

3.1 QN3 – Thompson Street

Residential Coherence Assessment:

Stability

Currently the neighbourhood is dominated by **residential** activities, with visitor accommodation clustered around Glasgow Street and Thompson Street. **Owner occupation** remains relatively high but has been decreasing, and occupied dwellings are increasing. This indicates that the number of rental properties is increasing; accommodating a growing number of **new and short-term residents** (up to 4 years). Although long term residents are decreasing the proportion is moderate indicating a **fairly stable resident population**.

Refer Social Impact Assessment; page 18 for details

Residential Stability Summary	
Residential titles	74%
Visitor accommodation titles	26%
Occupied dwellings	80%
Holiday homes	20%
Owner occupied titles	25%
Residential tenure >5yrs	22%

Character

Development is of a **moderate scale** comprising one-two storey detached buildings, and some recently constructed multi-unit and duplex developments (Character Area 3). Dwellings generally address the street with front yard setbacks providing a **domestic built form** with landscaping and informal boundary treatments being maintained showing signs of **permanent occupation** and integration of the buildings and open spaces.

Identity

The neighbourhood is bounded by surrounding reserve land, and is elevated above the One Mile Reserve and Lake Esplanade resulting in a **residential enclave**.

Liveability features include good access to open space within 5 minutes walk, and access to central Queenstown within 10-15 minutes walk. Access to sunlight is restricted around Lomond Crescent, but elsewhere generally receives around 3 hours per day in winter.

The proposed Primary Route extends along Thomson Street and then to the south of this area impacting on the liveability of sites fronting onto this major traffic route.

General Comments:

Although limited vacant land there is opportunity for redevelopment of older housing stock, which has recently occurred on some sites creating multi-unit developments and duplexes.

The proposed Primary Route along Thompson Street provides opportunity for locating visitor accommodation activities fronting onto a major traffic route providing a buffer to residential activities.

Recommendation:

That part of QT Neighbourhood 3 north of Thompson Street and west of Glasgow Street should be **identified as HDR (Neighbourhood)** because it is dominated by residential activities with a stable population, domestic built form within a residential enclave, and has a good level of residential coherence.

The remainder of the neighbourhood is either dominated by visitor accommodation or fronts onto a major traffic route reducing residential coherence and therefore **no change** is recommended.



- Neighbourhood boundary
- Proposed HDR (Neighbourhood) subzone