

3.1 QN6 – *Hamilton Rd*

Residential Coherence Assessment:

Stability

Currently the neighbourhood is dominated by **residential** activities, with visitor accommodation concentrated around Hamilton Road and Robins Road. The proportion of occupied dwellings is high, and the number of dwellings has increased significantly indicating **strong residential growth**. While owner occupation is moderate it is stable, as is the proportion of long term residents indicating a **stable resident population**. Refer Social Impact Assessment; page 24 for details

Residential Stability Summary	
Residential titles	83%
Visitor accommodation titles	13%
Occupied dwellings	85%
Holiday homes	15%
Owner occupied dwellings	20%
Residential tenure >5yrs	21%

Character

Residential development comprises predominantly one – two storey detached houses on the flatter areas with deep boundary setbacks (Character Area 12), with more recent multi-unit and duplexes stepping down the slopes to the west (Character Area 11). Sites are of a moderate scale, provide a settled maturity, and are of a reasonable condition showing signs of **permanent occupation**. Dwellings address the street providing a sense of address and individuality of units creating a domestic built form.

Queenstown Holiday Park Creeksyde (located along Fryer Street) is developed at a low scale with open spaces and extensive landscaping screening the site from adjacent residential sites. Other visitor accommodation exists along Hamilton Road, comprising a mix of cribs and multi-unit developments some of which provide temporary accommodation for seasonal workers providing a **mixed cohesion**.

Identity

The neighbourhood is bounded by reserve to the west, school playing fields, and Robins Road providing a **residential enclave**.

Liveability features include good access to sunlight (over 3 hours per day in winter), and to open space within 5 minutes walk. The neighbourhood is also located within 10-15 minutes walk from central Queenstown.

Robin's Road is a **major traffic route**, thus reducing residential coherence of sites fronting onto this road.



General Comments:

Visitor accommodation at the end of Hamilton Road comprises the Pinewood backpackers (over 350 people) and Reavers Lodge / Unitel, which combined provide for a significant number of visitors / seasonal workers.

Part of Horne Creek is visible to the right below Hylton Place, then extending under Robins Road providing an opportunity for enhancement of amenity outlook and recreational values.

Robins Road provides opportunity for locating visitor accommodation fronting the major traffic route. This neighbourhood is likely to have improved access to public transport in future (along Gorge Road).

Recommendation:

That part of QT Neighbourhood 6 north of Hamilton Road should be identified as **HDR (Neighbourhood) subzone** because it has a stable residential population and a predominantly domestic built form within a residential enclave maintaining a good level of residential coherence.

Very little residential coherence existing in the remainder of the neighbourhood (which includes large scale existing visitor accommodation sites) and therefore **no change** is recommended.

- Neighbourhood boundary
- Proposed HDR (Neighbourhood) subzone