

Queenstown 10

Summary Description

This character unit comprises two areas located either side of Man Street. Both are situated between the more intensively developed town centre and openness of the motor park and James Clouston Reserve (Q07). On the south-western boundary the topography drops down a steep embankment to the hotel strip of Q05 and on the north-eastern boundary the unit abuts with the Queenstown Recreation Ground (Q14).

The unit is characterised as *small scale* development of a *uniform balance*, where vegetation size is comparable with built form. There is a *consistent cohesion* and *established maturity* with a regular lot configuration, a number of post war buildings and similar patterns of planting and boundary treatment. As these are generally well kept, the unit is considered to be in a *managed condition*.

Predominant Features

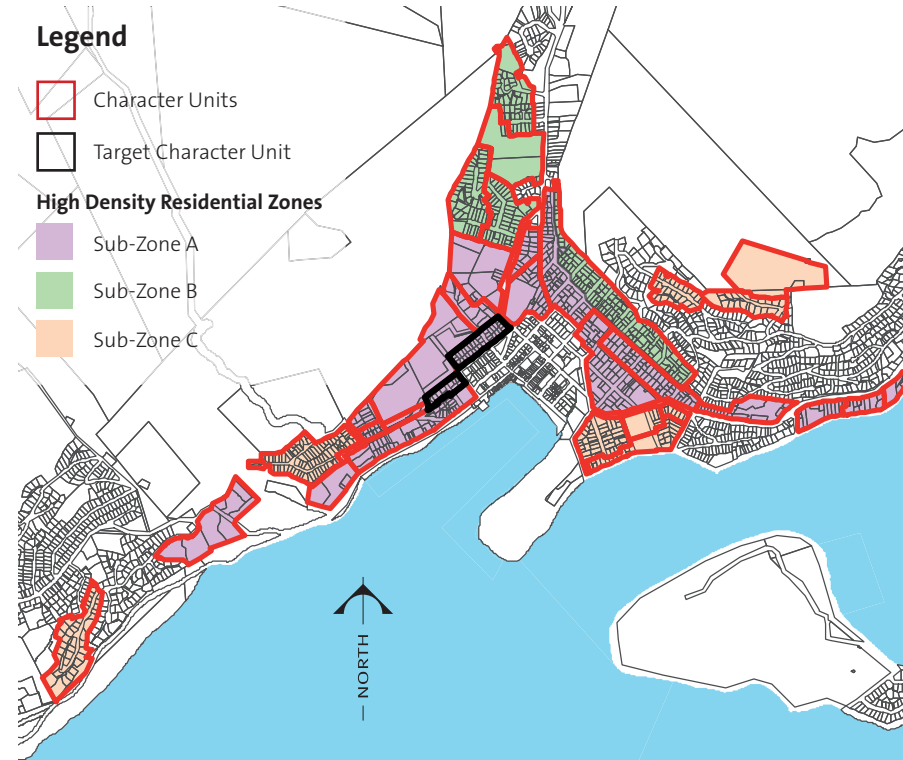
- Detached one and two storey post war period buildings with short setbacks on small and regular sections
- Small tree and shrub planting and soft hedge or open boundary treatments
- Gently rolling sites on a terrace landform with buildings placed on small platforms or built on garages

Comment

- Several commercial and visitor accommodation land uses located on Camp and Isle Streets where buildings have been converted and surface car parking is more pronounced.
- Several recent multi-unit developments and one heritage building on the corner of Camp and Man Streets



Aerial Photo



Location Map



Representative Photos

Urban Characterisation

Scale	intimate	small	moderate	large	substantial
Balance	verdant	vegetated	uniform	dominant	hard-edged
Cohesion	strong	consistent	mixed	fragmented	weak
Maturity	historic	established	settled	young	undeveloped
Condition	manicured	managed	reasonable	poor	neglected

Queenstown 11

Summary Description

This character unit is located on hilly land immediately below the steepening wooded slopes of Ben Lomond Scenic Reserve to the west. It spans elevated parts of development along the toe of the slope between the two school playing fields and recreation reserve of Q09 to the north and south. The eastern boundary is defined by residential areas (Q12) built on more gently undulating slopes.

This unit is characterised by *moderate scale* development on irregular lot sizes. Scattered taller vegetation dominates some areas of built form giving an overall *vegetated balance*. Although an eclectic mix of building styles reduces the cohesiveness, there is a commonality in the way buildings are orientated to the slope and for views providing a *mixed cohesion*. Evidence of some recent development, on subdivisions beyond the historic grid, mixed with occasional established buildings and gardens indicates a *settled maturity* in a *reasonable condition*.

Predominant Features

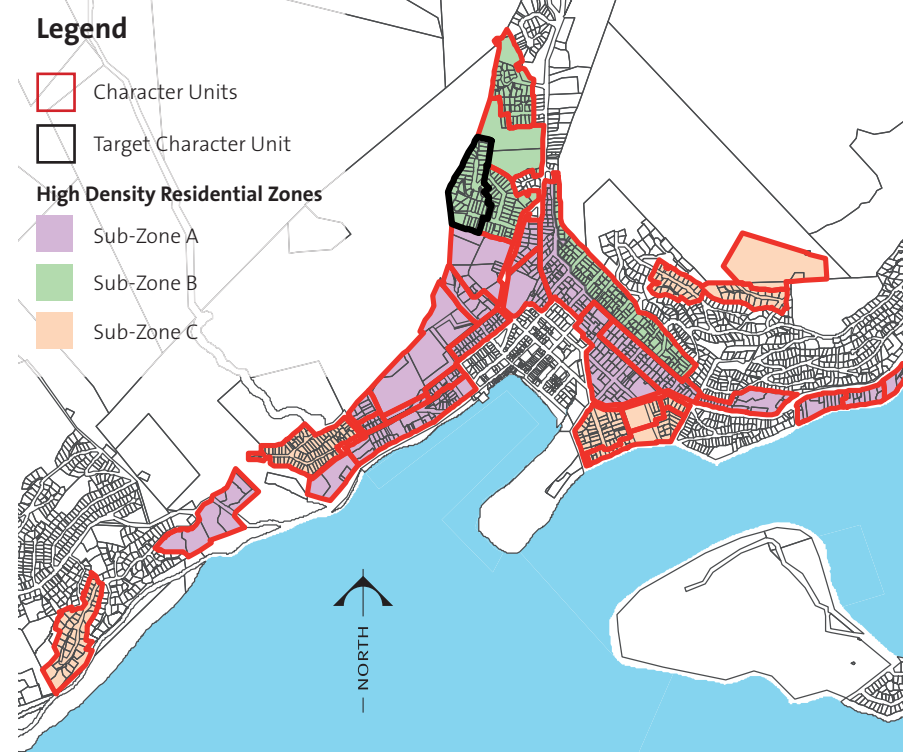
- One to two storey duplex buildings on irregular lot sizes stepped into and orientated with the hilly topography
- Curvilinear street pattern with deep and variable boundary setbacks with long access ramps or parking areas dominating the frontage
- Established trees scattered across area but generally mown lawns and low shrub planting.

Comment

- Several large multi-unit developments either spanning across the slope or stepping down the site with associated car parking areas dominate some parts of the unit
- Some higher concentrations of tree planting on several properties along Fryer and Huff Streets



Aerial Photo



Location Map



Representative Photos

Urban Characterisation

Scale	intimate	small	moderate	large	substantial
Balance	verdant	vegetated	uniform	dominant	hard-edged
Cohesion	strong	consistent	mixed	fragmented	weak
Maturity	historic	established	settled	young	undeveloped
Condition	manicured	managed	reasonable	poor	neglected

Queenstown 12

Summary Description

This character unit spans the undulating slopes beneath Q11 to the west. It is situated on the valley floor between the two schools and recreation reserves on its northern and southern boundaries. A small business precinct along Hylton Place occupies part of its northern boundary and is separated from the unit by Horne Creek. The unit comprises two areas divided by Robins Road. The extension east of Robins Road is more strongly influenced by the continuation of Horne Creek, which passes through its centre. The Gorge Road arterial defines its far eastern boundary with the adjacent character unit of Q15 exhibiting a different character on the rising eastern slopes of Queenstown Hill.

The unit characterisation indicates a **small scale** of built form of mainly single storey, detached buildings with the occasional larger duplex and multiunit development and smaller scale holiday park. Small trees and shrub vegetation within several deep boundary setbacks, along Horne Creek and throughout the holiday park establish a generally **uniform balance** between built form and vegetation, though this is not evenly distributed across the unit. This and the variety of building form, age and type displays a **fragmented cohesion**, yet retains a **settled maturity** with limited new development having occurred. The unit is in **reasonable condition** with frequent use of low cost construction, reduced garden maintenance and vacant lots reducing the overall standard.

Predominant Features

- One to two storey duplex buildings or rectilinear multiunit developments on regular narrow frontage and deep lots
- Buildings address the street but with deep boundary setbacks of lawn or soft boundary planting and side boundary vehicle access
- Flat to gently undulating valley floor topography with minimal retaining structures

Comment

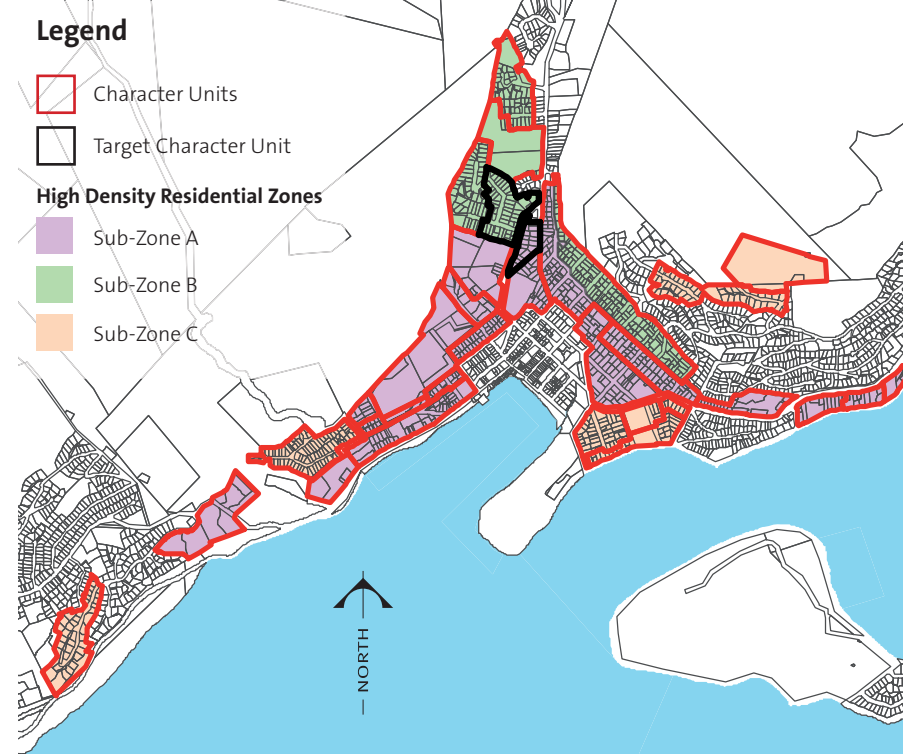
- Horne Creek is a strong orientating feature with creekside vegetation and some rolling topography within two blocks
- Several areas of lot aggregation for comprehensive visitor accommodation, either as buildings or for camping areas associated with the Queenstown Holiday Park Creeksyde

Urban Characterisation

Scale	intimate	small	moderate	large	substantial
Balance	verdant	vegetated	uniform	dominant	hard-edged
Cohesion	strong	consistent	mixed	fragmented	weak
Maturity	historic	established	settled	young	undeveloped
Condition	manicured	managed	reasonable	poor	neglected



Aerial Photo



Location Map



Representative Photos