

3.2 WN2 – *Lismore Street*

Residential Coherence Assessment:

Stability

Currently the neighbourhood is dominated by **residential** activities, with a small visitor accommodation presence. The usual resident population and number of dwellings have increased although the population is small. Although **owner occupation** is high it has declined, while the proportion of occupied dwellings has increased indicating an increase in the number of renters. However, the proportion of long term residents is moderate therefore indicating that many owner occupiers are new and the neighbourhood comprises an **increasingly stable resident population**. A high proportion of dwellings are used as holiday homes, which may contribute to a stable temporary population. Refer Social Impact Assessment; page 49 for details

Residential Stability Summary	
Residential titles	85%
Visitor accommodation titles	15%
Occupied dwellings	56%
Holiday homes	44%
Owner occupied dwellings	48%
Residential tenure >5yrs	29%

Character

Moderate scale of largely detached one - two storey dwellings on larger sites, with larger two - three storey detached dwellings stepping down the slope on relatively narrow sites providing a mixed cohesion (Character Area 2). A low profile building height is provided along the street with tall boundary fences and garages providing a domestic built form.

Although, recent development has occurred, the neighbourhood has a settled maturity, immature character, with some signs of **permanent occupation** demonstrated by well managed sites and landscaping in a reasonable condition.

Identity

The neighbourhood is bounded by Lismore Street and Lismore Park to the north, and the terrace edge that drops down to sites fronting Lakeside Road. Development is therefore elevated above the adjacent neighbourhood and Wanaka Lake.

Liveability features include generally good access to sunlight (over 3 hours per day in winter) with a small area affected by shade, access to open space and central Wanaka being within 5 – 10 minutes walk, through street network or along the lake edge.



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).

Recommendation

WA Neighbourhood 2 comprises an increasingly stable permanent 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)**.