

3.2 WN5 – Russell Street

Residential Coherence Assessment:

Stability

Currently the neighbourhood is dominated by **residential** activities, with a small visitor accommodation presence and some **commercial activities** (i.e. medical centre and physiotherapist). The usually resident population and number of dwellings have increased slightly indicating **residential growth**. Owner occupation is decreasing, while occupied dwellings are increasing indicating an increase in the proportion of renters. Although the proportion of long term residents is high it has declined, with an increase in new residents indicating a **fairly transient population** reflected by the significant increase in multi-family / person households affecting stability.

Refer Social Impact Assessment; page 54 for details

Residential Stability Summary	
Residential titles	68%
Visitor accommodation titles	9%
commercial	23%
Occupied dwellings	76%
Holiday homes	24%
Owner occupied dwellings	33%
Residential tenure >5yrs	33%

Character

Characterised as small scale with one - two storey detached dwellings on large sites, and including commercial uses within existing buildings (Character Area 5). Buildings are set on irregular sections with varying building types, with front yard setbacks providing for vegetated road boundaries and sense of address providing a mixed cohesion and **domestic built form**. Generally sites are in a managed condition with well kept landscaping indicating **permanent occupation**.

Identity

The neighbourhood is bounded by Stratford Terrace (Wanaka Golf Course), Chalmers Street (War Memorial) and Wanaka Town Centre. The neighbourhood is dissected by Russell 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 views of the lake and the memorial site.





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).

Located on the edge of the town centre and comprising a mix of activities including commercial, this area may be suitable for additional visitor accommodation growth if required.

Recommendation:

WA Neighbourhood 5 comprises a fairly transient population with a strong domestic built form and exhibits some residential coherence elements and should therefore be identified as **HDR (Neighbourhood)** in order to ensure a mix of VA and residential occurs in the future.

-  Neighbourhood boundary
-  Proposed HDR (Neighbourhood) subzone