

Wānaka-Upper Clutha Community Board

8 February 2024

Report for Agenda Item | Rīpoata moto e Rāraki take [2]

Department: Community Services

Title | Taitara: Lismore Park and Peninsula Bay Reserve Development Plans

Purpose of the Report | Te Take mō te Pūroko

The purpose of this report is to consider the Lismore Park and Peninsula Bay Reserve Development Plans for adoption.

Recommendation | Kā Tūtohuka

That the Wānaka-Upper Clutha Community Board:

1. **Note** the contents of this report;
2. **Adopt** the Lismore Park Reserve Development Plan; and
3. **Adopt** the Peninsula Bay Reserve Development Plan.

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3 January 2024

Reviewed and Authorised by:



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16 January 2024

Context | Horopaki

1. The Lismore Park and Peninsula Bay Development Plans (**ATTACHMENT A & B**) are a high-level design concept that will guide the development of the reserves. The plans capture the vision and objectives to create community spaces that are well designed, multi-purpose, accessible, meet the needs of the community and preserve the natural and cultural values.
2. Lismore Park is approximately 18.5 hectares and is located on the outer edges of the Wānaka Township. Te Kura o Tititea Mount Aspiring College is located adjacent to Lismore Park on Plantation Road. The site is frequently used for casual recreation, with a portion of the reserve leased to Bike Wānaka for their jump park, as well as an 18-hole frisbee golf course across the lower half of the park. It is also a popular thoroughfare for commuters between the town centre, surrounding schools, and residential area. The park is mostly grassed, with a large stand of mature pines in the south-eastern corner, in addition to other exotic tree species scattered throughout the reserve.
3. Peninsula Bay Reserve is approximately 21 hectares in size and located at the north end of the Peninsula Bay residential development, with several access points. Vegetation in the reserve is a mixture of open grassy areas and shrubby Kānuka. A number of informal tracks weave through the area, connecting Sticky Forest mountain bike trails to Infinity Drive, Penrith Park Drive, and Outlet Road, a popular track along the shoreline for walkers, joggers and cyclists.
4. Boffa Miskell was appointed to provide landscape and urban design services and prepare the Lismore Park and Peninsula Bay Reserve Development Plans on behalf of Queenstown Lakes District Council (QLDC).
5. Stakeholder consultation included workshops with key community groups and local Iwi. The results were used to inform a scope which presented a site analysis, opportunities and constraints, and the preparation of a draft development plan for each reserve.
6. The draft plans were released for public feedback. The plans were published on QLDC's Let's Talk engagement platform and social media channels for four weeks, closing 27 November 2023. The community feedback has been collated and incorporated into the revised policy.
7. Although the design and public engagement of the plans has been carried out in tandem for effectiveness, they are individual designs and their implementation will be carried out separately.

Analysis and Advice | Tatāritaka me kā Tohutohu

8. The key aspirations of the development plans are to:
 - Assess the existing condition of the reserves, including natural features, topography, vegetation and built environment;
 - Identify opportunities and constraints, such as areas for development or preservation;

- Develop design concepts and strategies that address the key objectives, while respecting the reserves' unique characteristics and constraints; and
 - Integrate sustainable practices, such as native planting and habitat preservation, to promote sustainability and reduce long-term maintenance costs.
9. Overall, the public feedback was very positive and supportive of what the plans are seeking to achieve. In general, the submissions acknowledged that the proposed designs take a light-handed approach and focus on enhancing amenities to support the reserves' existing uses. The public feedback received for Lismore Park and for Peninsula Bay Reserve is available upon request.
10. The main themes and ideas that emerged from submissions for Lismore Park were:
- a. Support for a hub adjacent to the bike park with seating, toilets, rubbish bins and drinking fountains;
 - b. Support for the replacement of pine trees with native planting and a succession strategy;
 - c. Mixed views on the existing disc golf course and the proposed perimeter pathway; and
 - d. Acknowledgement of the need for formalised car parking.
11. The main themes and ideas that emerged for Peninsula Bay Reserve from submissions were:
- a. A desire to retain the natural landscape of the reserve;
 - b. Concern about the conflict between cyclists and walkers sharing the same trails and the need for better trail management or designated paths;
 - c. The alignment of the proposed shared track lacking the ridgeline viewpoints and lookout spots for walkers;
 - d. Support for the proposed planting and the need to protect the existing vegetation; and
 - e. Concern that vehicle access to the windsurf beach will be lost.
12. The feedback further refined the final plans. The Lismore Park Development Plan included the addition of a number of parking spaces, removal of some of the proposed planting to retain the open space and clearer reference to the 18-hole disc golf course remaining as it is, not expanding.
13. The final Peninsula Bay Development Plan included the removal of any language discouraging walkers from the mountain bike trails, clearer reference to the retention of the windsurfer vehicle access, and an added note that existing vegetation will be retained.
14. This report identifies and assesses the following reasonably practicable options for assessing the matter as required by section 77 of the Local Government Act 2002.
15. Option 1 Do not adopt the Lismore Park and Peninsula Bay Development Plans (do nothing).

Advantages:

- Some people may not be supportive of the Development Plans.
- Funding will not be required.

Disadvantages:

- The opportunity to improve and define activities within Lismore Park and Peninsula Bay Reserves will not be realised, while demand for quality open space and recreation opportunities will continue to increase with future growth and development in the district.

16. Option 2 Adopt the Lismore Park and Peninsula Bay Reserve Development Plans.

Advantages:

- The Development Plans will set out an agreed vision for the development, maintenance, and use of Lismore Park and Peninsula Bay Reserves.
- The Development Plans will provide a clear direction for future decisions on funding and upgrades to Lismore Park and Peninsula Bay Reserves.
- Community expectation will be met.

Disadvantages:

- Some of the proposed changes may not be supported by all members of the community.

17. Option 3 Adopt the Lismore Park Development Plan and do not adopt the Peninsula Bay Development Plan.

Advantages:

- The Lismore Park Development Plan will set out an agreed vision for the development, maintenance, and use of the space.
- The Lismore Park Development Plan will provide a clear direction for future decisions on funding and upgrades.
- Community expectation for the formation of a Lismore Park Development Plan will be met.
- Funding will not be required to implement the Peninsula Bay Reserve Development Plan.

Disadvantages:

- The opportunity to improve and define activities within Peninsula Bay Reserve will not be realised, while demand for quality open space and recreation opportunities will continue to increase with future growth and development in the district.

18. Adopt the Peninsula Bay Development Plan and do not adopt the Lismore Park Development Plan.

Advantages:

- The Peninsula Bay Reserve Development Plan will set out an agreed vision for the development, maintenance, and use of the space.
- The Peninsula Bay Reserve Development Plan will provide a clear direction for future decisions on funding and upgrades.
- Community expectation for the formation of a Peninsula Bay Reserve Development Plan will be met.
- Funding will not be required to implement the Lismore Park Development Plan.

Disadvantages:

- The opportunity to improve and define activities within Lismore Park will not be realised, while demand for quality open space and recreation opportunities will continue to increase with future growth and development in the district.

19. This report recommends **Option 2** for addressing the matter because the Lismore Park and Peninsula Bay Development Plans provide Council and the community with a clear direction and vision. Two undeveloped reserves will be upgraded into valued public spaces that meet the community's open space and recreation needs and contribute to the overall quality of life in the district.

Consultation Process | Hātepe Matapaki

Significance and Engagement | Te Whakamahi I kā Whakaaro Hiraka

20. This matter is of low significance, as determined by reference to the Council's Significance and Engagement Policy 2021 because of the demonstrated community interest and potential impacts on the Council's Long Term Plan.
21. The persons who are affected by or interested in this matter are the residents/ratepayers of the Queenstown Lakes District community, Iwi, and visitors to and users of Lismore Park and Peninsula Bay Reserve.
22. The Council has consulted with the public over a one-month period. 50 responses were received for the online survey on Let's Talk for Lismore Park, while Peninsula Bay received 169 survey responses. Both received several additional written submissions. This feedback informed the final Development Plans.

Māori Consultation | Iwi Rūnaka

23. The Council has undertaken consultation with Kāi Tahu representatives prior to drafting the Development Plans and received feedback on the final plans.

Risk and Mitigations | Kā Raru Tūpono me kā Whakamaurutaka

24. This matter relates to the Community & Wellbeing risk category. It is associated with RISK10005 Ineffective planning for community services or facilities within the QLDC Risk Register. This risk has been assessed as having a high residual risk rating.

25. The approval of the recommended option will allow Council to avoid the risk. This will be achieved by adopting the Lismore Park and Peninsula Bay Reserve Development Plans which will allow for quality informed decision-making when upgrading the reserves to better plan for and manage these community assets.

Financial Implications | Kā Riteka ā-Pūtea

26. There are no financial implications for approving the Lismore Park and Peninsula Bay Development Plans. Detailed design and implementation of the plans will need to be funded through future Annual and Long Term Plans.

Council Effects and Views | Kā Whakaaweawe me kā Tirohaka a te Kaunihera

27. The following Council policies, strategies and bylaws were considered:

- Reference alignment with and consideration of the principles of the Vision Beyond 2050: [Our Vision and Mission - QLDC](#)
- The Reserves Act 1977
- Local Government Act 2002
- Parks and Open Spaces Strategy 2021
- The QLDC Disability Policy 2018

28. The recommended option is consistent with the principles set out in the named policies.

29. This matter is not included in the Long Term Plan/Annual Plan and will not have any impact on it.

Local Government Act 2002 Purpose Provisions | Te Whakatureture 2002 o te Kāwanataka ā-Kīaka

30. Section 10 of the Local Government Act 2002 states the purpose of local government is (a) to enable democratic local decision-making and action by, and on behalf of, communities; and (b) to promote the social, economic, environmental, and cultural well-being of communities in the present and for the future. The Development Plans will create a long-term vision for the upgrade of Lismore Park and Peninsula Bay Reserve and help meet the current and future needs of the community for good-quality infrastructure and public services.

31. The recommended option:

- Can be implemented through current funding under the Long Term Plan and Annual Plan;
- Is consistent with the Council's plans and policies; and
- Would not significantly alter the intended level of service provision for any significant activity undertaken by or on behalf of the Council or transfer the ownership or control of a strategic asset to or from the Council.

Attachments | Kā Tāpirihaka

A	Lismore Park Finalised Development Plan
B	Peninsula Bay Finalised Development Plan
C*	Lismore Park Development Plan Community Feedback (available on request)
D*	Peninsula Bay Reserve Development Plan Community Feedback (available on request)

*Not attached but available on request.