

Queenstown 25

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 currently represented by one large multi-unit development located midway along the northern edge of Lake Wakatipu's Frankton Arm as indicated on the location map.

The characterisation identifies this comprehensive development to be of a **substantial scale** based on the extensive bulk and mass of the building and high site coverage. Its appearance to both Frankton Road and Frankton Track is considered to be of a **hard-edged balance** with little or no softening vegetation and a very prominent built form. As a consequence of its comprehensive development style it exhibits a **strong cohesion**, though this is confined to a single site which is in contrast to the adjacent vegetated slopes. As a recent development involving widespread modification of the topography the unit has a distinctly **young maturity**, which is currently in a **managed condition**, particularly within the formal internal courtyards.

Predominant Features

- A comprehensive multi unit development split over two five storey constructed terraces
- Extensive and highly engineered retention structures allowing the built form to be stepped deeply into the steep embankment slopes accommodating basement car parking
- Road boundary setback dominated by hardstand and vehicle ramps with low shrub and groundcovers used on internal courtyards and along Frankton Track.

Comment

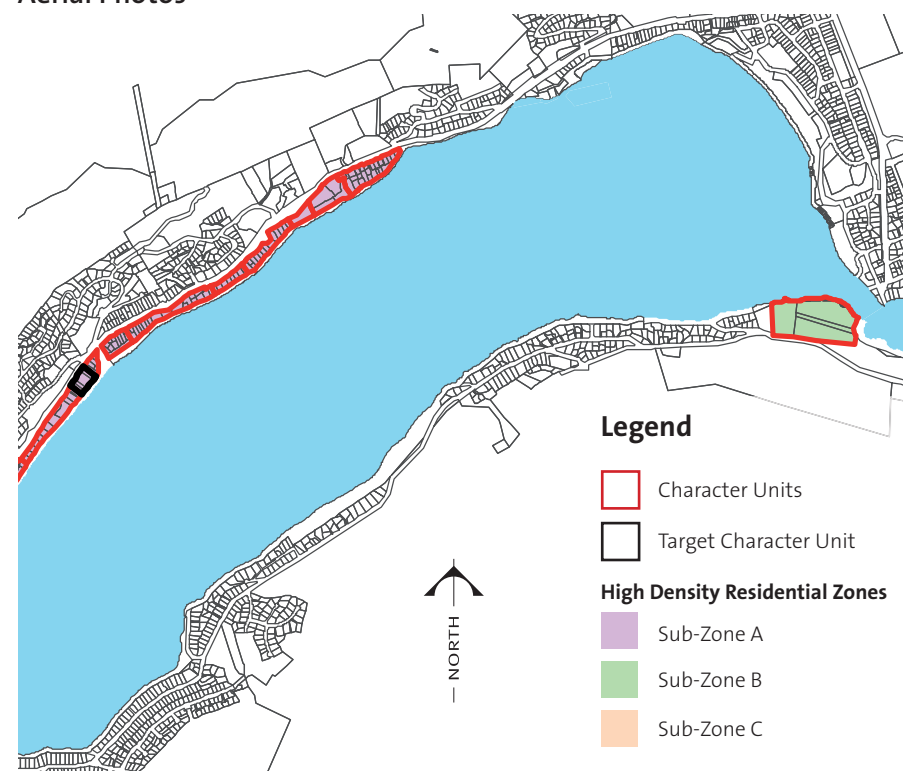
- The development has been substantially built since the aerial for Frankton Arm was flown
- This is currently the only completed development of its type along the lakeside embankment however there are other related developments under construction that could become part of this character unit once works are completed. These are currently characterised in character unit Q27

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 26

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 currently represented by a contiguous area at the very eastern end of the zone, commonly known as Battery Hill. The unit is situated along the northern edge of Lake Wakatipu's Frankton Arm at the point where Frankton Road swings away from a very steep lakeside embankment to accommodate an elevated triangular terrace. Frankton Road joins the Frankton Track to form a larger area of reserve land on the east tip of the unit.

The unit is characterised by built form of a *small scale* comprising of largely single storey detached buildings. The relatively low building coverage allows small (and some larger) trees and shrub planting to establish around property boundaries which is accentuated by the vegetated steeper slopes to give an overall *vegetated balance*. A variety of building style, age, and orientation results in a *mixed cohesion*. The number of older dwellings, age of trees and lack of major earthworks ensures the unit has an *established maturity*, though this is eroded slightly by several recent developments. The appearance of this character unit reflects a *reasonable condition* where material quality and maintenance is modest.

Predominant Features

- Detached one and two storey buildings on gently undulating sites, which then fall away steeply to the lake in the western part of the unit
- A single urban block with widespread infill development on moderately sized lots
- Deep road boundary setbacks with individual or shared accesses and informal boundary treatments of small trees and shrubs planting

Comment

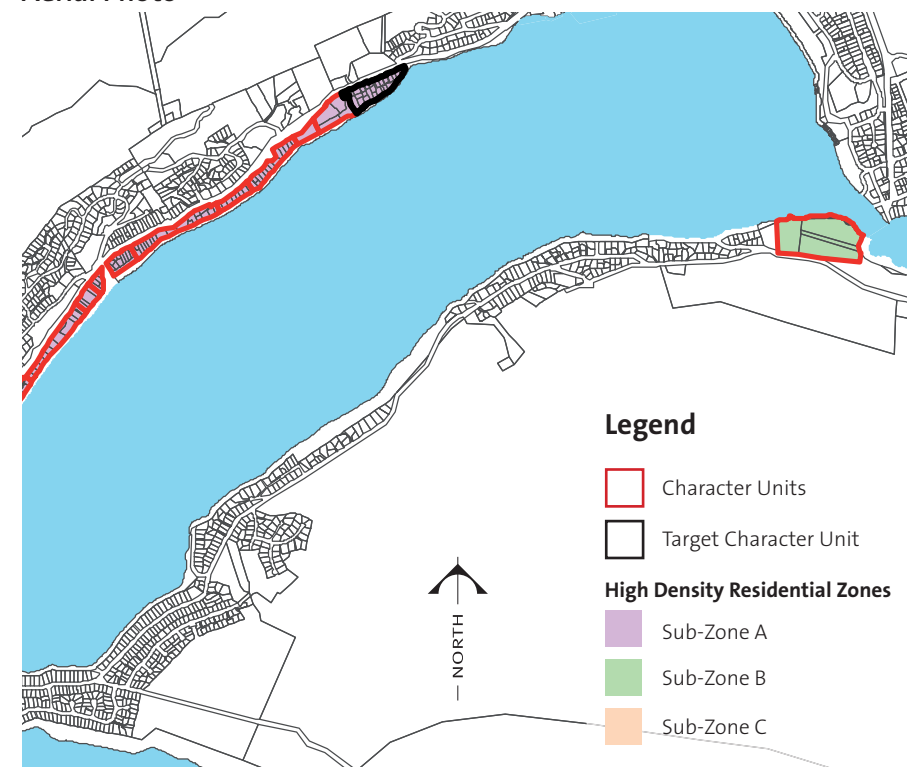
- The scale of development varies slightly from smaller scale adjacent to the road to a larger scale over viewing the lake
- The steep lakeside embankment is predominantly wooded with rear lot development occurring on its shoulder edge

Urban Characterisation

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Aerial Photo



Location Map



Representative Photos

Queenstown 27

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. The former Kawarau Falls Holiday Camp site is also included, which is situated under Peninsular Road on the southern side of Wakatipu's Frankton Arm. This unit is split across three separate areas all in a similar state of site construction (Q25A-E) as indicated on the location map. Although all three sites are different in detail and the extent of clearance and bench works, they share similar transitional characteristics associated with pending development. They are identified as a separate character unit so that the eventual characters of proposals are not pre-judged.

The unit is characterised as **large scale** landscape and **dominant balance** as a consequence of open and substantially cleared sites and the physical extent of earthworks and retention structures. Although in different stages of development, the similarity of appearance provides a **consistent cohesion** with an **undeveloped maturity**. The temporary and untidy nature of construction works is considered to be in a **poor condition**.

Predominant Features

- Extensive earthworks comprising steep access ramps, benched platforms and large engineered retention structures cut into steep lakeside embankments.
- Sites largely cleared of vegetation with only large mature trees and lake edge planting retained.
- Whilst many of the new buildings are almost complete in Unit 27A, construction is not as advanced on the others, except for earthworks, retaining structures, small scale temporary accommodation, and security boundary fencing

Comment

- Original topographical landforms and vegetation patterns largely unrecognisable.
- The majority of future developments are likely to accommodate comprehensive multi-unit developments, similar in character to Q25.

Urban Characterisation

| | | | | | |
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under construction



recent Google aerial image

Aerial Photos



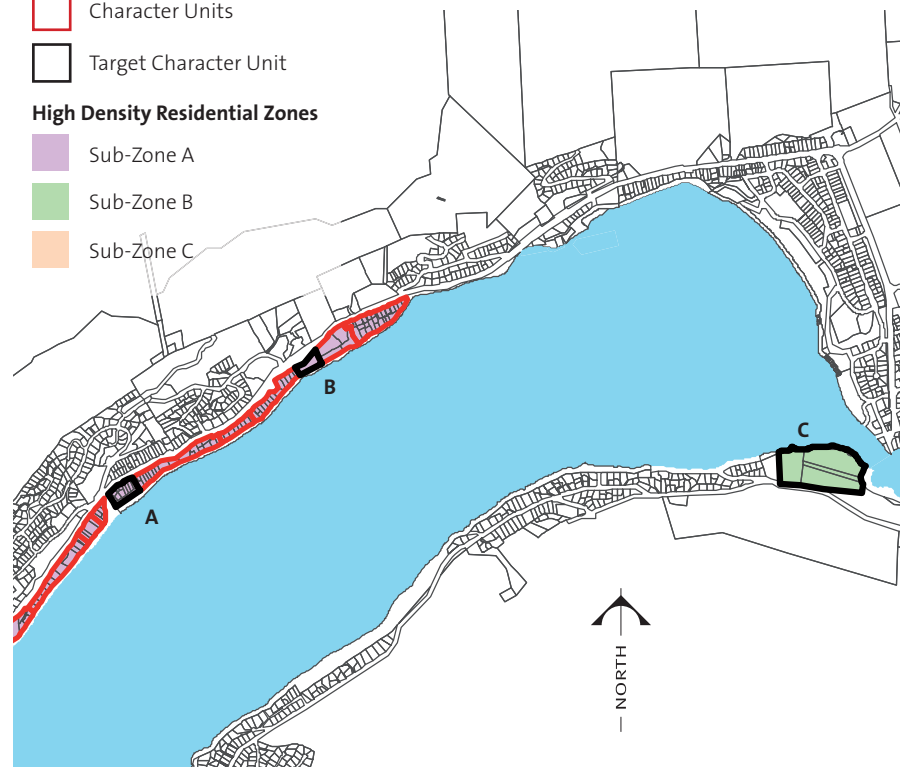
under construction



Representative Photos

Legend

- Character Units (red outline)
- Target Character Unit (black outline)
- High Density Residential Zones:
 - Sub-Zone A (purple)
 - Sub-Zone B (green)
 - Sub-Zone C (orange)



Location Map