

3.1 QN 1 – Aspen Grove

Residential Coherence Assessment:

Stability

Currently the neighbourhood is largely undeveloped, with a usually resident population of 6 and a total of 4 dwellings identified by the Social Impact Assessment. Due to the small population stability cannot be determined. However, sites are identified as being primarily for **residential** activities with a small existing visitor accommodation presence.

Refer Social Impact Assessment; page 16 for details

Residential Stability Summary	
Residential units	92%
Visitor accommodation units	8%
Owner occupied dwellings	64%

Character

Largely comprising vacant sites, the use of roundabouts, single side footpaths and cul-de-sacs conveys a uniform, contemporary suburban **residential character** (Character Area 1). Developed sites contain large detached two storey dwellings of contemporary design and a sense of address providing a **domestic built form**. Buildings are integrated with surrounding gardens, which are of a managed condition showing signs of **permanent occupation**.

Identity

The neighbourhood is bounded by steep scrub covered slopes down to Glenorchy-Queenstown Road to the south-west. Elevated above the lake, with no through road, this neighbourhood creates a **residential enclave**. This neighbourhood shares characteristics with adjacent lower density residential subdivisions to south-east and north.

Liveability features include generally good access to sunlight (over 3 hours per day in winter), and being within 5 minutes walk of a bus stop providing good public transport access to central Queenstown.



- Neighbourhood boundary
- Proposed HDR (Neighbourhood) subzone

General Comments:

Given the current undeveloped state of the neighbourhood and good liveability features there is an opportunity to establish the area for residential activities and avoid visitor accommodation adversely affecting the residential coherence.

Recommendation:

QT Neighbourhood 1 comprises increasing residential development and good liveability features within a residential enclave, providing an opportunity to accommodate a stable residential community with good residential coherence and should therefore be **identified as HDR (Neighbourhood)**.