

## 3.2 WN1 – Beacon Point Road

### Residential Coherence Assessment:

#### Stability

Currently the neighbourhood is dominated by **residential activities**, with a small visitor accommodation presence. With a usually resident population of 11 and total of 14 dwellings identified by the Social Impact Assessment, the population is too small to determine stability indicators. The population is growing as is occupied dwellings indicating an **increasingly stable resident population**. However there is also a high portion of **holiday homes** contributing to a stable temporary population. Refer Social Impact Assessment; page 48 for details

Residential Stability Summary	
Residential titles	95%
Visitor accommodation titles	5%
Occupied dwellings	53%
Holiday homes	47%

#### Character

Characterised largely by detached one - two storey dwellings on larger sites, with some multi-unit developments having been recently developed providing a mixed cohesion. The area exhibits a **domestic built form** created by the sense of address and individuality of units (Character Areas 1 and 2). A number of two - three storey dwellings exist along Lismore Street, elevated above those sites fronting Lakeside Road. Well landscaped sections show signs of **permanent occupation**, with sites well maintained / managed in a reasonable condition.

Visitor accommodation identified in the southern part of the neighbourhood is a domestic scale.

#### Identity

The neighbourhood is bounded by Lakeside Road to the south, Beacon Point Road to the west, and Lismore Street to the north creating a residential enclave. A large visitor accommodation complex (Infinity Site) is proposed to the east of the neighbourhood but is currently vacant.

Liveability features include good access to sunlight, access to open space within 5 – 10 minutes walk, and access to central Wanaka being within 10 - 15 minutes walk along the street or lake edge.

#### General Comments:

Where the neighbourhood adjoins the Infinity site there will need to be consideration of boundary treatment to manage potential incompatibilities between residential and visitor accommodation activities.

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 1 is dominated by residential activities with an increasing stable population including holiday residents and a domestic built form within a residential enclave maintaining a good level of residential coherence and should therefore be identified as **HDR (Neighbourhood)**.



- Neighbourhood boundary
- Proposed HDR (Neighbourhood) subzone