

7.0 Analysis of the HDR zone – Queenstown & Wanaka

To determine the opportunities and constraints for residential and visitor accommodation activities in the HDR zone a range of information was gathered and mapped for analysis. This information was analysed and was aggregated into four key “layers”:

- Existing character
- Transport, public transport, walking and parking
- Landscape, amenity, views and geotech issues
- Landuse and existing development
- Capacity Analysis
- Social Impact Assessment.

7.1 Existing Character

An on-the-ground assessment was undertaken by Boffa Miskell of the existing character of the HDR zone, ‘Existing Urban Character Appraisal’. As a result of this assessment a number of Character Areas were identified, splitting up the HDR zone into areas of similar characteristics. The purpose of identifying these different Character Areas is to determine what areas have retained sufficient residential character to warrant protection, while also recognising areas that are either in transition or no longer have a residential character due to the scale of existing visitor accommodation activities.

Identifying specific Character Areas also helps the sub zoning process by determining boundaries based on a set of characteristics. The characteristics of development that are used in the Character Assessment relate to its scale; balance (extent of area); consistency or lack of coherence; maturity (age of development); and condition (buildings and sites).

Table 5 : Character Assessment

Scale	Intimate	Small	Moderate	Large	Substantial
Balance	Verdant	Vegetated	Uniform	Dominant	Hard-edged
Cohesion	Strong	Consistent	Mixed	Fragmented	Weak
Maturity	Historic	Established	Settled	Young	Undeveloped
Condition	Manicured	Managed	Reasonable	Poor	Neglected

Source: Boffa Miskell

In summary, although the character assessment does not explicitly identify what areas currently have a strong residential character, the outcomes of the assessment matrices as indicated in Table 5 indicate that where the majority of characteristics are yellow areas contain development of a more traditionally residential character, while the blue characteristics contain a greater mix of development including visitor accommodation activities.

7.1.1 Queenstown

Map on page 47 identifies the various character areas identified for Queenstown, while Frankton Road is identified on Map Y. It should be noted that the underlying map used for the character maps shows the HDR subzones a, b, and c as proposed by Plan Change 10, which is currently subject to Environment Court appeal. Table 6 below provides a brief description of each of the 27 Character Areas in Queenstown

Table 6 : Explanation of Queenstown Character Areas

No	Area	General Character
Q1	Aspen Grove	No predominant activity as largely undeveloped. Residential subdivision.
Q2	Fernhill	Predominance of large scale visitor accommodation.
Q3	Thompson Street	Predominance of residential development (1-2 storey dwellings). Recent multiunit and duplexes.
Q4	Galsgow & Brunswick Street	Small scale residential buildings, predominance of old cribs.
Q5	Lake Esplanade	Predominance of large scale visitor accommodation.
Q6	One mile reserve	Reserve with significant vegetation and visitor accommodation presence.
Q7	Lakeview Motor Park	Predominance of visitor accommodation relating to the motorcamp.
Q8	Brecon Street	Large commercial activities existing.
Q9	Queenstown and Wakatipu Schools	Education and recreation land.
Q10	Man Street	Visitor accommodation presence, some older residential.
Q11	Hutt Street / Boydtown Way	Predominance of residential development, recent multi-unit developments.
Q12	Robins Road	Visitor accommodation presence associated with campground
Q13	Sawmill Road	Predominance or residential development.
Q14	Queenstown Recreation Reserve	Open space and predominance of commercial activities.
Q15	Hallenstein Street	Predominance of residential development, detached or duplex buildings.
Q16	Melbourne Street	Visitor accommodation presence, dominance of residential.
Q17	Stanley Street	Predominance of large scale visitor accommodation.
Q18	Brisbane Street	Predominance of residential development
Q19	Park Street	Predominance of residential, with visitor accommodation presence.
Q20	Belfast Tce	Predominance of residential, while largely undeveloped.
Q21	Queenstown Hill Recreation Reserve	Currently vegetated and undeveloped.
Q22	Frankton Road (Suburb St)	Predominance of large scale visitor accommodation.
Q23	Frankton Road	Comprehensive multi-unit developments predominance as visitor accommodation.
Q24	Frankton Road	Predominance of residential development
Q25	Frankton Road	Appears to be large scale visitor accommodation development.
Q26	Battery Hill	Predominance of residential development.
Q27	Frankton Road / Kawerau Falls	Areas currently under development – large multi-unit developments.

Queenstown's HDR zone is complex with a variety of residential and visitor accommodation forms, i.e. hotels, homestays and campgrounds. Although development is generally around 3-4 storeys, recent intensive developments has reached 6 storeys with significant large scale built form generally associated with visitor accommodation located on the edge of the CBD and along Frankton Road.

The Character Assessment identifies a range of multi-unit developments but does not distinguish these as visitor accommodation or residential activities. Therefore, visitor accommodation has been determined in response to comments relating to the interaction of development with the street including large carpark areas. Residential activities tend to be 1 – 2 storey detached or duplex developments, with some multi-units also starting to be developed on sloping sites.

Frankton's HDR zone extends along the lake frontage below Frankton Road, and currently comprises a mixed residential and visitor accommodation character generally in a state of transition. Large scale visitor accommodation activities exist along Frankton Road, interspersed with a range of residential activities.

7.1.2 Wanaka

Map Z on page 49 identifies the 7 character areas for Wanaka. Overall the character of the Wanaka HDR zone is one of mixed, low scale development, comprising both residential and smaller scale visitor accommodation. Although some areas are modified with larger scale visitor accommodation, a number of areas near the town centre still retain a strong residential character. The following table provides a brief description of each Wanaka character area:

Table 7 : Explanation of Wanaka Character Areas

No	Area	General Character
W1	Beacon Point Road	Predominance of residential activities (1-2 storey dwellings)
W2	Lismore Street	Predominance of residential activities (2-3 storey dwellings and some multi-unit developments)
W3	Lakeside Road	Large scale visitor accommodation presence, and number of multi-unit developments.
W4	Hedditch Street	Predominance of residential development, recent multi-unit developments
W5	Russell Street	Predominance of residential development, visitor accommodation / commercial presence as adjacent to commercial zone.
W6	Wanaka Golf Course	Predominance of residential development, visitor accommodation presence. Recent comprehensive multi-unit developments.
W7	Area surrounding Wanaka Primary School	Predominance of residential development (detached one-two storey buildings), visitor accommodation presence.





