

JARDINE PARK

CONCEPT DEVELOPMENT PLAN

March 2025



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on behalf of Beca Ltd.

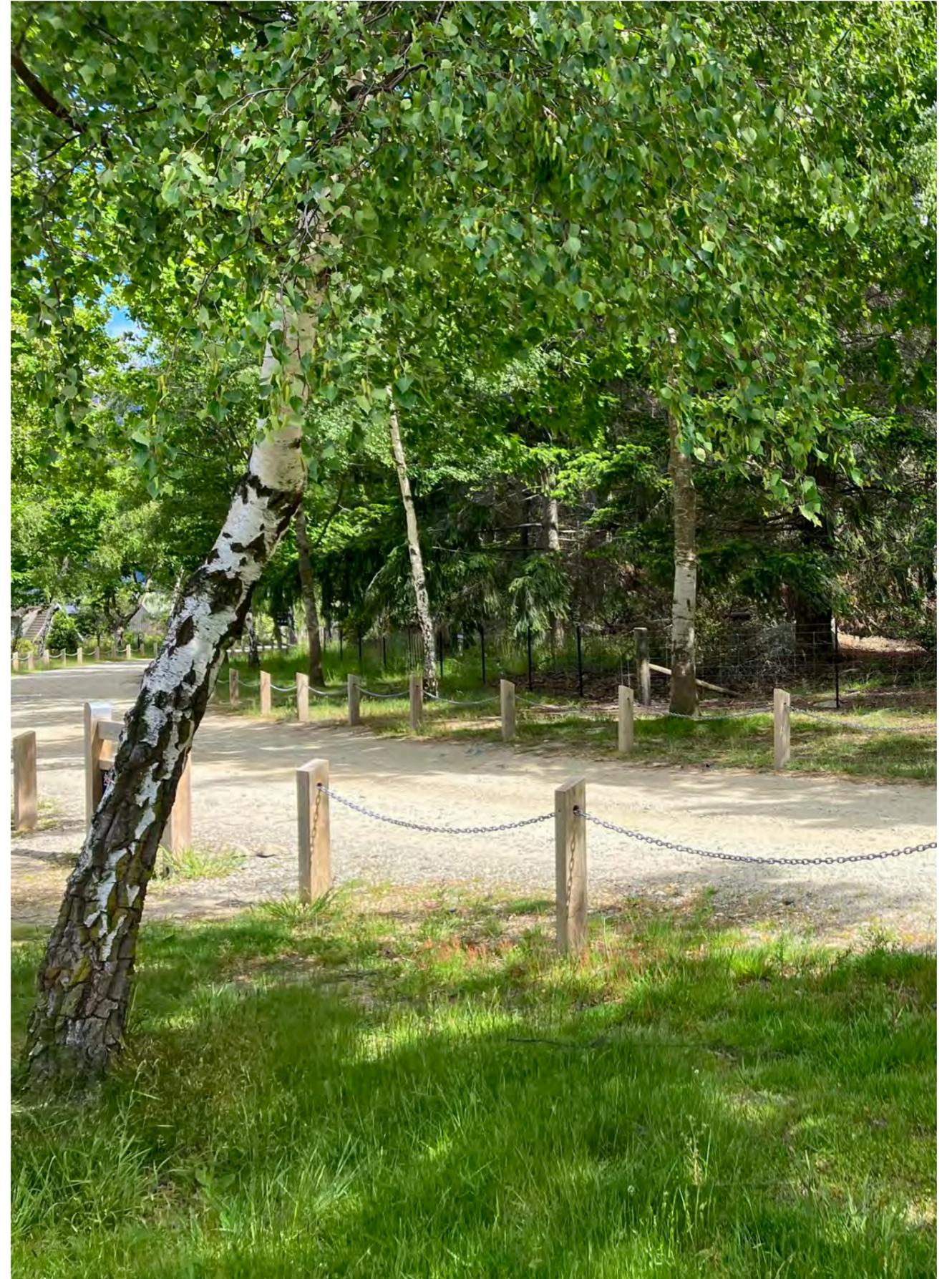
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1.1 SITE CONTEXT

Jardine Park is located in the Queenstown suburb of Kelvin Heights on the shores of Lake Wakatipu, in the heart of the Central Otago Lakes district.

The Wakatipu basin was formed from a series of glacial advances over the last two million years which carved deep valleys into the surrounding mountains and created the lakes and rivers seen today. Cecil Peak, Walter Peak, Ben Lomond, Coronet Peak and the Remarkables Range make up some of the mountain ranges that surround the basin.

The park itself sits at the base of Peninsula Hill and is elevated above the lake and the neighbouring residential properties. Its topography is varied and is characterised by low rolling hills and generally climbs from the southwest to the northeast corner, with some steeper changes in grade in the centre of the park. Existing vegetation on site is predominantly highly modified open grass areas or scrub land with a mixture of wilding pine and exotic specimen tree plantings. Species include Pine, Birch, Eucalyptus and Douglas Fir. More recently a 'Welcome Forest' has been planted to the southern end of the park, consisting of mainly Rata and Beech species. The weed species of note on site is Broom.

The park area is 29ha. in size and contains active and passive recreation facilities for local and wider community users. Data suggests it's frequently used for active recreation, running, and cycling in particular.

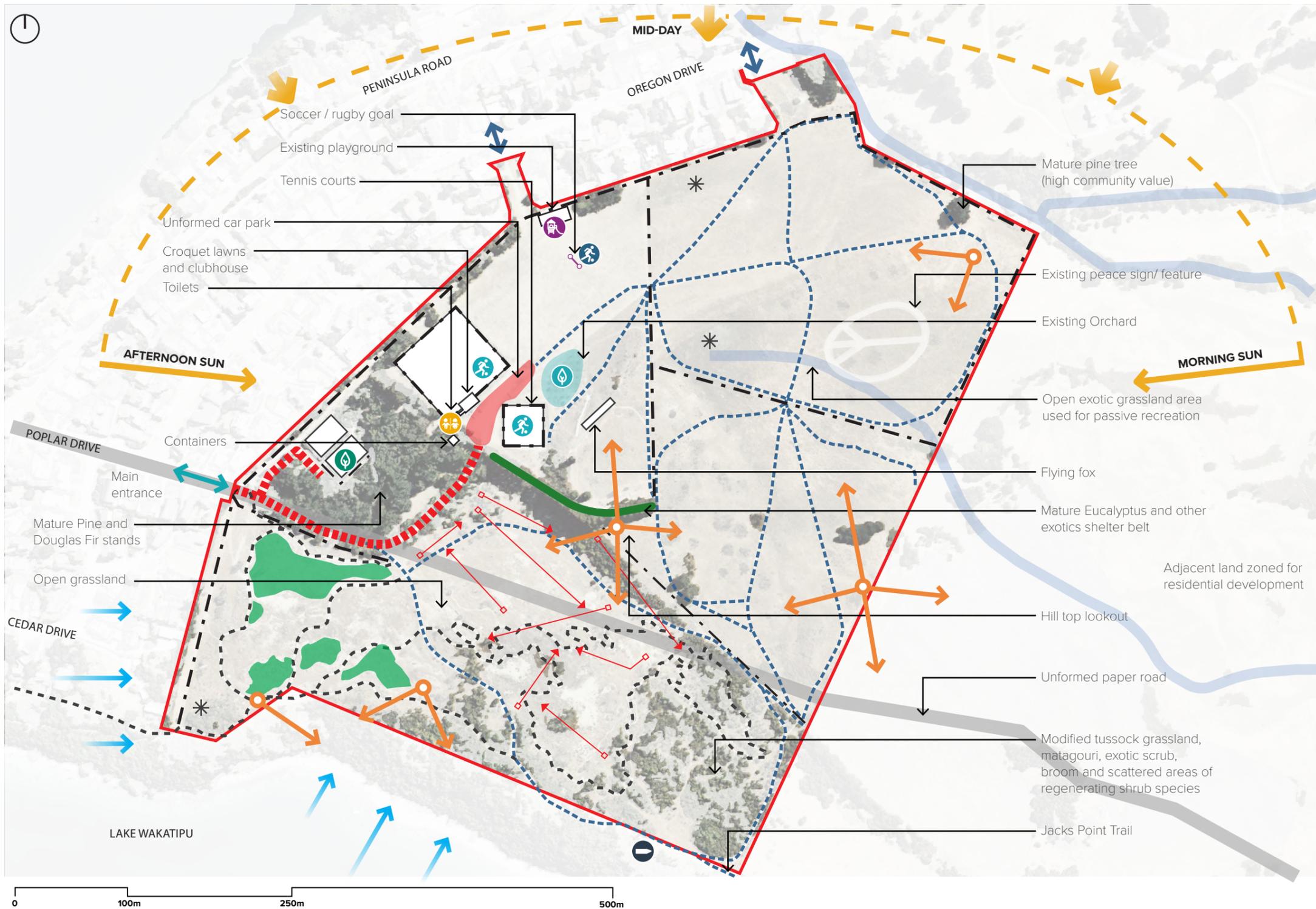
The park is accessed by Poplar Drive with secondary pedestrian entrances on Oregon Drive. Facilities within the park include; Croquet greens, a clubhouse and toilets, an informal gravel car park, tennis courts, a playground and flying fox, informal rugby/soccer pitch, disc golf course, mountain bike and walking trails, a community orchard and the Jean Malpas Community Nursery. Majority of the park's walking trails are informal and are made up of grass or gravel.



LEGEND

-  State Highway 6A
-  Park extents
-  Main connecting roads
-  Built form/urban development
-  Lake

1.2 SITE ANALYSIS



- ISSUES / CONSTRAINTS:**
- Exposed site open to strong winds
 - Dry site with poor soil condition
 - Existing stands of exotic wilding species at the nursery
 - Low value exotic trees scattered throughout the park
 - Unsealed vehicle access route and informal parking areas
 - Proximity of tennis courts to croquet building limits parking possibilities
 - Dated toilet and playground facilities

- OPPORTUNITIES:**
- Unmatched views to surrounding landscapes including Lake Wakatipu, Queenstown Hill, Cecil Peak and the Remarkables mountain ranges
 - Undulating topography with intermittent flat areas provide opportunity to create areas of interest and a range of different recreation typologies
 - Expansive open grassland areas provide an opportunity to establish restoration plantings to the northern end of the site without limiting open space recreation possibilities
 - Wet low lying areas provide opportunity to introduce riparian planting margins adding to the diversity of planting within the park
 - Neighbouring land use changes to the east provide an opportunity for future connections and new park facilities along this boundary
 - Opportunity for walks and facilitating a connection to nature through play or observation. Take users on a "hikoi" or journey through the area, an opportunity to work with mana whenua to tell pūrakau/stories of the area
 - Consider the original habitat throughout the design process, utilising the peaceful, natural energy of the area to encourage development that enhances this experience
 - A place for people to come and whakawātea/unwind and release

LEGEND

Existing facilities	Pedestrian access points	Views	Unformed car park	Disc golf hole
Site boundary	Main park entrance	Prevailing winds	Jean Malpas nursery	Community orchard
Existing fences	Vehicle access route	Native 'Welcome Forest' planting	Organised recreation facility	Playground
Contours (1m)	Walking trails	Exotic shelter belt planting	Informal sports ground	KPCA beach track sign
Wet low lying land	Mountain bike trails	Toilets		

1.3 SITE PHOTOS



Figure 1 - Welcome Forest signage at park entrance gate



Figure 2 - Recently constructed walking trail and native forest planting



Figure 3 - Gravel access road and exotic avenue planting



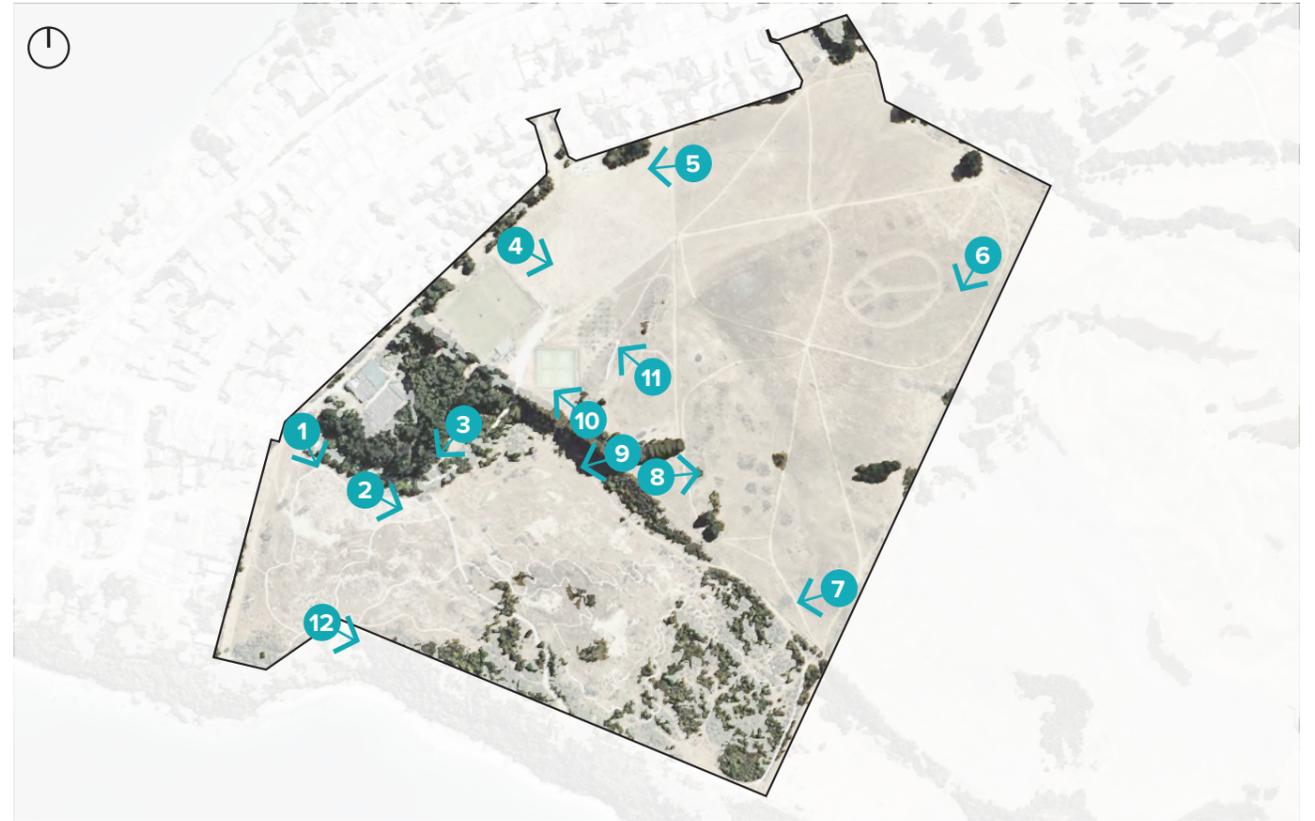
Figure 4 - View of the Remarkables from a sheltered area along the western boundary



Figure 5 - Existing playground on the western boundary



Figure 6 - View of Cecil Peak from the walking track on the eastern boundary



1 Photo view location



Figure 7 - View of Lake Wakatipu from the high point on the eastern boundary



Figure 8 - View of the park's open space, Deer Park Heights and the Remarkables mountain range. (Park boundary illustrated with dashed line)



Figure 9 - View of Lake Wakatipu looking towards Walter Peak with the recently constructed mountain bike trails and disc golf course in the foreground



Figure 10 - View looking towards Queenstown with the park's tennis courts, informal parking area and the croquet club in the foreground



Figure 11 - Flying fox looking towards Frankton



Figure 12 - View looking towards Jack's Point over Lake Wakatipu and the steep vegetated escarpments

2.1 OVERVIEW

The purpose of a development plan is to provide a strategic framework for the management, enhancement, and utilisation of parks and reserves within the Queenstown Lakes District Council (QLDC) area.

OVERARCHING STRATEGIES

Jardine Park has two overarching strategies that create a foundation for the development of QLDC reserves. The QLDC 'Parks and Open Spaces Strategy' (2021) document provides guidelines which will ensure the protection and enhancement of the existing QLDC reserve network and future expansion of the network to continue to meet the districts population growth and increased visitor numbers. Jardine Park is classified as a 'Community Park' within this document, which remains an accurate classification.

"A community park is an area of open space on flat or undulating land that provides a variety of informal recreation experiences for residents across a neighbourhood / suburb. They are often well known by the wider community, are primarily used for the community for informal recreation, social, cultural and leisure activities and can have other complementary values, such as landscape amenity and playgrounds. These parks have a high standard of provision and often have the most multi-use potential. Community parks should be located in a central, prominent position within a suburb / neighbourhood and have good transport and cycling/walking access."

The QLDC 'Kelvin Heights Reserve Management Plan' (1990) document, prepared under the Reserves Management Act of 1977 details policies and objectives specific to Jardine Park along with concept proposals, which have been considered in the development of this document. The objectives are as follows;

- To provide Kelvin Heights Reserve as an area for passive and active recreation pursuits and in a manner which will optimise the community and public benefit from the area
- To protect and enhance the lakeside and rural character of the Kelvin Heights Reserve
- To promote retention of open space at the Kelvin Heights Reserve
- To promote suitable access in a manner which does not detract from the reserve and character of the surrounding areas

DESIGN VISION

Jardine Park is a well used community park that sits within one of the most picturesque settings in New Zealand, surrounded by expansive water and mountainous terrain.

The purpose of this document is to provide a clear vision for the park that builds upon the work carried out over the past decade, which includes community engagement and previous designs which were in response to the felling of existing exotic wilding tree stands. The vision will be rolled out in a staged approach as demand requires.

The concept design aims to;

- Retain and enhance the open and rural character of the park
- Create a community park that has a range of passive and active recreation facilities for people of all ages and abilities
- Provide educational and resilience learning opportunities within the park, including connections with the Jean Malpas nursery, the community orchard and the park's improved biodiversity network
- Provide family focused areas that promote natural play, provide opportunities for learning and gatherings
- Provide legible access routes and trails within the park that promote universal access and a shared space environment, connecting into the wider network
- Promote a sense of arrival with gateway planting, parking and gathering facilities and clear wayfinding
- Increase biodiversity within the park with native restoration and regeneration plantings
- Connect the park to the wider landscape by celebrating existing view shafts
- Provide opportunities for cultural integration of Kāi Tahu values into the spatial layout and materials of the park

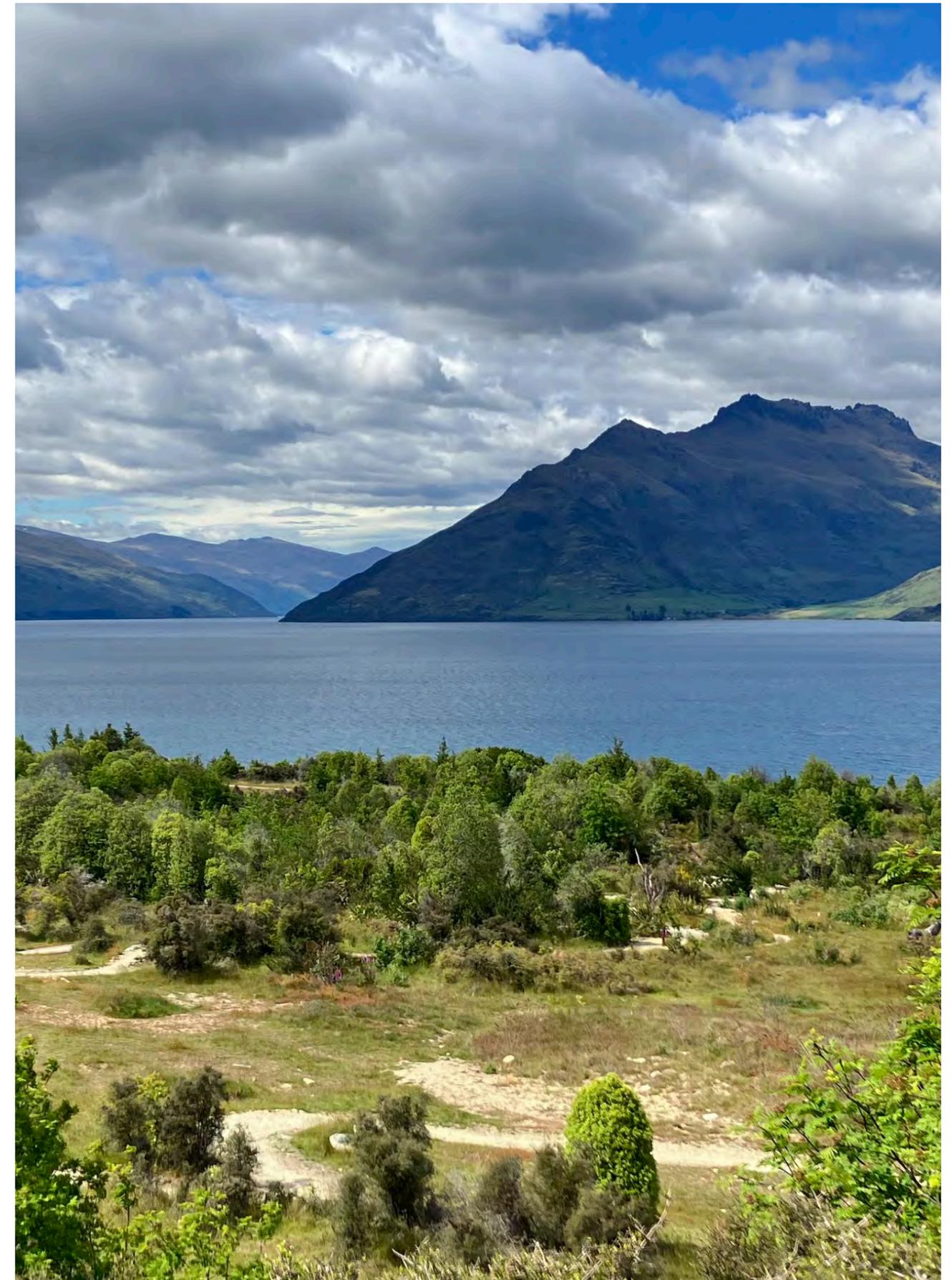
KĀI TAHU VALUES

The following values have been identified as relevant to Jardine Park.

- Whanaukataka - Community & whanau connections or relationships
- Manaakitaka - Hospitality
- Tikaka - Appropriate action
- Rakatirataka - Leadership
- Kaitiakitaka - Stewardship
- Mauri - Life force or principle
- Haere whakamua - Future focused

Related values include

- Whakapapa - Genealogy or lineage
- Ara Tawhito - Traditional rails & networks
- Ōraka - Traditional place of rest
- Mātauraka - Knowledge
- Maumaharataka - The act of remembering
- Taiao - The natural world
- Ka hua o te tau - Seasonality
- Mahika Kai - Gathering or harvesting resources or food
- Wai Māori + Wai Ora - Fresh water or 'living water'



2.2 CONCEPT PLAN

LEGEND

- ① Access route with amenity planting to park entrance and successional avenue tree planting
 - ② Existing Welcome Forest retained
 - ③ Expansion of existing orchard
 - ④ Nursery improvements area with feature reference garden, timber shelter structure and rock gardens
 - ⑤ Hub e.g. community, education, clubs, café, toilets
 - ⑥ Retain open space for field sports (opportunity to upgrade surface in future stages)
 - ⑦ Replace existing playground before equipment reaches end of life - Include additional shelter and shade trees
 - ⑧ Natural playground with shelter (Primary)
 - ⑨ Natural playground (Secondary)
 - ⑩ Feature viewing point
 - ⑪ Wetland area with native riparian planting (wet and dry species)
 - ⑫ Beginner bike area with rollers (target age 5-8)
 - ⑬ Expansion of mountain bike trails
 - ⑭ Dirt jump trail (target age 14+)
- Vehicle access
 - Main trail - width 2m -2.5m
 - - - Existing gravel trails
 - · - Secondary grass trails
 - Car park - permeable surface
 - ☉ Congregation point - may include bench seating / dog litter bin
 - ☾ Look out point - with bench seating
 - Restoration planting to match existing 'Welcome Forest' planting
 - New native grassland and low growing shrub species
 - Open rural landscape retained with space for passive recreation
 - Deciduous specimen trees to provide seasonal interest within the park
 - Existing vegetation to be retained
 - Ⓜ Picnic area (tables, hard surfacing, BBQ and shelter)
 - 🚲 Cycle stands (with charging, tool and pump station)
 - ↗ Existing disk golf tee (subject to reconfiguration)
 - 🚻 Existing toilets - upgraded when asset reaches end of life
 - ▭ Existing built infrastructure
 - ↖ Existing view shafts to be retained



Figure 13 - SCALE: 1:3000 AT A3

2.3 CIRCULATION

LEGEND

-  Vehicle access
-  Car park
-  Main trail
-  Existing gravel trails
-  Secondary grass trails
-  Expanded mountain bike trails
-  Arrival space - Central location, sheltered with views out to lake
-  Nursery & educational garden
-  Family Play - Open space, picnic area, natural playground
-  Youth play - Jump trails, flying fox, viewing point
-  Active recreation - Organised sports, croquet, tennis, rugby / soccer
-  Active recreation - Mountain biking and walking trails, Disk golf course
-  Open space - Passive recreation and meadow grasses
-  Welcome forest
-  Wetland and ecological restoration planting

The proposal aims to formalise the walking and cycling network by providing a clear hierarchy with the introduction of a primary and secondary pathway system. The existing trails constructed to the southern half of the park will remain.

The park is split up into a number of different amenity spaces that contain specific facilities or recreation typologies. Large areas of open grassland will be retained with small pockets of planted woodland and specimen shade trees being introduced to the northern parts of the park, this will create interest and more intimate use of the open space network. This area to the north of the park is largely for passive recreation for all ages, where the area to the south is focused on families and younger children. Pockets of play have been introduced along the boundaries where existing or proposed housing is planned, which will allow more direct access to play for locals and create areas of interest for families walking on the primary pathway.

A new car park is proposed within the centre of the park which will contain a loop access route for ease of turning and contain shade tree and amenity planting to create an arrival experience. The car park will connect to the nursery, the existing toilet block, the organised active recreation space and the open space with the main family picnic area and playground, which will have an accessible path connection.

The organised active recreation area will retain the current layout with a small car park and congregation area introduced. This will include seating, shelter, BBQ and a picnic area.

There is an opportunity to expand the welcome forest to the eastern edge of the park and create a small ecological island that provides a predator free environment with a focus on regenerating natural ecological patterns and systems.

The existing perimeter fence will remain to the park boundary and new QLDC standard bollards will be installed within the park to guide pedestrian and vehicular movements. Where required existing boundary fencing will be replaced.

Existing memorial elements within the park will be retained in their current location.



Figure 14 - SCALE: 1:3000 AT A3

2.4 KEY LANDSCAPE ELEMENTS



ARRIVAL SPACE & COMMUNITY HUB

- Proposed 40 space car park located centrally within the park
- Access route and permeable surfacing to the parking bays
- Street trees will provide shade for vehicles in the summer months
- Car park designed to accommodate future growth, including connection to adjacent and wider park facilities
- Opportunity identified for a hub adjacent to the arrival car park, which could house community, education, clubs, café, toilets at a future stages
- Provide opportunities for cultural integration of Kāi Tahu values into the arrivals space



PICNIC AREA

- A picnic area located next to main play area
- Access to car park
- Shelter structures - opportunity to have cultural narrative incorporated
- Picnic tables and seating
- Opportunity for mana whenua interpretation panels to tell pūrakau/stories of the area and integrate Kāi Tahu values into the space



NATURAL PLAYGROUND

- The 'Main' play area is planned for the south half of the park which will have connections to the main car park and arrival area
- Playground equipment for mixed ages and abilities
- Natural materials proposed
- Congregation areas and accessible routes to connect play areas
- Street furniture will include seating, drinking fountain, and shelter structures
- Specimen tree planting will create shade spots in key areas as well as add some verticality to the space
- Pockets of native grasses and shrubs will add to the sense of play and break up the various play areas proposed
- Provide opportunities cultural integration into the spatial layout of the playground and its elements



SIGNAGE & WAYFINDING

- Signage at transition points throughout the site
- Legible wayfinding elements guiding visitors around the site
- Constructed using natural materials
- Opportunity for cultural integration onto signage & wayfinding elements. Such as post or information panel inlay

2.5 CULTURAL INTEGRATION



Image: Aukaha

WHANAUKATAKA COMMUNITY AND WHĀNAU CONNECTIONS AND RELATIONSHIPS

- Outdoor amenity and gathering space for the community, accessible to all ages and abilities
- Open space for passive recreation and area for field sports
- Natural playgrounds for children and families
- Picnic area with BBQ and shelter
- Space for a future community hub, including café, toilets, and street furniture
- Creation of a sense of place and connectedness for the community
- Consideration for all users to the park including nearby residents, passive recreation users, wider community, etc.



TAIAO + MĀTAURAKA NATIVE REVEGETATION + EDUCATION

- Enhance the interface and biodiversity around the wetland area with native riparian planting
- Replacement of exotic wilding and scrub species over time with restoration plantings
- Plant deciduous specimen trees to provide seasonal interest within the park
- Retain the existing 'Welcome Forest' and replicate in other areas



WHAKAPAPA GENEALOGY OR LINEAGE

- Acknowledgment and respectful celebration of surrounding wāhi tupuna and their importance as part of whakapapa and oral history
- Create a strong cultural and community identity, reflecting the four core values of mana whenua, including Mana, Whakapapa, Mauri and Tapu
- Reflect Kāi Tahu values in the natural environment and educating other community members about Kāi Tahu values and associations with the landscape
- Spatial design connecting people to the surrounding landmarks, design of new elements and/or interpretation installations
- Provide a sense of place and identity
- Explore te reo Māori naming
- Star gazing sites



Image: Aukaha

ARA ENTRIES, PATHWAYS, INTERFACE TO NEIGHBOURING PROPERTIES

- Provide a 'gateway' entrance and enhance existing entry points into the park
- Connectivity in, out, and throughout the site and consideration of all pathways and access
- Connection to the existing and future neighbouring residential areas
- Connections to traditional routes should be made through structural/spatial design. This may be through visual links or physical connections
- Designated parking areas for easy access to facilities

3.1 SOFTSCAPE

TREES (— Exotic species)

PLANTING PHILOSOPHY

The overall landscape planting strategy aims to reinstate and enhance the underlying landscape patterns and process of the site, by restoring displaced and lost native plant populations in strategically placed clusters throughout the site. Open areas of grassland will remain and provide sheltered areas for passive and organised recreation.

The design aims to provide;

- An arrival experience that provides seasonal interest using a mix of deciduous trees and amenity planting
- Forest habitat creation that enhances sense of place and improves recreational user experience by creating areas of interest and changing landscape patterns within the park
- Species that support indigenous biodiversity and ecology and complement existing naturalness of the site
- Consideration of safety by promoting passive surveillance through low planting around car park, access roads and family area. Crime prevention Through Environmental Design (CPTED)
- Shade trees that break up the open space network without limiting views to surrounding landscapes or opportunities for passive recreation uses
- Open grassland areas that contain a mix of mown and meadow grasses
- Enhancement of the wet low lying area to the centre of the park with native riparian planting that thrive in wet/dry conditions
- An environmentally passive park
- A low flammability plant palette that reduces fire risk
- Avoid deciduous trees next to sports fields, tennis and croquet lawns to reduce ongoing maintenance



Aristotelia serrata
Wineberry



Cordyline australis
Ti Kouka, Cabbage Tree



Coprosma sp.
mix



Dacrycarpus dacrydioides
Kahikatea



Fucospora sp.
Mountain & Red Beech



Griselinia littoralis
Kapuka, NZ Broadleaf



Hoheria sp.
Lancebark



Hebe salicifolia
Koromiko



Metrosideros umbellata
Southern rata



Oleria sp.
varies

VEGETATION REMOVAL & MANAGEMENT

There are a number of areas of existing vegetation highlighted for removal as part of this concept development plan, these include;

- Stands of wilding Pines and Douglas Fir at the nursery
- Scrub-land area to the southwest of the site

Approval for which have been previously granted by QLDC and will include native restoration replacement plantings.



Pittosporum tenuifolium
Black matipo



Plagianthus regius
Manatu, Ribbonwood



Podocarpus laetus
Totara



Prumnopitys taxifolia
Matai



Pseudopanax sp.
Lancewood



Sophora microphylla
South Island Kowhai



Acer sp.
Maple



Ginkgo biloba
Maidenhair Tree



Nyssa sylvatica
Black Tupelo



Tilia sp.
Linden

GRASSES & SHRUBS



Ulmus sp.
Elm



Quercus sp.
Oak



Meadow grasses



Austroderia richardii
Toe toe



Coprosma acerosa 'Hawea'
Groundcover coprosma



Hebe sp.
Varies



Phormium sp.
NZ Flax



Tussock sp.
Tussock