

NO30

REPORT TO
QUEENSTOWN LAKES DISTRICT COUNCIL

Development Plan
for
WANAKA FORESHORE
PLAYGROUND
TO THE GROUYNE



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INTRODUCTION

The following report provides further explanation of the Development Plan and should be read in conjunction with the drawings.

The report is divided into four sections;

1. Section 1 Playground
2. Section 2 Playground to Marina
3. Section 3 Boat launching/retrieval area and Marina
4. Section 4 Plan Implementation

Appendix (Planting Notes)

SECTION 1 PLAYGROUND

The playground is located on a key site on the foreshore below the intersection of Ardmore Street and Lakeside Drive. At present the appearance of the playground is rather scruffy with a varied assortment of playground equipment, park furniture and signs. Also some recent planting is out of character with its foreshore location. Because of the playgrounds prominent location it is important that it doesn't detract from the foreshore and from what is frequently visitors first view of Lake Wanaka.

While the playground should remain on this site, some improvements are recommended;

- * Gradual replacement of play equipment with new updated equipment. The new equipment should comply with new safety standards and be visually attractive.

- * Upgrade and standardise playground furniture and signs. There are currently several poor quality regulatory type signs and at least 3 different types of picnic tables and seats in various stages of repair. These add to the visual clutter and create a poor impression. Recently installed picnic tables and seats are not a particularly attractive design and their siting is haphazard. Seats and picnic tables should conform to a standardised and high quality design for the Wanaka foreshore.

- * Increase plantings between Bullock Creek and Lakeside Drive to assist in visually screening the play area from the Ardmore/Lakeside Drive intersection.

- * Keep new plantings bold and simple. Fussy domestic garden type plantings are inappropriate in this magnificent natural setting. Plantings to be a mix of native and exotic species. Exotic species to be selected for autumn colour.

- * A new footpath (gravel or asphalt surface) to connect the Bullock Creek footbridge across the play area to the toilets. This would form a continuation of lake shore walkway.

- * Develop new plantings between the proposed footpath and play equipment to improve visual containment of the playground and provide shelter from the lake winds.

- * Develop a shallow pool at the mouth of Bullock Creek which can be used for swimming and play. Feature rocks to be placed around the perimeter of pool. Remove the existing sleeper retaining wall. A detail design is required for this area.

- * Replace existing concrete pipe and stone footbridge with a simple timber structure to tie in with boardwalk type design to the Marina.
- * Provide planting around existing toilet block to soften stark walls and visually screen structure. Also paint structure a darker colour to make it less prominent. Recommended colour B.S 10 B 23 (Peat)
- * Consider removal of existing child proof fence between playground and creek.

SECTION 2 PLAYGROUND TO MARINA

This section of the foreshore although modified, retains some of its natural character. It is proposed to retain and enhance the natural shoreline and to re-create and enrich the natural lakeside vegetation. This approach is considered appropriate in terms of reinforcing Wanaka's unique character and in terms of cost benefit to the ratepayer. Details include -

- * A new boardwalk type walkway to follow the foreshore with access out to the lake and seating incorporated within the walkway at selected points (see plan). Gravel and/or asphalt could be used on dryer sites.
- * Open up a water course (now buried) and develop a natural stream with boulders and native vegetation.
- * Provide seating within the existing grassed area.
- * Layby parking on Lakeside Drive to allow for quick photo stops.
- * Widen existing footpath on Lakeside Drive to 2.0 metres. Permit bicycles to use path.
- * Specimen plantings to include *Salix Babylonica* (weeping willow) and *Sophora microphylla* (S.I Kowhai). These plantings reinforce an established theme of weeping willow and kowhai prominent on the lake shore at the southern end of Roys Bay.

Vegetation Establishment

The wet area to the north of Bullock Creek lends itself to swampy type vegetation such as sedge, flax, toi-toi, hebe and coprosma. Towards the marina and boat launching end, manuka backed by kanuka is to form the main planting with kowhai, cabbage tree, hebe, coprosma, flax and possibly pittosporum.

All sapling willow, pampas grass and other exotic plant material should be removed. The larger willows towards the marina are to be retained in the medium term and gradually replaced as other species mature.

N.B. Additional notes on lakeside vegetation establishment are appended at the back of this report.

SECTION 3 BOAT LAUNCHING / RETRIEVAL AREA AND MARINA

This site is likely to remain the focus for boating activity in Roys Bay. At present during busy periods there is vehicle congestion and poor utilisation of available space. Details of the plan for this area include;

- * Reorganise the entrance to improve two way access into the parking area from Lakeside Drive.

This is achieved by

- . Moving the entrance approximately 5 metres towards the lake.
- . Forming new kerb and footpath on the lakeside of the entrance.
- . Forming a planting bay on the east side of the entrance.

These measures will improve the turning circle for vehicles approaching or exiting north to Beacon Point or Eely Point.

- * Relocate the ramps further into the site where more space is available. This will also help reduce congestion at the entrance.
- * Remove the exit road onto Lakeside Drive. This exit is dangerous and the removal of the road will free up space for trailer parking.
- * Relocate the Pontoon Jetty further to the north.
- * Provide for Marina expansion in the vicinity of the existing pontoon and launching ramps.
- * Form a sea wall from the entrance to the Marina extending to the Groyne. The sea wall will be low impact and will consist of a earth batter with local rock rip-rap. A timber jetty at the lake edge will form the continuation of the foreshore walkway from the Marina to the Groyne. The jetty will also function as additional space for boats to tie up during average and high lake levels.

Reclamation

Some minor reclamation of the Foreshore will need to occur between the Lake Gauge and the Groyne to provide adequate width of flat area for parking. Preliminary indications suggest about 5 metres maximum. This does not constitute a reclamation as such, because it would not exceed the mean high water mark.

Toilet

The existing toilet block should be painted a darker colour when next due for a repaint.

Boating Clubs Building

A shared boating clubs building is proposed on the Groyne. The Groyne, although an illegal reclamation does perform a necessary function and realistically is likely to remain in the long term. With careful design the facility could be a positive addition to the foreshore and help integrate the Groyne with its lakeshore environment.

The building would house clubrooms, storage, toilet, changing rooms and starting box for yacht races.

Planting Details

The large shade trees within the boating facilities area are *Salix Babylonica* (green weeping willow). The existing willows on the Lake edge south of the Groyne should be retained in the short term but tidied up with removal of some branches and limbed up. In the longer term they should be gradually replaced with weeping willow.

Native planting is proposed on the bank below Lakeside Drive and in islands to break up the carpark. Species to include *Coprosma*, *Pittosporum*, *Hebe*, *Kowhai*, *Sedgegrass*, *Olearia*, *Broadleaf*, *Toi toi*. Plantings spacings should be dense for quick cover to eventually eliminate maintenance.

PLAN IMPLEMENTATION

The plans have been prepared from aerial photos as no detailed survey plans exist for the area. While a reasonable degree of accuracy can be expected, more precise definition will be required to layout the plan.

At the implementation stage it is strongly recommended that there be some supervision by the designer in the layout and detail of the plan. Additional design detail requiring professional input is recommended for;

1. The design of the boardwalk and Bullock creek footbridge.
2. The Bullock Creek pool
3. The seawall and jetty structure
4. Detailed design around the proposed clubs facility.

APPENDIX ONE

Vegetation establishment between Playground and Marina -
Notes by Neill Simpson Conservancy Botanist

The lakeshore to be planted is at present rather wet and messy with a mixture of native and exotic species. Prominent are large tussocks of pampas grass with tall white plumes rising from dense wide leafed tussocks. Small crack willows line part of the lake edge and also some inland native vegetation consists of flax (*Phormium tenax*), toi toi (*Cordarteria richardii*) and a large orange green sedge (*Carex secta* or *C. virgata*). A cabbage tree, *Coprosma propinqua* and *Hebe salicifolia* are other native plants present. Long grass spreads throughout making the establishment of further native plants difficult.

Natural vegetation found in places further around the lakeshore, near Beacon Point shows a very interesting community. Right along the waters edge and at present standing in the water is a manuka fringe. Behind this stands the taller but very similar kanuka. Together they make a lovely soft, busy edging to the lake. Other species of any size are few but include *Hebe salicifolia*, *Cordyline australis*, *Coprosma propinqua*, *Sophora microphylla* and *Pittosporum tenuifolium*. Small herbs rushes and sedges are also present.

This community appears to be typical of the stony shoreline found around the exposed points in particular.

I believe that it would be possible to recreate this shoreline community at least in parts of the area to be developed. Other parts probably lend themselves to more swampy type vegetation such as already exist i.e flax sedge toi toi with cabbage trees and *Hebe salicifolia*, *Coprosma propinqua* could also be used here. Towards the marina and manuka backed by kanuka could form the main planting with kowhai, cabbage tree, *Hebe*, *Coprosma*, flax and possibly clumps of *Pittosporum tenuifolium* and perhaps *Pittosporum eugenioides* (*tarata*) could also be used.

All willow and the pampas grass should be removed. They will look completely out of place in a native enclave. It would be useful to scrape off some of the robust exotic grassed or spray carefully to remove unwanted vegetation and allow better establishment of native plants.

List of Plants mentioned.

Leptospermum scoparium	manuka
Kunzea ericoides	kanuka
Sophora microphylla	kowhai
Hebe salicifolia	willow leaved hebe
Coprosma salicifolia	coprosma
Cordyline australis	cabbage tree
Pittosporum tenuifolium	kohuhu
P eugenioides	tarata or lemonwood
Phormium tenax	swamp flax
Carex secta (or virgata)	sedge
Cordateria richardii	toi toi

TOWN PIER

LAKE WANAKA

BOARDWALK STYLE WALKWAY

NATURAL SUCCESSION

LAKE SHORE VEGETATION

LAKESIDE DRIVE

CHERRY TREE
LABRY (MANGROVE)
IRRIGATION SYSTEM

POOL

PLAYGROUND

TOILET

STING CAR PARK

STREAM
(RESERVED)

DEVELOPMENT PLAN

WANAKA FORESHORE

PLAYGROUND TO THE FORE

MASS PLANT (SUNGUM, COLE, SQUANTUM)
POTENTIAL TREES, TYPICAL POTENTIAL
AND PLANTING SCHEDULE

LEGEND

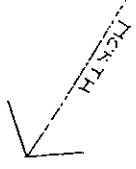
1. FOLIAGE TREE

2. FOLIAGE TREE

3. PLANT SPECIFICATION (SEE WEENING WILLIAMS)

4. PLANT SPECIFICATION (SEE WEENING WILLIAMS)

SCALE 1:500



EXISTING MARINA

MARINA EXPANSION

PONTOON JETTY (RELOCATED)

JOINT BOATING CLUBS BUILDING

DINGY RAMP

BOAT LAUNCHING RAMP

SEAWALL

SWIMMING AREA

TRAILER PARKING

TOILET

PARKING

LAKESIDE DRIVE

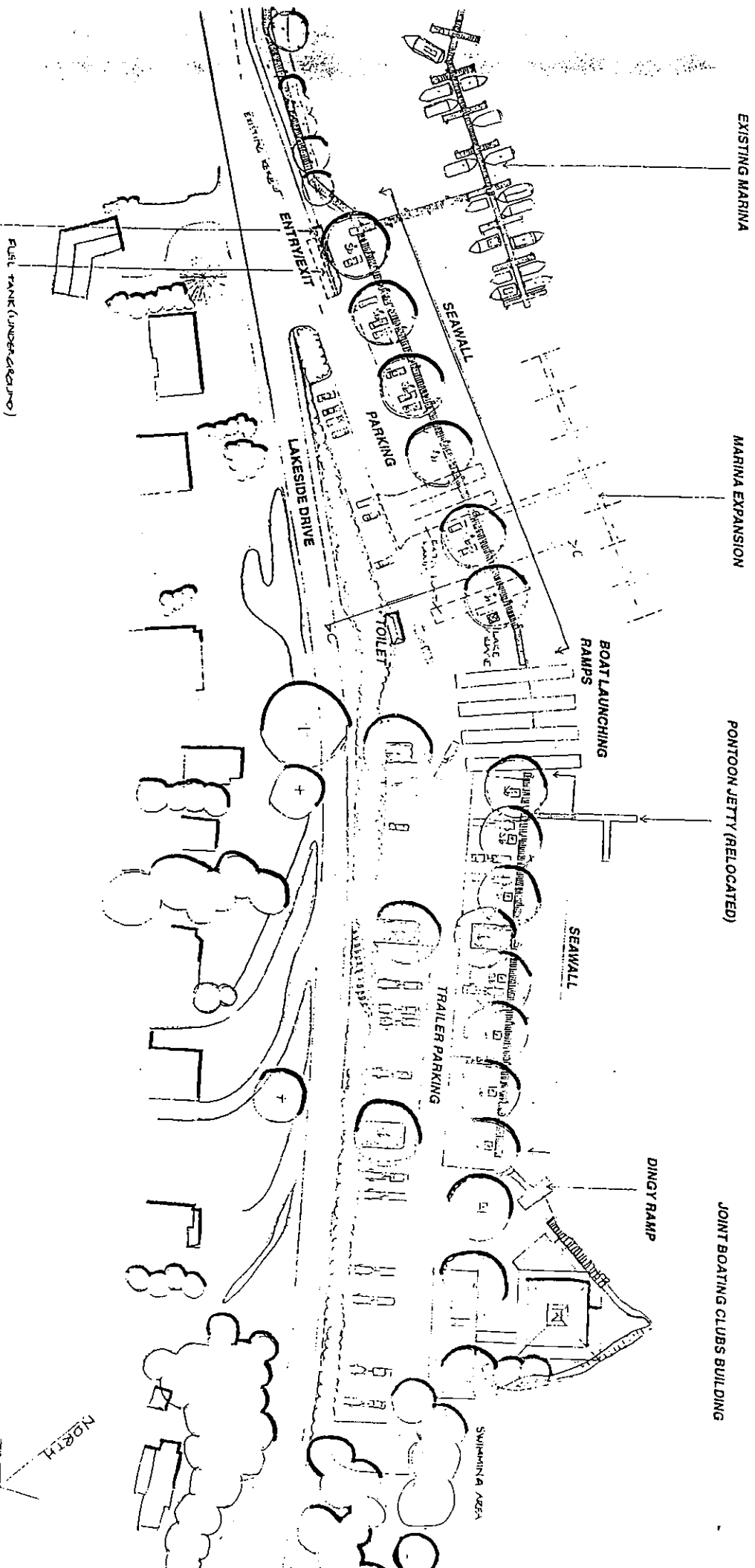
ENTRANCE

ENTRANCE

FUEL TANK (UNDERGROUND)

RETAINING WALL

NORTH



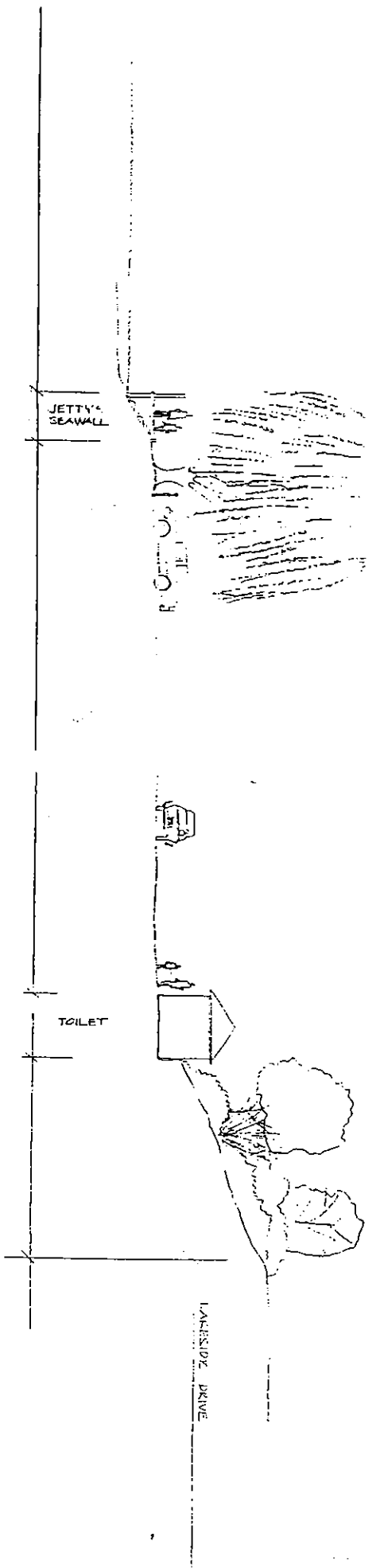
DEVELOPMENT PLAN

WANAKA FORESHORE

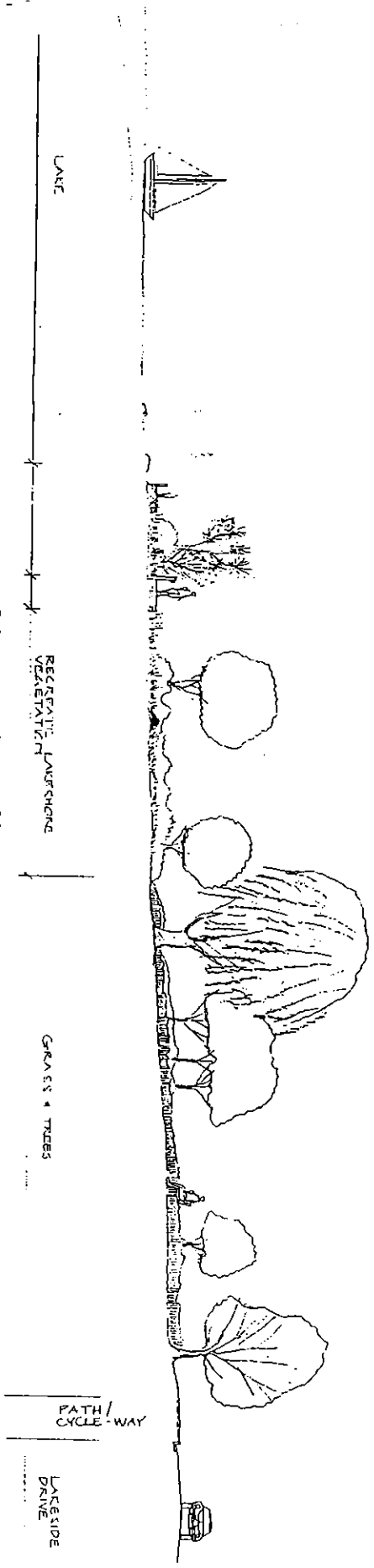
PLAYGROUND TO THE GRAYNE

SC. 1000

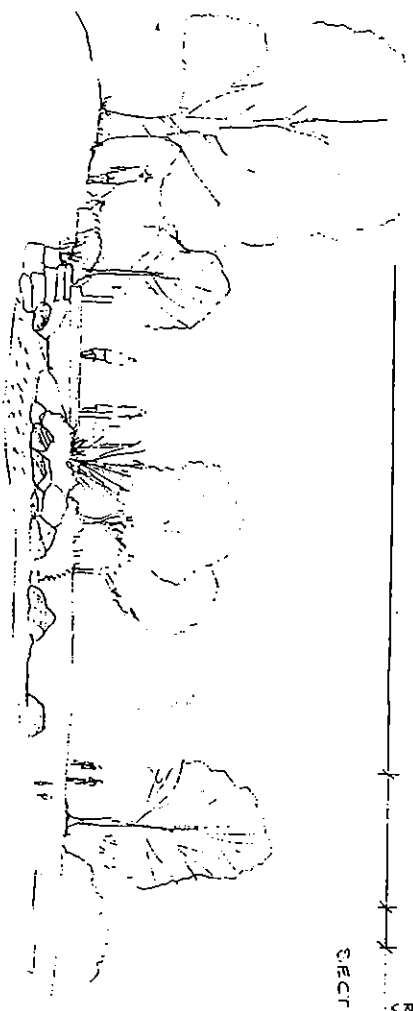
JULY 1993



SECTION C-C SCALE 1:100



SECTION B-B SCALE 1:100



SECTION A-A PULLOCK CREEK FOOTBRIDGE AND POOL

DEVELOPMENT PLAN

WANAKA FORESHORE

PLAYGROUND TO THE GROYNES

SCALE 0.5M

1993

SHEET 3 OF 3