

# Queenstown 13

## Summary Description

This character unit is located immediately north of Wakatipu High School (Q09). The steepening wooded slopes of Ben Lomond Scenic Reserve forms its western edge. The northern and eastern boundaries are defined by the rear of business units lining Gorge Road and Industrial Place, with Horne or Bush Creek flowing between them in places.

The unit is characterised as *small scale* with widespread small tree and shrub planting breaking up the built form to create a *vegetated balance*. Variable street patterns, site configurations and topography are heavily moderated by a common building type resulting in a *consistent cohesion*. Although there is relatively recent development around Bowen Street, the retention of a few mature trees and the influence of more established gardens on Sawmill Road give the unit a *settled maturity* with good construction and a level of maintenance resulting in an overall *managed condition*.

## Predominant Features

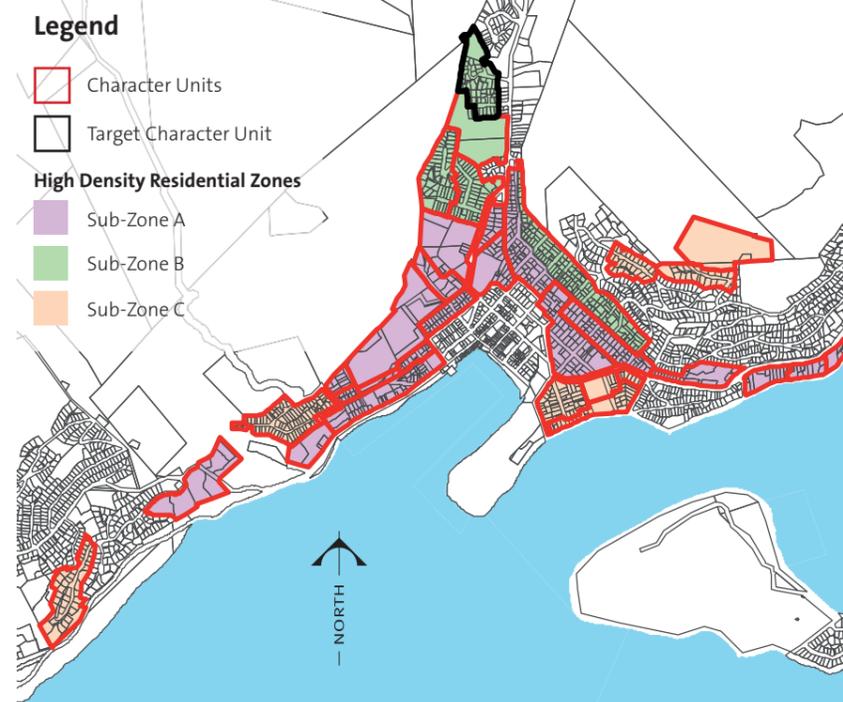
- One and two storey duplex units built on moderate site sizes orientated to a mix of strait and curvilinear cul-de-sac arrangements or right of ways
- Small trees and shrub vegetation set in lawn areas with low level road boundary treatments
- Undulating toe of slope and valley floor topography with minimal use of retaining structures

## Comment

- Contains several undeveloped lots, including a large triangular area of vegetated land to the rear of the business zone and along Horne Creek
- A residential enclave formed by surrounding and predominantly larger scale business, reserve and educational land uses



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 14

## Summary Description

This character unit is located on the north-western corner of the town centre and is mainly covered by the central public open space of the Queenstown Recreation Reserve. Queenstown Primary School (Q09) lies to the west beyond Robins Road with the predominantly residential areas of Q10, Q12 and Q15 surrounding the unit on the remaining south-eastern, northern and eastern boundaries. The Gorge Road arterial route also runs adjacent to the eastern boundary. The central public open space and civic related uses across the broad valley floor identifies this as a distinctly different character unit.

The characterisation identifies this unit to be of a **large scale** comprising extensive open landscape and car parking areas and a cluster of mainly large civic buildings. Concentrations of tall exotic trees along Horne Creek and around the Recreation Reserve are moderated by views across extensive lawn areas and other urban edges provide an overall **vegetated balance**. Disparate building types across the unit are partly unified by the openness of the landscape to give it a **mixed cohesion**. More recent buildings on the south-eastern corner reduce the sense of heritage established by other elements such as the Memorial Hall, mature trees and historic reserve giving the area an **established maturity**. A vacant site on Shotover Street and assorted public car parking areas reduce the overall character unit to a **reasonable condition**, though some parts are of a higher order.

## Predominant Features

- Extensive open playing fields and car parking areas with associated large two to three storey civic buildings on large sites
- Mature exotic tree planting on road boundaries and along Horne Creek
- Flat to undulating valley floor topography surrounded by hilly embankments

## Comment

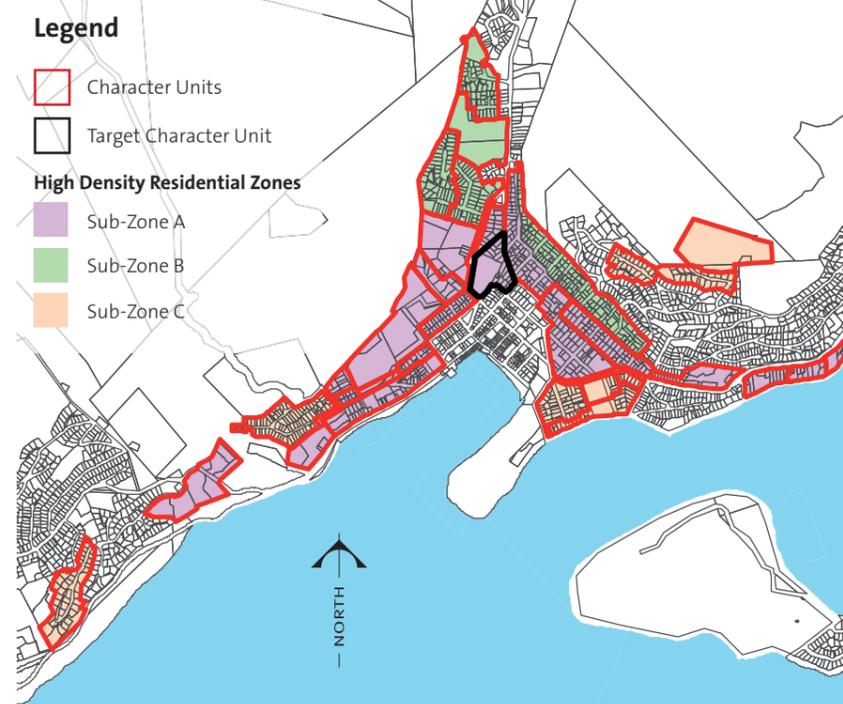
- Low terraces on the edge of the unit create a central sunken 'bowl' effect enclosing the flatter parts of the reserve and adjacent tree-lined Horne Creek corridor
- A cluster of more intensely developed sites, with a mix of non-residential building types, occupies the south-eastern parts of the character unit

## Urban Characterisation

<b>Scale</b>	intimate	small	moderate	large	substantial
<b>Balance</b>	verdant	vegetated	uniform	dominant	hard-edged
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Aerial Photo



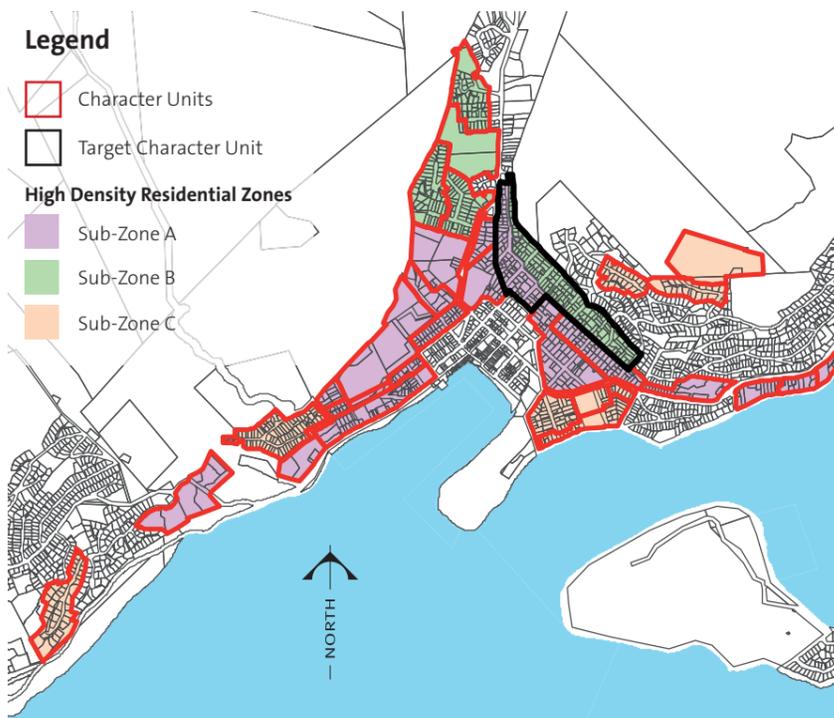
Location Map



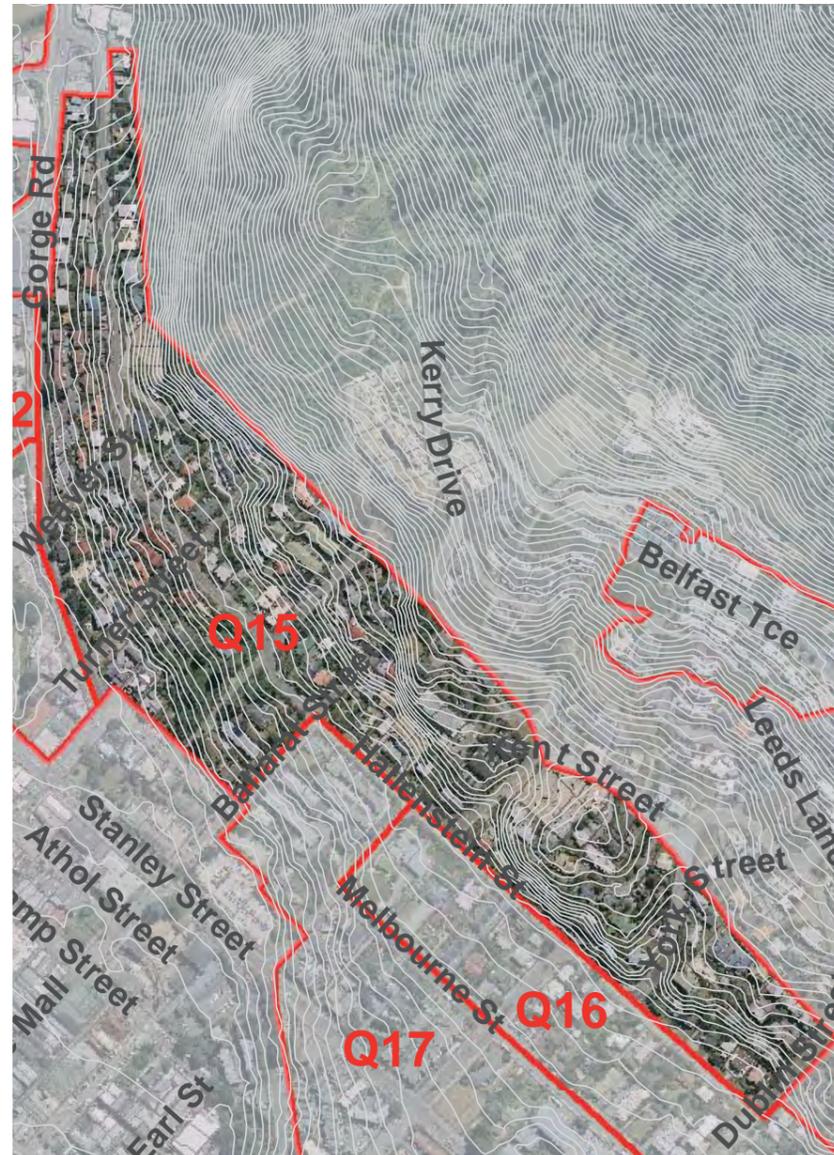
Representative Photos



Representative Photos



Location Map



Aerial Photo

# Queenstown 15

## Summary Description

This character unit is located across the toe slopes of Queenstown Hill at the very outer limits of the original town grid. Approximately half of the north-eastern boundary abuts the Queenstown Hill Recreation Reserve with the remainder adjoining medium to low density residential zones; both situated on the steeper slopes of Queenstown Hill. A small section of northern boundary is defined by the business zone along Gorge Road. Gorge Road and Henry Street run along the valley floor at the base of Queenstown Hill and, together with Q12, Q14 and the town centre, define the western and south-western edges. Q16 occupies an elevated and flatter terrace formation completes the south-western limits of the character unit.

The characterisation identifies the unit as a **moderate scale** representing an overall balance between a range of building sizes from detached buildings to multi-unit developments. The presence of extensive garden planting and small trees substantially moderates the stepped building forms on sloping properties giving a **vegetated balance**. Although united by the similar responses to slope, the variety of built form, style, and age generates a **mixed cohesion**. There is generally a **settled maturity**, despite some extremes of recent development and historic properties within the unit. Properties are generally in a **managed condition** with good quality construction and well kept gardens, though some properties particularly along Gorge Road are of a lower standard.

## Predominant Features

- Detached or duplex buildings positioned on small square lots and formally orientated to the grid pattern
- Buildings cut into hilly slopes with garages and associated access ways occupying lower levels, which either dominate the road boundary set back or run perpendicular with the slope.
- Most steeper parts of sites are used for small tree and shrub planting with limited lawn areas and little boundary fencing

## Comment

- A number of multi-unit developments with repetitive building forms extend across slopes with minimal associated planting, particularly on elevated sites and along Gorge Road
- There are several historic buildings on large, well vegetated sites with mature trees

## Urban Characterisation

<b>Scale</b>	intimate	small	moderate	large	substantial
<b>Balance</b>	verdant	vegetated	uniform	dominant	hard-edged
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