



macro perspective  micro analysis



High Density Residential Subzones Project

Social Impact Assessment

June 2008

Prepared for:

Queenstown Lakes District Council



Quality Assurance Statement

Rationale Limited	Project Manager: Tom Lucas
57 Buckingham St	Prepared by: Walter Clarke
PO Box 226	Reviewed by: Tom Lucas
Arrowtown 9302	Approved for issue by: Tom Lucas
New Zealand	
Phone/Fax: +64 3 442 1156	

Document Control

G:\1 - Local Government\01 - Queenstown Lakes District Council\10 - Population Info\8 - Investigations & General\HDR Subzone Project\Social Impact Assessment\HDR Subzone Project - Social Impact Assessment.doc

Rev No.	Date	Revision Details	Prepared by	Reviewed by	Approved by
1	03/06/08	Draft	WC		
2	05/06/08	Draft	WC	TL	
3	12/06/08	Final Draft	WC	TL	
4	18/06/08	Final	WC	TL	TL

Table of Contents

Executive Summary.....	4	3.1.17	QN16 - Kawarau Falls.....	44
1 Introduction.....	8	3.2	Wanaka.....	45
2 Method.....	9	3.2.1	Wanaka HDR Zone.....	45
2.1 The characteristics being measured.....	9	3.2.2	WN1 - Beacon Point Road.....	48
2.2 The areas being assessed.....	10	3.2.3	WN2 - Lismore Street.....	49
2.3 SNZ data analysis.....	10	3.2.4	WN3 - Lakeside Road.....	51
3 Data analysis and interpretation.....	12	3.2.5	WN4 - Hedditch Street.....	53
3.1 Queenstown.....	13	3.2.6	WN5 - Russell Street.....	54
3.1.1 Queenstown HDR Zone.....	13	3.2.7	WN6 - Helwick Street.....	56
3.1.2 QN1 - Aspen Grove.....	16	3.2.8	WN7 - Tenby Street.....	58
3.1.3 QN2 - Fernhill.....	17	4	Summary.....	60
3.1.4 QN3 - Thompson Street.....	18	Appendix A.....		61
3.1.5 QN4 - Lake Esplanade.....	20	Appendix B.....		67
3.1.6 QN5 - Brecon Street.....	22			
3.1.7 QN6 - Hamilton Road.....	24			
3.1.8 QN7 - Sawmill Road.....	26			
3.1.9 QN8 - Gorge Road.....	28			
3.1.10 QN9 - Hallenstein Street.....	30			
3.1.11 QN10 - Queenstown Hill.....	32			
3.1.12 QN11 - Stanley Street.....	34			
3.1.13 QN12 - Park Street.....	36			
3.1.14 QN13 - Upper Frankton Road.....	38			
3.1.15 QN14 - Frankton Rd (South).....	40			
3.1.16 QN15 - Frankton Rd (North).....	42			

Executive Summary

Introduction

This report is a supporting document to Plan Change 23 – Visitor accommodation and residential amenity in the high density residential zone. The aim of the report is to consider the past and present social situation in the high density residential (HDR) zone and assess the impact that the changes in character would have on the various neighbourhoods.

Method

The Statistics New Zealand (SNZ) data from the 1996, 2001 and 2006 censuses was used to assess the residential characteristics of each of the neighbourhood areas and ascertain the impact of recent development in these areas. The data points used to characterise the HDR zone are:

- Usually resident population
- Total residential dwellings
- Portion of usually occupied dwellings
- Usually resident population per occupied dwelling
- Portion of residents who own or part own their usual residence
- Length of tenure
- Household composition
- Family composition
- Age profile

- Income Profile – median personal income
- Neighbourhood Mix – 2006 mix and projected future mix
- Projected Redevelopment

The HDR zone is broken up into neighbourhood areas, there are 16 in Queenstown and 7 in Wanaka.

SNZ data at a meshblock level was used for the neighbourhood area analysis. Figures from the HDR Supply and Demand Assessment carried out by Rationale Ltd were used to apportion the correct weighting to each meshblock. The weighting uses information from the Rates Database to calculate the number of residential, commercial and visitor accommodation parcels within each neighbourhood area.

The projected redevelopment and the future neighbourhood mix are also included in each assessment to gauge the likely future characteristics of the neighbourhood.

Data Analysis and Interpretation

The general characteristics are common across most neighbourhood areas. These characteristics and trends are shown below for the Queenstown HDR zone and the Wanaka HDR zones. The detailed analysis for each of the individual neighbourhood areas can be found in the main report.

General Characteristics

	Queenstown	Wanaka
Population	2,400 residents.	275 residents.
Dwellings	1,270 dwellings.	250 dwellings.
Portion of dwellings occupied	Over 75% of the houses are usually occupied with around 2.5 people per dwelling.	Over 60% of the houses are usually occupied with around 1.8 people per dwelling.
Portion of Dwellings owned	Only 20% of the dwellings are owned by the occupier hence a majority of residents are renters.	Approximately 40% of the dwellings are owned by the occupier hence a significant portion of the residents are renters.
Length of Tenure	Only 25% of the residents have been there for more than 4 years. This indicates a generally transient neighbourhood.	Only 30% of the residents have been there for more than 4 years. This indicates a generally transient neighbourhood.
Household composition	Approximately half the households are families with the remainder split between flatting type households and single person households.	Approximately half the households are families with the remainder split between flatting type households and single person households. There are twice as many single person dwellings compared to flatting type households.
Family composition	Less than a third of the families in the HDR zone have children.	Only a quarter of the families in the HDR zone have children.
Age profile	The majority of the residents are young earners or middle aged. Around 20% are retired or nearing retirement and the remaining 12% are children.	Over half of the residents are young earners or middle aged. Around 30% are retired or nearing retirement and the remaining 15% are children.
Income profile	The average median personal income for both the Wakatipu and Wanaka HDR zone is around 10% less than the overall ward average indicating the HDR zone is an affordable area to rent and live. However the low level of ownership would indicate that buying a dwelling is not an option for the majority of residents.	
Neighbourhood mix	40% of the titles in the HDR zone are residential.	Nearly 60% of the titles in the HDR zone are residential.
SUMMARY	<ul style="list-style-type: none"> It is likely that the approximate 20% of medium/long term residents, owners and older residents are one and the same group of people. The remainder are likely to be itinerant workers, young earners and middle age professionals who are renting and hence move dwellings regularly as new rental options come on stream or the option of owning becomes available elsewhere. 	<ul style="list-style-type: none"> It is likely that the 30-40% of medium/long term residents, owners and older residents are one and the same group of people. The remainder are likely to be itinerant workers, young earners and middle age professionals who are renting and hence move dwellings regularly as new rental options come on stream or the option of owning becomes available elsewhere.

What are the key changes that have occurred?

Queenstown	Wanaka
<ul style="list-style-type: none"> • The population in the HDR zone has not increased as significantly as the rest of the Wakatipu ward. • Overall the ward population has increased at around 4% per annum. This is significantly higher than the increase experienced in the HDR zone. • There has been significant development in the HDR zone over the last 10 years so a majority of the development is likely to have been visitor accommodation. 	<ul style="list-style-type: none"> • The usually resident population and the numbers of dwellings have increased steadily however not as markedly as the Wanaka ward. • The level of ownership has decreased to around 39% indicating an increasing portion of renters.
<ul style="list-style-type: none"> • There are more single person households and less flatmate type households. The area has become more attractive to one person households signifying an increasing number of smaller residential dwellings suitable for one person. • These smaller types of dwellings are likely to be suitable for either single occupation residential or visitor accommodation thus providing the owner with a greater range of future options. 	<ul style="list-style-type: none"> • The short term and new residents have increased indicating a fairly transient community. This may also be due to the increase in housing stock in the HDR zone
<p>There are slightly fewer families and markedly less of the families have children within the HDR zone. The portion of residents under 19 years of age has reduced significantly. This indicates that HDR zone has become less desirable for families with children. It is unclear from the data the exact reason for this trend. The trend is unlikely to be due solely to the change of land use. It is likely to be due to one of, or a combination of the follow factors. It should be noted that some of the factors are independent of land use.</p> <ul style="list-style-type: none"> ○ Smaller residential units and/or smaller sections/outdoor living. Notably, very few units have been built specifically for residential use in the High Density Residential zone ○ Affordability ○ A lack of community facilities, neighbourhood reserves ○ Accessibility ○ The high turnover of residents and the large number of visitors staying in the neighbourhood contributing to a lack of community familiarity and feel ○ Noise ○ Safety ○ Other options for families becoming available such as Lake Hayes Estates 	

What changes are projected for the future?

Queenstown	Wanaka
<ul style="list-style-type: none"> • There is a significant portion of existing buildings that are likely to be redeveloped in the future. These buildings are typically older dwellings. • Overall the entire Queenstown HDR zone split of residential and visitor accommodation is projected to remain similar to today with approximately 40% of the titles being residential. 	<ul style="list-style-type: none"> • Almost 75% of the buildings are likely to be redeveloped in the future. • The split between residential and visitor accommodation is forecast to remain fairly stable with a slight increase in visitor accommodation. However the area will still be almost 60% residential.
<ul style="list-style-type: none"> • The Supply and Demand Assessment shows there is sufficient capacity within the HDR zone to cope with residential demand now and in the future. • The area is an attractive option for people wishing to rent affordably. • The high turnover of residents is likely to continue due to the transient nature of the rental market. • The HDR zone is not popular for families with children. • The above factors result in the mix of residents being skewed toward young earners and middle age residents. 	

Summary

There is sufficient capacity for residential development within the HDR zone however the community feel and neighbourhood mix may be significantly different from what could be considered a “normal” residential area.

The key points of difference that are likely to have the most impact on the residential nature of the HDR zone are:

- The lack of families with children. Should the trend continue it will reduce the number of children within the HDR zone. This could lead to the areas missing out on the social and community benefits children bring to a neighbourhood. It is unlikely this trend is related solely to the change in land use.

- The high turnover of residents. This coupled with the high portion of tourists staying in visitor accommodation within the HDR zone is likely to result in the neighbourhood lacking familiarity among the residents. The high portion of renters may also limit the number of people that feel they belong and are settled in the neighbourhood.
- The high level of redevelopment for both residential and visitor accommodation buildings could significantly change the built form of the areas in the future. This could impact on the feel and nature of the HDR areas.

1 Introduction

This report is a supporting document to Plan Change 23 – Visitor accommodation and residential amenity in the high density residential zone. The aim of the report is to consider the past and present social situation in the high density residential (HDR) zone and assess the impact that the changes in character would have on the various neighbourhoods. The analysis looks at the historic trends within the neighbourhood areas and the projected neighbourhood mix.

The key questions that the report aims to answer are:

- What is the profile of the people in the neighbourhood today and what was it in the past?
- How ‘stable’ are the residential areas?
- What are the key changes that have occurred in each neighbourhood?
- How will the current occupants cope with the projected change in character?

The findings of the report can then be used to assist in deciding which neighbourhood areas should be kept unchanged (i.e. be continuing to allow visitor accommodation developments) and which should be preserved exclusively for residential living.

2 Method

2.1 *The characteristics being measured*

The Statistics New Zealand (SNZ) data from the 1996, 2001 and 2006 censuses was used to assess the residential characteristics of each of the neighbourhood areas and ascertain the impact of recent development in these areas. The data points used to characterise the HDR zone are:

- Usually resident population
- Total residential dwellings
- Portion of usually occupied dwellings
- Usually resident population per occupied dwelling
- Portion of residents who own or part own their usual residence
- Length of tenure
 - New (<1 year)
 - Short term (1-4 years)
 - Medium term (5-14 years)
 - Long term (15-30+ years)
- Household composition
 - One family households
 - One person households
 - Multi person/family households
- Family composition
 - Portion of families without children
- Age profile
 - Children (01-9 years)
 - Young earners (20-29 years)
 - Middle age (30-49 years)
 - Nearing retirement (50-65 years)
 - Retired (65+ years)
- Income Profile – median personal income
- Neighbourhood Mix – 2006 mix and projected future mix
 - Residential
 - Visitor Accommodation
 - Other
- Projected Redevelopment

2.2 The areas being assessed

The neighbourhood areas (N Area) are shown below in Table 1.

Table 1 : Neighbourhood Areas

N Area	Location	N Area	Location
QUEENSTOWN		WANAKA	
QN1	Aspen Grove	WN1	Beacon Point Rd
QN2	Fernhill	WN2	Lismore St
QN3	Thompson St	WN3	Lakeside Rd
QN4	Lake Esplanade	WN4	Hedditch St
QN5	Brecon St	WN5	Russell St
QN6	Hamilton Rd	WN6	Helwick St
QN7	Sawmill Rd	WN7	Tenby St
QN8	Gorge Rd		
QN9	Hallenstein St		
QN10	Queenstown Hill		
QN11	Stanley St		
QN12	Park St		
QN13	Upper Frankton Rd		
QN14	Frankton Rd (Sth)		
QN15	Frankton Rd (Nth)		
QN16	Kawarau Falls		

The neighbourhood areas, HDR zones and meshblock boundaries are shown on the maps found in Appendix A. The maps show the following three areas:

- Central Queenstown
- Greater Queenstown - Kelvin Heights and Frankton Arm
- Central Wanaka

Two maps of each area are shown for clarity.

2.3 SNZ data analysis

SNZ data at a meshblock level was used for the neighbourhood area analysis. In many cases the meshblock boundaries do not line up with the boundaries of the HDR zone and/or the neighbourhood area. Figures from the HDR Supply and Demand Assessment¹ report carried out by Rationale Ltd were used to apportion the correct weighting to each meshblock. The weighting uses information from the rates database to calculate the number of residential, commercial and visitor accommodation parcels within each neighbourhood area. This weighting was based on the number of residential parcels within both the meshblock and within the neighbourhood area. Hence the weighting excludes a portion of the SNZ data and represents the fact that some of the residential dwellings in certain meshblocks are located outside the neighbourhood area. This weighting is particularly important when many meshblocks are within one neighbourhood area.

¹ High Density Residential Subzones Project – Supply and Demand Assessment, Rationale Ltd, June 2008

There is a degree of uncertainty in these figures. Each parcel of land could hold more than one residential dwelling or a mixture of residential and visitor accommodation may not be correctly classified however the margin of error is unlikely to have a significant impact on the social assessment figures.

Adjustments were also made to the meshblock data that was classified as confidential by SNZ. SNZ does not display results below 3 and marks them as “.C” - confidential. The overall split by category was used to apportion the total for any results marked as confidential. Again these adjustments are insignificant.

The weightings applied to each of the meshblocks are shown in the tables in Appendix B.

3 Data analysis and interpretation

The SNZ data for each category was totalled up for each neighbourhood area. The historic trend was then assessed to gauge the residential stability and characteristic of each area. The colour coding below was used to show the trends within each category.

	Increased by more than 3% from 1996
	Stable within +/-3% compared to 1996
	Decreased by more than 3% from 1996

The interpretations of the characteristics are shown in the following section with the results. The combined results of the Queenstown HDR zone and the Wanaka HDR zone are also shown to provide some perspective.

The median income for each neighbourhood area is compared to the median income of the applicable ward. A green colour means that the neighbourhood area income is greater than the ward average and red means it is less. This is a more meaningful comparison as it is independent of inflation.

The projected redevelopment represents the proportion of titles that have been earmarked for future redevelopment. Redevelopment involves demolition of the existing building and the construction of a new building. Any titles with the land value greater than the capital improvement value have been considered likely to be redeveloped. The redevelopment assessment includes residential, visitor accommodation and other land use titles. These redevelopments are likely to change the current built form of

the area. It should be noted that this redevelopment does not include the development of a vacant section.

The current and projected neighbourhood mix is taken from the HDR Supply and Demand Assessment report. These give an indication of the changes each neighbourhood is likely to experience in the future. These projections are based on the proposed Plan 23 HDR subzone rules, namely each subzone being classified as either protected residential or unchanged. It should be noted that the split is based on the number of titles so one visitor accommodation title could contain a multi-unit development. Although a residential title could contain multiple residential apartments, these are more likely to be unit titled.

There is a SNZ classification “not included elsewhere” for each category and these responses have been excluded from the calculations. These responses are a minority and it is assumed that the valid responses are a good representation of the neighbourhood area demographics.

The interpretation of the results focus solely on significant changes in characteristics. Characteristics of each neighbourhood area that differ greatly from the ward average are also highlighted.

3.1 Queenstown

3.1.1 Queenstown HDR Zone

Queenstown HDR	Categories	1996	2001	2006	Characteristics
Usually Resident Population and Dwellings	Usually Resident Population	2,201	2,328	2,411	<ul style="list-style-type: none"> The population has increased slightly The number of residential dwellings has increased slightly but is relatively stable The portion of dwellings occupied has fluctuated but is relatively unchanged from 1996 The number of residents per dwelling has remained stable
	Total Residential Dwellings	1,133	1,269	1,273	
	Portion Occupied Dwellings	76%	73%	75%	
	Usually Residential Pop'n / Occupied Dwelling	2.6	2.5	2.5	
Ownership	Own/Part Own Usual Residence		25%	23%	<ul style="list-style-type: none"> The level of ownership is stable and is very low at fewer than 25%
Length of Tenure	<1 years - New		46%	43%	<ul style="list-style-type: none"> The short term portion has increased slightly All other brackets have remained relatively stable
	1-4 years - Short Term		28%	32%	
	5-14 years - Medium Term		17%	17%	
	15-30+ years - Long Term		9%	8%	
Household Composition	Multi family / person (flatmates) household	26%	23%	21%	<ul style="list-style-type: none"> The portion of both one family households and flatting households has decreased The portion of single person households has increased
	One person (single) household	20%	23%	29%	
	One Family Household	55%	54%	50%	
Family Composition	Families without children	55%	57%	69%	<ul style="list-style-type: none"> The number of families without children has increased significantly
Age Profile	0-19 years - children	20%	18%	12%	<ul style="list-style-type: none"> The portion of children has decreased significantly The young workers, retired and nearing retirement portions have remained relatively stable There has been an increase in the portion of middle age residents
	20-29 years - young workers	35%	32%	36%	
	30-49 years - middle age	31%	31%	35%	
	50-65 years - nearing retirement	9%	13%	11%	
	65+ years - retired	6%	6%	6%	
Income Profile	Median Personal Income	\$20,172	\$22,555	\$28,998	<ul style="list-style-type: none"> The incomes represent the average personal income for all residents within the Queenstown HDR zone
Redevelopment	Projected redevelopment of the neighbourhood	52%			<ul style="list-style-type: none"> Just over half of the existing dwellings are likely to be redeveloped
Neighbourhood Mix - Residential, Visitor Accommodation, Other		RES	VA	Other	<ul style="list-style-type: none"> The neighbourhood mix projected to remain stable as a result of Plan Change 23 with just over 40% of the titles projected to be residential
	Current neighbourhood mix -2006	42%	56%	2%	
	Projected neighbourhood mix	40%	57%	3%	

Queenstown HDR Zone

General Characteristics

- The Queenstown HDR zone contains approximately 2,400 residents and 1,270 dwellings. Over 75% of the houses are usually occupied with around 2.5 people per dwelling.
- Only 20% of the dwellings are owned by the occupier hence a large portion of residents are renters.
- Only 25% of the residents have been there for more than 4 years. This indicates a generally transient neighbourhood.
- Approximately half the households are families with the remainder split between flatting type households and single person households.
- Less than a third of the families in the HDR zone have children.
- The majority of the residents are young earners or middle aged. Around 20% are retired or nearing retirement and the remaining 12% are children.
- The average median personal income for the HDR zone is around 10% less than the overall Queenstown average indicating the HDR zone is an affordable area to rent and live. However the low level of ownership would indicate that buying a dwelling is not an option for the majority of residents.
- 40% of the titles in the HDR zone are residential.

It is likely that the approximate 20% of medium/long term residents, owners and older residents are one and the same group of people. The remainder

are likely to be itinerant workers, young earners and middle age professionals who are renting and hence move dwellings regularly as new rental options come on stream or the option of owning becomes available elsewhere.

What are the key changes that have occurred?

- The population in the HDR zone has not increased as significantly as the rest of the Wakatipu ward. Overall the ward population has increased at around 4% per annum. This is significantly higher than the increase experienced in the HDR zone. There has been significant development in the HDR zone over the last 10 years so a majority of the development is likely to have been visitor accommodation.
- There are slightly fewer families and markedly less of the families have children.
- The portion of residents under 19 years of age has reduced significantly. This concurs with the point above indicating the HDR zone has become less desirable for families with children. It is unclear from the data the exact reason for this trend. The trend is unlikely to be due solely to the change of land use. It is likely to be due to one of, or a combination of the follow factors. It should be noted that some of the factors are independent of land use.:
 - Smaller residential units and/or smaller sections/outdoor living. Notably, very few units have been built specifically for residential use in the High Density Residential zone
 - Affordability

- A lack of community facilities, neighbourhood reserves
 - Accessibility
 - The high turnover of residents and the large number of visitors staying in the neighbourhood contributing to a lack of community familiarity and feel
 - Noise
 - Safety
 - Other options for families becoming available such as Lake Hayes Estates
- There are more single person households and less flatmate type households. The area has become more attractive to one person households signifying an increasing number of smaller residential dwellings suitable for one person. These smaller types of dwellings are likely to be suitable for either single occupation residential or visitor accommodation thus providing the owner with a greater range of future options.

The Supply and Demand Assessment shows there is sufficient capacity within the Queenstown HDR zone to cope with residential demand now and in the future. The area is an attractive option for people wishing to rent affordably. However the high turnover of residents is likely to continue due to the transient nature of the rental market. The HDR zone is not popular for families with children. The above factors result in the mix of residents being skewed toward young earners and middle age residents.

What changes are projected for the future?

There is a significant portion of existing buildings that are likely to be redeveloped in the future. These buildings are typically older dwellings. Overall the entire Queenstown HDR zone split of residential and visitor accommodation is projected to remain similar to today with approximately 40% of the titles being residential. Again it should be noted this split represents the number of titles and not necessarily the number of dwellings or visitor accommodation units.

3.1.2 QN1 - Aspen Grove

Aspen Grove	Categories	1996	2001	2006	Characteristics
Usually Resident Population and Dwellings	Usually Resident Population	5	6	6	
	Total Residential Dwellings	2	3	4	
	Portion Occupied Dwellings	92%	83%	64%	
	Usually Residential Pop'n / Occupied Dwelling	2.8	2.7	2.7	
Redevelopment	Projected redevelopment of the neighbourhood	23%			
Neighbourhood Mix - Residential, Visitor Accommodation, Other		RES	VA	Other	
	Current Neighbourhood Mix -2006	92%	8%	0%	
	Projected Neighbourhood Mix	95%	5%	0%	

There are very few residential dwellings in this neighbourhood area. The neighbourhood area consists of predominately vacant sections. Due to the fact that the sample size is so small any analysis would have a large degree of statistical uncertainty. Hence the figures and analysis have not been included for this neighbourhood area.

3.1.3 QN2 - Fernhill

Fernhill	Categories	1996	2001	2006	Characteristics
Usually Resident Population and Dwellings	Usually Resident Population	0	0	0	
	Total Residential Dwellings	0	0	0	
	Portion Occupied Dwellings	0%	0%	0%	
	Usually Residential Pop'n / Occupied Dwelling				
Redevelopment	Projected redevelopment of the neighbourhood	7%			
Neighbourhood Mix - Residential, Visitor Accommodation, Other		RES	VA	Other	
	Current Neighbourhood Mix -2006	0%	95%	5%	
	Projected Neighbourhood Mix	14%	81%	5%	

The neighbourhood area currently contains only visitor accommodation hence there is no residential data for this zone. Therefore the characteristics assessment was not done for this area. The future predictions show that there will be a small amount of residential and other land use in the area.

3.1.4 QN3 - Thompson Street

Thompson St	Categories	1996	2001	2006	Characteristics
Usually Resident Population and Dwellings	Usually Resident Population	155	191	200	<ul style="list-style-type: none"> The usually resident population has increased significantly The number of dwellings and the portion of occupied dwellings have increased The average household size has decreased to 2.2 persons per occupied dwelling
	Total Residential Dwellings	99	101	115	
	Portion Occupied Dwellings	65%	72%	80%	
	Usually Residential Pop'n / Occupied Dwelling	2.4	2.6	2.2	
Ownership	Own/Part Own Usual Residence		29%	25%	<ul style="list-style-type: none"> The level of ownership has decreased so more people are renting
Length of Tenure	<1 years - New		40%	45%	<ul style="list-style-type: none"> The new and short term residents have increased The medium and long term residents have decreased
	1-4 years - Short Term		30%	33%	
	5-14 years - Medium Term		17%	13%	
	15-30+ years - Long Term		13%	9%	
Household Composition	Multi family / person (flatmates) household	28%	26%	26%	<ul style="list-style-type: none"> The portion of both one family households and flatting households have fluctuated but overall remained stable The portion of single person households has increased slightly
	One person (single) household	17%	23%	21%	
	One Family Household	55%	51%	53%	
Family Composition	Families without children	54%	63%	76%	<ul style="list-style-type: none"> The portion of families without children has increased
Age Profile	0-19 years - children	18%	19%	11%	<ul style="list-style-type: none"> The portion of children and nearing retirement residents have decreased The portions of young workers and middle age people have increased The retired age bracket has remained stable
	20-29 years - young workers	37%	29%	42%	
	30-49 years - middle age	30%	34%	34%	
	50-65 years - nearing retirement	14%	14%	11%	
	65+ years - retired	2%	3%	2%	
Income Profile	Median Personal Income	\$19,132	\$20,423	\$26,644	<ul style="list-style-type: none"> The median income is consistently less than the Queenstown average indicating the area is quite affordable
Redevelopment	Projected redevelopment of the neighbourhood	80%			<ul style="list-style-type: none"> A large amount of redevelopment is likely in this neighbourhood
Neighbourhood Mix - Residential, Visitor Accommodation, Other		RES	VA	Other	<ul style="list-style-type: none"> The neighbourhood area mix is projected to move more toward visitor accommodation
	Current Neighbourhood Mix -2006	74%	26%	0%	
	Projected Neighbourhood Mix	65%	33%	2%	

QN3 - Thompson Street

Medium Residential Population

What are the key changes that have occurred?

- The population has increased by around 2.5% per annum indicating fairly strong residential growth in the area. The portion of occupied dwellings has also increased indicating that this is a popular residential area.
- The portion of medium and long term residents has decreased indicating the area has a high turnover of residents.
- The portion of families without children has increased significantly. At over 76% it is also higher than the Queenstown HDR zone average.
- The portion of residents under 19 years of age has reduced significantly. This concurs with the point above indicating the area has become less desirable for families with children.
- The portion of single person households has increased. The portion of young earners and middle age residents have increased so this demographic may be the residents using the single person residential units. The portion of older residents is lower than the Queenstown HDR zone average.

What changes are projected for the future?

Approximately 80% of buildings are likely to be redeveloped in the future. The split between residential and visitor accommodation is forecast to move

more toward visitor accommodation however approximately two-thirds of the titles are still projected to be residential. The visitor accommodation is likely to be clustered in the eastern part of the neighbourhood.

3.1.5 QN4 - Lake Esplanade

Lake Esplanade	Categories	1996	2001	2006	Characteristics
Usually Resident Population and Dwellings	Usually Resident Population	99	87	111	<ul style="list-style-type: none"> • The usually resident population has increased slightly • The number of dwellings has decreased • The portion of occupied dwellings has fluctuated but is relatively unchanged from 1996 • The average household size has increased to over three persons per occupied dwelling
	Total Residential Dwellings	60	51	50	
	Portion Occupied Dwellings	70%	76%	72%	
	Usually Residential Pop'n / Occupied Dwelling	2.4	2.2	3.1	
Ownership	Own/Part Own Usual Residence		22%	23%	<ul style="list-style-type: none"> • The level of ownership has remained stable.
Length of Tenure	<1 years - New		22%	52%	<ul style="list-style-type: none"> • The new residents have more than doubled • The medium and short term residents have decreased • The long term residents have remained stable.
	1-4 years - Short Term		26%	18%	
	5-14 years - Medium Term		33%	11%	
	15-30+ years - Long Term		19%	20%	
Household Composition	Multi family / person (flatmates) household	23%	20%	19%	<ul style="list-style-type: none"> • The portion of one family households have remained stable • The portion of single person households have increased • Flating households have decreased
	One person (single) household	21%	24%	28%	
	One Family Household	56%	56%	53%	
Family Composition	Families without children	45%	57%	68%	<ul style="list-style-type: none"> • The portion of families without children has increased
Age Profile	0-19 years - children	22%	12%	9%	<ul style="list-style-type: none"> • The portion of children has decreased • The portion of young workers and middle age residents has fluctuated but is relatively unchanged from 1996 • The nearing retirement and retired age brackets have both increased.
	20-29 years - young workers	26%	28%	24%	
	30-49 years - middle age	37%	30%	35%	
	50-65 years - nearing retirement	12%	15%	20%	
	65+ years - retired	4%	15%	12%	
Income Profile	Median Personal Income	\$0	\$0	\$25,600	<ul style="list-style-type: none"> • The median income is less than the Queenstown average indicating the area is affordable. This may be due to much of the housing stock being relatively old
Redevelopment	Projected redevelopment of the neighbourhood	29%			<ul style="list-style-type: none"> • A relatively small amount of redevelopment is forecast
Neighbourhood Mix - Residential, Visitor Accommodation, Other		RES	VA	Other	<ul style="list-style-type: none"> • The area has a very high portion of visitor accommodation and this is projected to remain high
	Current Neighbourhood Mix -2006	4%	95%	1%	
	Projected Neighbourhood Mix	10%	86%	4%	

QN4 - Lake Esplanade

Medium residential population

What are the key changes that have occurred?

- The number of residents per dwelling has increased although the population has remained relatively stable. The number of dwellings has decreased indicating some may have been redeveloped as visitor accommodation.
- The portion of short term residents has increased and is higher than the Queenstown HDR zone average indicating the area has a high turnover of residents.
- The portion of families without children has increased by almost 50%.
- The portion of residents under 19 years of age has reduced significantly. This concurs with the point above indicating the area has become less desirable for families with children. The portion of residents over 50 years of age has increased significantly and is higher than the Queenstown HDR zone average. This indicates the area is attractive to the retired or nearing retirement residents.

What changes are projected for the future?

Only 29% of buildings are likely to be redeveloped in the future, this may be due to the fact that the majority of the neighbourhood is already developed as medium – large scale visitor accommodation. The split between residential and visitor accommodation is forecast to move slightly however the area is projected to remain largely visitor accommodation.

3.1.6 QN5 - Brecon Street

Brecon St	Categories	1996	2001	2006	Characteristics
Usually Resident Population and Dwellings	Usually Resident Population	143	134	154	<ul style="list-style-type: none"> The usually resident population has increased The number of dwellings has decreased significantly The portion of occupied dwellings has increased The average household size has increased to nearly four persons per occupied dwelling
	Total Residential Dwellings	120	116	54	
	Portion Occupied Dwellings	58%	63%	74%	
	Usually Residential Pop'n / Occupied Dwelling	2.1	1.8	3.9	
Ownership	Own/Part Own Usual Residence		16%	12%	<ul style="list-style-type: none"> The level of ownership has decreased to a very low level of only 12%
Length of Tenure	<1 years - New		56%	52%	<ul style="list-style-type: none"> The new residents have decreased slightly The short, medium and long term tenure categories have remained stable
	1-4 years - Short Term		29%	31%	
	5-14 years - Medium Term		12%	12%	
	15-30+ years - Long Term		3%	6%	
Household Composition	Multi family / person (flatmates) household	24%	13%	23%	<ul style="list-style-type: none"> The portion of one family households did increase in 2001 but overall it has remained stable The portion of single person households and flatting households decreased in 2001 but overall has also remained stable
	One person (single) household	38%	29%	37%	
	One Family Household	37%	58%	39%	
Family Composition	Families without children	59%	81%	79%	<ul style="list-style-type: none"> The portion of families without children has also increased
Age Profile	0-19 years - children	16%	14%	11%	<ul style="list-style-type: none"> The portion of children has decreased The remaining age brackets have remained stable
	20-29 years - young workers	38%	39%	39%	
	30-49 years - middle age	31%	29%	31%	
	50-65 years - nearing retirement	9%	13%	11%	
	65+ years - retired	6%	5%	9%	
Income Profile	Median Personal Income	\$19,439	\$16,761	\$24,319	<ul style="list-style-type: none"> The median income is less than the Queenstown average indicating the area is probably relatively affordable
Redevelopment	Projected redevelopment of the neighbourhood	98%			<ul style="list-style-type: none"> Almost all the existing buildings could be redeveloped.
Neighbourhood Mix - Residential, Visitor Accommodation, Other		RES	VA	Other	<ul style="list-style-type: none"> The area is projected to experience a lot of visitor accommodation growth however it is probably more of a transition from the campground to more intensive visitor accommodation
	Current Neighbourhood Mix -2006	57%	33%	10%	
	Projected Neighbourhood Mix	23%	72%	5%	

QN5 - Brecon Street

Medium residential population

What are the key changes that have occurred?

- The number of dwellings has decreased significantly. This area includes the campground so SNZ data can be unreliable as caravans and cabins are classified as dwellings. There appears to be a very high dwelling occupancy.
- The level of ownership has decreased and is very low at only 12% hence a majority of residents are renters.
- The portion of new and short term residents has remained stable however they are higher than the Queenstown HDR zone average indicating the area has a high turnover.
- The household composition has remained stable however the portion of families is significantly lower than the Queenstown HDR zone average.
- The portion of families without children has increased significantly and is higher than the Queenstown HDR zone average. The portion of residents under the age of 19 years of age has also decreased indicating fewer children are living in the area.

What changes are projected for the future?

Almost all of the buildings are likely to be redeveloped in the future. The split between residential and visitor accommodation is forecast to change dramatically to over 80% visitor accommodation and only 15% residential. In

reality this change is not as significant as it appears as this neighbourhood area includes the campground. The campground is currently on only five titles however it has many buildings and visitor accommodation units. Hence the current ratio of titles does not reflect the true current neighbourhood split. The projected neighbourhood mix accounts for the future redevelopment of the campground into many titles and therefore shows a much higher and more accurate ratio of titles.

3.1.7 QN6 - Hamilton Road

Hamilton Rd	Categories	1996	2001	2006	Characteristics
Usually Resident Population and Dwellings	Usually Resident Population	403	427	490	<ul style="list-style-type: none"> • The usually resident population has increased • The number of dwellings has also increased and the portion of occupied dwellings has fluctuated but is relatively unchanged from 1996 • The average household size has decreased
	Total Residential Dwellings	165	165	267	
	Portion Occupied Dwellings	88%	92%	85%	
	Usually Residential Pop'n / Occupied Dwelling	2.8	2.8	2.2	
Ownership	Own/Part Own Usual Residence		18%	20%	<ul style="list-style-type: none"> • The level of ownership has remained stable
Length of Tenure	<1 years - New		49%	51%	<ul style="list-style-type: none"> • All the tenure categories have remained stable • The new and short term residents are quite high indicating a high turnover of residents
	1-4 years - Short Term		27%	28%	
	5-14 years - Medium Term		17%	16%	
	15-30+ years - Long Term		6%	5%	
Household Composition	Multi family / person (flatmates) household	30%	32%	22%	<ul style="list-style-type: none"> • The portion of one family households and flatting households has decreased • The portion of single person households has more than doubled
	One person (single) household	18%	15%	39%	
	One Family Household	52%	53%	40%	
Family Composition	Families without children	46%	47%	67%	<ul style="list-style-type: none"> • The portion of families without children has increased
Age Profile	0-19 years - children	22%	23%	15%	<ul style="list-style-type: none"> • The portion of children and of young workers has decreased • The portion and middle age residents have increased • The nearing retirement and retired age brackets have both remained stable
	20-29 years - young workers	44%	39%	37%	
	30-49 years - middle age	27%	28%	37%	
	50-65 years - nearing retirement	4%	6%	7%	
	65+ years - retired	3%	4%	4%	
Income Profile	Median Personal Income	\$19,623	\$20,712	\$26,488	<ul style="list-style-type: none"> • The median income is less than the Queenstown average indicating the area is relatively affordable
Redevelopment	Projected redevelopment of the neighbourhood	69%			<ul style="list-style-type: none"> • A significant portion of the current buildings are likely to be redeveloped
Neighbourhood Mix - Residential, Visitor Accommodation, Other		RES	VA	VA	<ul style="list-style-type: none"> • The area is projected to experience an increase in visitor accommodation however it will remain approximately three-quarters residential
	Current Neighbourhood Mix -2006	83%	13%	4%	
	Projected Neighbourhood Mix	74%	24%	1%	

QN6 - Hamilton Road

Large residential population

What are the key changes that have occurred?

- The usually resident population and the number of dwellings have both grown strongly.
- The high proportion of new residents (stable since 2001) may be due in part to the presence of Reavers Lodge (worker accommodation complex) which would also explain the high number of one person households.
- The portion of one person households has increased significantly and the portion of families have decreased and is now lower than the Queenstown HDR zone average.
- The portion of families without children has increased significantly. The portion of residents under the age of 19 years of age has also decreased indicating fewer children are living in the area.

What changes are projected for the future?

A large portion of buildings are likely to be redeveloped in the future. The split between residential and visitor accommodation is forecast to move toward visitor accommodation however almost three-quarters are projected to remain residential.

3.1.8 QN7 - Sawmill Road

Sawmill Rd	Categories	1996	2001	2006	Characteristics
Usually Resident Population and Dwellings	Usually Resident Population	171	154	171	<ul style="list-style-type: none"> • The usually resident population and the number of dwellings have fluctuated but overall changed very little • The portion of occupied dwellings and the household size has also remained stable
	Total Residential Dwellings	71	63	74	
	Portion Occupied Dwellings	88%	91%	85%	
	Usually Residential Pop'n / Occupied Dwelling	2.7	2.7	2.7	
Ownership	Own/Part Own Usual Residence		24%	19%	<ul style="list-style-type: none"> • The level of ownership has decreased slightly
Length of Tenure	<1 years - New		51%	40%	<ul style="list-style-type: none"> • The portion of new residents have decreased • The medium and short term residents have increased, most noticeably the short term residents • The long term residents have remained stable
	1-4 years - Short Term		30%	40%	
	5-14 years - Medium Term		13%	17%	
	15-30+ years - Long Term		6%	4%	
Household Composition	Multi family / person (flatmates) household	25%	26%	21%	<ul style="list-style-type: none"> • The portion of one family households and flatting households has decreased, most noticeably the one family households • The portion of single person households has increased significantly
	One person (single) household	5%	16%	37%	
	One Family Household	70%	58%	42%	
Family Composition	Families without children	50%	33%	67%	<ul style="list-style-type: none"> • The portion of families without children has increased
Age Profile	0-19 years - children	21%	20%	17%	<ul style="list-style-type: none"> • The portion of children and retired residents has decreased • The portion and middle age residents have increased • The young workers and nearing retirement age brackets have both remained stable.
	20-29 years - young workers	39%	39%	37%	
	30-49 years - middle age	29%	27%	37%	
	50-65 years - nearing retirement	8%	14%	10%	
	65+ years - retired	3%	0%	0%	
Income Profile	Median Personal Income	\$21,400	\$24,800	\$31,300	<ul style="list-style-type: none"> • The area has a higher than average personal income indicating it may be a more expensive area to live.
Redevelopment	Projected redevelopment of the neighbourhood	100%			<ul style="list-style-type: none"> • All buildings are likely to be redeveloped in the future
Neighbourhood Mix - Residential, Visitor Accommodation, Other		RES	VA	Other	<ul style="list-style-type: none"> • The area is projected to remain much the same with a very high portion of residential titles
	Current Neighbourhood Mix -2006	93%	2%	5%	
	Projected Neighbourhood Mix	95%	5%	0%	

QN7 - Sawmill Road

Medium residential population

What are the key changes that have occurred?

- The portion of new residents has decreased significantly, signaling an increasing level of residential stability.
- The portion of one person households has increased significantly and one family households have decreased significantly and is now lower than the Queenstown average.
- The portion of families without children has increased significantly. The portion of residents under the age of 19 years of age has also decreased indicating fewer children are living in the area.

What changes are projected for the future?

All buildings are likely to be redeveloped in the future. The split between residential and visitor accommodation is forecast to remain very stable with only 5% being visitor accommodation.

3.1.9 QN8 - Gorge Road

Gorge Rd	Categories	1996	2001	2006	Characteristics
Usually Resident Population and Dwellings	Usually Resident Population	216	218	207	<ul style="list-style-type: none"> • The usually resident population and the number of dwellings have decreased • The portion of occupied dwellings has increased to nearly 90% • The household size has remained stable
	Total Residential Dwellings	112	110	93	
	Portion Occupied Dwellings	77%	83%	87%	
	Usually Residential Pop'n / Occupied Dwelling	2.5	2.4	2.6	
Ownership	Own/Part Own Usual Residence		23%	28%	<ul style="list-style-type: none"> • The level of ownership has increased slightly
Length of Tenure	<1 years - New		50%	35%	<ul style="list-style-type: none"> • The portion of new residents has decreased • The short term residents have increased • The medium and long term residents have remained stable
	1-4 years - Short Term		26%	38%	
	5-14 years - Medium Term		14%	15%	
	15-30+ years - Long Term		10%	12%	
Household Composition	Multi family / person (flatmates) household	26%	27%	17%	<ul style="list-style-type: none"> • The portion of one family households has increased • The portion of flatting households has increased • The one person households have remained stable
	One person (single) household	19%	26%	21%	
	One Family Household	55%	47%	62%	
Family Composition	Families without children	62%	67%	65%	<ul style="list-style-type: none"> • The portion of families without children has remained stable
Age Profile	0-19 years - children	21%	19%	13%	<ul style="list-style-type: none"> • The portion of children and young workers has decreased • The portion of middle age residents and retirees have increased • The nearing retirement age bracket has remained stable
	20-29 years - young workers	40%	33%	31%	
	30-49 years - middle age	25%	32%	37%	
	50-65 years - nearing retirement	8%	11%	9%	
	65+ years - retired	5%	6%	10%	
Income Profile	Median Personal Income	\$19,400	\$22,503	\$28,912	<ul style="list-style-type: none"> • The area has a lower than average personal income indicating it may be an affordable area to live
Redevelopment	Projected redevelopment of the neighbourhood	94%			<ul style="list-style-type: none"> • Almost all buildings are likely to be redeveloped in the future
Neighbourhood Mix - Residential, Visitor Accommodation, Other		RES	VA	Other	<ul style="list-style-type: none"> • The area is projected to move further toward visitor accommodation with less than a third residential in the future
	Current Neighbourhood Mix -2006	40%	54%	6%	
	Projected Neighbourhood Mix	31%	65%	4%	

QN8 - Gorge Road

Medium residential population

What are the key changes that have occurred?

- The usually resident population and the number of dwellings have decreased indicating some dwellings may have been removed or converted to visitor accommodation. The portion of occupied dwellings has increased which has reduced the impact of the above changes. The portion of occupied houses is higher than the Queenstown HDR zone average.
- The portion of families has increased and the portion of families with children has remained stable. The portion of families is higher than the Queenstown HDR zone average indicating this is still an attractive area for families with and without children.
- Despite the above trend the portion of children and young workers has decreased while more middle age residents are moving into the area.

What changes are projected for the future?

Almost all the buildings are likely to be redeveloped in the future. The split between residential and visitor accommodation is forecast to move slightly toward visitor accommodation (clustered below Hallenstein Street) with almost two-thirds projected to be visitor accommodation in the future.

3.1.10 QN9 - Hallenstein Street

Hallenstein St	Categories	1996	2001	2006	Characteristics
Usually Resident Population and Dwellings	Usually Resident Population	535	459	472	<ul style="list-style-type: none"> • The usually resident population has decreased • The number of dwellings has increased • The portion of occupied dwellings and household size have both decreased
	Total Residential Dwellings	262	311	285	
	Portion Occupied Dwellings	78%	64%	70%	
	Usually Residential Pop'n / Occupied Dwelling	2.6	2.3	2.4	
Ownership	Own/Part Own Usual Residence		21%	20%	<ul style="list-style-type: none"> • The level of ownership has remained stable
Length of Tenure	<1 years - New		52%	43%	<ul style="list-style-type: none"> • The portion of new and long term residents has decreased • The short term and medium residents have increased
	1-4 years - Short Term		25%	34%	
	5-14 years - Medium Term		14%	17%	
	15-30+ years - Long Term		10%	6%	
Household Composition	Multi family / person (flatmates) household	28%	24%	22%	<ul style="list-style-type: none"> • The portion of one person households has increased • The portion of flatting households has decreased • The one family households have remained stable
	One person (single) household	18%	23%	24%	
	One Family Household	53%	53%	53%	
Family Composition	Families without children	67%	63%	72%	<ul style="list-style-type: none"> • The portion of families without children has increased
Age Profile	0-19 years - children	15%	16%	10%	<ul style="list-style-type: none"> • The portion of children has decreased • The portion of young workers and middle age residents has increased • The nearing retirement and retired age brackets have remained stable
	20-29 years - young workers	35%	33%	38%	
	30-49 years - middle age	34%	33%	38%	
	50-65 years - nearing retirement	9%	12%	9%	
	65+ years - retired	7%	6%	6%	
Income Profile	Median Personal Income	\$20,815	\$22,982	\$30,020	<ul style="list-style-type: none"> • The area has a higher than average personal income indicating it may be a more expensive area to live.
Redevelopment	Projected redevelopment of the neighbourhood	60%			<ul style="list-style-type: none"> • Well over half the buildings are likely to be redeveloped in the future
Neighbourhood Mix - Residential, Visitor Accommodation, Other		RES	VA	Other	<ul style="list-style-type: none"> • The residential portion is projected to decrease significantly to around half the titles
	Current Neighbourhood Mix -2006	68%	30%	2%	
	Projected Neighbourhood Mix	53%	45%	3%	

QN9 - Hallenstein Street

Large residential population

What are the key changes that have occurred?

- The usually resident population has decreased despite an increase in the number of dwellings. This is probably as a result of many of these new dwellings being second homes and therefore not being permanently occupied.
- The portion of short and medium term residents have increased indicating a relatively stable neighbourhood.
- The portion of families without children has increased only slightly indicating this is still an attractive area for families with and without children.

What changes are projected for the future?

Approximately 60% of the buildings are likely to be redeveloped in the future. The split between residential and visitor accommodation is forecast to move toward visitor accommodation with just over half projected to be residential in the future.

3.1.11 QN10 - Queenstown Hill

Queenstown Hill	Categories	1996	2001	2006	Characteristics
Usually Resident Population and Dwellings	Usually Resident Population	23	33	49	<ul style="list-style-type: none"> The usually resident population and the number of dwellings have increased The portion of occupied dwellings has decreased The household size has increased
	Total Residential Dwellings	19	26	41	
	Portion Occupied Dwellings	68%	57%	49%	
	Usually Residential Pop'n / Occupied Dwelling	1.8	2.2	2.4	
Ownership	Own/Part Own Usual Residence		49%	44%	<ul style="list-style-type: none"> The level of ownership has decreased
Length of Tenure	<1 years - New		36%	36%	<ul style="list-style-type: none"> The portion of new and medium term residents have remained stable The short term residents have decreased The longer term residents have increased slightly
	1-4 years - Short Term		36%	31%	
	5-14 years - Medium Term		29%	31%	
	15-30+ years - Long Term		0%	3%	
Household Composition	Multi family / person (flatmates) household	19%	6%	25%	<ul style="list-style-type: none"> The portion of one person households has decreased significantly The portions of flatting and family households have increased
	One person (single) household	18%	18%	8%	
	One Family Household	63%	76%	67%	
Family Composition	Families without children	62%	58%	69%	<ul style="list-style-type: none"> The portion of families without children has increased.
Age Profile	0-19 years - children	21%	20%	11%	<ul style="list-style-type: none"> The portion of children and young earners has decreased The portion of retirees and nearing retirement residents has increased. The portion of middle age residents has fluctuated but is relatively unchanged from 1996
	20-29 years - young workers	27%	14%	20%	
	30-49 years - middle age	35%	32%	34%	
	50-65 years - nearing retirement	13%	25%	18%	
	65+ years - retired	3%	9%	17%	
Income Profile	Median Personal Income	\$0	\$28,100	\$38,713	<ul style="list-style-type: none"> The average income is significantly higher than the Queenstown average indicating an affluent area
Redevelopment	Projected redevelopment of the neighbourhood	30%			<ul style="list-style-type: none"> Less than a third of the buildings are considered likely to be redeveloped
Neighbourhood Mix - Residential, Visitor Accommodation, Other		RES	VA	Other	<ul style="list-style-type: none"> The visitor accommodation is projected to reduce significantly from almost 30% to less than 10%.
	Current Neighbourhood Mix -2006	72%	28%	0%	
	Projected Neighbourhood Mix	93%	7%	0%	

QN10 - Queenstown Hill

Small residential population

What are the key changes that have occurred?

- The usually resident population and the number of dwellings have both doubled. However the portion occupied has decreased and is very low, less than 50% indicating a large number of holiday homes. The average household size has increased.
- The level of ownership has decreased however it is still relatively high at 44%. The average income is significantly higher than the Queenstown average indicating that this area is unaffordable for a majority of residents.
- The portion of one person households has decreased and is much lower than the Queenstown average. The portion of families and flatting households has increased. The portion of families without children has increased but only slightly. The portion of families is higher than the Queenstown HDR zone average. This indicates the area is still attractive to families with and without children.
- The portion of children and young earners has decreased and the portion of retirees and nearing retirement residents has increased and is markedly higher than the Queenstown HDR zone average indicating that the area is attractive to older people.

What changes are projected for the future?

Only 30% of the buildings are likely to be redeveloped in the future. The split between residential and visitor accommodation is forecast to move significantly toward residential to over 90% of the titles.

3.1.12 QN11 - Stanley Street

Stanley St	Categories	1996	2001	2006	Characteristics
Usually Resident Population and Dwellings	Usually Resident Population	48	44	26	<ul style="list-style-type: none"> • The usually resident population has decreased significantly • The number of dwellings has decreased • The portion of occupied dwellings has decreased significantly • The household size has remained stable
	Total Residential Dwellings	20	34	18	
	Portion Occupied Dwellings	94%	84%	58%	
	Usually Residential Pop'n / Occupied Dwelling	2.5	1.6	2.4	
Ownership	Own/Part Own Usual Residence		2%	16%	<ul style="list-style-type: none"> • The level of ownership has increased however it is still less than 20%
Length of Tenure	<1 years - New		45%	24%	<ul style="list-style-type: none"> • The portion of new and long term residents has decreased significantly • The short term and medium term residents have increased, most noticeably the short term residents
	1-4 years - Short Term		18%	42%	
	5-14 years - Medium Term		17%	31%	
	15-30+ years - Long Term		21%	3%	
Household Composition	Multi family / person (flatmates) household	25%	22%	9%	<ul style="list-style-type: none"> • The portion of one person households and one family households has increased • The portion of flatting households has decreased significantly
	One person (single) household	25%	49%	36%	
	One Family Household	50%	29%	55%	
Family Composition	Families without children	60%	59%	71%	<ul style="list-style-type: none"> • The portion of families without children has also increased
Age Profile	0-19 years - children	17%	4%	9%	<ul style="list-style-type: none"> • The portion of children, young workers and retirees have decreased • The portion of middle age and nearing retirement residents have increased
	20-29 years - young workers	46%	43%	34%	
	30-49 years - middle age	13%	42%	35%	
	50-65 years - nearing retirement	8%	3%	16%	
	65+ years - retired	15%	9%	7%	
Income Profile	Median Personal Income	\$22,500	\$18,000	\$26,900	<ul style="list-style-type: none"> • The area has changed over time from residents earning more than the Queenstown average to now earning less than the average
Redevelopment	Projected redevelopment of the neighbourhood	16%			<ul style="list-style-type: none"> • Very little redevelopment is likely
Neighbourhood Mix - Residential, Visitor Accommodation, Other		RES	VA	Other	<ul style="list-style-type: none"> • The mix of residential and visitor accommodation is projected to change very little with only 12% being residential.
	Current Neighbourhood Mix -2006	11%	87%	2%	
	Projected Neighbourhood Mix	12%	84%	3%	

QN11 - Stanley Street

Small residential population

What are the key changes that have occurred?

- The usually resident population and the portion of occupied dwellings have both decreased significantly. The number of dwellings has decreased slightly indicating no residential growth. Overall, the level of residential activity in this area is very low and has been steadily declining over the past 10 years.
- The level of ownership has increased however it is still lower than the Queenstown HDR zone average.
- The portion of short and medium term residents have increased significantly. Most notably the portion of medium term residents is much higher than the Queenstown HDR zone average so there is a certain degree of residential stability. However the long term residents have decreased to almost 0%.
- The flatting households have decreased whilst families and singles households have increased slightly indicating that most of the residents leaving the area were sharing houses.
- The portion of families without children has increased and the portion of children has decreased. Middle age and nearing retirement residents have increased so the stable portion of the neighbourhood is likely to be these residents.

- The median personal income has decreased relative to the Queenstown average and is now less than the Queenstown average indicating a more the neighbourhood has become a more affordable area.

What changes are projected for the future?

Only 16% of the buildings are likely to be redeveloped in the future. This is probably due to the fact that the vast majority of sites are already developed as Visitor Accommodation. The split between residential and visitor accommodation is forecast to remain stable with only one-tenth of the titles being residential.

3.1.13 QN12 - Park Street

Park St	Categories	1996	2001	2006	Characteristics
Usually Resident Population and Dwellings	Usually Resident Population	193	305	260	<ul style="list-style-type: none"> •The usually resident population and the number of dwellings have increased •The portion of occupied dwellings has decreased •The household size has increased
	Total Residential Dwellings	101	98	106	
	Portion Occupied Dwellings	73%	69%	64%	
	Usually Residential Pop'n / Occupied Dwelling	2.6	4.5	3.8	
Ownership	Own/Part Own Usual Residence		47%	33%	<ul style="list-style-type: none"> •The level of ownership has decreased significantly however it is still relatively high
Length of Tenure	<1 years - New		26%	35%	<ul style="list-style-type: none"> •The portion of new and short term residents has increased significantly •The medium term and long term residents have decreased
	1-4 years - Short Term		25%	33%	
	5-14 years - Medium Term		26%	16%	
	15-30+ years - Long Term		22%	17%	
Household Composition	Multi family / person (flatmates) household	20%	11%	21%	<ul style="list-style-type: none"> •The portion of flatting households has fluctuated but is relatively unchanged from 1996 •The portion of one person households has increased •The one family households has decreased
	One person (single) household	18%	22%	23%	
	One Family Household	61%	67%	56%	
Family Composition	Families without children	56%	65%	61%	<ul style="list-style-type: none"> •The portion of families has decreased significantly •The portion of families without children has increased
Age Profile	0-19 years - children	21%	18%	10%	<ul style="list-style-type: none"> •The portion of children, middle age residents has decreased •The portion of young workers and nearing retirement residents has increased •The retirees have remained stable
	20-29 years - young workers	20%	17%	29%	
	30-49 years - middle age	35%	28%	28%	
	50-65 years - nearing retirement	12%	21%	19%	
	65+ years - retired	12%	15%	14%	
Income Profile	Median Personal Income	\$19,922	\$25,551	\$29,297	<ul style="list-style-type: none"> •The median income has increased relative to the Queenstown average indicating the area has become more affluent.
Redevelopment	Projected redevelopment of the neighbourhood	76%			<ul style="list-style-type: none"> •A large amount of redevelopment is likely
Neighbourhood Mix - Residential, Visitor Accommodation, Other		RES	VA	Other	<ul style="list-style-type: none"> •The neighbourhood mix is projected to change only slightly
	Current Neighbourhood Mix -2006	57%	43%	0%	
	Projected Neighbourhood Mix	60%	38%	2%	

QN12 - Park Street

Medium residential population

What are the key changes that have occurred?

- The usually resident population has increased significantly, however there are very few new dwellings and a decrease in the portion of occupied dwellings. Hence the household size is very high.
- The level of ownership has decreased to around 33% but is still high when compared to the rest of the HDR zone.
- The portion of new and short term residents has increased however the portion of medium and long term residents is still higher than the Queenstown HDR zone average so the neighbourhood is relatively stable.
- The portion of families without children has increased but only by a small amount and is lower than the Queenstown HDR zone average. Although the portion of families has decreased it is higher than the Queenstown HDR zone average hence the area is relatively attractive to families and children.
- The portion of children have decreased with a slight increase in middle age and nearing retirement residents.
- The median income for the area is now above the Queenstown average however it is only slightly higher.

What changes are projected for the future?

Over 75% of the buildings are likely to be redeveloped in the future. The split between residential and visitor accommodation is forecast to remain fairly stable with a slight increase in residential to over 60% of the titles.

3.1.14 QN13 - Upper Frankton Road

Upper Frankton Rd	Categories	1996	2001	2006	Characteristics
Usually Resident Population and Dwellings	Usually Resident Population	24	24	31	<ul style="list-style-type: none"> •The usually resident population and the number of dwellings have increased •The portion of occupied dwellings has decreased significantly •The household size has remained stable overall
	Total Residential Dwellings	14	14	26	
	Portion Occupied Dwellings	67%	79%	48%	
	Usually Residential Pop'n / Occupied Dwelling	2.5	2.1	2.4	
Ownership	Own/Part Own Usual Residence		32%	26%	<ul style="list-style-type: none"> •The level of ownership has decreased significantly
Length of Tenure	<1 years - New		47%	45%	<ul style="list-style-type: none"> •The portion of short term residents has increased significantly •The portion of new and medium term residents has remained stable •The portion of long term residents have decreased
	1-4 years - Short Term		21%	32%	
	5-14 years - Medium Term		18%	16%	
	15-30+ years - Long Term		13%	8%	
Household Composition	Multi family / person (flatmates) household	15%	22%	13%	<ul style="list-style-type: none"> •The portion of flatting households has fluctuated but is relatively unchanged from 1996 •The portion of one person households has decreased slightly •The one family households has increased slightly
	One person (single) household	23%	39%	20%	
	One Family Household	62%	39%	67%	
Family Composition	Families without children	56%	50%	64%	<ul style="list-style-type: none"> •The portion of families without children has increased
Age Profile	0-19 years - children	21%	20%	6%	<ul style="list-style-type: none"> •The portion of children and retirees has decreased, most noticeably the children •The portion of young workers has increased •The middle age and nearing retirement residents have remained stable
	20-29 years - young workers	26%	29%	41%	
	30-49 years - middle age	26%	27%	29%	
	50-65 years - nearing retirement	15%	12%	16%	
	65+ years - retired	13%	12%	8%	
Income Profile	Median Personal Income	\$18,600	\$25,500	\$31,900	<ul style="list-style-type: none"> •The average income has increased indicating the area has become more affluent.
Redevelopment	Projected redevelopment of the neighbourhood	56%			<ul style="list-style-type: none"> •A significant amount of redevelopment is likely
Neighbourhood Mix - Residential, Visitor Accommodation, Other		RES	VA	Other	<ul style="list-style-type: none"> •The neighbourhood mix is projected to change however it will remain predominately visitor accommodation
	Current Neighbourhood Mix -2006	1%	99%	0%	
	Projected Neighbourhood Mix	12%	85%	4%	

QN13 - Upper Frankton Road

Small residential population

What are the key changes that have occurred?

- The usually resident population has increased only slightly despite the number of dwellings nearly doubling. The portion of occupied homes has decreased and is lower than the Queenstown HDR zone average indicating the dwelling growth is largely new holiday homes.
- The portion of short term residents has increased and the new residents remain high indicating a fairly transient neighbourhood.
- The portion of families without children has increased but only by a small amount. The portion of children has decreased with a slight increase in young workers. The portion of families is significantly higher than the Queenstown HDR zone average.
- The median income for the area is now above the Queenstown average indicating the neighbourhood has become a more affluent area.

What changes are projected for the future?

Over 56% of the buildings are likely to be redeveloped in the future. The split between residential and visitor accommodation is forecast to move slightly toward residential however it will remain predominately visitor accommodation with only 12% of the titles being residential.

3.1.15 QN14 - Frankton Rd (South)

Frankton Rd (Sth)	Categories	1996	2001	2006	Characteristics
Usually Resident Population and Dwellings	Usually Resident Population	81	90	102	•The usually resident population and the number of dwellings have increased slightly. The dwelling numbers increased in 2001 before falling in 2006
	Total Residential Dwellings	51	93	54	
	Portion Occupied Dwellings	71%	61%	83%	•The portion of occupied dwellings has increased
	Usually Residential Pop'n / Occupied Dwelling	2.3	1.6	2.3	•The household size has remained stable overall
Ownership	Own/Part Own Usual Residence		21%	15%	•The level of ownership has decreased
Length of Tenure	<1 years - New		43%	48%	•The portion of new residents has increased and is relatively high •The portion of short and medium term residents has decreased •The portion of long term residents have increased
	1-4 years - Short Term		36%	29%	
	5-14 years - Medium Term		21%	16%	
	15-30+ years - Long Term		0%	6%	
Household Composition	Multi family / person (flatmates) household	18%	20%	25%	•The portion of flatting households has increased
	One person (single) household	36%	33%	33%	•The portion of one person households has decreased slightly
	One Family Household	45%	47%	42%	•The one family households has decreased slightly
Family Composition	Families without children	60%	50%	100%	•The portion of families without children has increased significantly to 100%
Age Profile	0-19 years - children	24%	11%	6%	•The portion of children and middle age residents has decreased, most noticeably the children •The portion of young workers has increased significantly •The portion of nearing retirement residents has fluctuated but is relatively unchanged from 1996 •The portion of retirees have remained stable
	20-29 years - young workers	32%	37%	55%	
	30-49 years - middle age	32%	33%	26%	
	50-65 years - nearing retirement	8%	15%	10%	
	65+ years - retired	4%	4%	3%	
Income Profile	Median Personal Income	\$24,500	\$23,800	\$29,500	•The income has decreased significantly relative to the Queenstown average
Redevelopment	Projected redevelopment of the neighbourhood		16%		•A small amount of redevelopment is likely
Neighbourhood Mix - Residential, Visitor Accommodation, Other		RES	VA	Other	•The neighbourhood mix is projected to change slightly however its will remain predominately visitor accommodation
	Current Neighbourhood Mix -2006	19%	81%	0%	
	Projected Neighbourhood Mix	25%	72%	3%	

QN14 - Frankton Rd (South)

Medium residential population

What are the key changes that have occurred?

- The usually resident population, the number of dwellings and the portion of occupied dwellings have all increased slightly. Relative to the rest of the Wakatipu ward the residential growth has been slow.
- The level of ownership has decreased to around 15%, lower than the Queenstown HDR zone average indicating a high number of renters.
- The portion of new residents has increased and is very high indicating a very transient neighbourhood,
- The portion of families without children has increased to 100%. The household composition including family households has remained relatively stable however the portion of families is very low indicating the area is not attractive to families and children.
- The portion of children has decreased to very low levels whilst the young workers have increased to over 50% of the resident population.
- The median income for the area is now below the Queenstown average indicating the area has become more affordable.

What changes are projected for the future?

Only 16% of the buildings are likely to be redeveloped in the future. The split between residential and visitor accommodation is forecast to remain fairly stable with a slight increase in residential. However the area will remain over 70% visitor accommodation.

3.1.16 QN15 - Frankton Rd (North)

Frankton Rd (Nth)	Categories	1996	2001	2006	Characteristics
Usually Resident Population and Dwellings	Usually Resident Population	105	156	132	<ul style="list-style-type: none"> •The usually resident population and the number of dwellings have increased •The portion of occupied dwellings has decreased significantly from 100% in 1996 but has remained stable since 2001 •The household size has decreased
	Total Residential Dwellings	36	84	84	
	Portion Occupied Dwellings	100%	71%	71%	
	Usually Residential Pop'n / Occupied Dwelling	2.9	2.6	2.2	
Ownership	Own/Part Own Usual Residence		41%	35%	•The level of ownership has decreased
Length of Tenure	<1 years - New		52%	40%	<ul style="list-style-type: none"> •The portion of new and short term residents has decreased •The portion of medium and long term residents have increased
	1-4 years - Short Term		38%	30%	
	5-14 years - Medium Term		11%	23%	
	15-30+ years - Long Term		0%	8%	
Household Composition	Multi family / person (flatmates) household	23%	16%	16%	<ul style="list-style-type: none"> •The portion of flatting households has decreased •The portion of one person households has increased significantly •The one family households has decreased slightly
	One person (single) household	15%	21%	32%	
	One Family Household	62%	63%	53%	
Family Composition	Families without children	25%	50%	60%	•The portion of families without children has increased significantly
Age Profile	0-19 years - children	30%	25%	14%	<ul style="list-style-type: none"> •The portion of children and middle age residents has decreased, most noticeably the children •The portion of young workers and nearing retirement residents has increased significantly •The portion of retirees has remained stable
	20-29 years - young workers	22%	21%	34%	
	30-49 years - middle age	43%	37%	32%	
	50-65 years - nearing retirement	5%	15%	18%	
	65+ years - retired	0%	2%	2%	
Income Profile	Median Personal Income	\$18,700	\$25,400	\$31,800	•The median personal income is now above the Queenstown average
Redevelopment	Projected redevelopment of the neighbourhood	32%			•Some redevelopment is likely
Neighbourhood Mix - Residential, Visitor Accommodation, Other		RES	VA	Other	•The neighbourhood mix is projected to remain relatively stable
	Current Neighbourhood Mix -2006	40%	60%	0%	
	Projected Neighbourhood Mix	42%	55%	3%	

QN15 - Frankton Rd (North)

Medium Residential Population

What are the key changes that have occurred?

- The usually resident population growth has been slow, however the dwelling growth has been significant. The household size and the portion of occupied dwellings have both decreased indicating some of the dwelling growth has been for holiday homes.
- The level of ownership has decreased to around 35% but is still high when compared to the rest of the HDR zone.
- The short term and new residents have decreased indicating an increasingly stable neighbourhood. However only 30% of the residents have lived there for more than 4 years. This is only slightly higher than the average for the Queenstown HRD zones.
- The portion of single households has increased at the expense of families and flatting households. The portion of families without children has also increased significantly.
- The portion of children has decreased with the area predominately made up of young workers and middle age residents.
- The median income for the area is now above the Queenstown average indicating the area has become more affluent over the last 10 years.

What changes are projected for the future?

Only 32% of the buildings are likely to be redeveloped in the future. The split between residential and visitor accommodation is forecast to remain fairly stable with a slight increase in visitor accommodation. However the area will remain over 55% visitor accommodation.

3.1.17 QN16 - Kawarau Falls

Kawarau Falls	Categories	1996	2001	2006	Characteristics
Usually Resident Population and Dwellings	Usually Resident Population	0	0	0	
	Total Residential Dwellings	0	0	0	
	Portion Occupied Dwellings	0%	0%	0%	
	Usually Residential Pop'n / Occupied Dwelling				
Redevelopment	Projected redevelopment of the neighbourhood	0%			
Neighbourhood Mix - Residential, Visitor Accommodation, Other		RES	VA	Other	
	Current Neighbourhood Mix -2006	0%	100%	0%	
	Projected Neighbourhood Mix	15%	80%	5%	

The neighbourhood area contains only visitors accommodation (Kawarau Falls Station) so there is no residential data for this zone. There is a small amount of residential development projected in the future.

3.2 Wanaka

3.2.1 Wanaka HDR Zone

Wanaka HDR	Categories	1996	2001	2006	Characteristics
Usually Resident Population and Dwellings	Usually Resident Population	239	232	275	<ul style="list-style-type: none"> •The usually resident population and the number of dwellings have increased. •The portion of occupied dwellings has increased slightly •The average household size has decreased
	Total Residential Dwellings	191	241	247	
	Portion Occupied Dwellings	59%	56%	64%	
	Usually Residential Pop'n / Occupied Dwelling	2.1	1.7	1.8	
Ownership	Own/Part Own Usual Residence		50%	39%	<ul style="list-style-type: none"> •The level of ownership has decreased
Length of Tenure	<1 years - New		38%	41%	<ul style="list-style-type: none"> •The portion of new and short term residents has increased •The portion of medium term residents have decreased •The portion of long term residents have remained stable
	1-4 years - Short Term		25%	30%	
	5-14 years - Medium Term		23%	15%	
	15-30+ years - Long Term		14%	14%	
Household Composition	Multi family / person (flatmates) household	17%	7%	17%	<ul style="list-style-type: none"> •The portion of flatting households has fluctuated but is relatively unchanged from 1996 •The portion of one person households has increased slightly •The one family households has decreased slightly
	One person (single) household	29%	33%	33%	
	One Family Household	54%	60%	50%	
Family Composition	Families without children	59%	63%	72%	<ul style="list-style-type: none"> •The portion of families without children has increased
Age Profile	0-19 years - children	27%	15%	15%	<ul style="list-style-type: none"> •The portion of children and retirees have both decreased significantly •The portion of young workers and nearing retirement residents have both increased significantly •The portion of middle age residents has remained stable
	20-29 years - young workers	15%	17%	26%	
	30-49 years - middle age	28%	30%	28%	
	50-65 years - nearing retirement	10%	18%	19%	
	65+ years - retired	21%	19%	13%	
Income Profile	Median Personal Income	\$12,416	\$16,683	\$25,517	<ul style="list-style-type: none"> •The incomes represent the average personal income for all residents within the Wanaka HDR zone
Redevelopment	Projected redevelopment of the neighbourhood	71%			<ul style="list-style-type: none"> •Around 70% of the existing dwellings may be redeveloped
Neighbourhood Mix - Residential, Visitor Accommodation, Other		RES	VA	Other	<ul style="list-style-type: none"> •The neighbourhood mix is projected to remain stable with just under 60% of the titles projected to be residential
	Current Neighbourhood Mix -2006	63%	34%	2%	
	Projected Neighbourhood Mix	59%	40%	1%	

Wanaka HDR Zone

General Characteristics

- The Wanaka HDR zone contains approximately 275 residents and 250 dwellings. Over 60% of the houses are usually occupied with around 1.8 people per dwelling.
- Approximately 40% of the dwellings are owned by the occupier hence a significant portion of the residents are renters.
- Only 30% of the residents have been there for more than 4 years. This indicates a generally transient neighbourhood.
- Approximately half the households are families with the remainder split between flatting type households and single person households. There are twice as many single person dwellings compared to flatting type households.
- Only a quarter of the families in the HDR zone have children.
- Over half of the residents are young earners or middle aged. Around 30% are retired or nearing retirement and the remaining 15% are children.
- The average median personal income for the HDR zone is around 10% less than the overall Wanaka average indicating the HDR zone is an affordable area to rent and live. However the low level of ownership would indicate that buying a dwelling is not an option for the majority of residents.
- Nearly 60% of the titles in the HDR zone are residential.

It is likely that the 30-40% of medium/long term residents, owners and older residents are one and the same group of people. The remainder are likely to be itinerant workers, young earners and middle age professionals who are renting and hence move dwellings regularly as new rental options come on stream or the option of owning becomes available elsewhere.

What are the key changes that have occurred?

- The usually resident population and the numbers of dwellings have increased steadily however not as markedly as the Wanaka ward.
- The level of ownership has decreased to around 39% indicating an increasing portion of renters.
- The short term and new residents have increased indicating a fairly transient community. This may also be due to the increase in housing stock in the HDR zone.
- The portion of families without children has increased and the portion of children has decreased with the area predominately made up of young workers, middle age and nearing retirement residents. The portion of retirees has decreased. The reasons for the reducing portion of families with children are likely to be the same as in Queenstown.
 - Smaller residential units and/or smaller sections/outdoor living. Notably, very few units have been built specifically for residential use in the High Density Residential zone
 - Affordability
 - A lack of community facilities, neighbourhood reserves
 - Accessibility

- The high turnover of residents and the large number of visitors staying in the neighbourhood contributing to a lack of community familiarity and feel
- Noise
- Safety
- Other options for families becoming available such as Lake Hayes Estates

What changes are projected for the future?

Almost 75% of the buildings are likely to be redeveloped in the future. The split between residential and visitor accommodation is forecast to remain fairly stable with a slight increase in visitor accommodation. However the area will still be almost 60% residential.

The Supply and Demand Assessment shows there is sufficient capacity within the Wanaka HDR zone to cope with residential demand now and in the future. The area is an attractive option for people wishing to rent affordably. However the high turnover of residents is likely to continue due to the transient nature of the rental market. The HDR zone is not popular for families with children. The above factors result in the mix of residents being skewed toward young earners and middle age residents.

3.2.2 WN1 - Beacon Point Road

Beacon Point Rd	Categories	1996	2001	2006	Characteristics
Usually Resident Population and Dwellings	Usually Resident Population	3	7	11	
	Total Residential Dwellings	9	10	14	
	Portion Occupied Dwellings	20%	36%	53%	
	Usually Residential Pop'n / Occupied Dwelling	1.5	2.0	1.5	
Redevelopment	Projected redevelopment of the neighbourhood	74%			
Neighbourhood Mix - Residential, Visitor Accommodation, Other		RES	VA	Other	
	Current Neighbourhood Mix -2006	95%	5%	0%	
	Projected Neighbourhood Mix	95%	5%	0%	

There are very few residential dwellings in this neighbourhood area. Due to the fact that the sample size is so small any analysis would have a large degree of statistical uncertainty. Hence the figures and analysis have not been included for this neighbourhood area.

3.2.3 WN2 - Lismore Street

Lismore St	Categories	1996	2001	2006	Characteristics
Usually Resident Population and Dwellings	Usually Resident Population	14	20	28	<ul style="list-style-type: none"> •The usually resident population and the number of dwellings have increased •The portion of occupied dwellings has increased significantly •The average household size has decreased
	Total Residential Dwellings	23	27	33	
	Portion Occupied Dwellings	32%	42%	56%	
	Usually Residential Pop'n / Occupied Dwelling	1.8	1.8	1.5	
Ownership	Own/Part Own Usual Residence		64%	48%	<ul style="list-style-type: none"> •The level of ownership has decreased
Length of Tenure	<1 years - New		33%	34%	<ul style="list-style-type: none"> •The portion of new residents has remained stable •The portion of short and long term residents have increased •The portion of medium term residents has decreased
	1-4 years - Short Term		22%	36%	
	5-14 years - Medium Term		29%	9%	
	15-30+ years - Long Term		16%	20%	
Household Composition	Multi family / person (flatmates) household	24%	14%	6%	<ul style="list-style-type: none"> •The portion of flatting households has decreased significantly •The portion of one person households has increased slightly •The one family households has increased significantly
	One person (single) household	27%	28%	31%	
	One Family Household	48%	58%	64%	
Family Composition	Families without children	58%	65%	62%	<ul style="list-style-type: none"> •The portion of families has decreased •The portion of families without children has increased slightly
Age Profile	0-19 years - children	29%	15%	13%	<ul style="list-style-type: none"> •The portion of children has decreased significantly •The portions of young workers and retirees have both increased •The portion of middle age residents has remained stable •The portion of nearing retirement residents has fluctuated but is relatively unchanged from 1996
	20-29 years - young workers	21%	27%	26%	
	30-49 years - middle age	30%	33%	30%	
	50-65 years - nearing retirement	8%	16%	9%	
	65+ years - retired	11%	9%	22%	
Income Profile	Median Personal Income	\$9,100	\$18,900	\$28,600	<ul style="list-style-type: none"> •The median personal income is now above the Wanaka average
Redevelopment	Projected redevelopment of the neighbourhood	85%			<ul style="list-style-type: none"> •A large amount of redevelopment is likely
Neighbourhood Mix - Residential, Visitor Accommodation, Other		RES	VA	Other	<ul style="list-style-type: none"> •The neighbourhood mix is projected to remain relatively stable and be predominately residential
	Current Neighbourhood Mix -2006	85%	15%	0%	
	Projected Neighbourhood Mix	92%	8%	0%	

WN2 - Lismore Street

Small residential population

What are the key changes that have occurred?

- The usually resident population, the number of dwellings and the portion of occupied dwellings have all increased, however the household size has decreased.
- The level of ownership has decreased however it is still around 48% which is relatively high for the HDR zone.
- The medium term residents have decreased and the short term residents increased indicating a fairly high turnover.
- Flattening households have decreased and the portion of family households have increased and are higher than the Wanaka HDR zone average.
- The families without children has only increased slightly and is lower than the Wanaka HDR zone average indicating this is still an attractive area for children. Despite this the portion of children has decreased significantly.
- The portion of retirees has grown considerably and is relatively high for Wanaka.

The median income is now above the Wanaka average indicating a more affluent area.

What changes are projected for the future?

Over 85% of the buildings are likely to be redeveloped in the future. The split between residential and visitor accommodation is forecast to remain fairly stable with a slight increase in residential resulting in over 90% of the titles projected to be residential.

3.2.4 WN3 - Lakeside Road

Lakeside Rd	Categories	1996	2001	2006	Characteristics
Usually Resident Population and Dwellings	Usually Resident Population	50	38	43	<ul style="list-style-type: none"> •The usually resident population has decreased •The number of dwellings has increased •The portion of occupied dwellings has decreased slightly •The average household size has decreased
	Total Residential Dwellings	34	47	41	
	Portion Occupied Dwellings	71%	57%	68%	
	Usually Residential Pop'n / Occupied Dwelling	2.1	1.5	1.6	
Ownership	Own/Part Own Usual Residence		51%	41%	<ul style="list-style-type: none"> •The level of ownership has decreased
Length of Tenure	<1 years - New		39%	46%	<ul style="list-style-type: none"> •The portion of new and short term residents has increased •The portion of medium and long term residents have decreased
	1-4 years - Short Term		20%	29%	
	5-14 years - Medium Term		25%	14%	
	15-30+ years - Long Term		15%	11%	
Household Composition	Multi family / person (flatmates) household	25%	1%	16%	<ul style="list-style-type: none"> •The portion of flatting households has decreased •The portion of one person households has increased •The one family households has fluctuated but is relatively unchanged from 1996
	One person (single) household	33%	37%	41%	
	One Family Household	42%	62%	43%	
Family Composition	Families without children	60%	74%	72%	<ul style="list-style-type: none"> •The portion of families without children has increased
Age Profile	0-19 years - children	37%	7%	6%	<ul style="list-style-type: none"> •The portion of children has decreased significantly •The portion of young workers and nearing retirement residents have both increased significantly •The portion of retirees and middle age residents have fluctuated but is relatively unchanged from 1996
	20-29 years - young workers	12%	24%	35%	
	30-49 years - middle age	30%	35%	27%	
	50-65 years - nearing retirement	7%	23%	15%	
	65+ years - retired	15%	11%	17%	
Income Profile	Median Personal Income	\$9,100	\$18,900	\$28,600	<ul style="list-style-type: none"> •The median personal income is now above the Wanaka average
Redevelopment	Projected redevelopment of the neighbourhood	72%			<ul style="list-style-type: none"> •A large amount of redevelopment is likely
Neighbourhood Mix - Residential, Visitor Accommodation, Other		RES	VA	Other	<ul style="list-style-type: none"> •The neighbourhood mix is projected to remain predominately visitor accommodation however some residential development is likely
	Current Neighbourhood Mix -2006	15%	85%	0%	
	Projected Neighbourhood Mix	30%	70%	0%	

WN3 - Lakeside Road

Small residential population

What are the key changes that have occurred?

- The usually resident population has decreased slightly however the number of dwellings has increased slightly indicating new holiday homes and smaller households.
- The level of ownership has decreased however it is still around 41% which is similar to the Wanaka HDR zone.
- The new and short term residents have increased indicating a fairly transient neighbourhood.
- Families have remained fairly stable, however the portion without children has increased. The portion of families is lower than the Wanaka HDR zone average.
- Flatting households have decreased slightly and one person households have increased. The one person households are higher than the Wanaka HDR zone average.
- The portion of children has decreased significantly and the neighbourhood area is predominately young workers and middle age residents.
- The median income is now well above the Wanaka average indicating a more affluent area.

What changes are projected for the future?

Over 70% of the buildings are likely to be redeveloped in the future. Although the portion of residential is projected to double to over 30% of the titles the neighbourhood mix will still be predominately visitor accommodation.

3.2.5 WN4 - Hedditch Street

Hedditch St	Categories	1996	2001	2006	Characteristics
Usually Resident Population and Dwellings	Usually Resident Population	16	12	13	
	Total Residential Dwellings	10	14	12	
	Portion Occupied Dwellings	76%	58%	70%	
	Usually Residential Pop'n / Occupied Dwelling	2.1	1.4	1.6	
Redevelopment	Projected redevelopment of the neighbourhood	84%			
Neighbourhood Mix - Residential, Visitor Accommodation, Other		RES	VA	Other	
	Current Neighbourhood Mix -2006	92%	8%	0%	
	Projected Neighbourhood Mix	95%	5%	0%	

WN4 - Hedditch Street

There are very few residential dwellings in this neighbourhood area. Due to the fact that the sample size is so small any analysis would have a large degree of statistical uncertainty. Hence the figures and analysis have not been included for this neighbourhood area.

The area is forecast to remain predominately residential.

3.2.6 WN5 - Russell Street

Russell St	Categories	1996	2001	2006	Characteristics
Usually Resident Population and Dwellings	Usually Resident Population	47	45	56	<ul style="list-style-type: none"> •The usually resident population and the number of dwellings have both increased. •The portion of occupied dwellings has increased slightly •The average household size has decreased slightly
	Total Residential Dwellings	32	34	38	
	Portion Occupied Dwellings	72%	74%	76%	
	Usually Residential Pop'n / Occupied Dwelling	2.0	1.8	1.9	
Ownership	Own/Part Own Usual Residence		55%	33%	<ul style="list-style-type: none"> •The level of ownership has decreased
Length of Tenure	<1 years - New		30%	43%	<ul style="list-style-type: none"> •The portion of new residents has increased •The portion of short term residents have remained stable •The portion of medium and long term residents have decreased
	1-4 years - Short Term		22%	23%	
	5-14 years - Medium Term		30%	20%	
	15-30+ years - Long Term		17%	13%	
Household Composition	Multi family / person (flatmates) household	9%	9%	25%	<ul style="list-style-type: none"> •The portion of flatting households has increased •The portion of one person households has remained stable •The one family households has decreased significantly
	One person (single) household	36%	36%	38%	
	One Family Household	55%	55%	38%	
Family Composition	Families without children	67%	67%	67%	<ul style="list-style-type: none"> •The portion of families without children has remained stable
Age Profile	0-19 years - children	18%	16%	18%	<ul style="list-style-type: none"> •The portion of children and middle age residents have both remained stable •The portion of young workers and nearing retirement residents have both increased significantly •The portion of middle age residents has decreased significantly
	20-29 years - young workers	18%	12%	27%	
	30-49 years - middle age	25%	28%	24%	
	50-65 years - nearing retirement	7%	12%	18%	
	65+ years - retired	32%	32%	12%	
Income Profile	Median Personal Income	\$15,500	\$14,400	\$21,300	<ul style="list-style-type: none"> •The average income is now less than the Wanaka average
Redevelopment	Projected redevelopment of the neighbourhood	86%			<ul style="list-style-type: none"> •A large amount of redevelopment is likely
Neighbourhood Mix - Residential, Visitor Accommodation, Other		RES	VA	Other	<ul style="list-style-type: none"> •The neighbourhood mix is projected to move toward residential with over 90% likely to be residential titles
	Current Neighbourhood Mix -2006	68%	9%	23%	
	Projected Neighbourhood Mix	91%	5%	4%	

WN5 - Russell Street

Small residential population

What are the key changes that have occurred?

- The level of ownership has decreased to around 33% and is lower than the Wanaka average indicating a large number of renters.
- The portion of new residents has increased indicating an increasingly transient neighbourhood.
- Flating type households have increased at the expense of family households, however the portion of families without children has remained stable. The portion of family households is lower than the Wanaka HDR zone average.
- The portion of retirees has reduced and the young workers and nearly retired have increased.
- The income is now less than the Wanaka average supporting the above trends of flating type households with young workers typically earning less than the average.

What changes are projected for the future?

Most of the buildings are likely to be redeveloped in the future. The split between residential and visitor accommodation is forecast to move significantly towards residential with over 90% of future titles projected to be residential.

3.2.7 WN6 - Helwick Street

Helwick St	Categories	1996	2001	2006	Characteristics
Usually Resident Population and Dwellings	Usually Resident Population	65	64	74	<ul style="list-style-type: none"> •The usually resident population and the number of dwellings have both increased •The portion of occupied dwellings has remained stable •The average household size has decreased
	Total Residential Dwellings	48	62	63	
	Portion Occupied Dwellings	60%	56%	62%	
	Usually Residential Pop'n / Occupied Dwelling	2.3	1.8	1.9	
Ownership	Own/Part Own Usual Residence		45%	37%	•The level of ownership has decreased
Length of Tenure	<1 years - New		40%	41%	<ul style="list-style-type: none"> •The portion of new residents, short term and long term residents has remained stable •The portion of medium term residents have decreased
	1-4 years - Short Term		27%	30%	
	5-14 years - Medium Term		20%	16%	
	15-30+ years - Long Term		13%	13%	
Household Composition	Multi family / person (flatmates) household	12%	7%	19%	<ul style="list-style-type: none"> •The portion of flatting households has increased slightly •The portion of one person households has increased slightly •The one family households has decreased slightly
	One person (single) household	26%	32%	30%	
	One Family Household	63%	61%	52%	
Family Composition	Families without children	58%	58%	78%	•The portion of families without children has increased significantly
Age Profile	0-19 years - children	24%	18%	17%	<ul style="list-style-type: none"> •The portion of children and retirees have both decreased •The portion of young workers and nearing retirement residents have both increased •The portion of middle age residents has remained stable
	20-29 years - young workers	15%	14%	22%	
	30-49 years - middle age	28%	28%	28%	
	50-65 years - nearing retirement	11%	19%	23%	
	65+ years - retired	22%	21%	10%	
Income Profile	Median Personal Income	\$13,994	\$16,044	\$25,114	•The average income is now less than the Wanaka average
Redevelopment	Projected redevelopment of the neighbourhood	86%			•A large amount of redevelopment is likely
Neighbourhood Mix - Residential, Visitor Accommodation, Other		RES	VA	Other	•The neighbourhood mix is projected to remain relatively unchanged with around 40% being residential
	Current Neighbourhood Mix -2006	45%	55%	0%	
	Projected Neighbourhood Mix	39%	61%	0%	

WN6 - Helwick Street

Small residential population

What are the key changes that have occurred?

- The numbers of dwellings have increased however other population and dwelling indicators have remained fairly stable indicating a reduction in household size.
- The level of ownership has decreased however it is still around 37% which is similar to the Wanaka HDR zone.
- The portion of families has decreased however families still make up half of the neighbourhood. The portion of families without children has increased and is higher than the Wanaka HDR zone average resulting in fewer children. The number of retirees has also reduced.
- The average income has decreased relative to the Wanaka average indicating a more affordable area.

What changes are projected for the future?

Most of the buildings are likely to be redeveloped in the future. The split between residential and visitor accommodation is forecast to move slightly towards visitor accommodation so less than 40% of titles are projected to be residential.

3.2.8 WN7 - Tenby Street

Tenby St	Categories	1996	2001	2006	Characteristics
Usually Resident Population and Dwellings	Usually Resident Population	45	45	50	<ul style="list-style-type: none"> •The usually resident population and the number of dwellings have increased. •The portion of occupied dwellings has increased slightly •The average household size has decreased
	Total Residential Dwellings	35	47	47	
	Portion Occupied Dwellings	55%	51%	58%	
	Usually Residential Pop'n / Occupied Dwelling	2.4	1.9	1.8	
Ownership	Own/Part Own Usual Residence		41%	38%	•The level of ownership has decreased
Length of Tenure	<1 years - New		43%	40%	<ul style="list-style-type: none"> •The portion of new residents has decreased •The portion of short term residents have increased slightly •The portion of medium and long term residents have remained stable
	1-4 years - Short Term		30%	33%	
	5-14 years - Medium Term		16%	15%	
	15-30+ years - Long Term		11%	13%	
Household Composition	Multi family / person (flatmates) household	13%	6%	15%	<ul style="list-style-type: none"> •The portion of flatting households has remained stable •The portion of one person households has increased •The one family households has decreased
	One person (single) household	20%	29%	25%	
	One Family Household	67%	65%	60%	
Family Composition	Families without children	55%	55%	82%	<ul style="list-style-type: none"> •The portion of families has remained stable •The portion of families without children has increased significantly
Age Profile	0-19 years - children	27%	19%	17%	<ul style="list-style-type: none"> •The portion of children and retirees have both decreased significantly •The portion of young workers and nearing retirement residents have both increased •The portion of middle age residents has remained stable
	20-29 years - young workers	13%	14%	19%	
	30-49 years - middle age	29%	29%	30%	
	50-65 years - nearing retirement	13%	21%	26%	
	65+ years - retired	18%	17%	9%	
Income Profile	Median Personal Income	\$13,300	\$16,700	\$26,800	•The average income is constantly above the Wanaka average
Redevelopment	Projected redevelopment of the neighbourhood	35%			•A small amount of redevelopment is likely
Neighbourhood Mix - Residential, Visitor Accommodation, Other		RES	VA	Other	•The neighbourhood mix is projected to remain relatively unchanged and remain predominately residential
	Current Neighbourhood Mix -2006	94%	3%	3%	
	Projected Neighbourhood Mix	95%	5%	0%	

WN7 - Tenby Street

Small residential population

What are the key changes that have occurred?

- The numbers of dwellings have increased, however other population and dwelling indicators have remained fairly stable indicating an increase in holiday homes and smaller households.
- The portion of one family households has decreased, however it is still relatively high compared to the Wanaka HDR zone average. The portion of families without children has increased and is higher than the Wanaka average resulting in a reduced percentage of children. The portion of retirees has also decreased.
- The portion of children and retirees have decreased whilst young workers and residents nearing retirement have increased.

What changes are projected for the future?

Only a third of the buildings are likely to be redeveloped in the future. The split between residential and visitor accommodation is forecast to be fairly stable with the neighbourhood remaining almost entirely residential.

4 Summary

There is sufficient capacity for residential development within the HDR zone however the community feel and neighbourhood mix may be significantly different from what could be considered a “normal” residential area.

The key points of difference that are likely to have the most impact on the residential nature of the HDR zone are:

- The lack of families with children. Should the trend continue it will reduce the number of children within the HDR zone. This could lead to the areas missing out on the social and community benefits children bring to a neighbourhood. It is unlikely this trend is related solely to the change in land use.
- The high turnover of residents. This coupled with the high portion of tourists staying in visitor accommodation within the HDR zone is likely to result in the neighbourhood lacking familiarity among the residents. The high portion of renters may also limit the number of people that feel they belong and are settled in the neighbourhood.
- The high level of redevelopment for both residential and visitor accommodation buildings could significantly change the built form of the areas in the future. This could impact the feel and nature of the HDR areas.

Appendix A

Figure 1 : Central Queenstown High Density Residential Neighbourhood Areas



Figure 3: Greater Queenstown High Density Residential Neighbourhood Areas



Figure 5 : Wanaka High Density Residential Neighbourhood Areas



Appendix B

Meshblock weighting for each neighbourhood area - Queenstown

Neighbourhood Area	Meshblock	Area Name	Weighting of meshblock applicable to neighbourhood area
1	3039520	Aspen Grove	0%
1	3039522	Aspen Grove	5%
2	3039521	Fernhill	0%
3	3032400	Thompson St	85%
3	3032501	Thompson St	20%
4	3032600	Lake Esplanade	100%
4	3032701	Lake Esplanade	100%
4	3032702	Lake Esplanade	100%
4	3032800	Lake Esplanade	100%
5	3032501	Brecon St	10%
5	3032502	Brecon St	100%
5	3033000	Brecon St	55%
5	3033100	Brecon St	50%
5	3038226	Brecon St	100%
6	3038211	Hamilton Rd	75%
6	3038224	Hamilton Rd	100%
6	3038225	Hamilton Rd	90%
7	3038209	Sawmill Rd	95%
8	3032900	Gorge Rd	0%
8	3033201	Gorge Rd	90%
8	3033301	Gorge Rd	50%

Neighbourhood Area	Meshblock	Area Name	Weighting of meshblock applicable to neighbourhood area
8	3033302	Gorge Rd	25%
8	3038211	Gorge Rd	25%
9	3033301	Hallenstein St	50%
9	3033302	Hallenstein St	60%
9	3033900	Hallenstein St	90%
9	3034000	Hallenstein St	100%
9	3034100	Hallenstein St	80%
10	3033203	Queenstown Hill	50%
10	3033204	Queenstown Hill	25%
11	3033900	Stanley St	10%
11	3034201	Stanley St	100%
12	3034202	Park St	100%
12	3034300	Park St	100%
12	3034401	Park St	100%
12	3034402	Park St	100%
12	3034500	Park St	30%
13	3034600	Upper Frankton Rd	0%
13	3034800	Upper Frankton Rd	20%
14	3038218	Frankton Rd (Sth)	100%
15	3038223	Frankton Rd (Nth)	100%
16	3040105	Kawarau Falls	0%

Meshblock weighting for each neighbourhood area - Wanaka

Neighbourhood Area	Meshblock	Area Name	Weighting of meshblock applicable to neighbourhood area
1	3035206	Beacon Point Rd	30%
2	3035206	Lismore St	60%
3	3035800	Lismore St	10%
4	3035206	Lakeside Rd	10%
4	3035800	Lakeside Rd	60%
4	3035800	Hedditch St	20%
5	3036100	Russell St	60%
6	3036100	Helwick St	25%
6	3036300	Helwick St	35%
7	3036300	Tenby St	35%