

# QUEENSTOWN GARDENS DEVELOPMENT PLAN



**APRIL 2018**

PREPARED FOR QUEENSTOWN LAKES DISTRICT COUNCIL

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An aerial photograph of the Queenstown Gardens development. The image shows a large body of water at the top, a sandy beach, and a dense forest of trees. In the center, there are several tennis courts and a building. To the right, there is a residential area with houses and streets. The text of the table of contents is overlaid on the left side of the image.

**01 INTRODUCTION**

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# 01 INTRODUCTION



## A development plan for the crown jewel of Queenstown.

**“The Queenstown Gardens are sited on a small peninsular on the shoreline of Lake Wakatipu. It is considered one of the finest locations imaginable for a public garden.”**

*Queenstown Gardens Reserves Management Plan 2011*

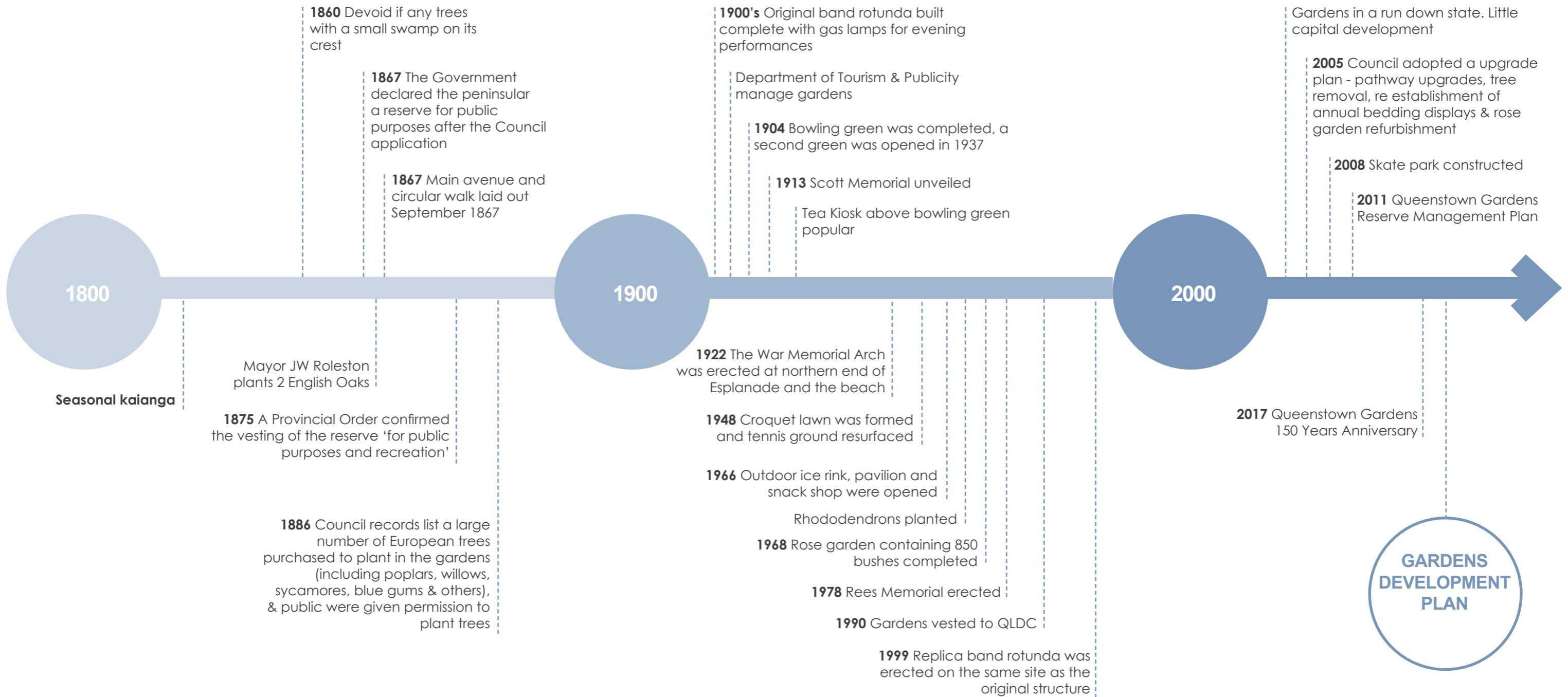
### Quick Statistics:

- Total Area - 14.75ha
- 7 Scheduled trees
- January 1867 declared a reserve for public purposes - 150 years old 2017
- 100,000 visits every month and increasing

### Strategic Objectives:

- Create a development plan to manage growth
- Outline a costed staged capital investment
- Increase accessibility
- Manage conflicts with different uses
- Preserve heritage
- Rationalise layout & facilities

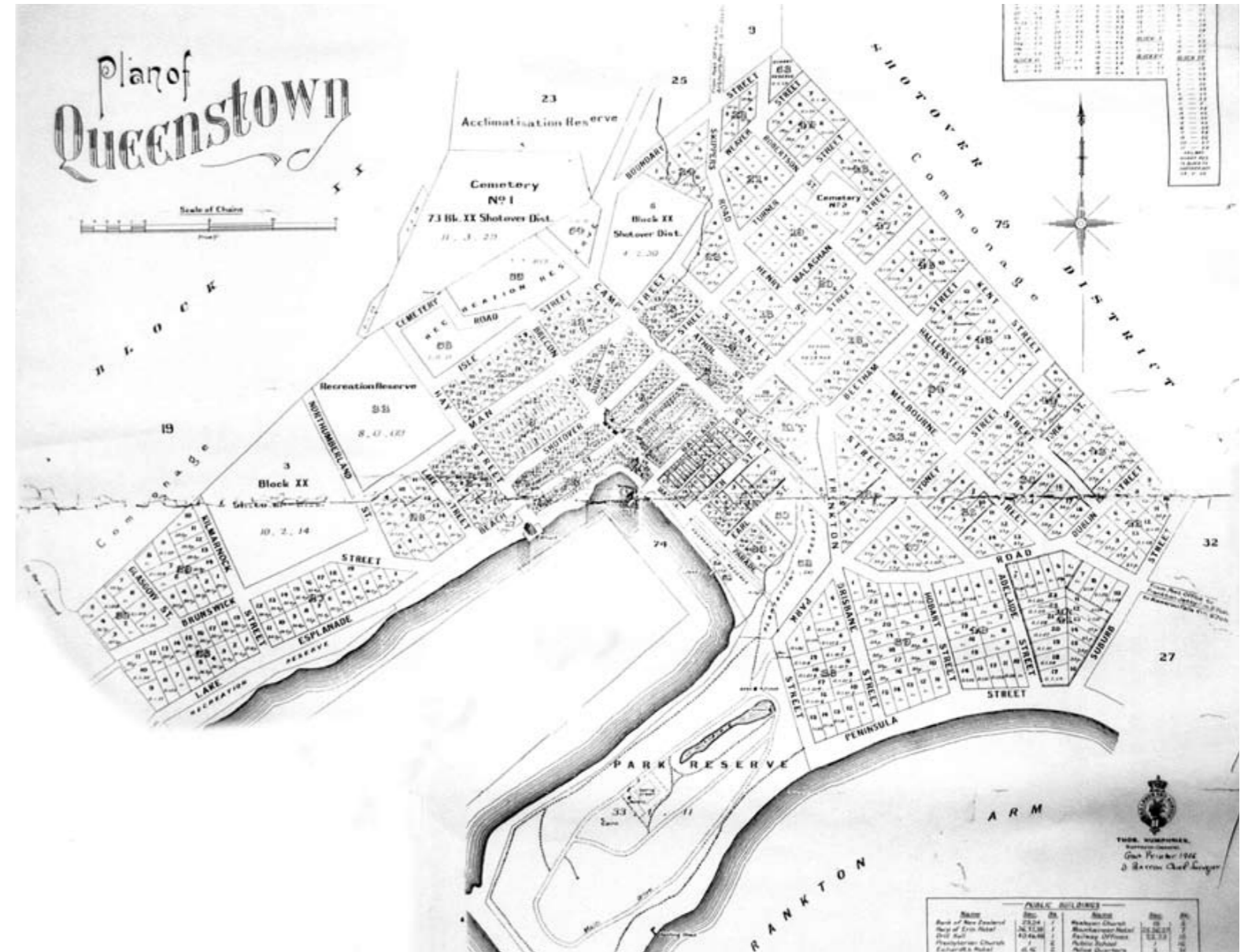
# 02 CONTEXT HISTORY TIMELINE



# 02 CONTEXT HISTORY

## The Queenstown Gardens are integral to the history of Queenstown.

Having been established in 1887 by members of the town's first Borough Council. It is considered one of the finest locations imaginable for a public garden. Due to the proximity to the busy commercial centre of Queenstown, the Gardens have become a focal point for locals and visitors who value the opportunity to relax in peaceful surroundings and enjoy the magnificent lake and mountain views.



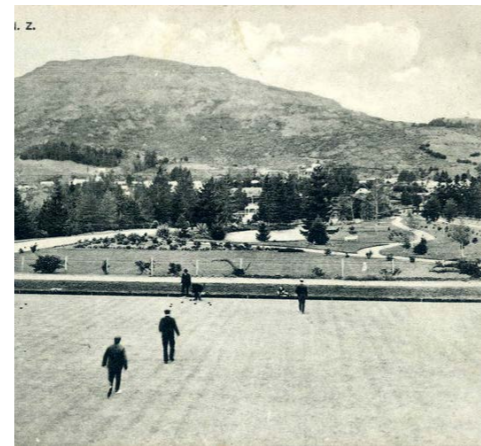
Early Title Map of Queenstown (Source: Lakes District Museum)



Robert Scott Memorial (1917)



Wooden Footbridge (1930)



Bowling Green



Band Rotunda



Entry Gate



Band Rotunda (1914)

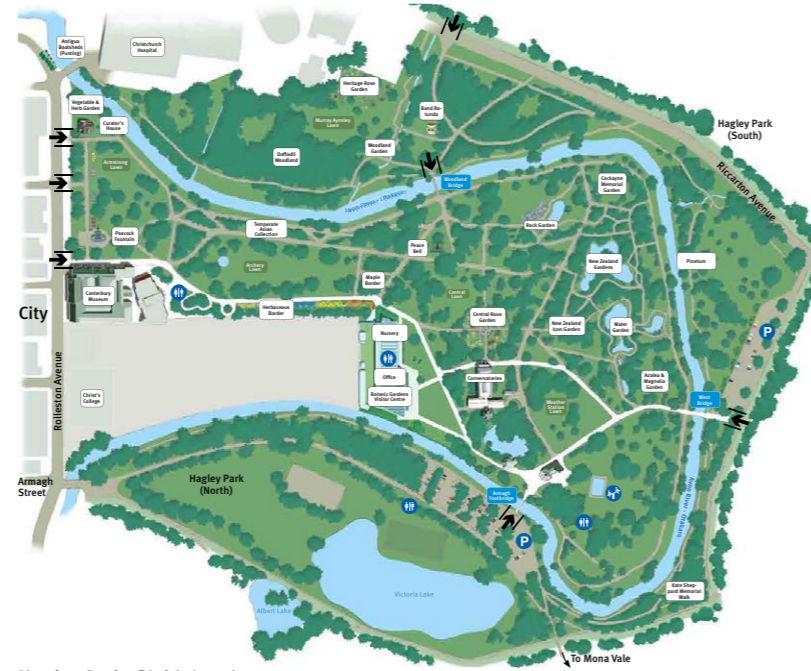
# 02 CONTEXT BENCHMARKS

## BOTANICAL GARDENS (NEW ZEALAND)

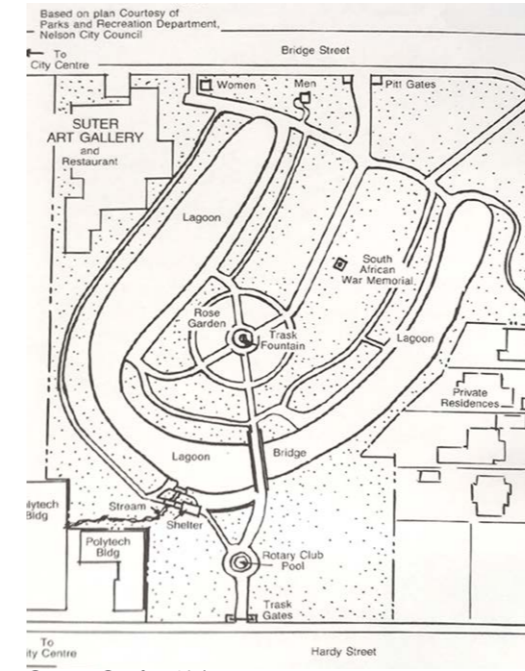
Associated with a national family of urban parks

### Common Elements:

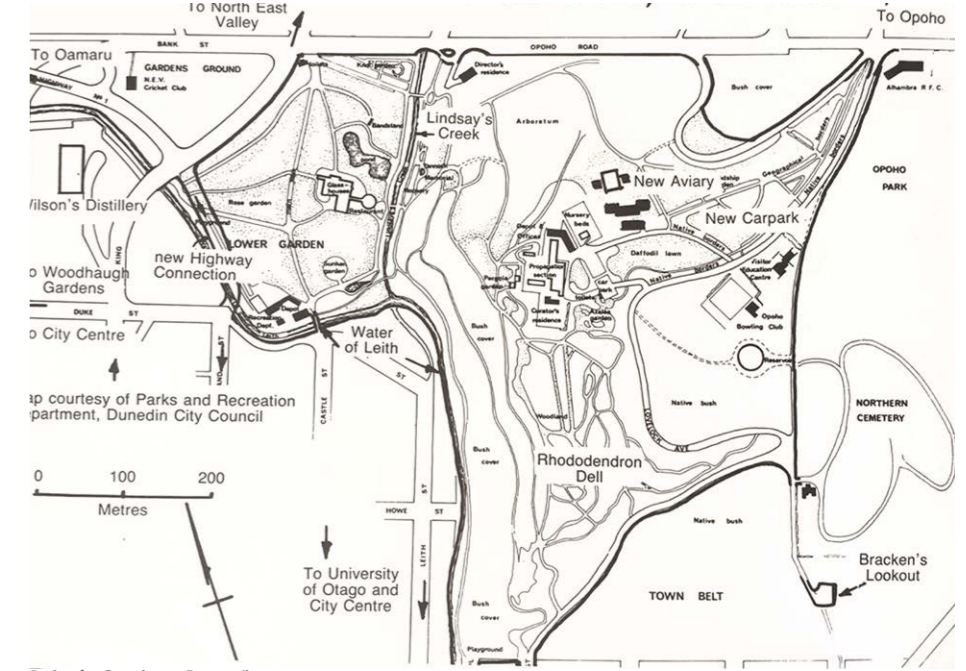
- Entry gates
- Formal rose gardens and flower bed displays
- Feature gardens (i.e. Rhododendron's, Orchids, Daffodil lawns, fragrant gardens, fernery, woodland gardens, herbaceous borders, winter gardens)
- Trellis arbors and pergolas
- Band Rotunda's
- Specimen tree collections
- Constructed ponds and fountains including mirror ponds
- Bowling and Croquet lawns
- Memorials and monuments
- Infrastructure (i.e. toilets, maintenance depot and nursery area)



Hagley Park, Christchurch



Queens Garden, Nelson



Botanic Gardens, Dunedin

## PUBLIC GARDENS (INTERNATIONAL)

Renewed interest in large botanic gardens / 95 Iconic destinations

### Common Elements:

- Walking & cycling promenades
- Both destinations and landmarks
- Open grass areas for passive recreation
- Seasonal plantings
- Tree framework
- Public amenities (toilets, food, shade, water etc)
- Variety of spaces & activities
- Multiple path networks and connections
- Engaging sensory environment



Education - Longwood Botanical Gardens, Pennsylvania



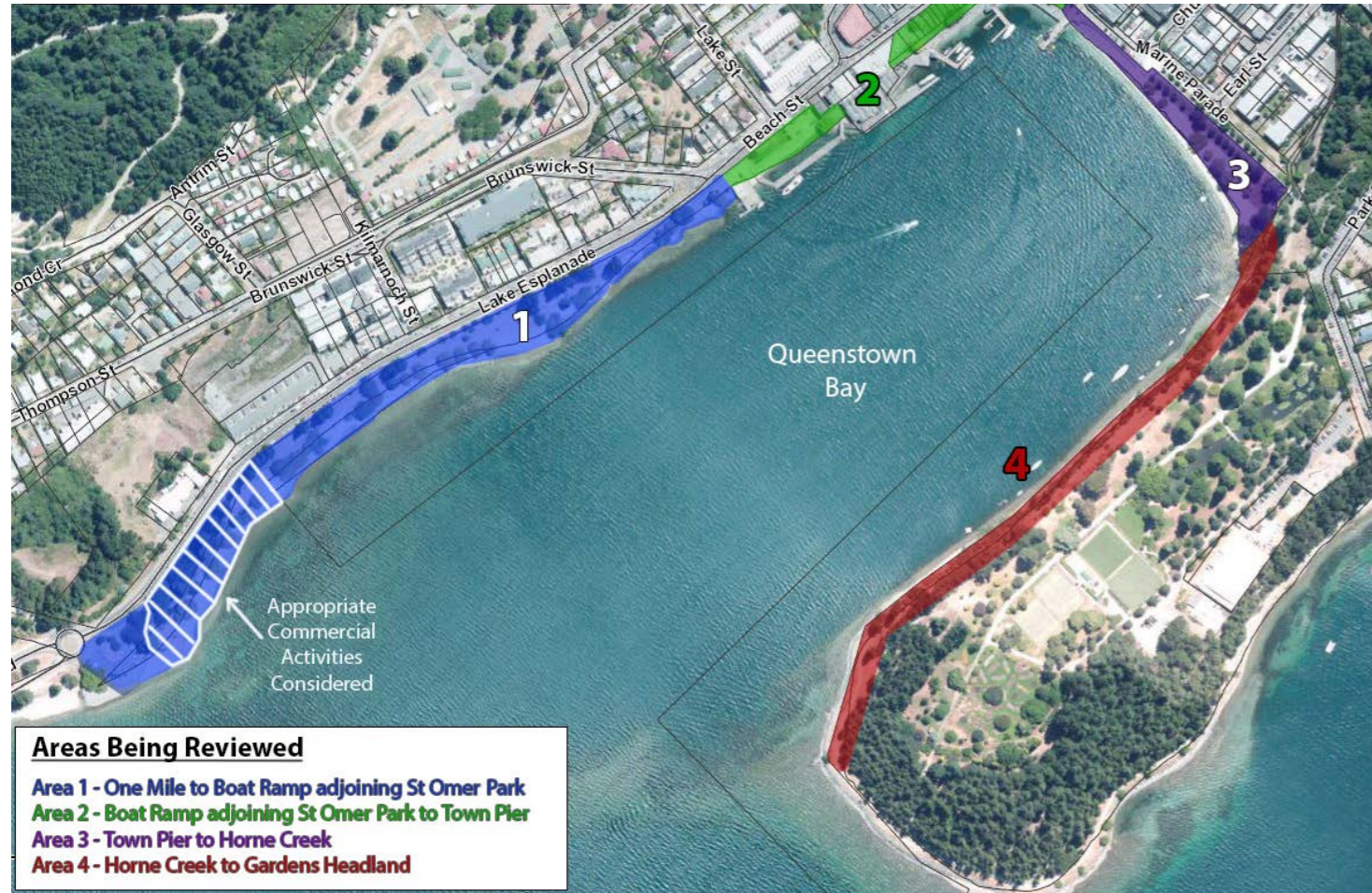
Seasonal exhibits - Gardens by the Bay, Singapore



Events - Gardens by the Bay, Singapore

# 02 CONTEXT MANAGEMENT PLANS

## QUEENSTOWN BAY FORESHORE RESERVES MANAGEMENT PLAN 2016



This Management Plan seeks to provide appropriate objectives and policies to strike a balance between preserving the area for future recreation use by residents and visitors and allowing a low level of innovative commercial activity that is characteristic of the Queenstown environment. The vision for Queenstown Bay Foreshore Reserves Management Plan is to manage and maintain the Queenstown Bay Foreshore Reserves to:

- Encourage their use for recreation,
- Enhance amenity values of foreshore park areas.
- Preserve the natural character of the transition between the reserve areas and the lake.
- Advocate that surrounding activities and land use do not adversely affect the amenity and values of the reserves or the lake.

### Zone 4: Horne Creek to head of Queenstown Gardens

Primary Objectives:

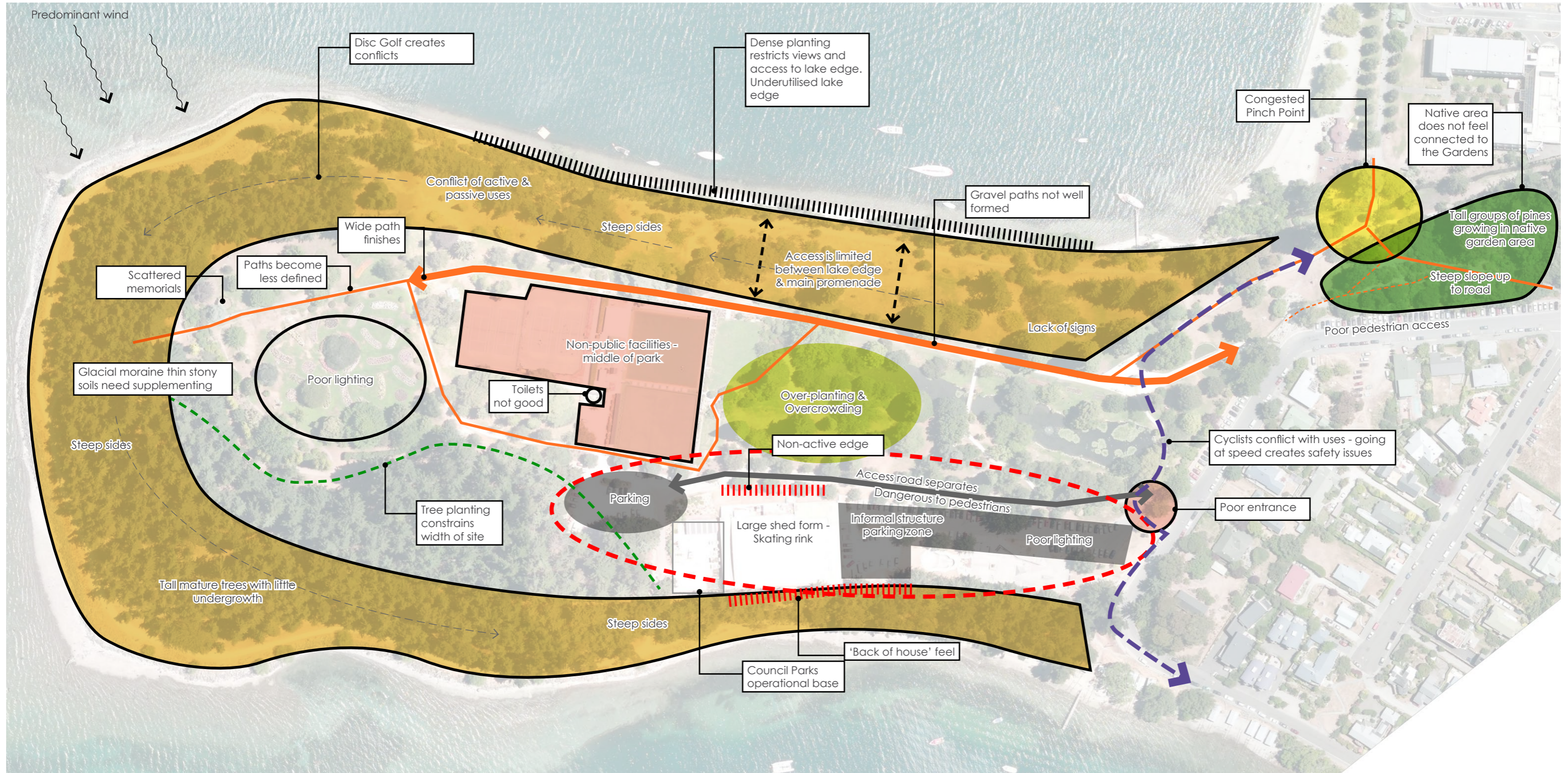
- promote use of area for passive recreation
- enhance the ecological values of the area
- phase out inappropriate planting species / ecological restoration

## QUEENSTOWN GARDENS RESERVE MANAGEMENT PLAN 2011



- The management plan was prepared to enable the Council to establish the desired mix of uses for the Queenstown Gardens and set in place policy to guide future day to day management of the Gardens.
- Focus on management policies and general maintenance/up-keep of Gardens
- The management plan is not a development plan
- Classified as a recreation reserve
- Can be reviewed every 5 years
- Valued as a tranquil garden adjacent to a busier town centre
- Facilitate use for active & passive recreation, and events that do not compromise the use
- Provide a diverse range of recreation, education & leisure activities

# 03 SITE ANALYSIS CONSTRAINTS

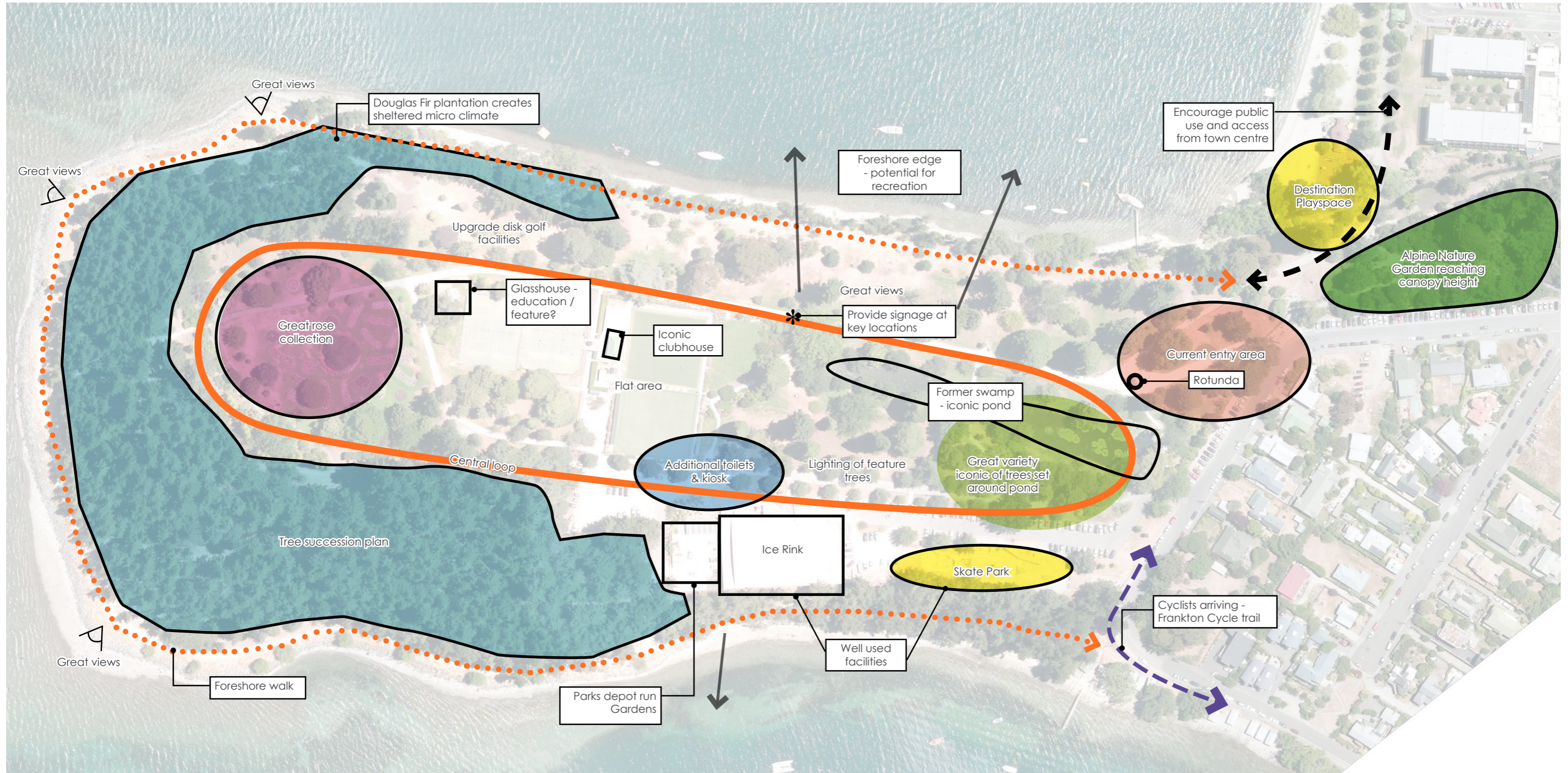


## KEY ISSUES:

- Lack of planning
- Discontinuous pedestrian access
- Poor layout of planting
- Parking and non-public facilities
- Separate areas
- Conflict with different users



# 03 SITE ANALYSIS OPPORTUNITIES

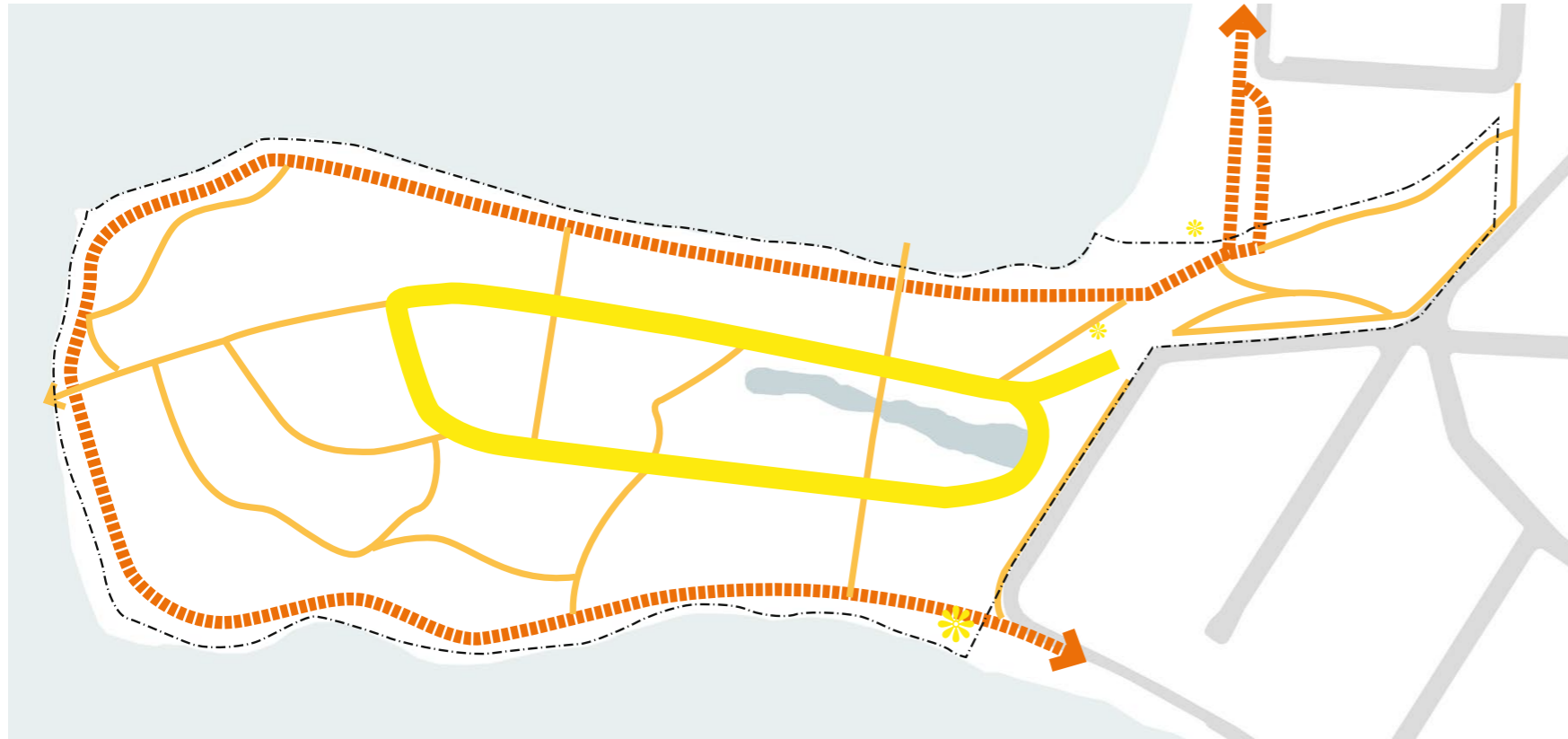


## KEY POSITIVES:

- Long foreshore edge
- Established tree shelter
- Central flat area
- Strong links to town centre
- Quiet green environment

# 04 DESIGN PRINCIPLES

## IMPROVING CONNECTIVITY WITH THE TOWN CENTRE AND SURROUNDS, AND CIRCULATION WITHIN THE GARDENS



### BIG MOVES

- Re-create a series of looped pathways
- Connect network of paths across peninsular
- Additional crossings of Horne Creek
- Separate cycleway along Park St
- Wide well formed aggregate paths



# 04 DESIGN PRINCIPLES

## VARIETY OF ACTIVITIES WITH IMPROVED PUBLIC SAFETY AND WAY FINDING



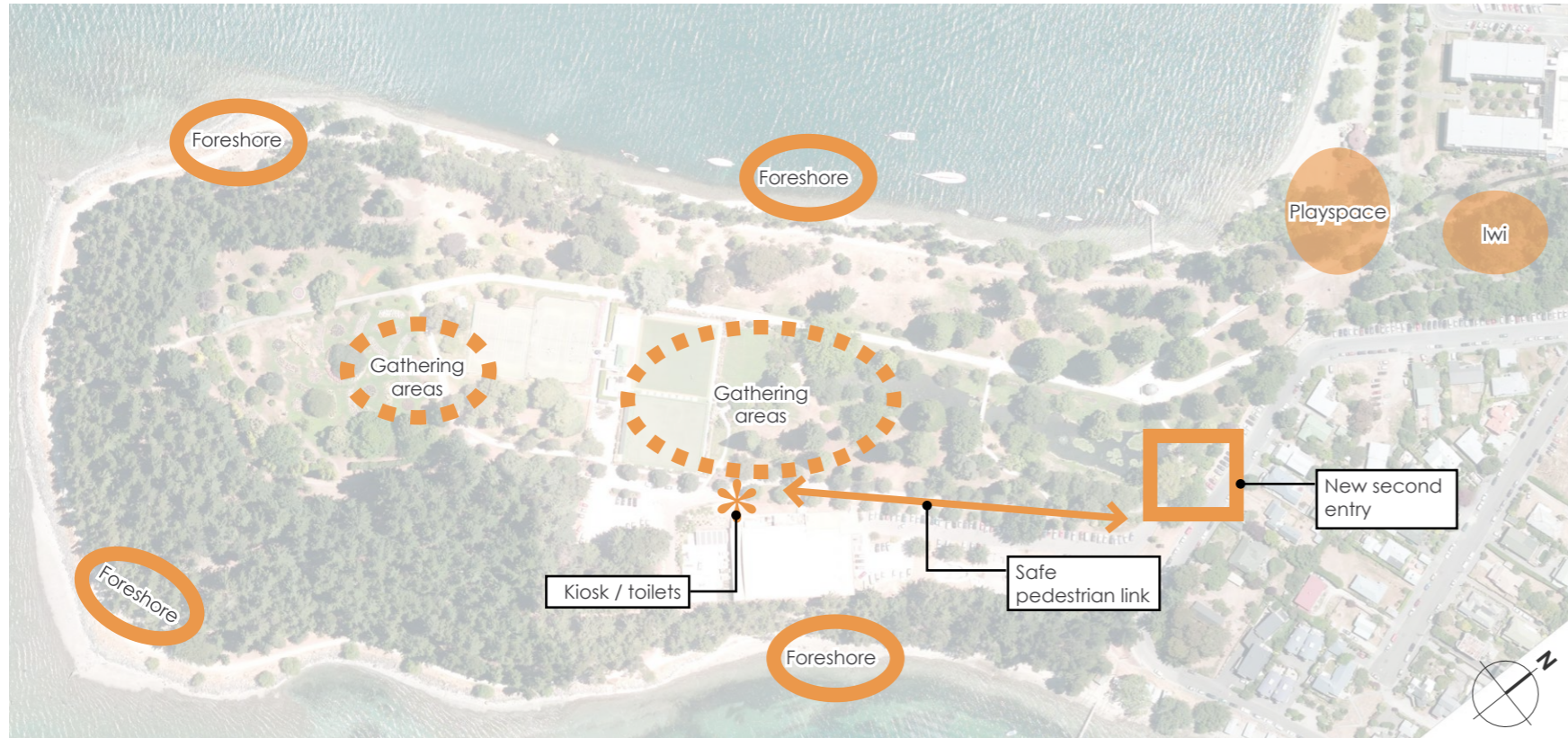
### BIG MOVES

- Comprehensive lighting plan implemented
- Re align access road
- System of directional signage
- Legible zones



# 04 DESIGN PRINCIPLES

**EFFICIENT USE FOR ALL USERS -  
ACCOMMODATE A VARIETY OF ACTIVITIES, FACILITIES AND EVENTS  
THAT CATER FOR AND ARE COMPATIBLE WITH THE PARKS PASSIVE  
AND RECREATION USE TOGETHER WITH ITS COMMUNITY FOCUS AS A  
PREMIER PARK**



## BIG MOVES

- Destination playground
- Enhance native garden with Iwi
- Engage with foreshore
- Add kiosk / toilet and info centre



# 04 DESIGN PRINCIPLES

## ENHANCING THE ECOLOGY: PLANNING FOR NEW VEGETATION AND TREE SUCCESSION



### BIG MOVES

- Create succession plan for trees
- Maintain woodland shelter belt
- Structure planting framework
- Series of theme gardens & areas



# 04 DESIGN PRINCIPLES

RECOGNISING THE UNIQUE HERITAGE AND SUPPORTING EXISTING FEATURES AND USES – INCLUDING EDUCATION, ACCESS AND LEASES



## BIG MOVES

- Interpretive signage
- Educational facility
- Supporting existing leases
- Protect heritage structures



# 05 DRAFT DEVELOPMENT PLAN EXISTING SITE



- 01 Douglas Fir plantation (Woodland)
- 02 Lakeside Pathway
- 03 Disc golf area
- 04 Existing memorials

- 05 Rose Gardens
- 06 Greenhouse
- 07 Tennis Courts
- 08 Bowling & Tennis Clubrooms
- 09 Public Toilets

- 10 Leased Car park
- 11 Bowling Greens
- 12 Public Car park (35 spaces)
- 13 Croquet Lawn
- 14 Gardens Maintenance Depot

- 15 Ice Arena
- 16 Feature Ponds
- 17 Feature Pond Bridge
- 18 Rees Memorial
- 19 Annual Bedding Display

- 20 Skate Park
- 21 Public Car Park (67 spaces)
- 22 Boat Sheds
- 23 Band Rotunda & Plaza
- 24 Car Park Entrance

- 25 Pedestrian Entrance & Gate
- 26 Main Entrance via Bridge from Marine Parade
- 27 Native Planting Area

# 05 DRAFT DEVELOPMENT PLAN PLAN



## KEY MOVES

- Start of removal of selected existing trees & tree succession
- Memorial arbor
- Pedestrianisation of exiting central access lane
- New iSite / Public Toilets / Plaza
- Service lane / access to bowls & overflow parking
- New seating and steps down to lakeside pathway

- New display gardens - eastern side of pond
- Upgraded playspace - under way
- Cycle link
- Relocation of car park entrance
- New entry arch and entry feature
- Removal of tall Douglas Fir between Novotel & Park St, with native planting & lwi installation

- 01 Woodland (Start of Successional Planting to remove Douglas Fir)
- 02 Native Succession Planting & Gardens
- 03 Lakeside Pathway - mainly existing with some upgrades to western sections
- 04 Existing Lookout Points
- 05 Possible location for sound shell

- 06 Existing Memorials & New Memorial Arbor
- 07 Existing Rose Gardens
- 08 Tennis Courts
- 09 Bowls & Overflow Parking
- 10 Bowling & Tennis Clubrooms
- 11 Bowling Greens

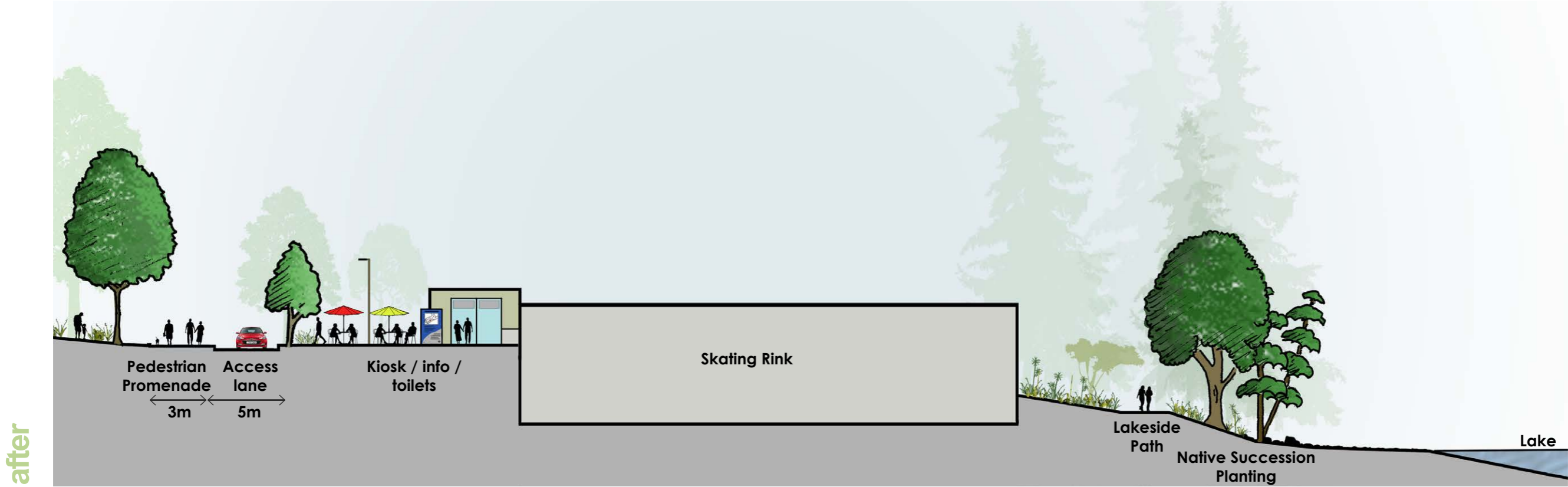
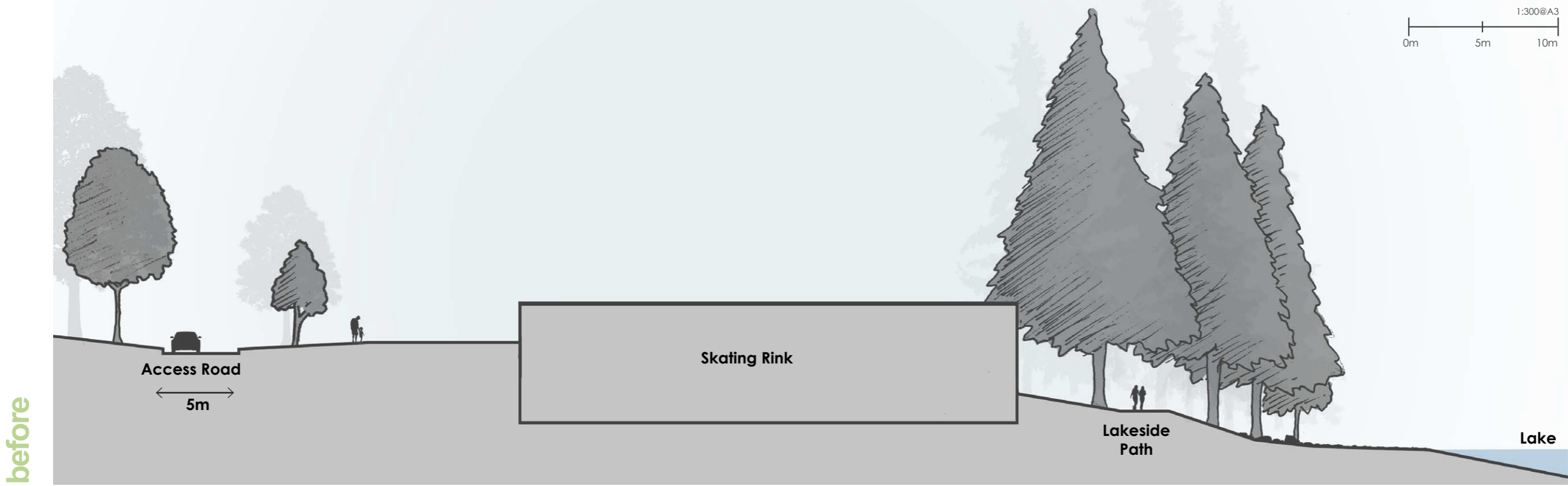
- 12 Gardens Maintenance Depot
- 13 Ice Arena
- 14 Info / Kiosk, Plaza Space & Seating
- 15 New public toilets
- 16 Display Gardens
- 17 New Steps / Access

- 18 Feature Ponds & Bridge
- 19 Rees Memorial
- 20 Annual Bedding Displays
- 21 Band Rotunda
- 22 Pedestrian Entrance & Gate
- 23 Main Entrance via Bridge from Marine Parade
- 24 Upgraded / New Playground

- 25 New Pedestrian Entry Arch
- 26 Public Car Park (67 spaces)
- 27 Skate Park
- 28 Boat Sheds
- 29 Removal of large Douglas Fir
- 30 Native Planting & lwi Installation



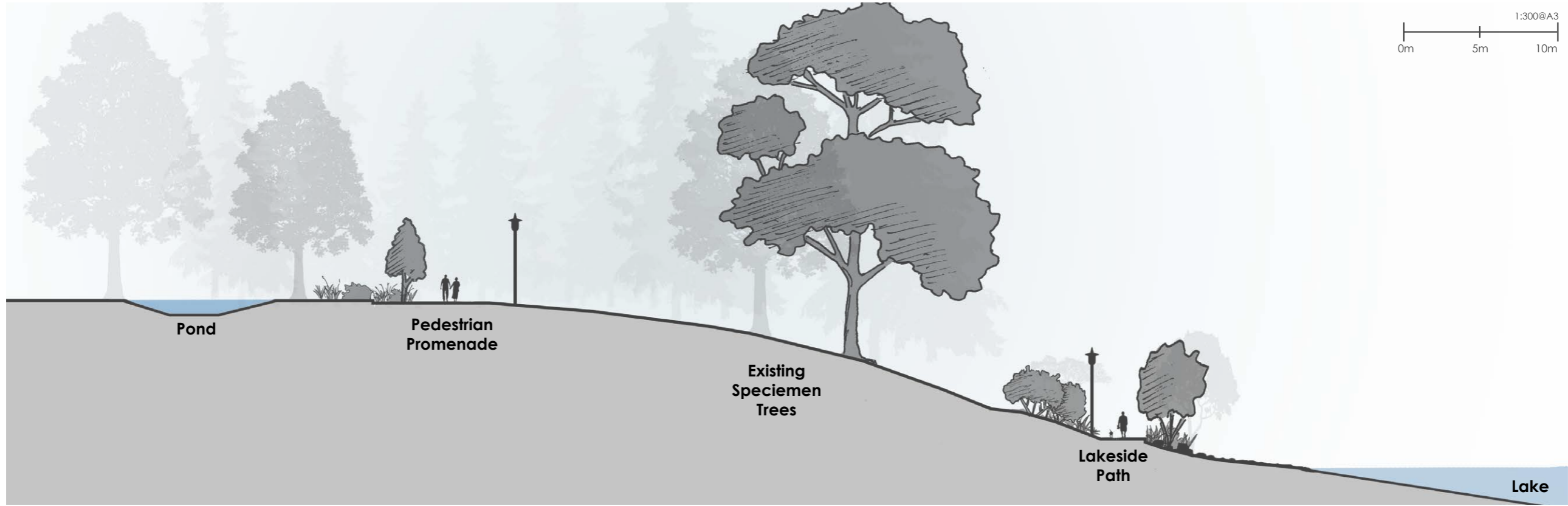
# 05 DRAFT DEVELOPMENT PLAN CROSS SECTION A



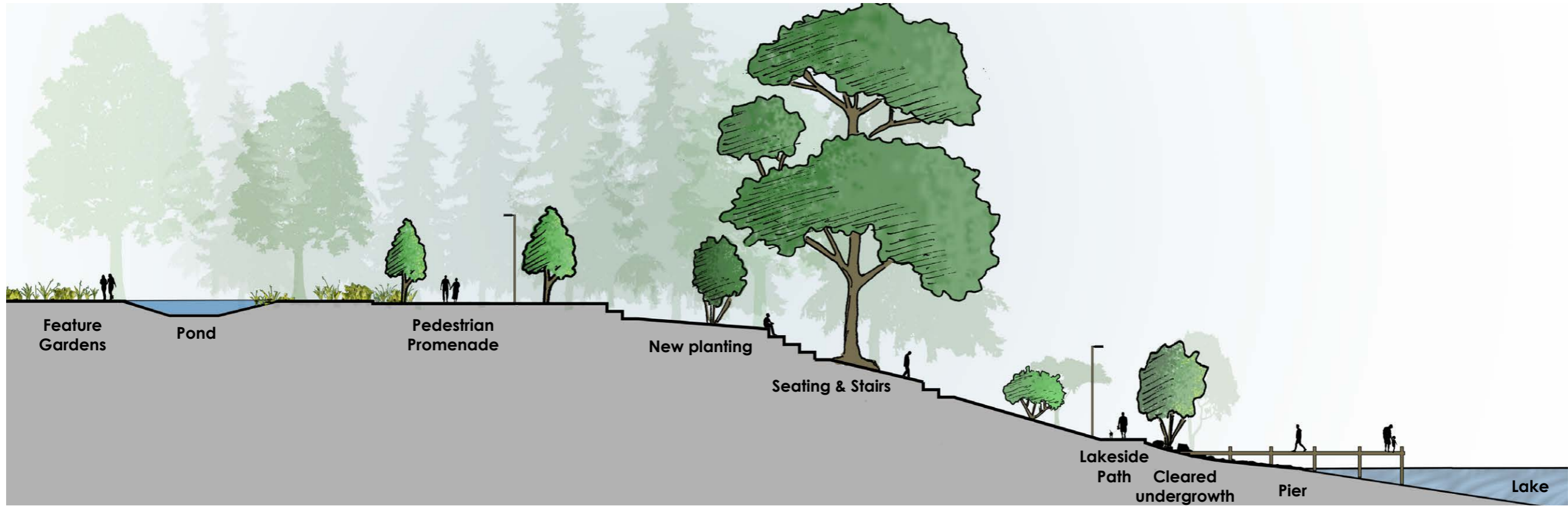
# 05 DRAFT DEVELOPMENT PLAN CROSS SECTION B



before



after



05  
DRAFT DEVELOPMENT PLAN  
PERSPECTIVE 1 - Overall View



05  
DRAFT DEVELOPMENT PLAN  
PERSPECTIVE 2 - Second Entrance



05  
DRAFT DEVELOPMENT PLAN  
PERSPECTIVE 3 - Rose Arbor

