

Urban Characterisation Summary

The Urban Characterisation tables on the following pages provide the best indication of where areas of older character remain relatively intact. A basic assumption of the appraisal is that older character units typically follow the left hand side of the Urban Characterisation table. The Scale, Balance and Maturity criteria generally represent smaller buildings on larger, more vegetated sites with a greater sense of maturity. The Cohesion criteria on the left hand side of the table are also valuable indicators of where current development activity less extensive or more sympathetic with the existing character of the area.

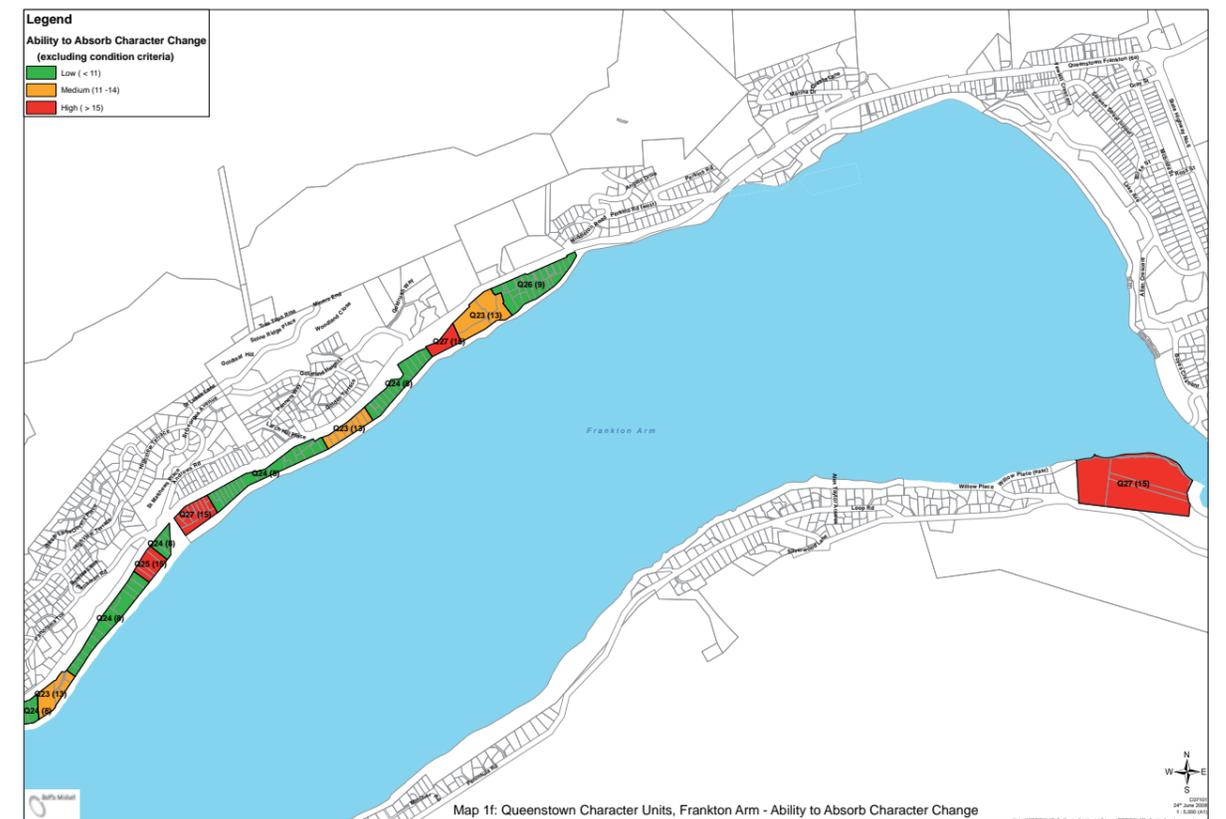
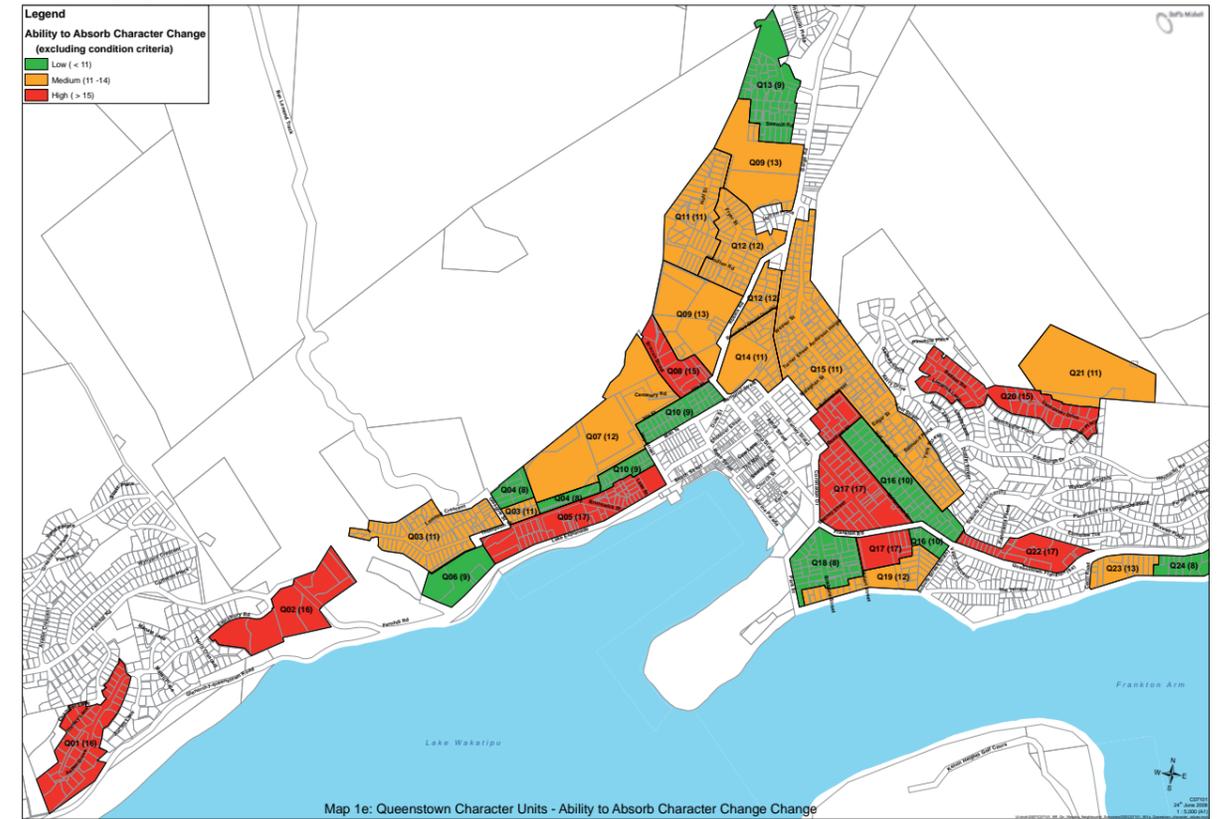
Scale, Balance and Maturity criteria on the right hand side of the table tend to represent larger, more recent development. Although the other criteria (i.e. Cohesion and Condition) are more widely spread, these are the criteria that older character areas tend to be particularly sensitive to when experiencing change.

Condition, the final criteria, is less important as an indicator of sensitivity. It is the most readily changed of the five criteria, as properties can be easily improved with additional maintenance or relatively small material investment. This criteria has been left out of the summary mapping exercise for this reason.

The Ability to Absorb Character Change maps (opposite) divide the Character Units into three categories - Low, Medium and High. Those character units in the Low category are most likely to be the older residential areas that are more sensitive to character change. Those in Medium to High categories are more likely to be in a state of transition or have already developed larger, more urban characteristics.

To categorise each character unit, the descriptive words accompanying the four criteria have been given a value 1-5, from left to right, and then totalled at the bottom of each table. The total score range for all tables is then split evenly across each of the three categories and character units within that range coloured accordingly.

It is important to note that character is one factor under consideration in the HDR zone review and these maps need to be compared against other criteria before an overall judgement can be made on appropriate areas for change.



Queenstown 01

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

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

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 04

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 05

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 06

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
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Queenstown 07

Urban Characterisation

Scale	intimate	small	moderate	large	substantial
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Queenstown 08

Urban Characterisation

Scale	intimate	small	moderate	large	substantial
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Queenstown 09

Urban Characterisation

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Queenstown 10

Urban Characterisation

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Queenstown 11

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Queenstown 12

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Queenstown 13

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Queenstown 14

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Queenstown 15

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Queenstown 16

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Queenstown 17

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Queenstown 18

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Queenstown 19

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Queenstown 22

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Queenstown 23

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Queenstown 26

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