



Location Map



Aerial Photo

Wanaka 05

Summary Description

This broadly triangular character unit on a northerly facing slope contained between Wanaka Golf Course, the war memorial and town centre.

The characterisation identifies a *small scale* with a generally *vegetated* appearance where much of the building form is enclosed by taller trees and boundary hedges. The character unit appears in a *managed condition* with the trees and buildings providing an *established maturity*. The less regular lot boundaries and informal building orientation provides is more distinctive from other character units. However, varying building types, slope angles and the influence of other land use activities limit the overall degree of consistency to a *mixed cohesion*.

Predominant Features

- Detached one to two storey buildings on large well landscaped and irregular sections.
- Buildings are generally set back well into sites allowing taller vegetation to occupy the street edge and dominate building form.
- Buildings tend to be less formally aligned with the street boundaries and cut into hilly land.

Comments

- Some commercial uses (medical centre and physiotherapist) present on Russell Street in the centre of the character unit and reduce the overall coherency
- The war memorial and properties with more verdant characteristics are situated on the ridgeline above the character unit.



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