



Location Map



Aerial Photo

Wanaka 06

Summary Description

This unit comprises an area of continuous character along the west and north-western embankment between the established town grid, Wanaka Golf Course and the elevated war memorial. This area is set back from the formal street grid and clustered around a series of cul-de-sacs and has established a distinctly different character of quite recent development on sloping land.

The characterisation reveals a generally *moderate scale* of development on larger lots within a *vegetated* appearance. Much of this vegetation is associated with a stream that separates this unit from the adjacent street grid and softens the development form giving a *settled maturity*. It has a *mixed cohesion* due to the variety of building types, styles and age. The condition and appearance considered *manicured*.

Predominant Features

- Large detached one to two storey buildings on substantial square sites with less formal orientation to the street.
- Mature informal tree and shrub vegetation with minimal boundary treatments and deeper building setbacks
- Developments based around short cul-de-sacs or right of ways and built into rolling slopes at the toe of a steeper embankment

Comments

- The presence of the stream and associated vegetation substantially improves the appearance of this character unit on the fringe of the formal street grid.
- Several comprehensive and multi-unit developments have occurred on the larger lots.
- Much of the development along the hilly slopes adjacent to the golf course is recent or still under construction and appears more contemporary and immature.



Representative Photos



Urban Characterisation

<i>Scale</i>	intimate	small	moderate	large	substantial
<i>Balance</i>	verdant	vegetated	uniform	dominant	hard-edged
<i>Cohesion</i>	strong	consistent	mixed	fragmented	weak
<i>Maturity</i>	historic	established	settled	young	undeveloped
<i>Condition</i>	manicured	managed	reasonable	poor	neglected