

Queenstown 01

Summary Description

This character unit is a partially developed new subdivision at the south-western extent of Fernhill. It is separated from Lake Wakatipu and the Glenorchy - Queenstown Road by steep scrub covered slopes. The unit shares characteristics with adjacent lower density residential subdivisions to the south-east and north.

The extent of cleared undeveloped sites and openness arising from its elevation above the lake results in the characterisation of the unit as **large scale** landscape. The limited number of buildings constructed and the extensive use of native ground cover planting adjacent to recently formed roads gives the unit a **uniform balance** and **undeveloped maturity**. Given the scattered nature of building locations, the unit currently exhibits a **fragmented cohesion**. The newly formed infrastructure, new buildings and well kept private gardens alongside cleared sites is considered to be in a **managed condition**.

Predominant Features

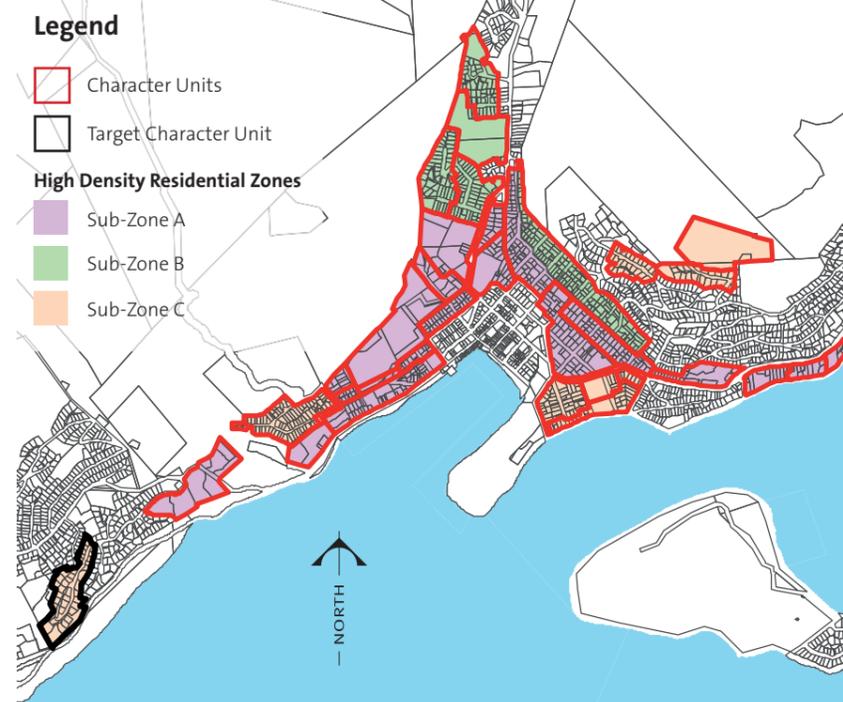
- A recent subdivision with a predominance of large cleared sections on a hilly lakeside embankment
- The use of roundabouts, single sided footpaths and cul-de-sacs conveys a suburban character
- Developed sites contain large detached two storey buildings on levelled platforms

Comment

- Unit includes a limited number of scattered buildings, with the remaining area currently undeveloped
- Steep access ways to some sites



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 02

Summary Description

This character unit straddles the eastern entrance to Fernhill along Sainsbury Road. It is bounded by One Mile Creek to the east and undeveloped sites to the south-east, and north-east. It is separated from Lake Wakatipu and the Glenorchy - Queenstown Road by steep scrub covered slopes in the south west. The remaining northern and western boundaries of the unit meet lower density residential development. This unit is dissected centrally by the deep gully of Two Mile Creek and associated bush.

The characterisation records a **substantial scale** of development and conveys a **dominant balance**, where the gully vegetation and occasional trees partially offset the large buildings present. As a consequence of varying building styles and some extensive new development, the unit is considered of **mixed cohesion** and a **young maturity**. The extensive landscaped common areas are kept in a **managed condition**.

Predominant Features

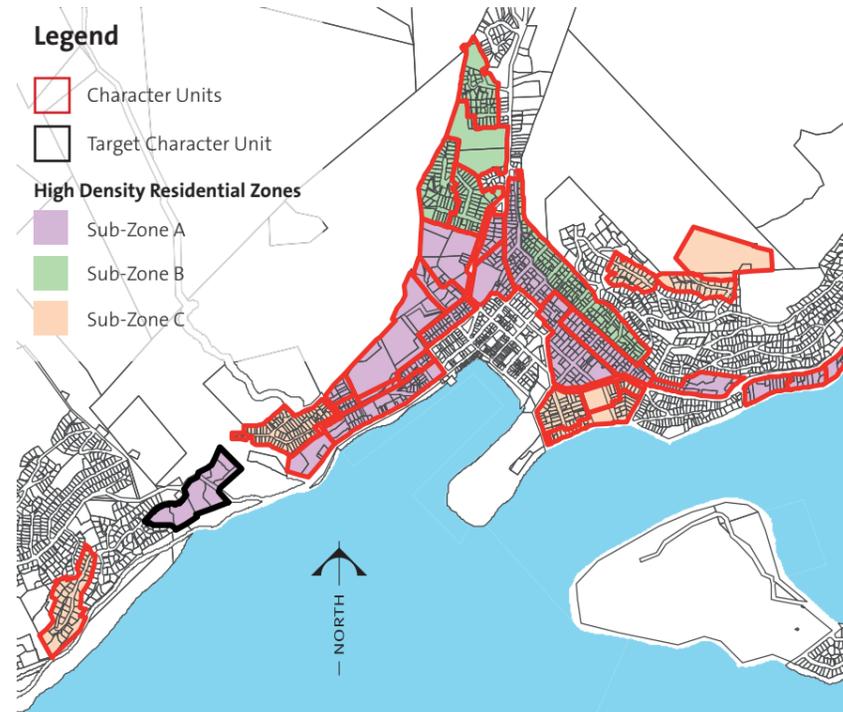
- A predominance of large standalone, comprehensively designed multi-unit buildings on extensive sites, including multi-level hotel buildings and terraced apartment style developments
- Buildings largely located on undulating terraces above the lakeside embankment
- Buildings set back deeply off the road with parking and drop off areas occupying front boundaries with the remaining parking being within basements

Comment

- Most buildings are used for visitor accommodation and provide strong and visible architectural statements
- More recent developments tend to use lower native shrubs and ground covers, which compromise the vegetated and more mature appearance of the established hotels



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 03



Summary Description

This character unit is located on the south-western edge of central Queenstown, east of One Mile Creek. Two other recreation reserves define the southern and northern boundaries, including Queenstown Commonage/ Ben Lomond Scenic Reserve. In the east and north-east, beyond Glasgow and Thompson Streets, small scale cabins (Q04) and large scale hotel developments (Q05) define the remaining edges, respectively

The characterisation identifies the unit to be of a *moderate scale* as a consequence of many two storey buildings and several recent multi-unit developments. The variety of building styles and set backs generate a *mixed cohesion* with a *vegetated balance* arising from established garden planting and bush surroundings. These combine to give a *settled maturity*. Evidence of a working community alongside private holiday homes conveys a unit in a *managed condition*.

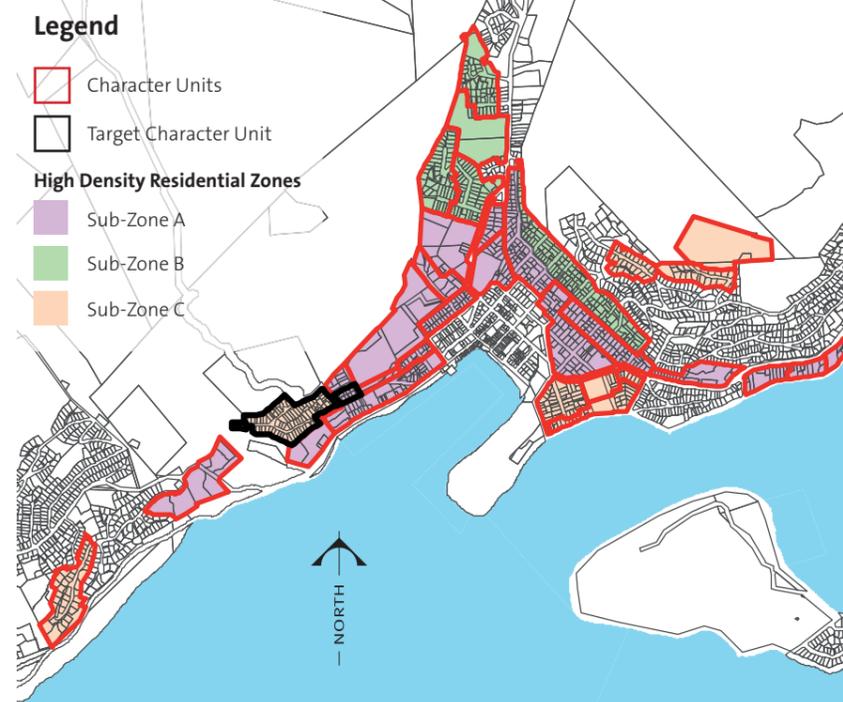
Predominant Features

- Detached one or two storey buildings on moderately sized sites
- Buildings are cut into gently undulating land with living areas often placed over garages
- Buildings generally address the street with soft and more informal boundary treatments of lawn, shrubs and small trees

Comment

- Some sites within the unit are situated on the hilly ground at the toe of Ben Lomond
- Recent multi-unit and duplex developments, particularly on corner sites and adjacent to the lower reserve, have reduced the sense of cohesion
- Parts of the unit east of Glasgow Street have been largely cleared with the few remaining buildings in a more neglected condition

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