3.0   Queenstown & Wanaka Neighbourhood Assessments

To help identify those areas that should be retained as predominantly residential areas, the HDR zone was divided into 23 'neighbourhoods'. The neighbourhoods were determined on the basis of those sites that naturally fall within the same area due to boundaries created by arterial roads, changes in topography, or different zonings (i.e. Fernhill is separated from other HDR zoned land by the LDR zone). These neighbourhoods are shown on maps in section 2.0 of this document.

Each neighbourhood has then been analysed against a set of residential coherence criteria to determine whether they comprise a sustainable residential community (see Box 2 for criteria). Information considered includes a Social Impact Assessment that demonstrates the makeup of the usually resident population and how this has changed between 1996 and 2006.

The residential coherence criteria provide both quantitative and qualitative factors that are based on the current state of the neighbourhood. Criteria around stability and residential character have a greater weighting then neighbourhood identity, as these elements determine to what extent residential coherence exists or has been compromised. Neighbourhood identity includes liveabilty features (i.e. access to services) that are beneficial for both permanent residents and visitors, and as such are not defining factors in determining whether an area should be identified as appropriate for residential activities.

The following pages provide an assessment of the residential coherence of each neighbourhood, along with the proposed HDR zoning for that neighbourhood. The application of the subzone recognises that not all parts of a neighbourhood may contain the same characteristics, and in some instances is therefore applied to the part where residential coherence exists. Tables 2 and 3 (pages 9 and 10) provide a summary of the detailed neighbourhood assessments in sections 3.1 and 3.2. in section 2. Maps 1-3 identify the neighbourhoods.

When assessing the neighbourhoods and areas within them, the following factors were considered in applying the HDR (Neighbourhood) subzone:

- Stability indicators are identified from the Social impact Assessment including land use mix, usually resident population, occupied dwellings, owner occupation, length of tenure and household composition.

    Owner occupation is moderate or high where it is equal or above 23% in Queenstown and 39% Wanaka

    Long term residential tenue includes medium term being those residents living in an area for more than 4 years and is considered stable or increasing where it is above 25% in Queenstown and 29% in Wanaka

- The need to provide cohesive and legible neighbourhoods, where there is some buffer from commercial and visitor accommodation activities and a boundedness to the neighbourhood (i.e. not splitting small blocks in order to avoid potential adverse effects on the boundary).

- The proportion of visitor accommodation and residential uses in an area is determined by 'property title' rather than the physical area the number of actual units in each use. This means that where there are very dense unit titled visitor accommodation apartments (e.g. Frankton Rd), visitor accommodation shows as a high proportion of all uses even though it may only cover a relatively small area of land within the neighbourhood. Conversely, where there is a large 200 room hotel all in one title this will show as an unusually small proportion of all uses in the neighbourhood as it will be counted as 1 visitor accommodation title in the neighbourhood, rather than 200 titles. This has been considered when analyzing the places where such anomalies are most evident (such as along Frankton Rd and Lake Esplanade).

- Due to the landscape in Queenstown parts of the HDR zone do not always have good solar access. However, it should be recognised that this is only one factor to be considered when providing good quality residential development. While in an ideal world Residential activities would only be provided within areas with good solar access, the HDR zone provides an important resource enabling residential growth within the existing urban settlement. Good quality residential design can mitigate poor solar access through the provision of good insulation, solar orientation, location and size of windows, etc.

- Visitor accommodation sites identified as also being owner occupied residential units are assumed to be homestays, or alternatively these could be units consented as visitor accommodation that are lived in permanently, and as such are considered to contribute to residential coherence.

- Whether existing visitor accommodation sites function as defacto neighbourhoods, (i.e. their ability to provide workers accommodation.)

- In considering the feasibility of a residentially focused subzone for a neighbourhood where there is a mix of residential and visitor accommodation development, it is noted that:

    Visitor accommodation activities within residential subzone areas will generally have existing use rights, which enable continued operation at their current scale and character.

    Spot zoning existing visitor accommodation sites within areas that otherwise have a strong degree of residential coherence would enable increased development opportunities that may effect the sustainability of the neighbourhood.

- A high portion of holiday homes in Wanaka neighbourhoods may contribute to a stable temporary population during holiday periods.

Box 2: Residential Coherence Criteria

Stability:

- High proportion of neighbourhood comprises owner occupiers (>25%)

- High proportion of neighbourhood comprises medium to long term residents (>20%)

- Limited amount of existing visitor accommodation (< 25%)

Residential Character:

- Domestic built form – sense of address / individuality of units

- Existing visitor accommodation is small scale (i.e. homestay)

- Signs of permanent occupation (adornment of properties, maintenance and management)

- Integration of the built and open spaces (gardens, trees and open spaces)

Neighbourhood Identity as demonstrated by features that attract permanent residents:

- Sense of containment (i.e. clear physical edges to the neighbourhood created by topography or busy roads as opposed to being dissected by these)

- A common/ shared relationship to views, open spaces and orientation (access to daylight/sunlight), giving residents a sense of identity

Table 2: Summary of Queenstown Neighbourhood Assessments

Neighbourhood	Assessment	Recommended subzone
Queenstown		
1. Aspen Grove	On going residential development and good liveability features provide an opportunity to accommodate a stable residential community with good residential coherence	Apply HDR (neighbourhood) subzone
2. Fernhill	Dominated by large scale visitor accommodation complexes with no residential population	No change
3. Thompson St	North of Thompson Street and west of Glasgow Street contains a stable residential community with an increasing number of families and occupied dwellings, signaling residential coherence	Apply HDR (Neigbourhood) subzone to part of neighbourhood
4. Lake Esplanade	Dominated by visitor accommodation and located on the edge of the town centre, with an increasing temporary population with limited residential coherence	No change
5. Brecon St	Dominated by visitor accommodation with a limited stable residential population adversely affecting any opportunity for residential coherence	No change
6. Hamilton Rd	North of Hamilton Road generally has a stable residential population of temporary and permanent residents with little visitor accommodation development, therefore residential coherence is possible	Apply HDR (Neigbourhood) subzone to part of neighbourhood
7. Sawmill Rd	Stable permanent population maintaining residential coherence	Apply HDR (Neigbourhood) subzone
8. Gorge Rd	North of Hallenstein Street is dominated by residential activities, providing a stable permanent population signaling residential coherence	Apply HDR (Neigbourhood) subzone to part of neighbourhood
9. Hallenstein St	North of Hallenstein Street comprises a stable residential population of owner occupiers and long term renters signalling residential coherence	Apply HDR (Neigbourhood) subzone to part of neighbourhood
10. Queenstown Hill	Under development but showing a reasonable level of residential coherence with high owner occupation, a stable permanent population, and limited visitor accommodation presence	Apply HDR (Neigbourhood) subzone
11. Stanley St	Dominated by visitor accommodation of large scale with a decreasing resident population	No change
12. Park St	Fronting onto Park Street and the lower end of Frankton Road retains a stable residential population with a high proportion of owner occupiers providing residential coherence	Apply HDR (Neigbourhood) subzone to part of neighbourhood
13. Upper Frankton Rd	Dominated by large scale visitor accommodation complexes with no stable residential population and no residential coherence	No change
14. Frankton Rd (Sth)	Dominated by large scale visitor accommodation throughout the neighbourhood providing a mixed character with a temporary resident population compromising residential coherence	No change
15. Frankton Rd (Nth)	Northern end (Battery Hill) comprises a domestic built form and a stable permanent population providing residential coherence	Apply HDR (Neigbourhood) subzone to part of the neighbourhood
16. Kawarau Falls	Dominated by visitor accommodation and not anticipated to have a stable permanent resident population	No change

Table 3: Summary of Wanaka Neighbourhood Assessments

Neighbourhood	Assessment	Recommended subzone
Wanaka		
1. Beacon Point Rd	Dominated by residential activities with a stable resident population including holiday homes providing residential coherence	Apply HDR (Neigbourhood) subzone
2. Lismore St	Domestic built form with an increasingly stable permanent population signaling residential coherence	Apply HDR (Neigbourhood) subzone
3. Lakeside Rd	Dominated by large scale visitor accommodation (relative to Wanaka's prevailing character) with a decreasing resident population	No change
4. Hedditch St	Domestic built form with a stable resident population providing residential coherence	Apply HDR (Neigbourhood) subzone
5. Russell St	Domestic built form with a stable permanent population providing residential coherence	Apply HDR (Neigbourhood) subzone
6. Helwick St	North of Warren Street provides a stable residential population with no visitor accommodation presence retaining residential coherence	Apply HDR (Neigbourhood) subzone to part of the neighbourhood
7. Tenby St	Stable residential population with limited visitor accommodation presence retaining residential coherence	Apply HDR (Neigbourhood) subzone

Read through the relevant neighbourhood summary (to follow) first, then;

Do you agree with your neighbourhood summary and if not why not?

1. Tell us what you like about your neighbourhood

2. Tell us how you would like to see your neighbourhood develop in the future