

Queenstown Town Centre Zone

Proposed changes to the Queenstown Town Centre Zone tackle the following important issues

THE TOWN CENTRE IS SHORT ON CAPACITY FOR NEW DEVELOPMENT

There is a dwindling supply of vacant land in the Town Centre and as a result there is growing pressure on land values. We need to start planning ahead for expected increases in population and tourist numbers and introduce ways to increase the future capacity of the Town Centre.

It's proposed to expand the Town Centre Zone in a number of discrete areas and provide for more generous building heights in some areas. This will increase the capacity of the Town Centre and enable greater opportunities for future growth.

The rules for buildings, such as site coverage standards, have also been revised to further encourage more efficient use of sites.

It's also proposed to introduce a new Town Centre Sub-zone to provide a transition between the Town Centre and the High Density Residential Zone.

These proposals will also help create more opportunities for apartments in the Town Centre. This will contribute to increasing the diversity and supply of housing in our District.

ENCOURAGING A MIX OF ACTIVITIES MAKES THE TOWN CENTRE SAFER AND MORE VIBRANT, BUT THE PLAN NEEDS TO HELP ADDRESS THE CONFLICTS THAT CAN ARISE

Encouraging the Town Centre to develop as a mixed-use environment with a lively night time atmosphere has plenty of benefits. However it can also create tensions between residential and visitor accommodation uses and commercial uses. In particular, evening noise, mainly from restaurants and bars, can be disruptive for residents, leading to lower residential amenity and resulting in noise complaints. Noise complaints can also create

uncertainty for operators and affect the viability of bars and restaurants trading in the evening.

The changes being proposed are trying to address these issues by providing more acknowledgment of the contribution evening activities make to the vibrancy of the Town Centre.

It's proposed to increase the noise limits slightly throughout the Town Centre zone (other than in the Transitional subzone). A higher level of noise will be allowed in the Entertainment Precinct than elsewhere.

The levels reflect the sort of noise that is currently allowed through existing consents and means that bars and restaurants can trade into the evening without breaching noise limits.

A new entertainment precinct will encourage noisier operations (e.g. those with live music) to locate in the most central part of town, where it will have least effect on residential zones.

Acoustic insulation requirements for apartments and visitor accommodation within the Town Centre will decrease the likelihood of evening noise causing a nuisance.

NEW DEVELOPMENTS NEED TO ACHIEVE HIGH QUALITY DESIGN

The bar is set high for building design in the Queenstown Town Centre. New developments must follow good Urban Design practice to ensure the town centre continues to function well. Ensuring that people can safely enjoy exploring the Town Centre on foot is key to ensuring its ongoing vibrancy and viability.

It is proposed to provide more guidance to assist with the building design process, including directly referencing revised Design Guidelines that apply to the Special Character Area shown on Planning Maps. This will mean the guidelines must be considered as part of any application.

The creation and maintenance of pedestrian links will continue to be promoted in the District Plan and there will be incentives to developers who provide or maintain important links through the Town Centre.

THE INTERFACE BETWEEN THE TOWN CENTRE AND THE LAKEFRONT MAKES A VITAL CONTRIBUTION TO THE TOWN CENTRE'S IDENTITY, AND NEEDS TO BE CAREFULLY MANAGED

It is vital to strike a balance between allowing some commercial activity on the Lakefront, and limiting the impacts of more development. We consider that the current rules are functioning well and achieve a good balance between commercial use, open spaces and all-important vistas.

MANAGING THE RISK OF FLOODING IN THE TOWN CENTRE

We consider the current District Plan provisions and other tools available for flood mitigation are functioning well. They achieve a good balance, ensuring that risks to property are adequately minimised and imposing significant costs on landowners or the community.

Want to get into more detail?

Visit www.qldc.govt.nz/proposed-district-plan to read the full provisions or a range of other resources.