QUEENSTOWN GARDENS
DEVELOPMENT PLAN

APRIL 2018

PREPARED FOR QUEENSTOWN LAKES DISTRICT COUNCIL
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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
 CONTEXT

HISTORY TIMELINE

1860 Devoid if any trees with a small swamp on its crest
1867 The Government declared the peninsular a reserve for public purposes after the Council application
1867 Main avenue and circular walk laid out September 1867
1867 Seasonal kaianga

1875 A Provincial Order confirmed the vesting of the reserve ‘for public purposes and recreation’
1886 Council records list a large number of European trees purchased to plant in the gardens (including poplars, willows, sycamores, blue gums & others), & public were given permission to plant trees
1890’s Original band rotunda built complete with gas lamps for evening performances
1900’s Department of Tourism & Publicity manage gardens
1904 Bowling green was completed, a second green was opened in 1937
1913 Scott Memorial unveiled
1913 Tea Kiosk above bowling green popular
1922 The War Memorial Arch was erected at northern end of Esplanade and the beach
1948 Croquet lawn was formed and tennis ground resurfaced
1966 Outdoor ice rink, pavilion and snack shop were opened
1968 Rose garden containing 850 bushes completed
1978 Rees Memorial erected
1990 Gardens vested to QLDC
1999 Replica band rotunda was erected on the same site as the original structure
2005 Council adopted a upgrade plan - pathway upgrades, tree removal, re establishment of annual bedding displays & rose garden refurbishment
2008 Skate park constructed
2011 Queenstown Gardens Reserve Management Plan
2017 Queenstown Gardens 150 Years Anniversary
2021 Queenstown Gardens Development Plan

Gardens in a run down state. Little capital development
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.
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)

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
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 ecological values of the area
- Phase out inappropriate planting species
- Ecological restoration

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

SITE ANALYSIS

- 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

- Great views
- Tree succession plan: Douglas Fir plantation creates sheltered micro climate
- Foreshore walk
- Parks depot run Gardens
- Great rose collection
- Upgrade disk golf facilities
- Iconic clubhouse
- Glasshouse - education / feature?
- Foreshore edge - potential for recreation
- Provide signage at key locations
- Great views
- Former swamp - iconic pond
- Great variety of iconic trees set around pond
- Well used facilities
- Ice Rink
- skate Park
- Cyclists arriving - Frankton Cycle Trail
- Encourage public use and access from town centre
- Destinations
- Alpine Nature Garden reaching canopy height
- Cyclists arriving - Hanlton Cycle Trail
- Encourage public use and access from town centre

SITE OPPORTUNITIES
• 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

Douglas Fir plantation (Woodland)
Lakeside Pathway
Disc golf area
Existing memorials
Rose Gardens
Greenhouse
Tennis Courts
Bowling & Tennis Clubrooms
Public Toilets
Leased Car park
Bowling Greens
Public Car park (33 spaces)
Croquet Lawn
Gardens Maintenance Depot
Ice Arena
Feature Ponds
Feature Pond Bridge
Rees Memorial
Annual Bedding Display
Skate Park
Public Car Park (47 spaces)
Boat Sheds
Band Rotunda & Plaza
Car Park Entrance
Pedestrian Entrance & Gate
Main Entrance via Bridge from Marine Parade
Native Planting Area

 QUEENSTOWN GARDENS DEVELOPMENT PLAN
RESET URBAN DESIGN QUEENSTOWN LAKES DISTRICT COUNCIL
KEY MOVES
- Start of removal of selected existing trees & tree succession
- Memorial Arbor
- Pedestrianisation of exiting central access lane
- New Site / 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 & Iwi installation
- Woodland (Start of Successional Planting to remove Douglas Fir)
- Native Succession Planting & Gardens
- Lakeside Pathway - mainly existing with some upgrades to western sections
- Existing Lookout Points
- Possible location for sound shell
- Existing Memorials & New Memorial Arbor
- Existing Rose Gardens
- Tennis Courts
- Bowls & Overflow Parking
- Bowling & Tennis Clubrooms
- Display Gardens
- New Steps / Access
- Gardens Maintenance Depot
- Ice Arena
- Info / Kiosk, Plaza Space & Seating
- New public toilets
- Display Gardens
- New Steps / Access
- New Pedestrian Entry Arch
- Ice Arena
- Bike Park
- Skate Park
- Bicycle Parking
- Removal of large Douglas Fir
- Native Planting & Iwi Installation
- Upgraded / New Playground
- Feature Ponds & Bridge
- Rees Memorial
- Annual Bedding Displays
- Band Rotunda
- Pedestrian Entrance & Gate
- Main Entrance via Bridge from Marine Parade
- New Pedestrian Entry Arch
- Public Car Park (67 spaces)
- State Park
- Boat Sheds
- Removal of large Douglas Fir
- Native Planting & Iwi Installation
- Upgraded / New Playground

Approximate location of Disc Golf

Relocation & widening of car park entrance

Lawn

Pier

Pontoons

LAKE WAKATIPU
05
DRAFT DEVELOPMENT PLAN
CROSS SECTION B

before

Pond
Pedestrian Promenade
Existing Specimen Trees
Lakeside Path
Lake

after

Feature Gardens
Pond
Pedestrian Promenade
New planting
Seating & Stairs
Lakeside Path
Cleared undergrowth
Pier
Lake
05 DRAFT DEVELOPMENT PLAN
PERSPECTIVE 1 - Overall View
PERSPECTIVE 2 - Second Entrance

View from Park Street
DRAFT DEVELOPMENT PLAN
PERSPECTIVE 3 - Rose Arbor