



Location Map



Aerial Photo

Wanaka 07

Summary Description

This character unit comprises three separate areas that occupy the edge of the existing town grid to which they directly address. Parts of the character unit are located opposite the town centre and Wanaka Primary School. The remaining unit boundary runs along the rear of each lot, often delineated from W06 by a stream with associated vegetation and rising ground levels.

Characterisation of this unit reveals a predominantly *small scale*. The built form is generally of a *uniform balance* with the surrounding vegetation. The three parts of the character unit are recognisable through their regular lot arrangement and alignment to the grid but the range of building styles, set backs and new infill developments presents a more *mixed cohesion* and a *settled maturity*. The appearance is of generally of a *reasonable condition* with several instances where vacant lots and the appearance of some buildings falling below this level.

Predominant Features

- Detached one to two storey buildings on regular lots with a strong alignment to the formal street grid.
- Formal road boundary treatments with fences or shrub and tree planting.
- North facing flat to rolling sites with side access ways leading to garaging set well back from the road on the side or at the rear.

Comments

- Shares close similarity in character to other areas within the formal grid to the west.
- Some recent evidence of rear infill, duplexes and multi-unit development increasing site coverage.



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