

Queenstown 22

Summary Description

This character unit is located immediately north of Frankton Road (SH6a) at the point where it meets the south-eastern end of the eastern terrace. It lies between the lakeside embankment of Frankton Arm and the higher slopes of Queenstown Hill, containing low and medium density residential zones respectively.

This character unit comprises two multi-unit developments, one five storey stepped building (ziggurat style) and the other a series of two storey terraced apartments. Buildings are characterised as a *substantial scale* and of a *hard-edged balance* abutting Frankton Road with minimum setbacks offering little opportunity for larger softening vegetation. As a consequence of two quite contrasting multi-unit building styles and ages, the unit is of a *mixed cohesion* and *young maturity*. There is a *managed condition* across the unit, which takes into account the nature of building uses and construction works still being undertaken.

Predominant Features

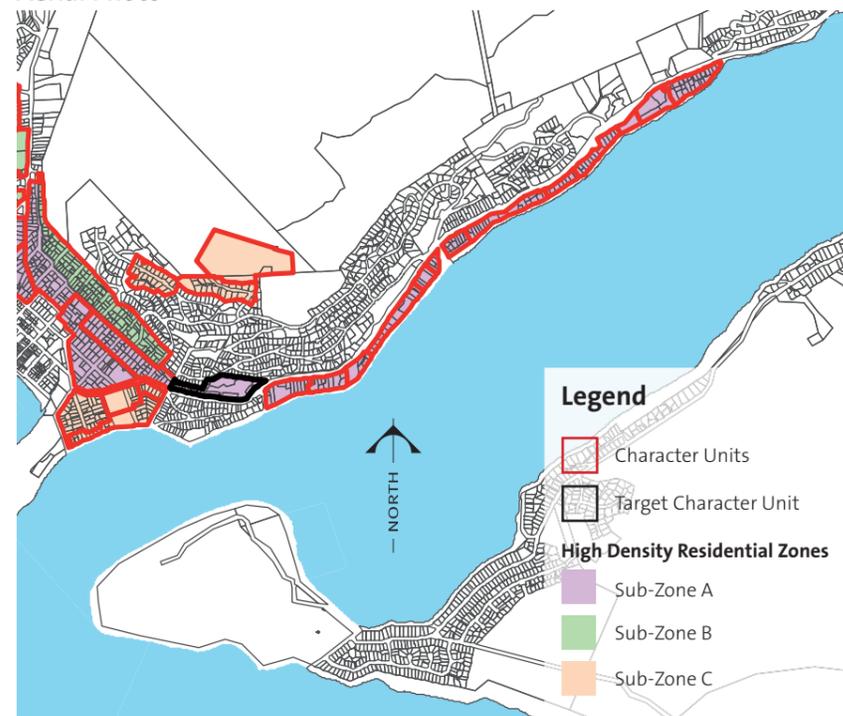
- Large multi-unit developments built into hilly to steep slopes across large sites.
- Strong linearity and high repetition of building forms
- Open road boundary set backs with low shrub and ground level planting and limited site access points

Comment

- Located on main gateway into central Queenstown along Frankton Arm
- Substantial parts of the unit have been cleared for further development in the north-eastern part of the character area



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 23

Summary Description

This character unit is the first of a series of character units (Q23-27) that occupy the steeply sloping lakeside embankment between the Frankton Road and Frankton Track. This unit is split across four separate areas of similar character located along the northern edge of Lake Wakatipu's Frankton Arm (Q23A-D) as indicated on the location map.

Each of these areas is characterised by one or more **large scale** multi-unit developments that step down the slope in a series of constructed terraces. With little vegetation of significance, other than adjacent to the Frankton track, their two to three storey built form and arrangement establishes a **dominant balance** with extensive hard surfacing provided for vehicle access and parking on steep sites. As a consequence of their comprehensive development form and building style, they exhibit a **consistent cohesion** re-enforced by shared access arrangements and common landscape treatments. A few of the developments are relatively recent and several are still under construction, but in combination with older developments across other parts of the unit gives a more **settled maturity** as a whole. Overall the maintenance of these areas results in a **managed condition** with a good standard of material quality and maintenance.

Predominant Features

- Large comprehensively developed sites comprising short runs of terraced two to three storey buildings distributed across steep embankment slopes
- Extensive topographical modification with buildings cut into slopes and the use of retaining walls
- Single steep access ways service large sites and surface car parking with low shrub and groundcover vegetation

Comment

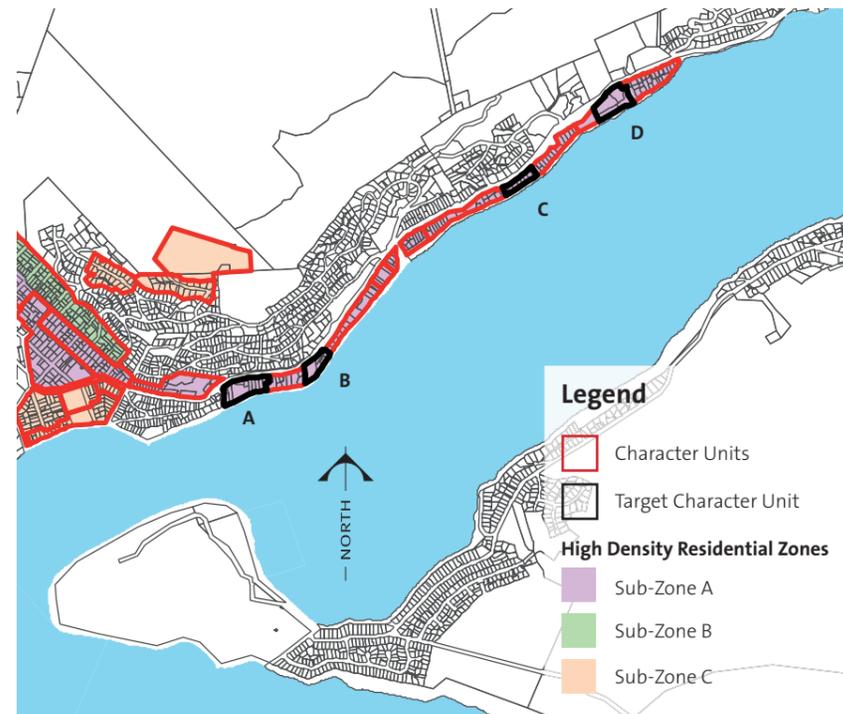
- Developments often established within a wooded setting below Frankton Road and above Frankton Track
- Developments in Q23a & d have been substantially built since the aerial for Frankton Arm was flown and are similar in typology to existing developments shown

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 Photos



Location Map



Representative Photos

Queenstown 24

Summary Description

This character unit is part of a series of character units (Q23-27) that occupy the steeply sloping lakeside embankment between the Frankton Road and Frankton Track. This unit is split across five separate areas of similar character located along the northern edge of Lake Wakatipu's Frankton Arm (Q24A-E) as indicated on the location map.

The unit is characterised by a **vegetated balance** where detached buildings of a **small scale** are disbursed within widely vegetated slopes of woodland and scrub. The pattern of development, where buildings are located high on the embankment with vegetated slopes below, is considered to be of a **consistent cohesion**. There is an **established maturity** with little evidence of recent development and taller vegetation. The unit is in generally **reasonable condition** with evidence of a few buildings constructed of non-permanent materials surrounded by densely vegetated slopes, both of which appear to lack active management.

Predominant Features

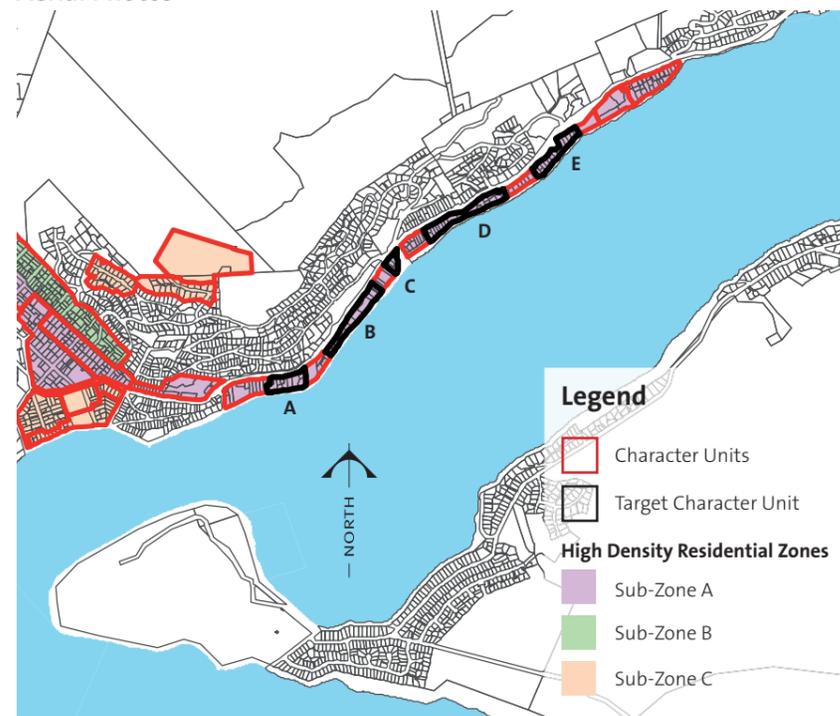
- Extensive tall trees and scrub planting across steep lakeside embankment slopes
- Detached and sometimes isolated one and two storey buildings of crib-like appearance on raised structural (pole) platforms
- Buildings generally located on upper embankment slopes just below Frankton Road connected with narrow slip roads and access drives

Comment

- The vegetative screening of buildings and breaks between more dominant character units provide relief in views along Frankton Road and assist in visually separating Queenstown and Frankton urban areas
- Buildings have a more dominant balance along the road edge of Frankton Road near to Queenstown (Q24a), yet still retain a lower density appearance



Aerial Photos



Location Map



Representative Photos

Urban Characterisation

Scale	intimate	small	moderate	large	substantial
Balance	verdant	vegetated	uniform	dominant	hard-edged
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