

## 3.2 WN 4 – Hedditch Street

### Residential Coherence Assessment:

#### Stability

Currently the neighbourhood is dominated by **residential activities**, with a small visitor accommodation presence. With a usually resident population of 13 and a total of 12 dwellings identified by the Social Impact Assessment, the population is too small to determine stability indicators. Although the population has decreased slightly the number of dwellings has increased slightly reflecting a reduction in household size and indicating a **stable resident population** albeit small. Refer Social Impact Assessment; page 53 for details

Residential Stability Summary	
Residential titles	92%
Visitor accommodation titles	8%
Occupied dwellings	70%
Holiday homes	30%

#### Character

Characterised as small scale with a generally vegetated appearance, lower density one - two storey detached dwellings and some recent multi-unit developments (Character Area 4). Large front yard setbacks with vegetated boundaries, trees and shrubs providing a **domestic built form**, with properties appearing well managed with large, well landscaped sections showing signs of **permanent occupation**.

Visitor accommodation activities are small scale with a domestic built form and are likely to include homestays.

#### Identity

The neighbourhood is bounded by Hedditch Street and Wanaka Town Centre, on the shoulder of a south facing embankment. The neighbourhood is dissected by Little Street, which is a minor road providing a direct link to central Wanaka.

**Liveability features** include its northern aspect with good access to sunlight, and to open space and central Wanaka within a 5 minute walk. Elevated above the town centre the neighbourhood maintains panoramic views of the lake from the rear of the sites.

#### General Comments:

Redevelopment of existing sites has been occurring with the construction of a number of multi-unit developments, this trend is anticipated to continue increasing the stability of the resident population.

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 4 while comprising a small stable resident population it has 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