

3.1 QN9 – *Hallenstein Street*

Residential Coherence Assessment:

Stability

Currently the neighbourhood is largely **residential**, but with a relatively high proportion of **visitor accommodation** scattered throughout the area. While the usually resident population has been declining, the number of dwellings has increased possibly indicating an increased use of dwellings as **holiday homes**. As a proportion of total dwellings, occupied dwellings have declined however the number of occupied dwellings has remained stable. Therefore although the population is declining there remains a **stable resident population**, which is also reflected in the stable proportion of owner occupiers and long term residents. Refer Social Impact Assessment; page 30 for details

Residential Stability Summary	
Residential titles	68%
Visitor accommodation titles	30%
Occupied dwellings	70%
Holiday homes	30%
Owner occupied dwellings	20%
Residential tenure >5yrs	23%

Character

Residential development generally comprises detached or duplex buildings on small square lots orientated to the street (Character Area 16), with a number of multi-unit residential developments cut into the hilly slopes of Queenstown Hill (Character Area 15).

Dwellings generally retain a **domestic built form**, with buildings addressing the street and individuality of units. Signs of **permanent occupation** are provided by extensive well kept garden planting and managed properties.

Larger multi-unit visitor accommodation complexes are clustered around Melbourne Street with a number of single storey dwellings interspersed contributing to a **mixed character**.

Identity

The neighbourhood is bounded by Melbourne Street to the south-west, and the steep incline of the medium / low density areas to the north.

Melbourne Street is identified as the proposed Primary Route impacting on the liveability of sites fronting onto this **major traffic route**.

Liveability features include reasonable access to sunlight (generally around 3 hours per day in winter); good access to open space with Queenstown Hill Reserve, Queenstown Recreation Reserve and Queenstown Gardens all within 10 minutes walk; and its location within 5 – 10 minutes walk of central Queenstown.



General Comments



Arterials and the proposed Primary Route provide an opportunity for locating visitor accommodation fronting major traffic routes.

An important visual link extends through this area along Ballarat Street down towards the town centre that should be maintained.

Recommendation:

That part of QT Neighbourhood 8 north of Hallenstein Street should be identified as **HDR (Neighbourhood)** because it is dominated by residential activities and comprises a stable resident population with a domestic built form maintaining a good level of residential coherence.

The remainder of the neighbourhood comprises a mixed character of visitor accommodation and residential activities, and contains a proposed major traffic route reducing residential coherence and therefore **no change** is recommended.

-  Neighbourhood boundary
-  Proposed HDR (Neighbourhood) subzone