

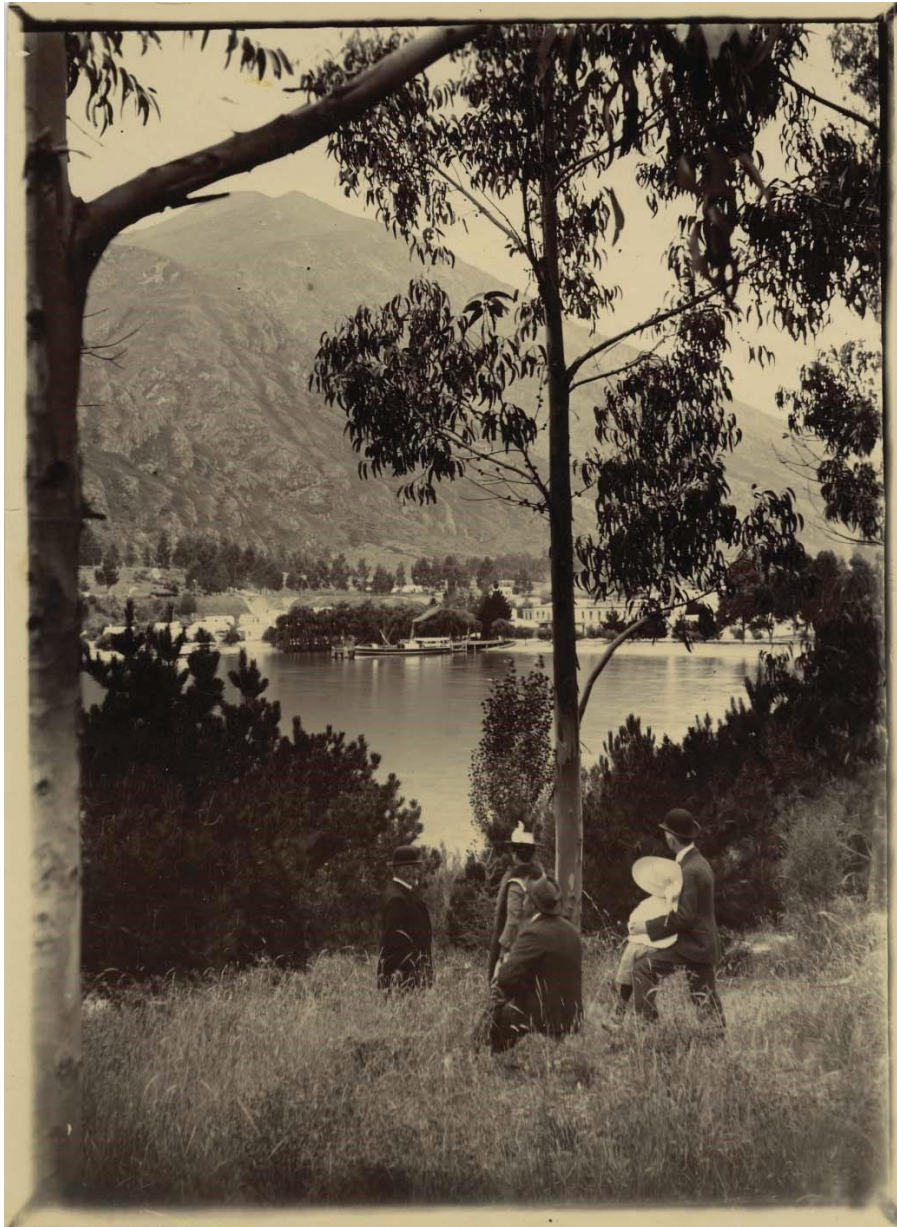
QUEENSTOWN GARDENS RESERVE MANAGEMENT PLAN 2011



Queenstown Gardens, painted by Marianne North, 1880.

Process for preparing a reserve management plan in accordance with the Reserves Act 1977.

26 May 2006	Council approved developing reserve management plan
8 February 2010	First notice inviting suggestions for the management plan
15 September 2010	Publish notice inviting submissions to the draft plan
26 November 2010	Submissions close
25 January 2011	Hearing held
12 April 2011	Full Council adopts management plan
29 October 2020	Full Council adopts amendment to Policy 1.3
24 October 2024	Full Council adopts amendment to Policy 8 (LUMA)



View of Queenstown from the Gardens, 1899

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Table of Contents

- 1. Introduction..... 1
 - 1.1 Interpretation..... 1
 - 1.2 Related Policy and Plans 1
- 2. The Land 2
 - 2.1 Location and Legal Description..... 2
 - 2.2 District Plan Designation 205 2
 - 2.3 History 4
- 3. Features and Current Use..... 6
 - 3.1 Vegetation 6
 - 3.2 Landform and Soils 6
 - 3.3 Passive Recreation 6
 - 3.4 Active Recreation..... 7
 - 3.5 Access and Circulation 7
 - 3.6 Services and Infrastructure 8
- 4. Management Objectives 9
- 5. General Management Polices 10
 - Policy 1 – Roads 10
 - Policy 2 – Parking 11
 - Policy 3 – Vehicles 12
 - Policy 4 – Pedestrian Circulation 13
 - Policy 5 – Lighting 13
 - Policy 6 – Buildings and Structures 14
 - Policy 7 – Commercial Trading..... 16
 - Policy 8 – Events (Including Filming)..... 16
 - Policy 9 – Disc Golf 18
 - Policy 10 – Dogs 18
 - Policy 11 – Signs..... 19
 - Policy 12 – Furniture 19
 - Policy 13 – Refuse and Recycling 20
 - Policy 14 – Monuments, memorials and artworks..... 21
 - Policy 15 – Playgrounds..... 22
 - Policy 16 – Existing Leases..... 22
 - Policy 17 – Vegetation (including tree succession plan) 23
 - Policy 18 – Croquet..... 25
 - Policy 19 – Consultation and Community Participation..... 26
 - Policy 20 – Administration 27
- 6. Gardens Site Plan..... 29

- APPENDIX I31
- APPENDIX II 37

1. Introduction

The Queenstown Gardens are sited on a small peninsula on the shoreline of Lake Wakatipu. It is considered one of the finest locations imaginable for a public garden. On account of their close proximity to the busy commercial centre of Queenstown, the Gardens have become a focal point for visitors who value the opportunity to relax in peaceful surroundings and enjoy the magnificent lake and mountain views for which Queenstown is renowned.

The Gardens have strong associations with the history of Queenstown, having been established in 1887 by members of the town's first Borough Council. Over the years they have been the focus of many community activities and occasions and are the home of Queenstown's bowling and tennis clubs.

This management plan has been 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.

Determining community preferences and establishing the best means to provide for them are essential ingredients of good management planning. A management plan provides the community with certainty about the function and management of each reserve administered under the Reserves Act 1977 by the Council and it provides the Council with efficiency gains in management of the reserve by not requiring public notification or ministerial consent for some routine matters.

The site is classified as a recreation reserve. The Reserves Act 1977 (s.17) sets out the purpose of recreation reserves as:

“For the purpose of providing areas for the recreation and sporting activities and the physical welfare and enjoyment of the public, and for the protection of the natural environment and beauty of the countryside, with emphasis on the retention of open spaces and on outdoor recreational activities, including recreational tracks in the countryside”.

The objectives of this plan have been based around this purpose, and the policies have been developed to ensure the above objectives are achieved.

1.1 Interpretation

When adopted, this management plan will supersede the Queenstown Gardens Recreation Reserve Management Plan produced by the Department of Conservation, Dunedin in 1989; including any previous management plan or policy statements relating to this particular reserve.

1.2 Related Policy and Plans

The following documents are relevant to the future management of the Queenstown Gardens. All documents are currently available on the Council's website: www.qldc.govt.nz

- QLDC Operative District Plan
- Parks Strategy 2003
- Policy on Dogs 2006
- Tree Policy 2009
- Southern Light - Lighting Strategy for the Queenstown Lakes District 2006
- Plaques and Memorials Policy 2010

2. The Land

2.1 Location and Legal Description

Queenstown Gardens are situated adjacent to the town centre on Queenstown Peninsula. The peninsula extends into Lake Wakatipu and separates Queenstown Bay on the northern side from Frankton Arm on the south.

The reserve is legally described as:

12.5 hectares, more or less, being Section 7 Block LI, Town of Queenstown, New Zealand Gazette, 1984, page 4888 (Part) S.O 20913

3035 square metres, more or less, being Section 1, Block LII, Town of Queenstown, New Zealand Gazette, 1984, page 4888 (Part) S.O 16567

4502 square metres, more or less, being Section 2, Block LII, Town of Queenstown, New Zealand Gazette, 1984, page 4888 (Part) S.O 16567

5600 square metres, more or less, being Section 3, Block LII, Town of Queenstown, New Zealand Gazette, 1984, page 4888 (Part) S.O 16567

9343 square metres, more or less, being Sections 4 and 5, Block LI, Town of Queenstown. Balance certificate of title 2C/776 and all certificate of title 5C/1050 Limited. S.O. Plan 13716. Subject to Lease No. 303978 together with a right of way, contained therein, and Lease No. 418111.

The portion of unformed legal road which is a continuation of Camp Street remains as unformed legal road and is not included in this plan.

2.2 District Plan Designation 205

Queenstown Gardens is designated under the Queenstown Lakes District Council – Operative District Plan (January 2010). The rules associated with the designation are the standard rules for recreation reserves designated within the Queenstown Lakes District. The land has an underlying zoning of Rural General.

There are a number of protected features in the Queenstown Gardens:

Landscape Features:

Ref no:	Description	QLDC Category
13	Queenstown Gardens and Plantation Reserve Block, 52 Park Street	2

Memorial Features

Ref no:	Description	QLDC Category
24	William Rees Memorial	3
25	Haki Te Karu Plaque	3
26	Scott Rock Memorial	3

Public - Buildings

Ref no:	Description	QLDC Category
65	Queenstown Bowling Club Pavilion	2

Heritage Trees

Ref no:	Description
155	Black Oak (<i>Quercus veluntina</i>) Red Oak (<i>Quercus rubra</i>) Grand Fir (<i>Abies grandis</i>) Algerian Fir (<i>Abies normaniana</i>) Monkey Puzzle (<i>Araucaria araucana</i>) Western Hemlock (<i>Tsuga heterophylla</i>) Wellingtonia (<i>Sequoiadendron giganteum</i>). Planted under the direction of Queenstown's first mayor, J W Robertson in the late 1860's.



Mid winter view of Queenstown from the Gardens, 1880

2.3 History

The history of Queenstown Gardens is interesting because it is closely connected with the origins and development of the town.

The Maori knew the area well in pre-European times, travelling up Lake Wakatipu to obtain greenstone from the West Coast. Evidence of Maori occupation has been found at a number of places, including the site of the bowling green in the Gardens but it does not appear that they ever settled in the district.

Permanent settlement in Queenstown dates from February 1860 when William Gilbert Rees arrived to take up a 100,000 acre grazing run. Rees built a wattle and daub homestead at the mouth of Horne Creek next to the peninsula, at a site close to the footbridge which now leads into the Gardens.

On the 1st August 1866 Queenstown was incorporated as a Borough. At its third meeting the new Borough Council decided to apply to the Government for the peninsula to be declared a reserve for public purposes. This step showed exceptional foresight considering the remoteness of Queenstown and the abundance of empty land at the time. The proposal was approved in January 1867. It secured a valuable asset for the young settlement. A surveyor, Mr Wright produced a plan for the Gardens and the main avenue and circular walk were laid out in September 1867.

At that time the peninsula was still as Rees had found it, devoid of any trees and covered in tussock, speargrass, flax and matagouri, with a small, swampy tarn on its crest. The Mayor, J W Robertson and a nurseryman, Mr McConochie, planted the first trees, two English oaks, in the winter of 1867. These were planted near the Park Street entrance to commemorate the incorporation of the Borough, and one of them is still growing as a mature specimen today.

Many more trees were subsequently planted in the Gardens. Council records from 1886 list the purchase of many European trees: poplars, willows and sycamores (50 of each) alders, larch and holly (12 of each) and horse chestnut and sweet chestnut (6 of each). Fifty blue gums and twelve black wattles were also acquired. Members of the public were given permission to plant trees themselves if they wished to do so, as long as they did not interfere with those already planted.

The result was that a wide range of species was eventually planted. Douglas firs planted later by the Council now form a wooded area around the lake shore on the southern and western sides of the peninsula and provide considerable shelter. The early establishment of the gardens with their many fine trees was probably the first step in Queenstown's future development as a tourist resort. The Gardens developed steadily over the years with the addition of many facilities. Bowling green, tennis courts and croquet green were laid out at an early date. An outdoor ice rink was opened in 1966 and a mini-golf course in 1973. The ice rink was refurbished and covered in the 1990's and is now known as the Queenstown Ice Arena. A skate park was constructed in 2008 and is the primary skate facility in the Wakatipu.

For many years a tea kiosk above the bowling green was a very popular meeting place for both local people and visitors, it was a big attraction to the Gardens. The kiosk closed in 1968 following leasing difficulties and now provides club rooms for the Tennis Club. A band rotunda was located at the junction of the paths leading from the Park Street and Horne Creek entrances (near the pond). The rotunda structure was demolished around 1968. A replica was erected on the same site in 1999.

A small bridge was built over the pond as early as 1868. The pond edges were later trimmed and tidied, and water lilies were introduced. The present stone bridge dates from 1960. The pond has had two fountains. The first was a stone structure which featured coloured lights. This was replaced 1968 only to be again replaced in 2009 using water pumped directly from Lake Wakatipu.

The Gardens design has changed considerably over the years. Lawns and flower beds were extended as mature trees were felled. A large number of rhododendrons were planted during the 1960s. A new rose garden design containing 850 bushes was completed in 1968 and is now a major feature. Recent refurbishment of the roses now boasts roses bred in New Zealand.

There are two memorials of historic interest in the Gardens. The Scott Memorial is a tribute to the loss of captain Falcon Scott and his men in the Antarctic in 1912. This memorial unveiled in 1913 consists of a large greywacke 'erratic' rock which was originally located on the lakeshore at the tip of the peninsula. The inscriptions are on white marble set into the boulder. The Rees Memorial is a concrete and stone structure with built-in seating; it was erected in 1978 by the Queenstown and District Historical Society to commemorate the arrival of William Gilbert Rees in February 1860. A feature of the memorial is an engraved brass reproduction of a self-portrait of Rees himself.

Although the Queenstown Borough Council initially established and managed the Gardens, responsibility was transferred to the Department of Tourism and Publicity in 1904. The Department of Lands and Survey managed the Gardens from 1st April 1983 to 1st April 1987 then to 30 October 1990 when the Reserve was vested in the Queenstown Lakes District Council.

Since 1990 the Gardens were managed minimally by the Council via a series of maintenance contracts. Very little capital development works were undertaken. By the early 21st Century the gardens infrastructure were in a rundown state with many flower beds removed, little cohesion of plant displays and many trees showing significant signs of senescence.

In 2005 Council adopted a broad upgrade plan for the Gardens which included pathway upgrades, tree removal, re-establishment of annual bedding, rose garden refurbishment and a general enhancement throughout the gardens.

In 2008 Council brought back in-house its horticultural division for which a depot was constructed in 2009 adjacent to the ice rink.

A fuller explanation of the history of the Gardens can be obtained from the "Queenstown Park Historical Report, John P.Adam, Endangered Gardens 2007" or the Lakes District Museum.



Queenstown Gardens, 1890

3. Features and Current Use

3.1 Vegetation

Queenstown Gardens are notable for their wide variety of mature mostly exotic specimen trees, many dating back to the late 1800's.

It cannot be overstated that the microclimate and shelter principally created by the plantation of Douglas Fir - *Pseudotsuga menziesii* trees planted on the south east and western sides of the gardens peninsular has enabled these trees to excel and reach the sizes they have. Only now when some have grown above the shelter is the effect of the prevailing winds becoming evident in their crowns. Due to their advancing age careful management is required to maximise their lifespan. A tree succession plan is also required.

Apart from trees the Queenstown Gardens boast an extensive hybrid Rose collection, including climbers, providing colour all summer.

Annual bedding displays changed twice per year bring colour and formality to the gardens throughout the year.

Spring sees a riot of colour starting with spring bulbs through to Camellias and Rhododendrons. Water lilies are still a feature of the garden pond throughout summer.

The newly refurbished original rock garden (1907-09) at the Park Street entrance will continue to mature as will the adjacent native section of the gardens originally begun in the early 1900's.

Over the years the gardens were administered by the NZ Tourism Department. There are several reports referring to a good but over planted landscape and the continued requirement for succession tree planting and removal.

More detailed information on the Gardens history can be found on the QLDC website "*Queenstown Park Historical Report*" by J. P. Adams – January 2007.

3.2 Landform and Soils

The peninsula is a moderately high flat topped ridge with steep sides and a narrow flat strip around the lake shore. A natural tarn at the northern end of the peninsula has been modified to form the present day lily pond. The peninsula is composed of glacial moraine. This includes a wide range of material from fine gravels to immense boulders. These unconsolidated deposits are particularly susceptible to foreshore erosion. Already a considerable amount of land has been lost during periods of high lake levels. Natural soils on the peninsula are thin and stony owing to the underlying moraine parent material. Soil classification is yellow grey earths Blackstone soil type. Large quantities of topsoil have been brought in to allow establishment of flowers, lawns and trees.

3.3 Passive Recreation

Passive recreation remains the predominant function of the Gardens with visitors to the gardens enjoying the walking opportunities, botanical specimens and opportunities to sit, relax and admire views from both within the gardens and out to Queenstown Bay and the surrounding landscape.

3.4 Active Recreation

The Wakatipu Bowling Club was established in 1904 with one bowling green located in the centre of the Gardens. A second green was added in 1935. The club changed its name to Queenstown Bowling Club in 1975. The club uses the ground floor of the old pavilion which was built in 1905. Extensions were built in 1975 to cater for increased membership. A further building was opened in October 1983.

The bowling club depends greatly on casual players - visitors to Queenstown. In any year there may be as many as 1000 casual players. The greens are used daily from October to the end of April. A 33 year Lease was granted to club for the area of the greens and associated buildings in April 1983.

The present Queenstown Tennis Club was formed in 1970 and has used the courts in the Gardens since 1972. Presently the club has about 100 members. A third court was opened in 1982. The club reserves the courts for members on Saturday afternoons during the summer months. At present the tennis club has no rooms of its own but uses the top floor of the bowling pavilion which originally housed the tea kiosk. The Club has a lease until 2021.

Disc Golf began to be played in the Gardens in the late 1980's and a formal course was established in 1996. Since that time it has become extremely popular. It draws a number of visitors who may otherwise not visit the gardens and provides a unique opportunity to play a game while exploring virtually every part of the Gardens. There have been a number of changes to the layout for the course in an attempt to minimise conflict with other park users. As use of the course grows this conflict may increase.

The skatepark also attracts local and visiting skaters alike and is also a well used facility.

The Queenstown Ice Arena changed ownership in 2010 and recent investment has seen the facilities become more widely used.

For the relatively small size of the Gardens, there is a lot of recreation activity taking place.

3.5 Access and Circulation

There are several pedestrian entrances into the Gardens. Today the majority of visitors enter from the Marine Parade entrance via the footbridge over Horne Creek. The former main entrance off Park Street is now less frequently used. Another footbridge over Horne Creek provides access off Camp Street and through to Park Street and a further entrance of the southern side of the gardens provides access to the walking track around the peninsula.

The paths within the Gardens form part of the route many commuter and visitors take from the hotels and parking areas in the vicinity of Park Street into the Queenstown town centre.

A single motor vehicle access is provided via an entrance off Park Street. A sealed driveway leads to the bowling green and tennis court area.

The internal path network consists primarily of compacted gravel or crushed lime paths with some sealed footpaths in places. The main avenue path leads visitors through the centre of the Gardens and provides an option to descend to the foreshore path or return via the rose garden and bowling club to the main path. Path connections between the pond and the skatepark and ice arena are poor or absent and pedestrian connectivity around these areas gives way to vehicular use.

The foreshore path is now connected from Marine Parade to Park Street near the boat sheds. This path will form part of the New Zealand Cycleway and provides a connection to the pleasant foreshore of Park Street and the Frankton Track.

3.6 Services and Infrastructure

Public Toilets are provided adjacent to the bowling club. Telephone and electrical supply is available throughout the main facility area. The majority of the gardens are now irrigated. The water supply for the pond is drawn from Lake Wakatipu.

Path lighting is provided to part of the main avenue as far as the Scott Memorial although uniformity is poor towards the end of the path. The connection between Marine Parade and Park Street is adequately lit as the path between Camp Street and Park Street. Lighting is also sporadic on the foreshore walk and stops near the end of the peninsula.

Lighting is absent from the Rotunda to the main car park area and from the pond to the Ice Arena. Lighting within the car park areas is very poor or absent entirely.



Queenstown Bowling Club Pavilion, 1914

4. Management Objectives

VISION STATEMENT

“A sustainable and attractive park environment that provide a diverse range of recreation, educational and leisure activities for its visitors and users while protecting and enhancing its natural character and values”

Management objectives describe how the Council will manage the reserve in accordance with its classification as recreation reserve.

The Council will:

- Preserve in perpetuity Queenstown Gardens as a recreational area with high amenity values for the enjoyment of the people and visitors to Queenstown.
- Encourage and facilitate the use of the reserve for active and passive recreational pursuits.
- Manage and maintain the reserve as significant and important open space in Queenstown township, valued as a tranquil garden adjacent to the busier town centre.
- Provide for other public use and events to the extent that the above objectives are not compromised.
-



Scott Rock Memorial shortly after construction, 1913

5. General Management Polices

Management polices detail how developments and decision making on reserves will proceed in accordance with the stated objectives.

Policy 1 – Roads

- 1.1 Maintain public vehicle access to the Queenstown Ice Arena and the car park adjacent to the Queenstown Bowling Club.
- 1.2 Limit vehicle speeds on all public access roads to 20 km/h
- ~~1.3 Maintain the existing layout for public access roads, entrances and major paths that date back to the original garden design.~~
- 1.3 Generally maintain the exiting layout for public access roads, entrances and major paths that date back to the original garden design, allowing for upgrades that improve the access, functionality and safety of the Gardens. (*Amended 29 Oct 2020*).
- 1.4 Provide controlled access to existing service lanes for park maintenance, event and emergency purposes
- 1.5 Improve the appearance of the vehicle entry point to the Gardens via rationalisation of signs and the introduction of entrance ornamentation or gateway as resources permit

Explanation

In 2009 a design was prepared that recommended the removal of the main road from the car park entrance to the ice arena. A new entrance would be formed about 20m south of the existing entrance and vehicles would drive through the car park and then turn up onto the existing road at a point adjacent to the ice arena. This would enable the redundant section of road to be removed and grassed as an extension of the pond surrounds and would enable a separate footpath to be constructed along the old road alignment.

While this design does offer improvements to pedestrian movement and enlarges the area of green space, the proximity of the new vehicle entrance to the corner of Park Street and increased vehicle movements (which currently average 473 movements per day) would likely result in an increased risk of accidents between vehicles and pedestrians within the car park area.

The existing road and service lane pattern is therefore considered sufficient for visitors and maintenance of the park. Speed continues to need to be controlled and this can be achieved through regulatory signs and through other design treatment such as entrance ornamentation and the management of pedestrians across and within the road corridor.

Implementation

- *Develop proposals for improvement of the vehicle entrance*
- *Implement improvements to pedestrian circulation as outlined in Policy 2.*

Policy 2 – Parking

- 2.1 Restrict car parking within the gardens to the existing level of parking and place emphasis on providing adequate parking for users of the gardens and associated park facilities.
- 2.2 Ensure car parks for disabled users are provided in each car park.
- 2.3 Provide a dedicated bus parking space at the Southern car park
- 2.4 Time limit parking (including provision of pay and display if required) starting initially with the northern car park and extending to the southern car park as demand requires. The nature of the restriction shall be determined by Council and implemented via the Traffic and Parking Bylaw.
- 2.5 Provide up to 60 all day parking permits for approved events held in the Gardens that reasonably require participants to park longer than four hours.
- 2.6 As resources permit, seal and line mark car park areas to facilitate efficient and orderly parking.
- 2.7 Prohibit parking on areas set out in lawns.

Explanation

There are approximately 140 car parks available within the Gardens and a further 100 car parking spaces available in Park Street. Parking is commonly used by workers in the Queenstown town centre and this impacts on the availability of parking for visitors to the gardens. The Gardens have also been promoted as all day parking for visitors to the town centre.

The gardens will never be able to provide all the parking required to enable clubs and other event organisers to accommodate all parking on-site. Event organisers will need to place greater emphasis on encouraging participants to utilise public transport or to park in other public car park areas within the town centre.

The proposed introduction of a time restriction for parking in the Gardens will help turnover parking and ensure its use by genuine park visitors. Parking permits will also be made available for approved recreation events within the gardens that are longer than four hours in duration. The number of permits will be limited to 50% of the total available time restricted parking space within the gardens.

The sealing of the car park areas will reduce dust and enable more efficient space allocation including parking for buses and disabled users.

Implementation

- *Implement time restrictions on parking including a permit system*
- *Sign post parking restrictions including allocated spaces for bus parking and disabled*
- *Seal and line mark parking areas as resources permit*

Policy 3 – Vehicles

- 3.1 The use of motorised vehicles and horse drawn carriages shall be limited to the formed public access roads within the Gardens unless (i) the vehicle is associated with park maintenance, (ii) the vehicle is silent in operation and is used by a person with a physical impairment, or (iii) is associated with an approved event.
- 3.2 Bicycles and Segway Personal Transporters may be used on formed paths only.
- 3.3 Vehicles associated with the maintenance of the gardens shall be electric or non-motorised where practical to provide for the quiet enjoyment of the Gardens.

Explanation

Indiscriminate vehicle use has potential to damage the Gardens, conflict with other users and degrade the quiet values of the park. Bicycles and other non-motorised vehicles are compatible with the recreation values of the park when used sensibly and kept to formed paths.

While there are electric motorised vehicles available for recreational use (such as Segway Personal Transporters, golf carts etc.) it is not necessary for such vehicles to be used in what is a relatively small public garden. The exception to this is when a person has an impairment that would otherwise prevent them from accessing the gardens. The use of motorised wheel chairs and mobility scooters etc. is appropriate by these users.

Park maintenance vehicles should also be silent in operation where this is practical. (Some heavy vehicle use such as lawn mowers, tractors and trucks will continued to be required).

Implementation

- *Maintain existing vehicle barriers*
- *Consider noise and disturbance to visitors when operating machinery*
- *Monitor bicycle use and review restrictions if conflicts develop*



Queenstown Gardens, c1890

Policy 4 – Pedestrian Circulation

- 4.1 Maintain the existing path network and improve consistency of surface widths and finishes over time in accordance with the path's intended use and status in the circulation hierarchy.
- 4.2 Limit surface materials for paths to compacted gravels and crushed lime surfaces with steel or natural stone edging where required unless gradients require hard surfacing.
- 4.3 Provide a new pedestrian connection between the pond bridge and the Ice Arena and improve pedestrian circulation between the northern car park and the pond and the ice arena car park and foreshore track.
- 4.4 Provide a pedestrian path alongside the main access road from the vehicle entrance to the Ice Arena entrance steps.
- 4.5 Connect the path between the Tennis Court and Bowling Club with the service road to separate pedestrians from vehicle manoeuvring.

Explanation

Many improvements have been made to the pedestrian path network over recent years with a hierarchy of paths being established and paths being upgraded and interconnected. As some asphalt paths reach the end of their life these should be replaced with compacted gravel or crushed lime which is a flexible surface that is more suitable in proximity to the root systems of mature trees. Where gradients are too steep to maintain such surfaces, asphalt or exposed aggregate shall be used.

Improvements to pedestrian access to the Ice Arena and along and across the main access road to the car park and other minor connections will improve pedestrian circulation and safety.

Implementation

- *Implement path improvements as resources permit.*

Policy 5 – Lighting

- 5.1 Illuminate the following paths as resources permit:
 - Marine Parade to Park Street/Coronation Drive
 - Camp Street to Park Street/Coronation Drive
 - Camp Street Entrance to Marine Parade Entrance
 - Main Gates along avenue to Scott Memorial
 - Marine Parade to Rotunda and vehicle entrance
 - Pond bridge to Ice Arena (proposed path)
 - Path between Bowling Club and Tennis Club
 - Foreshore Path from Marine Parade to steps at end of Peninsula
 - End of Peninsula to Scott Memorial
- 5.2 Illuminate the main car park adjacent to the skatepark during hours of darkness.
- 5.3 Illuminate the car parks adjacent to the Ice Arena and adjacent to the Tennis Club and Bowling Club during the hours of operation of these facilities.

- 5.4 Illuminate the entrance road between the main entrance and the Tennis Club as resources permit.
- 5.5 Permit the temporary or permanent time controlled illumination of significant trees, the Rotunda, artworks, fountains and entrance features where adequate path lighting can guide visitors to and from lit features.
- 5.6 Ensure all area lighting complies with Council's lighting strategy, limits light spill above the horizontal to zero and is sympathetic to the ambience of the gardens whilst providing for appropriate security and safety of visitors.
- 5.7 Employ sensor and time controlled technology to minimise energy consumption and control circulation.
- 5.8 Permit the illumination of the skatepark, bowling green and tennis courts to 10pm each evening.

Explanation

Lighting is required to provide safe access through the Gardens between surrounding streets and the town centre and within the gardens to connect facilities and activity areas (such as car parks) that have night time usage. Lighting needs to be applied carefully as the installation, operating and maintenance cost is high and if only partially applied can lead visitors into areas that are potentially unsafe. There is potential to provide additional decorative illumination to create an attractive feature and increase evening visitation to Gardens.

The bowling green is currently lit however the lighting does not comply with current council standards. There is potential to light the tennis courts if the club so desired. Usage of the skatepark could be increased with time controlled lighting.

Implementation

- *Prepare a lighting plan detailing illumination levels and identifying features suitable for illumination*
- *Implement the lighting plan as resources permit.*

Policy 6 – Buildings and Structures

- 6.1 Permit the replacement and/or installation of temporary or permanent walls, fences, gates, barriers, signs, furniture, soil bins and other minor structures as required to maintain a high standard of amenity, limit vehicle access, protect areas laid out in lawns or gardens while maintaining free and unencumbered access to the Gardens generally.
- 6.2 Permit new temporary buildings or structures as specifically allowed for in Policy 7.2 (seasonal kiosk) and 14.3 (artworks).
- 6.3 Limit the development of existing buildings to the existing building footprints unless otherwise provided for in this plan.
- 6.4 Ensure all new and existing buildings and structures are well designed, maintained and presented in accordance with provisions of the leases (where applicable) and to a standard befitting the Queenstown Gardens.

- 6.5 Remove the “green potting shed” and associated cold frames.
- 6.6 Permit the construction of additional public toilets towards the Park Street end of the Gardens to service the skatepark and general park users.
- 6.7 Permit the construction of a shelter no greater than 12m² in area at the skatepark
- 6.8 Permit the construction of a rose arbour to provide for the display of climbing roses in rose gardens.
- 6.9 Permit the construction of an additional glass house for the propagation and display of plants.
- 6.10 Permit the construction of an extension to the ice arena for the purposes of a café within the paved area of the existing ice arena lease.
- 6.11 Ensure public comment is sought on all new proposals for permanent buildings contemplated in Policies 6.3 to 6.10 inclusive.
- 6.12 Prohibit any lakeshore structures within the Queenstown Gardens.

Explanation

In general the Gardens should be kept free of structures and buildings unless these can usefully contribute to the enjoyment of the Gardens by the public via the improvement of the function, form or maintenance of the Gardens. Where buildings and structures are necessary they shall be designed and maintained to a high standard to ensure the overall amenity of the Gardens is maintained.

The removal of the green potting shed will open up a pleasant corner of the rose gardens and complete the removal of the old maintenance buildings from the central part of the Gardens.

Other buildings and structures contemplated as being required in the future include additional public toilets and a public shelter at the skatepark. A rose arbour would be a useful addition to the rose display area. Similarly an additional glass house would enable a wider variety of plants to be propagated and displayed on site at some point in the future. These structures will be considered as demand arises and resources permit.

Other temporary buildings contemplated include those associated with events or with a seasonal kiosk as provided for in Policy 7.2

The lakeshore adjacent to the Gardens should be kept free of structures. It is acknowledged however that most of the foreshore is outside of the Gardens boundary and can therefore not be governed by this management plan.

Implementation

- *Monitor the condition and maintenance of buildings via leases and maintenance contracts.*
- *Remove the green potting shed and cold frames within 3 months of adoption of the management plan.*

- *Consider the need and priority for new buildings and structures contemplated via the Annual Plan process.*

Policy 7 – Commercial Trading

- 7.1 Permit the use of the Gardens for low impact commercial recreation opportunities such as guided tours, personal training and tuition where such operators are licensed under the Reserves Act 1977. The terms and conditions of such a licence shall require that no advertising associated with the operation of the activity is undertaken within the Gardens.
- 7.2 Prohibit any other commercial trading within the Gardens other than that authorised by way of a lease or licence with such being limited to authorised activity associated with:
- Queenstown Tennis Club
 - Queenstown Bowling Club
 - Queenstown Ice Arena
 - a seasonal (removable) kiosk for food and beverage sales
 - an approved event (see Policy 8)

Explanation

The Gardens are used by a variety of commercial businesses as a location to conduct training, guiding and tuition utilising the facilities and amenity of the Gardens. The Reserves Act requires such activity to be licensed and this enables the Council to control aspects of the operation such as timing and scale. Such low impact commercial recreation activity is able to be absorbed within the gardens with little impact on other users and it brings visitors that may otherwise not utilise the Gardens.

The existing lease holders within the Gardens all undertake commercial trading and this is confined within their lease area. The proposed seasonal kiosk and any ticketed event would also be licensed and therefore be permitted under this policy.

No other commercial trading is contemplated by this management plan in accordance with the general desire to keep the Gardens generally free of commercial activity.

Implementation

- *Licence all commercial recreation activity conducted within the Gardens and monitor commercial operators utilising the Gardens for trade or business purposes.*
- *Undertake an expression of interest process to establish interest in operating a seasonal kiosk and provide a licence if a suitable operator is found.*

Policy 8 – Events (Including Filming)

- 8.1 Permit the use of the Gardens for weddings and other private functions, sporting, art and cultural events (both ticketed and non-ticketed) as approved by Council.
- 8.2 Ensure that events (including filming and still photography shoots) do not compromise the primary function of the Gardens and that events have contingency plans to relocate should ground conditions not be suitable.

- 8.3 Ensure filming and ticketed or exclusive events/functions do not occupy the reserve or any part of the reserve for more than six consecutive days or a total of 40 days in any one calendar year.
- 8.4 No single event or film shoot shall use the park for more than one period of three consecutive days within a month.
- 8.5 Manage events to minimise the disruption and inconvenience to other park users
- 8.6 Provide services to commonly used event locations within the Gardens to minimise the impacts of events as resources and needs permit.
- 8.7 Permit the development of an area of grass terracing to provide a natural terraced seating arrangement to accommodate up to 100 people for performances, lectures or other similar events.
- 8.8 *Permit the LUMA Light Festival Trust to run a light festival event for up to 5 consecutive days each year. The festival may occupy part of the reserve for up to 20 total consecutive days to facilitate festival operations. Disruption to other users of the Reserve must be minimised during occupation. Subject to implementation conditions below.*

Explanation

Events and temporary commercial activities may be beneficial to the community and are by nature of short duration. Events can greatly improve the use and enjoyment of the reserve by the community and visitors to Queenstown.

The Gardens are a popular location for wedding ceremonies and other similar private functions and this use should be continued.

By necessity many sporting events, recreation activities and other events are becoming more commercialised. Issues of ticketing, security and signage all arise and need to be managed to ensure the sustainability of the events while protecting the values associated with the Gardens.

The LUMA light festival is an established event operating in the Queenstown Gardens since 2016. It is recognised that this event benefits the community and the district. The event shall be permitted recognising the need to minimise the impact on the gardens and on other users of the Reserve.

Council approval is required for all events and film shoots. Approval is at the discretion of the Council.

The Gardens are used occasionally for filming for commercials or feature films. Such use is generally localised to one part of the Gardens and can be managed to minimise disruption to other park users.

The creation of a subtle amphitheatre via terracing of the slope where performances and movies have screened adjacent to the glass house would provide a space for such events and for lectures or other interpretive services within the setting of the Gardens.

Implementation

- *Maintain a permit and approvals system for event and film bookings that ensures close liaison with park management.*
- *LUMA Light Festival: Ensure recognised stakeholder groups are consulted during the licence process whenever a new licence is considered for this event. Ensure QLDC and Friends of the Wakatipu Gardens and Reserves (or successors) have the opportunity to review and consult on the festival plan annually.*
- *Improve event infrastructure, such as permanent water, sewer and three-phase power supplies to minimise disturbance to the grounds and reduce set up and break down times for events, as resources permit.*

Policy 9 – Disc Golf

- 9.1 Permit the playing of Disc golf within the Gardens.
- 9.2 Monitor use and potential conflicts associated with the course layout and make modifications to the extent required to minimise conflicts.

Explanation

Disc Golf has become very popular and it attracts a large number of visitors of all ages to the gardens. The course takes in the majority of the gardens and refinement to course layout and design over the years have largely mitigated conflicts with other park users. As the popularity of the gardens increases the course and any potential conflicts will need to be monitored and further course changes made be required.

Implementation

- *Monitor use and incidents of conflict between players and other park users.*

Policy 10 – Dogs

- 10.1 That dogs be managed in accordance with Council’s current policy on dogs and dog control bylaws.
- 10.2 That within the Queenstown Gardens dogs must be kept on a leash at all times.

Explanation

The Council has adopted a district wide *Policy on Dogs* and also currently has in place the *Dog Control Bylaw 2006*. The current bylaw requires owners to have dogs “kept under continuous control of the Owner by means of a lead, leash or container or other effective means”. The *Dog Control Bylaw 2006* states that in reserves “Dogs may be allowed off the leash in areas where they are not specifically prohibited or required to be on a leash. In any area where a dog is not required to be on a leash and the dog has been allowed off the leash, the owner of that dog must have the dog under voice control and be carrying a leash at all times.

Given the numbers of users in the gardens and the damage unleashed dogs cause to garden beds, all dogs shall be controlled by leash when in the Queenstown Gardens.

Implementation

- *Advise dog owners of the need to keep dogs on a lead by incorporating this message into park signs*

Policy 11 – Signs

- 11.1 Provide signage necessary to ensure the effective communication of park related public information (including interpretation of the history of the Gardens) identification, directions, rules and regulations.
- 11.2 All public signs (other than regulatory signs) will be designed to the Council's standard for park signs.
- 11.3 Permit the erection of temporary signs, scoreboards or large format television displays for approved events.
- 11.4 That advertising billboards and other commercial signs (as defined in the council's operative District Plan or Sign Bylaw) be prohibited unless approved by Council in conjunction with a specific temporary event or lease/licence.
- 11.5 Provide improved opportunities for interpretation of the natural and cultural history of the Gardens via self guided methods

Explanation

Signs can help inform, direct and warn the public but they can also be intrusive and can compromise the quality of the park environment. Signs should be kept to a minimum and be of a consistent design. Commercial signage will only be permitted for specific temporary events in accordance with Council bylaws.

Implementation

- *Review and rationalise signs on a regular basis.*
- *Consider opportunities for self guided interpretative trails via printed or digital media.*

Policy 12 – Furniture

- 12.1 Provide park furniture such as seats, picnic tables, rubbish bins, barbecues and drinking fountains and bicycle stands for the comfort and convenience of park users.
- 12.2 Ensure park furniture is sited with regard for the overall appearance and functionality of the gardens and is of a consistent design and style that is fit for purpose.

Explanation

Well placed and designed furniture will contribute to the use and enjoyment of the reserves. Care needs to be taken however to avoid cluttering the gardens with furniture.

Implementation

- *Provide additional furniture as demand and resources permit.*



Bridge Queenstown Gardens

Policy 13 – Refuse and Recycling

- 13.1 Provide litter bins and empty these in accordance with Council's approved service levels.
- 13.2 Consider the introduction of recycling as resources permit.
- 13.3 Ensure all leases and licences include provision for the containment of refuse within the lease area and that such facilities are screened from public viewing.

Explanation

Public litter bins are provided throughout the Gardens and these are serviced in accordance with the service levels set by Council. As demand increases these service levels will be reviewed.

Recycling facilities require the installation of separate bins and incurs both an increased capital and operating cost but is consistent with Council's waste minimisation strategy. Consideration will be given to the introduction of recycling as resources permit.

Rubbish collected by the lease operations within the Gardens should be contained within the lease area and be screened from the public to maintain high levels of amenity.

Implementation

- *Monitor waste volumes and modify service levels as demand and resources permit.*
- *Consider the introduction of recycling as resources permit.*

Policy 14 – Monuments, memorials and artworks

- 14.1 Prepare a register of existing memorials and artworks and prohibit the placement of any further memorials or memorial plaques within the Gardens.
- 14.2 Prohibit the scattering or placement of human or animal ashes within the Gardens.
- 14.3 Permit the installation of temporary artworks (less than three months) in accordance with Councils artworks policies
- 14.4 Permit the installation of permanent artwork in accordance with Councils artworks policies and subject to public consultation.

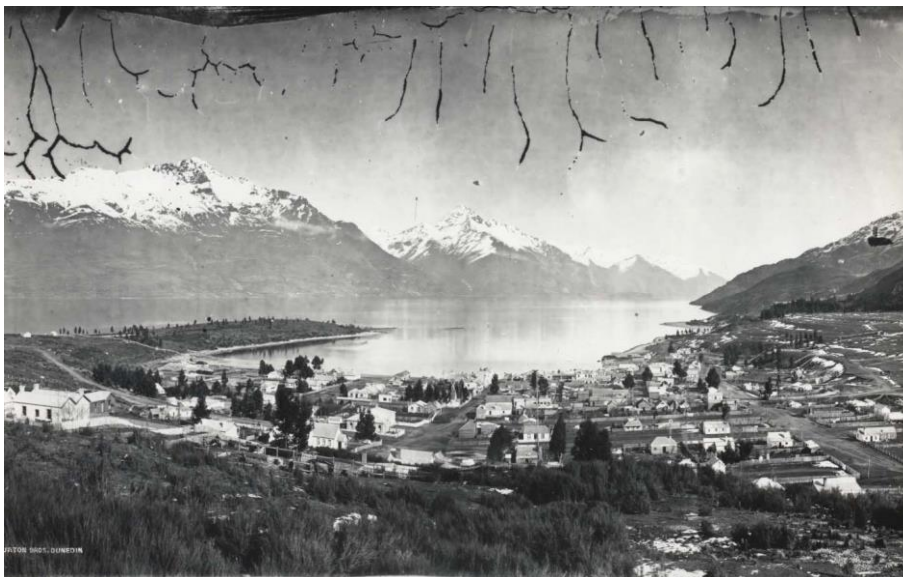
Explanation

The Gardens include important memorials to the explorers Captain Scott, Haki Te Karu and William Rees. Memorials have also been constructed in the vicinity of the Scott monument to local mountaineers Bruce Grant and Andy Harris. In addition to this a number of other memorials and memorial plaques have been placed in the gardens (with or without formal approval). The continual placement of memorials has the potential to transform the character of the Gardens from a public garden to a cemetery and it is considered that the capacity for the gardens to accommodate further memorials has been reached and no further memorials should be permitted.

Public art can contribute to the identification and enjoyment of the Gardens. Proposals however need to be carefully considered and commissioned with the site in mind. Any proposal for a permanent artwork in the Gardens should have an opportunity for formal public scrutiny.

Implementation

- *Develop a register of existing artworks and memorials and remove any unauthorised memorials.*
- *Consider requests for public artworks in accordance with these policies.*



Queenstown Gardens and Township 1878

Policy 15 – Playgrounds

- 15.1 Permit the inclusion of playground elements within the Gardens in the vicinity of Horne Creek only.
- 15.2 Ensure the public are consulted on the design of the playground including any elements proposed for location within the Gardens.

Explanation

The existing playground on Marine Parade adjacent to the Bathhouse is outside of the Queenstown Gardens. Designs for the improvement of this playground have included a play bridge across Horne Creek and an embankment slide which would be within the Gardens.

Should the playground at the Bathhouse be redeveloped in this location in the future the minor encroachment of playground elements within the gardens should be permitted subject to public consultation on the specific design details.

Implementation

- *Ensure the public are consulted on the design of the playground including any elements proposed for location within the Gardens.*

Policy 16 – Existing Leases

- 16.1 Permit the renewal of the leases for the:
 - Queenstown Tennis Club
 - Queenstown Bowling Club
- 16.2 Permit the renewal of the leases for the Queenstown Ice Arena until such time that the building has reached the end of its economic life as an ice skating facility.
- 16.3 Restrict the leases to the existing lease boundaries.
- 16.4 Remove the car park area from the Queenstown Bowling Club lease when the lease reaches final expiry.

Explanation

The existing sporting uses are well established within the Gardens. However given the limited space available no further expansion of the existing sporting uses should be permitted.

The Ice Arena is a substantial building. The ownership of the building has recently changed and the owners are investing in the improvement of the facility. When the building has reached the end of its economic life or the business is no longer sustainable then the issue of renewing a lease or alternative uses for the site should be considered by the public at that time.

The small car park adjacent to the Bowling Club is within the lease area of the Bowling Club. Given the location of the main car park and demand for general parking in the Gardens it is not considered that any club or single user should have exclusive use over parking areas. This area should be returned to general public parking or used to enhance pedestrian and service access when the lease reaches final expiry.

A schedule of leases and licences is included in Appendix 2.

Implementation

- *Observe these policies when reviewing and renewing leases.*

Policy 17 – Vegetation (including tree succession plan)

- 17.1 Emphasise the display representative tree species from the temperate world for the purpose of;
- Education about the plant world
 - Horticultural information
 - Amenity and visual appeal
- 17.2 Identify all tree species and regularly assess and record their general condition and probable life expectancy.
- 17.3 Prepare with public input a Sustainable and Healthy Tree Plan for the entire gardens listing potential replacement species and planting sites. This plan will include the gradual replacement of Douglas Fir with native shelter and with Kowhai and Southern Rata on the shoreline. Replacement of Douglas fir would start initially from south of Tennis Courts working towards lake edge and in the Horne Creek area and be undertaken in a 20 year timeline to ensure continuous shelter.
- 17.4 Remove immature duplicate specimens (where there are several examples) that can be relocated from the Gardens.
- 17.5 Ensure trees are in a safe condition, well maintained and are not causing damage to significant structures or services or inhibiting the growth of more desirable species.
- 17.6 Ensure trees are grown and maintained to represent as near as possible their normal character and form.
- 17.7 Permit the removal of trees from the Gardens in the following situations in conformity with the policies, and objectives of this plan where either the tree is:
- dead or dying.
 - a danger to public safety.
 - suppressing or inhibiting growth of more desirable specimen trees or other vegetation of greater interest to the public.
 - a poor specimen or unsuited to the site and needs to be removed in order that the area is replanted with trees that will make better specimens. a species is unnecessarily duplicated elsewhere in the gardens.
 - interfering with essential public utilities.
 - obstructing the water flow in any drainage system, water course or stream.
 - determined to have outgrown its location or site and is causing serious damage to buildings or property, public or privately owned.

(Note – the Council will publicly notify decisions to remove exceptional specimens before doing so. When rare or unusual plant material is to be removed it will be propagated and new specimens grown on prior to removal).

- 17.8 Continue the existing New Zealand native area within the Gardens to showcase New Zealand flora with an emphasis on rare local native flora and providing a sanctuary for birds and providing education on the traditional uses of plants.
- 17.9 Continue enhancing the original rock garden adjacent to the Park St entrance.
- 17.10 Permit the control and removal of aquatic weeds within the main water bodies of the park.
- 17.11 Maintain the Rose garden to a high visual standard using cultivars bred in New Zealand.
- 17.12 Plant annual bedding displays twice yearly to reflect the seasonal nature of gardening.

Explanation

The gardens contain a magnificent collection of mature trees and are one of its major attractions. There have been considerable duplications which have reduced the range of individual specimens that can be grown.

Additionally many trees planted in the early years of the gardens have probably reached maturity. After maturity, a state in which trees can exist for a few or many years depending on environmental and genetic factors, trees then enter a phase called senescence. This is where they slowly decline.

The policies aim to rectify this situation over time by introducing a comprehensive planned approach to future tree planting and removal.

The term “heritage garden” has been given to the Queenstown Gardens on occasion; given the fact that the one thing that is reliable about gardens is that they are constantly changing creates its own challenge. Because gardens are always growing and changing, planning how to manage the gardens so they retain what residual heritage values that are important to the community is ongoing. This plans recognising the changing nature of gardens.

Public gardens have a long history of presenting a various plant collections from annual bedding, herbaceous borders and mixed shrub beds. Queenstown Gardens have also had a strong history in this respect which this plan continues to uphold.

Implementation

- *Undertake a Sustainable and Healthy Tree Succession Plan and act on its findings as resources permit following public consultation.*
- *The gardens trees will be managed in accordance with the QLDC Tree Policy, the Reserves Act 1977, the Resource Management Act 1991, other objectives and policies set out in this plan and other statutory and regulatory requirements.*
- *Annual bedding displays will be planted twice yearly in plots provided.*
- *Mixed shrub and herbaceous perennial borders will continue to be enhanced to set off the gardens tree collections and provide seasonal variation.*

Policy 18 – Croquet

18.1 Permit the playing of croquet on a casual basis on the existing croquet lawn adjacent to the Queenstown Bowling Club.

Explanation

The existing Croquet lawn now receives little formal use. However if demand or interest redevelops the area is suitable and appropriate for playing croquet with little impact on other park users.

Implementation

- *Prepare the croquet lawn as demand and resources permit.*



Ice skating on Garden Ponds. Date unknown.

Policy 19 – Consultation and Community Participation

- 19.1 Formally consult with the public, resident clubs and specialist interest groups such as the Friends of Wakatipu Reserves Incorporated and the Wakatipu Garden Club on all significant issues where the issue and its responding policy has not been contemplated by this reserve management plan.
- 19.2 Undertake regular communication (at least quarterly) with the public, resident clubs and specialist interest groups such as the Friends of Wakatipu Reserves Incorporated and the Wakatipu Garden Club on all general matters to seek public input on the management and improvement of the gardens and to outline the proposed work programme for the coming season.
- 19.3 Conduct an annual open day to identify issues and opportunities within the Gardens so that these matters may be considered in the Council's draft annual plan and long term plan.
- 19.4 Encourage and provide opportunities for community involvement and voluntary effort in the maintenance and care of the Queenstown Gardens.

Explanation

The Gardens are the Districts most significant public park and as such there is wide interest in the future care and management of the Gardens. The views of the general public need to be considered alongside that of the resident clubs and specific interest groups and the preparation of this management plan records Councils understanding and policy of community desires for the management of the Gardens.

Where a policy issue arises that has not been contemplated by this plan further consultation will be required including public notification and the hearing of submissions where this is required by the Reserves Act 1977.

Outside of this formal process the Council will seek to inform and involve interested persons in general seasonal matters and seek feedback on proposed plans for the coming season as well as encourage formal suggestions for improvements via the Council budgeting processes.

Opportunities for community participation in the care and maintenance of the Gardens will be encouraged.

Implementation

- *Consider policy matters against the management plan policies and where these are not contemplated undertake consultation processes.*
- *Prepare a quarterly electronic newsletter and distribute this to interest groups and the public via Council's website.*
- *Undertake an annual open day to provide input into the annual plan, long term plan and review of this management plan.*
- *Identify and publicise opportunities for community participation.*

Policy 20 – Administration

- 20.1 Engage specialist horticultural staff to develop and maintain the plant collections to the highest possible standard as resources permit.
- 20.2 Maintain a physical presence in the Gardens to the extent possible within available resources to provide maintain and protect the asset and provide information to visitors.
- 20.3 Monitor use and visitor satisfaction with the Gardens as resources permit.

Explanation

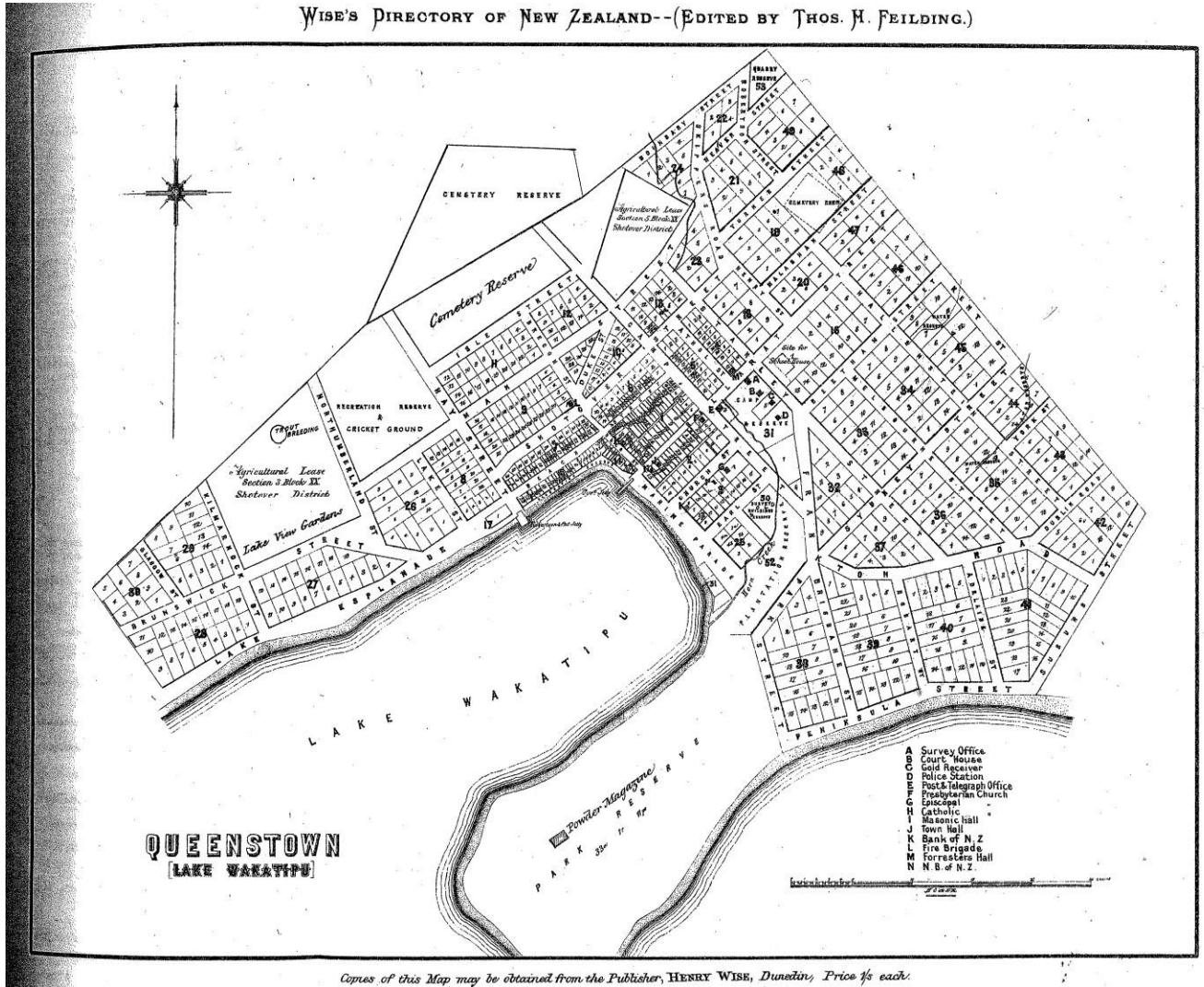
As the District's most significant public garden, special care shall be taken to maintain the historical and horticultural amenity of the Gardens. This requires the use of skilled personnel to maintain the asset within the budgetary constraints set by the Council.

The presence of staff within the Gardens ensures service levels are readily maintained, provides security for the physical assets within the Gardens and ensures the public have ready access to staff for information and advice.

Information on the use and satisfaction or otherwise with the Gardens can be used to improve the administration and management of the Gardens.

Implementation

- *Ensure all staff or contractors employed in the Gardens are appropriately supervised, trained and skilled.*
- *Provide a continuous presence in the Gardens during normal working hours.*
- *Maintain a system of vehicle counts and consider implementation of pedestrian counters to monitor use of the Gardens as resources permit.*
- *Conduct visitor surveys as resources permit.*



Queenstown map from Wises Directory 1875-1876 showing Gardens peninsula.

6. Gardens Site Plan

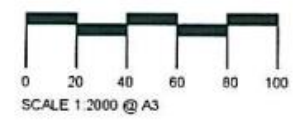
The following plan shows the Gardens as presented in January 2011. As no significant changes to the form or structure of the Gardens are proposed within this Management Plan a specific development plan has not been prepared.

LEGEND

- ① Rose garden
- ② Tennis court
- ③ Bowling
- ④ Maintenance area
- ⑤ Ice rink
- ⑥ Skatepark
- ⑦ Native Area



QUEENSTOWN GARDENS
EXISTING SITE PLAN
JULY 2010



APPENDIX I

Land Use Consent from ORC

The attached land use consent relates to reclamation works undertaken in early 2000 on the south side of the Gardens from the navigation beacon towards the ice rink. The conditions of consent are relevant for any proposed activities or works within this area of the Gardens.

LAND USE CONSENT

Pursuant to Section 104B of the Resource Management Act 1991, the Otago Regional Council grants consent to:

Name: Queenstown Lakes District Council

Address: 10 Gorge Road, Queenstown

To disturb and deposit material on the bed of Lake Wakatipu by constructing and maintaining a rock rip rap wave protection barrier on the bed of Lake Wakatipu

for the purpose of foreshore protection

for a term expiring 1st February 2017

Location of consent activity: Queenstown Gardens, from the beacon on the south side of gardens for distance of approximately 270 metres towards Park Street, Queenstown

Legal description: Pt Sec 7 Blk LI Town of Queenstown

Map references: NZMS 260 E41:681-652 to E41:684-656

Conditions:

1. This consent shall not commence until consent 96407 has been surrendered
2. The work shall be as outlined in the application dated 7th November 2000 and including the following plans that form part of the application being RS_GRD_QTN 2000.548 REV 01 which shows the extent of the work along the foreshore, being RS_GRD_QTN 2000.548 DIAGRAM #1 which shows the meandering gravel track - typical detail, being RS_GRD_QTN 2000.548 DIAGRAM #2 which shows the transition area at the Eastern end of the rock protection works.
3. The rock rip rap shall be constructed and maintained to a height of 312.7m (amsl) or higher.
4. The rock protection material shall be sized at least between 300mm and 600mm and the thickness of the rip rap layer shall be at least 900mm. The visual appearance of the rock rip rap shall blend as far as practicable into the natural character of the foreshore. When additional rock is added for the purpose of maintenance it shall be clean of any dirt to avoid discoloration of the water in the lake.

5. There shall be filter fabric between the rock and fill material which shall be anchored securely at the bottom, top and ends. The filter fabric shall be maintained at all times to avoid migration of fill material into the water.
6. The rock rip rap shall be inspected six monthly and following high lake levels to ensure the integrity and height of the rock rip rap is maintained. Where any deficiency is found then remedial work shall be undertaken to satisfy conditions 2 to 4. A record of the monitoring and any maintenance work shall be maintained and provided to the Consent Authority on the 1st February in each year and upon request.
7. At least 5 working days prior to undertaking any maintenance of the rock rip rap the consent holder shall advise the Consent Authority in writing the extent, duration and method of the work.
8. Machinery required to maintain the rock rip rap shall as far as practicable operate from the reclaimed land. Prior notification shall be given to the Consent Authority should it be necessary to operate machinery from the lake bed. The notification shall advise when the machinery will be operating on the lake bed and provide information about the methods to be used to reduce any effects on water quality and bed disturbance.
9. All machinery shall be water blasted prior to being brought on site and following completion of any works, to reduce the potential for pest species being introduced to or taken from the lake. Machinery and equipment that has worked in watercourses shall, prior to entering and leaving the site, also be cleaned with suitable chemicals or agents to kill didymo. At no time during the exercise of this consent shall machinery be washed within the bed of Lake Wakatipu.
10. During the exercise of this consent, the consent holder shall ensure that no contaminants, including fuel, oil, cement or cement products, enter Lake Wakatipu. In the event of contamination, the consent holder shall undertake remedial action and shall notify the Consent Authority as soon as practical.
11. Fuel storage tanks and machinery working in the reclaimed area shall be maintained at all times to prevent leakage of oil and other contaminants into Lake Wakatipu. No refuelling of machinery shall occur within the lake.
12. The Consent Authority may, in accordance with sections 128 and 129 of the Resource Management Act 1991, serve notice on the consent holder of its intention to review the conditions of this consent within 3 months of each anniversary of the commencement of this consent for the purpose of:
 - (a) determining whether the conditions of this consent are adequate to deal with any adverse effect on the environment which may arise from the

ORIGINAL



exercise of the consent and which it is appropriate to deal with at a later stage;

- (b) ensuring the conditions of this consent are consistent with any National Environmental Standards.

Issued at Dunedin this 4th day of July 2008

Reissued at Dunedin this 14th day of July 2008 pursuant to s133A of the Resource Management Act 1991 to correct the legal description and a typographical error.

A handwritten signature in blue ink, appearing to read "C. P. Shaw".

Christopher P Shaw
Manager Consents

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ISO9001
Certified

LAND USE CONSENT

Pursuant to Section 104B of the Resource Management Act 1991, the Otago Regional Council grants consent to:

Name: Queenstown Lakes District Council

Address: 10 Gorge Road, Queenstown

To reclaim the bed of Lake Wakatipu for the purpose of foreshore protection
for an unlimited term

Location of consent activity: Queenstown Gardens, from the beacon on the south side
of gardens for distance of approximately 270 metres
towards Park Street, Queenstown

Legal description: Pt Sec 7 Blk LI Town of Queenstown

Map references: NZMS 260 E41:681-652 to E41:684-656

Conditions:

1. This consent shall not commence until consent 96407B has been surrendered.
2. The reclamation shall be as outlined in the application dated 7th November 2000 and including the following plans that form part of the application being RS_GRD_QTN 2000.548 REV 01 which shows the extent of the work along the foreshore, being RS_GRD_QTN 2000.548 DIAGRAM #1 which shows the meandering gravel track - typical detail, being RS_GRD_QTN 2000.548 DIAGRAM #2 which shows the transition area at the Eastern end of the rock protection works.
3. The reclaimed area shall be constructed and maintained to a height of 312.7m (amsl) or higher.
4. The Consent Authority may, in accordance with sections 128 and 129 of the Resource Management Act 1991, serve notice on the consent holder of its intention to review the conditions of this consent within 3 months of each anniversary of the commencement of this consent for the purpose of:
 - (a) determining whether the conditions of this consent are adequate to deal with any adverse effect on the environment which may arise from the exercise of the consent and which it is appropriate to deal with at a later stage;

ORIGINAL

- (b) ensuring the conditions of this consent are consistent with any National Environmental Standards.

Issued at Dunedin this 4th day of July 2008

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Christopher P Shaw
Manager Consents

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APPENDIX II

Leases and Licences within the Queenstown Gardens

The following leases and licences have been granted as at 1 February 2011. Information on the details of leases and licences or new leases and licences can be obtained from the Queenstown Lakes District Council.

Lessee	Commencement	Term	Renewals	Final Expiry
Queenstown Bowls	01/04/1983	33 years	0	31/03/2016
Queenstown Tennis	01/10/2001	10 years	1 x 10	30/09/2021
Ice Arena	01/09/2010	33 years	1 x 7	01/09/2050



Aerial of the Queenstown Gardens, 2009