

Queenstown and Wanaka High Density Residential Zones Review

Appendix A Characterisation Criteria Definitions





Intimate



Small



Moderate



Large



Substantial

Scale

The perceived relationship between the size of buildings and their surroundings, particularly in relation to the size of a person. It is influenced by the height, mass and bulk of development and can be influenced by the presence or absence of other elements, particularly vegetation or topographical features. In character units where there are few or no buildings present (i.e. recreation reserves) or areas under development (i.e. new subdivisions), scale is derived from the perceived spatial enclosure of the surrounding urban or rural landscape setting. In these instances, the selected grade is followed by the term 'landscape'.

Description	Definition
Intimate	compact single storey built form with a narrow frontage or shallow depth
Small	detached one to two storey buildings with a broad profile a single orientation
Moderate	large detached buildings or small duplex developments of one to two storeys
Large	two to three storey multi-unit developments of broad frontage and deep profile
Substantial	multi-storey buildings with long continuous frontages or interlinked building forms



Verdant



Vegetated



Uniform



Dominant



Hard-edged

Balance

Establishes the visual relationship between buildings and vegetation. It identifies the relative visual dominance of hard and soft elements and is an indicator of development coverage within a character unit. It is also influenced by a range of other factors including slope, building set backs and general visibility from the public edge.

Description	Definition
Verdant	densely vegetated, green setting with little or no visual evidence of built form
Vegetated	buildings substantially screened by taller vegetation
Uniform	similar relationship between size of buildings and vegetation
Dominant	built form clearly visible but softened by small or intermittent vegetation
Hard-edged	uninterrupted built form with low or isolated vegetation coverage

Cohesion

The extent to which common physical patterns are evident across developments and a sense of unity exists within the character unit. The visual cohesion may be disrupted by isolated or uncharacteristic development forms. A high degree of variation or extremes between development patterns may reflect an area in transition from one to the next.



Strong



Consistent



Mixed



Fragmented



Weak

Description	Definition
Strong	high degree of recurring or repetitious development and landscape pattern
Consistent	clearly recognisable development pattern with isolated variations
Mixed	sporadic variations or presence of two recognisable development patterns
Fragmented	considerable variation with a range of development patterns or undeveloped sites
Weak	few common patterns and a reliance on strong edges to define character unit

Maturity

The extent to which original or older development patterns remain intact and are perceived to have evolved sensitively over time or have 'bedded-in'. It is a reflection of the richness built up within the character unit, either as overall development patterns or through particular physical elements, such as property boundaries, buildings and vegetation. It also considers the way subsequent development has respected this.



Historic



Established



Settled



Young



Undeveloped

Description	Definition
Historic	high degree of older patterns with a gradual softening and diversification with age
Established	prevalent older patterns or features with some complementary redevelopment
Settled	mix of development periods with scattered older features and some softening with age
Young	recent development widespread with little evidence of aging and few older features
Undeveloped	development recently completed or still underconstruction which is visually raw



Manicured



Managed



Fair



Poor



Neglect

Condition

Identifies the material quality and visual state of repair of the character area. This includes the perceived quality of materials used and consideration of how these have worn over time. It is also influenced by ongoing management and maintenance of buildings and landscape features and the care and consideration over the appearance of the character unit. The condition could be closely related to of the type of activity, property tenure and length of occupation.

Description	Definition
Manicured	high quality materials and evidence of regular and proactive management
Managed	materials in a good state of repair and developments well maintained
Reasonable	materials in a reasonable state of repair with some inconsistent maintenance
Poor	noticeable material wear over time with minimal maintenance and some damage
Neglect	demolished or derelict buildings with scruffy, unkempt grounds