

3.1 QN11 – Stanley Street

Residential Coherence Assessment:

Stability

Currently the neighbourhood is dominated by **visitor accommodation** with a limited residential presence scattered throughout. The usually resident population is small and declining along with the number of dwellings. The proportion of occupied dwellings is also decreasing indicating that permanent residents are leaving the neighbourhood, and a high proportion of dwellings are likely to be **holiday homes**. Owner occupation is low, and the high proportion of long term residents is relative to the very small population that remains indicating transitorial resident population.

Refer Social Impact Assessment; page 34 for details

Residential Stability Summary	
Residential titles	11%
Visitor accommodation titles	87%
Occupied dwellings	58%
Holiday homes	42%
Owner occupied dwellings	16%
Residential tenure >5yrs	34%

Character

The neighbourhood is characterised by large scale multi-unit developments on the edge of the commercial centre with buildings of two and three storeys, orientated to main approach to centre along Frankton Road and Stanley Street (Character Area 17).

Buildings dominate the streetscape, being of **substantial scale** with small setbacks and high site coverage providing some external drop off car parking areas reflecting the dominance of visitor accommodation activities.

Identity

The neighbourhood is bounded by the edge of the commercial centre and Melbourne Street. The proposed Primary Route extends along Melbourne Street, dissecting the neighbourhood and affecting liveability along this major traffic route.

Liveability features include reasonable access to sunlight (around 3 hours per day in winter), good access to central Queenstown and open space located within 5 minutes walk.



- Neighbourhood boundary
- Proposed HDR (Neighbourhood) subzone

General Comments:

A small area of clustered residential sites exists west of Beetham Street, which would be dissected by the proposed Primary Route and is therefore in a **state of transition**.

Recommendation:

QT Neighbourhood 11 is dominated by visitor accommodation of substantial scale and a major traffic route reducing residential coherence therefore **no change** is recommended.