

3.1 QN4 – Lake Esplanade

Residential Coherence Assessment:

Stability

Currently the neighbourhood is dominated by **visitor accommodation** activities, with residential activities clustered near Lake Street and backing onto the Rotary Park reserve. Although owner occupation is moderate and the proportion of long term residents is high, the number of **dwellings has been declining** possibly reflecting redevelopment to visitor accommodation. There has also been a significant increase in **new / temporary residents** indicating a high turnover of residents. Refer Social Impact Assessment; page 20 for details

Residential Stability Summary	
Residential titles	4%
Visitor accommodation titles	95%
Occupied dwellings	72%
Holiday homes	28%
Owner occupied units	23%
Residential tenure >5yrs	31%

Character

Development is dominated by large multi-unit and multi-storeyed visitor accommodation developments of **substantial scale** with high site coverage (Character Area 5). The varied style and size of buildings provides a **mixed cohesion**. Open boundary treatments with drop off areas dominate building setbacks in association with visitor accommodation, with no individuality of units.

The south-western end of the neighbourhood contains a reserve with large landscaped area around the Fernhill roundabout providing a gateway to Queenstown (Character Area 6).

Existing residential development comprises older buildings of one-two storeys, on the edge of the town centre, which are dominated by surrounding visitor accommodation and commercial activities.

Identity

The neighbourhood occupies the steeply rising embankment above Lake Esplanade and below Thompson Street, it is bounded by One Mile Reserve and the commercial zone of central Queenstown.

The proposed Primary Route extends along the top of this neighbourhood, along Brunswick Street to Thompson Street, impacting on the liveability of sites fronting onto this **major traffic route**.

Liveability features include generally good access to sunlight (over 3 hours in winter) with some areas of shade, and being within 10-15 minutes walk of central Queenstown. Elevated above Lake Esplanade the neighbourhood has good views of the Wakatipu Lake.

General Comments

The proposed Primary Route along Thompson Street provides opportunity for locating visitor accommodation activities fronting onto a major traffic route.

Recommendations

QT Neighbourhood 4 is dominated by visitor accommodation and is located on the edge of the town centre with an increasing temporary population and development of substantial scale reducing residential coherence therefore **no change** is recommended.



- Neighbourhood boundary
- Proposed HDR (Neighbourhood) subzone