



Location Map



Aerial Photo

# Wanaka 04

## Summary Description

This character unit is contained between Lismore Park and Wanaka Town Centre on the shoulder of a south facing embankment. The boundaries are defined by Hedditch Street and the park to the north; a pedestrian walkway to the west; the town centre in the south; and tapers off to the junction with State Highway 84 in the east. Little Street splits the character unit in two and drops down the steep embankment to the town centre.

The unit is characterised as *small scale* with a generally *vegetated* appearance, where trees and shrub planting dominate over built form. The properties appear to be in a *managed condition* and, despite several multi-unit and duplex developments, the character unit retains a *consistent cohesion*. The extent of taller vegetation and sympathetic new development provides an *established character*.

## Predominant Features

- Predominance of lower density one to two storey detached buildings on larger well landscaped sections
- Panoramic views from the rear of sites encourages large residential dwellings to generally be set back well into sites, allowing vegetation to occupy the street edge.
- Gently rolling sites situated on the shoulder of a steeply sloping embankment provides relatively level building sites, access ways and lawn areas adjacent to Hedditch Street.

## Comments

- The consistency of the western end of the character unit is particularly strong. Although, multi-unit and duplex developments located on the prominent corner sites of Little Street and the State Highway 84, have some impact on the consistency value given.
- The low profile of buildings along Hedditch Street allows parts of the ridgeline and vegetation on Lismore Park to act as a backdrop to the character unit when viewed from the war memorial on the opposite side of the valley. Some properties appear more verdant from this perspective.



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