

## 3.2 WN7 – Tenby Street

### Residential Coherence Assessment:

#### Stability

Currently the neighbourhood is dominated by **residential** activities, with a small visitor accommodation presence. The usually resident population and number of dwellings have increased indicating some **residential growth**. While the proportion of occupied dwellings has increased slightly, a high proportion of dwellings are likely to be **holiday homes** and as such may contribute to a stable temporary population. The proportion of long term residents is moderate but stable; while **owner occupation** is also moderate indicating a **stable resident population**.

Refer Social Impact Assessment; page 58 for details

Residential Stability Summary	
Residential titles	94%
Visitor accommodation titles	3%
Occupied dwellings	58%
Holiday homes	42%
Owner occupied dwellings	38%
Residential tenure >5yrs	28%

#### Character

Characterised as small-moderate scale, large detached one - two storey dwellings on large lots (Character Areas 6&7). A variety of building types, styles and ages provide a mixed cohesion, generally with a managed condition indicating **permanent occupation** and the individuality of units and sense of address providing a **domestic built form**.

Several comprehensive and multi-unit developments have occurred on larger sites.

Vegetation is largely associated with Bullock Creek along the western edge of the neighbourhood, providing a settled maturity.

#### Identity

The neighbourhood is bounded by the Wanaka Golf Course to the east, and Bullock creek to the west, it is elevated above the surrounding residential area.

**Liveability features** include good access to sunlight, views out to the lake, access to open space and central Wanaka within 5 -10 minutes walk.





#### General Comments:

Future improvements to public transport will put the neighbourhood within 5 minutes of a future bus stop (as identified by the Wanaka Structure Plan).

Issues have been identified with Bullock Creek associated with ground water and potential constraints on excavation of sites within its vicinity.

#### Recommendation:

WA Neighbourhood 7 is dominated by residential activities and comprises a stable residential population with a domestic built form and good liveability features maintaining a good level of residential coherence and should therefore be identified as **HDR (Neighbourhood)**.

-  Neighbourhood boundary
-  Proposed HDR (Neighbourhood) subzone