

## 3.1 QN2 – Fernhill

### Residential Coherence Assessment:

#### Stability

QT Neighbourhood 2 is dominated by **visitor accommodation** units, with no residential activities identified and **no stable resident population**. Refer Social Impact Assessment; page 17 for details

Residential Stability Summary	
Residential titles	0%
Visitor accommodation titles	95%

#### Character

Development is of **substantial scale** and provides a built up appearance, dominated by large standalone building complexes on extensive sections (Character Area 2). Each development has consistent style, but the range of architectural statements provides a **mixed cohesion** to the neighbourhood.

Landscaped areas are kept in a managed condition but are not of a residential nature, and buildings are set back from the street providing parking and drop off areas for hotels.

#### Identity

The neighbourhood is bounded by One Mile Creek to the east, and is elevated above the lake and separated by Glenorchy-Queenstown Road and steep scrub covered slopes.

Dissected centrally by the deep gully of Two Mile Creek and associated bush in addition to the **major traffic route** provided by Fernhill Rd.

**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.



### 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 2 is dominated by large scale visitor accommodation complexes with no residential population and therefore **no change is recommended**.



-  Neighbourhood boundary
-  Proposed HDR (Neighbourhood) subzone