

**QLDC Council  
14 June 2018****Report for Agenda Item: 1****Department: Property & Infrastructure****Queenstown Town Centre Spatial Framework****Purpose**

The purpose of this report is to present the Queenstown Town Centre Spatial Framework document (which includes the Queenstown Town Centre Public Realm Design Guidelines).

**Recommendation**

That Council:

1. **Note** the contents of this report; and
2. **Approve** the Queenstown Town Centre Spatial Framework and associated Queenstown Town Centre Public Realm Design Guidelines.

Prepared by:



Tony Pickard  
Transport Strategy Manager

29/05/2018

Reviewed and Authorised by:



Ulrich Glasner  
(Acting) General Manager Property and  
Infrastructure

29/05/2018

**Background**

- 1 The Queenstown Town Centre Masterplan was endorsed by Council in December 2017.
- 2 The “Queenstown Town Centre Spatial Framework” document provides the background and context to the Queenstown Town Centre Masterplan. The purpose of the document is to present a vision and strategy to guide the future form of Queenstown’s Town Centre, and to set out realistic actions and projects to achieve that vision. The Spatial Framework aims to show how the benefits being pursued within the Masterplan mirror the design principles.

- 3 The “Queenstown Town Centre Public Realm Design Guidelines” is an appendix to the Spatial Framework. The purpose of this document is to provide the design intent and direction for future public realm projects. It is a document that will guide and achieve a consistent standard for the town centre. It is a comprehensive tool kit to make quality public spaces and streets that are well designed, accessible and enjoyable for all.
- 4 It is envisaged that the Design Guidelines will be incorporated into all town centre developments wherever practical, starting immediately.

### **Options**

- 5 Option 1: Reject the Queenstown Town Centre Spatial Framework and associated Queenstown Town Centre Public Realm Design Guidelines.

#### *Advantages:*

- 6 There may savings from not following specific designs for implementations of the Masterplan.

#### *Disadvantages:*

- 7 The Queenstown Town Centre Masterplan could be misinterpreted without a supporting document to explain the vision and strategy to achieve the vision.
- 8 Future public realm upgrade projects are unlikely to deliver a consistent standard for the town centre without a guiding reference document.
- 9 It will be more difficult to achieve the outcomes of the Queenstown Town Centre Masterplan included within the Long Term Plan (LTP).
- 10 Option 2: Approve the Queenstown Town Centre Spatial Framework and associated Queenstown Town Centre Public Realm Design Guidelines.

#### *Advantages:*

- 11 The vision for the Queenstown Town Centre Masterplan and the strategy to achieve the vision are available as a reference document to potential investors, developers and council staff to guide the future form of Queenstown’s Town Centre.
- 12 Future public realm upgrade projects will be delivered with a cohesive ‘look and feel’ and to a consistent standard for the town centre.
- 13 The process for design, procurement and delivery for future public realm upgrade projects will be simplified.
- 14 Opportunities for efficiencies and economies of scale for the supply of materials and design elements.
- 15 Optimises and simplifies maintenance and asset management budgets/issues.

- 16 The outcomes of the Queenstown Town Centre Masterplan included within the LTP will be more easily met.

Disadvantages:

- 17 The costs of implementing a coordinated scheme may be higher than more cost focussed individual implementations.
- 18 This report recommends **Option 2** for addressing the matter because it provides the capability to deliver the desired benefits.

### ***Significance and Engagement***

- 19 This matter is of low significance, as determined by reference to the Council's Significance and Engagement Policy because the high level outcomes of the Queenstown Town Centre Masterplan have already been approved by Council and have been consulted on through the LTP process.

### ***Risk***

- 20 This matter relates to strategic risk SR1 Current and future development needs of the community, as documented in the Council's risk register. The risk is classed as low. This matter relates to this risk because the Queenstown Town Centre Masterplan will provide a community focussed programme of implementations in an efficient, planned manner.
- 21 The recommended option considered above mitigates the risk by:
- Treating the risk – through continued engagement with the community and application of the Business Case Approach.

### **Financial Implications**

- 22 The costs associated with the specified 'kit of parts' within the Queenstown Town Centre Public Realm Design Guidelines have already been incorporated within the LTP costs for the town centre street upgrades.

### **Council Policies, Strategies and Bylaws**

- 23 The following Council policies, strategies and bylaws were considered:
- Queenstown Town Centre Masterplan
  - QLDC Land and Subdivision Code of Practice
- 24 The recommended option is consistent with the principles set out in the named policy/policies.
- 25 This matter is included in the 10-Year Plan/Annual Plan.

### **Local Government Act 2002 Purpose Provisions**

- 26 The recommended option:

- Will help meet the current and future needs of communities for good-quality local infrastructure, local public services, and performance of regulatory functions in a way that is most cost-effective for households and businesses by having a robust business case supporting the investment;
- Can be implemented through current funding under the 10-Year Plan and Annual Plan;
- Is consistent with the Council's plans and policies; and
- Would not alter significantly the intended level of service provision for any significant activity undertaken by or on behalf of the Council, or transfer the ownership or control of a strategic asset to or from the Council.

### **Consultation: Community Views and Preferences**

- 27 The persons who are affected by or interested in this matter are Queenstown residents, visitors, business owners and operators.
- 28 In July 2017, QLDC published a community engagement document for the Queenstown Town Centre Masterplan and conducted several community engagement events encouraging feedback across a wide variety of mediums. 46% of respondents agreed that the preferred options included within the draft Masterplan addressed the challenges facing the town centre (33% were neutral).
- 29 Consultation regarding the physical works has been undertaken through the LTP consultation process.
- 30 Throughout the preparation of the Queenstown Town Centre Public Realm Design Guidelines the town centre business community were comprehensively engaged with through DowntownQT.

### **Attachments** (Circulated separately)

- A Queenstown Town Centre Spatial Framework
- B Queenstown Town Centre Public Realm Design Guidelines