

Location Map



Aerial Photo

Wanaka 01

Summary Description

This character unit is located along Lakeside Road, opposite the Marina on the north-eastern side of Roy's Bay. The north-eastern boundary between the W02 character unit is defined by a steep embankment with the south-eastern boundary delineated by a large undeveloped site within the adjacent W03.

The characterisation identifies *small scale* development, where built form is dominated by large mature trees and tall hedges giving a *verdant balance*. This is emphasised by large building setbacks and greater visibility of vegetation across embankment slopes. There is an *established maturity* but a *mixed cohesion* with differing building styles and a recent multi-unit redevelopment. The area is in a *reasonable condition* with some holiday homes on large sites not regularly maintained.

Predominant Features

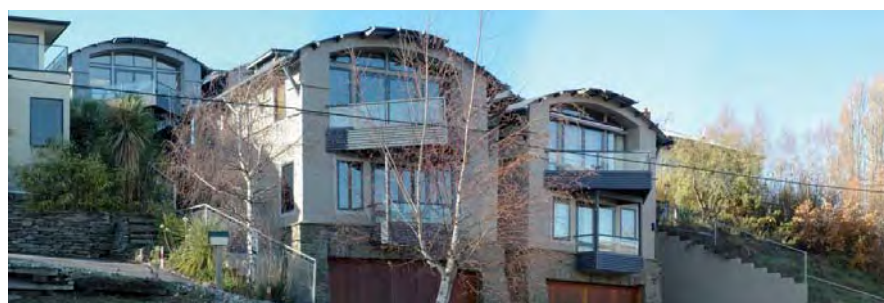
- Predominance of detached one to two storey buildings on larger well landscaped sections
- Buildings are cut into gently undulating land and generally set back well into sites.
- Little or no boundary fencing and narrow driveways allows a vegetated appearance to the streets along both Lakeside Road and Lismore Street boundaries.

Comment

- Irregular building layout and a multi-unit development, located centrally within the unit, reduces the overall coherency.
- Several isolated tall trees along Lakeside Road and other substantial tree groupings and boundary hedges of on larger lots emphasise the vegetated appearance.



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