

Wanaka Town Centre Issues and Options

The town centre zone is the area bounded by Ardmore Street, Brownston Street and Dungarvon Street.



map indicative only

The complete set of the current objectives, policies and rules for the Wanaka Town Centre Zone can be seen at www.qldc.govt.nz/district_plan

What are we doing?

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

The Wanaka Town Centre Zone sets out the rules and guidelines that manage activities and development for the Wanaka Town Centre.

We'd like to hear your opinions on the how the zone is working. Comments should be received by **31 August 2012** although feedback on these issues will be welcome at anytime during the review process.

The Current Situation

The purpose of the Wanaka Town Centre zone is to provide for all activities appropriate to the main commercial centre of the Upper Clutha, whilst also identifying and preserving the things which give the town its unique character.

Relatively few activities require consent. However the zone contains a number of controls to guide the nature and quality of any development. For example:

Retail, Residential, Recreational and Commercial Activities

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

Visitor Accommodation

Visitor Accommodation is a controlled activity meaning a consent is required but it must be granted (possibly with conditions).

Buildings

Currently all buildings require consent before they can be built. The Council exercises control over matters such as height, site coverage and appearance.

Bars

Bars are permitted activities but require a consent if they wish to operate between the hours of 11 pm and 7 am.

Parking

There are no requirements for town centre developments to provide off-street parking.

Proposed Changes

While most provisions are working, monitoring of these and feedback on the Wanaka Town Centre Strategy and Wanaka Design Guidelines have raised some areas where people think the plan could be improved. You can see these documents at www.qldc.govt.nz.

Building Design and Appearance

Council has a degree of control over the design and appearance of buildings through the District Plan but it's been suggested that there should be greater control over building design.

Blank walls on street fronts or pedestrian links negatively affect the look and feel of the town centre. New development should provide a level of amenity and contribute to active street frontage.

Building Height

The current height rules are unclear. Do they need to be modified?



Providing flexibility for buildings to be higher on corner sites is another option that could contribute to the character of the town centre.

Residential Activity

Do residential activities in Wanaka town centre need to be restricted to avoid conflict with other activities and community events over issues such as noise?

Parking

The issue of providing more public parking (eg a parking building) for the town centre has been raised. One method to fund this would be to require financial contributions from new developments in the town centre in lieu of providing on-site parking.

Pedestrian Connections and Cycle Facilities

The Wanaka Town Centre Strategy identified a number of key pedestrian links that are important in the town centre, including some on private land. Including these links in the District Plan would enable them to be considered when development occurs.

Should we require businesses to provide facilities such as showers, cycle parking and lockers to make walking and cycling to work easier?

What do you think?

Q Have we identified the issues for Wanaka 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

Or comment online at
www.qldc.govt.nz/district_plan_review