

K E L V I N   H E I G H T S   R E S E R V E   N E T W O R K   P L A N

TABLE OF CONTENTS

Introduction.....  
Overall Reserve Strategy .....  
Future Planting Strategy.....  
  
Individual Reserve Concept and Costings  
Kelvin Grove Reserve.....  
Jardine Park Reserve.....  
Bayview Reserve.....  
Willow Place (East).....  
Willow Palace (West).....



### Strategy and Masterplan

- The overall strategy is designed to:
- Provide a range of recreational opportunities through development of a range of reserve types
- Create legible access to the reserve from roads and create clear linkages between the reserves.
- Complete a continuous lake edge walkway around Kelvin Peninsula from Kawarau Bridge through to Jardine Park with potential for expansion to Wye Creek
- Develop vegetation themes and patterns through the reserve network including both native and exotic plantings.

Reserves within the Kelvin Peninsula area are categorized into two types as follows:

- Neighbourhood Reserve
- Open Space Passive Reserve

#### Neighbourhood

Role: A developed urban reserve designed for ease of pedestrian access. The reserve will be one that is well maintained and will host children's play equipment, seating, amenity lighting, paths and attractive amenity planting.

Reserves: Jardine Park

#### Open Space Passive Reserve

Role: A reserve or open space that may be only partly developed but contains a natural feature/s such as lake edge, river or mountain view. Usually a large reserve or open space that provides for informal leisure experiences.

Reserves: Willow Place, Lakeside walkway, Bayview Reserve, Kelvin Grove Reserve



## Reserves Network Plan

### Introduction

The purpose of the project is to prepare a long term development plan for the Kelvin Heights/Peninsula reserve network. The project is a partnership between Queenstown Lakes District Council and the community.

### Council Strategy and Process

#### Parks Strategy – 18<sup>th</sup> October 2002

- High level strategy and vision plan
- Identifies existing land resources and identifies the need for additional reserve land
- Linked with the District Plan

#### The Foreshore Reserve Management Plan 1<sup>st</sup> September 1991

- A management plan is a working document which sets out the objectives and policies of management and how these should be achieved

#### Enhancement Plan Reports

- Inventory of existing assets – bridges, signs, seats, boat ramps, etc

#### Reserve Network Plan

A long term strategy for the reserve network has been developed through consultation with the Kelvin Peninsula Community Association, Council, local community and public.

#### Outcomes include:

- An overall strategy and masterplan for all reserves and walkways in Kelvin Peninsula (in line with the objectives and policies of the reserves management plan)
- Individual concept plans for each reserve, together with a development strategy
- Costings for capital development works

## Process

### 1. Public workshop at Jardine Park on the 18<sup>th</sup> of October 2005

Attendance: approximately 80

#### Items:

- Project introduction, background and aims
- Workshop sessions identifying issues, ideas and opportunities for all reserve areas in Kelvin Peninsula area

### 2. Development of draft overall strategy plan and draft concept

Preliminary concepts for individual reserves

### 3. Public workshop at Jardine Park on the 15<sup>th</sup> of December 2005

Attendance: approximately 50

#### Items:

- Presentation of overall strategy plan and individual reserves concepts
- Feedback and discussion session

### 4. Public consultation

Public invited to make submissions on the plans via Council website and display at Council offices

Submissions closed 15<sup>th</sup> of February 2006

### 5. Submission evaluation

Council reviewed the nine submissions received including a comprehensive submission from the Kelvin Peninsula Community Association and other residents.

### 6. Council report presented to the Community Services Committee 1<sup>st</sup> of March 2006

Recommendations put forward for revisions to overall plan and individual reserve concept plans.

### 7. Plan revisions and refinements June/July 2006

Capital works cost estimates for each reserve

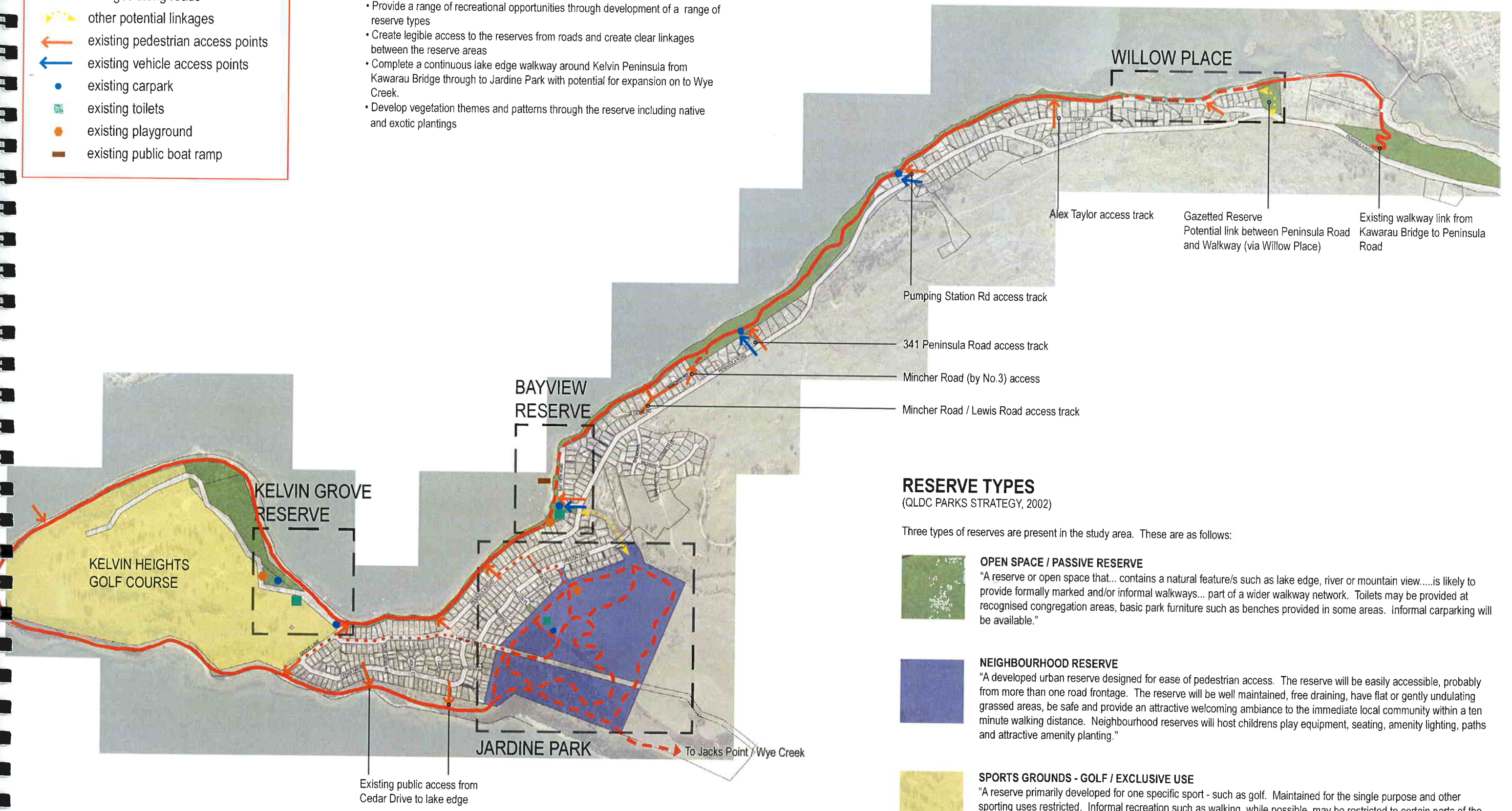


**KEY:**

-  existing walkway
-  potential walkway
-  linkages along roads
-  other potential linkages
-  existing pedestrian access points
-  existing vehicle access points
-  existing carpark
-  existing toilets
-  existing playground
-  existing public boat ramp




**OVERALL RESERVE NETWORK STRATEGY**

- Provide a range of recreational opportunities through development of a range of reserve types
- Create legible access to the reserves from roads and create clear linkages between the reserve areas
- Complete a continuous lake edge walkway around Kelvin Peninsula from Kawarau Bridge through to Jardine Park with potential for expansion on to Wye Creek.
- Develop vegetation themes and patterns through the reserve including native and exotic plantings



**RESERVE TYPES**  
(QLDC PARKS STRATEGY, 2002)

Three types of reserves are present in the study area. These are as follows:

-  **OPEN SPACE / PASSIVE RESERVE**  
"A reserve or open space that... contains a natural feature/s such as lake edge, river or mountain view....is likely to provide formally marked and/or informal walkways... part of a wider walkway network. Toilets may be provided at recognised congregation areas, basic park furniture such as benches provided in some areas. Informal carparking will be available."
-  **NEIGHBOURHOOD RESERVE**  
"A developed urban reserve designed for ease of pedestrian access. The reserve will be easily accessible, probably from more than one road frontage. The reserve will be well maintained, free draining, have flat or gently undulating grassed areas, be safe and provide an attractive welcoming ambience to the immediate local community within a ten minute walking distance. Neighbourhood reserves will host childrens play equipment, seating, amenity lighting, paths and attractive amenity planting."
-  **SPORTS GROUNDS - GOLF / EXCLUSIVE USE**  
"A reserve primarily developed for one specific sport - such as golf. Maintained for the single purpose and other sporting uses restricted. Informal recreation such as walking, while possible, may be restricted to certain parts of the reserve."



**NATIVE LAKESIDE VEGETATION**  
selected from:

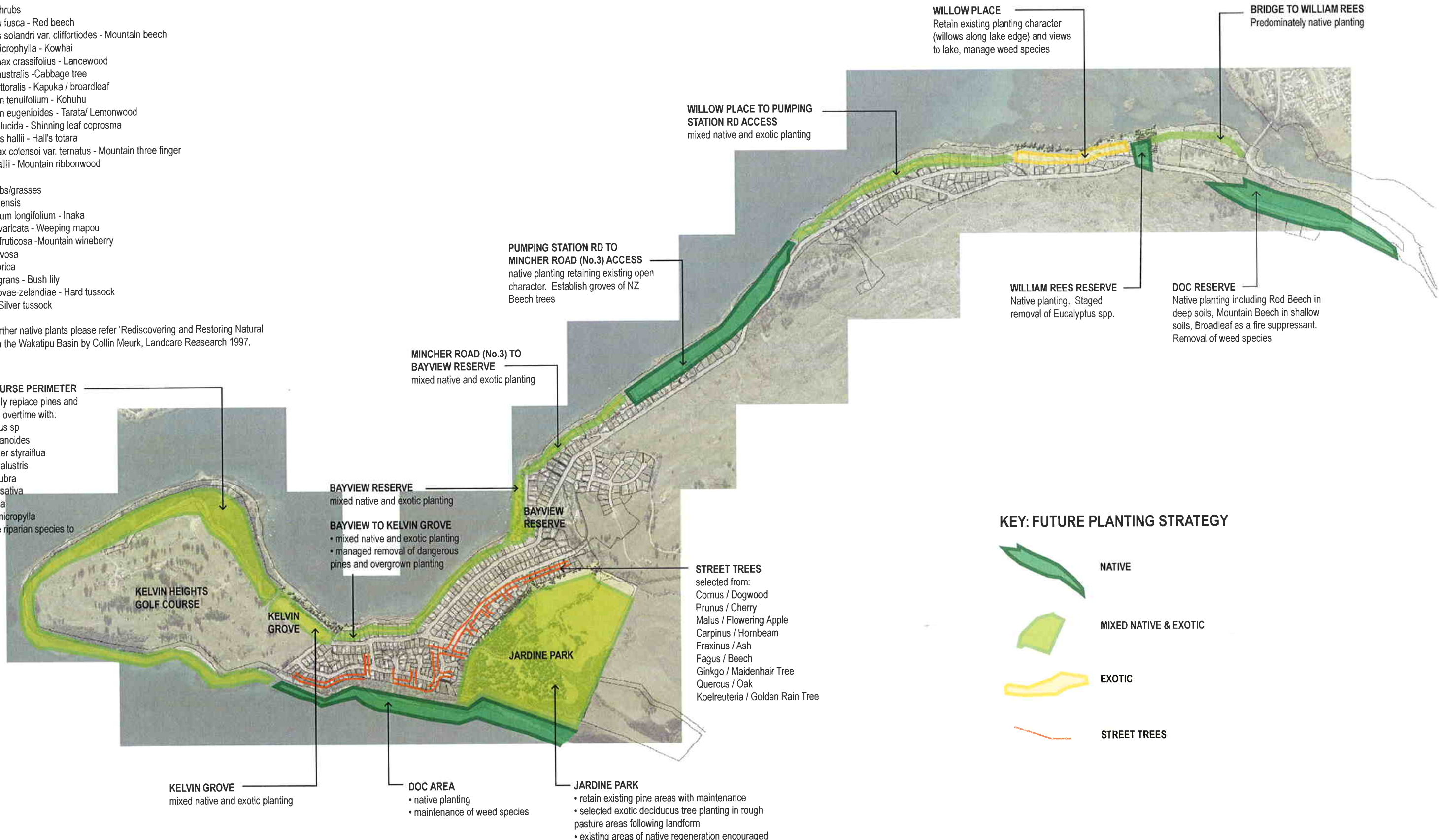
- Trees/tall shrubs  
 Nothofagus fusca - Red beech  
 Nothofagus solandri var. cliffortioides - Mountain beech  
 Sophora microphylla - Kowhai  
 Pseudopanax crassifolius - Lancewood  
 Cordyline australis - Cabbage tree  
 Griselinia littoralis - Kapuka / broadleaf  
 Pittosporum tenuifolium - Kohuhu  
 - Pittosporum eugeniooides - Tarata/ Lemonwood  
 Coprosma lucida - Shinning leaf coprosma  
 Podocarpus hallii - Hall's totara  
 Pseudopanax colensoi var. ternatus - Mountain three finger  
 Hoheria lyallii - Mountain ribbonwood

- Small shrubs/grasses  
 Hebe rakaiensis  
 Dracophyllum longifolium - Inaka  
 Myrsine divaricata - Weeping mapou  
 Aristotelia fruticosa - Mountain wineberry  
 Astelia nervosa  
 Carex maorica  
 Astelia fragrans - Bush lily  
 Festuca novae-zelandiae - Hard tussock  
 Poa cita - Silver tussock

NB. For further native plants please refer 'Rediscovering and Restoring Natural Heritage in the Wakatipu Basin by Collin Meurk, Landcare Research 1997.'

**GOLF COURSE PERIMETER**

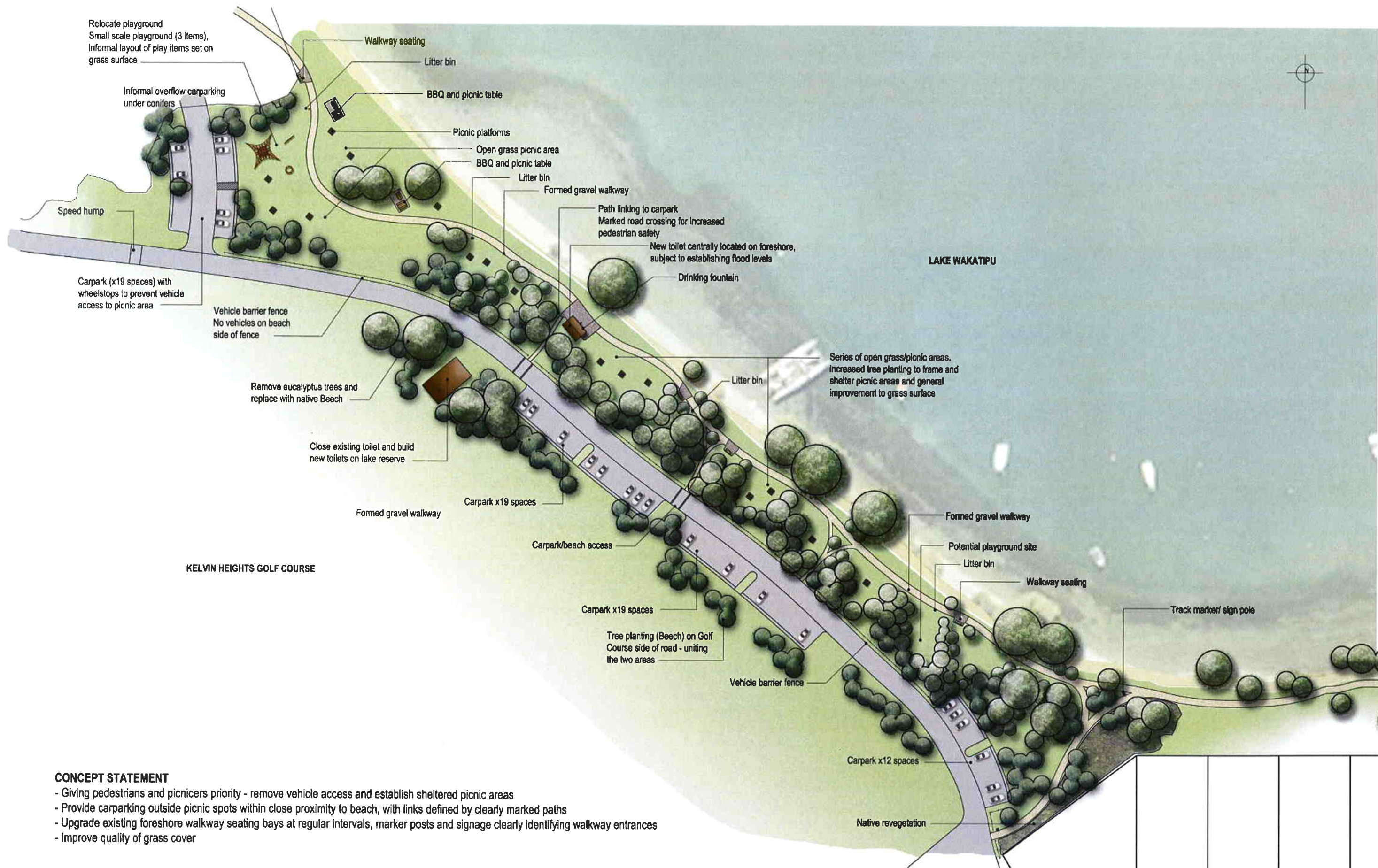
- Selectively replace pines and douglas fir overtime with:
- Northofagus sp
- Acer plantanoides
- Liquidamber styrailfua
- Quercus palustris
- Quercus rubra
- Castanea sativa
- Sorbus aria
- Sophora micropylla
- and native riparian species to lake edge



**KEY: FUTURE PLANTING STRATEGY**

- NATIVE
- MIXED NATIVE & EXOTIC
- EXOTIC
- STREET TREES





**CONCEPT STATEMENT**

- Giving pedestrians and picnickers priority - remove vehicle access and establish sheltered picnic areas
- Provide carparking outside picnic spots within close proximity to beach, with links defined by clearly marked paths
- Upgrade existing foreshore walkway seating bays at regular intervals, marker posts and signage clearly identifying walkway entrances
- Improve quality of grass cover



Kelvin Grove					
COST ESTIMATE					Jul-06
Assumptions:					
Please note: This cost estimate may vary with tendered prices.					
This cost estimate is based on the landscape concept plan dated July 2006, it is not a detailed estimate.					
This cost estimate is not based on a survey. Measurements are based on a scaled aerial photograph					
Element	Unit	Quantity	Rate	Total	Sub total
<b>Downtakings/Excavation Work</b>					
Includes removal and relocation of playground with additional play equipment					
Removal/relocation/up grade ex. Play equipment	Sum		\$10,000.00	\$10,000.00	
Removal of existing toilet block	Sum		\$8,000.00	\$8,000.00	
New public toilet block, include for paving to adjoining path	Sum		\$95,000.00	\$95,000.00	
TOTAL					\$113,000.00
<b>Site Furniture</b>					
Walkway seating	No	4	\$2,500.00	\$10,000.00	
BBQ area, incld BBQ, litter bin and picnic table	No	2	\$10,500.00	\$21,000.00	
Litter bins	No	4	\$1,500.00	\$6,000.00	
Drinking fountain	No	1	\$3,000.00	\$3,000.00	
Picnic platforms	No	16	\$2,500.00	\$40,000.00	
Track marker/sign pole	No	1	\$2,000.00	\$2,000.00	
Vehicle barrier fence	Sum	1	\$11,250.00	\$11,250.00	
TOTAL					\$93,250.00
<b>Surfacing</b>					
Includes supply and installation of track, playground and chip seal road/carpark.					
Crushed aggregate track,( 2.0m width, no edge.)	lin. m	581	\$50.00	\$29,050.00	
Chip seal car park	m <sup>2</sup>	1470	\$30.00	\$44,100.00	
Concrete pad for BBQ area	m <sup>2</sup>	40	\$75.00	\$3,000.00	
Bark chip, safety area around new play equipment	m <sup>2</sup>	177	\$50.00	\$8,850.00	
TOTAL					\$85,000.00
<b>Planting</b>					
Includes supply and installation of trees					
Native lakeside tree planting (Pb 28)	No	163	\$40.00	\$6,520.00	
TOTAL					\$6,520.00
<b>Grass areas</b>					
Includes the supply and installation and topsoil required to establish seed bed.					
Allows for 500mm wide reinstatement along side carparks, bbq areas, paths, picnic platforms, toilet block.					
Grass reinstatement	m <sup>2</sup>	1000	\$5.00	\$5,000.00	
TOTAL					\$5,000.00
TOTAL					\$302,770.00
10% contingency					\$30,277.00
TOTAL ex GST					\$333,047.00





- KEY**
- Proposed native revegetation
  - Proposed small lake  
Future consideration
  - Proposed mountain bike track  
Future consideration
  - Proposed mountain bike track

**CONCEPT STATEMENT**

- Retain and enhance the natural and open character of the reserve
- Concentrated activity node including 'district' playground, tennis and basketball courts around existing croquet facilities
- Retain single point access and create new carpark
- Establish informal walkways on reserve perimeter and to hilltop lookout
- Thinning and removal of existing pines to be restricted to containment of the forest and normal arboriculture management. Removed trees to be replaced with non wilding species.
- New deciduous tree planting for seasonal colour to follow contours of landform
- Native regeneration and revegetation encouraged around reserve margins and ungrazed areas at south end of reserve

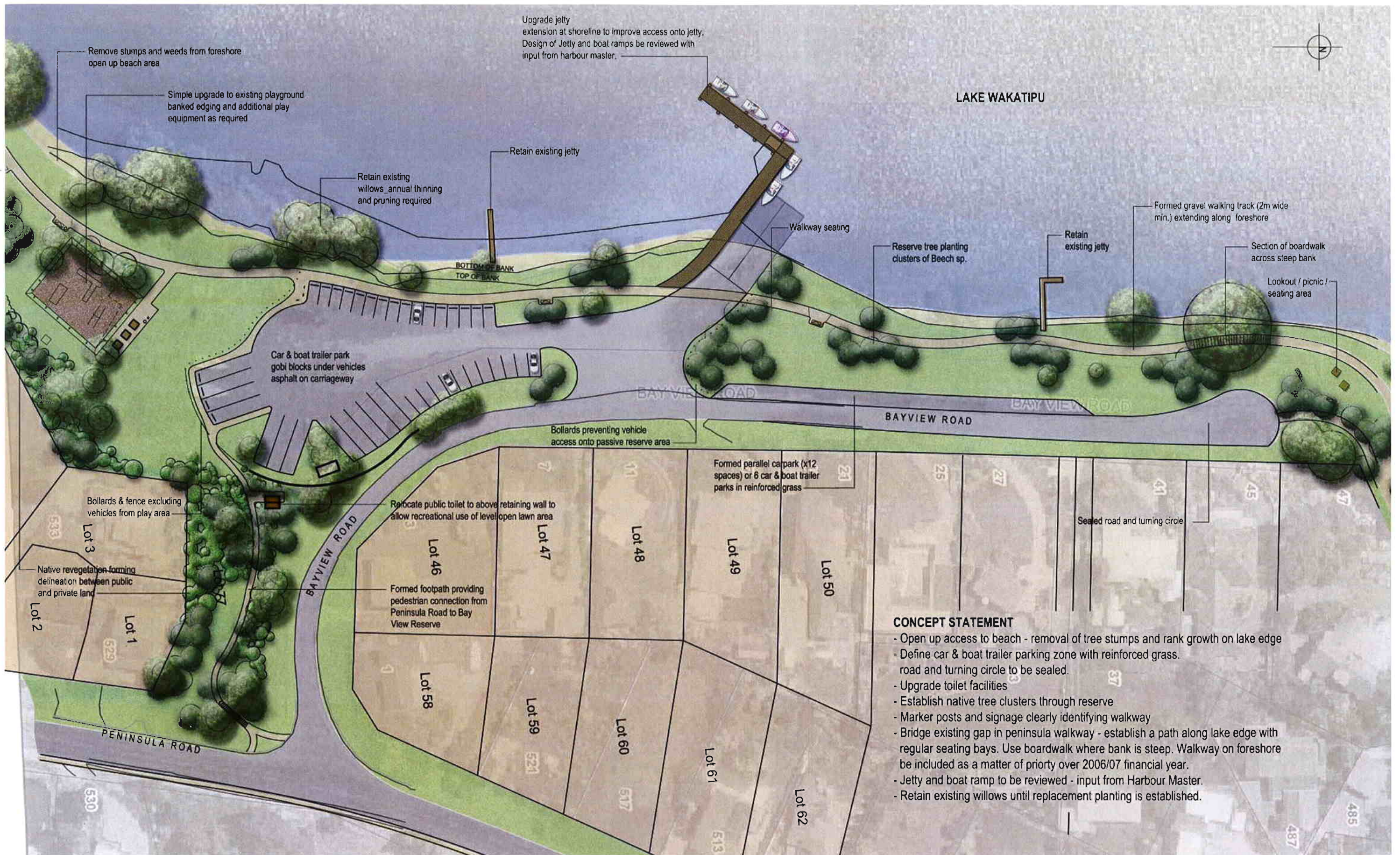
**Additional features - Future consideration**

- Potential technical/downhill mountain bike trail on eastern side of reserve
- Small lake within existing gully
- Bridle trail could be incorporated into plan at later stage









**CONCEPT STATEMENT**

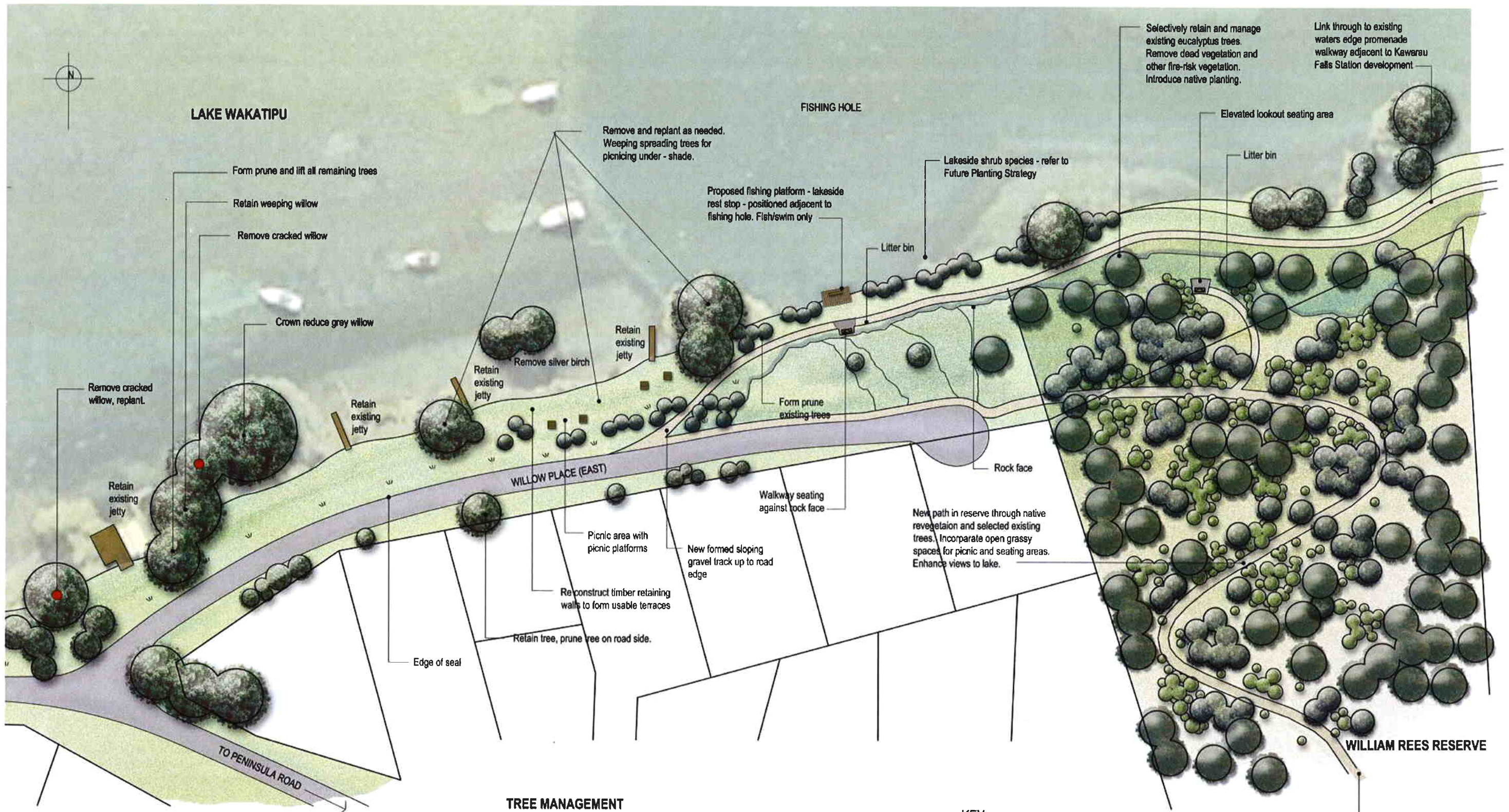
- Open up access to beach - removal of tree stumps and rank growth on lake edge
- Define car & boat trailer parking zone with reinforced grass. road and turning circle to be sealed.
- Upgrade toilet facilities
- Establish native tree clusters through reserve
- Marker posts and signage clearly identifying walkway
- Bridge existing gap in peninsula walkway - establish a path along lake edge with regular seating bays. Use boardwalk where bank is steep. Walkway on foreshore be included as a matter of priority over 2006/07 financial year.
- Jetty and boat ramp to be reviewed - input from Harbour Master.
- Retain existing willows until replacement planting is established.



Bayview					
COST ESTIMATE					Jul-06
Assumptions:					
Please note: This cost estimate may vary with tendered prices.					
This cost estimate is based on the landscape concept plan dated July 2006, it is not a detailed estimate.					
This cost estimate is not based on a survey. Measurements are based on a scaled aerial photograph					
Element	Unit	Quantity	Rate	Total	Sub total
<b>Downtakings/Excavation Work</b>					
Removal of existing stumps and weeds from foreshore area	Sum		\$1,500.00	\$1,500.00	
Removal of existing trees	Sum		\$3,000.00	\$3,000.00	
Upgrade of existing playground	Sum		\$3,000.00	\$3,000.00	
Removal of existing public toilet	Sum		\$5,000.00	\$5,000.00	
New public toilet	Sum		\$90,000.00	\$90,000.00	
TOTAL					\$102,500.00
<b>Site Furniture</b>					
Walkway seating	No	2	\$2,500.00	\$5,000.00	
Picnic bench	No	3	\$2,500.00	\$7,500.00	
Litter bins	No	2	\$1,500.00	\$3,000.00	
Track marker/sign pole (Not located on plan)	No	1	\$2,000.00	\$2,000.00	
Bollards	No	44	\$50.00	\$2,200.00	
Fence to join bollards between car parks and play area	Sum	1	\$1,275.00	\$1,275.00	
Bike rack	No	3	\$500.00	\$1,500.00	
Retaining wall	Sum	1	\$7,500.00	\$7,500.00	
Jetty	Sum	1	\$250,000.00	\$250,000.00	
TOTAL					\$279,975.00
<b>Surfacing</b>					
Includes supply and installation of track					
Crushed aggregate track,( 2.0m width, no edge.)	lin.m	125	\$50.00	\$6,250.00	
Concrete pavement	m <sup>2</sup>	140	\$120.00	\$16,800.00	
Exposed aggregate paving	m <sup>2</sup>	55	\$120.00	\$6,600.00	
Chip seal car park	m <sup>2</sup>	1530	\$30.00	\$45,900.00	
Launching ramp surface upgrade	m <sup>2</sup>	203	\$50.00	\$10,150.00	
Gobi block car park, including concrete beams	m <sup>2</sup>	1085	\$110.00	\$119,350.00	
Bark chip safety surface for playground	m <sup>2</sup>	35	\$50.00	\$1,750.00	
Concrete kerb	lin.m	300	\$40.00	\$12,000.00	
Pedestrian drop kerb	No	2	\$200.00	\$400.00	
Boardwalk	Sum	1	\$5,000.00	\$5,000.00	
TOTAL					\$223,800.00
<b>Planting</b>					
Includes supply and installation of trees and shrubs, including soil conditioner					
Native revegetation - shrub planting (Pb 10)	No	110	\$15.00	\$1,650.00	
Native tree planting (Pb 28)	No	50	\$40.00	\$2,000.00	
TOTAL					\$3,650.00

Includes the supply and installation and topsoil required to establish seed bed.				
Allows for reinstatement along side carparks, tracks, road, paths, lake, playground, courts.				
Grass reinstatement	Sum	1	\$3,000.00	\$3,000.00
TOTAL				\$3,000.00
TOTAL				
10% contingency				
TOTAL ex GST				
				\$612,925.00
				\$61,292.50
				\$674,217.50





**CONCEPT STATEMENT**

- Maintain existing character of Willow Place through maintenance of willows, replacing weed species and maintaining open viewshafts to lake
- Marker posts and signage clearly identifying walkway
- Develop picnic space on terraced lawn area below road
- Public jetty adjacent to fishing hole - no boat access
- Develop William Rees Reserve incorporating path, lookout, seating and additional planting
- Develop path connection to Peninsula Road

**TREE MANAGEMENT**

Short term measures

- Arboriculturist to review trees in suspect health condition.
- Form prune selected willows.
- Removal of selected cracked willow

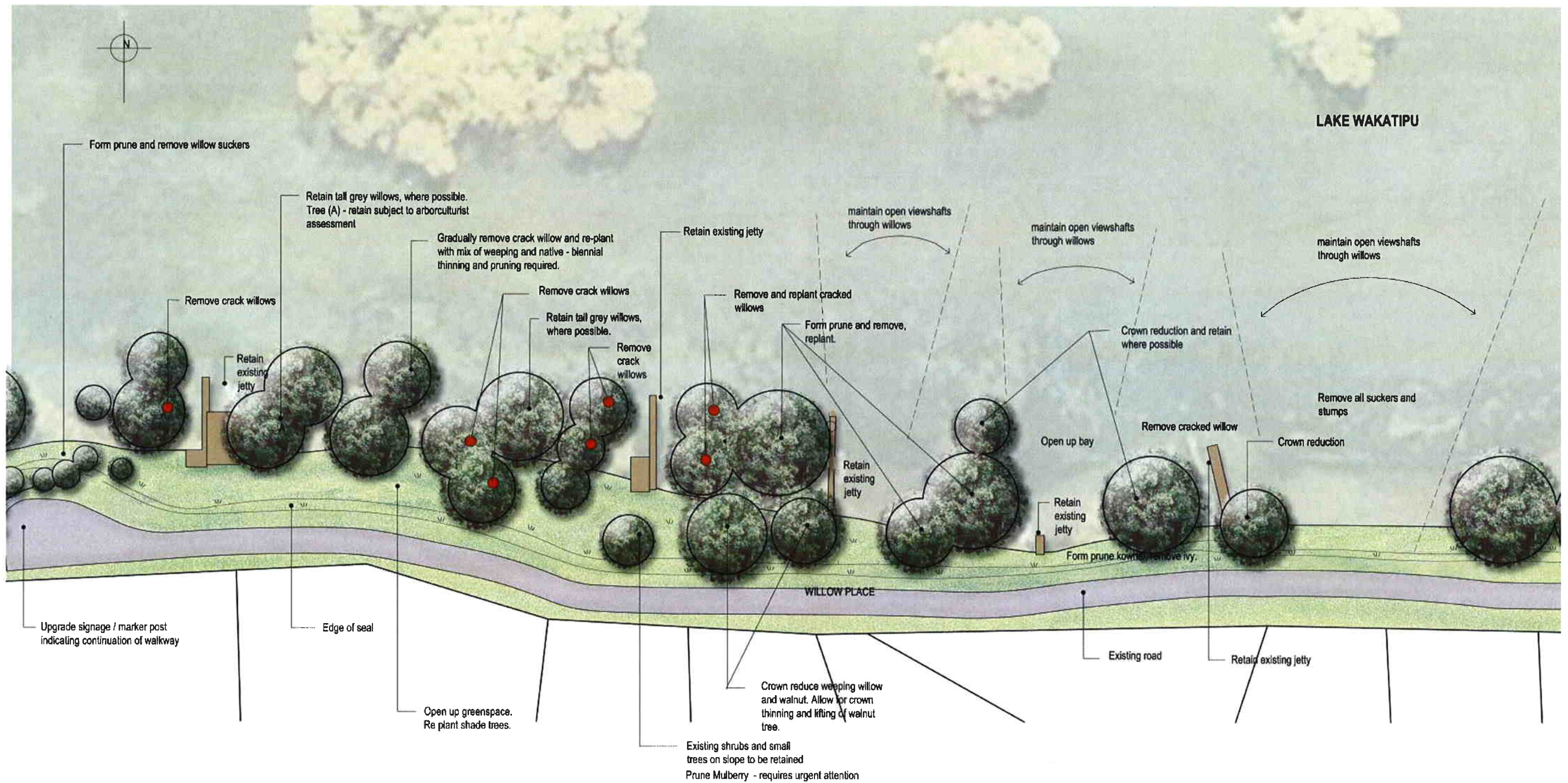
Long term measures

- Tree planting of suitable species, where possible/appropriate replant weeping willows, shade, native trees
- Undertake to have a maintenance/management plan to keep trees in check.

**KEY**

- Tree to be removed





**CONCEPT STATEMENT**

- Maintain existing character of Willow Place through maintenance of willows, replacing weed species and maintaining open viewshafts to lake
- Bridge existing gap in peninsula walkway - establish informal benched grass track through foreshore reserve
- Marker posts and signage clearly identifying walkway.

**TREE MANAGEMENT**

Short term measures

- Arboriculturist to review trees in suspect health condition.
- Form prune selected willows, mulberry.
- Removal of selected crack willow

Long term measures

- Tree planting of suitable species, where possible/appropriate replant weeping willows, shade, native trees
- Undertake to have a maintenance/management plan to keep trees in check.

**KEY**

- Tree to be removed



Willow Place					
COST ESTIMATE					Jul-06
Assumptions:					
Please note: This cost estimate may vary with tendered prices.					
This cost estimate is based on the landscape concept plan dated July 2006, it is not a detailed estimate.					
This cost estimate is not based on a survey. Measurements are based on a scaled aerial photograph.					
Element	Unit	Quantity	Rate	Total	Sub total
<b>Downtakings/Excavation Work</b>					
Pruning/ maintenance of existing trees	Sum		\$1,000.00	\$1,000.00	
Tree removal	Sum	8	\$200.00	\$1,600.00	
TOTAL					\$2,600.00
<b>Site Furniture</b>					
Walkway/lookout seating	No	2	\$2,500.00	\$5,000.00	
Litter bins	No	2	\$1,500.00	\$3,000.00	
Picnic platforms	No	4	\$2,500.00	\$10,000.00	
Track marker/sign pole (Not located on plan)	No	2	\$2,000.00	\$4,000.00	
Reconstruct timber retaining wall	Sum	1	\$10,000.00	\$10,000.00	
Fishing platform	Sum	1	\$15,000.00	\$15,000.00	
TOTAL					\$47,000.00
<b>Surfacing</b>					
Crushed aggregate track( 2.0m width no edge ) William Rees Reserve	lin m	467	\$50.00	\$23,350.00	
TOTAL					\$23,350.00
<b>Planting</b>					
Includes the supply and installation					
Lakeside tree planting (Pb 95)	No	16	\$180.00	\$2,880.00	
Lakeside shrub planting (Pb 10)	m <sup>2</sup>	41	\$15.00	\$615.00	
William Rees Reserve revegetation @ 1.0m centres	m <sup>2</sup>	7988	\$3.00	\$23,964.00	
TOTAL					\$27,459.00
<b>Grass areas</b>					
Includes the supply, installation and top soil required to establish seed bed.					
Allows for reinstatement along edges of picnic platforms and jetty.					
Grass reinstatement	m <sup>2</sup>	253	\$5.00	\$1,265.00	
TOTAL					\$1,265.00
TOTAL				\$101,674.00	
10% contingency				\$10,167.40	
TOTAL ex GST				\$111,841.40	