

The town centre zone is shown below with possible areas for expansion shown in yellow (see over).



map indicative only

The complete set of objectives, policies and rules for the Queenstown Town Centre Zone can be seen at [www.qldc.govt.nz/district\\_plan](http://www.qldc.govt.nz/district_plan)

## Queenstown Town Centre Issues and Options

### What are we doing?

We're currently reviewing the District Plan and looking at what works well and what needs to be changed.

The Queenstown Town Centre Zone sets out the objectives, policies and rules that manage activities and development in the land zoned Queenstown Town Centre.

The town centre is generally bounded by Man Street, Henry Street, Coronation Drive and Queenstown Bay.

### Noise and Signs

Consultation on Noise issues has already taken place.

We'll be consulting on Signs later in the review process so check the QLDC website for further updates.

## The Current Situation

Rules controlling activities and development in the District's three Town Centre Zones vary from town to town.

The purpose of the Queenstown town centre zone is to allow for a wide range of activities which will enhance the town centre while preserving the important physical and natural character which gives the town its outstanding qualities and image.

As a result relatively few activities require consent, however the zone contains a number of development controls relating to built form, open space, traffic management, heritage protection and pedestrian amenity.

### Buildings

Currently all buildings require consent from the Council before they can be built. The Council exercises control over what the building looks like and other matters. This includes matters such as: design and appearance, height and site coverage

### Retail, Residential, Recreational and Commercial Activities

Currently all of the above activities are anticipated in the town centre and may not need resource consent.

### Bars and Visitor Accommodation

Visitor Accommodation is a controlled activity meaning a consent is required but it must be granted.

Bars are generally permitted in the town centre, but require a resource consent to operate between 11 pm and 7am.

## Proposed Changes

While most provisions are working, monitoring and feedback have raised some areas where people think the plan could be improved.

You can see these documents at: [www.qldc.govt.nz/strategies\\_and\\_publications](http://www.qldc.govt.nz/strategies_and_publications).

Possible changes for consideration:

### Revision of the objectives and policies

#### Building Design and Appearance

Should the District Plan have greater ability to influence building design in the town centre through the District Plan?

#### Protecting Pedestrian Connections

Should we continue to identify and protect key pedestrian links in the District Plan?

#### Viewshafts

Should key viewshafts be identified in the District Plan to ensure they aren't blocked by development?

#### Expansion

The Town Centre Strategy identified a number of areas where it may be appropriate to consider town centre zoning in the future. These are shown on the map overleaf.

Should these areas differ from the town centre in terms of the mix of activities, or the scale or character of buildings?

#### Parking

Should new development in the town centre be required to make a financial contribution towards meeting associated parking demands?

Should this apply to any new areas added to the town centre?

### Building Height

Should we consider options to allow minor increases in building height where we can avoid compromising access to sunlight and character.



## What do you think?

**Q** Have we identified the issues for Queenstown Town Centre correctly?

**Q** Are there any other issues we should be considering?

Please send your comments to: Policy & Planning  
Queenstown Lakes District Council  
Private Bag 50072, Queenstown 9348

Email [services@qldc.govt.nz](mailto:services@qldc.govt.nz)

Or comment online at  
[www.qldc.govt.nz/district\\_plan\\_review](http://www.qldc.govt.nz/district_plan_review)

Comments should be received by **30 September 2012**.