

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

DRAFT: A COMMUNITY DRIVEN TOWN CENTRE PLAN

11 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

Introduction

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

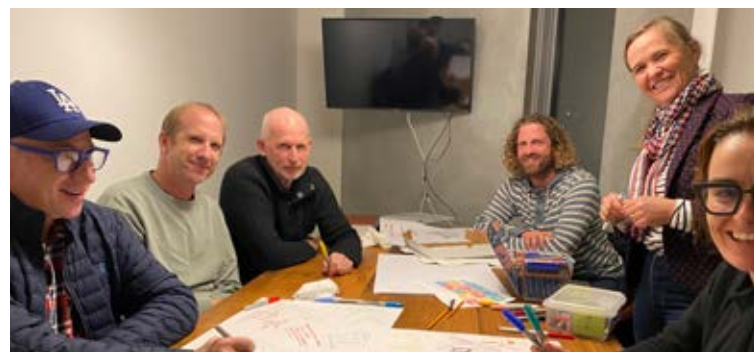
Our cross sector steering group working on a volunteer basis since 2021 is directing the production of a community supported plan, looking after the process, the consultation and over viewing the content. Reset Urban Design will be providing technical documentation, plans and report.

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 Pā 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 on 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.

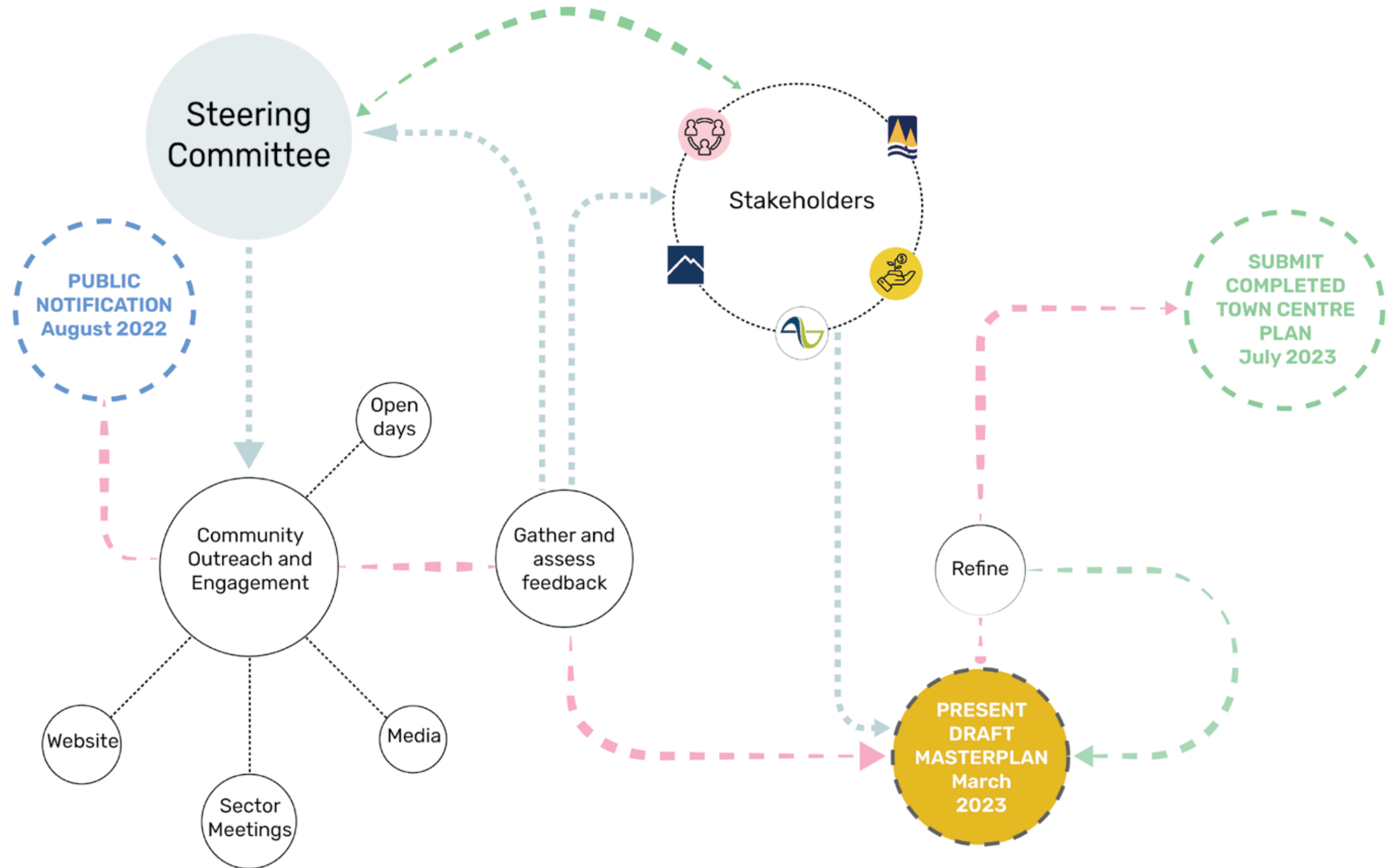
Consultancies Aukaha and Te Ao Marama together represent the seven kia tahu rūnaka that have recognised interests in Wānaka.

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 an be a part of developing the future plans.



Chief Huruheru’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 the optimisation of 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

- Remove 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

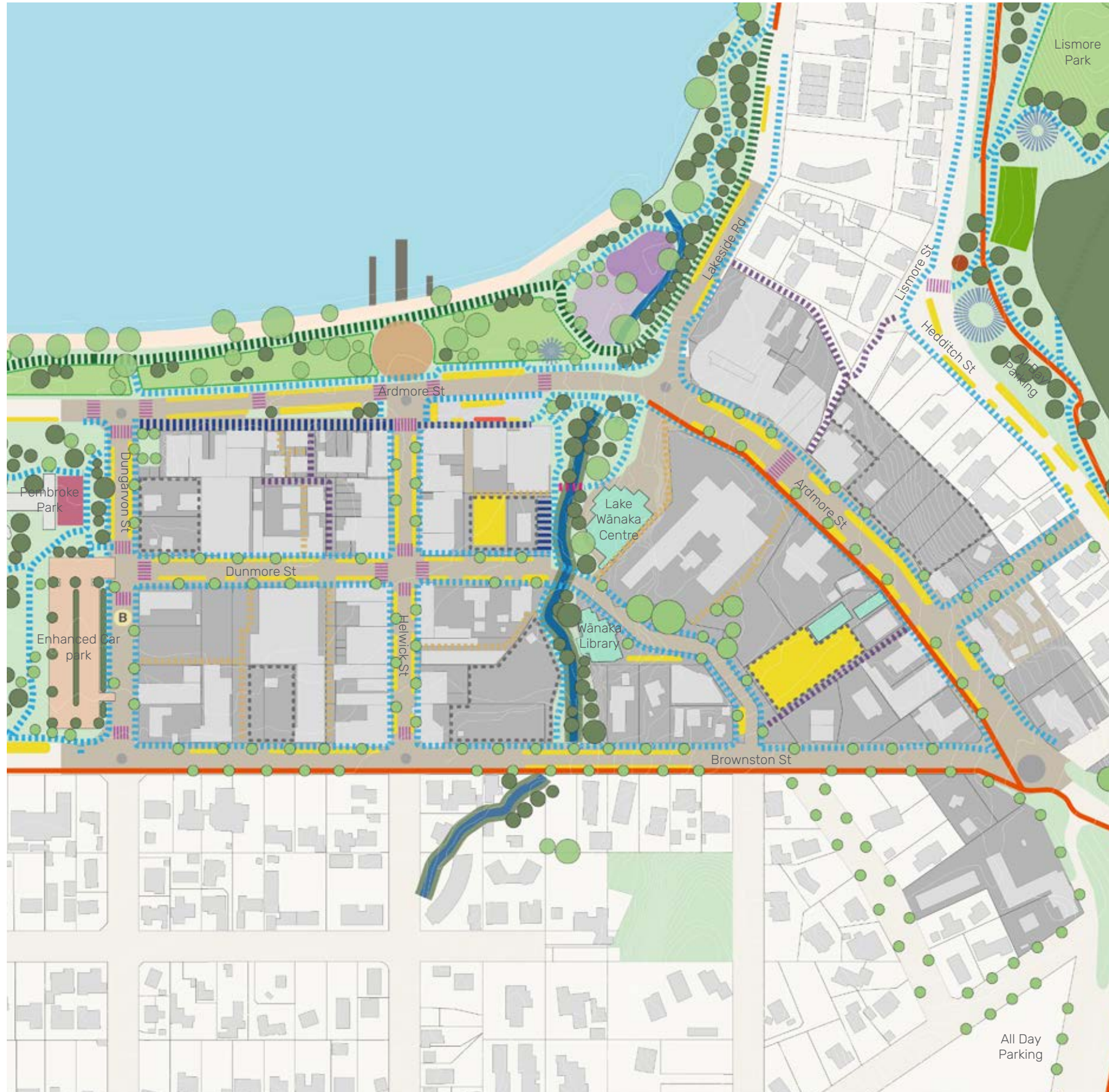


- LEGEND**
- Slow Streets
 - Road
 - Active Open Space
 - Managed Parking
 - Town Plaza
 - Enhanced Car Park
 - New Town Wharfs
 - Pathway
 - Shared Pathway
 - Promenade
 - Laneway
 - Private Laneway
 - Active Travel Path
 - Boardwalk
 - Pedestrian Crossing
 - Green Open Space
 - Rugby Field
 - Existing Playground Area
 - Picnic Area
 - Development Potential
 - Community Buildings
 - New A&P Building
 - Feature Destination
 - Raised Timber Stage
 - Tables and Seating
 - Nature Play
 - Basketball Court
 - Fitness Activity Trail
 - Bike Park Remains
 - Entry Marker/Public Art
 - Marquee/Event Area
 - Beach
 - Lake Wanaka
 - Bullock Creek
 - Quiet Native Garden
 - Existing Trees
 - New Native/Evergreen Trees
 - Existing Blossom Trees
 - New Blossom Trees

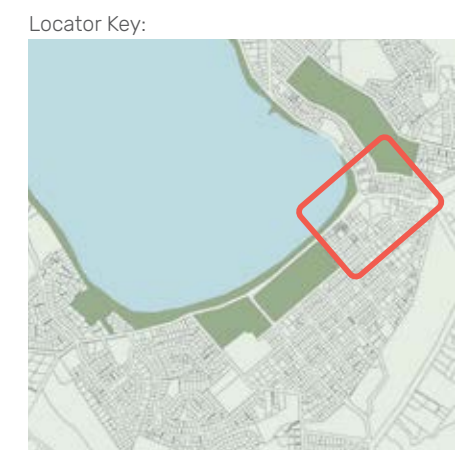
Scale: 1:3,000 @ A1

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



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



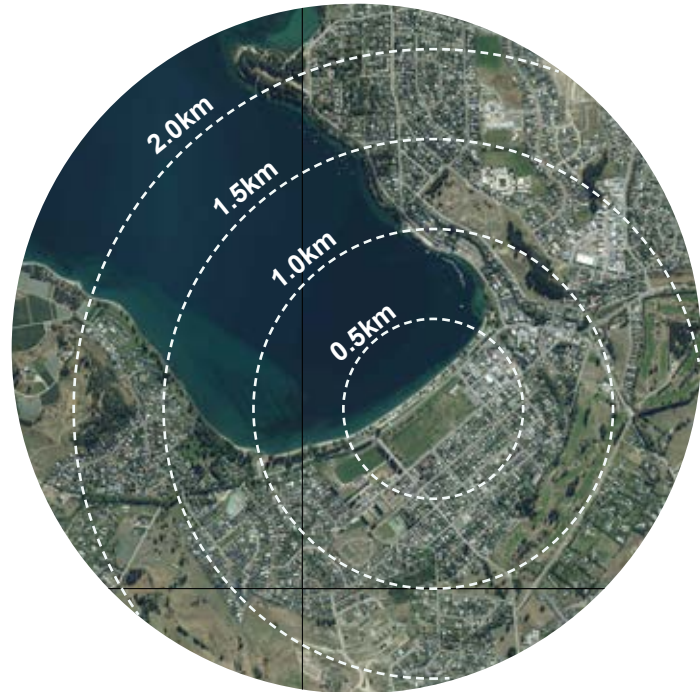
Hospitality Strip Along Lake Edge



Plentiful Planting

Wānaka Challenges

A Town in Transition



Drive to destination / Spread out urban extent



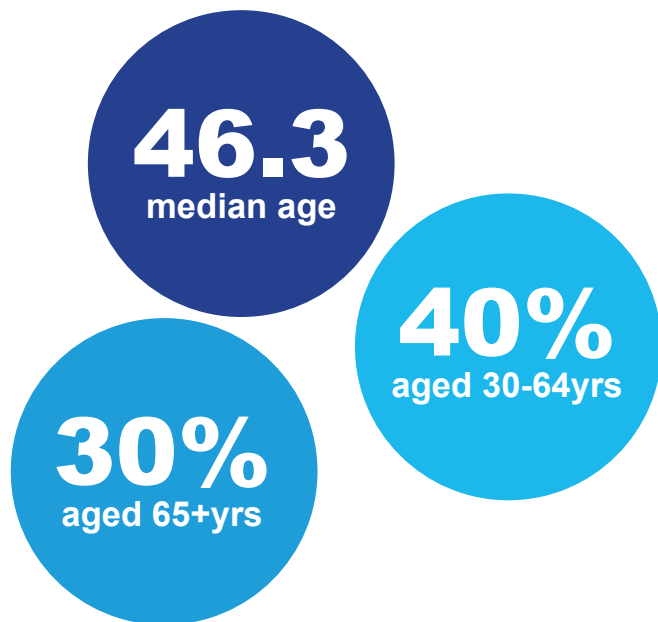
Low density built form



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



Three Parks new complementary centre on periphery, large format



2018 Census Wanaka Central

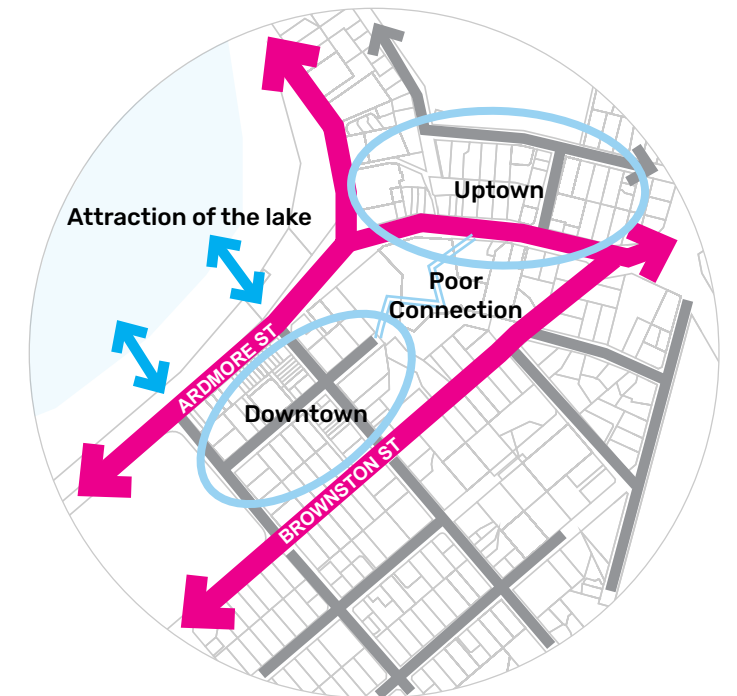
High aged/retired demographic & continued growth population



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.

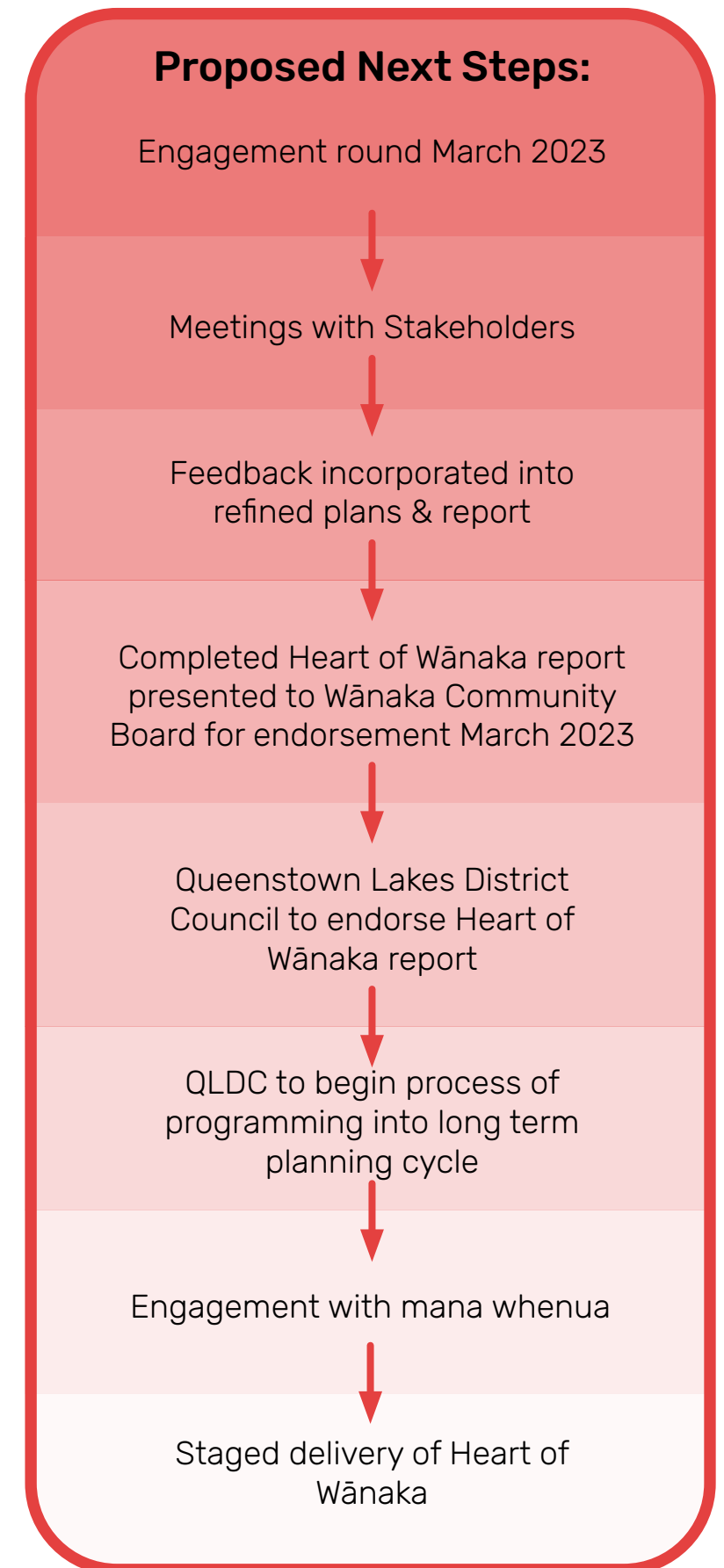
B Two Major Engagement Rounds - September 2022 & March 2023

- 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

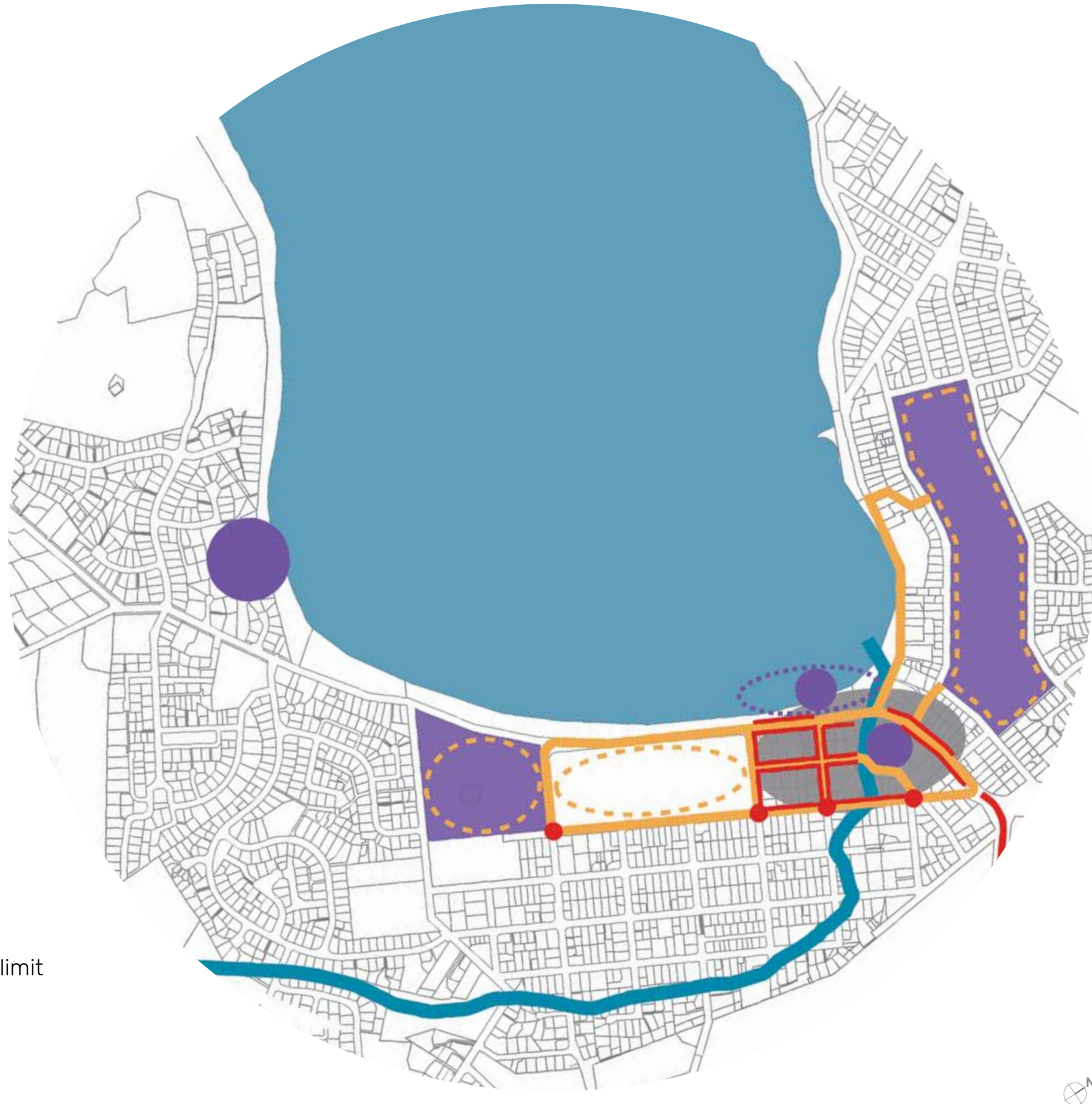
- Keep compact form
- Storm water upgrade
- Green star building standards
- Review planning controls

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

Since 2020, the Queenstown Lakes District has issued a Climate & Biodiversity Plan in response to the climate emergency. Informed by United Nations sustainability goals and in alignment with national low emission and biodiversity initiatives. The Climate and Biodiversity Plan 2020 has 3 goals:

1. Biodiversity – Deafening dawn chorus
2. Adaption – Disaster defying resilience
3. Mitigation – Zero carbon communities

Seven outcomes each with a series of actions are the basis of achieving the three goals.

1. Leadership – QLDC demonstrates ambitious climate and biodiversity leadership
2. Transport – Our transport system is low-emission and better connected
3. Built – Our built environment is low-emission and resilient
4. Communities – Our communities are low-emission and climate resilient
5. Business – Low-emission businesses thrive
6. Environment – A flourishing natural environment
7. Bike Park



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



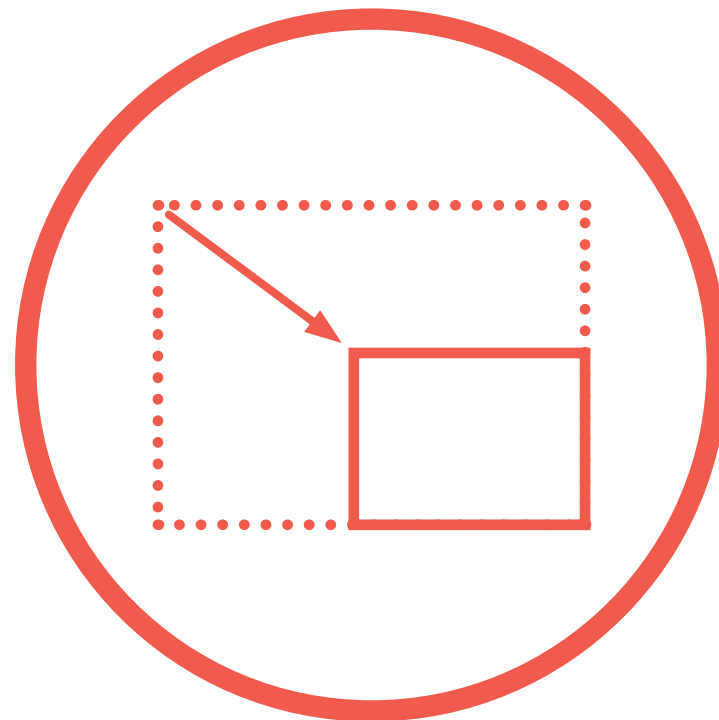
Revise current town centre provisions & design guidelines (2011)



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



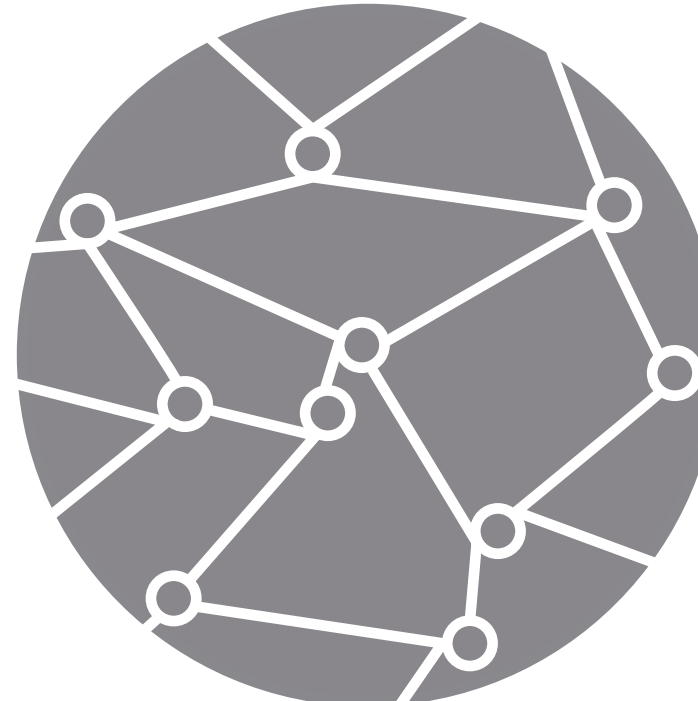
Flood resilience & emergency storage



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

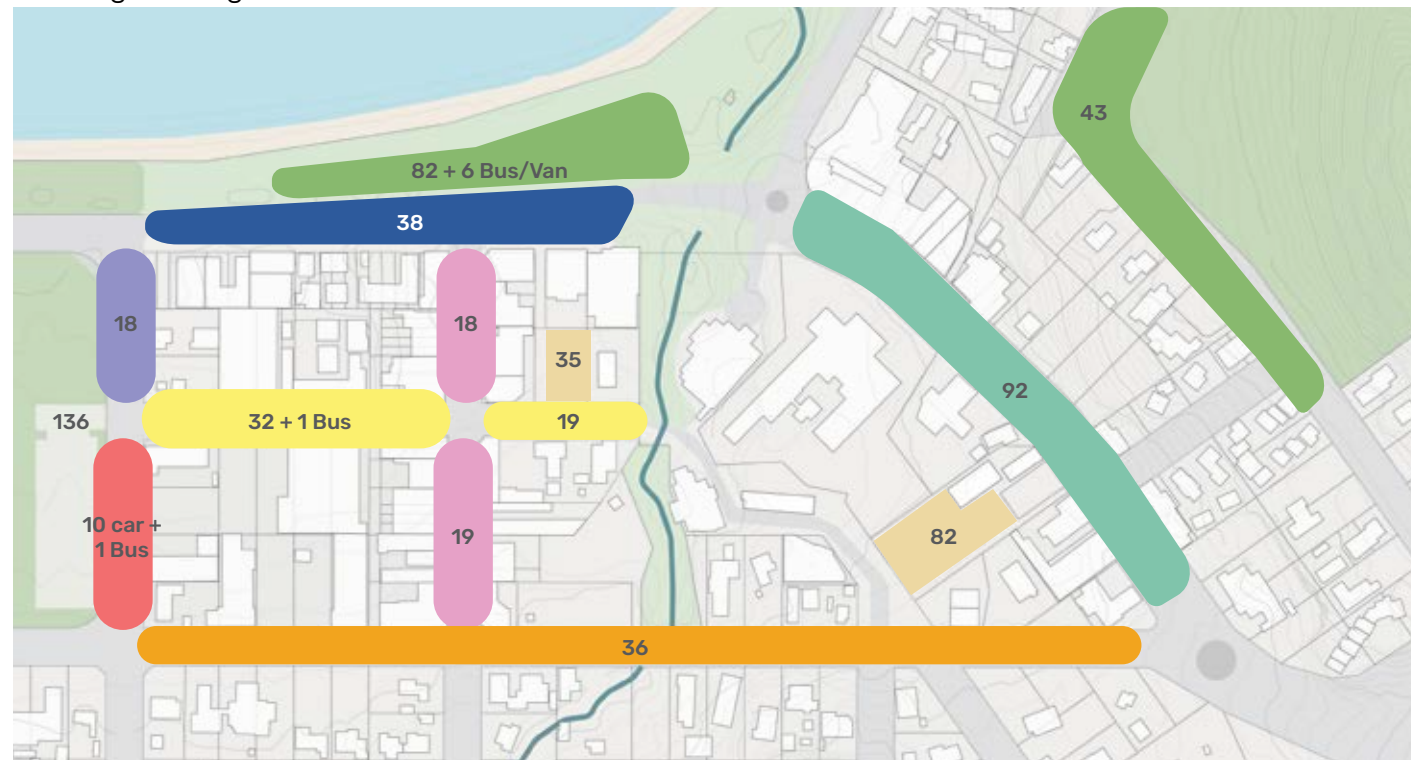


Clean up plan required for all events

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

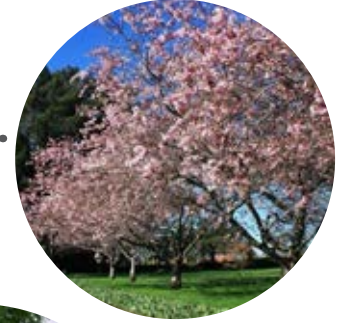
A&P Showgrounds

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



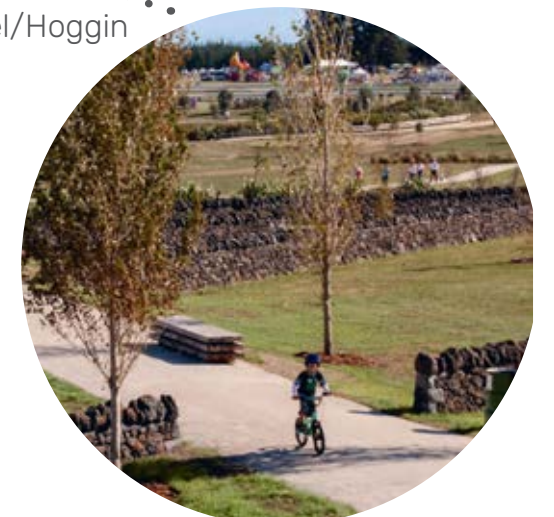
Open up edge to lake and add trees



Event/Spectator Area



3m Wide Gravel/Hoggin Footpath



Feature Destination



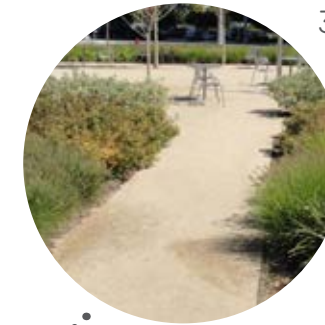
Fitness Activity Trail



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 Ardmore/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 Ardmore - 38
- Lower Helwick - 18
- Carpark off Dunmore St- 35
- Total: 173

Key:

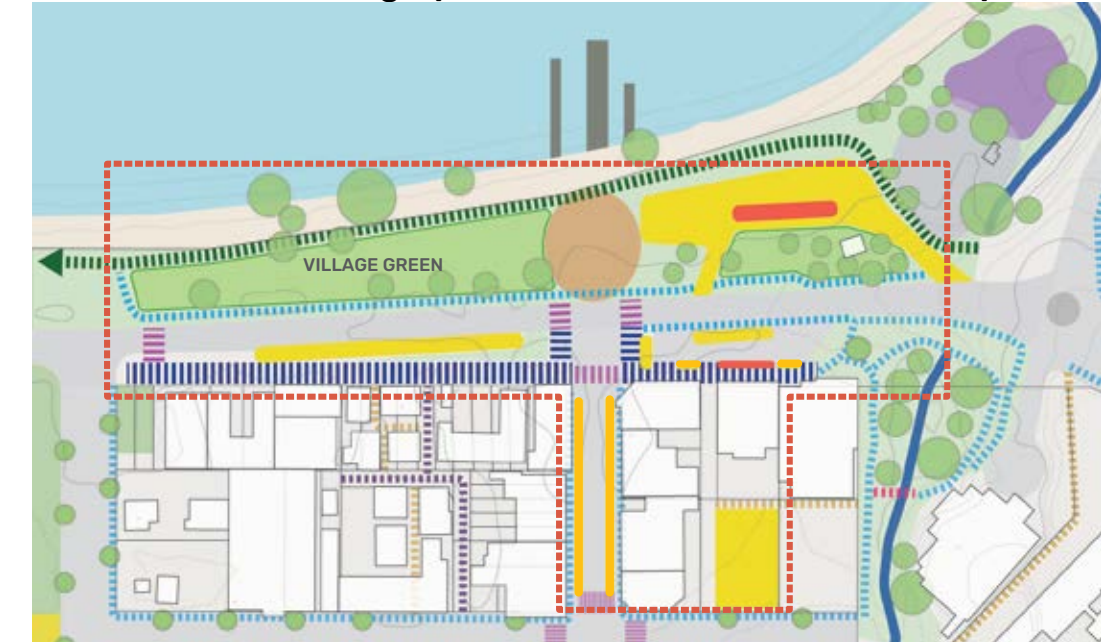
-  Parallel Parking
-  Angled Parking

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



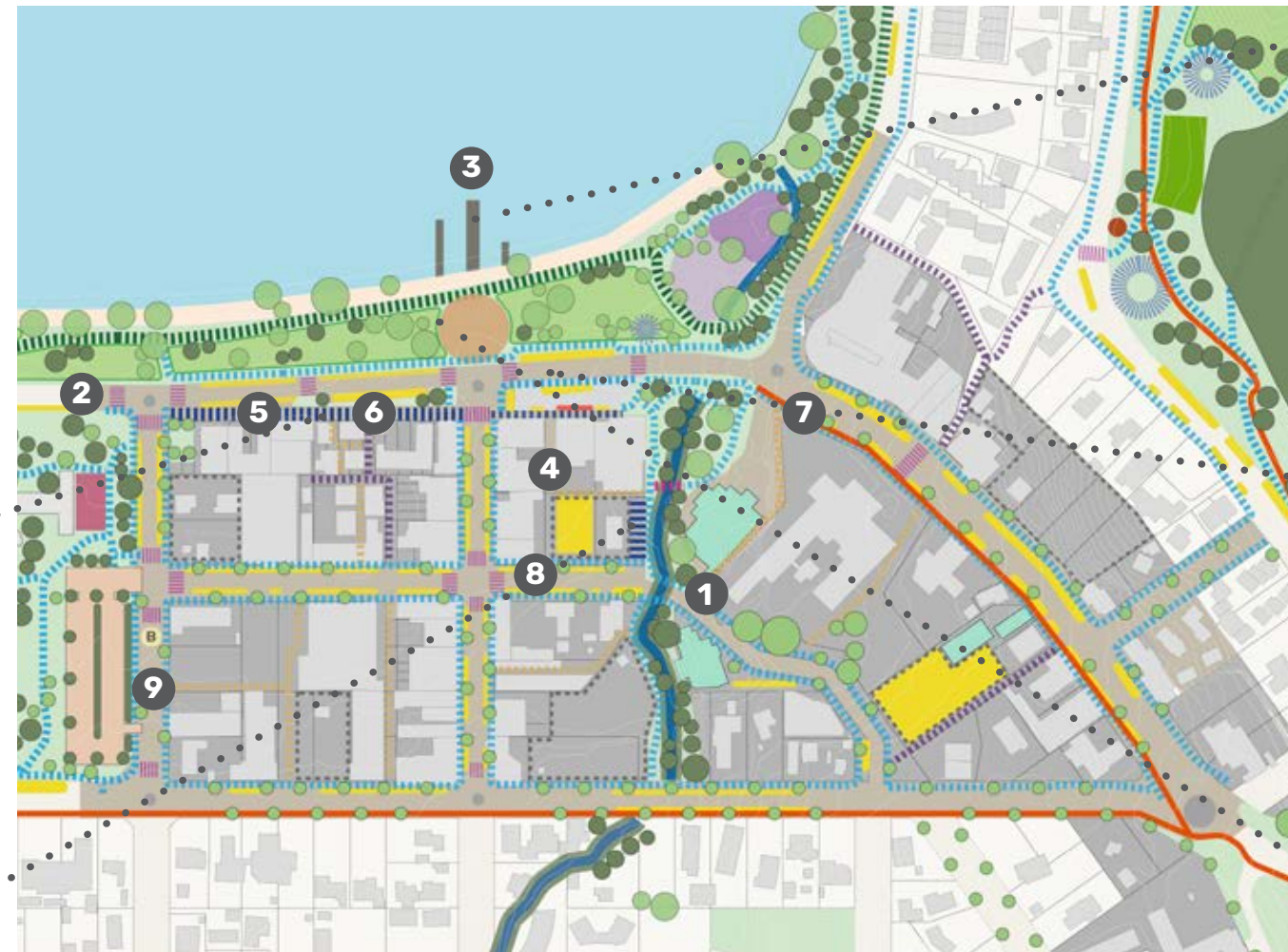
Outcome 4 - Parking Spaces #118



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



New Town Wharf



Improved Streetscape



Lake front Town Plaza



Hospitality and Retail Promenade



04 High Level Illustrative Concept Plans

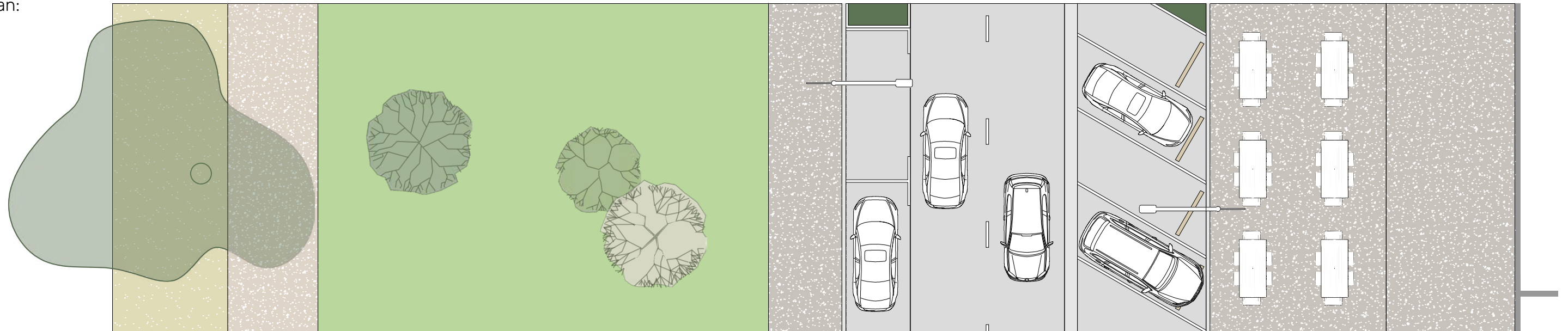
Lower Ardmore Street

Proposed Street Design

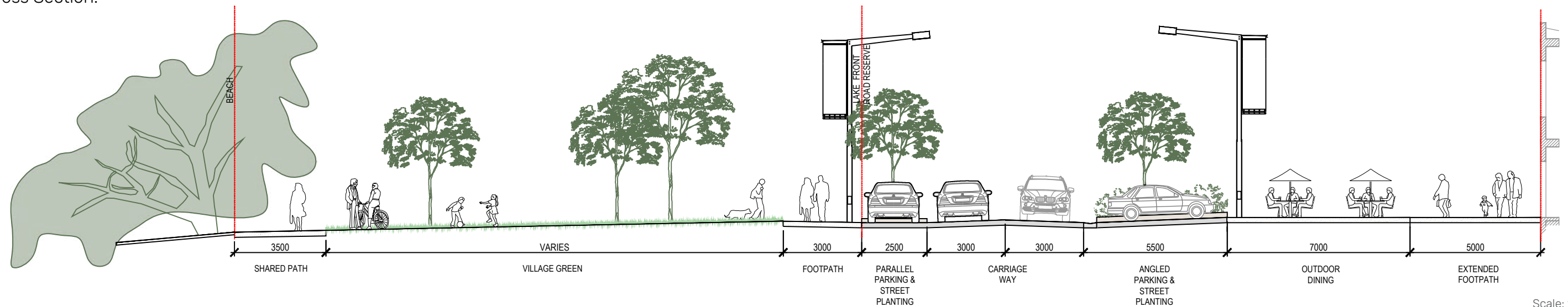
Locator Key:



Plan:



Cross Section:



Scale: 1:160

04 High Level Illustrative Concept Plans

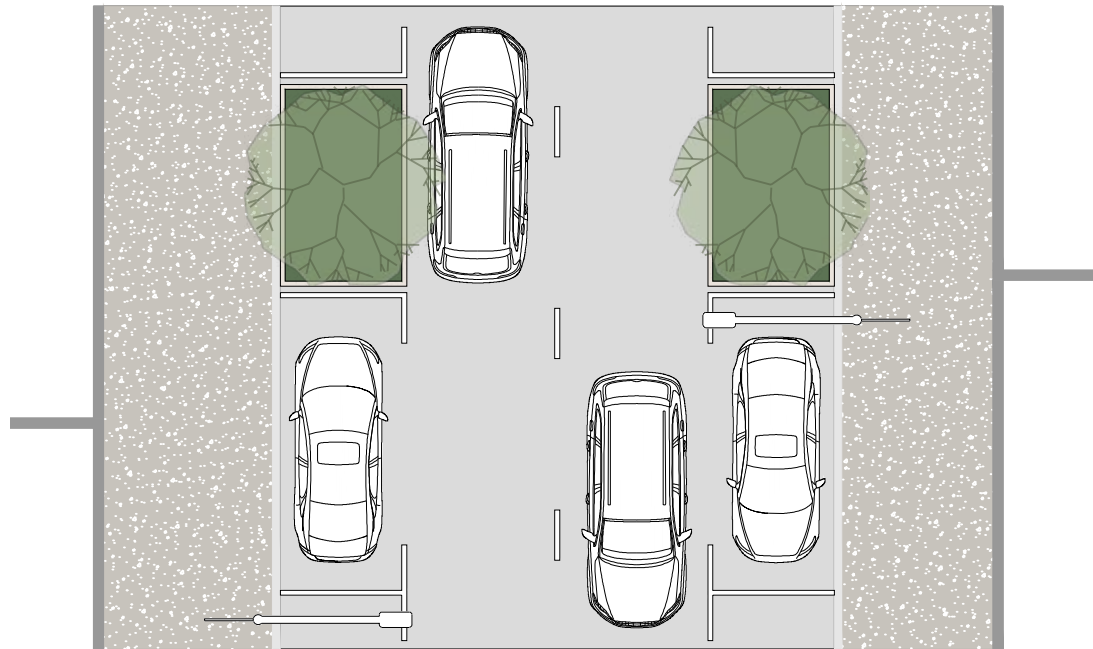
Town Centre

Proposed Street Design

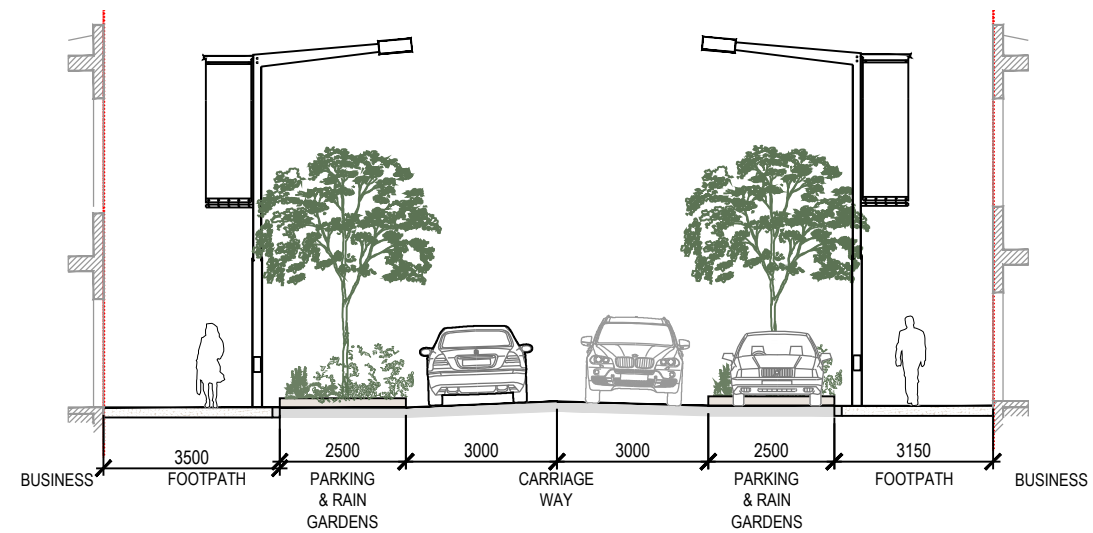
Locator Key:



Dunmore Street Plan

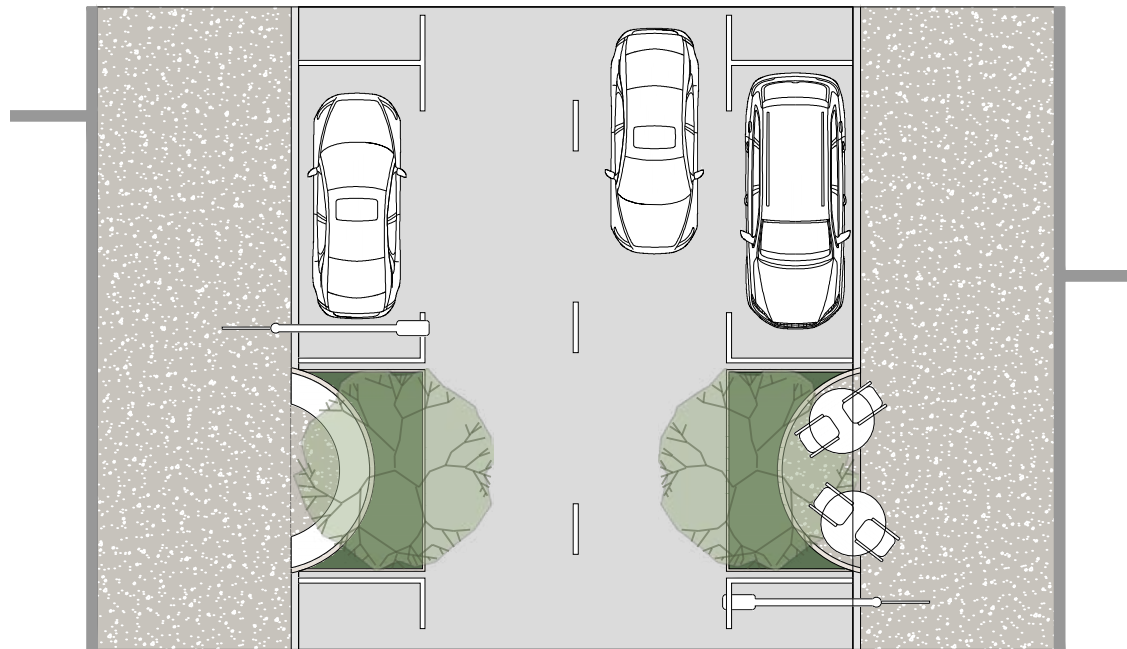


Dunmore Street Cross Section

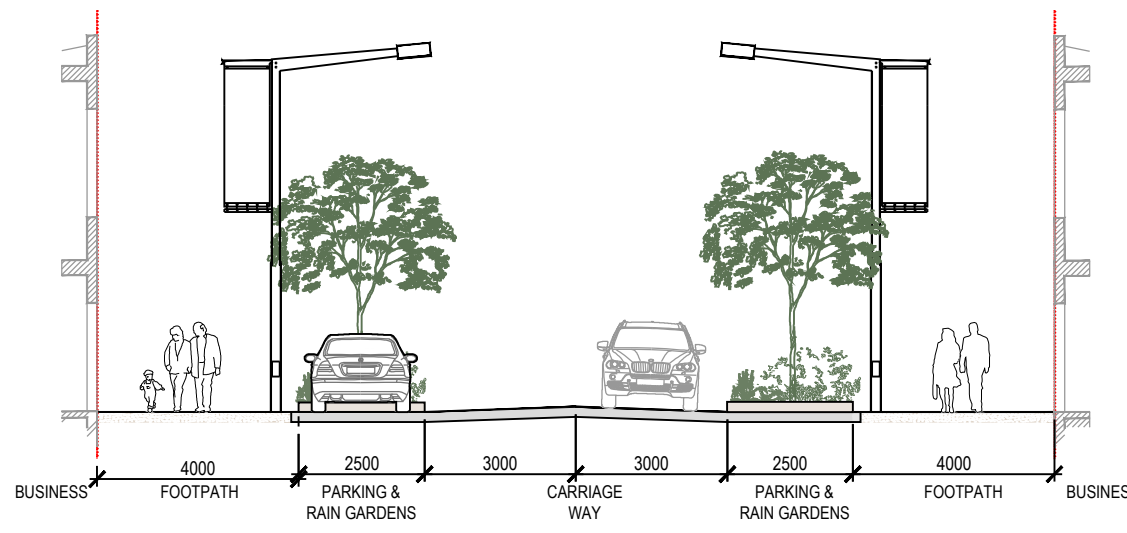


Scale: 1:150

Helwick Street Plan



Helwick Street Cross Section



Scale: 1:150

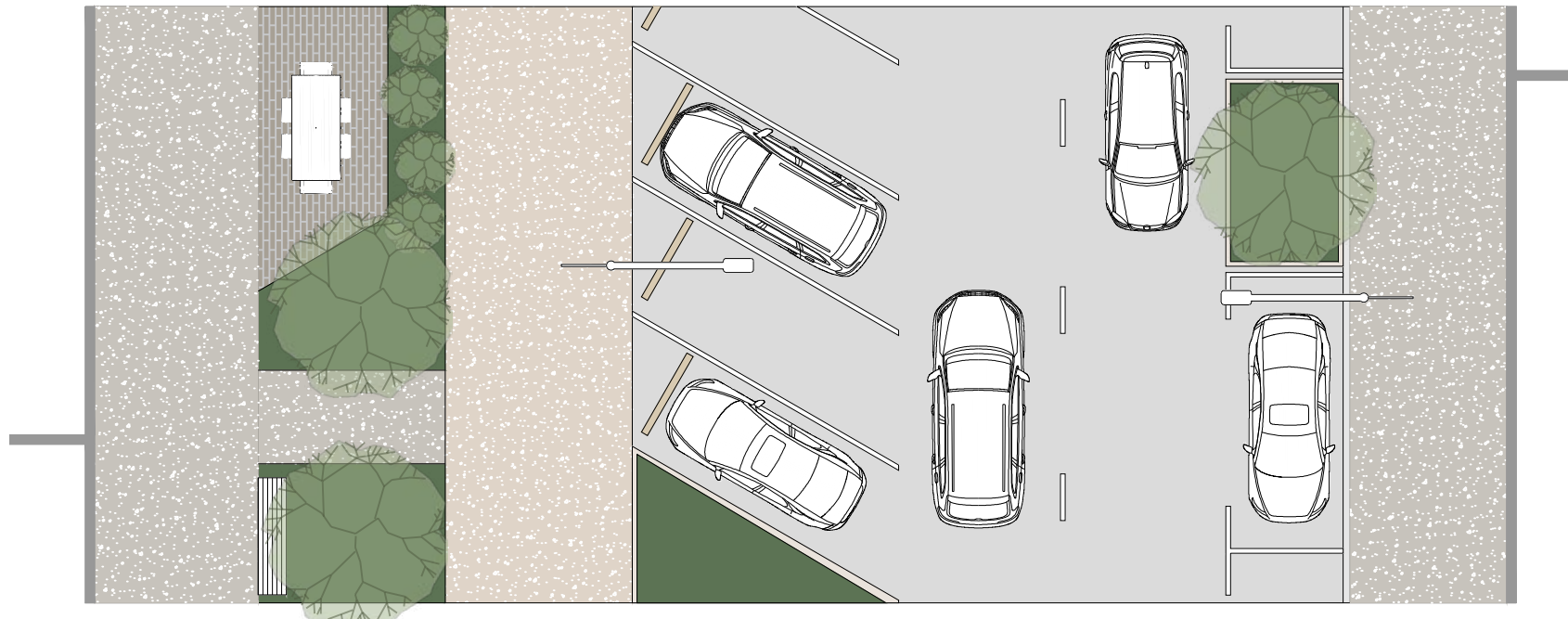
Upper Ardmore Street & Brownston Street

Proposed Street Design

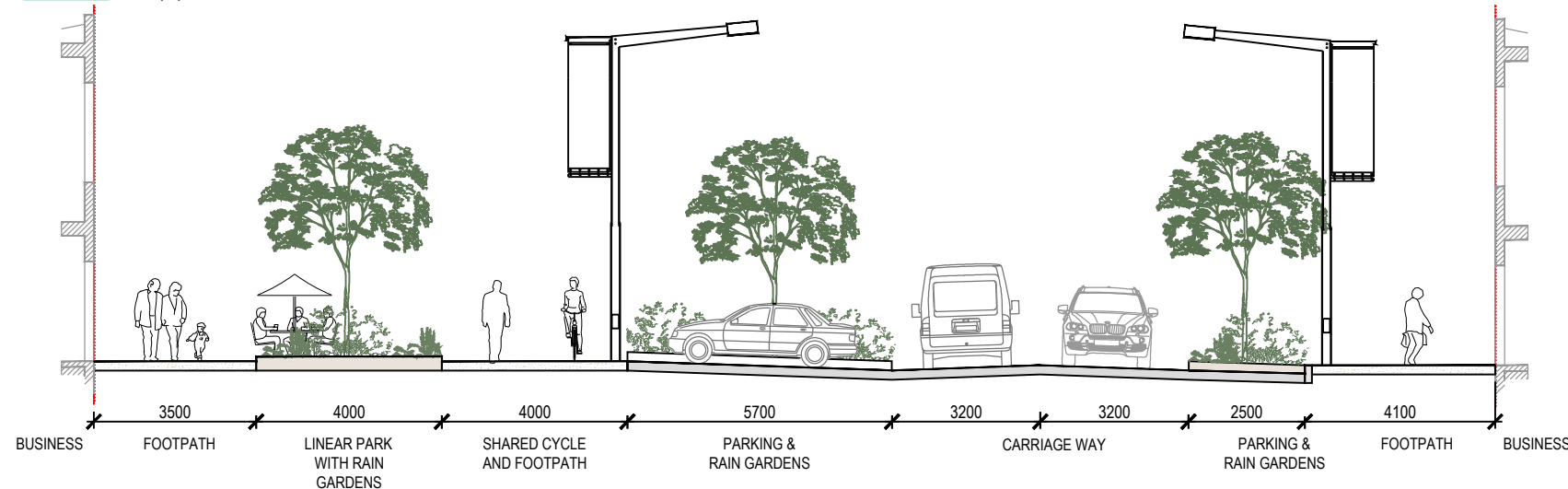
Locator Key:



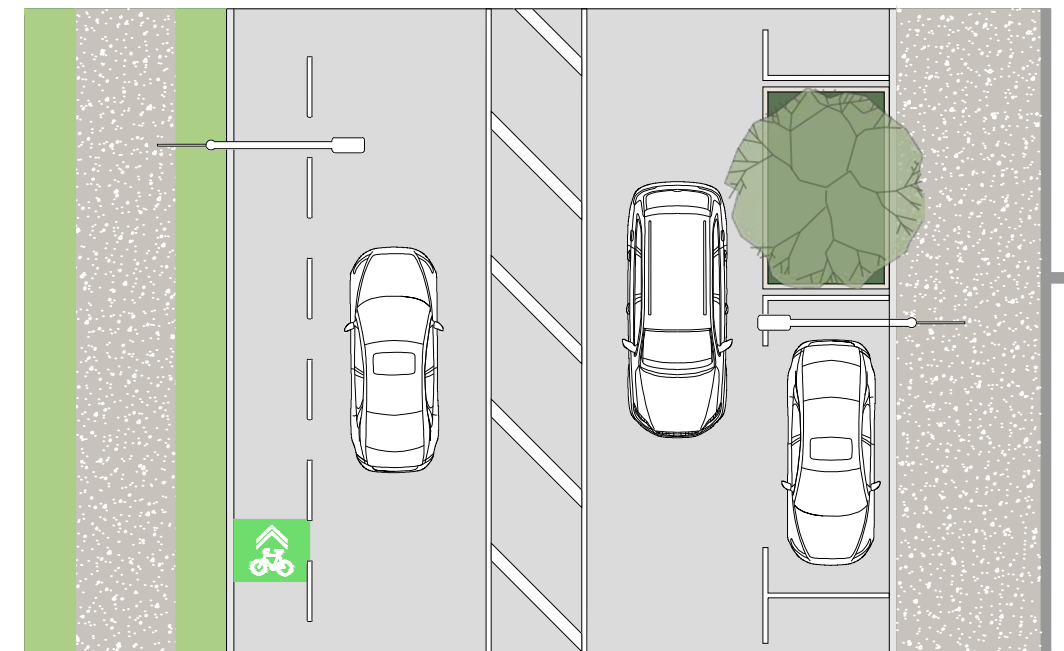
Upper Ardmore Street Plan



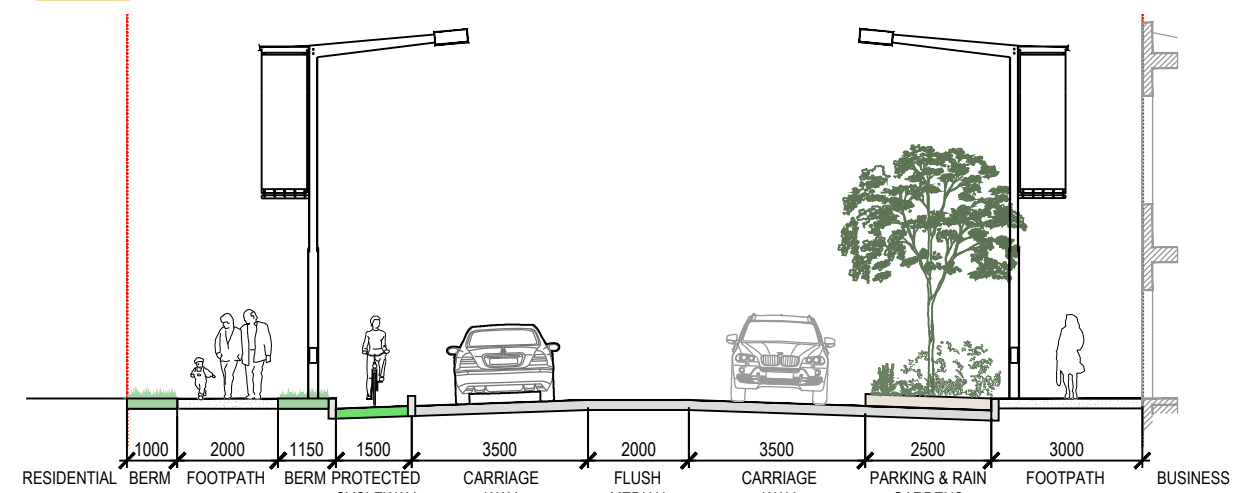
Upper Ardmore Street Cross Section



Brownston Street Plan



Brownston Street Cross Section



Scale: 1:150

Scale: 1:150

04 High Level Illustrative Concept Plans

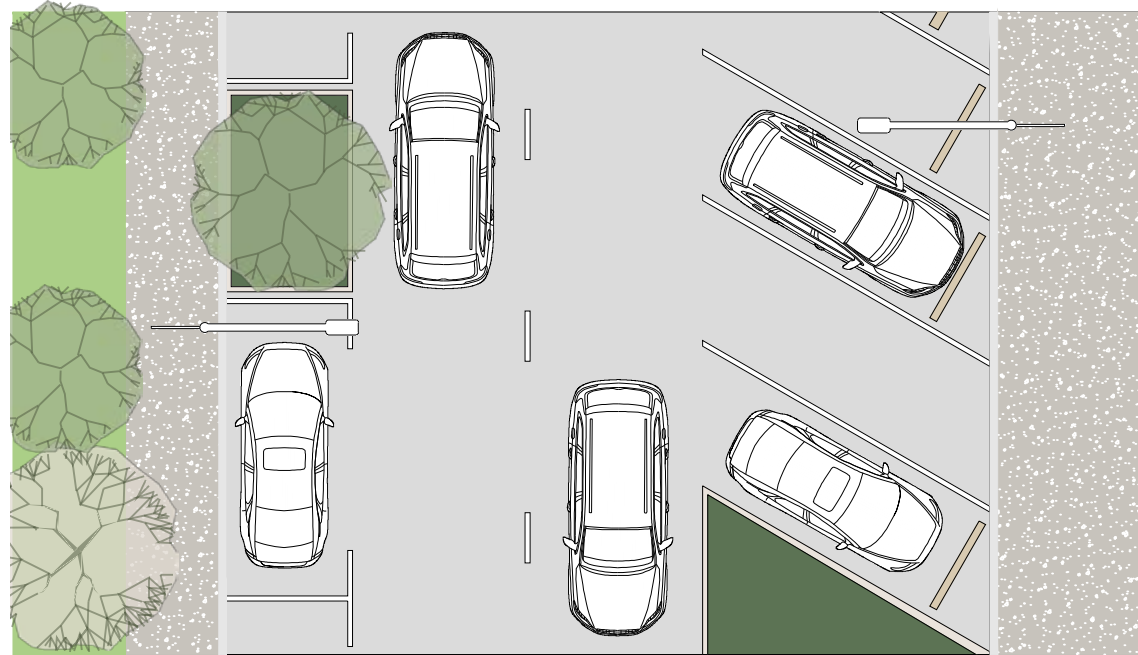
Dungarvon Street

Proposed Street Design

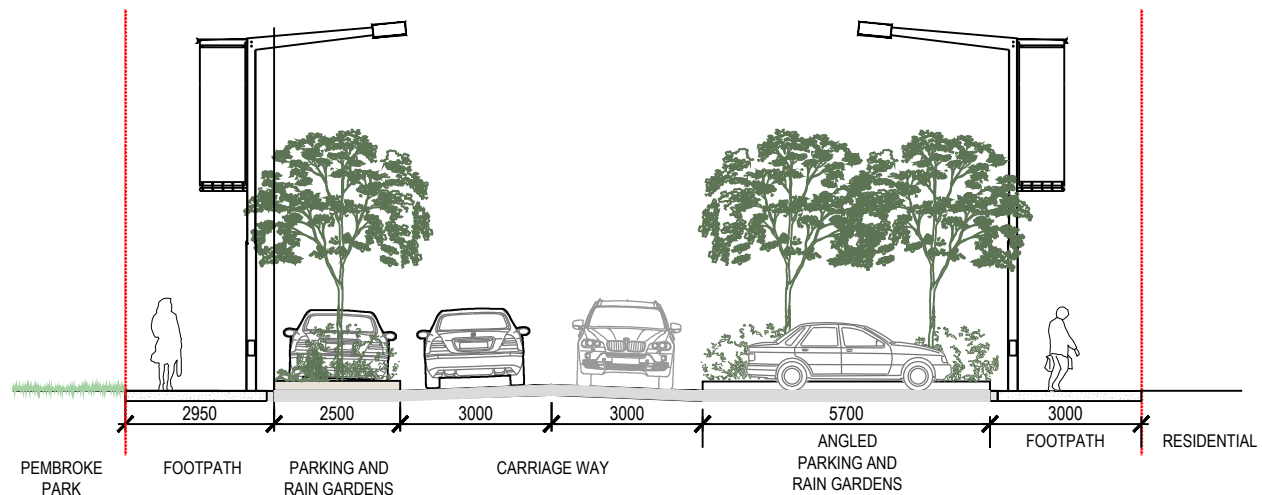
Locator Key:



Dungarvon Street North Plan

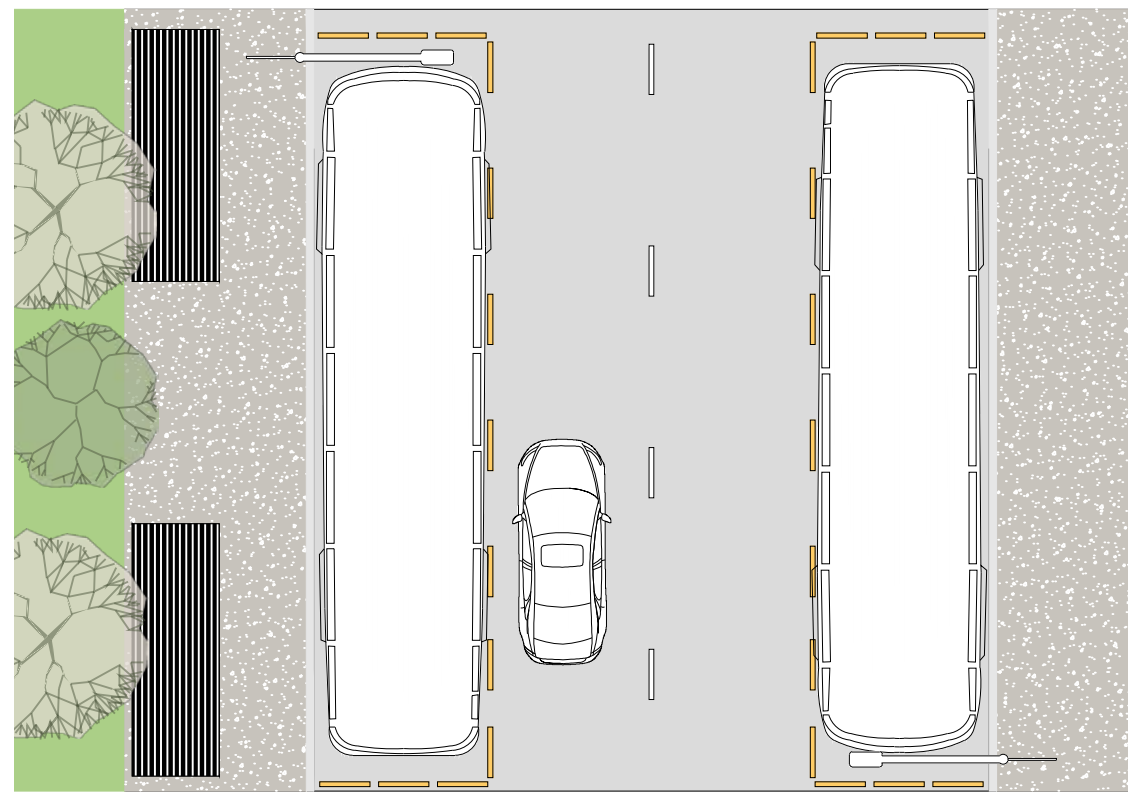


Dungarvon Street North Cross Section

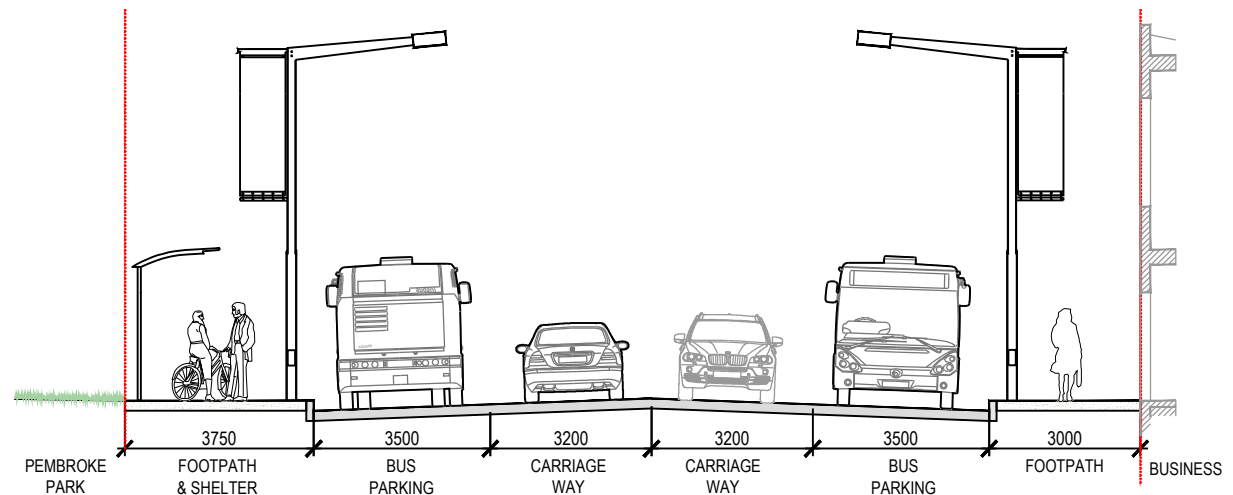


Scale: 1:150

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



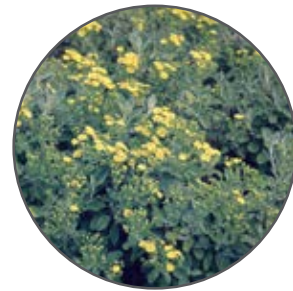
Luma apiculata
Chilean Myrtle (Exotic)

Planting Palette

Shrubs & Tussocks



Astelia nervosa westland
Kakaha



Brachyglottis Dunedin
Hybrids (Exotic)



Cistus var.
Rock rose (Exotic)



Coprosma intertexta
Tatarakeke



Coprosma propinqua
Mingimingi



Coprosma virensces
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)



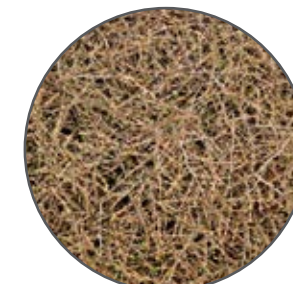
Calamagrostis acutiflora
overdam (Exotic)



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 Pembroke Park upgrade
- 2 A&P Showgrounds upgrade
- 3 Stoney Creek car park implementation
- 4 Stage 5 WLDP implementation
- 5 Parking strategy implementation
- 6 Flood mitigation investigation study
- 7 Review of planning controls & design
- 8 Re-establishment of urban design review panel
- 9 Detailed development plans prepared for all reserves

Medium Term Deliverables

3-10 years



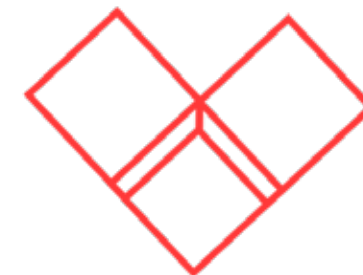
- 1 Brownston roundabouts
- 2 Dungarvon, Helwick and Dunmore upgrades
- 3 Lismore Park upgrades
- 4 Stage 4 WLDP implementation
- 5 All day parking area
- 6 New wharves
- 7 New bus hub on Dungarvon Street

Long Term Deliverables

10-20 years



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



HEART OF WĀNAKA

Contact:

Garth Falconer
heartofwanaka@gmail.com
Reset Urban Design
Level one, 28 Helwick Street

