

Wanaka 03

Summary Description

This character unit lies below W02 on undulating ground at the toe of the embankment adjacent to Roy's Bay Recreation Reserve on Lakeside Road. It abuts Wanaka Town Centre to the south.

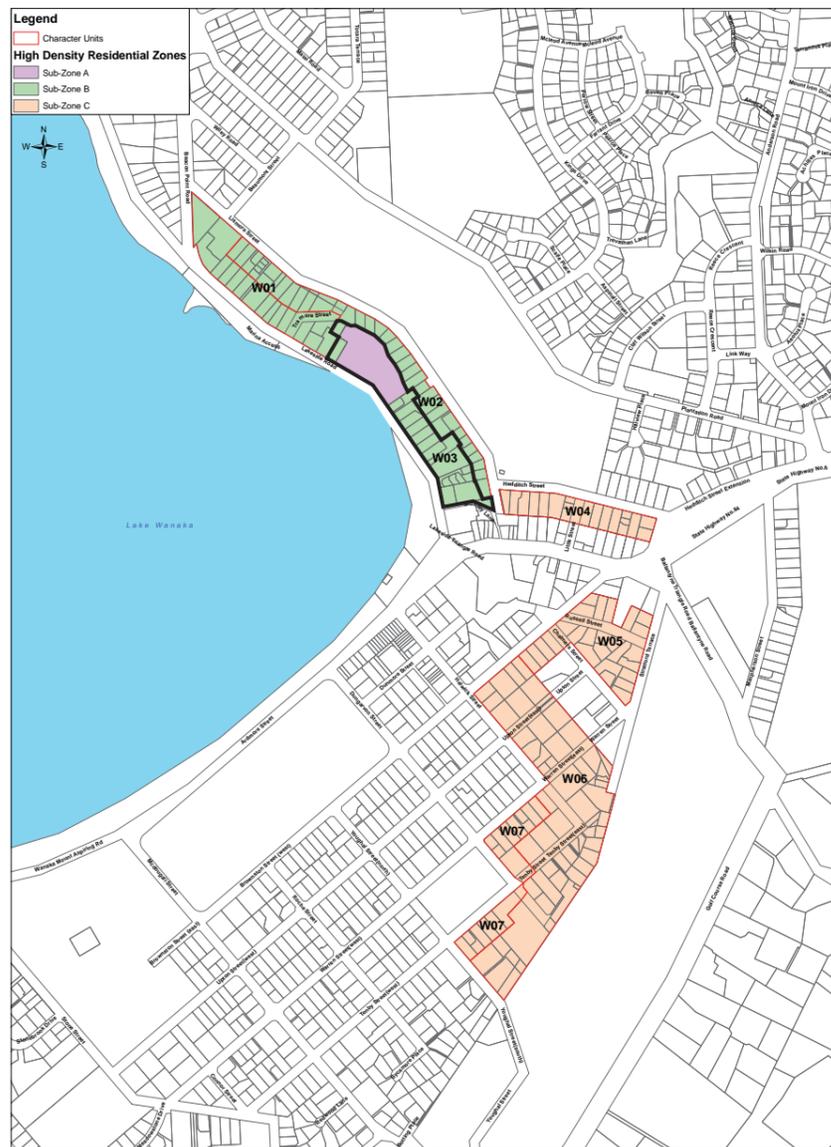
The extent of recent change and large undeveloped lots is reflected in the characterisation of **large scale** and **young maturity**. This portrays a generally **built-up** appearance emphasised by higher building site coverage, surface car parking areas and lower native planting borders. The properties are well **managed**, though the variety of building styles and a number of undeveloped sites result in a **fragmented cohesion**.

Predominant Features

- Higher density multi-unit two storey buildings of larger mass or close repetitive forms on undulating land.
- Broad building frontages located close to road boundary setbacks with low planting and minimal fencing.
- Narrow access lanes to rear parking areas often cut into the embankment.

Comments

- There is an obvious stepped increase in the intensity of development along Lakeside Road between the W01 character unit and the existing town centre.
- A large undeveloped site adjacent to Lakeside Road is included within this character unit due to its similar landform characteristics and lack of mature vegetation coverage. This level of maturity will also likely be reflected in any possible future redevelopment of the site.



Location Map



Aerial Photo



Representative Photos



Urban Characterisation

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