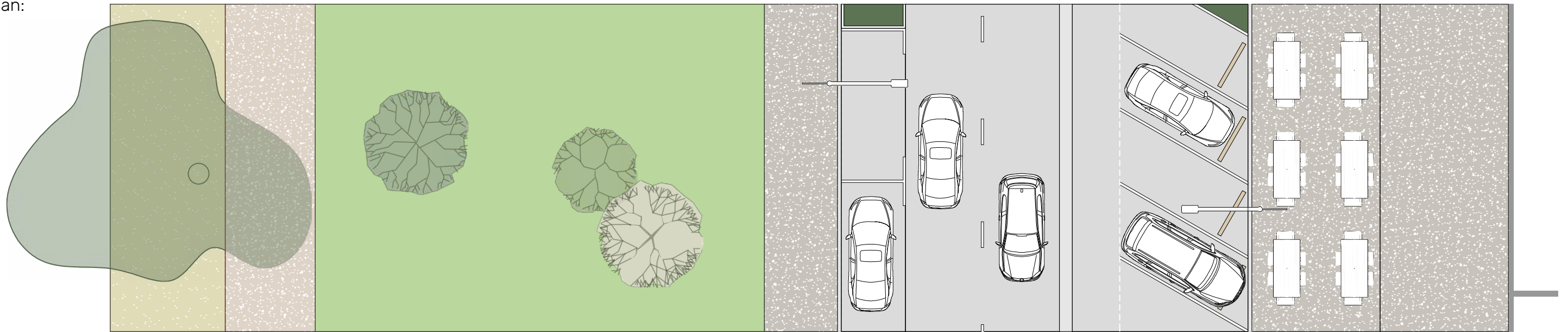
Proposed Street Design

Locator Key:

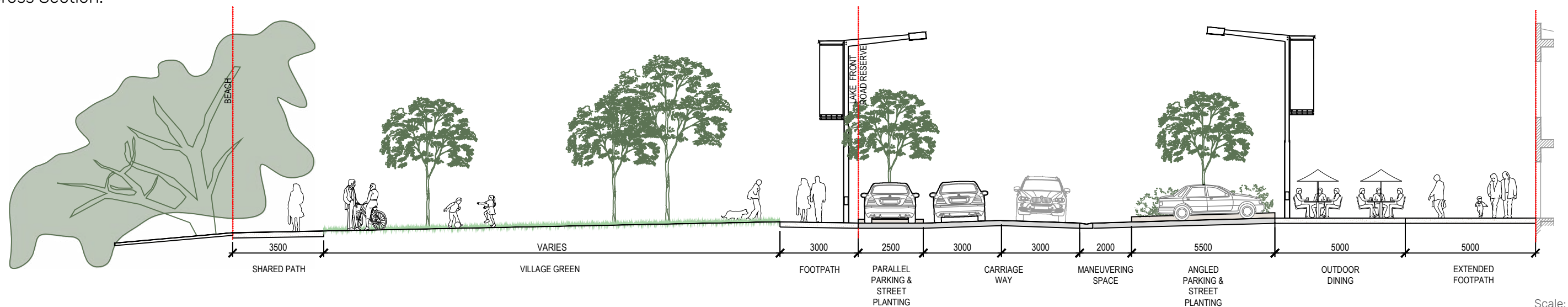


Parking outcome 3 - shown on illustrative plan

Plan:



Cross Section:



Scale: 1:160

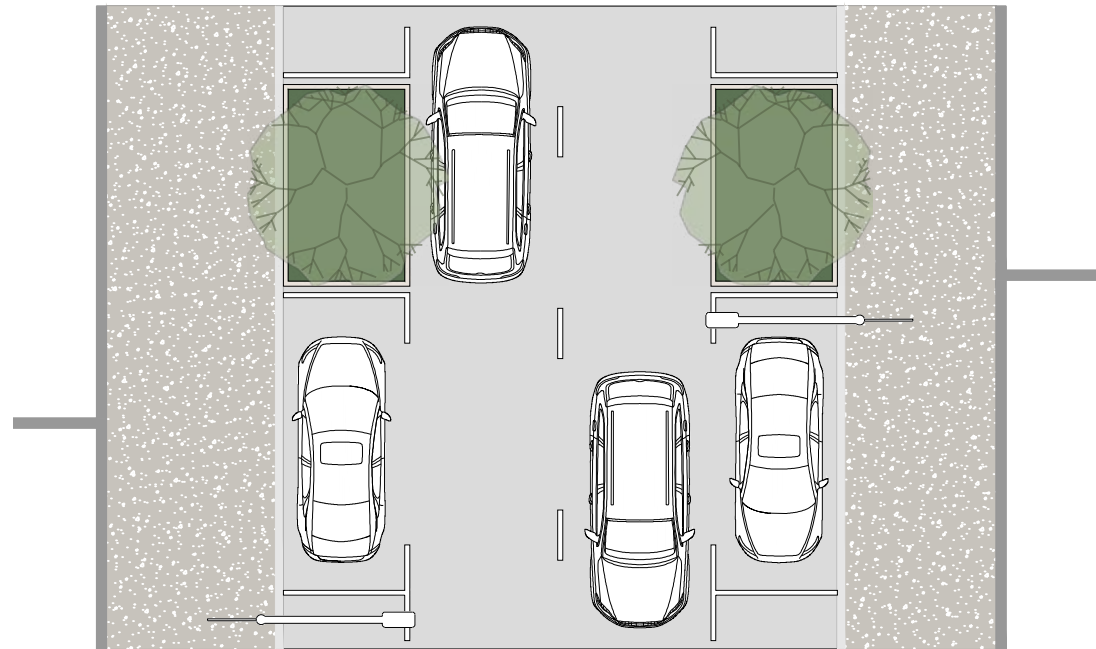
Town Centre

Proposed Street Design

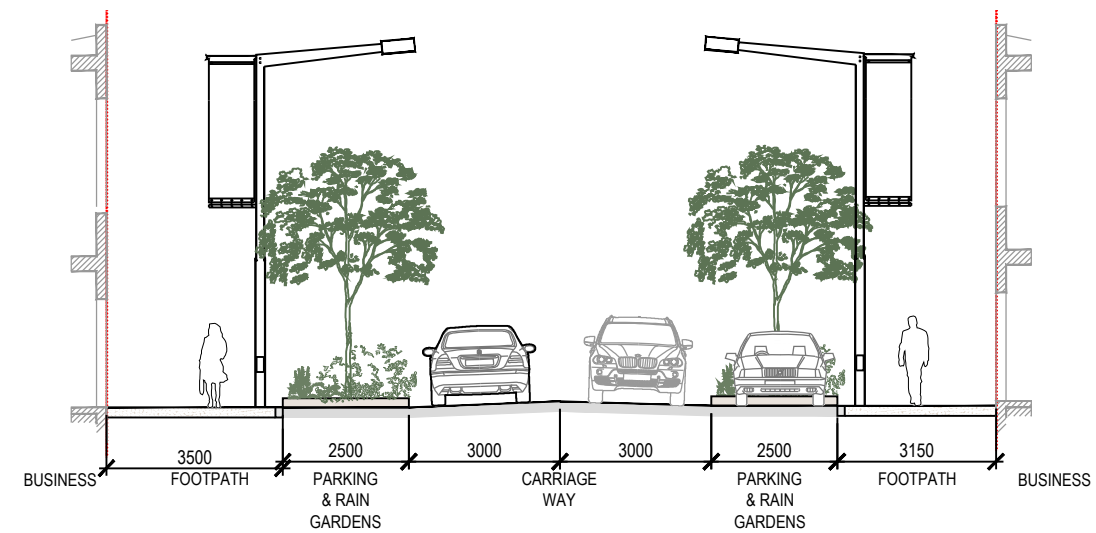
Locator Key:



Dunmore Street Plan

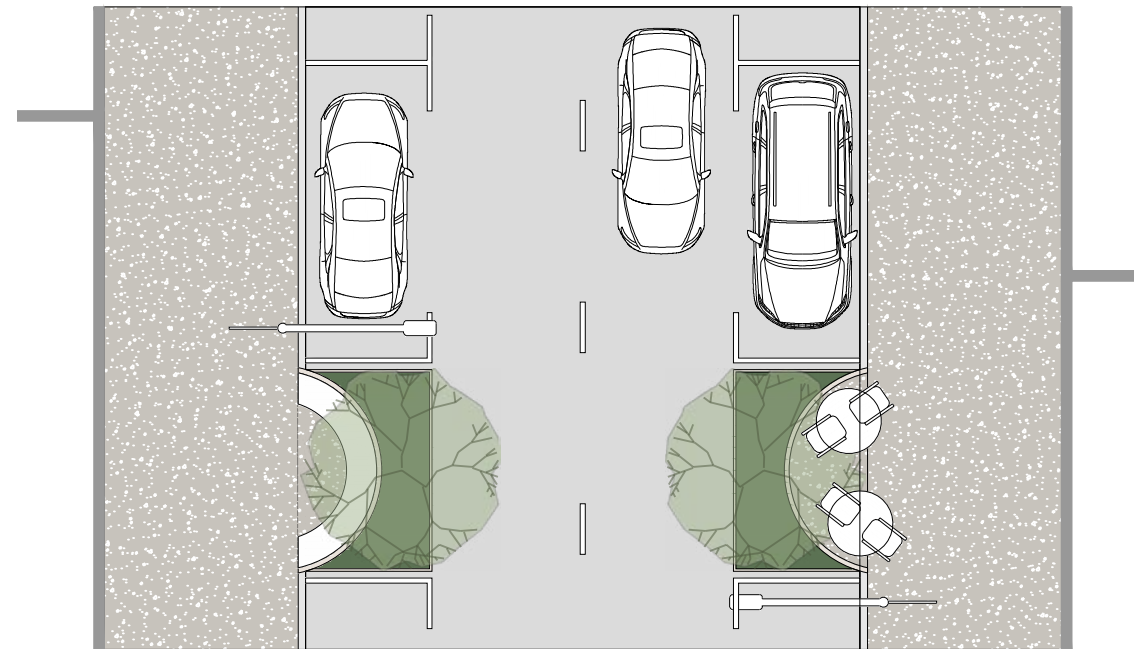


Dunmore Street Cross Section

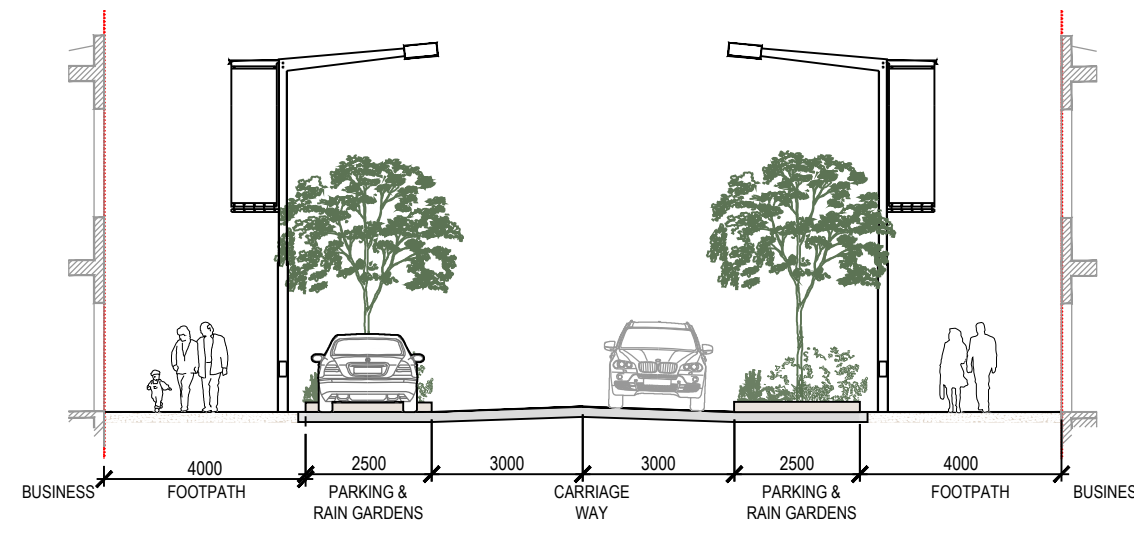


Scale: 1:150

Helwick Street Plan



Helwick Street Cross Section



Scale: 1:150

Upper Ardmore Street & Brownston Street

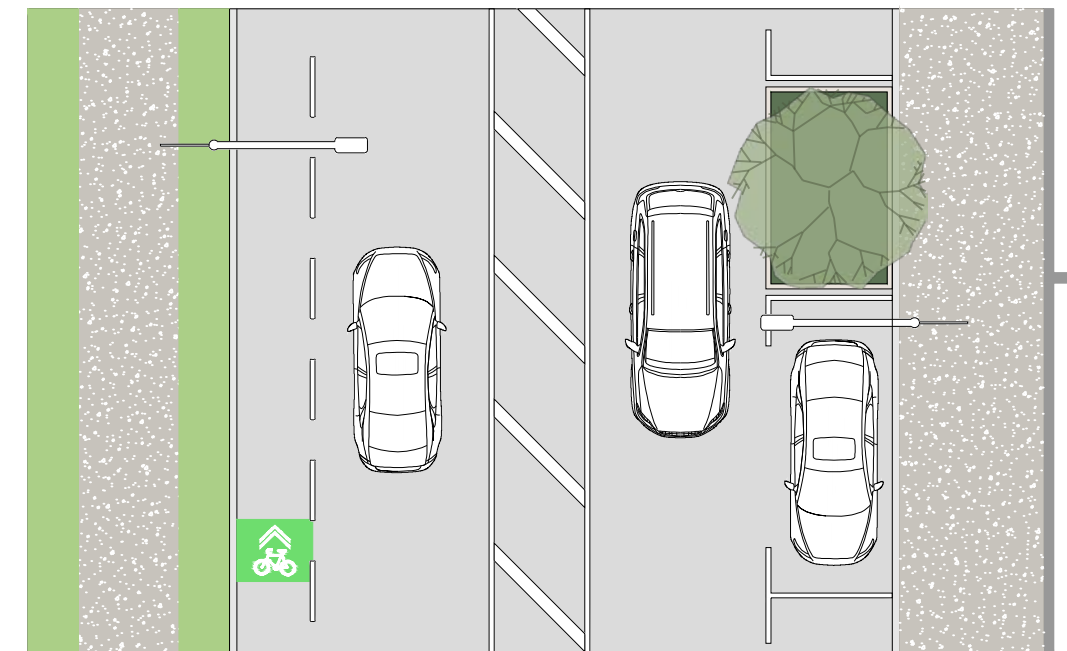
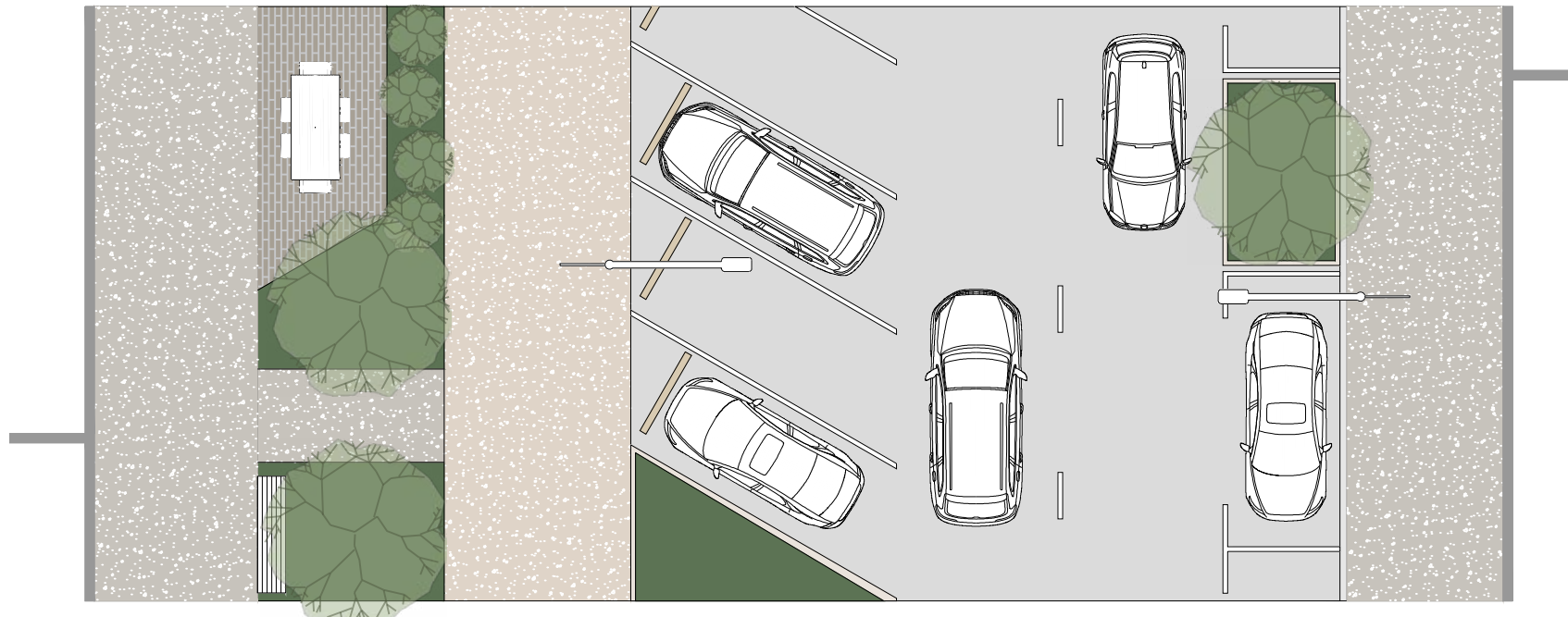
Proposed Street Design

Locator Key:



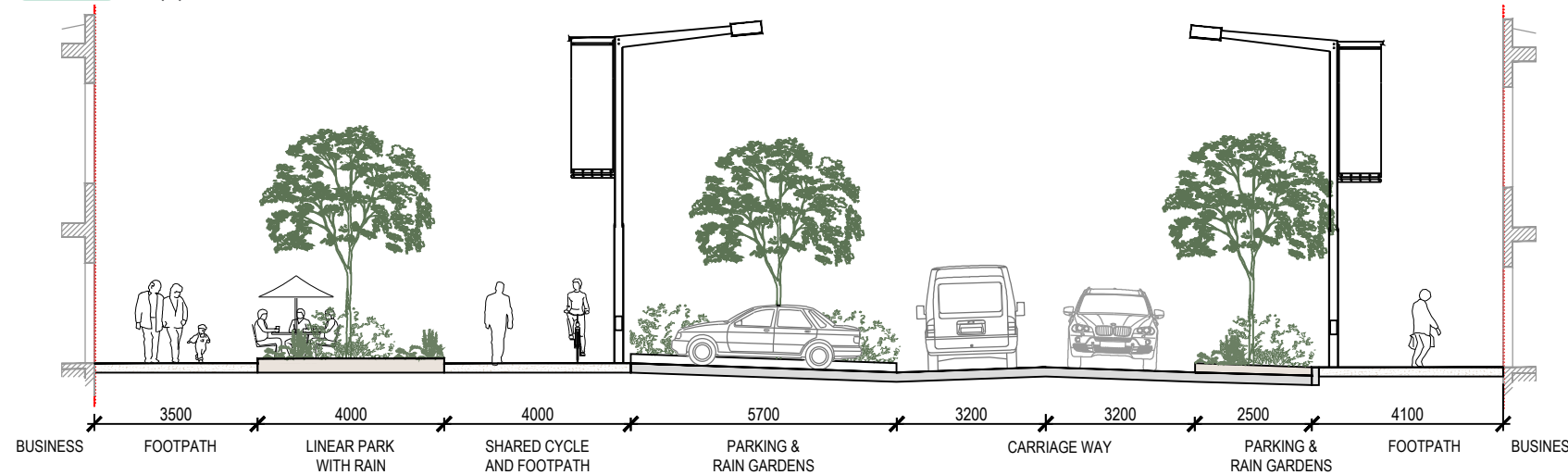
Upper Ardmore Street Plan

Brownston Street Plan

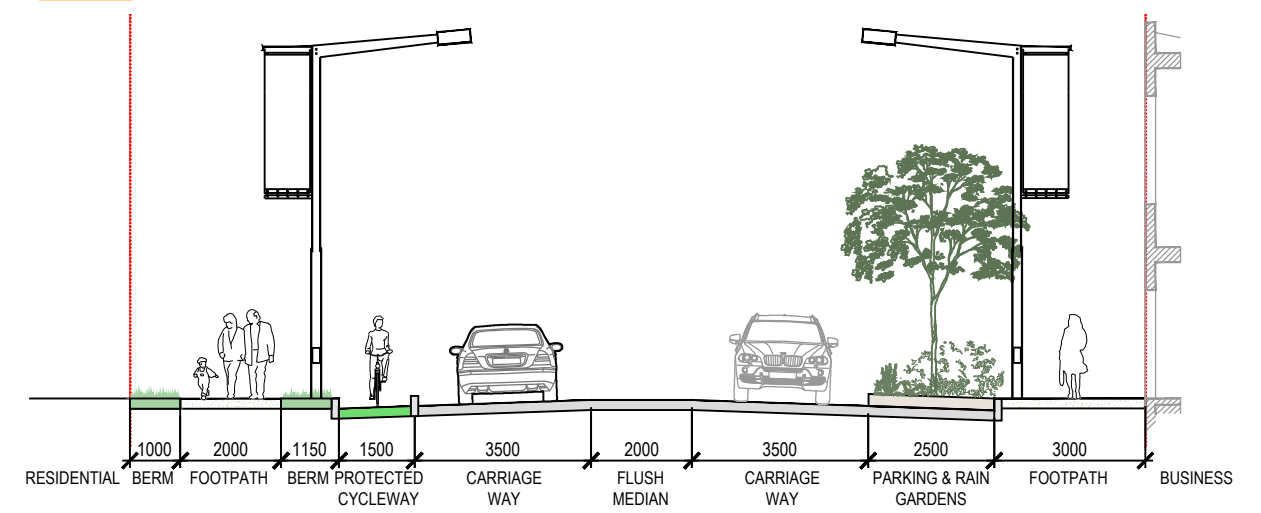


Upper Ardmore Street Cross Section

Brownston Street Cross Section



Scale: 1:150



Scale: 1:150

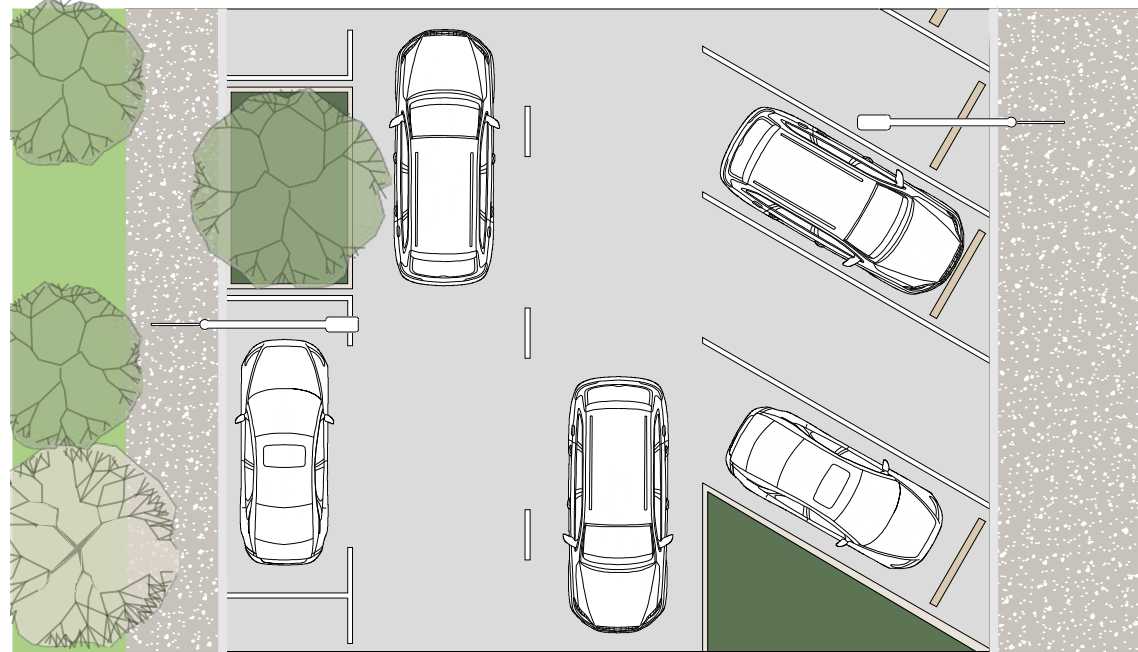
Dungarvon Street

Proposed Street Design

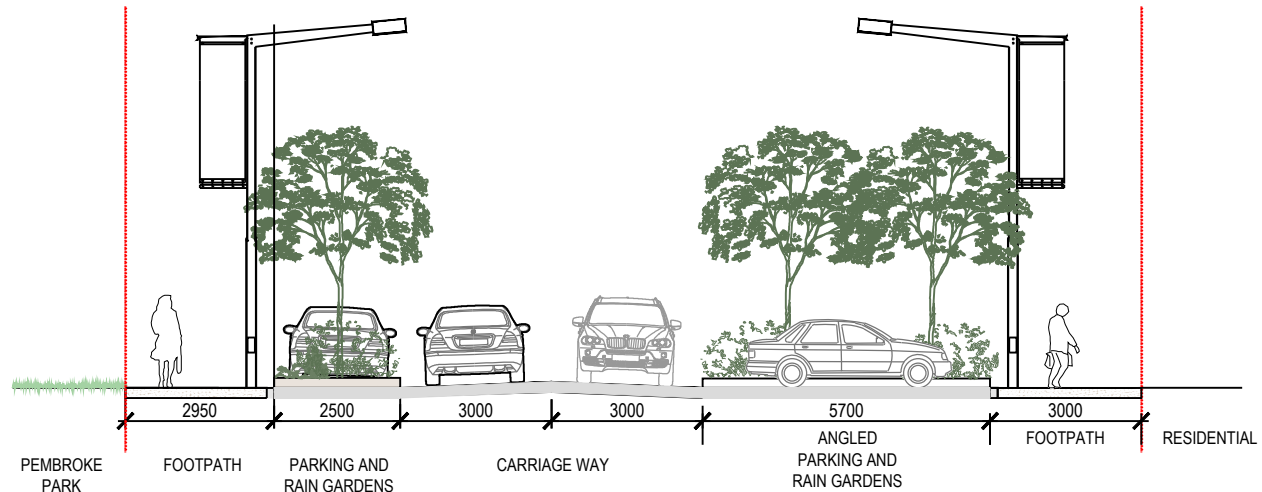
Locator Key:



Dungarvon Street North Plan

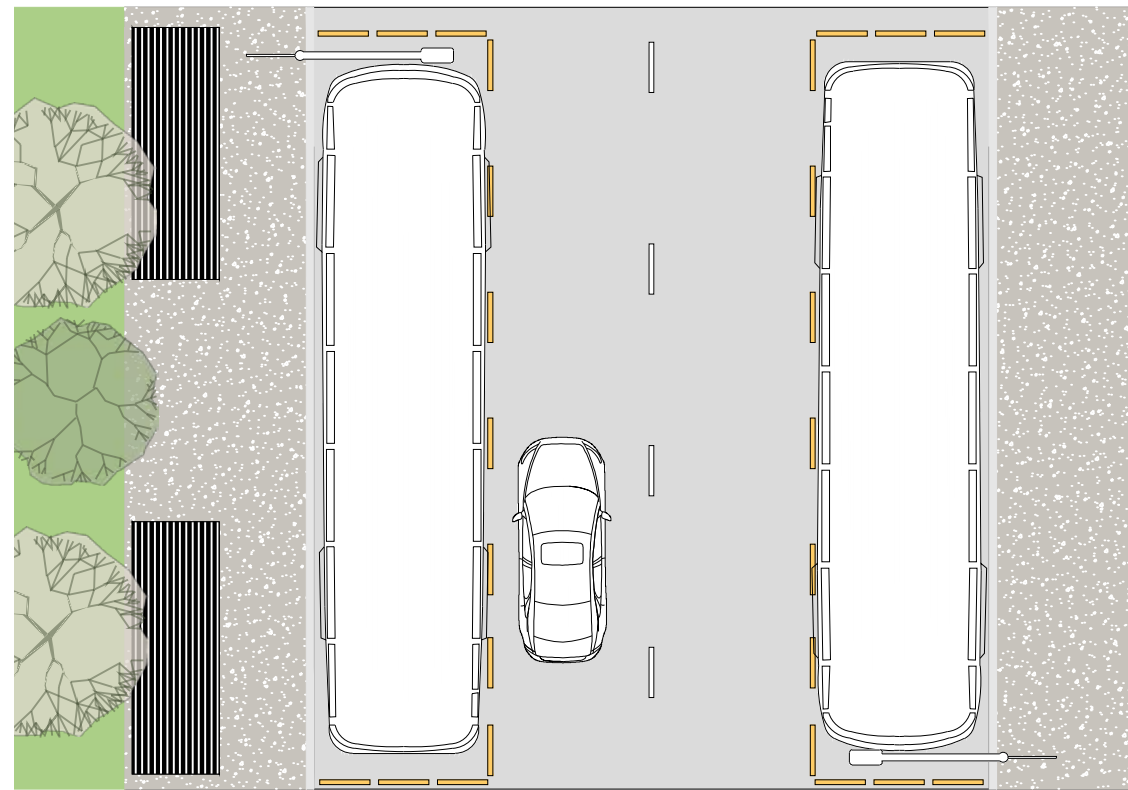


Dungarvon Street North Cross Section

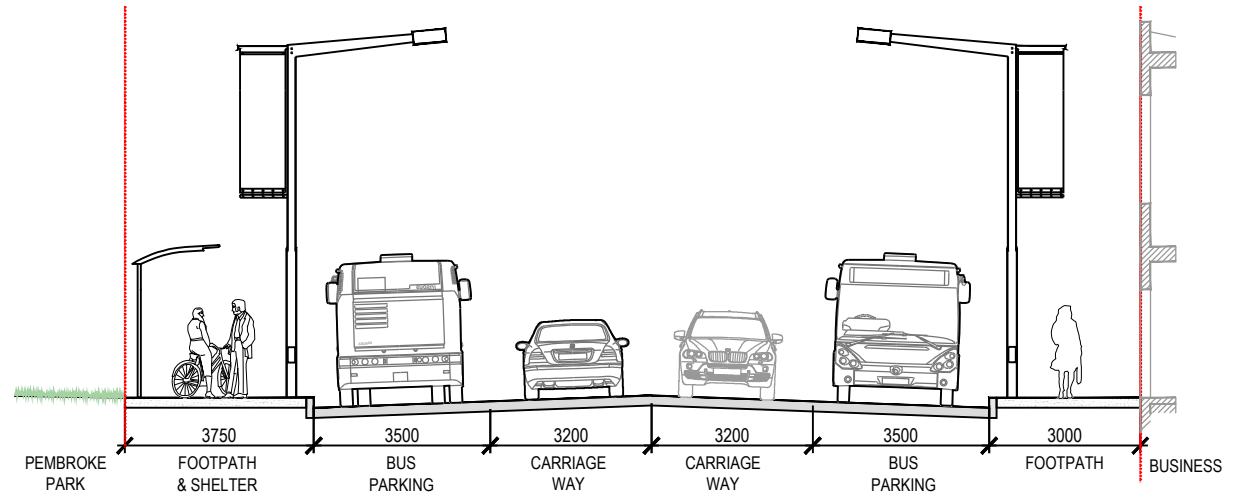


Scale: 1:150

Dungarvon Street South Plan



Dungarvon Street South Cross Section



Scale: 1:150

Town Centre Surfacing and Furniture

Streets



Road
Slowed Street Network



Main Pedestrian Circulation
Exposed aggregate concrete



Cycleway
Concrete curb divider from road

Pedestrian Areas



Town Plaza



Shared Pathway
Exposed aggregate concrete



Park Pathways
Hoggin

Lighting



Street Lighting



Amenity Lighting
Low light poles & lighting in planting



Laneway Lighting
Integrated into furniture

Street Furniture



Seating
Bench



Seating
Timber seating



Bike Stands
Metal



Rubbish Bins
Timber & metal



Vehicle Bollards
Timber



Bollard Seat
Timber

Planting Palette

Provided by workshop of Linda Joll, Arne Cleland, Kris from Te Kakano, Liz Buggs from Wanaka garden club, Prue Kane, Wai. The objective is to plan for a successful layered group plantings in the areas as identified. The planting palette has been created with the following principles:

- Create a strong vegetated network that increases bio diversity and habitat.
- Create corridors of native planting, particularly along waterways.
- Blend with exotic plants for scale, seasonality and town character.
- Don't want to see single trees, as underplanting and ground cover, help to conserve water and prevent weed growth.
- Swathes of drought tolerant plants, with feature trees, and raingardens made up of a mix of species selected by the group for their tolerance to the conditions of climate.
- Soil analysis would be required with a mix being developed by local provider waste busters.
- All plant material would be sourced locally and where possible provided by Te Kakano nursery in advance, to allow for feature trees to be grown on site, suited to local conditions.
- Management and irrigation for the establishment period will be essential.

Large Trees



Carpinus bet. 'Fastigiata'
European Hornbeam



Acer cappadocicum rubrum
Cappadocian Maple



Fuscospora cliffortioides
Tawhai rauriki



Plagianthus regius
Manatu



Pseudopanax crassifolius
Horoeka



Podocarpus laetus
Totara kotukutuku



Quercus palustris
Pin Oak (Exotic)



Quercus robur x petraea
English oak hybrid (Exotic)



Quercus cerris
Turkey Oak (Exotic)



Quercus afares
African Oak (Exotic)



Quercus ellipsoidalis
Northern pin oak (Exotic)



Sophora microphylla
Rauraha or Kowhai

Small Trees



Aristotelia fruticosa
Makomako/Wineberry



Acer sp. buergerianum
Trident Maple (Exotic)



Carmichaelia stevensonii
Tawao



Cordyline australis
Ti-kouka/Cabbage tree



Corokia cotoneaster
Korokio



Cotinus coggygria
Smoke Bush (Exotic)



Hebe stricta
Koromiko



Hoheria glabrata
Houhere



Hoheria lyallii
Houi



Kunzea serotina
Makahikatoa



Kunzea ericoides
Kanuka



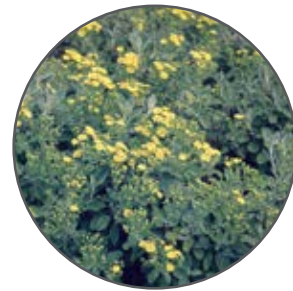
Luma apiculata
Chilean Myrtle (Exotic)

Planting Palette

Shrubs & Tussocks



Astelia nervosa westland
Kakaha



Brachyglottis Dunedin
Hybrids (Exotic)



Cistus var.
Rock rose (Exotic)



Coprosma intertexta
Tatarakeke



Coprosma propinqua
Mingimingi



Coprosma virens
Mingimingi



Cortaderia richardii
Toetoe



Griselinia 'canterbury'
Kapuka



Lavender species



Olearia nummulariifolia
Hard-leaved Tree Daisy



Olearia macrodonta
Arorangi



Phormium cookianum
hybrids - Wharariki



Phormium tenax
Harakeke/Flax



Pittosporum tenuifolium
'Golf Ball' - Kohuhu

Groundcovers & Grasses



Acaema buchananii
Piri piri/Bidibidi



Berginia cordifolia
Heartleaf bergenia (Exotic)



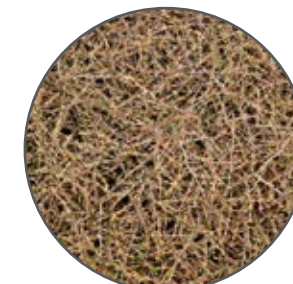
Calamagrostis acutiflora
overdam (Exotic)



Carex albula
White Sedge



Carex testacea
NZ hair sedge



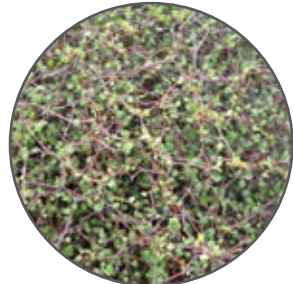
Coprosma brunnea
Hybrid mingimingi



Coprosma cheesemanii
Hybrid mingimingi



Coprosma brunnea
dunstan blue



Muehlenbeckia astonii
Shrubby tororaro



Muehlenbeckia axillaris
Pohuehue



Pimelea prostrata
Pinatoro



Poa colensoi
Blue tussock



Poa cita
Silver tussock



Rosmarinus varieties
Exotic Rosemary



Raoulia haastii
Scab weed



Thymus species (Exotic)

Staging Delivery

- Town centre is a framework that provides a structure for the future
- Takes a long term approach, is robust and resilient to future changes
- Supports integrated, high quality, robust development
- Allows for further detail development
- Promotes step changes in land use and movement
- Funding to be secured through a range of sources including reserve and development contributions, land sales, Waka Kotahi funding, central government tourism funds and rates contributions

Short Term Deliverables

1-3 years



- 1 Safer crossings in town centre
- 2 Stoney Creek car park implementation
- 3 Stage 5 WLDP implementation
- 4 QLDC Parking strategy completed
- 5 Flood mitigation investigation study
- 6 Review of planning controls & design
- 7 Re-establishment of urban design review panel
- 8 Detailed development plans prepared for all reserves

Medium Term Deliverables

3-10 years



- 1 Brownston roundabouts
- 2 Dungarvon, Helwick and Dunmore upgrades
- 3 Lismore, Pembroke & A&P upgrades
- 4 All day parking area
- 5 Stage 4 WLDP implementation
- 6 New wharves
- 7 New bus hub on Dungarvon Street

Long Term Deliverables

10-20 years



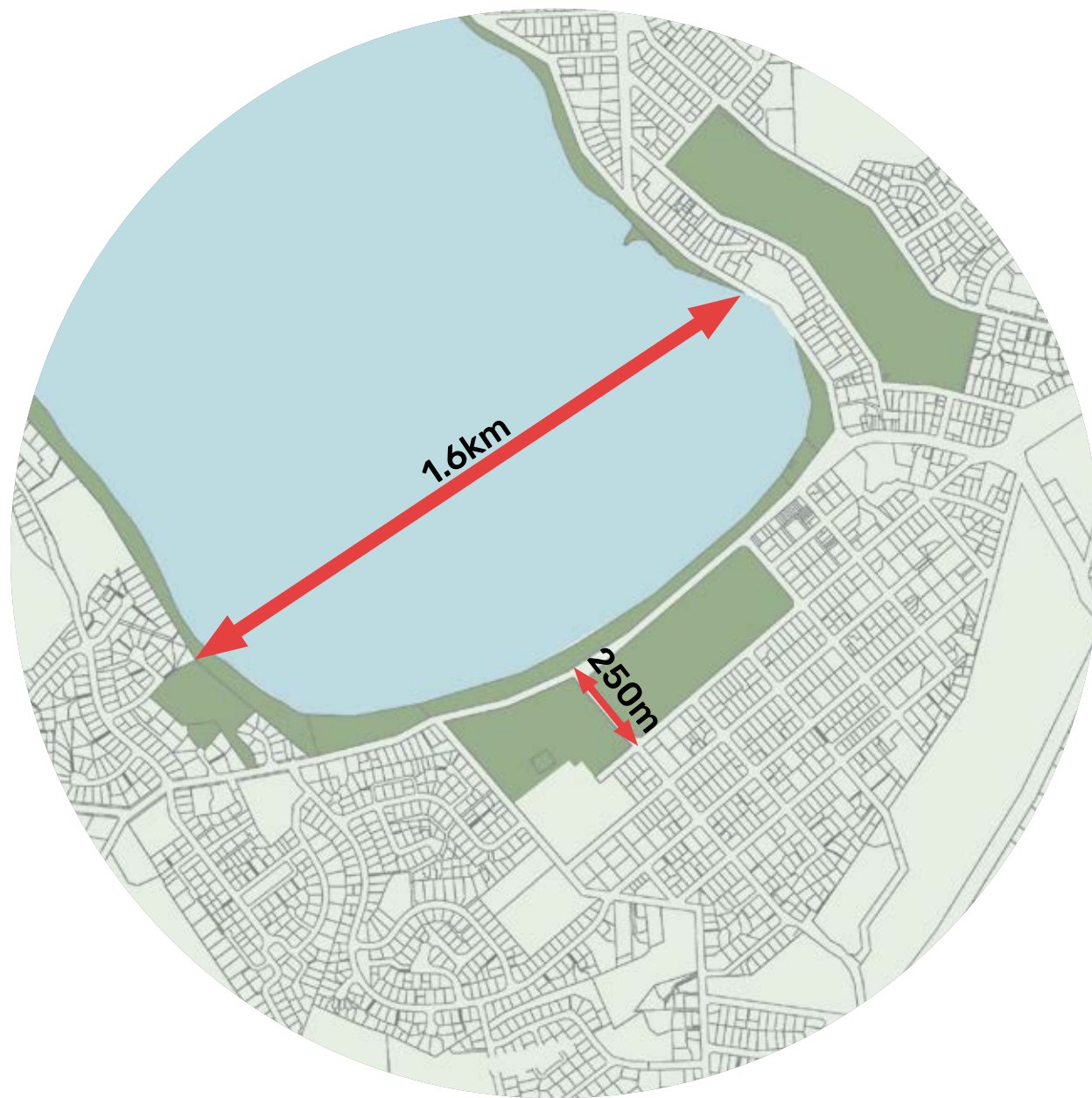
- 1 Upper Ardmore Street upgrades
- 2 New Street
- 3 Wānaka Station Park upgrade
- 4 Civic facilities



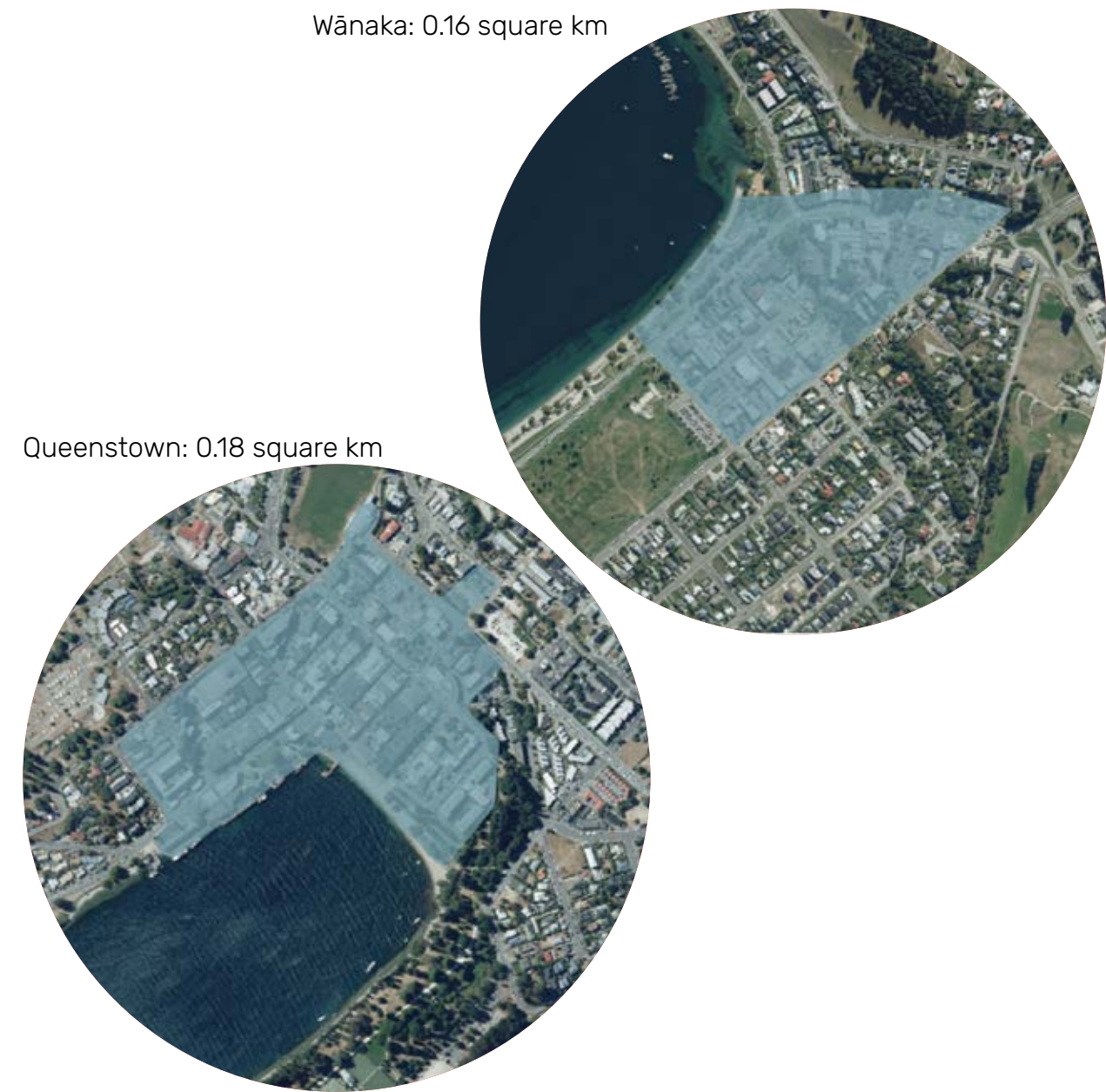
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Appendices

Urban Form

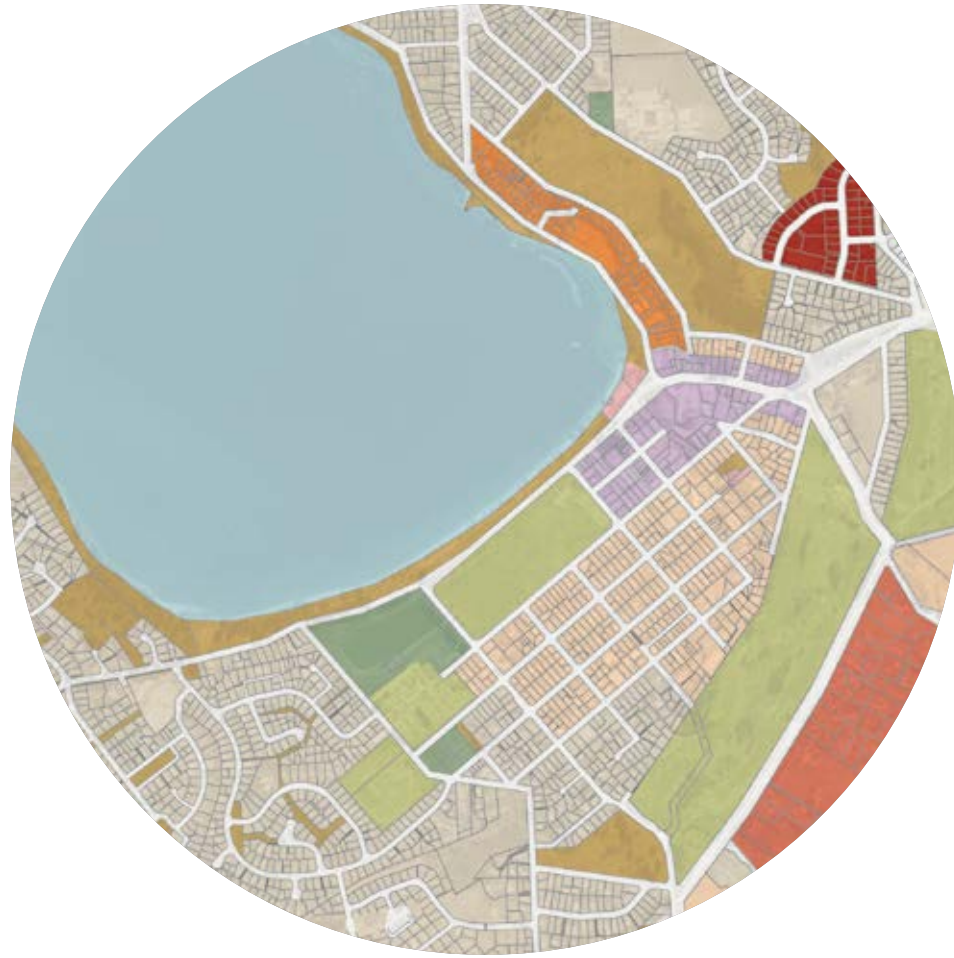


Scale of Wānaka



Town Centre Size Comparison with Queenstown

Existing Land Use, Transport and Walking/Cycling



District Plan

- Lower Density Suburban Residential
- Medium Density Residential
- High Density Residential
- Wanaka Town Centre
- Business Mixed Use
- Large Lot Residential A
- Civic Spaces
- Informal Recreation
- Active Sports and Recreation
- Community Purposes



Transport Network

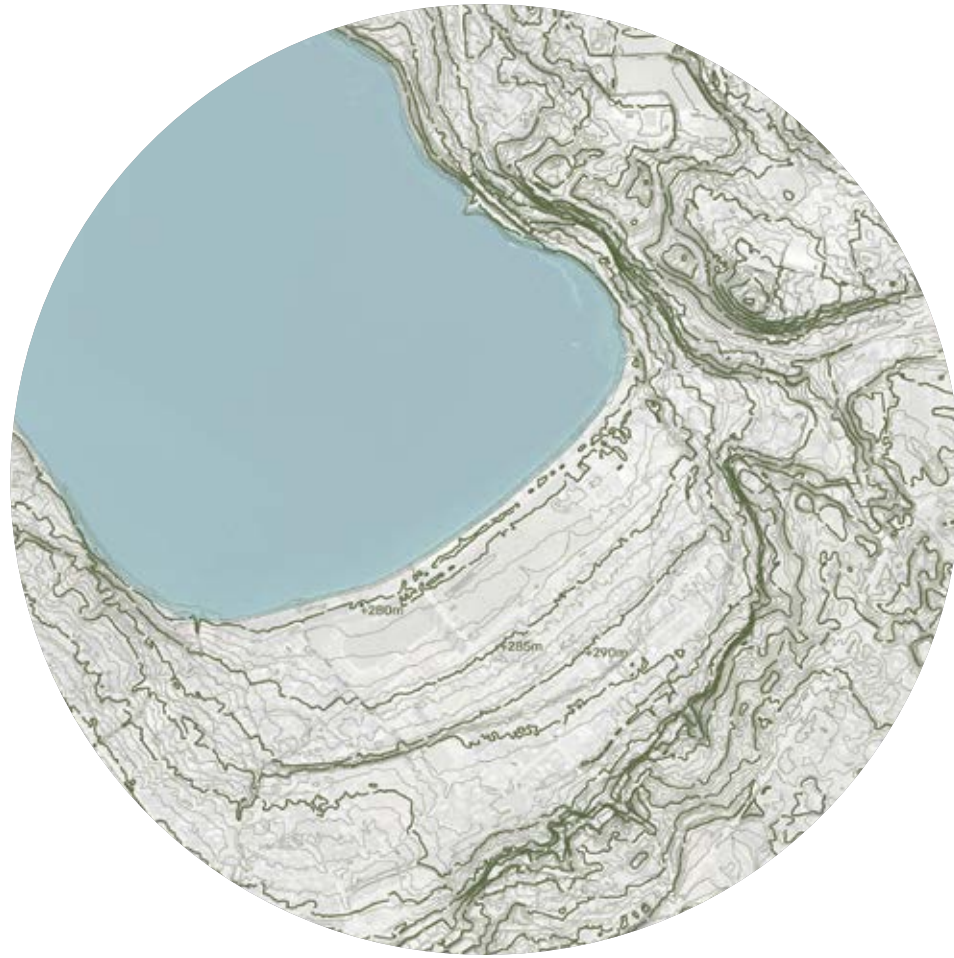
- Primary Town Centre Entries
- Town Centre Street Network
- Town Centre Residential Streets
- P Public Parking
- B Bus Stop



Walking and Cycling Trails

- Town Centre Street Network

Existing Physical Setting



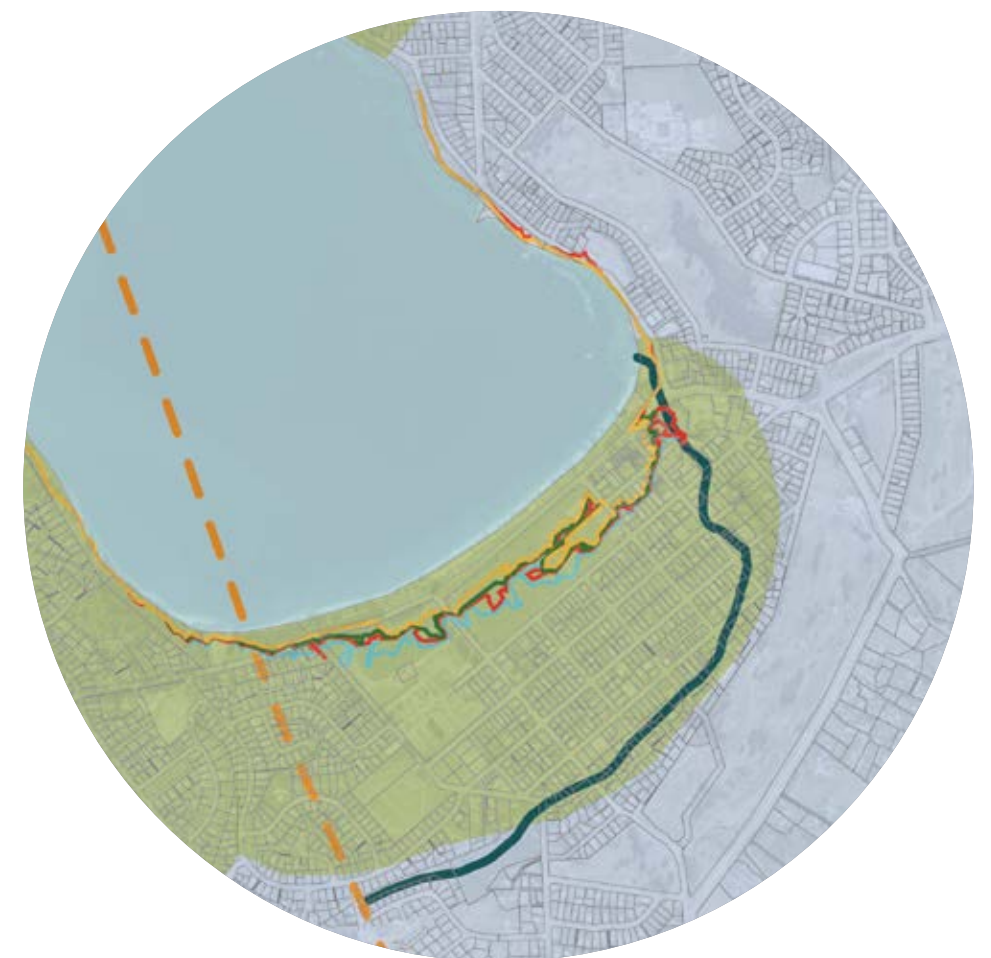
Topography

- Major Contours (5m)
- Minor Contours (1m)



Vegetation

- Vegetation on Publicly Owned Land



Hydrology and Geology

- Lake Wānaka
- Bullock Creek
- Holocene Lake/River deposits
- Late Pleistocene Glacier Deposits
- Wānaka Fault (Inactive)
- 50 Year Flood
- 75 Year Flood
- 100 Year Flood
- 150 Year Flood



Existing Ecology



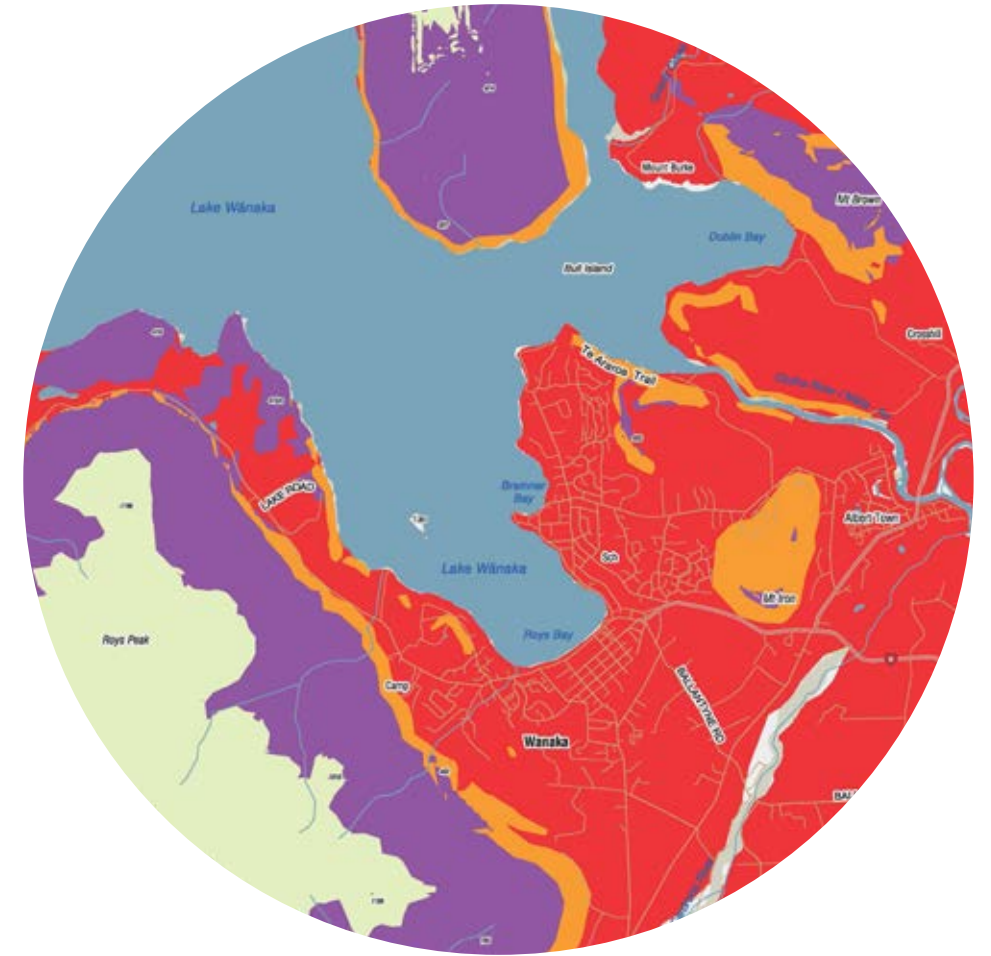
Potential Natural Vegetation

- Scrub, shrubland and tussock-grassland below treeline
- Scrub, tussock-grassland and herbfield above treeline
- Beeches
- Podocarp (native conifers)
- Totara-broadleaf
- Unclassified



Vegetation

- Exotic Grassland
- Native Scrub
- Exotic Forest
- Tussock
- Crop
- Herbaceous (Wetlands)
- Native Forest
- Exotic Scrub



Threatened Environment Classification

- < 10% indigenous cover left
- 10-20% indigenous cover left
- > 30% left and < 10% protected
- > 30% left and > 20% protected

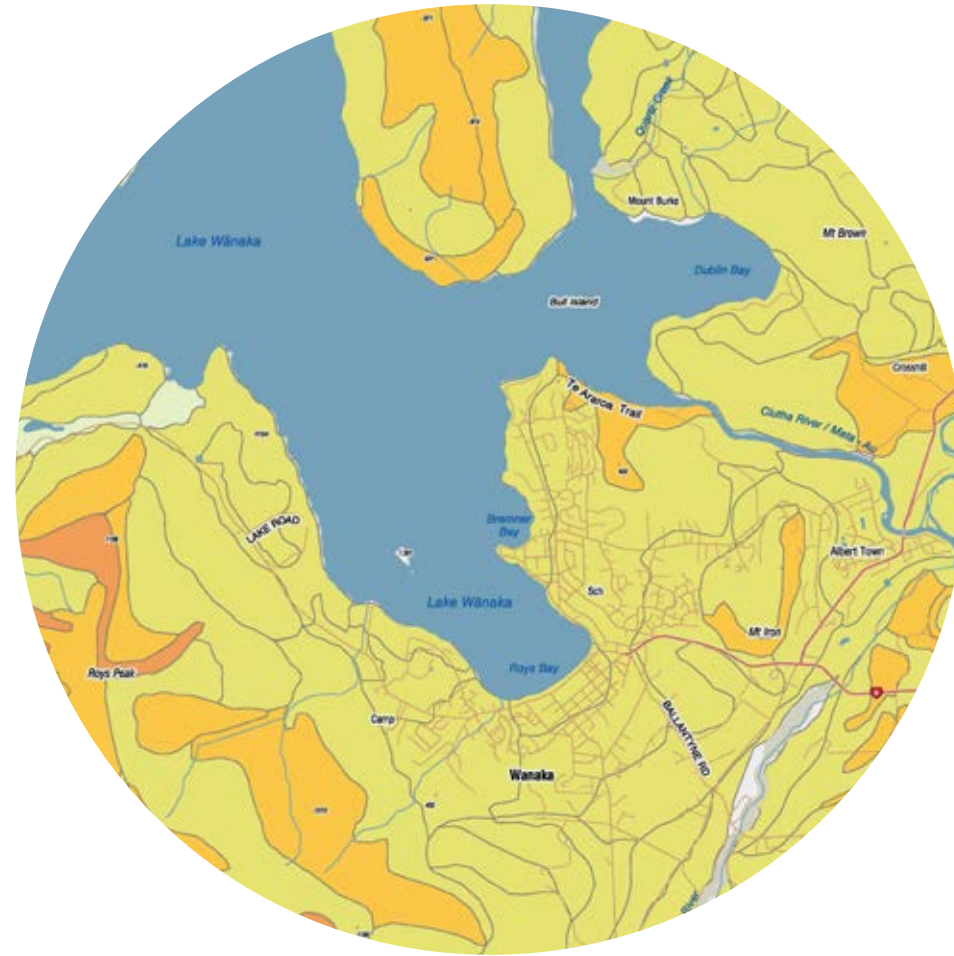


Maps retrieved from Manaaki Whenua Landcare Research

Existing Ecology

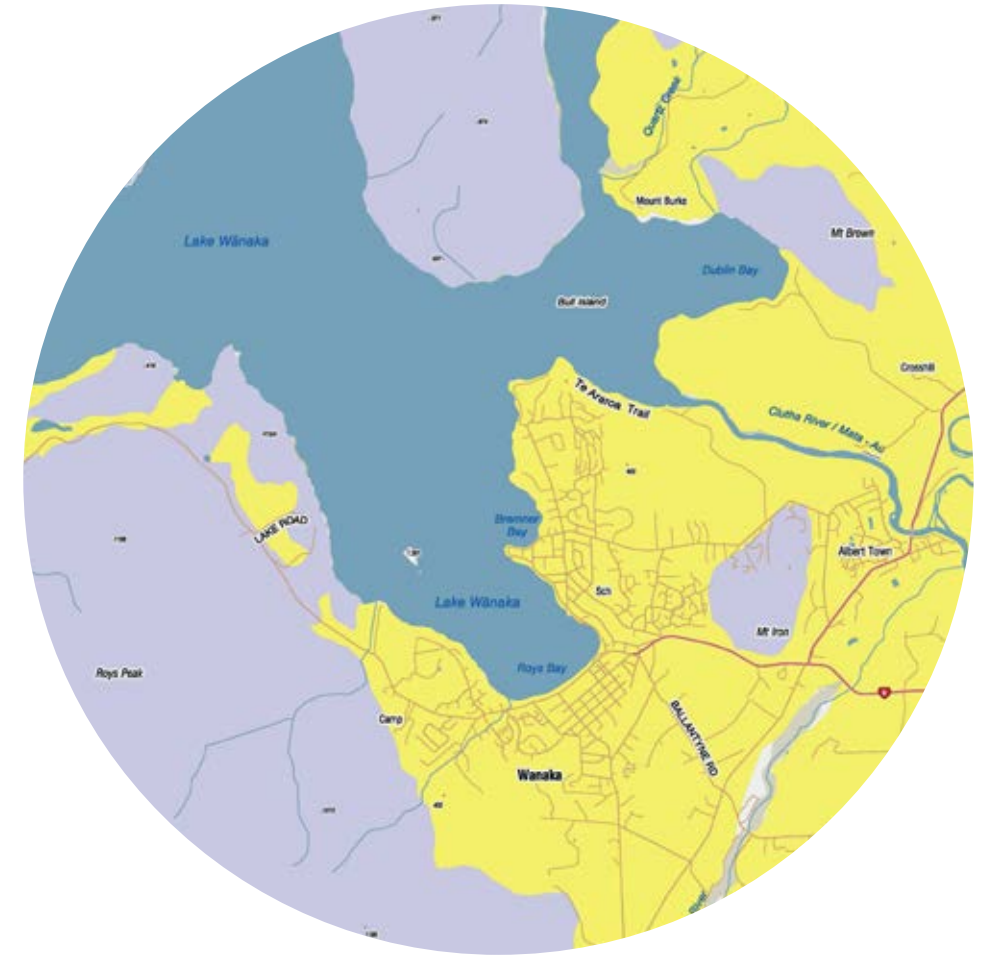


Protected Areas Network
 Protected Areas



Erosion Severity (Observed)

	Negligible
	Slight
	Moderate
	Severe



Surface Rock Type

	Loose Sedimentary
	Metamorphic



Maps retrieved from Manaaki Whenua Landcare Research

Kāi Tahu Significant Sites & Navigation Routes

History

Wānaka (Lake Wānaka) was dug by the Waitaha explorer Rākaihautū with his kō (Polynesian digging stick) named Tūwhakaroria. After Waitaha arrived in the Uruao waka at Whakatū (Nelson), Rākaihautū divided his people into two groups. Rākaihautū led his group down the middle of the island, digging the freshwater lakes of Te Waipounamu. The first known map of Lake Wānaka was drawn in 1844 by the southern Ngāi Tahu leader Te Huruhuru. Wānaka is mistakenly recorded as 'Oanaka' – a simple orthography error where the 'W' has been misheard and spelt with an 'O'. Numerous kāinga mahinga kai (food-gathering places) and kāinga nohoanga (settlements) were located around the lake. Traditionally Makarore (the Makarora River), Ōmakō (Lindis Pass) and Mata-au (the Clutha River) were the main travel routes to the lake.

Mou Waho is an island in Lake Wānaka that was also known as Harwich Island, Pigeon Island, and Mānuka Island.

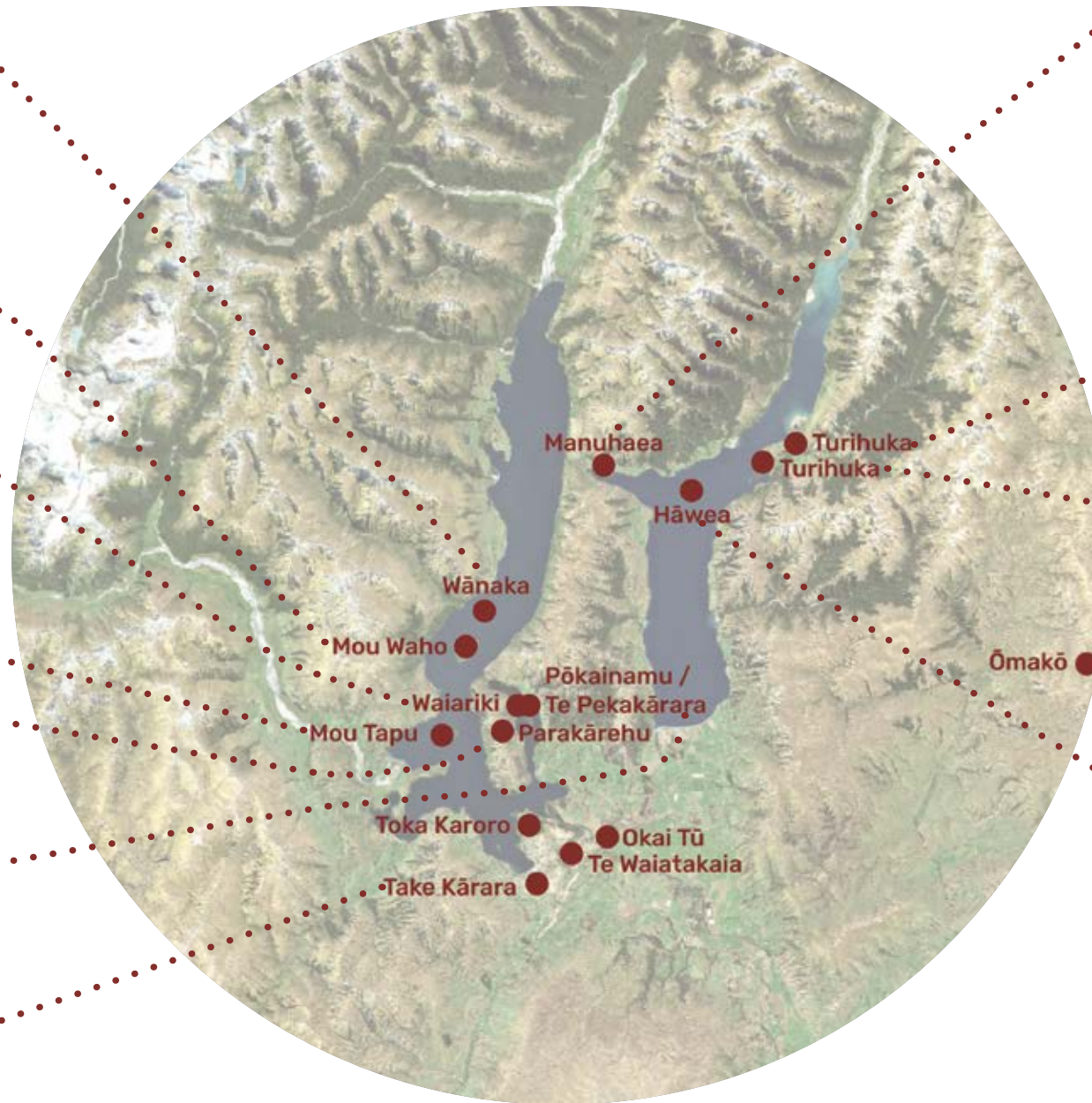
Waiariki (Stevensons Arm) is the picturesque stretch of water in Lake Wānaka between Parakārehu (Stevensons Peninsula) and the mainland. The southern Ngāi Tahu leader Te Huruhuru drew Waiariki on his 1844 map for government agent Edward Shortland, who misinterpreted Waiariki as a separate lake. Haimona Rakiraki, also known as Rakitapu, was a noted authority on southern Māori matters, and recorded that he lived at Waiariki before moving to Te Karoro (Willsher Bay) on the Otago coastline.

Mou Tapu is an island in Lake Wānaka that was also known as Crescent Island.

Parakārehu is the traditional Māori name for "The Peninsula" – formerly known as Stevensons Peninsula. Parakārehu extends into Lake Wānaka, creating the narrow section of water between Parakārehu and the mainland that is known as Waiariki (Stevensons Arm). Parakārehu is the name of a Waitaha ancestor who is a direct descendant of Rākaihautū who dug the freshwater lakes of Te Waipounamu.

Pōkainamu and Te Pekakārara are traditional names for Stevensons Island, in the middle of Waiariki (Stevensons Arm) at Lake Wānaka. The name Te Pekakārara was recorded by the southern Ngāi Tahu leader, Te Huruhuru, and Pōkainamu is the name recorded by the southern Ngāi Tahu leader Rāwiri Te Maire.

Take Kārara is a kāinga nohoanga (settlement) at the southern end of Lake Wānaka. The southern Ngāi Tahu leader Te Huruhuru recorded that Take Kārara also takes in nearby Ruby Island located in the southern reaches of Lake Wānaka. During the 1879 Smith-Nairn Royal Commission of Inquiry into the Ngāi Tahu land claims, Ngāi Tahu kaumātua recorded Take Kārara as a kāinga nohoanga, a pā, and a kāinga mahinga kai (food-gathering site).



Manuhaea was traditionally a kāinga mahinga kai (food-gathering place) and kāinga nohoanga (settlement) located on the eastern side of "The Neck" – the narrow isthmus of land separating lakes Hāwea and Wānaka. Manuhaea was renowned for a small lagoon where tuna (eels) were gathered. Manuhaea was one of the settlements attacked by Te Pūoho during his 1836 southern attack on Ngāi Tahu. The inhabitants managed to escape over Ōmakō (the Lindis Pass) and down the Waitaki River. One of these survivors was Rāwiri Te Maire, who became an invaluable source of information on the Ngāi Tahu history of the interior of Te Waipounamu. In 1868, a 100 hectare fishery easement was allocated at Manuhaea abutting the lagoon. However, the lagoon and part of the fishery easement were drowned when Lake Hāwea was artificially raised in 1958 to store water for hydroelectric power generation.

Turihuka is a small lagoon at the mouth of Whakakea (Dingle Burn) on the eastern shore of Lake Hāwea. It is also the name for the nearby Silver Island in Lake Hāwea. Turihuka is a Waitaha ancestor who is a direct descendant of the Waitaha explorer Rākaihautū who dug the freshwater lakes of Te Waipounamu. During the 1879 Smith-Nairn Royal Commission of Inquiry into the Ngāi Tahu land claims, Ngāi Tahu kaumātua recorded Turihuka as a kāinga mahinga kai (food-gathering place).

Turihuka is the Māori name for Silver Island located in Lake Hāwea. On the earliest map of Lake Hāwea, drawn by the southern Ngāi Tahu leader Te Huruhuru in 1844, the island is described as "a floating island shifting with the wind".

Ōmakō is one of the Ngāi Tahu names for the Lindis Pass area, and denotes both the pass and the river. This dramatic and iconic landscape, which links Te Manahuna (the Mackenzie Basin) with the lakes of Central Otago, was part of an important ara tawhito extending from the Waitaki river mouth to Lake Hāwea. Such traditional travel routes were fundamental to the operation of the Ngāi Tahu mahinga kai system.

Hāwea was dug by the Waitaha explorer Rākaihautū with his kō (Polynesian digging stick) named Tūwhakaroria. After Waitaha arrived in the Uruao waka at Whakatū (Nelson), Rākaihautū divided his people into two groups. Rākaihautū led his group down the middle of the island, digging the freshwater lakes of Te Waipounamu. The lake was named after Kāti Hāwea, one of the earliest iwi to occupy Te Waipounamu before the southern migrations of Kāti Māmoe and Kāi Tahu. Hāwea was an important component of the seasonal Kāi Tahu food-gathering patterns, with numerous kāinga mahinga kai (food-gathering places) and kāinga nohoanga (settlements) situated around the lake. The artificial raising of Lake Hāwea in 1958 to store water for hydroelectric power generation flooded many of these kāinga mahinga kai and kāinga nohoanga, including the renowned Manuhaea kāinga near The Neck.

Kāi Tahu Navigation Routes, Rivers & Mountains

History

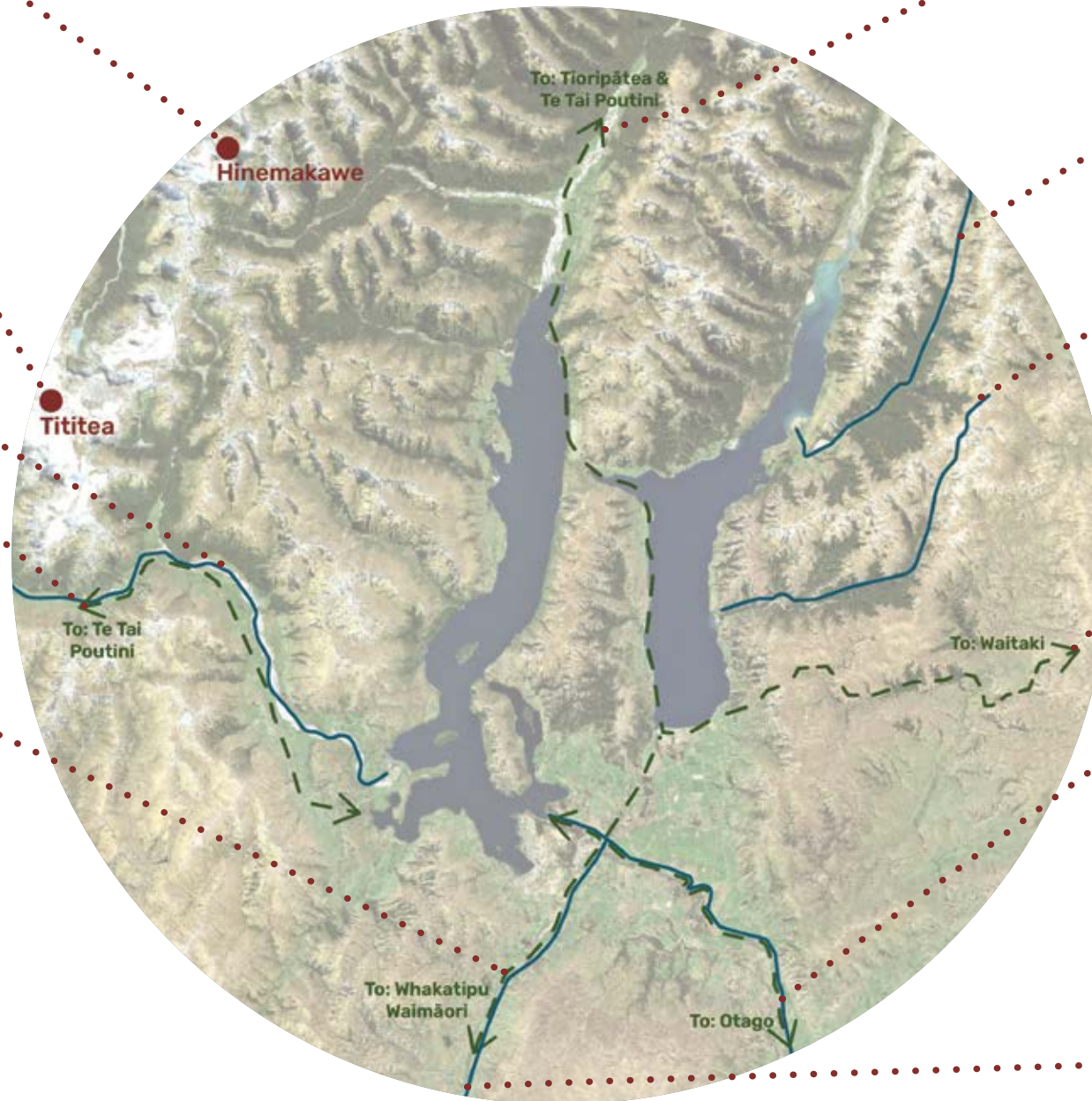
Hinemakawe is the traditional Māori name for Mount Castor in Kā Tiritiri-o-te-moana (the Southern Alps).

Tititea is the Māori name for Mount Aspiring, which stands slightly to the west of the main divide in Kā Tiritiri-o-te-moana (the Southern Alps). Tititea is a Waitaha tupuna (ancestor) who is a direct descendant of the well-known Waitaha exploring ancestor Rākaihautū, who dug the freshwater lakes of Te Waipounamu (the South Island).

Mātakitaki River Mātakitaki is the correct spelling for the Matukituki River, which flows into the west side of Lake Wānaka. During the 1879 Smith-Nairn Royal Commission of Inquiry into the Ngāi Tahu land claims, Ngāi Tahu kaumātua recorded Mātakitaki as a kāinga mahinga kai (food-gathering place) where tuna (eels), kāuru (cabbage tree root), and aruhe (bracken fernroot) were gathered.

The track to Tiori Pātea (Haast Pass) followed the eastern shore of Lake Wānaka, and the other track, via the Mātakitaki, the western shore. Māori Jack, who went with the late Mr Vincent Pyke over Tiori Pātea, claimed to have discovered the Mātakitaki, Jackson Bay route, in April 1867, but all of these tracks were well known to the ancient Māori. The track down Jackson River from Mātakitaki was completely blocked up in 1878 by a heavy landslide from the western slopes of Tititea (Mount Aspiring).

Ōrau (Cardrona River) In regards to Te Pūoho's expedition Rāwiri Te Maire told Judge Frederick Chapman: "When I was a boy I lived with my father and my people at Lake Hāwea. We fled from that place and came down the Waitaki River to the sea, and never returned. We all fled from Te Pūoho, who had come over from the West Coast and captured several people at Lake Wānaka, a boy named Puku-haruru escaped and brought the news over to Lake Hāwea. Te Pūoho sent one of his warriors with the boy, whom Puku-haruru managed to kill, and then got away to Hāwea with the news that all the Wānaka people had been taken at Makarore (the Makarora River). Te Pūoho had about a hundred men with him. He captured ten people at Makarore, Lake Wānaka. Two of them were children who were killed and eaten. From Takekārara (which was a settlement in Roy's Bay) were taken three men and two women. It was these people who showed Te Pūoho the way to the south. Rakiraki was not there. From Lake Wānaka, Te Pūoho, with all his people, and his prisoners, marched up the stream called Ōrau (the Cardrona River). Taraputa (Mount Pisa) is the mountain on the east side of the Ōrau stream. From there they went up the mountain called Tititea, a name which is given to the whole range east of Whakatipu Waimāori (Lake Wakatipu), and round by the head of Kimiākau (the Shotover River) to Lake Wānaka. Thence they followed the stream also called Tititea (Kirtle Burn) to the Kawarau River, forming the outlet to Whakatipu Waimāori. After crossing the Kawarau, they followed the course of the stream called Te Papapuni (the Nevis River), which comes down from the south at the back of the Kawarau Mountains (the Remarkables).



- - - Navigation Routes
- Rivers
- Mountains

Tiori Pātea (Haast Pass) "The Haast is the southerly of all the recognised Maori crossings. This pass has received unusual notice among white people because it was used by Te Puoho's raiders in 1836, but it was more useful in peace than war, and used by the Māoris until recent times."

Whakakea (Dingleburn River) Their next stage was to Whanauka kino, thence over the Lindis Pass, at an altitude of 3185ft, to Ōmakō, on the Lindis River, which they knew as Ōmakō. Next day, up the Breast Burn, thence to Kokotāne, and on to the southern end of Lake Hāwea.

Timaru (Timaru River) Timaru is a rugged river that flows into the eastern side of Lake Hāwea. During the 1879 Smith-Nairn Royal Commission of Inquiry into the Ngāi Tahu land claims, Ngāi Tahu kaumātua recorded Timaru as a landing place for mōkihi (rafts), and a kāinga mahinga kai (food-gathering place) where tuna (eels) and weka were gathered.

Ōmakō (Lindis Pass) Their next stage was to Whanauka kino, thence over the Lindis Pass, at an altitude of 3185ft, to Ōmakō, on the Lindis River, which they knew as Ōmakō. Next day, up the Breast Burn, thence to Kokotāne, and on to the southern end of Lake Hāwea.

Mata-au (Clutha River) flows from Lake Wānaka in a south-easterly direction through Central Otago into Te Moana-nui-a-Kiwa (the Pacific Ocean) at Molyneux Bay. The mouth of Mata-au was heavily populated with many permanent and temporary kāika (settlements) located throughout the lower stretches of the river. Murikauhaka, a kāika near the mouth of the Mata-au, was at one stage home to an estimated two hundred people. The river itself was an important trail, providing direct access into lakes Wānaka, Hāwea and Whakatipu Waimāori (Lake Wakatipu) from coastal Otago.

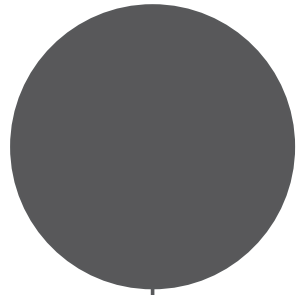
"Reko and Kaikōura gathered hundreds of dry flax flower stems from the shores of Hāwea and bound them together with flax fibre to make a mōkihi, a buoyant, unsinkable raft. With this they would take [Nathaniel] Chalmers down the Clutha, all the way from its source nearly to the sea, only a few miles away from Chalmers's old farm and his friends."

Ōrau (Cardrona River) Ōrau (Cardrona River) was a traditional ara tawhito linking Whakatipu Waimāori (Lake Wakatipu) with lakes Wānaka and Hāwea. During the 1879 Smith-Nairn Royal Commission of Inquiry into the Ngāi Tahu land claims, Ngāi Tahu kaumātua recorded Ōrau as a kāinga mahinga kai (food-gathering place) where tuna (eels), pora ('Māori turnip') and weka were gathered.

Wānaka Timeline Overview

History

Historic timeline constructed with the assistance of the Upper Clutha Historical Records Society Inc.



1836

Te Puoho, a Taranaki Maori Chief - the raid

Te Puoho, a Taranaki chief, in 1836 led a war party across Haast Pass, raided the Upper Clutha area then continued on to Southland.



1844

Maps of Lakes Wānaka and Hawea drawn

"Memory" maps of Lakes Wanaka and Hawea drawn by Rakiraki near Kaka Point and Huruhuru at Te Puna-a-maru on the Waitaki River.



1860

Run 240 (Wānaka Station)

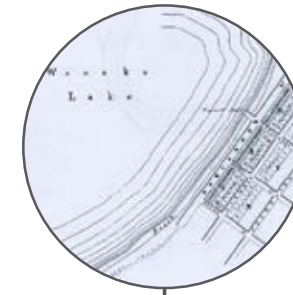
Robert Wilkin took over the lease from 1860, shortly after he went into partnership with Archibald Thomson. At one stage Wilkin had land as far down the valley as the Mount Pisa Run.



1862

Gold Discovered in Cardrona Valley

Gold discovered by Fox at Cardrona and the Gold Rush started on 9 November.



1863

First Survey of Pembroke (Wānaka)

John Aitken Connell named the town after the lake but never named the streets. A month later the name of the town was changed to Pembroke.



1868

First Hotel in Pembroke built

Wanaka Hotel built and run by Theodore Russell & Charles Hedditch. It also served as the post office agency from 1873-1883.



1867

Commercial shipping starts on the lake

Best known vessels were the 'Theodore' (1883-1905) and 'Makarora' (1900-1909).



1871

Robert McDougall Opens Store

McDougall was a long time councillor and was involved in many projects (Library, tree nursery, operated the Post and Telegraph Station from 1883-86, operated the 'Theodore' on the lake for a time).



1885

Commercial Hotel at Pembroke

William Allan opens Commercial Hotel at Pembroke, Allan was involved in developing commercial activities in the developing town.



1887

First dedicated Pembroke Public Library building opens



1902 & 1905

First Churches Built

St Columba's Anglican Church built in 1902 and St Andrew's Presbyterian Church built in 1905.



1923

Second Wānaka Hotel and Wanaka Public Hall built



1934

First Upper Clutha A&P Association Show

Wānaka's biggest event every year that draws in big crowds a 'Wānaka Institution'



1940

Pembroke name changed to Wānaka

The towns name was changed at the request of the residents.



1939

Wānaka connected to the National Electricity Grid

A big meeting was held in the Wānaka Hall to see the lights turned on.



1952

Volunteer Fire Brigade formed, Station built on the Ardmore St in 1964-5

Volunteer Brigade originally held their equipment at Masons Garage. Since replaced by a new Fire Station on Ballantyne Road.



1968

Treble Cone (Wānaka) Ski Field Ltd formed

Started as a small club of Enthusiasts in 1965 and developed into a major ski field.



1977

Wānaka Station Park gifted to the Community

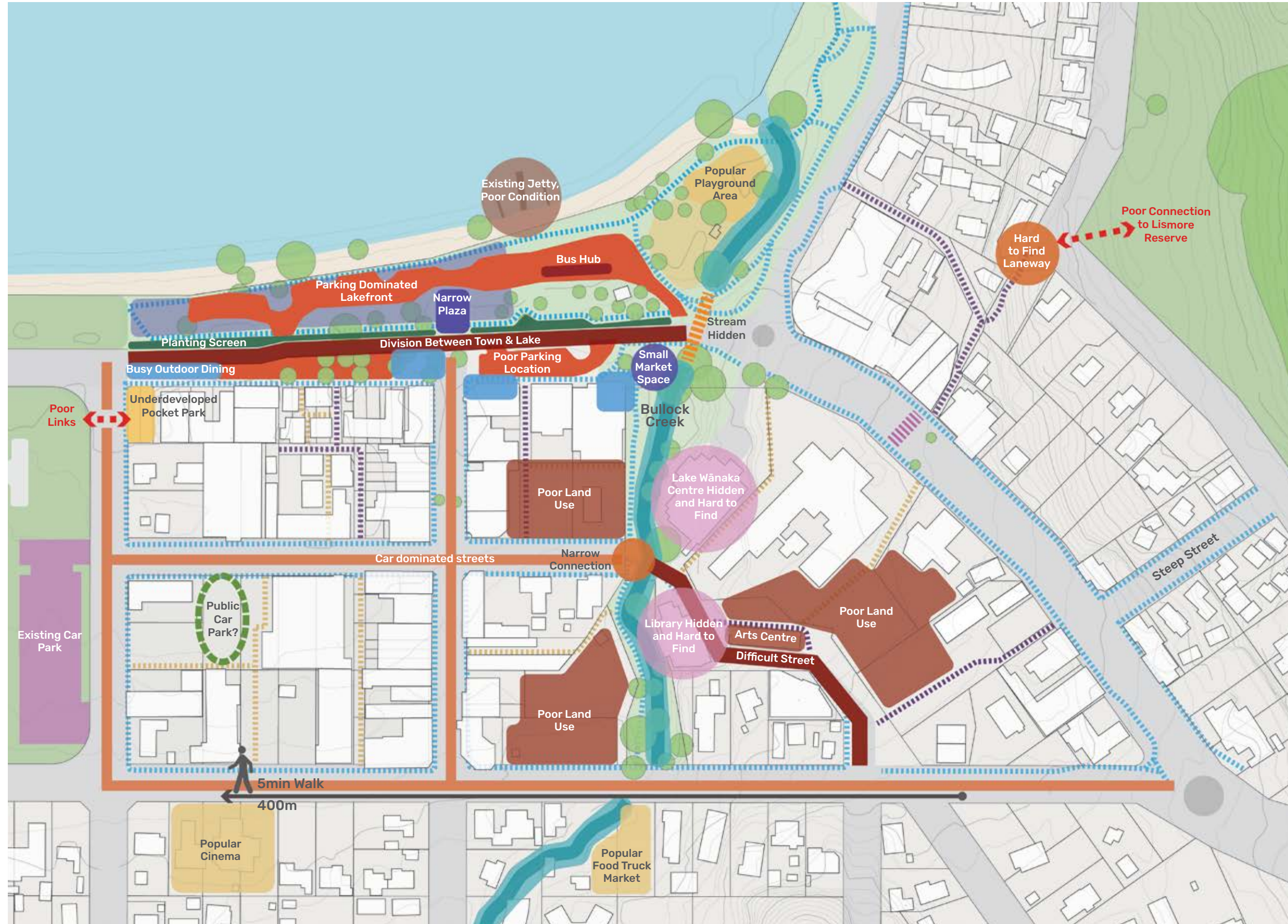
The park originated from the estate of Sir Percy Sargood.

Town Planning History



Town Centre

Opportunities & Constraints



Big Opportunities

- Celebrating Bullock Creek
- Bringing town centre to the lake
- Enhancing and connecting the existing lane ways

Main Constraints

- Lower Ardmore Street dividing the town centre from the lake front
- Limited parking
- Car dominated streets
- Zoning Constraints
- Under utilised land in the town centre
- Poor ecology
- Bus hub located on lake front
- Existing jetty in poor condition

Locator Key:



Scale: 1:2,000

Pembroke Park

Opportunities & Constraints



Big Opportunities

- Large flat open space
- Adjacent to lake front and town centre
- Well-used existing skate park
- Big views

Main Constraints

- Limited pathways, poor placement
- Sporadic planting
- Poor ecology
- Poor relationship with town centre
- Limited activities
- Poor links to A&P showgrounds

Locator Key:



Scale: 1:2,500

Lismore Park

Opportunities & Constraints



Big Opportunities

- Large open space - potential
- Close to town centre, lakefront and M.A.C.
- View across Lake Wānaka and Mountain Range
- Long street edge

Main Constraints

- Site contours - Steep/rolling land
- Limited pathways
- Poor way finding for non-locals to access by foot from town centre
- Use is limited for the general public, only activities are disc golf and BMX
- Poor ecology

Scale: 1:2,500

Locator Key:



Consultation

Public Consultation Response

Public consultation was undertaken over a 2 year period, aiming to engage as much of the community and key groups as possible. Our engagement comprised of:



**12 Public Drop
in Sessions**



**Steering Group manned
stall at A&P Show**



**Over 50 written
responses**



**Over 1200 in person
meetings including our
steering group, local
businesses and
community groups**



**Project information
available on website
throughout process**



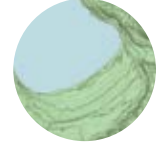







**2 Presentations to
Upper Clutha
Community Board**

Consultation

Summary of Feedback from September 2022/March 2023

General agreement

- The vision statement was generally felt to be appropriate short and memorable
- Widespread agreement that this is the town centre and it should be welcoming safe and experiential
- There was a lot of conversation around provision for cars versus bikes/walking
- There were more short term suggestions made than long term
- Big support for the location of the proposed arts and performance centre - should be in town centre

Principle	Phase One - Short Term	Phase Two - Long Term
 <p>Physical Setting</p>	<ul style="list-style-type: none"> • Provide access around lake edge 	
 <p>Ecology</p>	<ul style="list-style-type: none"> • Clean Bullock Creek • More trees - retain some. colourful, deciduous 	<ul style="list-style-type: none"> • Sustainable low impact stormwater for all of the township • More indigenous plants in unused areas
 <p>Movement</p>	<ul style="list-style-type: none"> • Tame the car • Keep the 2 way access for vehicles • Maintain car parks for elderly • Provide safe linked up network of walk and cycleways into and through the town centre • Trial an electric shuttle for public transport • Roundabouts on Brownston intersections 	<ul style="list-style-type: none"> • Long term public transport system needs to be established
 <p>Open Space</p>	<ul style="list-style-type: none"> • Provide access to all parks including A&P Show grounds • Pembroke and Lismore Reserve All parks need linked up paths • Focus on completing lakefront development plan in front of Helwick Street - open up planting for views 	<ul style="list-style-type: none"> • Amphitheatre for large events in Pembroke? • Whats the long term future for the A&P Show grounds
 <p>Culture</p>	<ul style="list-style-type: none"> • Liaise with Kai Tahu • Tell the Wanaka story in all elements - art and signage • Location of the Performing Arts in the town centre • Need better use of Lake Wanaka Centre, library and arts building 	<ul style="list-style-type: none"> • More Sculptures • Historical museum
 <p>Community</p>	<ul style="list-style-type: none"> • Consider elderly • Provide activities for children • Climate change response? 	
 <p>Built Form & Infrastructure</p>	<ul style="list-style-type: none"> • Flood mitigation • Stormwater provision • Increase height limits by one story 	<ul style="list-style-type: none"> • Introduce Green Building standards
 <p>Economy</p>	<ul style="list-style-type: none"> • Don't block off streets • Provide long term parking for workers nearby • Need event space 	

Consultation

Frequently Asked Questions September 2022/March 2023

Its only been three years what was wrong with the previous plan?

There was only partial support for the 2019 plan, Post Covid world is different and there is greater competition from Three Parks. Big areas of disagreement lay in roading proposals and with what was seen by many as poor consultation with retailers and owners. Landuse was not part of the planning and the area of the town centre did not include the surrounding reserves.

There were some good ideas previously have they been carried forward ?

The intention is to carry through a number of previous ideas going back two decades - rearranging rather than reinventing. We will provide a summary of the ideas from 2019 in the next round as well as a GAP analysis of reference information and documents.

Can you build a broad level of support for this plan when others have failed?

This is a locally led initiative steered by cross community representatives who are engaging in a thorough way and are strategically developing a stepped process to build sufficient consensus.

Where will this plan go – how will it fit in with the QLDC plans?

The Town Centre Plan will be presented to the UCCB for recommendation to be endorsed by QLDC identifying the projects and staging for the Annual Plan funding and implementation. The Heart of Wanaka Plan will then sit alongside other adopted documents to guide planning and direct funding for the town centre.

Is the time frame of completing this by early 2023 too short is it too rushed?

The initiative sprung from a public meeting held in June 2021, a steering Groups was then organized and they have been meeting for over a year. If there is more time required the programme is flexible and can be extended.

What does climate change have to do with the town centre and should it be driving the plan?

Climate change has not been a central driver in previous plans though it is increasingly being recognized as a core planning concern requiring a direct response. We see Climate Change as a broad issue that will require specifics across all principles including sustainability and resilience. Waka Kotahi have summed up their requirements as they “would encourage any master planning to provide urban outcomes that reduce the need for people to travel and support the use of active and public transport. This can be encouraged by the provision of minimal car parking, good active travel networks and providing a mixture of housing typologies and densities”.

Further Reading

The United Nations New Urban Agenda

Urban principles such as compactness, connectedness, inclusiveness, and integration contribute to climate change mitigation and adaptation, as well as unlock opportunities for sustainable development. Sustainable development of cities must make best use of the economies of agglomeration, reduce mobility demand, and strengthen social interactions. This can be achieved through the availability of high-quality streets and public spaces, properly designed density, limited land-use specialization, better connectivity, energy, and resource efficiency, and increased urban resilience.

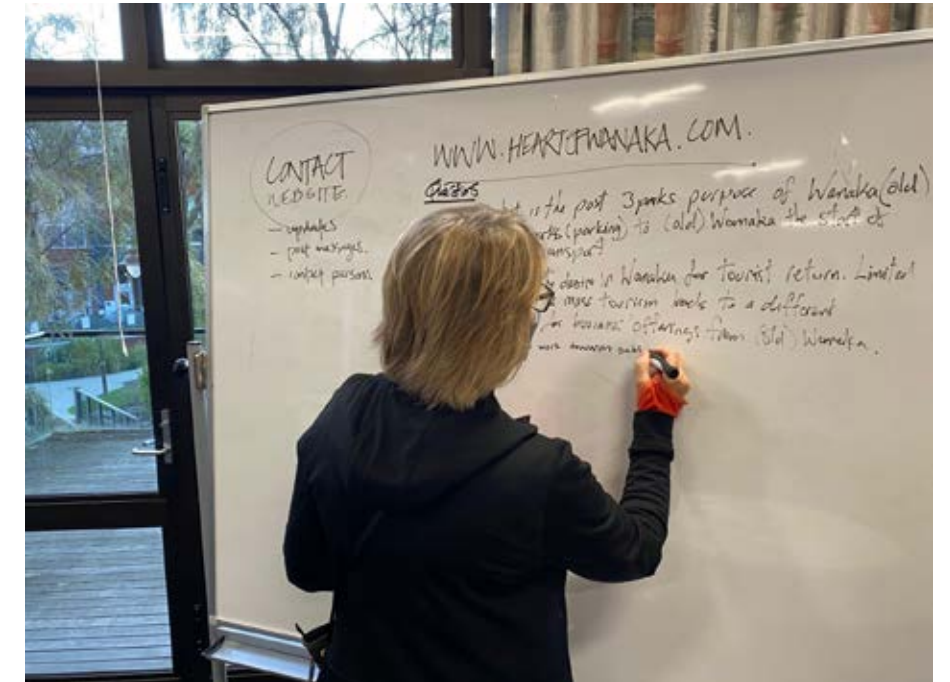
<https://www.un.org/en/chronicle/article/cop21-new-urban-agenda>

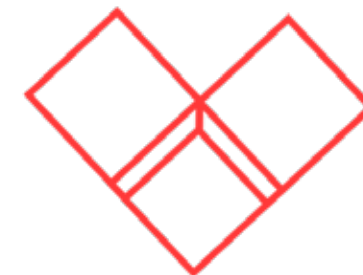
<https://unhabitat.org/topic/climate-change>

QLDC have developed Climate and Biodiversity Plan 2022 -2025

The plan sets out how the district is going to respond to climate change and more than 70 actions. These range from reducing carbon emissions through more effective land-use planning and infrastructure design, to regenerating native forest.

<https://www.qldc.govt.nz/your-council/climate-change-and-biodiversity>





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