

3.2 WN6 – *Helwick Street*

Residential Coherence Assessment:

Stability

Currently the neighbourhood is slightly dominated by **visitor accommodation** activities, although a high portion of **residential** activity also exists. Both the usually resident population and number of dwellings have increased indicating **residential growth**, although a number of new dwellings are likely to be **holiday homes**. While the proportion of occupied dwellings has remained stable, owner occupation has decreased indicating an increase in the proportion of renters possibly affecting stability. The proportion of long term residents is moderate and is also declining.

Refer Social Impact Assessment; page 56 for details

Residential Stability Summary	
Residential titles	45%
Visitor accommodation titles	55%
Occupied dwellings	62%
Holiday homes	38%
Owner occupied dwellings	37%
Residential tenure >5yrs	29%

Character

Characterised as **moderate scale**, detached one - two storey buildings on regular lots with strong alignment to formal street grid (Character Areas 5, 6 & 7). There are a range of front yards, with Character Area 6 having deeper front yard setbacks and less formal road boundary treatments, while Character Area 7 has normal road boundary treatments with fences or shrub / tree plantings.

The appearance is mixed and generally in a reasonable condition. While some parts of the neighbourhood have a manicured condition with clear signs of **permanent occupation**, other parts are unmanaged due to vacant sites or unoccupied dwellings.

Recent evidence of rear infill, duplexes and multi-unit developments is increasing site coverage on larger lots, indicating the area is in **transition**.

Identity

The neighbourhood is bounded by Brownston Street to the north, and Tenby Street and Bullock Creek separating it from WA Neighbourhood 7 in the south.

Liveability features include some north facing flat to rolling sites with good access to sunlight, open space and central Wanaka within 5 minutes walk.

Brownston Street is identified as the Inner Loop for future public transport, and provides an alternative **major traffic route** avoiding the town centre. Therefore it is likely to be subject to a heavier traffic flow and, as such, is not ideal for residential activities.



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).



Brownston Street is adjacent to the commercial centre and provides the opportunity to locate visitor accommodation fronting the major traffic route.

Only one block within this neighbourhood does not currently contain any visitor accommodation (north of Warren Street).

Recommendation:

WA Neighbourhood 6 is generally dominated by visitor accommodation and as such **no change** is recommended.

However, that part of the neighbourhood north of Warren Street should be identified as **HDR (Neighbourhood)** because it is dominated by residential activities of a domestic built form maintaining a good level of residential coherence.

-  Neighbourhood boundary
-  Proposed HDR (Neighbourhood) subzone