

**BEFORE THE CENTRAL OTAGO DISTRICT COUNCIL**

**IN THE MATTER**

Plan Change 19 to the Operative  
Central Otago District Plan

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**STATEMENT OF EVIDENCE OF BRIDGET MARY GILBERT ON  
BEHALF OF  
PISA VILLAGE DEVELOPMENT LIMITED & PISA MOORINGS  
VINEYARD LIMITED (#146)**

**LANDSCAPE**

**16 May 2023**

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**ATTACHMENTS:**

**Appendix A:** Graphic Attachment to the Evidence of B Gilbert

## 1. EXECUTIVE SUMMARY<sup>1</sup>

1.1 Relying on the reasoning set out in my evidence, it is my opinion that the proposed rezoning of four sites (collectively, **the site**) with a combined area of 24.3ha located adjacent to the existing Pisa Moorings residential suburban township, to 16.8ha Low Density Residential zoning, 7.6ha Medium Density Residential zoning and within this 7.6ha area, a local retail/convenience commercial zoning of 1.7ha is appropriate from a landscape perspective, subject to the incorporation of the following location specific controls:

- (a) The integration of a **highway landscape buffer** along the highway frontage that serves to ground, filter and frame views of any new built development on the site in the outlook from the highway, while maintaining long range views to the Dunstan Mountains. This buffer should comprise earth mounding with a mix of locally appropriate, eco sourced native tree and shrub planting to form a green edge. Any fencing required in the buffer should comprise visually permeable black fencing, so that it is effectively 'lost' in the planting in views from the road. The highway landscape buffer could also be integrated with/have a dual role of providing road noise attenuation from the state highway for future dwellings within the site.
- (b) The requirement for **building roofs to have a maximum LRV of 30%**. This will ensure that the new built development is not prominent in views from elevated roads, tracks and rural/rural living dwellings to the northwest.
- (c) The integration of a **boundary landscape buffer** along the northern edge of the site to form an appreciable evergreen screen to the adjacent quarry. This buffer should comprise a minimum 3.0m width band of locally appropriate, eco sourced native trees and shrubs.
- (d) The incorporation of a **terrace interface strategy** along the eastern edge of the site that avoids the impression of new built development dominating or overlooking the existing development on the lower

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<sup>1</sup> My executive summary can be also taken as the optional summary statement which may accompany briefs of evidence as directed in Minutes 1 and 3 by the Hearings Panel.

terrace (while enabling framed and filtered longer range eastern views from the dwelling to Lake Dunstan etc). This interface strategy should include: a requirement for buildings to be set back a minimum of 5m from the upper terrace edge; a 1.0m width band of locally appropriate native trees and shrubs; and a requirement for all fencing along the upper edge of the terrace to comprise visually permeable black fencing to a maximum height of 1.2m set into the planting.

- 1.2 All of the above matters/measures can be implemented through their identification on the proposed Pisa Moorings Structure Plan, attached to Mr Barr's evidence, with a brief description in the legend as suggested by the S42A Report, alternatively these matters can also readily be expressed through a policy as originally recommended in the Submission document.
- 1.3 I note that the s42A Report does not raise any issues with respect to the landscape related effects of the proposed rezoning, other than to query the **proposed Light Reflectance Value control proposed for roofs**. The author observes that such a control is not applied to other (existing) areas within Pisa Moorings.
- 1.4 While I consider that this control would be beneficial in minimising the visual prominence of new built development in views from the rural and rural living properties on elevated land to the northwest, I appreciate that such a control does not apply to the existing residential development at Pisa Moorings suggesting that 'light' and prominent roof colours are likely to form part of the existing outlook for these audiences.
- 1.5 While I remain supportive of the proposed roof LRV control for new development, I do not consider that the appropriateness of the proposed rezoning turns on this issue in terms of landscape effects.
- 1.6 While primarily a planning matter, I also note that the s42A Report queries the **appropriateness of the proposed Medium Density Residential Zone (MRZ)** in the proposed Structure Plan and related provisions.
- 1.7 From a landscape perspective, I consider that the location and configuration of the proposed MRZ centrally within the rezoned land will

ensure that it does not detract from the character of the established residential neighbourhood at Pisa Moorings.

- 1.8** I also consider that configuring higher density residential around a commercial precinct is consistent with landscape (urban) design best practice, as it promotes connectivity and the establishment of a legible heart to a residential neighbourhood.

## 2. INTRODUCTION

- 2.1 My full name is Bridget Mary Gilbert. I am a Landscape Architect and Director of Bridget Gilbert Landscape Architecture Ltd, Auckland.
- 2.2 I have been engaged by Pisa Village Development Limited and Pisa Moorings Vineyard Limited to provide landscape advice and evidence in relation to their rezoning submission for their land at Pisa Moorings under Plan Change 19 (**PC19**) to the operative Central Otago District Plan (**District Plan**).
- 2.3 I hold the qualifications of Bachelor of Horticulture from Massey University and a postgraduate Diploma in Landscape Architecture from Lincoln College. I am an associate of the Landscape Institute (UK) and a registered member of the New Zealand Institute of Landscape Architects. I am currently a panel member of the Auckland Urban Design Panel (chair endorsement) and an Independent Hearing Commissioner for Auckland Council.
- 2.4 I have practised as a Landscape Architect for almost thirty years in both New Zealand and England. Upon my return to New Zealand, I worked with Boffa Miskell Ltd in their Auckland office for seven years. I have been operating my own practice for the last seventeen years based in Auckland.
- 2.5 During the course of my career I have been involved in a wide range of work in expert landscape evaluation, assessment and advice throughout New Zealand including:
- (a) landscape assessment in relation to regional and district plan policy;
  - (b) preparation of structure plans for rural and coastal plan changes and developments;
  - (c) conceptual design and landscape assessment of infrastructure, rural, coastal, and urban development; and
  - (d) detailed design and implementation supervision of infrastructure, rural, coastal, and urban projects.

**2.6** Over the last five years, I have assisted Queenstown Lakes District Council with landscape advice in relation to their Plan Review process. Specifically this has related to RMA s6(b) matters (ie ONF/Ls), RMA s7(c) matters (ie 'amenity landscapes') as well as location specific rezoning requests and advice with respect to landscape related policy. This has included numerous site visits to the Queenstown Lakes District and 'neighbouring' areas (including Cromwell environs), to inform my understanding of the landscape context and broader landscape values of this part of the South Island.

**2.7** More specifically, I visited the site and local area in July 2022.

### **Code of Conduct**

**2.8** I confirm I have read the Code of Conduct for Expert Witnesses contained in the Environment Court Practice Note 2023 and that I agree to comply with it. I confirm that I have considered all the material facts that I am aware of that might alter or detract from the opinions that I express, and that this evidence is within my area of expertise, except where I state that I am relying on the evidence of another person.

### **Summary of relief sought relevant to this evidence**

**2.9** It is proposed to rezone four sites (collectively, **the site**) with a combined area of 24.3ha located adjacent to the existing Pisa Moorings residential suburban township, to 16.8ha Low Density Residential zoning, 7.6ha Medium Density Residential zoning and within this 7.6ha area, a local retail/convenience commercial zoning of 1.7ha.

**2.10** The location and extent of the site is depicted in **Figures 1 and 2** below (refer **Appendix A** for full scale versions of these graphics).



**Figure 1: Site Location and Context.** (SH6 along western boundary; existing Pisa Moorings urban area to the east and south; Parkburn Quarry to the north.)



**Figure 2: Site Context** (LINZ Topographic Map base).



### 3. SCOPE OF EVIDENCE

3.1 My evidence addresses the following matters:

- (a) A description of the landscape character and visual amenity attributes and values associated with the site and local area.
- (b) Discussion of the potential landscape related issues associated with the proposed rezoning of the site.
- (c) Identification of a series of location specific provisions that are required to address the potential landscape related issues identified above.
- (d) Analysis of the landscape effects of the proposed rezoning.
- (e) Discussion of landscape related matters raised in the s42A Report.

3.2 I attach the following appendices to my evidence:

- (a) **Appendix A:** Graphic Attachment to Evidence of B Gilbert.

3.3 The key documents I have used, or referred to, in forming my view while preparing my evidence are:

- (a) The PC 19 documentation including the Stage Two RMA s42A Report prepared by Ms Liz White;
- (b) The Cromwell Spatial Plan, May 2019.
- (c) The Pisa District Community Plan, August 2009.
- (d) The Medium Density Design Guide (Consultation Draft) prepared by Boffa Miskell (July 2022) which are available as part of the PC19 documentation.
- (e) The consented Landscape Plans for the Wooing Tree Estate and the Cromwell Summerset Retirement Village, which are instructive in relation to the way that urban development on the site might appropriately address the State Highway 6 frontage.

- (f) The submission documents lodged on behalf of Pisa Village Development Limited and Pisa Moorings Vineyard Limited, including the Acoustic Assessment (which has implications with respect to the interface of urban development with the state highway).
- (g) Planning evidence of Craig Barr<sup>2</sup> prepared on behalf of Pisa Village Development Limited and Pisa Moorings Vineyard Limited for the PC 19 Stage One Hearing.

**3.4** The fact that I do not specifically refer to or address an aspect of the s42A Report that is relevant to landscape effects does not mean that I have not considered it, or the subject matter of that report, in forming my opinion regarding the landscape appropriateness of the rezoning relief sought.

**3.5** For completeness, the **key landscape ‘test’** that underpins my evaluation of landscape related effects is whether the proposed rezoning is appropriate from a landscape effects perspective.

**3.6** In terms of **landscape assessment methodology**, I confirm that the methodology that underpins this evidence is consistent with *Te Tangi a te Manu* (Aotearoa New Zealand, Landscape Assessment Guidelines, Tuia Pita Ora New Zealand Institute of Landscape Architects, July 2022).

#### **4. LANDSCAPE CHARACTER AND VISUAL AMENITY OF THE SITE AND LOCAL AREA**

**4.1** The key landscape and visual amenity characteristics and values of the site and local area are summarised as follows.

**4.2** With respect to **landform patterning**, the site is located within the distinctive patterning of relatively flat glacial and fluvial terrace landforms, along the western side of Lake Dunstan. Localised hollows across the site are testament to previous flooding and farming/horticultural activities,

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<sup>2</sup> Evidence of Craig Alan Barr Stage 1 PC 19 text. 11 April 2023.

however the broadly planar arrangement of the terrace landform pattern is strongly legible.

- 4.3 Along the eastern side of the site, is a steep embankment that drops some 5 to 10m to a 'lower' terrace where the established settlement of Pisa Moorings is located.
- 4.4 The schist mountain slopes of the Pisa Range enclose the valley to the west. The Pisa/Criffel Range comprises the westernmost and highest element of the characteristic 'basin and range' fault block landscape that stretches across Central Otago. The parallel schist ranges of this sequence are characterised by broad planar crests and frequent tors.
- 4.5 To the southwest, framing the southside of the Five Mile Creek valley (and Clark Road, refer Figure 2), is the distinctive elevated and flat-topped glacial terrace known as the Sugar Loaf.
- 4.6 **Hydrological features** include Lake Dunstan, a manmade lake and reservoir formed on the Clutha River as a result of construction of the Clyde Dam. Lake Dunstan also provides irrigation for nearby horticultural and viticultural developments and is a major recreational asset with facilities for boating, water-skiing, fishing, parapenting and rowing.
- 4.7 A series of steeply incised stream valleys drain the east faces of the Pisa Range, to cross the terrace (often as a far shallower and more meandering feature), eventually discharging to the lake. One such stream, Five Mile Creek, passes across the southern limit of the site, taking the form of an overland flow path/flood prone area, rather than a permanent channel where it coincides with the site (refer Appendix A: Indicative Landscape Concept Plan (page 12), for the location of the flood-prone area).
- 4.8 Towards the northern end of the site is a small stormwater pond associated the Central Pac facility (described shortly).
- 4.9 The **soils** of the site are characterised by till and outwash gravels.
- 4.10 **Vegetation features** include a cherry orchard throughout the northern portion of the site (with an artificial shelterbelt), grapevines throughout the central area, shelterbelts and scattered exotic trees and shrubs in places

and exotic pasture grasses. Overall the site has little to no native vegetation evident.

- 4.11** A similar vegetative character prevails around the site, with a vineyard on the opposite side of the highway adjacent the northern portion of the site, a mulberry orchard opposite (roughly) the central part of the property and low intensity pastoral farming opposite the southern portion of the site.
- 4.12** This mosaic of horticultural, viticultural and pastoral land uses with roadside shelterbelt plantings in places, characterises the majority of the rural land to the north of the site.
- 4.13** Further to the south, the very close proximity of the established Pisa Mooring settlement to the eastern side of highway means that where evident, roadside plantings comprise a scattered and highly variable mix of amenity trees, hedging and shrub species.
- 4.14** Within the existing Pisa Moorings settlement, there is a wide-ranging approach to street tree planting and garden planting with no particular style or character dominating.
- 4.15** There are no known **Cultural features and values** associated with the area.
- 4.16** There are no **historic features** identified in the CODP on the site or within the immediate area.
- 4.17** There are no **Outstanding Natural Landscape, Outstanding Natural Feature, Significant Natural Value or Significant Amenity Landscape overlays** applying to the site under the CODP. All of the identified landscape overlay areas shown in **Appendix A Figure 4: Central Otago District Plan 'Landscape' Overlays** apply to elevated land that is, for the most part located at a considerable distance from the site (i.e. Pisa Range, Dunstan Mountains and terraces on the eastern side of Lake Dunstan: ONL; Sugar Loaf southeast and north escarpments: ONF; Sugar Loaf 'top': Significant Amenity Landscape). This is important as it means that development change on the site will not influence the characteristics and values of these high value areas of the District. It is acknowledged that the site is proximate to the steep ONF slopes of Sugar Loaf. However, the

established Pisa Moorings settlement to the south of the site, is closer still and has not detracted from the values associated with the ONF.

- 4.18** The **Esplanade Provision overlay** signals the importance of public access to the lake edge. The existing continuous lake margin reserve network at Pisa Moorings aligns well with this broader landscape strategy. (Refer **Appendix A Figure 4.**)
- 4.19** With respect to **settlement patterning**, Pisa Moorings comprises a mix of permanent and holiday homes on lots ranging in size from around 600m<sup>2</sup> to 1,000m<sup>2</sup>. The western edge of the settlement is generally aligned along an embankment (approximately 5 to 10m high), with a mix of single and two storey dwellings generally located at the toe or lower level of the slope. While many of the dwellings would appear to be sited and designed to optimise the highly attractive eastern views (away from the site), it would also appear that outdoor living areas are oriented north westwards towards the site (presumably to optimise the northern aspect). The eastern site boundary roughly follows the upper edge of this embankment. (Refer **Appendix A Figure 1.**)
- 4.20** To date, urban residential development at Pisa Moorings is generally dominated by single storey dwellings. An area of high density, two storey development is configured around the marina, along with a small commercial node. A continuous open space network has been established along the lake edge and short 'inlets', with a more fragmented open space network throughout the balance of the urban area. A quite varied approach to urban development elements such as footpaths, stormwater management, lighting, fencing and the like is evident throughout the settlement. (Refer **Appendix A Photographs 8 to 11.**)
- 4.21** As alluded to above, the established settlement abuts the highway south of the site. Here, some private landowners appear to have adopted a range of measures to screen views to the highway and/or mitigate road noise. A variety of planting and fencing styles are evident, with some properties incorporating (localised) earth mounding along their highway frontage. Overall, there is an impression of a reasonably chaotic and

'exposed' interface between the settlement and highway. (Refer **Appendix A Photographs 6 and 7.**)

- 4.22** There are a mix of working rural, horticultural, viticultural and rural living properties on the terraces and lower slopes to the northwest of the site. (Refer **Appendix A Photographs 3, 4 and 5.**) Dwellings tend to be reasonably well integrated by amenity plantings and/or set well back from the highway. Rural sheds tend to be positioned closer to the highway and take on a more 'exposed' appearance. A network of low key rural (and largely dead end) roads provide access to these properties and the network of walking tracks winding across the Pisa Range.
- 4.23** Parkburn Quarry (approximately 120ha property) is located immediately to the north of the site where sand and roading gravels are extracted (Quarry location is shown on **Appendix A Figure 5**). Earth bunding and evergreen tree plantings screen the quarry from the highway and site. More recently, a private plan change (PC 21) has been lodged that seeks the rezoning of quarry land to urban landuses.
- 4.24** Within the site itself is a Central Pac cherry packhouse facility and orchard management business.
- 4.25** Looking further afield, the 'settlements' of both Lowburn and Cromwell 'front' the highway with a range of treatments evident. In general, the more successful settlement/highway interfaces (from a landscape perspective), are characterised by a comprehensive and cohesive landscape strategy that combines a mix of earth-mounding and native tree and shrub planting along with visual permeable fencing. An example of such a treatment is evident in the recently developed Summerset Retirement Village to the southwest of the entrance to Cromwell from the highway (Refer **Appendix A Photograph 12.**)
- 4.26** Important **views within the study area** relate to:
- (a) **Views from SH6 adjacent the southern and central parts of the site**, eastwards over the grapevines and rough land (at the southern end of the site) to the Dunstan Mountains (noting that for the stretch of highway adjacent the site, there are no views of the lake itself). In these views, the majority of existing residential development at

Pisa Moorings is screened by intervening landform or vegetation. However this is not the case slightly further to the south on the highway where the existing settlement is clearly visible. It should also be note that for the stretch of highway adjacent the cherry orchard/northern end, an artificial shelterbelt obstructs long range eastern views. (Refer **Appendix A Photographs 1, 2, 4 and 5.**)

- (b) **Views from the local road network in Pisa Moorings abutting the southern part of the site.** In these views, the site reads as a left-over piece of land sandwiched between the existing settlement and highway.
- (c) **Views from the roads, tracks and rural / rural living dwellings to the northwest of the site.** From this orientation it is expected that where the site is visible, it reads as a wedge of rural between the highway and settlement set within a vast high value landscape setting. The diminishing influence of distance combined with the scale of the site within the broader panoramic outlook means that it is likely to play a reasonably limited role in shaping the visual amenity values for these audiences.

**4.27 Landscape change** occurring in local area relates to the ongoing residential dwelling construction within Pisa Moorings (particularly around the Pisa Moorings Road, Wakefield Lane, Begg Lane, and southern Stratford Drive area) and, potentially, the proposed plan change for the Parkburn Quarry land.

## **5. POTENTIAL LANDSCAPE RELATED ISSUES ASSOCIATED WITH REZONING THE SITE**

- 5.1** Drawing from the preceding analysis of the landscape character and visual amenity characteristics of the site and local area, for the rezoning of the site to be acceptable from a landscape perspective, it needs to:
  - (a) Manage the outlook from the highway and low lying rural and rural living dwellings to the northwest, so that views of new built form are filtered or screened by an attractive and cohesive native planting

character, while retaining long range views to the Dunstan Mountains.

- (b) Ensure new built development is not prominent in views from roads, tracks, and rural / rural living dwellings throughout elevated areas to the northwest.
- (c) Screen the adjacent quarry from the site (acknowledging that the character of the neighbouring land may change over time if proposed Plan Change 21 is successful).
- (d) Ensure new development does not overlook or encroach on the sense of privacy enjoyed by existing residential properties along the eastern edge of the site.

## 6. LANDSCAPE EFFECTS OF THE PROPOSED REZONING

6.1 Drawing from my analysis of potential landscape related effects associated with proposed rezoning, the following locations specific provisions are proposed:

- (a) The integration of a **highway landscape buffer** along the highway frontage that serves to ground, filter and frame views of any new built development on the site in the outlook from the highway, while maintaining long range views to the Dunstan Mountains. This buffer should comprise earth mounding with a mix of locally appropriate, eco sourced native tree and shrub planting to form a green edge. Any fencing required in the buffer should comprise visually permeable black fencing, so that it is effectively 'lost' in the planting in views from the road. The highway landscape buffer could also be integrated with/have a dual role of providing road noise attenuation from the state highway for future dwellings within the site.
- (b) The requirement for **building roofs to have a maximum LRV of 30%**. This will ensure that the new built development is not prominent in views from elevated roads, tracks and rural/rural living dwellings to the northwest.



- (c) The integration of a **boundary landscape buffer** along the northern edge of the site to form an appreciable evergreen screen to the adjacent quarry. This buffer should comprise a minimum 3.0m width band of locally appropriate, eco sourced native trees and shrubs.
- (d) The incorporation of a **terrace interface strategy** along the eastern edge of the site that avoids the impression of new built development dominating or overlooking the existing development on the lower terrace (while enabling framed and filtered longer range eastern views from the dwelling to Lake Dunstan etc). This interface strategy should include: a requirement for buildings to be set back a minimum of 5m from the upper terrace edge; a 1.0m width band of locally appropriate native trees and shrubs; and a requirement for all fencing along the upper edge of the terrace to comprise visually permeable black fencing to a maximum height of 1.2m set into the planting.

**6.2** All of the above matters/measures can be implemented through their identification on the proposed Pisa Moorings Structure Plan, attached to Mr Barr's evidence, with a brief description in the legend as suggested by the S42A Report, alternatively these matters can also readily be expressed through a policy as originally recommended in the Submission document.

**6.3** I have 'tested' how these landscape buffer and interface tools might work using an **Indicative Concept Plan** and **Indicative Sketch Sections** as shown in **Appendix A, pages 12 to 15**.

**6.4** These various graphics illustrate how the site might be developed in a manner that integrates the recommended landscape planning tools (and other more 'traditional' urban development strategies such as a cohesive footpath network and street tree planting strategy).

**6.5** This testing process provides confidence that the recommended landscape planning tools can be integrated into a development layout that reflects the proposed zoning (including the zoning typologies promoted by the Council in Plan Change 19), while accommodating the physical constraints of the site and its immediate surrounds (e.g. levels, nearby

residential dwellings, flood prone area, reserve network links, views from the highway and surrounds etc).

- 6.6** Assuming the landscape planning tools described above are integrated into the proposed provisions, I consider that the proposed rezoning will sit comfortably into the Pisa Moorings setting and is appropriate from a landscape perspective.

## **7. S42A REPORT**

- 7.1** The s42A Report does not raise any specific issues with respect to the landscape related effects of the proposed rezoning, other than to query the **proposed Light Reflectance Value (LRV) control proposed for roofs**. The author observes that such a control is not applied to other (existing) areas within Pisa Moorings.
- 7.2** While I consider that this control would be beneficial in minimising the visual prominence of new built development in views from the rural and rural living properties on elevated land to the northwest, I appreciate that such a control does not apply to the existing residential development at Pisa Moorings suggesting that 'light' and prominent roof colours are likely to form part of the existing outlook for these audiences.
- 7.3** While I remain supportive of the proposed roof LRV control for new development, I do not consider that the appropriateness of the proposed rezoning turns on this issue in terms of landscape effects.
- 7.4** The S42A report suggests that some of the landscape related location specific outcomes which have expressed through a policy in the submission document, can instead be included as part of the structure plan, such as in the legend. I do not have any concerns with this approach.
- 7.5** While primarily a planning matter, I also note that the s42A Report queries the appropriateness of the **proposed Medium Density Residential Zone (MRZ)** in the proposed Structure Plan and related provisions.
- 7.6** From a landscape perspective, I consider that the location and configuration of the proposed MRZ centrally within the rezoned land will

ensure that it does not detract from the character of the established residential neighbourhood at Pisa Moorings.

- 7.7** I also consider that configuring higher density residential around a commercial precinct is consistent with landscape (urban) design best practice, as it promotes connectivity and the establishment of a legible heart to a neighbourhood.



Bridget Gilbert

16 May 2023

Central Otago District Council Plan Change 19 PISA MOORINGS REZONING

**Appendix A Graphic Attachment to Evidence of B Gilbert**

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Figure 1: Site Location and Context. (SH6 along western boundary; existing Pisa Moorings urban area to the east and south; Parkburn Quarry to the north.)





Figure 2: Site Context (LINZ Topographic Map base)



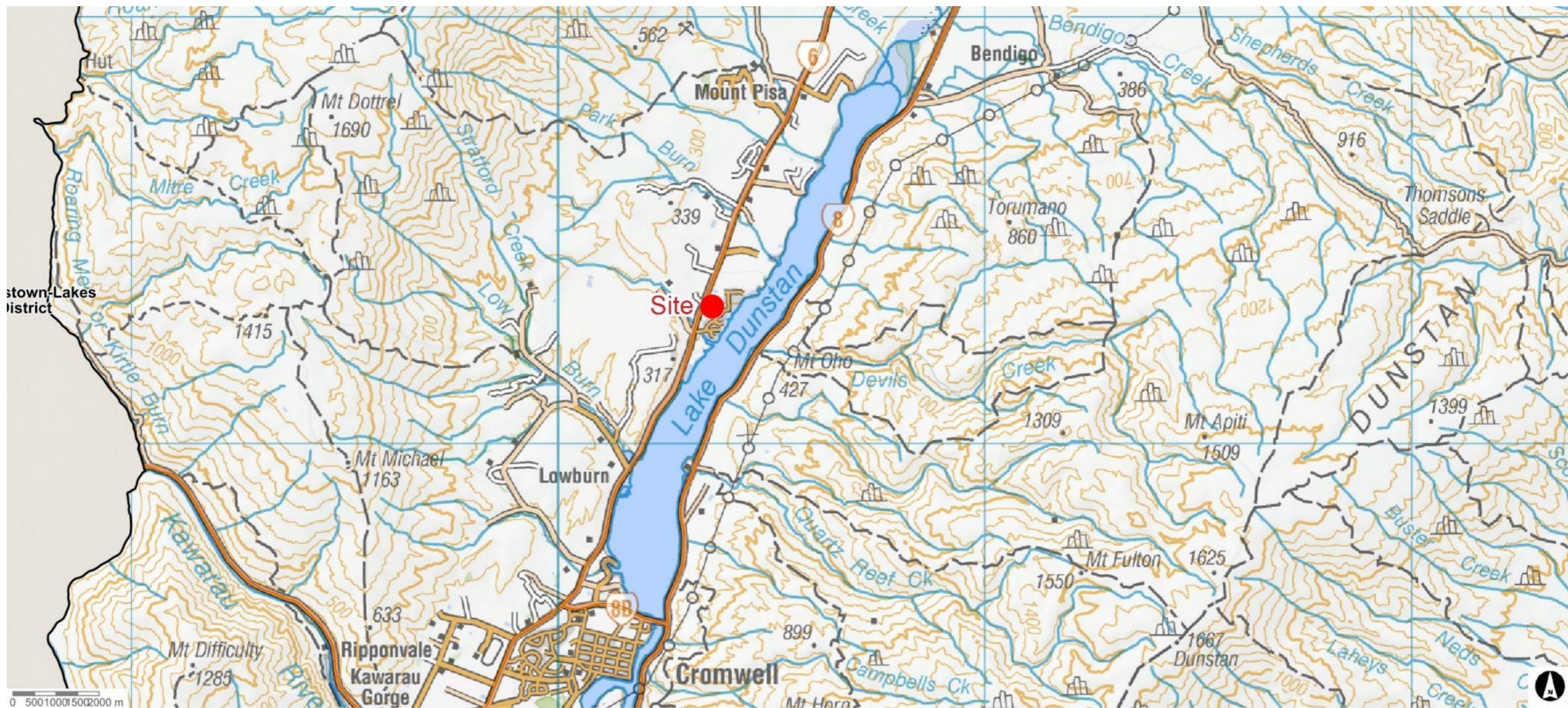


Figure 3: Site Context (Broad scale) (LINZ Topographic Map)



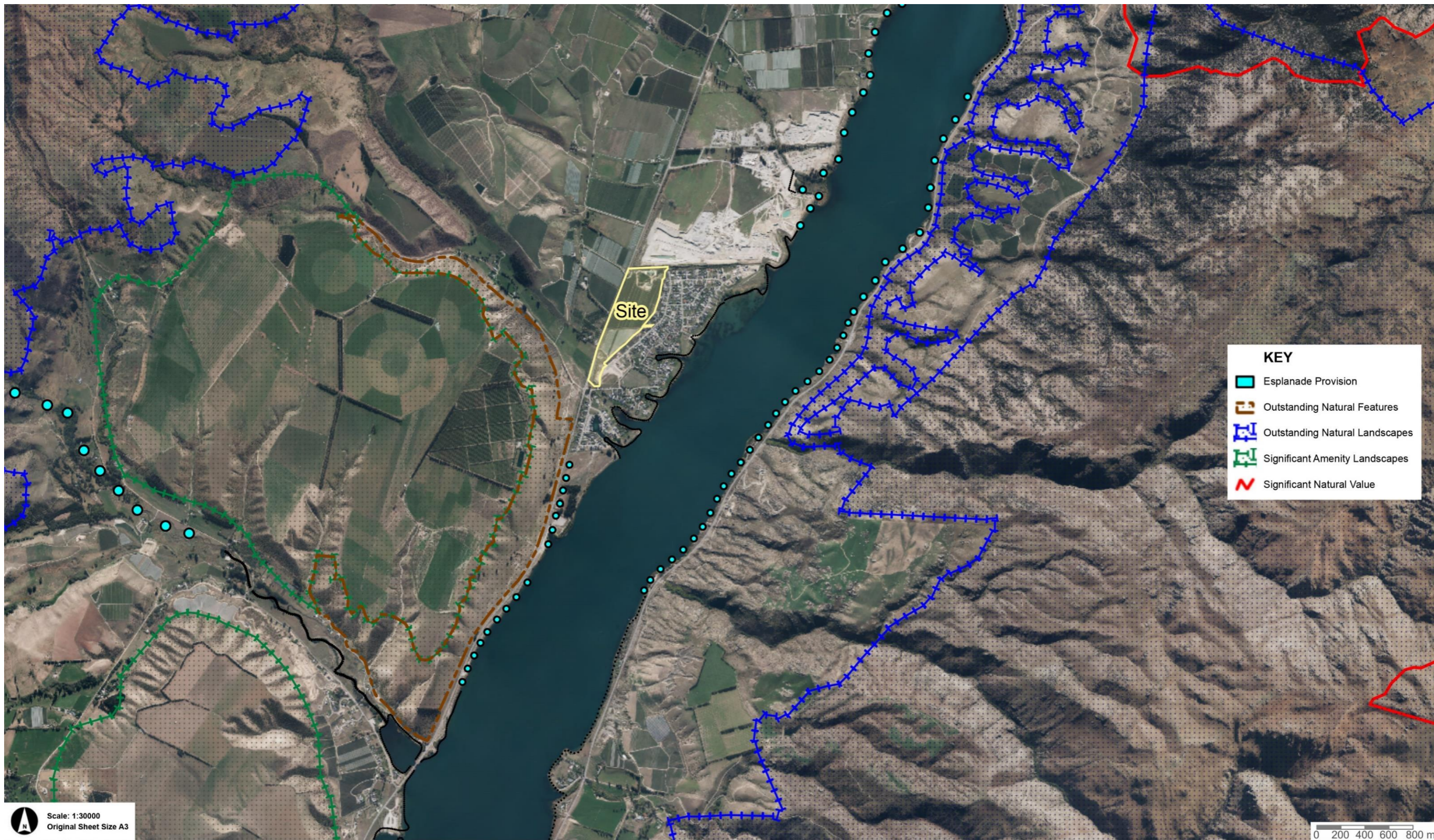
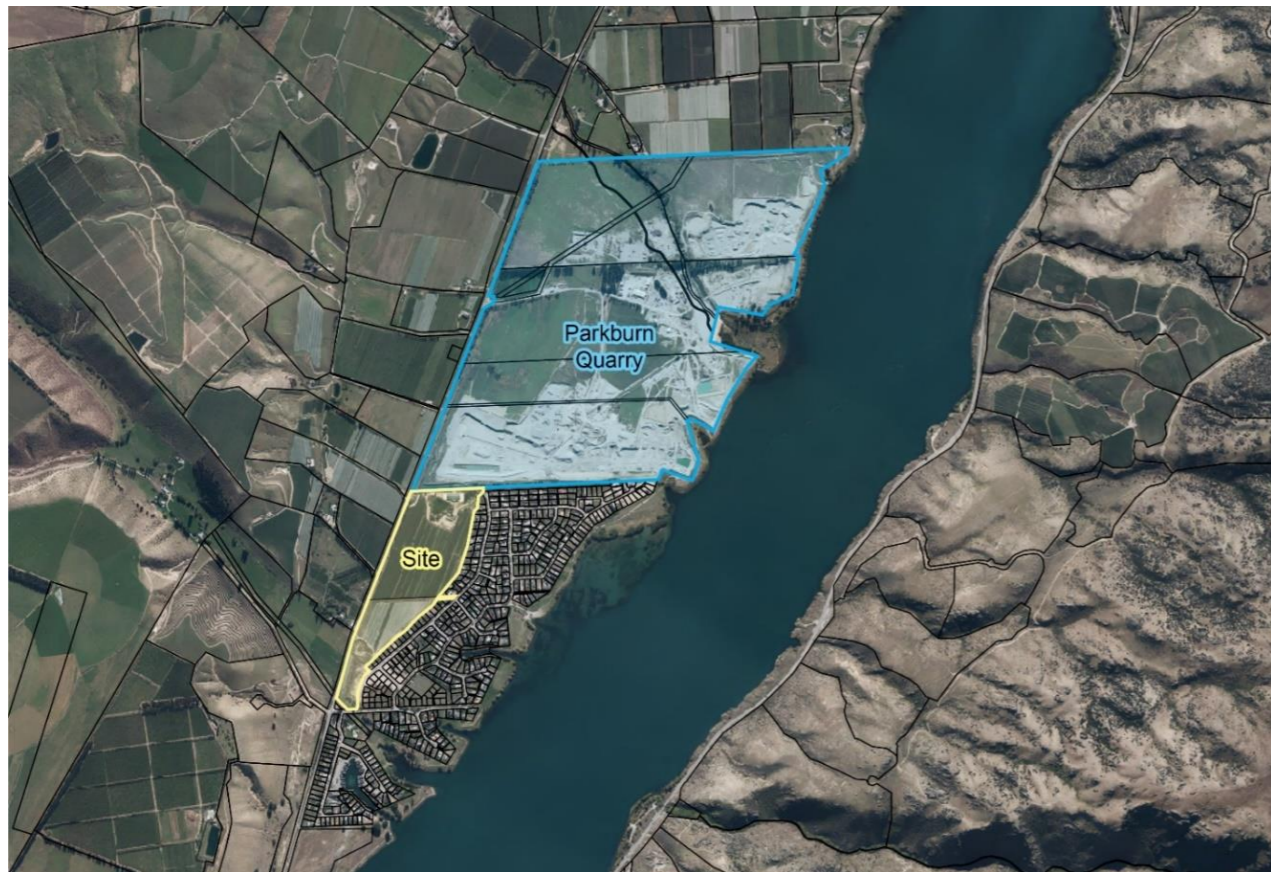


Figure 4: Central Otago District Plan 'Landscape' Overlays





**Figure 5:** The site and the Parkburn Quarry





**Photograph 1:** View from SH6 to southern end of site (overland flow path/flood prone area).



**Photograph 2:** View northwards along SH6 with the central portion of the site to the right of view. The Dunstan Mountains and the Pisa Range frame the right and left sides of the valley respectively (noting that Lake Dunstan is not visible from this stretch of the highway).





**Photograph 3:** View southwards along SH6, with the northern portion of the site to the left of view. The distinctive flat topped glacial river terrace of the Sugar Loaf is seen to the right of view backdropped by the snow-capped Pisa Range.



**Photograph 4:** View from SH6 north-westwards to the mulberry orchard roughly opposite the central portion of the site. The snow-capped Pisa Range forms the backdrop.





**Photograph 5:** Looking south eastwards from SH6 towards the distinctive flat topped Sugar Loaf landform. The site is to the left of view.



**Photograph 6:** Typical character of the highway interface with the existing Pisa Moorings development to the south of the site (looking northwards along SH6).





**Photograph 7:** Typical character of the highway interface with the existing Pisa Moorings development to the south of the site (looking southwards along SH6).



**Photograph 8:** Typical character of Pisa Moorings streetscape, with street tree plantings, no footpaths, swale drainage, no street lighting and low fencing.





**Photograph 9:** Typical character of Pisa Moorings streetscape, with no street tree plantings, no footpaths, swale drainage, suburban street lighting and a variable approach to fencing.



**Photograph 10:** Typical character of Pisa Moorings streetscape, with some street tree plantings, a footpath on one side of the street, mountable kerb and channel stormwater management, column street lighting and no fencing.





**Photograph 11:** Typical character of Pisa Moorings streetscape, with limited street tree plantings, footpaths on either side of the street, mountable kerb and channel stormwater management, suburban street lighting and limited fencing.





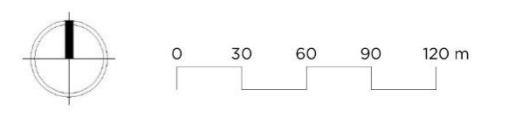
**Photograph 12:** Glimpse of the Summerset Village SH6 bunding and planting at Cromwell.





**LEGEND**

-  Highway Landscape Buffer.  
Refer Indicative Sketch Section A
-  Boundary Landscape Buffer  
Refer Indicative Sketch Section B
-  Terrace Interface Strategy  
Refer Indicative Sketch Section C
-  Large stature street tree planting
-  Small stature reserve tree planting
-  Flood prone land with native riparian planting
-  Commercial Zone  
Existing and proposed buildings with amenity tree and shrub planting
-  Footpath network
-  - - - - Terrace Interface Strategy - 5m building setback
-  ——— Site Boundary



**Revisions Notes**

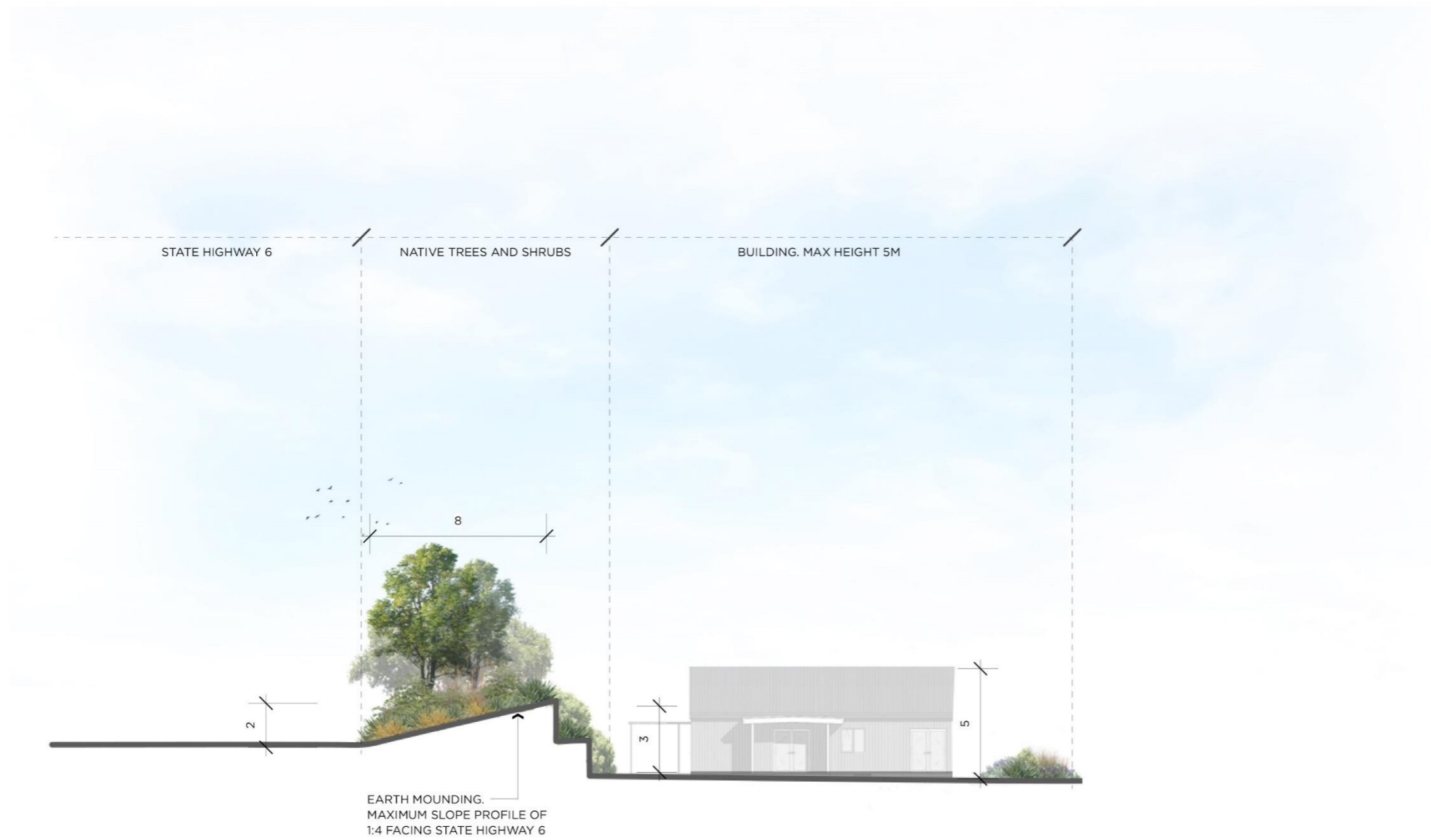
Revision	Date	Notes
B	30/08/2022	Preliminary Concept

**Drawing Number** LP01  
**Scale** 1:3,500 @ A3  
**Drawn** K.Holyoake  
**Approved** B.Gilbert  
**Client** -  
**Issue** Plan Change  
**Project Address** LOT 2 DP 397990, LOT DP 405431  
 LOT 19 DP 520912 & LOT 112 DP 546309

**Indicative Landscape Concept**

Pisa Moorings - Proposed Plan Change





#### Revisions Notes

Revision	Date	Notes
B	30/08/2022	Preliminary Concept

<b>Drawing Number</b>	LP02
Scale	1:250 @ A3
Drawn	K.Holyoake
Approved	B.Gilbert
Client	-
Issue	Plan Change Application
Project Address	LOT 2 DP 397990, LOT DP 405431 LOT 19 DP 520912 & LOT 112 DP 546309

#### Indicative Sketch Section A

Highway Landscape Buffer

Pisa Moorings - Proposed Plan Change

**bridgetgilbert**

landscape architecture

m 021 661 650 e bridget@bglan.z



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Revisions Notes

Revision	Date	Notes
B	30/08/2022	Preliminary Concept

Drawing Number	LP03
Scale	1:50 @ A3
Drawn	K.Holyoake
Approved	B.Gilbert
Client	-
Issue	Plan Change Application
Project Address	LOT 2 DP 397990, LOT DP 405431 LOT 19 DP 520912 & LOT 112 DP 546309

Indicative Sketch Section B

Boundary Landscape Buffer

Pisa Moorings - Proposed Plan Change

bridgetgilbert

landscape architecture

m 021 661 650 e bridget@bglan.z



#### Revisions Notes

Revision	Date	Notes
B	30/08/2022	Preliminary Concept

<b>Drawing Number</b>	LP04
Scale	1:250 @ A3
Drawn	K.Holyoake
Approved	B.Gilbert
Client	-
Issue	Plan Change Application
Project Address	LOT 2 DP 397990, LOT DP 405431 LOT 19 DP 520912 & LOT 112 DP 546309

#### Indicative Sketch Section C

Terrace Interface Strategy

Pisa Moorings - Proposed Plan Change

**bridgetgilbert**

landscape architecture

m 021 661 650 e bridget@bglan.z