

## 3.1 QN5 – Brecon Street

### Residential Coherence Assessment:

#### Stability

Although appearing in the summary table to be slightly dominated by residential activities, when the Lakeview Holiday Park is included (30% of the land area and 100% visitor accommodation), the neighbourhood is dominated by **visitor accommodation**. Residential activities are clustered around Isle Street and although indicating a high proportion of occupied dwellings, this relates to a significantly decreasing number of dwellings reflecting the removal of cribs from the area and an increase in the average household size. Owner occupation is decreasing although the tenure of residents is stable indicating a predominance of long term renters. This area is considered to be in a significant **state of transition**. Refer Social Impact Assessment; page 22 for details

Residential Stability Summary	
Residential units	58%
Visitor accommodation units	31%
Owner occupied dwellings	12%
Occupied dwellings	79%
Residential Tenure > 5yrs	18%
Family Households	39%

#### Character

Comprising a mix of characteristics, from small to substantial lots, with large scale developments along Brecon Street and smaller scale developments south of Isle and Man Street the character reflects its location on the edge of the commercial centre.

Generally development currently comprises detached buildings of one – two storeys, although it is noted that the Lakeview site is in a **transitional** state as comprehensive development is proposed altering the existing open character (Character Area 3&10).

Clusters of residential activity on the corner of Glasgow Street and in the Isle Street block comprise one - two storey detached dwellings with short setbacks on small and regular lots. Shrub planting and soft hedge boundary treatments indicating **permanent occupation** (Character Area 3).

Development fronting Brunswick Street comprises traditional cribs / cabin type buildings (one to two storeys) of similar age and building style, identified as visitor accommodation but providing a domestic built form (Character Area 4).

Brecon Street largely developed as commercial on substantial lots with large areas of carparking and large scale buildings (Character Area 8).

#### Identity

The neighbourhood is bounded by reserves to the north, east and west of Brecon Street (including the cemetery), Man Street and the commercial zone of central Queenstown. The proposed Primary Route extends along Man Street and onto Brunswick / Thompson Street, impacting on the liveability of sites fronting onto this major traffic route. Remaining pockets of residential development on the edge of the commercial area are dominated by an increasing visitor accommodation presence and detached from other residential areas. Liveability features include good access to sunlight (generally over 3 hours per day in winter), open space within 5 – 10 minutes walk, and central Queenstown within 5 minutes walk.





### General Comments:

The corner of Glasgow Street and Brunswick Street comprises cribs providing a strong traditional character reminiscent of early Queenstown. These buildings are in a poor state and will be redeveloped and it is important to consider how this character can be retained. Isle Street is on the edge of the commercial centre with some commercial character, associated with carparks and surrounding commercial and visitor accommodation development. The proposed Primary Route provides an opportunity for locating visitor accommodation activities fronting onto a **major traffic route**.

### Recommendation:

QT Neighbourhood 5 is dominated by visitor accommodation, with pockets of residential activities achieving a stable residential population. However, its location on the edge of the commercial centre surrounded by visitor accommodation affects the ability to retain residential coherence and therefore **no change is recommended**.

-  Neighbourhood boundary
-  Proposed HDR (Neighbourhood) subzone