

# WARREN PARK

TĀHUNA (QUEENSTOWN)

## FINALISED DEVELOPMENT PLAN

*Discipline:* Landscape  
*Issue:* Development Plan  
*Date:* 05/06/23  
*Ref:* 5219Q





# CONTEXT PLAN



CONCEPT DEVELOPMENT PLAN  
5219Q / MAY 2023  
SCALE - NTS

## 2 | WARREN PARK





Ben Lomond Sub Zone  
Wāhi Tupuna

**Fryer Street:** Vehicle and pedestrian access from Fryer Street. Predominately used by residents in surrounding area. Road currently under construction with limited parking

**Neighbouring Development (Te Pā Tāhuna - currently under construction)**  
Development may have impacts on shading of site along northern boundary

**SUN PATH**  
Warren Park is located at the base of the gorge, bordered by Ben Lomond to the west and Queenstown Hill to the east. These natural landforms shade the site. Site loses sun early, cold and frosty during the winter months

Business Mixed Use Zone

Approx. 19km to Arrowtown

**Gorge Road:** Arterial route between Queenstown and Arrowtown. Dominated by vehicle movement with pedestrian crossing at northeastern corner of site. Very limited parking. Busy and noisy from vehicles.

**Neighbouring Residential Properties**  
(boundary between properties and site to be defined)

Business Mixed Use Zone

Business Mixed Use Zone

Existing Residential Dwellings

Approx. 750m to Queenstown central

High Density Residential

### LEGEND

- Views to iconic landforms of the area
- Existing pedestrian entry into site from Fryer Street and Gorge Road
- Indicative location of existing mature trees
- Horne Creek
- Site boundary
- Existing commuters through Warren Park
- Proposed active transport path

### ISSUES

- Ponding of water across entire site in winter. Site drainage needs to be addressed,
- Shaded early in winter months, very frosty,
- Intensification from neighbouring lots and future development

### OPPORTUNITIES

- Very flat and open site,
- Sheltered from wind,
- Feels nestled in the landscape,
- Good shade and established character provided by mature trees. Sheltered from winds,
- Good views to surrounding landscape,
- Western side of site is quieter and separated from the business and traffic of Gorge Road,
- Walkers and bikers commute across the park, between residential areas, Queenstown Primary School and Gorge Road. Currently walking straight through grass which is often boggy.

### HORNE CREEK

- Limited ability to enjoy natural feature of Horne Creek, as fence between site and Horne Creek.
- Mature Beech trees and native shrubs lining Horne Creek

- Business Mixed Use
- High Density Residential
- Existing Residential Within Urban Growth Boundary
- Ben Lomond Sub Zone. Wāhi Tupuna

## SITE ANALYSIS



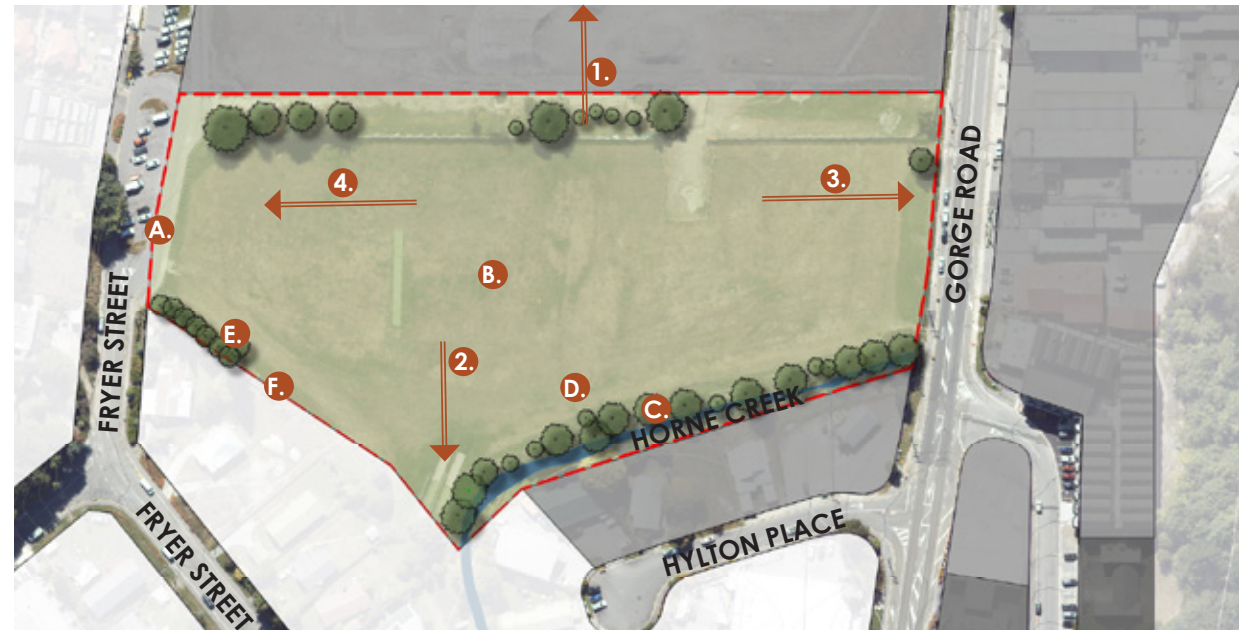
DRAFT DEVELOPMENT PLAN  
5219Q / MAY 2023

## 3 | WARREN PARK





### PHOTO LOCATION PLAN



### SURROUNDING VIEWS



### SITE PHOTOS



North-West corner of the site adjacent to Fryer St:  
• Separated from business & traffic noise on Gorge Road  
• New bollards along Fryer St & Gorge Rd to be incorporated into design



Site Topography:  
• Flat open landform framed by vegetated hill sides, sheltered from the wind



Currently minimal opportunity to enjoy Horne Creek, potential to re-vegetate & improve Horne Creek/ Warren Park interface.



Beech Trees & established native vegetation alongside Horne Creek.



Cluster of mature exotic trees on boundary between residential area & Warren Park



Opportunity to provide a vegetated buffer between residential dwellings along the southern boundary & Warren Park

## SITE PHOTOS



CONCEPT DEVELOPMENT PLAN  
5219Q / JUNE 2023  
SCALE - NTS

## 4 | WARREN PARK





## WHANAUKATAKA

Community and Whānau connections and relationships

- 'Provide spaces and opportunities to build and emphasise community identify'.<sup>1</sup>
- Manaakitaka (hospitality, generosity of spirit, respectfulness) 'Spaces and design elements that are welcoming, inclusive, comfortable, safe and secure for all'.<sup>1</sup>
- Outdoor amenity and gathering space for nearby residence and the wider community, which is accessible to all ages and abilities.
- Space for small community events - e.g. markets and bands
- Open space and area for Saturday morning sports.
- Picnic and BBQ areas,
- Locating facilities such as toilets and water fountains.
- Providing areas for fitness equipment.
- Creating a sense of place and connectedness for the community.
- Consideration of all users to the park including, nearby residents, workers on lunch break, wider community etc.

## ARA

Entries, pathways, interface to neighbouring properties

- Providing 'gateway' entrances into the park.
- Improving the existing interface between adjacent roads and private properties to the south.
- Connecting to the future Te Pākaiahi in Te Pā Tāhuna to the north of the site.
- Connectivity in, out and throughout the site. Consideration of all weather paths and access as area prone to flooding.
- Enhancing existing entry points into Warren Park.
- Parking along Fryer Street boundary.
- Potential future pedestrian connection from Ben Lomond reserve to Warren Park and Te Pā Tāhuna

## WHAKAPAPA

Engagement with Mana Wheuna

- Whakapapa 'can reference human genealogical connections as well as the inter-relatedness between humans and ecosystems. Opportunities to uncover, reference and share the whakapapa of place, to enhance a collective sense of place and community identify'.<sup>1</sup>
- Ahi kā roa (long burning fires of occupation) 'The first fires of occupation were lit on the shores of Whakatipu Waimāori (Lake Whakatipu) by Rākaihautū of the Uruao waka, over 800 years ago. These Mana Whenua fires have not been as clearly visible on the landscape in Tāhuna since settlement'.<sup>1</sup>
- Creating a strong cultural and community identity, reflecting the four core values of Mana Whenua, including Mana, Whakapapa, Mauri and Tapu.
- Reflecting Kāi Tahu values in the natural environment and educate other community members about Kāi Tahu values and associations within the landscape.<sup>2</sup>
- Provide a sense of place and identity.
- Naming of 'Warren Park' to be discussed with Aukaha

## TAIAO

Native revegetation around Horne Creek

- Mauri (life principles and vital essence) 'The concept of Mauri should be considered in design elements, particularly as they relate to protection and enhancement of water quality, biodiversity and social well-being'.<sup>1</sup>
- Enhancing the interface and biodiversity along Horne Creek, reintroducing native flora to provide food sources and habitat for native fauna.
- Highlighting Horne Creeks natural ecological and cultural connection between Matakauri wetlands and Queenstown Bay.
- Ka hua o te tau (Seasonality) 'Design that responds to the seasons. An impression of seasonality and uniqueness within each season, creating delight and revelry in the landscape'.<sup>1</sup> The use fruiting trees such as Apples, Pears and Plums and deciduous trees suitable to the area, to provide seasonal colour and interest.
- Consideration of site natural factors including, flooding and shade.





### LEGEND

- Pedestrian entries into Warren Park
- Vehicle access to parking area
- 5m wide traffic-able access. Timber bollards to control vehicle access to community market area only
- 2.5m wide bike and pedestrian path
- Pedestrian movement to activity areas (including community areas, playground, bbq and picnic areas, toilets, halfcourt)
- Visual connection from path to Home Creek. To include information signs etc.
- Gorge Road and Fryer Street
- Proposed active transport path
- Potential bridge access between future neighbouring development and Warren Park

## CIRCULATION PLAN



CONCEPT DEVELOPMENT PLAN  
5219Q / JUNE 2023  
SCALE - 1:1000 AT A3

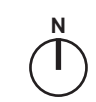
## 6 | WARREN PARK





### LEGEND

-  **Open performance area** on hardstand surface. Community area, for small pop up events, performances, local bands, community markets etc. Amphitheater style seating to north and west.
-  **Overflow area** onto gravel surface with picnic benches.
-  **Open space** for informal community sports and activities
-  **Wide amphitheater terraced seating on grass mound** overlooking community areas and sports field.
-  **Dog area**, size and location indicative only
-  **Rest and gather**, benches, picnic tables, bbq facilities, bike racks, small groups and individuals on lunch break, fruit trees, close to Gorge Road entry
-  **Learn**, focal point on pathway, areas for seating and signage, visual interaction with Horne Creek
-  **BBQ area**, set back from Gorge Road and in proximity to car parking and toilets, to include bbq facilities, rubbish bins, picnic benches
-  **Nature inspired playground**, with water creek, native planting, benches for parents. In proximity to car park and WC and set back from Gorge Road
-  **Outdoor fitness stations** to tie in with 500m loop running track.
-  **Existing cricket pitch** to remain
-  **Full court**
-  **Toilet facilities**
-  **Car parking** (19), accessible parking (2) and bike rack
-  **Entry** points into Warren Park
-  **Rubbish bins and water fountains**







**LEGEND**

- ① **Open performance area** on hardstand surface with gravel overflow area to the east. Community area, for small pop up events, performances, local bands, community markets etc.
- ② **Open space** for informal community sports and activities
- ③ **Wide amphitheater terraced seating on grass mound** overlooking community areas and sports field.
- ④ **Rest and gather**, benches, picnic tables, bbq facilities, bike racks, small groups and individuals on lunch break, fruit trees, close to Gorge Road entry.
- ⑤ **Learn**, focal point on pathway, areas for seating and signage, visual interaction with Home Creek.
- ⑥ **BBQ area**, set back from Gorge Road and in proximity to car parking and toilets, to include bbq facilities, rubbish bins, picnic benches.
- ⑦ **Nature inspired playground**, with water creek, native planting, benches for parents. In proximity to car park and WC and set back from Gorge Road.
- ⑧ **Outdoor fitness stations** and 500m loop running track.
- ⑨ 'Tohu Whenua' Refer Aukaha'
- ⑩ **Toilet facilities**
- ⑪ Car parking (19), accessible parking (2) and bike rack
- ⑫ Full court
- ⑬ Existing cricket pitch to remain
- ⑭ Dog area, size and location indicative only
- ➡ **Entry points** into Warren Park
- **Rubbish bins and water fountains**





**LEGEND**

**Potential Areas of Cultural Integration**

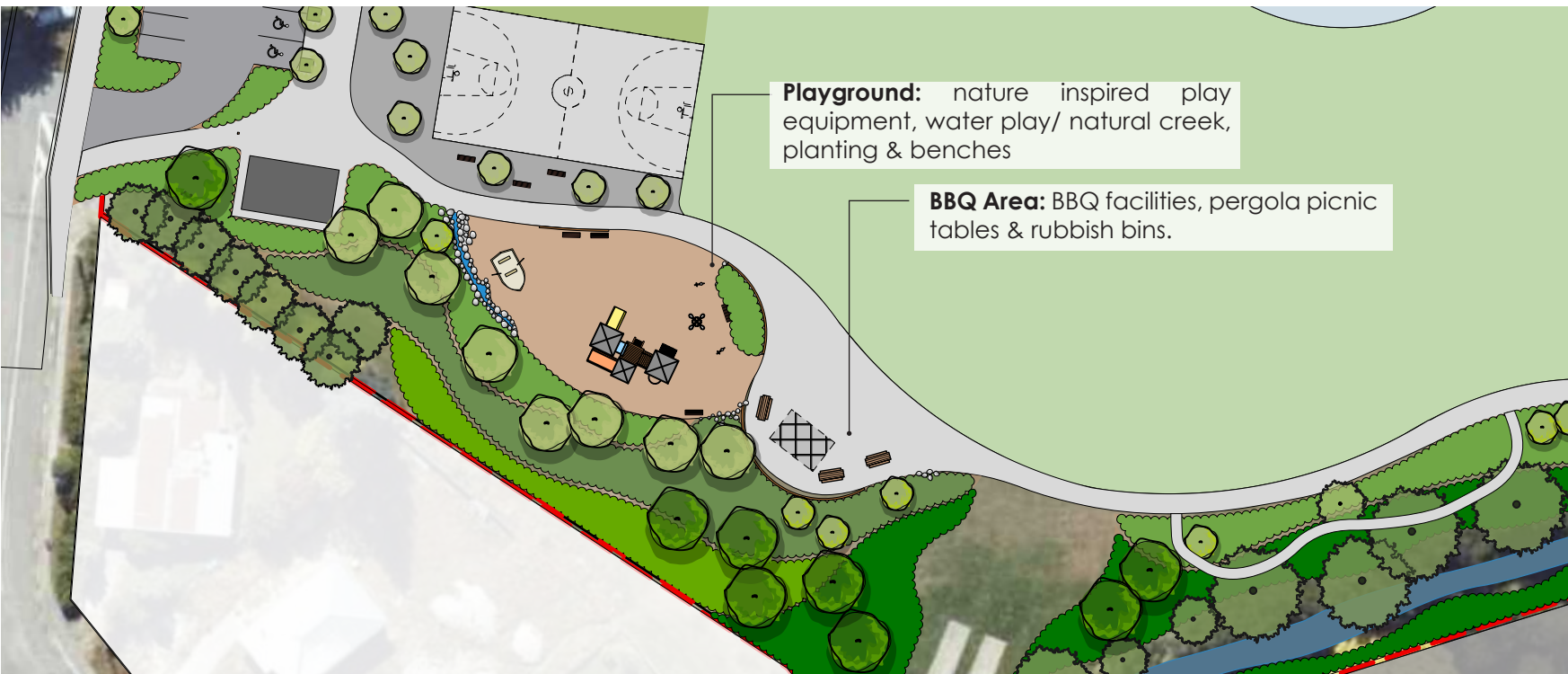
- Main Entrance Gateway (ME.G)
- Main Entrance Procession (ME.P)
- Tohu Whenua + Paving Design (TW)
- Retaining Walls / Amphitheater (RW)
- Play Space (PS)
- Horne Creek Access (HCA)
- Native Planting



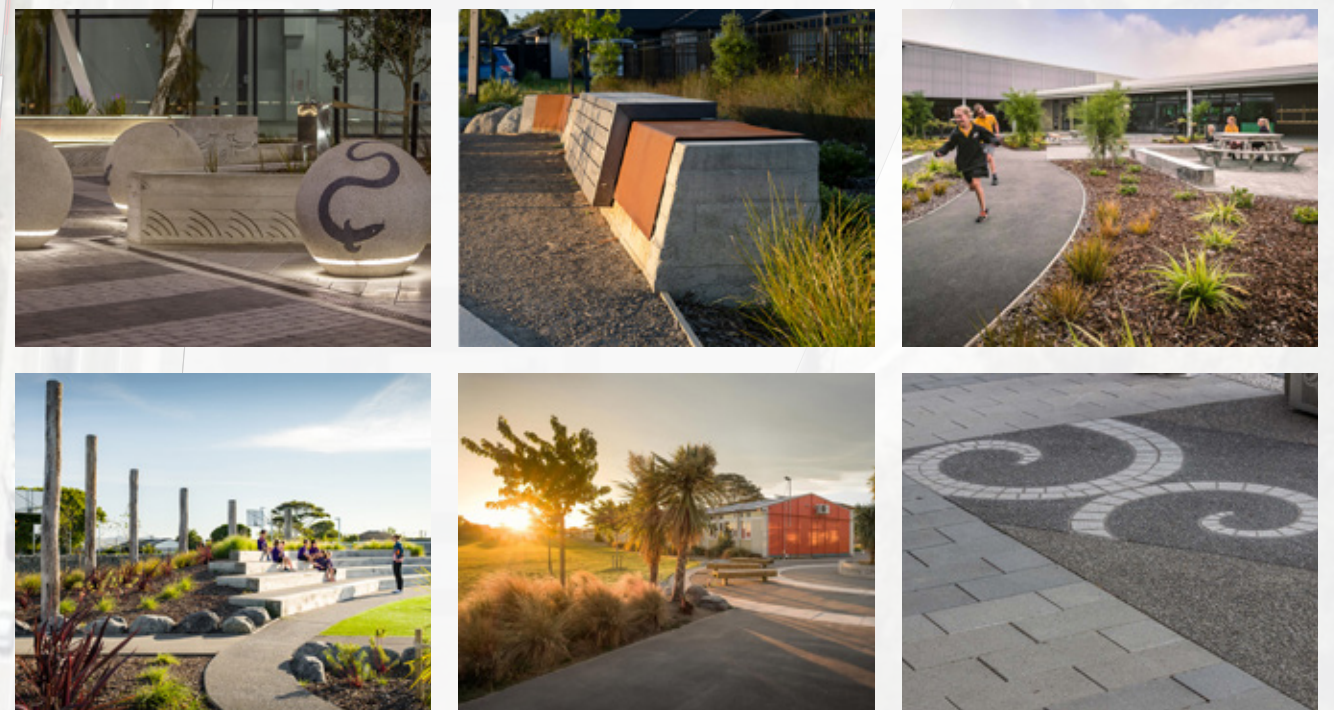
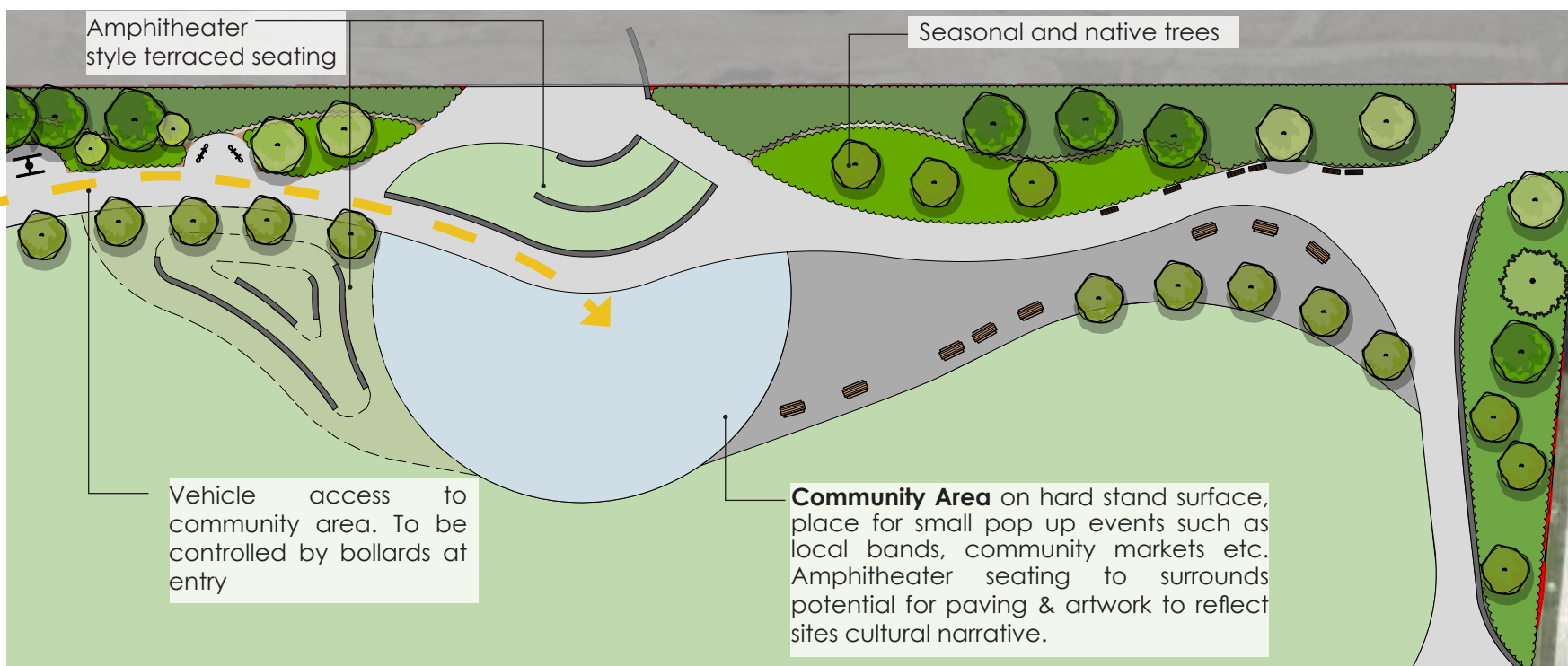




### PLAYGROUND AND BBQ AREA



### COMMUNITY AREA



## COMMUNITY AREAS







NATIVE RESTORATION PLANTING AROUND HORNE CREEK



BOLLARDS TO RESTRICT VEHICLE MOVEMENT



ENGAGEMENT WITH AUKAHA TO INCORPORATE ART INTO SEATING SPACES



PATHWAY TO CONNECT TO NATIVE PLANTING AROUND HORNE CREEK



ENGAGEMENT WITH AUKAHA TO INCORPORATE ART INTO SEATING SPACES



BIKE RACKS, PICNIC BENCHES, PLANTING



SIGNAGE



TERRACED SEATING



PLAY, DOG FRIENDLY, SCHIST WALLS, BIKE RACKS, PLAY



NATURE PLAY



GATHERING SPACES



ENGAGEMENT WITH AUKAHA TO INCORPORATE CULTURAL PAVING DESIGNS



PLAYGROUND WITH NATIVE PLANTING AND REFERENCING HORNE CREEK



ENTRANCE GATEWAY



INFORMATION PANELS/GATHERING AREA AROUND HORNE CREEK



PATHWAY, PLANTING, PLAY



UPGRADING FENCE ALONG HORNE CREEK TO CREATE INTERACTION BETWEEN PARK & CREEK

# CULTURAL DESIGN INTEGRATION WITH AUKAHA





### PLANTING PALETTE ZONES



### NATIVE TREES



*Sophora microphylla*  
S.I Kowhai



*Cordyline australis*  
Cabbage Tree

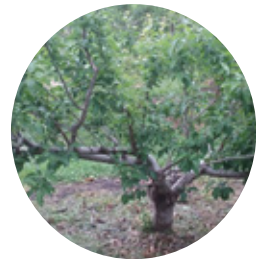


*Fuscospora cliffortioides*  
Mountain Beech

### FRUIT TREES



Pear - Conference



Plums - Greengage,  
Black Doris, Coes  
Golden Drop



Apples - Splendour,  
Peasgood Nunsuch

## CONCEPT PLANTING PALETTE

### MEDIUM - TALL NATIVE SHRUB PLANTING



*Pittosporum tenuifolium*  
Black Matipo



*Aristotelia serrata*  
Wineberry



*Hebe salicifolia*  
Koromiko



*Griselinia littoralis*  
Broadleaf



*Coprosma propinqua*  
Mingimingi



*Hebe odora*  
Mountain Box

### LOW LEVEL NATIVE SHRUB PLANTING



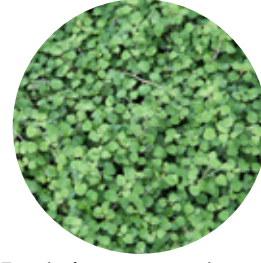
*Chionochloa rubra*  
Red Tussock



*Phormium tenax*  
Harakeke



*Austroderia richardii*  
Toe Toe



*Fuchsia procumbens*  
Creeping Fuchsia



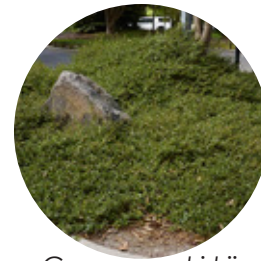
*Hebe 'Wiri Mist'*  
Hebe



*Festuca novae-zelandiae*  
Hard Tussock



*Hebe topiaria*  
Hebe



*Coprosma kirkii*  
Groundcover Coprosma

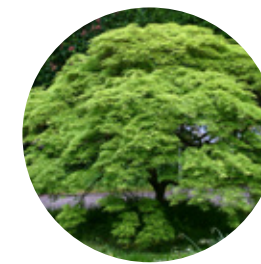


*Phormium cookianum*  
'Emerald Gem'

### SEASONAL COLOUR



*Acer griseum*  
Paperbark maple



*Acer palmatum*  
Japanese maple



*Alnus Cordata*  
Italian Alder



*Magnolia grandiflora*  
Magnolia



Daffodils



Mixed Bulbs

### HORNE CREEK REVEGETATION PLANTING



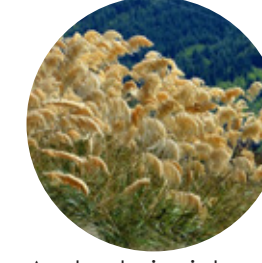
*Sophora microphylla*  
S.I Kowhai



*Cordyline australis*  
Cabbage Tree



*Phormium tenax*  
NZ Flax



*Austroderia richardii*  
Toe Toe



*Griselinia littoralis*  
Broadleaf



*Juncus edgariae*  
Wiwi



*Carex dissita*  
Purei



*Carex secta*  
Sedge



*Hebe salicifolia*  
Koromiko







**LEGEND**

- ⋯⋯⋯ The proposed concept design includes the future removal of these trees. When these trees are approved to be removed, they will be replaced with trees at an appropriate grade, species and location as identified within the landscape plan.
- - - Existing trees to be retained
- - - Existing mature trees and shrubs along Horne Creek to be retained (see below for existing species list) Selective removal of wilding species along Horne Creek is required.

**EXISTING VEGETATION ALONG HORNE CREEK TO BE RETAINED:**

<i>Sophora microphylla</i>	S.I Kowhai
<i>Plagianthus regius</i>	Manatu/ Ribbonwood
<i>Griselinia littoralis</i>	Kapuka/ Broadleaf
<i>Pittosporum spp.</i>	
<i>Cordyline australis</i>	Ti kōuka / Cabbage Tree
<i>Aristotelia serrata</i>	Makomako/ Wineberry
<i>Phormium tenax</i>	Harakeke/ NZ Flax
<i>Fuscopora spp.</i>	Southern Beech
<i>Fuscopora cliffortioides</i>	Mountain Beech
<i>Hebe salicifolia</i>	Koromiko



Mature Beech tree specimens and native trees and shrubs along southern / Horne Creek boundary

**EXISTING TREES TO RETAIN AND REMOVE**

