



Location Map



Aerial Photo

Wanaka 02

Summary Description

This linear character unit lies across the upper portion of the embankment on the southern edge of Lismore Street and Lismore Park. It is separated from the lower slopes adjacent to Lakeside Road by a distinct mid-block gradient change that defines the character boundary between both W01 and W03.

The characterisation identifies a *moderate scale* of development, particularly when viewed from below the embankment. The built form is *uniformly balanced* with vegetation size and has a *reasonable condition*. The unit has a relatively *settled maturity* and a *mixed cohesion* with a range of older developments dispersed with some recent development and yet undeveloped sites.

Predominant Features

- Larger two to three storey detached or duplex buildings stepping down the slope on relatively narrow sites.
- A low profile of building height along the upper Lismore Street frontage with tall boundary fences or broad garage doors.
- Small trees and moderately sized vegetation generally located on internal boundary setbacks and on steeper ground below buildings.

Comment

- There is a number of vacant lots intermittently located between developments, which affects the overall cohesion of the character unit.
- The low profile of buildings along Lismore Street allows parts of the ridgeline and vegetation on Lismore Park to act as a backdrop to the character unit and views out from the park.



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