

Queenstown 07

Summary Description

This character unit is edged by the steeply wooded slopes of Ben Lomond Scenic Reserve to the north. The other three boundaries are defined by more intensive development on steeper topography. This unit includes the Lakeview Motor Park, James Clouston Reserve, a mini golf course and the cemetery.

The characterisation identifies this unit to be of a *large scale* open landscape containing a range of smaller building sizes of permanent and temporary occupation, including the irregular distribution of motor homes on small sites within the motor camp. Concentrations of tall exotic trees provide a *vegetated balance* but are moderated by views across extensive lawn areas. Disparate uses across the unit give it a *mixed cohesion*, with some sense of unity provided by the openness of the landscape. Mature trees and a number of historic references in combination with some recent improvements give it a *settled maturity*. Regular yet broad scale maintenance of large land uses keep the unit in a *reasonable condition*.

Predominant Features

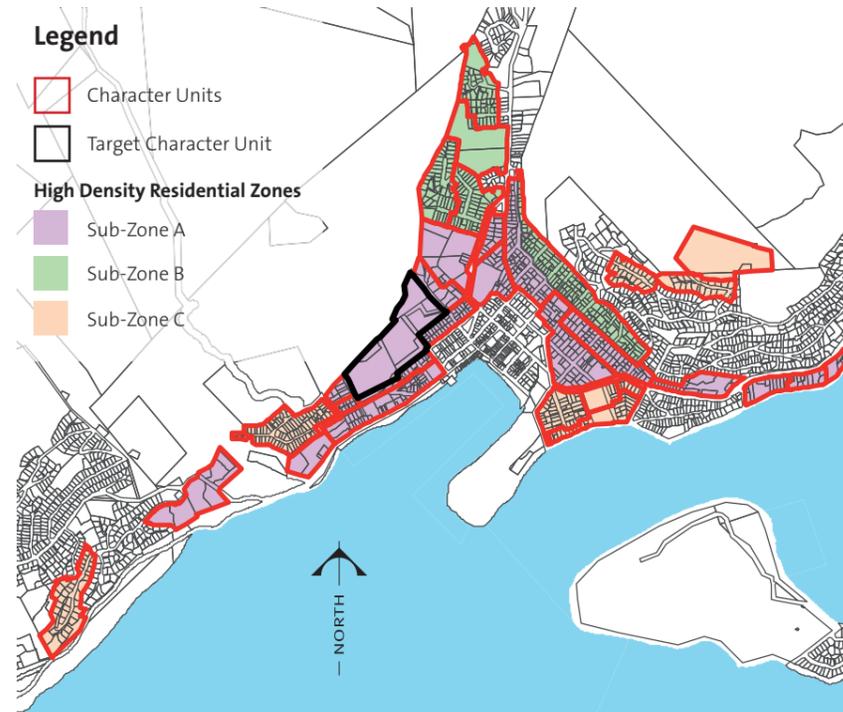
- Gently rolling lakeside terrace at the toe of steep Ben Lomond slopes
- Large open spaces with segmentation of the ground plane for fine grain or temporary uses and enclosure by established tree clusters
- Small detached one or two storey buildings or motor homes scattered across the unit

Comment

- Some larger service and ablution buildings associated with the motor park
- Large concentrations of mature exotic trees at the end of Man Street and within James Clouston Reserve
- A distinctive avenue of trees leading up to the cemetery entrance



Aerial Photo



Location Map



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

Queenstown 08

Summary Description

This character unit is a relatively small area located between the openness of the motor park (Q07) to the south-west and the concentration of school buildings (Q09) along the north-eastern boundary. It is edged by the steeply wooded slopes of Ben Lomond Scenic Reserve to the north and a distinct transition to a finer grain character unit (Q10) along the southern boundary with Isle Street.

The unit is characterised as having a **large scale** with generally low but bulky buildings. Broad and exposed street frontages with dense side and rear vegetation give the unit a **uniform balance** of built form. An undeveloped lot and a mix of building types, styles and orientations convey a **weak cohesion**. The character unit appears to be in a **managed condition** with a **settled maturity**, which reflects a mix of development ages.

Predominant Features

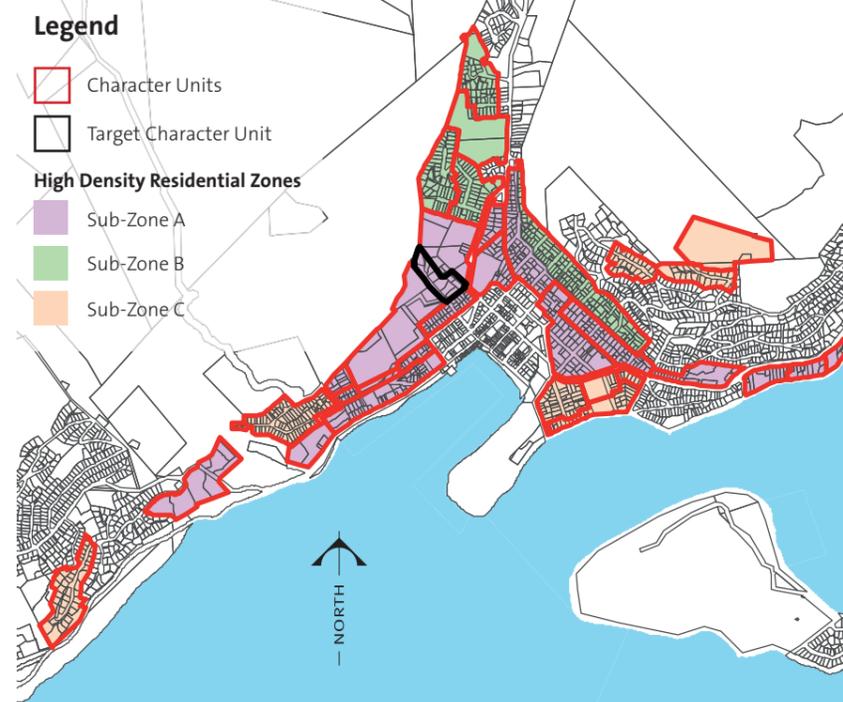
- Moderate sized sites on a flat to undulating terrace at the toe of the steep Ben Lomond slopes
- Large detached commercial buildings of one to two storey heights with occasional clusters of small trees
- Open boundary treatments with visitor car parking dominating deep and irregular setbacks

Comment

- Several taller structures and large mature trees present, including the fire station training tower
- Limited residential uses with a variety of commercial, tourist, service and utility installations, including the Skyline Gondola base station



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 09

Summary Description

This character unit is split across two areas of education and recreation land (Queenstown and Wakatipu Schools and Warren Park). This has particular characteristics different from the residential, scenic reserve and commercial/ tourist areas situated on adjacent cadastral boundaries. Gorge and Robins Roads form a boundary along the eastern edge of the unit, reinforced by industrial and distinct recreational land uses on the opposite side of these roads.

The characterisation across both areas exhibits a high concentration of built form and hard landscape adjacent to open sparsely treed playing fields. This stark contrast produces a **large scale** landscape with a **uniform balance**. Despite the variety of building types and styles, the concentration of built form gives a **consistent cohesion**. The presence of recent buildings and the widespread use of prefabricated buildings with little tree screening contribute to a **young maturity**. Regular yet broad scale maintenance of large grounds keeps the unit in a **managed condition**.

Predominant Features

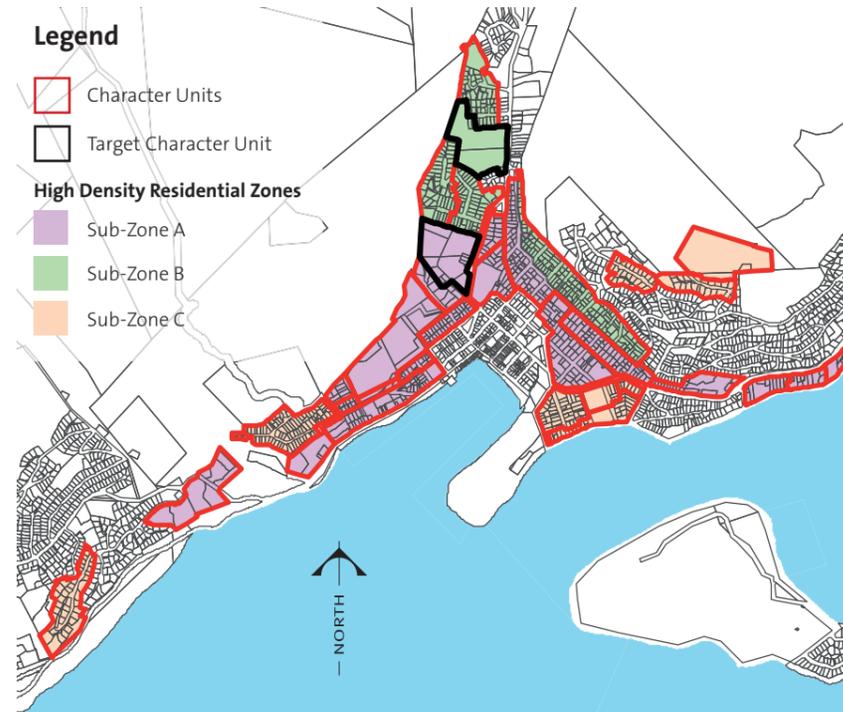
- Large sites on a flat to undulating valley floor at the toe of the steep Ben Lomond slopes
- Tight clusters of detached buildings of one to three storeys in height and varying size surrounded by hard playing surfaces or car parking areas
- Large areas of grassed playing fields with boundary tree planting

Comment

- Little or no residential uses with similarities in character with Q14
- Some hilly to steep woodland extends into the character unit from Ben Lomond Scenic Reserve



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
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