

## 3.1 QN12 – Park Street

### Residential Coherence Assessment:

#### Stability

Currently the neighbourhood is mixed with **residential and visitor accommodation**, although activities are clustered with visitor accommodation fronting onto Frankton Road and Park Street comprising mostly residential activities. The usually resident population has increased significantly, with the number of occupied dwellings effectively remaining stable as new dwellings are used as **holiday homes** and household size has increased to accommodate growth. Although the proportion of owner occupation and **long term residents** has been decreasing they remain high indicating a **stable resident population**.

Refer Social Impact Assessment; page 36 for details

Residential Stability Summary	
Residential titles	57%
Visitor accommodation titles	46%
Occupied dwellings	64%
Holiday homes	36%
Owner occupied dwellings	33%
Residential tenure >5yrs	33%

#### Character

The Character Assessment identifies four different character areas within this neighbourhood, reflecting the variance in building scale and the mixture of residential and visitor accommodation activities.

Visitor accommodation developments around Adelaide Street and fronting Frankton Road are of **substantial scale** with small setbacks and high site coverage providing external drop off carparking areas (Character Areas 16 & 17).

One storey detached dwellings sit alongside multi-storey and duplex residential developments west of Hobart Street

and along Park Street on moderate sized sites (Character Areas 18 and 19). These parts of the neighbourhood provide a domestic built form, with short setbacks and homes directly addressing the street. Signs of **permanent occupation** are illustrated by settled maturity and maintaining properties in a reasonable condition.

#### Identity

The neighbourhood is bounded by Frankton Road, the Queenstown Gardens, Suburb Street, and Lake Wakatipu.

Frankton Road provides the primary approach into central Queenstown and is busy up to its intersection with Stanley Street affecting liveability along this major traffic route.

Liveability features include good access to sunlight (over 3 hours per day in winter), excellent access to open space, and central Queenstown within 5 minutes walk.

### General Comments:

The Lower portion of Hobart - Adelaide Streets (Cophthorne site) is identified as visitor accommodation, but is no longer used as such. Currently this area comprises older multi-unit residential accommodation, providing largely workers accommodation. Redevelopment of this site as residential provides an opportunity to strengthen the residential character of this area between Suburb Street and Park Street and meet the needs of working residents.

Frankton Road provides opportunity to locate visitor accommodation fronting major traffic route, largely developed as such providing a buffer to residential activities.

### Recommendation:

That part of QT Neighbourhood 12 fronting onto Park Street and the lower end of Frankton Road should be identified **HDR (Neighbourhood)** because it retains a stable resident population with a domestic built form and good liveability features maintaining a good level of residential coherence.

The remainder of the neighbourhood is dominated by large scale visitor accommodation complexes along the major traffic route of Frankton Road reducing residential coherence and as such **no change** is recommended.

