

3.1 QN8 – Gorge Road

Residential Coherence Assessment:

Stability

Currently the neighbourhood is **mixed** with visitor accommodation slightly dominant, clustered around Gorge Road and Robins Road. Residential activities although scattered throughout, are concentrated along Hallenstein Street. Although the proportion of occupied dwellings and **owner occupation** is high and has been increasing, the **usually resident population has declined** along with the number of dwellings indicating some possible redevelopment as visitor accommodation. Refer Social Impact Assessment; page 28 for details

Residential Stability Summary	
Residential titles	40%
Visitor accommodation titles	54%
Occupied dwellings	87%
Holiday homes	13%
Owner occupied dwellings	28%
Residential tenure >5yrs	27%

Character

Development is characterised by detached one-two storey buildings and duplexes on small square lots, with buildings along the base of Queenstown Hill cut into the hill (Character Area 15). Development along Robins / Gorge Road block largely comprises duplex and multi-unit developments on narrow sites (Character Area 12).

Residential development is of a **domestic built form**, addressing the street with deep front yard setbacks of well kept lawn and boundary planting showing signs of **permanent occupation**.

Queenstown Recreation Reserve is located within this neighbourhood, along with a range of commercial activities including the Council buildings and large public carpark.

Identity

The neighbourhood is bounded by Robins Road to the west, Queenstown Hill Recreation Reserve to the North, and Turner Street to the south.

A number of key traffic routes pass through this neighbourhood, Gorge Road and Robins Road, and the proposed Primary Route extends from Melbourne Street into Boundary Street, dissecting this neighbourhood from the town centre and other neighbourhoods and impacting on the liveability of sites fronting onto **major traffic routes**.

Liveability features include good access to sunlight (over 3 hours per day in winter), and good access to central Queenstown and the recreational reserve located within 5 – 10 minutes walk.



General Comments:

Arterials provide opportunity for locating visitor accommodation fronting major traffic routes.

Horne Creek extends down into this neighbourhood on the western edge (middle of Robins / Gorge block). Although it is currently below ground it provides an opportunity for enhancements of amenity outlook and recreation values.

Recommendation:

The majority of QT Neighbourhood 8 comprises a range of activities and a number of major traffic routes reducing residential coherence and therefore generally **no change** is recommended.

However, that part of QT Neighbourhood 8 north of Hallenstein Street should be identified as **HDR (Neighbourhood)** because it is dominated by residential activities with a domestic built form and good liveability features maintaining a good level of residential coherence.

- Neighbourhood boundary
- Proposed HDR (Neighbourhood) subzone