

3.1 QN16 – Kawarau Falls Holiday Camp

Residential Coherence Assessment:

Stability

Currently the neighbourhood is under development as a **visitor accommodation** complex, with few residential activities identified and therefore no existing resident population.

Refer Social Impact Assessment; page 44 for details

Residential Stability Summary	
Residential titles	0%
Visitor accommodation titles	100%

Character

Currently under construction, this neighbourhood no longer has any existing character, subject to clearance and significant earthworks, the development will create a specific character of its own (Character Area 27).

Development proposals for the site are for a number of large hotels and residential units, some of which are anticipated to have a domestic built form with a sense of address and individuality of units.

Identity

The neighbourhood is bounded by Peninsula Road and the southern side of Lake Wakatipu's Frankton Arm.

Liveability features include good access to sunlight (over 3 hours per day in the winter), and wide views out over the lake. The neighbourhood is within close proximity of the Airport, and also to the Remarkable Park Shopping Centre, although not within easy walking distance. The site is not located within proximity of any public transport.

General Comments:



This neighbourhood comprises three substantial sites, all previously used as the Kawarau Falls Holiday Camp used entirely for visitor accommodation.

This site is currently being developed as a large comprehensively developed visitor accommodation complex (including a small amount of worker and residential housing) and as such may have a future resident population. However, the extent of the permanent population is unknown and the site will effectively be visitor accommodation.

Although currently unserved by public transport there are ongoing suggestions of a possible ferry link in the future.

Recommendation:

QT Neighbourhood 16 will likely be dominated by visitor accommodation therefore **no change** is recommended.

-  Neighbourhood boundary
-  Proposed HDR (Neighbourhood) subzone

