

3.1 QN13 – Upper Frankton Rd

Residential Coherence Assessment:

Stability

Currently the neighbourhood is dominated by **visitor accommodation** activities, with a very small residential presence. The usually resident population has increased slightly, as has the number of occupied dwellings indicating resident growth. However, occupied dwellings are fairly low and have been decreasing indicating increased use of dwellings or apartments as **holiday homes** (e.g. Pounamu Apartments). Although **owner occupation** is high this is relative to the small population and number of occupied dwellings, as is the moderate proportion of long term residents.

Refer Social Impact Assessment; page 38 for details

Residential Stability Summary	
Residential titles	1%
Visitor accommodation titles	99%
Occupied dwellings	48%
Holiday homes	52%
Owner occupied dwellings	26%
Residential tenure >5yrs	24%

Character

Substantial scale multi-unit developments built into hilly to steep slopes across large sites with a high repetition in building forms with open road boundary setbacks, limited landscaping and large vehicle access points showing few signs of permanent occupation (Character Area 22).

Visitor accommodation activities and scale of built form provide a gateway to the central Queenstown, fronting onto Frankton Road.

Identity

The neighbourhood is bounded by Frankton Road, Suburb Street and low density residential along Panorama Terrace.

The Frankton Road frontage provides the primary approach into central Queenstown affecting liveability along this **major traffic route**.

Liveability features include generally good access to sun (over 3 hours per day in winter) with parts of the neighbourhood in shade, reasonably good access to central Queenstown (located within 15 minutes walk along Frankton Road) and being within 5 minute walk of a bus stop.

General Comments:

A large area of vacant land is identified, surrounded by existing visitor accommodation, which is proposed to be developed for further large scale visitor accommodation (resource consent recently obtained).

Frankton Road provides the opportunity to locate more visitor accommodation fronting the major traffic route.

Recommendation:

QT Neighbourhood 13 is dominated by substantial scale visitor accommodation complexes with no stable residential population and the major traffic route reducing residential coherence and therefore **no change** is recommended.



- Neighbourhood boundary
- Proposed HDR (Neighbourhood) subzone

3.1 QN14 – Frankton Arm (South)

Residential Coherence Assessment:

Stability

Currently the neighbourhood appears to be dominated by **visitor accommodation** activities due to the high proportion of titles associated large multi-unit developments, while low density residential activities are scattered throughout. The number of **dwelling has remained stable**, while the proportion of occupied dwellings has increased indicating an increase in rental accommodation. The proportion of owner occupation is low and has declined, while only comprising a moderate proportion of long term residents and no families with children. Refer Social Impact Assessment; page 40 for details

Residential Stability Summary	
Residential titles	19%
Visitor accommodation titles	81%
Occupied dwellings	83%
Holiday homes	17%
Owner occupied dwellings	15%
Residential tenure >5yrs	22%

Character

The character throughout this neighbourhood is **mixed**, as a result of various visitor accommodation and residential activities occurring (Character Areas 23, 24, 25). Large sites and aggregated sites provide **comprehensively developed sites** stepping down slopes, while detached isolated one and two storey dwellings also exist between these larger developments showing signs of **permanent occupation**. The built form is mixed, with older residential developments set well back from the road and screened by mature vegetation illustrating and established maturity while contemporary development directly addresses the street.

Identity

The neighbourhood is bounded by Frankton Road above, and Lake Wakatipu below. The Frankton Road frontage provides the primary approach into central Queenstown affecting liveability along this **major traffic route**.



Liveability features include good access to public transport, being within 5 minutes walk of bus stop. This neighbourhood has reasonable access to sunlight (around 3 hours per day in winter), with restricted access at the southern end, and is between 15 – 30 minutes walk to the central Queenstown – although good pedestrian connections are provided along both Frankton Road and Frankton Track. The land slopes steeply down from Frankton Road and is elevated above the lake providing good access to views.

General Comments:

This neighbourhood is ideal for additional visitor accommodation activities, with good transport access to both central Queenstown and the Airport while liveability features are not ideal for residential.

Recommendation:

QT Neighbourhood 14 is dominated by a number of large scale visitor accommodation complexes interspersed with low density residential buildings providing a mixed character compromising residential coherence. Therefore **no change** is recommended.

-  Neighbourhood boundary
-  Proposed HDR (Neighbourhood) subzone



3.1 QN15 – Frankton Road (North)

Residential Coherence Assessment:

Stability

Currently the neighbourhood appears to be dominated by **visitor accommodation** activities due to the high proportion of titles associated large multi-unit developments. Residential activities are concentrated at the northern end of the neighbourhood and scattered throughout.

The number of dwellings has increased, while the proportion of occupied dwellings has decreased indicating that some new dwellings are being used as holiday homes. While **owner occupation** is high this has been decreasing, and the proportion of **long term residents** has been increasing indicating and increasingly **stable resident population**. Refer Social Impact Assessment; page 42 for details

Residential Stability Summary	
Residential titles	40%
Visitor accommodation titles	60%
Occupied dwellings	71%
Holiday homes	29%
Owner occupied dwellings	35%
Residential tenure >5yrs	31%

Character

The character throughout this neighbourhood is mixed, as a result of various visitor and residential activities occurring (Character Areas 23, 24, 26 & 27). Large sites and aggregated sites provide **comprehensively developed sites** stepping down the slopes, while detached isolated one and two storey dwellings also exist between these larger developments.

The northern end is a flat to gently undulating area elevated above the rest of the neighbourhood, with infill development on moderately sized sites, comprising a small scale **domestic built form** of largely single storey detached dwellings all with a sense of address and individuality of units (Character Area 26).

Identity

The neighbourhood is bounded by Frankton Road above, and Lake Wakatipu below. The Frankton Road frontage provides the primary approach into central Queenstown, adversely affecting liveability along this **major traffic route**.

Liveability features include reasonable access to sunlight at the northern end (around 3 hours per day in winter), while most of the neighbourhood has restricted access. The neighbourhood is not in walking distance to central Queenstown or Frankton Junction, but has good access to bus stops along Frankton Road (being within 5 minutes walk). The land slopes steeply down from Frankton Road and is elevated above the lake providing good access to views.

General Comments:



The southern end comprises a number of vacant sites providing opportunities for development, the topography and restricted sunlight also indicates this area would be ideal for visitor accommodation and could accommodate growth if required.

Access to the Frankton Track provides both pedestrian and cycling linkages to central Queenstown, as well as recreational amenity.

Recommendation:

QT Neighbourhood 15 generally comprises a number of large scale visitor accommodation with poor liveability features compromising residential coherence and as such **no change** is recommended.

That northern end of QT Neighbourhood 15 (Battery Hill) should be identified as **HDR (Neighbourhood)** because it comprises a stable resident population and a domestic built form maintaining a good level of residential coherence.

-  Neighbourhood boundary
-  Proposed HDR (Neighbourhood) subzone

