

3.2 WN3 – Lakeside Road

Residential Coherence Assessment:

Stability

Currently the neighbourhood is dominated by **visitor accommodation** activities, with a small residential presence clustered centrally between large visitor accommodation sites (Infinity site is yet to be developed). The **usually resident population has decreased** slightly, but the number of dwellings has increased slightly as a result of multi-unit developments and a reduction in household size. Both the proportion of occupied dwellings and owner occupation has decreased. Refer Social Impact Assessment; page 51 for details

Residential Stability Summary	
Residential titles	15%
Visitor accommodation titles	85%
Occupied dwellings	68%
Holiday homes	32%
Owner occupied dwellings	41%
Residential tenure >5yrs	25%

Character

Generally characterised by higher density multi-unit two storey buildings of larger mass and close repetitive built forms (Character Area 3). Broad building frontages with small front yard setbacks, providing a **large scale** and **built up** appearance emphasised by higher site coverage, surface car parking areas and lower native planting borders consistent with visitor accommodation complexes.

A variety of building styles exist, and properties are well managed, reflecting the nature of activities with few signs of permanent occupation.

Identity

The neighbourhood is bounded by Lakeside Road and Wanaka Lake to the south, and the ridgeline of WA Neighbourhood 2 to the north.

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

General Comments

The Infinity site at the northern end of this neighbourhood although currently undeveloped is proposed for visitor accommodation and is anticipated to be of a larger scale than presently exists in the neighbourhood.

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 3 is dominated by large scale visitor accommodation (relative to Wanaka's prevailing character) with a decreasing resident population and little evidence of residential coherence and therefore **no change** is recommended.



- Neighbourhood boundary
- Proposed HDR (Neighbourhood) subzone