

3.1 QN10 – Queenstown Hill

Residential Coherence Assessment:

Stability

Currently the neighbourhood is dominated by **residential** activities, with a small visitor accommodation presence mostly in Belfast Terrace. This area is still being developed, currently comprising a small but growing usually resident population. The proportion of occupied dwellings is fairly low and decreasing, indicating increased use of dwellings as **holiday homes**. However, of the occupied dwellings **owner occupation** is very high and the proportion of long term residents is high indicating a **stable resident population**.

Refer Social Impact Assessment; page 32 for details

Residential Stability Summary	
Residential titles	72%
Visitor accommodation titles	28%
Occupied dwellings	49%
Holiday homes	51%
Owner occupied dwellings	44%
Residential tenure >5yrs	34%

Character

The developed part of the neighbourhood is characterised by a range of multi-unit developments and duplexes stepping down the hill providing a mixed cohesion (Character Area 20). Although buildings are generally moderate to large scale they provide a **domestic built form**, addressing the street and providing a sense of individuality of units.

A number of units are still for sale and are not yet occupied, but domestic landscaping and maintenance of properties in a reasonable condition show signs of permanent occupation.

A large vacant hilly site exists in the north-eastern part of the neighbourhood currently vegetated and comprising part of the Queenstown Hill Recreational Reserve (Character Area 21).

Identity

The neighbourhood is bounded by the Queenstown Hill Reserve to the north, and the medium density residential zone to the south providing a **residential enclave** with no through roads.

Liveability features include reasonable access to sunlight (which varies greatly from 2 – over 3 hours per day in winter), location within 10 – 20 minutes walk from central Queenstown; and wide views over Queenstown and across Lake Wakatipu.

General Comments:

The northern part of this neighbourhood is part of the Department of Conservation's Queenstown Hill Recreation Reserve, although it is identified as HDR zone is not yet proposed to be developed.

Recommendation:

QT Neighbourhood 10 should be identified as **HDR (Neighbourhood)** because it is dominated by residential activities and comprises a stable resident population and a domestic built form within a residential enclave maintaining a good level of residential coherence.



- Neighbourhood boundary
- Proposed HDR (Neighbourhood) subzone