

BEFORE THE CENTRAL OTAGO DISTRICT COUNCIL

IN THE MATTER of a hearing on submissions on
Proposed Plan Change 19 to the Operative Central
Otago District Plan

ON BEHALF OF Stephen Davies (Submission 147)

Submitter

EVIDENCE OF BENJAMIN ESPIE (LANDSCAPE ARCHITECT)

16th May 2023

INTRODUCTION AND SCOPE OF EVIDENCE

1. My name is Benjamin Espie. I hold the qualifications of Bachelor of Landscape Architecture (with honours) from Lincoln University and Bachelor of Arts from Canterbury University. I am a member of the New Zealand Institute of Landscape Architects and was the chairman of the Southern Branch of the New Zealand Institute of Landscape Architects between 2007 and 2016. I am also a member of the Resource Management Law Association. Since November 2004 I have been a director of Vivian and Espie Limited, a specialist resource management and landscape planning consultancy based in Queenstown. Between March 2001 and November 2004, I was employed as Principal of Landscape Architecture by Civic Corporation Limited, a resource management consultancy company contracted to the Queenstown Lakes District Council.
2. The majority of my work involves advising clients regarding the management of landscapes and amenity that the Resource Management Act 1991 provides and regarding the landscape provisions of various district and regional plans. I also produce assessment reports and evidence in relation to proposed development or proposed Regional and District planning provisions as they relate to landscape issues. The primary objective of these assessments and evidence is to ascertain the effects of proposed activities or provisions in relation to landscape character, values and visual amenity.
3. Much of my experience has involved providing landscape and amenity assessments relating to resource consent applications and plan changes both on behalf of District Councils and on behalf of private clients. I have compiled many assessment reports and briefs of Environment Court evidence relating to the landscape and amenity related aspects of proposed regimes of District Plan provisions in the rural areas of a number of districts including the Central Otago District.
4. The purpose of this evidence is to assist the Hearings Panel on matters within my expertise of landscape architecture and landscape planning in relation to Submission 147. In relation to this submission, I have been asked by the submitter to prepare evidence regarding the landscape and visual effects of the requested relief in relation to the zoning that is sought in the southern part of Bannockburn. I do not comment on urban design issues such as how the requested relief might affect the overall functioning of Bannockburn as a township.

5. As well as giving evidence in relation to the Stephen Davies submission (Submission 147), I have prepared a separate brief of evidence in relation to the submission of John and Rowan Klevstul and Rubicon Hall Road Ltd (Submission 163). These two submission sites adjoin one another, therefore, the sections of this evidence that relate to broad-scale issues are common to both briefs of evidence.
6. I have visited the site of the relevant submission and its surrounding vicinity a number of times. For the purposes of this evidence, I have not entered private properties other than the land of the Submitter.

EXECUTIVE SUMMARY

7. The Submitter's relief seeks a southern extension to the notified Large Lot Residential Zone (LLRZ) at the southern side of Bannockburn township. The subject site includes a four-lot residential subdivision approved by Environment Court decision [2017] NZEnvC193. The relief includes Building Line Restriction areas to exclude built development from certain parts of the site which are particularly steep or that have heritage value. In practical terms, the relief would provide for approximately eight house sites.
8. In the immediate vicinity of the subject site (and on land owned by the Submitter), operative residential zoning (RRA(4)) covers a 1.89ha area on the southern edge of Lynn Lane. While notified PC19 proposes to remove this area of zoning, the CODC Section 42a report recommends LLRZ over this area. The existing environment that has been in place for a number of decades has included the expectation of residential development in this area. Since this area is useful for viticulture and is planted in established vines, the submitter does not disagree with this area being removed from residential zoning, since there are better locations for residential use within the submitter's landholding, being the area over which LLRZ is sought via this submission.
9. The subject site sits at the northern end of Shepherds Creek Valley, being the valley that sits between the Cairnmuir Mountains and the Carrick Range and runs from Round Hill in the south, down to Lake Dunstan (formerly the Kawerau River) to the north. The valley is dominated by productive farming, viticulture and horticulture. The landform of the valley, particularly its northern half, has been considerably modified by past mining practices.

10. At the northern end of Shepherds Creek Valley, Bannockburn takes the form of an east-west running strip of residential development. The residential area on the western side of Bannockburn Road sits on the northern half of the broad flat-topped spur that sits between Domain Road to the north and Smith's Gully to the south. The subject site sits relatively centrally on this spur, on the same landform as the existing residentially zoned area.
11. The Shepherd's Creek Valley is an Other Rural Landscape pursuant to the Operative District Plan, i.e. a third-tier landscape. The 2008 District Wide Landscape Study categorised this landscape as having limited landscape sensitivity. Nonetheless, this landscape has pleasant rural aesthetics and important heritage, recreational and viticultural/productive associations. It is within this context that the Submitter's requested extension to the LLRZ sits.
12. The visual catchment from which the subject site can be seen is relatively limited. Views in a southerly direction from part of the existing township include the subject site, but even in the absence of the Submitter's relief, four dwellings that are enabled by an existing consent will appear in these views, within the more visible part of the subject site. The area of operative RRA(4) that notified PC19 seeks to remove (but that has been in place for decades, bringing with it an expectation of residential development) would have more visual effect than the requested relief.
13. Some locations to the south of the site gain broad northerly views that also include the site as well as the existing township. The Submitter's relief would add some built development to these views but this would sit in the immediate context of developed residential zoning and would sit on the same landform. In an overall sense, adverse effects of the relief on views and visual amenity will range up to being of a low degree at most.
14. The southern boundary of the notified LLRZ that contains Bannockburn township lacks logic in the vicinity of the submission site and does not follow any recognisable or useful line in terms of landscape patterns. This is particularly the case when we consider the existence of the 4 additional residential lots consented by [2017] NZEnvC193 that sit outside of the residentially zoned area. The requested area of zoning would mean that this zone boundary is replaced with a new zone boundary that provides for residential land use on land of the same character and landform as existing Bannockburn township and that provides flat residential building locations with excellent solar access and amenity. The pattern of development that is enabled will be logical and will not be out-of-character at an immediate scale nor a broader scale. The zoning of

the requested relief sits comfortably in relation to the over-arching landscape-related issues set out in the Operative District Plan. The character and values of the Shepherds Creek Valley landscape will be maintained.

THE REQUESTED RELIEF

15. The relief that is sought by Submission 147 is explained in detail in the evidence of Mr J Woodward.
16. Appendix A to this evidence shows the situation in the vicinity of the Submission 147 site as per PC19 as notified. Appendix B shows the situation as requested by the submission. In short, the submission seeks that LLRZ is extended over the submission site, although parts of the site (where gradients are particularly steep or where heritage features are present) are to be Building Line Restriction (**BLR**) areas where built development is to be excluded.
17. As per the notified provisions, if LLRZ is applied to the site, subdivision would be at least a restricted discretionary activity, with broad matters of discretion including matters relating to character, landscaping and the maintenance and enhancement of amenity values. Guidance also comes from Objective LLRZ-02 and associated Policies which require the maintenance of amenity, character, spaciousness, outlook and the mitigation of visual effects.
18. In relation to the sought extended area of residential zoning, Submission 147 requested RRA (4) zoning, which would provide for a minimum lot size of 1,500m² but a minimum average lot size of 2,000m². While there may be legitimate reasons for renaming the zone from RRA (4) to Large Lot Residential Zone, the submission seeks that the lot size provisions remain as per the RRA (4) zoning. I understand that Mr Davies also filed a further submission in support of a submission by C. MacLeod (submission 135) which seeks the amendment of the LLRZ provisions so that the residential density and subdivision site standards at Bannockburn are 1200m² minimum and 15000m² average, although I understand that he is not actively pursuing this full further relief.
19. PC19 as notified also removed a 1.89ha area of RRA(4) zoned land within the submitter's ownership and rezoned this as Rural Resource Area (**RU**). I understand that this area is useful viticultural land that the submitter has planted in grapes. The CODC Section 42a report recommends that this 1.89ha area is zoned LLRZ¹. Since this area is useful for viticulture and is

¹ PC19, Section 42a Report – Part 2 (zoning requests), Liz White, 1 May 2023, paragraphs 114 and 115.

planted in established vines, the submitter does not disagree with the notified situation of this area being removed from residential zoning, since there are better locations for residential use within the submitter's landholding, as will be set out in this evidence. However, this is only agreeable to the submitter if residential land use is actually enabled in those better locations.

20. In summary, the relief that is sought by the Submitter would enable residential land use over the area shown on Appendix B. In broad terms, taking into account topographical restraints, this would realistically equate to up to approximately eight additional residential properties², each with a dwelling and with the BLR parts of the site remaining as open space.

LANDSCAPE RELATED GUIDANCE FROM STATUTORY DOCUMENTS

Higher Order Documents

21. The protection of outstanding natural features and landscapes (**ONFs** and **ONLs**) from inappropriate subdivision, use, and development is a matter of national importance under the Resource Management Act 1991 (**RMA**), as is the protection of historic heritage from inappropriate subdivision, use, and development. Additionally, the RMA requires that particular regard shall be had to the maintenance and enhancement of amenity values and the quality of the environment.
22. The National Policy Statement on Urban Development 2020 is not primarily relevant to landscape issues. However, in the consideration of landscape issues, there is some degree of relevance in relation to the following:

Objective 4: New Zealand's urban environments, including their amenity values, develop and change over time in response to the diverse and changing needs of people, communities, and future generations.

Policy 6: When making planning decisions that affect urban environments, decision-makers have particular regard to the following matters:

- (b) *that the planned urban built form in those RMA planning documents may involve significant changes to an area, and those changes:*

² This is in addition to four residential properties that are already consented, as is explained in the body of this evidence, and is assuming a 2,000m² minimum lot size.

- (i) *may detract from amenity values appreciated by some people but improve amenity values appreciated by other people, communities, and future generations, including by providing increased and varied housing densities and types; and*
- (ii) *are not, of themselves, an adverse effect*

23. The Partially Operative Otago Regional Policy Statement gives high-level guidance regarding landscape issues. In very general terms, the landscape-related parts of this policy statement require the identification of ONLs and highly valued landscapes and set policies in relation to their management. Following a direction from the Minister for the Environment, the Otago Regional Council notified a new Proposed Regional Policy Statement on 26 June 2021. This policy statement is currently progressing through the hearing process, and as such little weight can be given to it. Given the particularly high-level nature of the Regional Policy Statement provisions, and given that I consider the relevant District Plan provisions are consistent with the Regional Policy Statement provisions, I have not taken direct guidance from the Partially Operative or Proposed Regional Policy Statements.

The Operative District Plan

24. The Operative Central Otago District Plan (**ODP**) is expectedly more location specific than the higher order statutory documents and therefore of more guidance. Section 2 of the ODP sets out the Significant Resource Management Issues of the District and Section 2.3.1 sets out landscape issues specifically. In summary, relevant points are:

“The Central Otago landscape is nationally (and internationally) renowned for its scenic quality. The physical landscape of the district is very much a product of geology, climate, and the early removal of forest on the mid slopes. More recent human activities have added an overlay at lower altitudes.

Remnant structures such as stone walls and associated decaying cottages are small in scale and add to rather than dominate the landscape. Former mining sites are now an integral and distinctive part of the District’s landscape, particularly in places such as St Bathans, Bannockburn and the herring bone tailings at Northburn”³.

25. The ODP identifies ONLs, ONFs, Significant Amenity Landscapes (**SALs**) and Other Rural Landscapes (**ORLs**, being landscapes that are neither ONLs nor SALs). The ODP notes that:

³ Operative District Plan, Section 2.3.1.

“Outstanding Natural Features and Outstanding Natural Landscapes are those subject to section 6(b) of the Resource Management Act 1991. Significant Amenity Landscapes are subject to section 7(c), albeit that Other Rural Landscapes in the District also have amenity values including those associated with the results of human endeavour as discussed above”⁴.

26. With reference to Appendix C (large scale context plan), the valley south of Bannockburn Township (that I shall refer to as Shepherds Creek Valley) has a rolling and terraced valley floor that sits between the Cairnmuir Mountains to the east and the Carrick Range to the west. The steeper, rugged slopes of these two mountain ranges are categorised as being SALs, with their uppermost slopes being ONLs. This leaves the Shepherds Creek Valley itself as an ORL. The submission site sits relatively centrally in this valley, at the southern edge of Bannockburn township and is well removed from the SAL slopes, being at least 1.3km from the Carrick Range slopes at Pipeclay Gully Road, the closest SAL area.
27. Section 2.3.1 of the ODP then sets out two Significant Issues relating to landscape, being the appropriate management of ONFs and ONLs, and of Central Otago’s unique and distinctive landscape overall. These issues lead to the relevant Objectives and Policies of the RU in Chapter 4 of the ODP.
28. Under the notified situation, the submission site is zoned RU. The Shepherds Creek Valley, extending away to the south of Bannockburn township is also RU. Chapter 4 of the ODP sets out a planning regime for the RU and includes Objectives and Policies that relate to ONLs and ONFs specifically and then others that relate to landscape and amenity values generally. Setting aside the ONL / ONF provisions for now, the relevant Objective that applies to the rural land of the Shepherds Creek Valley is:

4.3.3 Objective - Landscape and Amenity Values

To maintain and where practicable enhance rural amenity values created by the open space, landscape, natural character and built environment values of the District’s rural environment, and to maintain the open natural character of the hills and ranges.

29. Policies 4.4.2 and 4.4.10 then flow from this Objective. Effectively, they seek to maintain landscape and amenity values and give emphasis to hills and ranges.

⁴ Ibid.

30. In summary regarding the ODP, emphasis is given to maintaining the identified ONLs and SALs, as is expected by the RMA. However, landscape and amenity values of rural landscapes generally are also to be maintained, albeit that the ODP recognises that the ORLs (such as the Shepherds Creek Valley) are not valued as highly in landscape terms as the ONLs and SALs. In relation to the relevant vicinity and the submission, the RU provisions described above would continue to apply to the land outside of the determined edge of the LLRZ, while residential development (to a specified density) would be enabled inside the LLRZ.

Non-Statutory Documents that give guidance regarding landscape issues

31. Appendix D to this evidence is an excerpt from a 2008 district-wide landscape assessment undertaken by LA4 Landscape Architects (the District-Wide Landscape Assessment). This landscape assessment, in conjunction with a community consultation programme, formed a “Rural Review” that was used to inform a number of Plan Changes in relation to the RU.
32. The District-Wide Landscape Assessment divides the district into landscape units and then analyses, assesses and evaluates their landscape character. As can be seen on Appendix D, the Shepherds Creek Valley (Landscape Unit 12) is a “Valleys and Open Plains” Landscape Unit that is identified as not being an ONL or a “Landscape of District Wide Significance”. The unit is identified as having “limited” landscape sensitivity and “below average” landscape quality⁵.
33. Ultimately, the Rural Review informed Plan Changes that are now incorporated into the ODP. As the relevant Planning Maps show, the Shepherds Creek Valley is identified as an area of ORL.
34. The Bannockburn Heritage Landscape Study was commissioned by DOC in 2004. The Study is focussed on heritage issues rather than landscape, however, it uses the concept of a “heritage landscape” in relation to the broader Bannockburn vicinity. This concept is based on the premise that heritage is best thought of as a “network” or “layered web”, rather than individual sites or features. The study gives very extensive detail of the history of the area and the evidence that remains in the landscape. Appendix E of this evidence comprises maps reproduced from that study. Essentially, the study emphasises the high value of the heritage associations with this landscape due to the distinctiveness and richness of history in this area and promotes the

⁵ Central Otago District Rural Review Landscape Assessment Report and Recommendations, July 2008, Map 7 and pages 9 and 10.

preservation of this value. Chapters 11 (including Plan Change 20) and 14 of the ODP deal with heritage issues.

35. The Cromwell Masterplan⁶ examines how to accommodate growth in the Cromwell area for the next 30 years. The study area of the Masterplan includes Bannockburn. The Masterplan notes that Bannockburn:

“is expected to experience some further growth as an ‘urban village’, bringing additional convenience retail/ tourism/hospitality activities, (appropriate to a “Village Centre” zone) on Bannockburn Rd/Domain Rd. This node recognises the ongoing viticulture investment, increased visitor and resident numbers, including seasonal employment and camping.”

36. The Masterplan notes that a centrally located convenience retail outlet could bring a “heart” to the town and a “key move” is to:

“Support growth of housing balanced with the current section sizes and retaining the character of the local streets”

Summary regarding guidance documents

37. The guidance that I have taken from the various statutory and relevant non-statutory (but adopted by CODC) documents is summarised as follows:

- It is anticipated that urban environments will change over time and that these changes may detract from some amenity values while improving other amenity values;
- The landscapes of Central Otago are an important resource to the District in general. The most valued landscapes are the ONLs. The next-most valued are the SALs. Landscape and amenity values are still relevant within the ORLs and should be maintained, with emphasis being given to hills and ranges. The submission site sits relatively centrally within the ORL of the Shepherds Creek Valley, at the southern edge of Bannockburn township;
- The Shepherds Creek Valley ORL is of limited landscape sensitivity but has high heritage values;
- It is expected that residential growth will occur within Bannockburn over the next 30 years.

⁶ Cromwell 'Eye to the Future' Masterplan - Spatial Framework - Stage 1: Spatial Plan, adopted by CODC May 2019.

THE EXISTING LANDSCAPE CONTEXT AND VALUES

The Shepherds Creek Valley

38. Some discussion is included above regarding the Shepherds Creek Valley and how it is described by the District Wide Landscape Study and by the ODP. Appendix C shows the extent of this valley landscape that sits between the Cairnmuir Mountains and the Carrick Range. Bannockburn township sits at the northern mouth of this valley, overlooking the Kawerau River. The District Wide Landscape Study rates the Shepherds Creek Valley as being of limited landscape sensitivity and makes the following comments:

“In the valleys associated with the Lindis and Clutha to the north, and the valley south of Bannockburn, the pasture is divided into more obvious field patterns. The streams and rivers also meander through the flats, and there are more trees – pine, poplar, willows, Cupressus macrocarpa and hawthorn hedges.

... There is more shape in the landform and more trees. There are more buildings and structures in the landscape and more of a variety of land uses.

The land surrounding the Clutha and Lindis Rivers in the north, and the valley south of Bannockburn offer the opportunity for some additional development provided it is carefully sited and does not compromise the strong rural character of these areas”⁷.

39. I describe the attributes, character, and values of this landscape in subsequent paragraphs. While referring to the Shepherds Creek Valley as a whole, I will give some emphasis to the most relevant area, being the northern part of the valley close to Bannockburn township. Methodology has been guided by the New Zealand Institute of Landscape Architects Landscape Assessment Guidelines (**the NZILA Guidelines**)⁸.

Physical Attributes⁹

40. With reference to Appendix C, Shepherds Creek Valley runs from Round Hill in the south, down to Lake Dunstan (formerly the Kawerau River) to the north. The southern part of the valley floor, between Round Hill and Adams Gully, takes the form of flatter improved pasture. From Adams

⁷ Central Otago District Rural Review Landscape Assessment Report and Recommendations, July 2008, Map 7 and pages 21 to 23.

⁸ Te Tangi A Te Manu, Aotearoa New Zealand Landscape Assessment Guidelines, Tuia Pito Ora New Zealand Institute of Landscape Architecture, July 2022.

⁹ The NZILA Guidelines define physical attributes as “both the natural and human-derived features, and the interaction of natural and human processes over time”, at paragraph 4.23.

Gully northward, the valley floor is a series of terraced spurs between the various creeks that drain from the Carrick Range to the west. These terraces support a patchwork of viticultural and horticultural plantings, interspersed with associated buildings, roads, etc. The northernmost area of terraces, north of Smiths Gully, accommodates Bannockburn township. Between the township and Lake Dunstan, the Felton Road area supports extensive vineyards and the Bannockburn Sluicings area.

41. In terms of vegetation, the valley is very much dominated by productive farming, viticulture and horticulture. There are minimal areas of remnant native vegetation.
42. The landform of the valley, particularly north of approximately Adams Gully, has been considerably modified by influenced by gold mining, resulting in vertical sluice faces, water races and areas of tailings. The resulting pattern of development is that buildings and occupation sit on the flatter terraced areas, leaving the sluiced gullies and faces unoccupied.
43. The township of Bannockburn itself has the character of a small rural settlement spread across a series of terraces, with dwellings of varying ages and architectural styles. However, it is a short distance from Cromwell and serves as a suburb.

Associative Attributes¹⁰

44. As has been discussed, the Bannockburn area and the Shepherds Creek Valley have strong historical associations with mining since the early 1860s. This has shaped the landform itself as well as the development/occupation patterns, as can be seen from the Appendix E.
45. As is detailed in the Bannockburn Heritage Landscape Study, the overlay of many remnants of the gold mining era mean that an important part of an observer's appreciation of the Shepherds Creek Valley (particularly its northern half) is associated with history and heritage. It is a strong part of the area's appeal.
46. Another association that many people have with the relevant landscape is that of viticulture, vineyards and winemaking. This adds a layer of meaning and appeal to the landscape that is directly associated with soils and production.

¹⁰ The NZILA Guidelines define associative attributes at paragraph 4.23 as "the intangible things that influence how places are perceived – such as history, identity, customs, laws, narratives, creation stories, and activities specifically associated with a landscape".

47. Outdoor recreation is another significant association with this landscape at a broad scale. Some observers will associate the area with the network of pedestrian/cycle trails, including the Lake Dunstan Trail, the Long Gully Loop Track and the Slapjack Saddle Track. The nearby Nevis Valley and Bannockburn Inlet are also important recreational drawcards.

Perceptual Attributes¹¹

48. In a broad sense, the Shepherds Creek Valley is perceived as a relatively verdant valley floor sitting between the arid and rugged slopes of the Carrick and Cairnmuir ranges. The valley floor to the south of Adams Gully reads as open, unirrigated, improved pasture; relatively distinct from the more unkempt mountain slopes. North of Adams Gully, the valley floor takes the form of terraces to the west of Bannockburn Road, that are in smaller landholdings, more occupied and accommodating viticulture and horticulture. The terraces are separated by gullies that often are recognisably altered by past sluicing. Again, this northern part of the valley contrasts with the unoccupied and wilder mountain slopes; the northernmost part of the valley accommodating the township and the Felton Road viticultural area.
49. The valley reads as a very pleasant rural landscape in aesthetic terms. Rolling farmland, orderly rows of viticulture, rugged containing mountain slopes and the rustic character of the township all contribute to a coherent and memorable visual pattern. The exotic and productive patterns of the valley floor also mean that there is considerable seasonal change and associated aesthetic interest.
50. As previously noted, the frequent visual evidence of heritage features adds to the aesthetic interest, particularly since these human-imposed elements accord with and reinforce underlying natural landform.

Landscape Values¹²

51. The most valued landscapes of the district are the identified ONLs, with SALs being second-most valued. With reference to Appendix F, the highest parts of the Carrick and Old Woman Ranges to the west of Shepherds Creek Valley, and of the Cairnmuir Range to the east, are categorised

¹¹ The NZILA Guidelines define perceptual attributes at paragraph 24.3 as being "both sensory experience and interpretation. Sensory appreciation typically occurs simultaneously with interpretation, knowledge, and memory".

¹² The NZILA Guidelines define landscape values at paragraph 5.6 and the glossary as "the reasons a landscape is valued – the aspects that are important or special or meaningful" and note that "values are embodied in certain attributes". Also, at paragraph 5.55, it is helpfully notes that "hybrid terms such as 'visual amenity', 'rural amenity' and 'natural amenity' are shorthand for 'landscape values that contribute to amenity values'".

as ONLs. The lower slopes and foothills of these ranges are categorised as SALs, with the Shepherds Creek Valley and Bannock Burn Valley sitting as an area of ORL.

52. Despite its categorisation as an ORL, the discussion above shows that some important landscape attributes of the Shepherds Creek Valley are certainly valued; particularly heritage, viticultural and recreational associations, as well as pleasant rural aesthetics.

The site and its immediate context

53. The site in its immediate context is shown on Appendix G. Under the notified PC19 situation, the site is zoned RU. Appendix H to this evidence is a plan of subdivision given resource consent by Environment Court decision [2017] NZEnvC193. Landscape and visual amenity effects were the primary issue for these Court proceedings and after consideration of landscape evidence, the Court was comfortable with these effects and granted consent. I understand that this resource consent is in the process of being given effect to.
54. The Bannockburn township residential area on the western side of Bannockburn Road takes the form of an east-west running strip accessed by Domain Road and Hall Road. The residential area is located on the northern half of the broad flat-topped spur that sits between Domain Road to the north and Smith's Gully (and Schoolhouse/Quartzville Road) to the south. The eastern part of this spur includes a smaller, shallower gully that runs west to east from Lynn Lane, through the Stewart site, to Bannockburn Road.
55. Bannockburn township has the character of an informal rural town. Older developed sites generally feature smaller residential buildings of a cottage or batch type of character and scale, leaving ample open space. More recently developed sites (within perhaps the last 10 or 15 years) generally feature larger dwellings of a rural residential type of character. This somewhat eclectic mix is part of the town's current character. Another unusual and defining aspect of Bannockburn's character is the mix of productive land use (viticulture and horticulture) coming right into the residential area. This creates something of a patchwork effect with broken edges to the residential pattern, creating a visually pleasant, green connection between the residential occupation of the area and the productive use of land.
56. Lynn Lane is a cul-de-sac that is accessed from Hall Road. The area between Lynn Lane and Hall Road has been developed as residential land use. The southern side of Lynn Lane (on the

southern side of the shallow gully) has generally not been similarly developed, but the consented subdivision ([2017] NZEnvC193) allows for such development.

57. Slightly further south again, Schoolhouse Road runs west from Bannockburn Road and follows the southern side of Smith's Gully, being a much more substantial gully that marks the southern end of the flat-topped spur on which Bannockburn township is situated. Schoolhouse Road accesses the Bannockburn School site and the Quartzville area. With reference to the historic maps of Appendix E, the school, Quartzville and Carricktown are long-established sites of occupation accessed by this road.
58. A pedestrian and cycle track runs from Lynn Lane to Schoolhouse Road as can be seen on Appendix G. This enables a walking/cycling loop within immediate reach of Bannockburn that I understand is well used.
59. With reference to the previous discussion of the landscape attributes and values of Shepherds Creek Valley, the subject site sits at the northern part of this valley, on the southern edge of the residential area of Bannockburn. This is the part of the valley that has been significantly modified (in terms of landform) by past mining activities and that has accommodated the most occupation.

THE EFFECTS OF THE REQUESTED RELIEF IN RELATION TO VISUAL AMENITY AND LANDSCAPE VALUES

60. The submitter's relief is described in paragraphs 15 to 20 above. Essentially, it would result in a southern extension to the residential area of Bannockburn over land that I understand is not of high productive value¹³. It would enable the development already granted by Environment Court Decision [2017] NZEnvC193¹⁴ and would enable up to eight more residential lots (by way of LLRZ) extending south, as shown on Appendix B.
61. When describing effects, I use the hierarchy of adjectives given in the bottom row of the table below. The upper two rows show how the adjectives that I use can be related to specific wording within the RMA¹⁵.

¹³ With reference to the evidence of Dr Reece Hill.

¹⁴ The subdivision granted consent by [2017] NZEnvC193 enabled four residential lots, each with a building platform as per Appendix H to this evidence. This consent is in the process of being implemented. The configuration of LLRZ and BLR that is requested by the Submitter would ensure the layout of development as per [2017] NZEnvC193.

¹⁵ Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Te Guidelines'. Tuia Pita Ora New Zealand Institute of Landscape Architects, July 2022.



VISIBILITY OF DEVELOPMENT AND CONSEQUENTIAL EFFECTS ON VISUAL AMENITY

62. Visual effects are:

“the consequences of change on landscape values as experienced in views. ... A proposal that is in keeping with the landscape values, for example, may have no adverse visual effects even if the proposal is a notable change to the view. Conversely, a proposal that is completely out of place with landscape values may have adverse effects even if only occupying a portion of the view.

They are a technique to help understand landscape effects. They are a subset of landscape effects¹⁶.”

63. Therefore, when considering visual effects, it is important to bear in mind the existing landscape values and the landscape attributes that lead to these values, as discussed in previous parts of this evidence.

Visual catchment and viewing audiences

64. The subject site is located relatively centrally on the terraced spur that sits between Domain Road and Smiths Gully. As such, it is elevated above Bannockburn Road and cannot be seen from that road or adjacent locations to the east. Areas from which development enabled by the submitter’s relief may be visible are:

- Nearby properties to the north, northeast and northwest of the subject site, generally on the southern side of Hall Road. This includes the Coronation Hall and the Bannockburn Community Church.

¹⁶ The NZILA Guidelines, paragraphs 6.7, 6.25 and 6.27.

- Parts of Hall Road;
- Parts of Lynn Lane and adjacent properties;
- Schoolhouse Road, part of Quartzville Road and adjacent properties;
- Distant, elevated viewpoints to the east and west of Bannockburn.

Effects of the requested relief in relation to views and visual amenity

65. When considering potential effects of views and visual amenity, I have taken note of the following factors:

- No party lodged a further submission raising visual amenity concerns (or any other concerns) in relation to the Davies submission.
- Operative residential zoning (RRA(4)) covers the part of Doctors Flat vineyard that lies on the southern edge of Lynn Lane, an area of 1.89ha. While notified PC19 proposes to remove this area of zoning, the CODC Section 42a report recommends LLRZ over this area. In any event, the existing environment that has been in place for a number of decades has included the expectation of residential development (up to 9 properties and dwellings) in that RRA(4) area.

Properties to the north, northeast and northwest of the subject site, on the southern side of Hall Road

66. The residential area to the north of the subject site that generally sits between Lynn Lane and Hall Road is typical of Bannockburn. It features a range of residential allotments, generally in the vicinity of 1,500m² to 2,500m² with dwellings and accessory buildings and generous gardens. Mature amenity trees restrict views, particularly towards the eastern end of Hall Road and there are also considerable mature horticultural plantings within these residential lots. Expectedly, dwellings are oriented to the north, even those on the gently southward-sloping land to the immediate north of Lynn Lane.

67. Despite the northward orientation of dwellings in this area, these properties also gain views to the south towards the subject site, such as those shown in Photograph DA of Appendix I (from Coronation Hall). These views take the form of panoramic vistas that take in the distant natural

landscapes of the mountain ranges. From the north, the northern escarpment of the subject site is seen as the foreground to this mountain backdrop. The proximity of the Carrick Range to the west makes it a key visual feature of these views.

68. The four consented lots and associated building platforms within the subject site (with reference to Appendix H), will give rise to dwellings that are seen in these southern views. These dwellings will be visually backed by the mountain ranges. As set out in the relevant Environment Court decision, these consented lots “*could be regarded as a logical extension of the existing residential development*”¹⁷. In any event, the resource consent giving approval to these lots and building platforms is live and is in the process of being actioned. Depending upon the exact location of an observer in this vicinity to the north of the subject site, residential development immediately adjacent to the observer or between the observer and the site (i.e. between Lynn Lane and Hall Road) is visually prominent and sometimes blocks views to the subject site. These observers are within a residential area.
69. From upper (western) parts of Hall Road, and the Miner’s Terrace area, visibility to the site is much more difficult. The intervening Lynne Lane residential area, the Doctors Flat Vineyard plantings and shelter trees, and falling topography very largely screen views.
70. In the views discussed above, the existing dwellings of numbers 48 and 50 Lynn Lane can be seen, as can the shelter trees of Doctors Flat Vineyard. The four consented building platforms ([2017] NZEnvC193) extend to the east of these two existing dwellings and will give rise to visible dwellings, meaning that in these southerly views, the terrace of the northern part of the subject site will be recognisable as part of Bannockburn township, with the mountain backdrop behind.
71. The proposed relief would enable up to approximately eight additional dwellings on the southern tongue of the subject site, extending south from (i.e. generally behind) the four consented lots. The relief would also enable four lots in the location of the consented four lots. New residential subdivision and buildings within the requested LLRZ will be subject to resource consent and can be expected to be accompanied by residential landscaping of the sort common to Bannockburn. In any event, in the views discussed, new enabled residential activity will be difficult to see due to topography and the presence of the four dwellings and associated landscaping that are

¹⁷ Environment Court decision [2017] NZEnvC183, paragraph 48.

enabled by the existing consents¹⁸. New residential activity will not be visually prominent and will have only a peripheral influence on the composition of views.

72. Given the above factors, the submitter's relief will minimally affect visual amenity that is currently enjoyed from this area of Bannockburn. There will be some increased consciousness of residential activity extending south but in a location that already accommodates residential development. This will lead to adverse effects on current visual amenity that can be described as being of a low degree at most.
73. Residential development enabled by the operative RRA(4) zoning on the southern side of Lynn Lane (i.e. within the Doctors Flat Vineyard area) would be considerably more visually displayed than development enabled by the requested relief.

Hall Road

74. With reference to Appendix G, parts of Hall Road gain views that are very similar to those described in the section above; views to the subject site are in a southerly direction, with the four consented lots and their building platforms being visible on the northern part of the subject site's terrace, backed by vegetation and then by the distant mountainous backdrop. However, from Hall Road itself, this visibility to the subject site is more difficult to gain than from a stationary viewpoint such as on the Coronation Hall grounds.
75. As described, new residential development enabled by the submitter's relief will take the form of up to eight residential lots, with associated dwellings and landscaping, extending to the south behind the location of the four consented lots. As with the private residential views discussed above, this enabled development will not be visually prominent or out-of-place in relation to its immediate visual context. A user of Hall Road has expansive views, particularly to the north. The subject site as a whole is somewhat peripheral. New development enabled by the requested relief will slightly exacerbate the visual presence of residential land use in one part of the southerly view. Given these factors and the transient nature of a road user, any consequential adverse effect on visual amenity will be of a very low degree at most.

¹⁸ As discussed, the [2017] NZEnvC183 consent that enables four dwellings is in the process of being implemented. Notwithstanding that, I understand that if the requested relief is granted, there would be the possibility of abandoning that consent and gaining a new subdivision consent under the new LLRZ zoning that does not include all the conditions of the [2017] NZEnvC183 consent. Even in that event, subdivision would be subject to at least a restricted discretionary resource consent process with landscaping and amenity issues being matters of discretion and with the Objectives and Policies of the LLRZ emphasising the maintenance of character and amenity values. I consider that this gives ample comfort that, even in this unlikely situation that is not the intention of the landowner, amenity outcomes in relation to the area of the consented for lots will be appropriate.

Parts of Lynn Lane and adjacent properties

76. Lynn Lane is a public cul-de-sac road extending off Hall Road. It gives access to the Doctors Flat Vineyard, the subject site and an area of residential land use that sits south of Hall Road. It also connects to the public cycle/pedestrian track that creates a link to Schoolhouse Road.
77. Lynn Lane slopes down from Hall Road to the head of the shallow gully that runs east towards Bannockburn Road. The southern side of Lynn Lane accommodates the residential properties of numbers 48 and 50 and also the shelter trees and vines of Doctors Flat Vineyard.
78. From the northern part of Lynn Lane, relatively open views to the east, towards the Cairnmuir Range are displayed, with residential development lining the western side of the road. From the southern and eastern parts of Lynn Lane, views are more enclosed as one descends the shallow gully. The northern side of the road has the pattern of a residential street, while the southern side features the escarpment and shelter trees that mark the northern edge of the Doctors Flat Vineyard, however, operative RRA(4) (and LLRZ as recommended by the s42a report) covers this area, the expectation being that both sides of Lynn Lane would, in time, be residential. As one reaches the easternmost end of the cul-de-sac, the residential properties of 48 and 50 Lynn Lane are plainly seen, as will be four dwellings on the consented building platforms within the subject site. This northern part of the subject site will visually read as part of Bannockburn township.
79. In these Lynn Lane views (as represented by Photograph DB of Appendix I), further residential development, as sought, to the south of the four consented lots will be very difficult to see. From private properties on the northernmost parts of Lynn Lane, some views across to the site may enable visibility of new development behind the already-consented development, but this will be difficult. Whether the submitter's requested relief proceeds or not, Lynn Lane will have the character of a residential location that is part of Bannockburn township. The requested relief will have no material effect on visual amenity as experienced from Lynn Lane.

Schoolhouse and Quartzville Road and adjacent properties

80. With reference to Appendix B, the southern part of the submitter's requested area of LLRZ on which dwellings would be enabled extends to a steep face formed by past sluicing. The southernmost location on which a future dwelling would sit, would be on the flat terrace above

this face, and suitably setback from it. Residential sites would then spread north from there to meet the location of the four already-consented lots.

81. Schoolhouse Road sits within Smiths Gully as it extends west from Bannockburn Road, climbing gently to Quartzville Road which then continues towards Carricktown. The lower part of Smiths Gully is relatively willow-lined, considerably filtering views towards the subject site. Schoolhouse Road follows this lower part of Smiths Gully to the Quartzville Road intersection. On Schoolhouse Road, an observer is at a lower elevation than the subject site. Consequently, only the southern lip of the area proposed to accommodate residential land use can be seen. Therefore, from Schoolhouse Road and properties on its northern side, being lower than the subject site, very little visual evidence of the submitter's relief will be available. With reference to Photograph DC of Appendix I, the southernmost one or two dwellings that would be enabled by the Submitter's relief would be potentially seen immediately beyond the lip of the terrace on which the site sits. I understand that geotechnical reasons will mean a certain setback from this terrace lip at the time of a future subdivision (by way of at least a restricted discretionary process) and amenity matters will also be considered at that stage, most likely requiring some mitigatory landscaping. Other dwellings at the southern edge of current Bannockburn are seen in these views. The Submitters relief will add slightly to this situation, such that the amenity of these views may be affected, but to a low degree.
82. From Quartzville Road itself, as it ascends towards the Carricktown Walking Track, a road user cannot see the subject site due to topography. However, private properties adjacent to this road (numbers 18, 20, 34 and 70 Quartzville Road), gain elevated views of a very broad nature. The surrounding mountains are prominent and Bannockburn township can be seen from something of a bird's-eye perspective. In these views, the larger-scale situation can be appreciated; as described in paragraph 54, Bannockburn township can be seen to sit on the northern half of the broad flat-topped spur that sits between Domain Road to the north and Smith's Gully to the south. The vicinity of the subject site and the area that sits between Lynn Lane and Miners Terrace are the gaps that currently appear as open space on this spur.
83. In these private views, development enabled by the submitter's relief would be seen as a small extension of the residential pattern of Bannockburn, sitting on the same spur landform as the township as a whole. As an observer looks down over the township area, new enabled development will adjoin existing residential development; a relatively minor addition to the sizable

township area that is seen. While visually noticeable, the visual exacerbation of the residential pattern will be small and will bring a low degree of effect on visual amenity at most.

84. Again, development of the operative RRA(4) area on the southern side of Lynne Lane that notified PC19 sought to remove would be at least as visually noticeable as development enabled by the relief.
85. Two rural living properties to the south of Schoolhouse Road, being 15 Schoolhouse Road and 65 Gully Road gain northerly views that include the subject site. An illustrative view is shown by Photograph DD of Appendix I. These views are more horizontal towards the site, the viewer being at a similar elevation to the site itself. Current views include Bannockburn township as a horizontal strip of development to the north of the viewer, with surrounding mountains beyond. The proposed relief will bring residential development slightly closer to the viewer but still on the same flat-topped spur as current residential land use. The composition of views will not be fundamentally altered but the influence of human occupation on the nature of these views will increase. Given that northern views from these properties are likely to be well valued and enjoyed, this will amount to an adverse visual effect of a low degree.

Distant elevated viewpoints

86. Elevated viewpoints on the mountain slopes surrounding the Shepherds Creek Valley allow expansive views that include all of Bannockburn township. These viewpoints include public locations in the vicinity of Carricktown (illustrated by Photograph DE of Appendix I), Slapjack Saddle and Long Gully, as well as countless private locations on the slopes of the Carrick and Cairnmuir ranges.
87. In these views, the Shepherds Creek Valley is legible as a whole and all of Bannockburn can be seen at the valley's northern end. Additional development enabled by the submitter's relief would be very difficult to discern; a small extension to the existing broad residential area. No material effect on visual amenity would result.

Summary regarding effects on views and visual amenity

88. Sitting on the same terrace as the existing residential zoning, and at the zone's immediate south, views to the subject site are relatively limited. Views in a southerly direction from part of the existing township include the subject site, but even in the absence of the Submitter's relief, four

dwellingings will appear in these views within the more visible part of the subject site; the relief will not add to this situation in a way that has a problematic effect on amenity.

89. Some public and private locations to the south of the site gain broad northerly views that include the site as well as the existing township. The Submitter's relief would add some built development to these views but this would sit in the immediate context of developed residential zoning and would sit on the same landform. Adverse effects on visual amenity will be of a low degree.

EFFECTS ON LANDSCAPE CHARACTER AND VALUES

"A landscape effect is an outcome for a landscape value.

While effects are consequences of changes to the physical environment, they are the outcomes for a landscape's values that are derived from each of its physical, associative, and perceptual dimensions.

Change itself is not an effect: landscapes change constantly. It is the implications of change for a landscape's values that is the effect. To assess effects it is therefore necessary to first identify the landscape's values—and the physical characteristics that embody those values.

A visual effect is a kind of landscape effect. It is a consequence for landscape values as experienced in views. Visual effects are a subset of landscape effects. A visual assessment is one method to help understand landscape effects.

Landscape values are the various reasons a landscape is valued—the aspects that are important or special or meaningful."¹⁹

90. Landscape attributes, character and values are discussed in a previous section of this evidence. In summary:

- the Shepherd's Creek Valley is dominated by productive farming, viticulture and horticulture. The landform of the valley, particularly its northern half, has been considerably modified by past mining practices.
- At the northern end of Shepherds Creek Valley, Bannockburn takes the form of an east-west running strip of residential development. The residential area on the western side

¹⁹ Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines'. Tuia Pita Ora New Zealand Institute of Landscape Architects, July 2022, paragraphs 5.06 and 6.01 to 6.04.

of Bannockburn Road sits on the northern half of the broad flat-topped spur that sits between Domain Road to the north and Smith's Gully to the south.

- The valley is an ORL landscape with limited landscape sensitivity. Despite this ORL status, it has pleasant rural aesthetics and important heritage, recreational and viticultural/productive associations.

91. In relation to the relevant area, the operative zoning can be seen on Appendix A. The notified LLRZ covers the same area as the operative zoning, although it removes zoning from the south side of Lynn Lane as has been discussed. As can be seen from Appendix A, the southern edge of the notified zoning follows a cadastral line that lacks logic, particularly when we consider the existence of the 4 additional residential lots consented by [2017] NZEnvC193 outside the residentially zoned area.
92. The requested relief would extend development zoning to the south so as to take in the subject site. To the east of the proposed area of zoning, landform drops away suddenly (via a previously sluiced face) to the yard-based activities of the Stewart site (510 Bannockburn Road). Landform similarly drops away to the south, down to the Smiths Gully area. The western side of the proposed zone area is defined by flat terrace land that I understand has been used for gravel extraction in the past. Up to eight additional residential lots would be enabled within the expanded area of LLRZ.
93. The requested area of zoning would mean that the current zone boundary is replaced with a new zone boundary that provides for residential land use on land of the same character and landform as existing Bannockburn township and that provides flat residential building locations with excellent solar access and amenity. As is discussed in my brief of evidence relating to Submission 163, it will also connect to a further appropriate development site to the south and to Schoolhouse Road.
94. The change described will take place on the southern edge of the existing residential area of Bannockburn, at the northern end of the Shepherds Creek Valley, being a pleasant rural landscape but one that is a third-tier landscape in terms of the values placed on it at a District level.
95. The way in which the change to the landscape will be perceived visually is set out in detail in the previous section of this evidence. The submitter's relief will not give rise to a result that is visually

prominent or appears out-of-place. It will tie in with existing patterns in a logical way with boundaries that relate to landform, existing development patterns and land uses.

96. Due to all of the above factors, the ultimate result of the submitter's relief will not be out-of-character at an immediate scale nor at a broader scale. It will enable development that ties in seamlessly with Bannockburn township and that maintains the current landscape character and values of the Shepherds Creek Valley.

CONCLUSIONS

97. My key conclusions are:

- The Shepherds Creek Valley landscape is not an ONL not and SAL. Despite this, the landscape has some important attributes and values, particularly heritage, viticultural and recreational associations, as well as pleasant rural aesthetics. The 2008 District-Wide Landscape Assessment identifies this as a landscape of limited sensitivity.
- Bannockburn township sits at the northern mouth of the Shepherds Creek Valley. Submitter's relief would extend the notified LLRZ of Bannockburn township over the submission site which is immediately adjacent to that zone, although parts of the site (where gradients are particularly steep or where heritage features are present) would be BLR areas where built development is excluded.
- The visual catchment from which the site can be seen is relatively limited. Views in a southerly direction from part of the existing township include the subject site, but even in the absence of the Submitter's relief, four dwellings that are enabled by an existing consent will appear in these views, within the more visible part of the subject site. Some locations to the south of the site gain broad northerly views that include the site as well as the existing township. The Submitter's relief would add some built development to these views but this would sit in the immediate context of developed residential zoning and would sit on the same landform. In an overall sense, adverse effects of the relief on views and visual amenity will range up to being of a low degree at most.
- The southern boundary of the notified LLRZ that contains Bannockburn township lacks logic in the vicinity of the submission site and does not follow any recognisable or useful line in terms of landscape patterns. The requested area of zoning would mean that this

boundary is replaced with a new zone boundary that provides for residential land use on land of the same character and landform as existing Bannockburn township and that provides flat residential building locations with excellent solar access and amenity. The pattern of development that is enabled will be logical and will not be out-of-character at an immediate scale nor a broader scale.

98. Key District-wide issues in relation to landscape that are set out in the ODP are:

The Central Otago landscape is nationally (and internationally) renowned for its scenic quality.

Outstanding Natural Features and Outstanding Natural Landscapes are those subject to section 6(b) of the Resource Management Act 1991. Significant Amenity Landscapes are subject to section 7(c), albeit that Other Rural Landscapes in the District also have amenity values including those associated with the results of human endeavour as discussed above.

99. Following the conclusions of my assessment as summarised above, I consider that the zoning of the requested relief sits comfortably in relation to these issues. The character and values of the Shepherds Creek Valley landscape will be maintained.

Benjamin Espie

16 May 2023

Attached Appendices

- A. Plan – the notified situation in the vicinity of the subject site.
- B. Plan – the requested relief in the vicinity of the subject site.
- C. Plan – large scale context.
- D. Excerpts from the District Wide Landscape Study.
- E. Excerpts from the Bannockburn Heritage Study.
- F. Plan – large scale operative planning map.
- G. Plan – immediate context – viewpoints, neighbours, etc.
- H. Consented 4 lot subdivision plan.
- I. Photographs:

DA: Coronation Hall;

DB: Lynne Lane

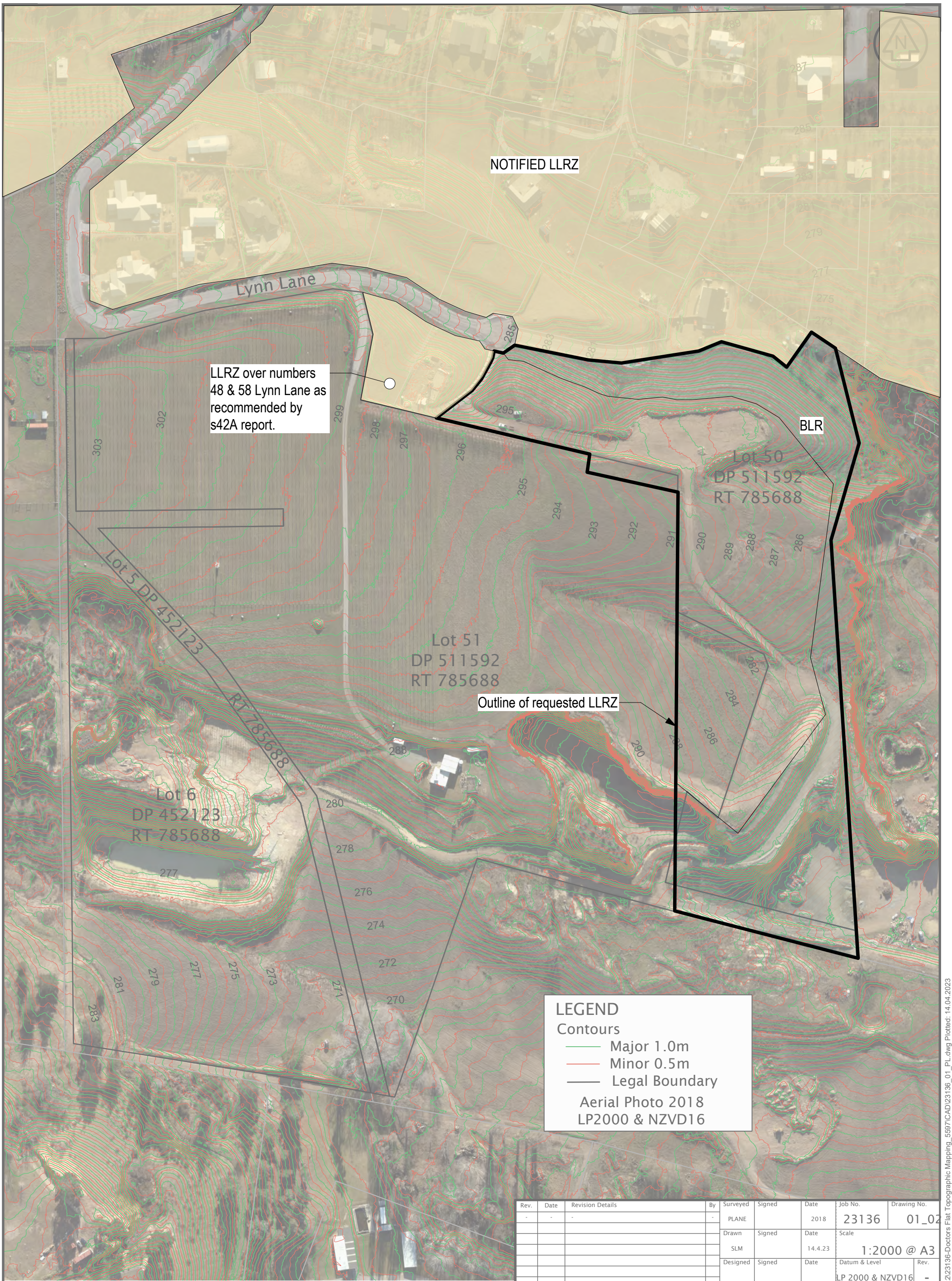
DC: Schoolhouse Road

DD: Gully Road

DE: Carricktown Track



PC19 SUBMISSION 147 – LANDSCAPE EVIDENCE – ESPIE – APPENDIX A:
PC19 NOTIFIED ZONING IN THE VICINITY OF THE SUBJECT SITE



LLRZ over numbers 48 & 58 Lynn Lane as recommended by s42A report.

NOTIFIED LLRZ

BLR

Lot 50
DP 511592
RT 785688

Lot 51
DP 511592
RT 785688

Lot 6
DP 452123
RT 785688

Outline of requested LLRZ

LEGEND

Contours

- Major 1.0m
- Minor 0.5m
- Legal Boundary

Aerial Photo 2018
LP2000 & NZVD16

Rev.	Date	Revision Details	By	Surveyed	Signed	Date	Job No.	Drawing No.
-	-	-	-	PLANE	Signed	2018	23136	01_02
				Drawn	Signed	Date	Scale	
				SLM		14.4.23	1:2000 @ A3	
				Designed	Signed	Date	Datum & Level	Rev.
							LP 2000 & NZVD16	-



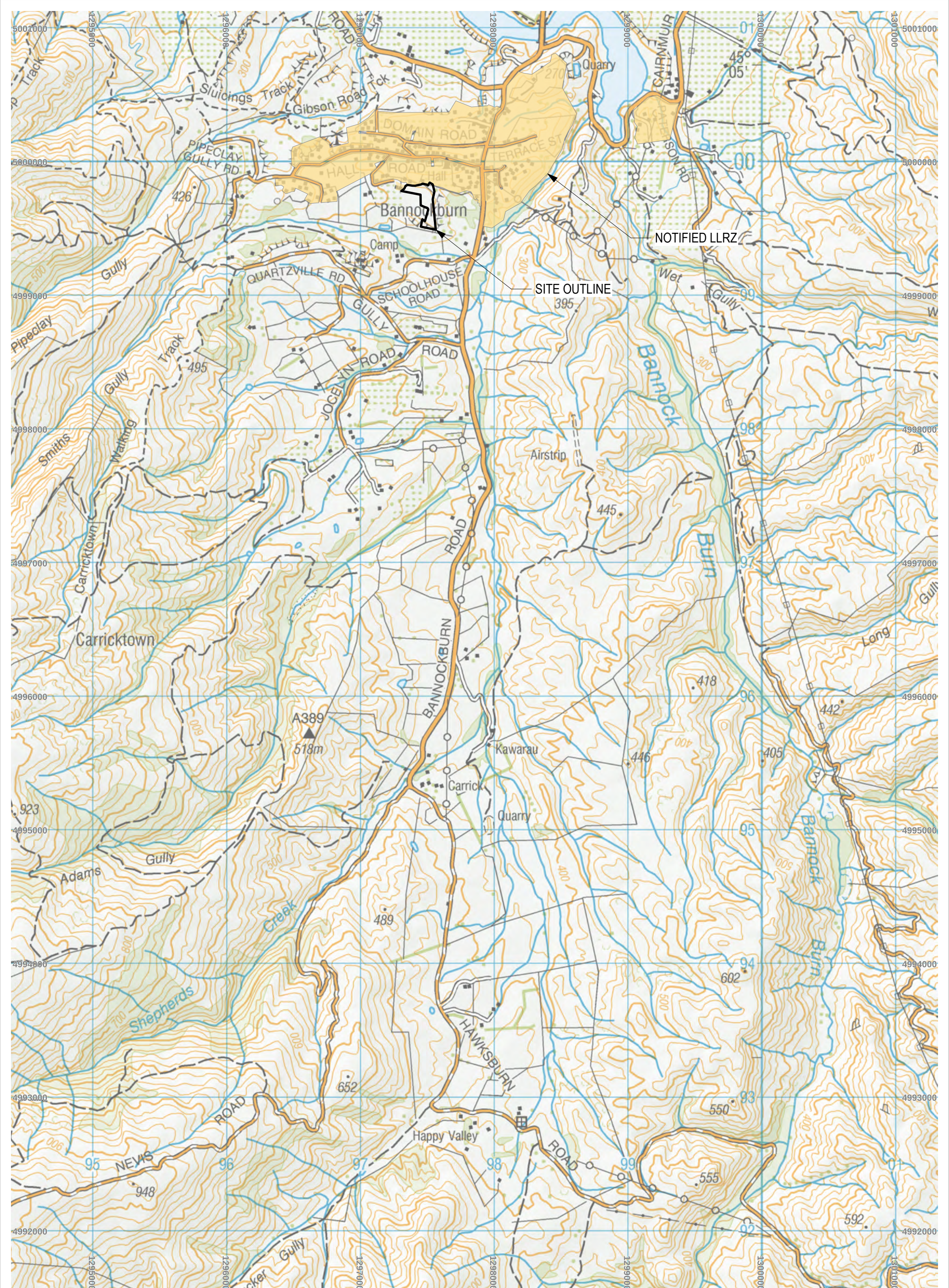
Client
RUBICON HALL ROAD LTD

NOTES

- All dimensions shown are in metres unless otherwise shown
- Copyright on this drawing is reserved
- Check any electronic data against the hardcopy plan to ensure it is the latest version
- If this plan is being used as part of sale and purchase agreement then it is done so on the basis that it is preliminary only, final dimensions and areas may vary on final survey

AERIAL AND LIDAR CONTOUR PLAN
LOTS 5 - 6 DP 452123 & 50 - 51 DP 511592
DOCTORS FLAT, BANNOCKBURN

C:\12\GIS\data\SERVER\2008\23136-Doctors Flat Topographic Mapping_5587\CAD\23136_01_PL.dwg Plotted: 14.04.2023










Grid squares: 1 x 1 km

Map series: Topo50 NZTM

NZTopo sourced from LINZ - Crown Copyright Reserved

Project
**Central Otago District
Landscape Assessment**

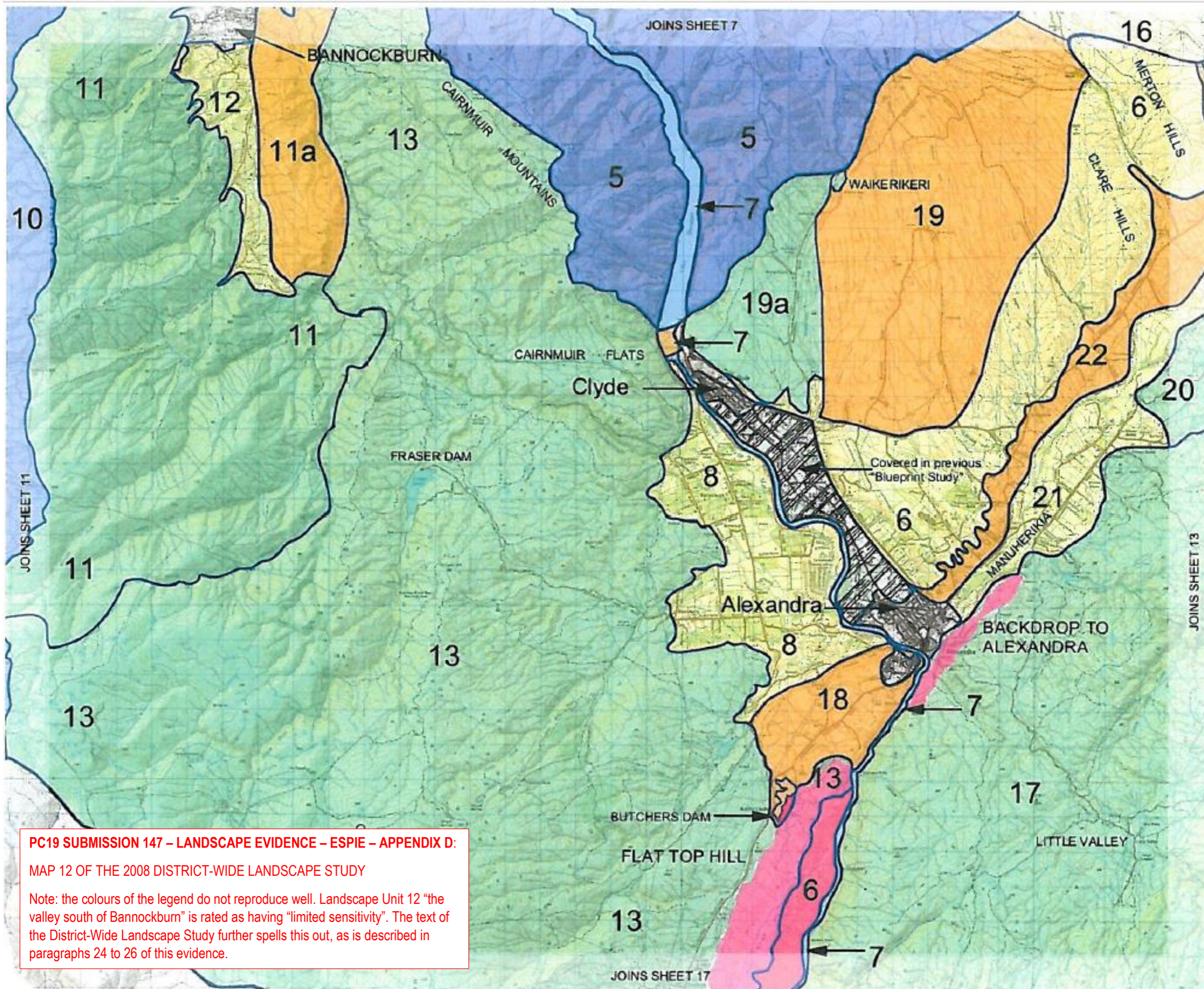
KEY	Rating
	Extreme sensitivity
	High sensitivity
	Significant sensitivity
	Moderate sensitivity
	Limited sensitivity
	Low sensitivity
	Significant landscape feature
10	Landscape unit number

Information:
Scale: 1: 100,000 @A3
Date: 29.08.08
Issue: L

Location:

	1	2			
	3	4	5		
6	7	8	9	10	
11	12	13	14	15	
16	17	18	19		
	20	21			

Map 2: Landscape Units
2.12



PC19 SUBMISSION 147 – LANDSCAPE EVIDENCE – ESPIE – APPENDIX D:

MAP 12 OF THE 2008 DISTRICT-WIDE LANDSCAPE STUDY

Note: the colours of the legend do not reproduce well. Landscape Unit 12 “the valley south of Bannockburn” is rated as having “limited sensitivity”. The text of the District-Wide Landscape Study further spells this out, as is described in paragraphs 24 to 26 of this evidence.

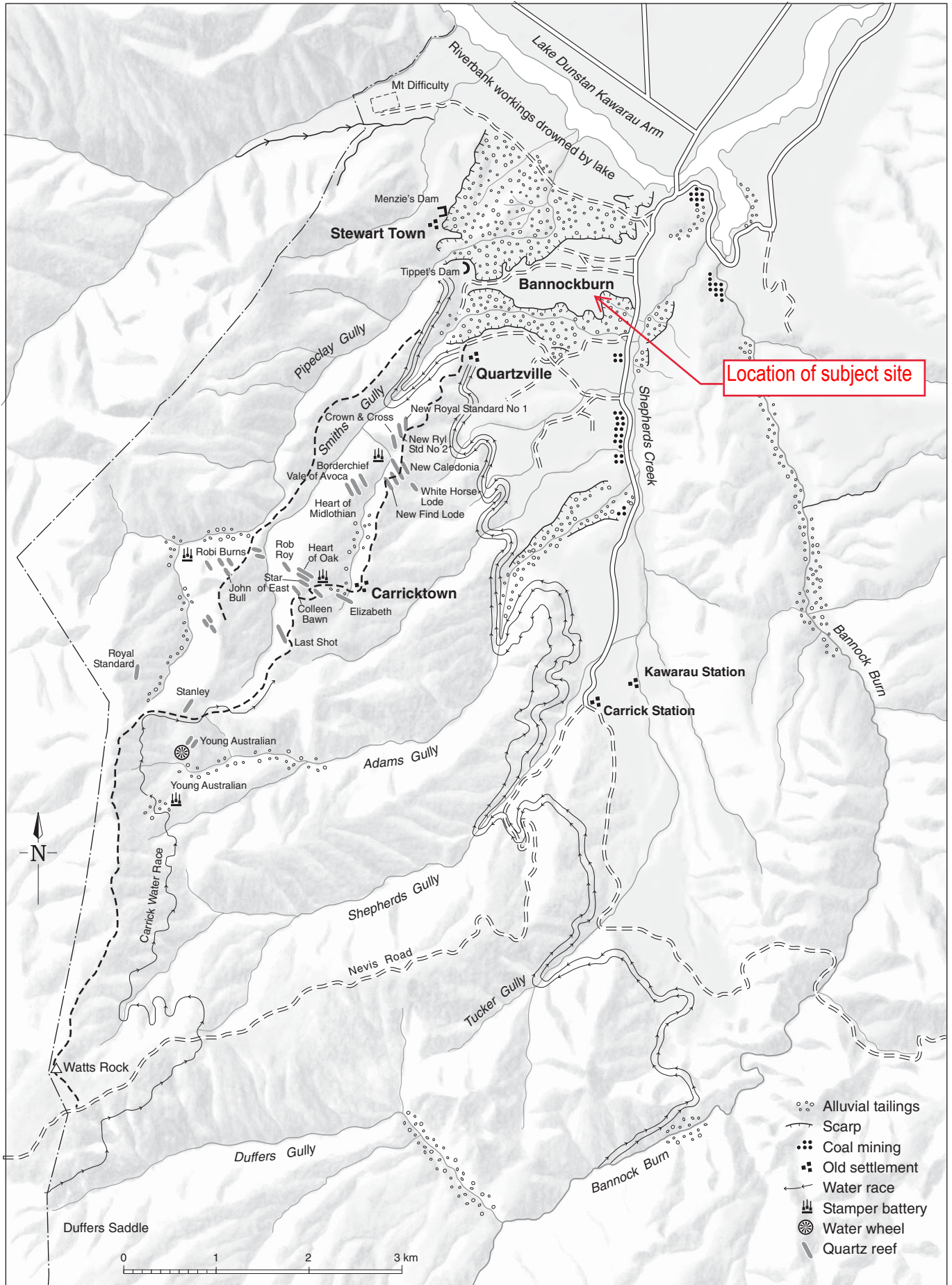


Figure 2. General location of some of the known archaeological features in the Bannockburn area.

**PC19 SUBMISSION 147 - LANDSCAPE EVIDENCE - ESPIE - APPENDIX E(i):
EXCERPT FROM THE BANNOCKBURN HERITAGE LANDSCAPE STUDY**

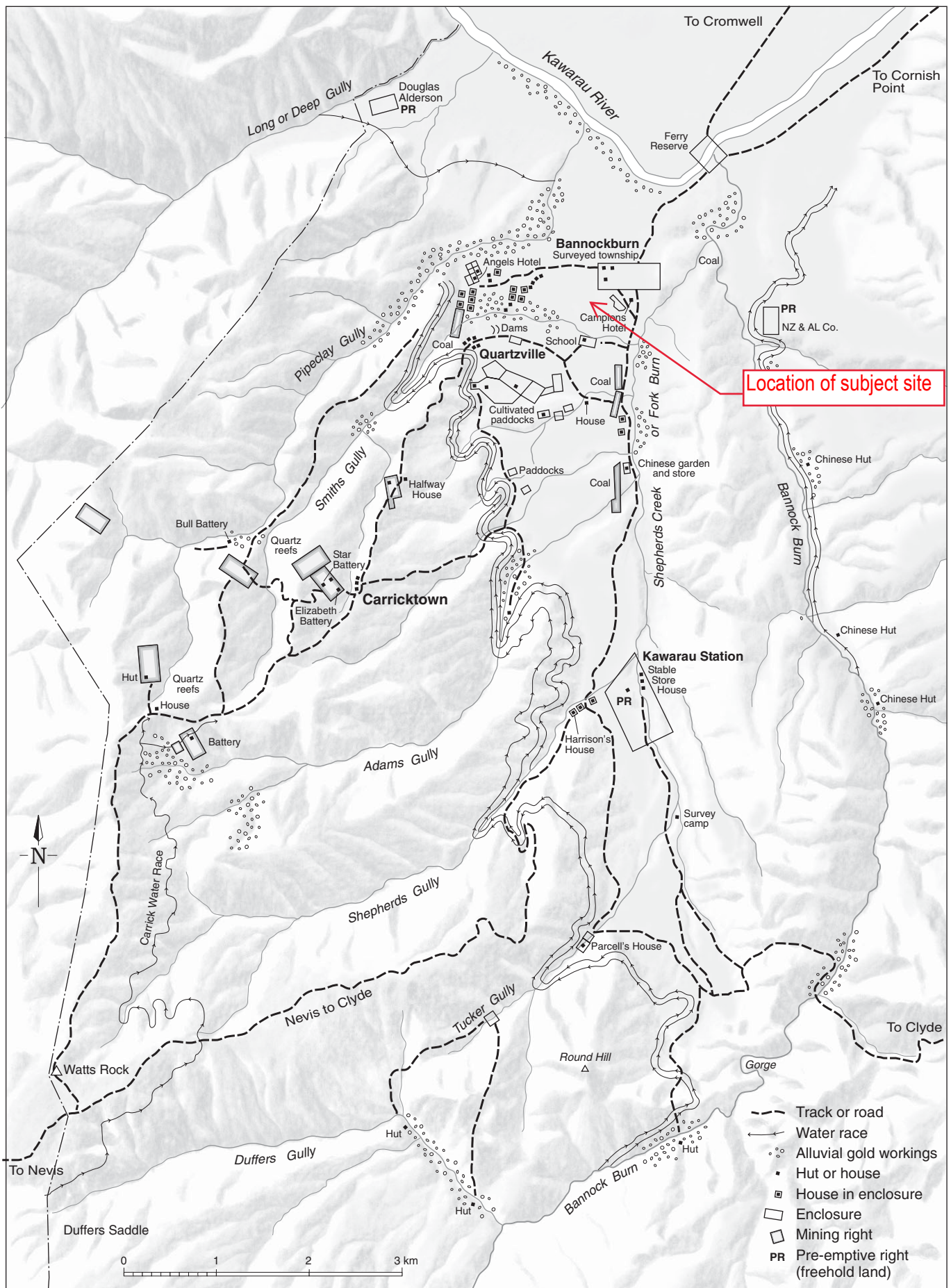
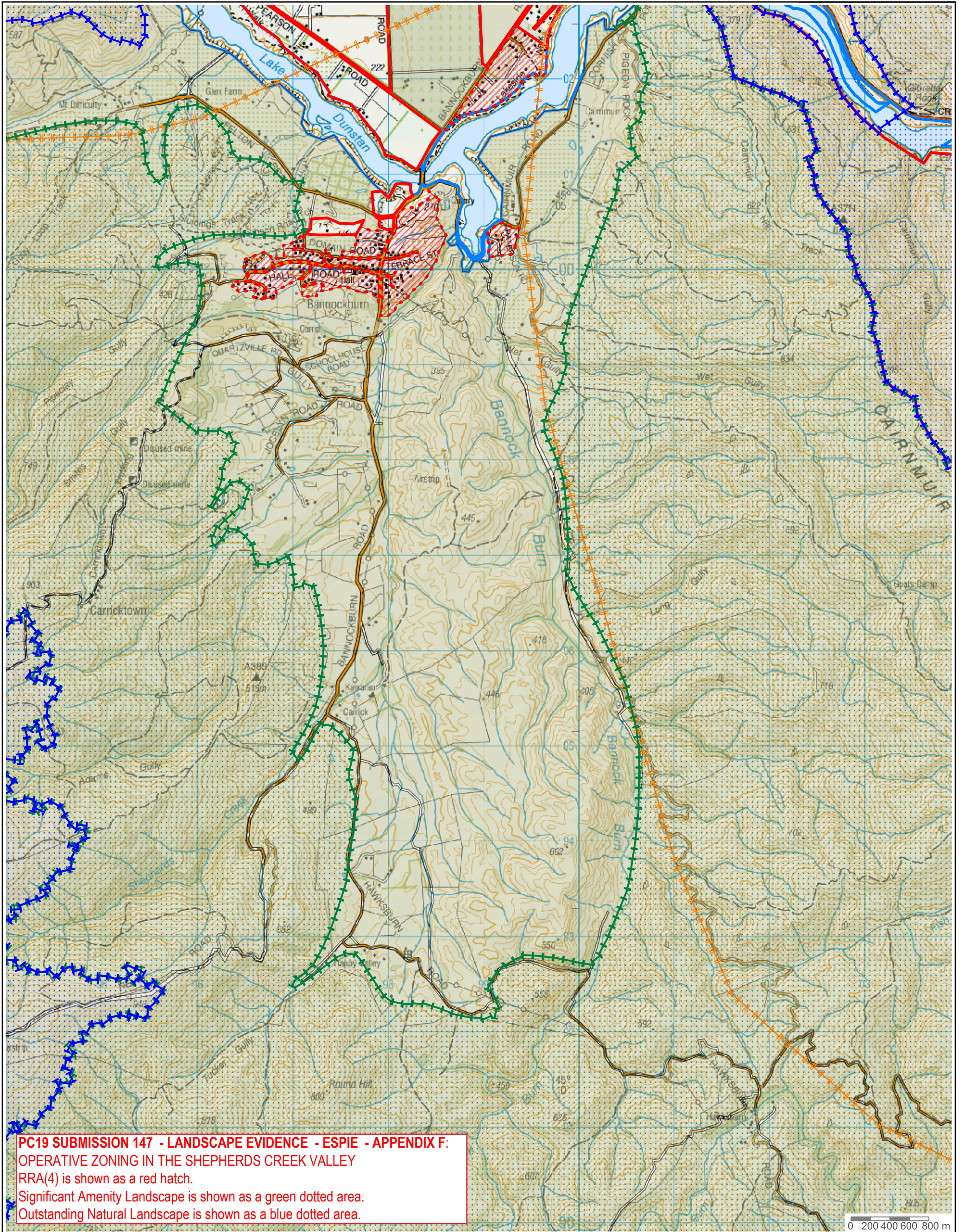
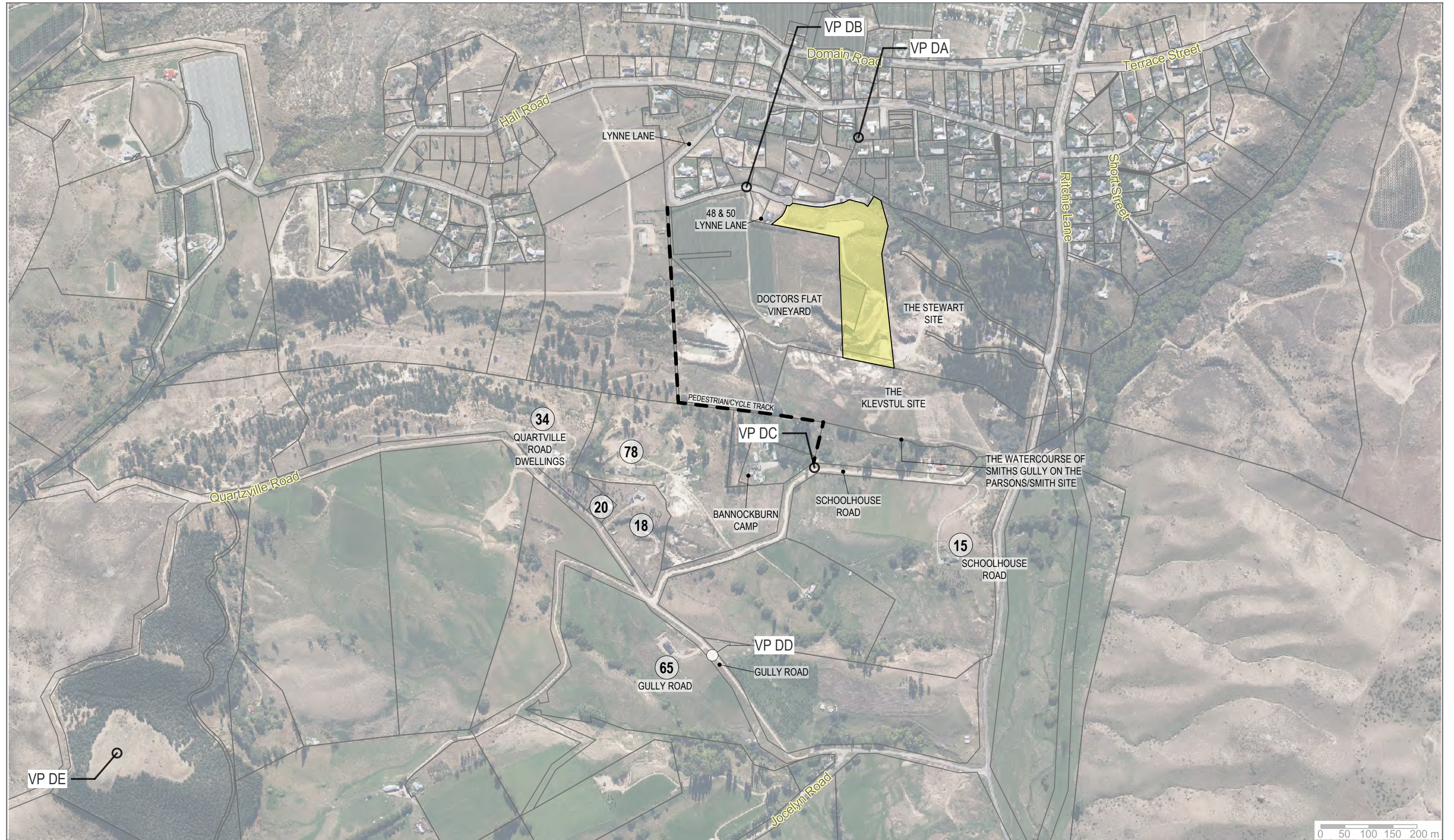


Figure 17. Map of Bannockburn in 1878.

**PC19 SUBMISSION 147 - LANDSCAPE EVIDENCE - ESPIE - APPENDIX E(ii):
EXCERPT FROM THE BANNOCKBURN HERITAGE LANDSCAPE STUDY**



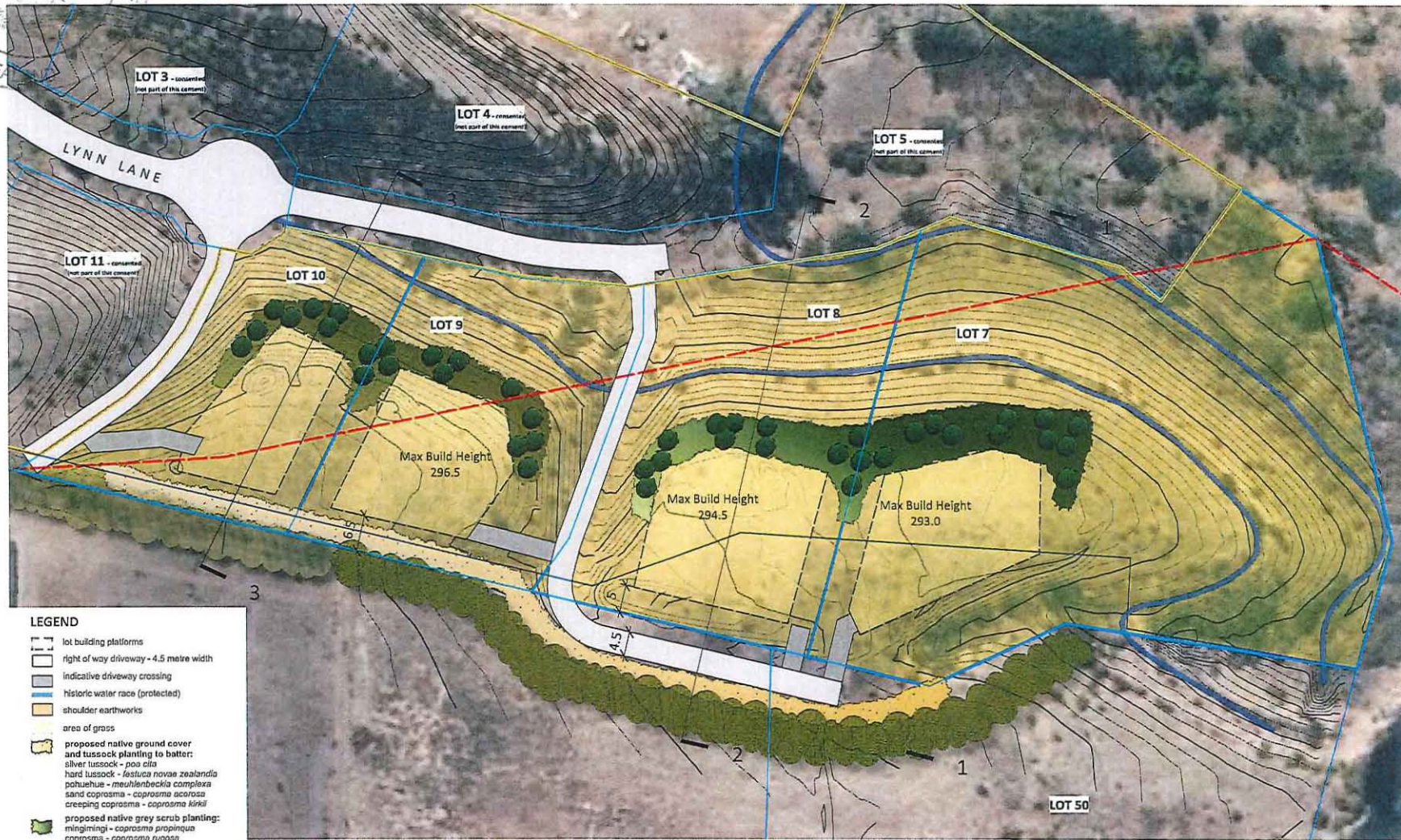
PC19 SUBMISSION 147 - LANDSCAPE EVIDENCE - ESPIE - APPENDIX F:
OPERATIVE ZONING IN THE SHEPHERDS CREEK VALLEY
RRA(4) is shown as a red hatch.
Significant Amenity Landscape is shown as a green dotted area.
Outstanding Natural Landscape is shown as a blue dotted area.



Scale: 1:7683
 Original Sheet Size A3

Projection: NZTM2000
 Bounds: 1294250.95047106,4997637.17980401
 1300162.67046394,5001087.33740899

The information displayed in the Geographic Information System (GIS) has been taken from Central Otago District Council's (CODC) databases and maps. Digital map data sourced from Land Information New Zealand (LINZ). Licensed under the Creative Commons Attribution 4.0 International licence <https://creativecommons.org/licenses/by/4.0/>. It is made available in good faith but its accuracy or completeness is not guaranteed. CODC accepts no responsibility for incomplete or inaccurate information. If the information is relied on in support of a resource consent it should be verified independently.



- LEGEND**
- CODC Zone Boundary
 - Property Boundary
LINZ Data Service
 - Stage 1 Subdivision Boundary
 - Proposed Stage 2 Subdivision Boundary
 - Proposed Residential Properties
 - Major contour (2m)
 - Minor contour (0.5m)

- LEGEND**
- lot building platforms
 - right of way driveway - 4.5 metre width
 - indicative driveway crossing
 - historic water race (protected)
 - shoulder earthworks
 - area of grass
 - proposed native ground cover and tussock planting to batter:
silver tussock - *poa cita*
hard tussock - *festuca novae zealandiae*
pohuehue - *meuhlenbeckia complexa*
sand coprosma - *coprosma acrota*
creeping coprosma - *coprosma kirkii*
 - proposed native grey scrub planting:
mingimingi - *coprosma propinqua*
coprosma - *coprosma rugosa*
coprosma - *coprosma rhinoides*
porcupino shrub - *melicytus alpinus*
pohuehue - *meuhlenbeckia complexa*
sand coprosma - *coprosma acrota*
shrubby tororaro - *meuhlenbeckia astonii*
 - proposed small native trees:
cabbage tree - *cordyline australis*
kowhai - *sophora microphylla*
ribbonwood - *pinglarthus regius*
kanuka - *kunzea ericoides*
 - proposed extension of existing tree line
paper birch - *betula papyrifera*
 - existing tree line:
paper birch - *betula papyrifera*

**PC19 SUBMISSION 147 - LANDSCAPE EVIDENCE - ESPIE - APPENDIX H:
PLAN OF SUBDIVISION CONSENTED BY ENVIRONMENT COURT DECISION
[2017] NZEnvC193**

Scale 1:750 @ A3
Map/Aerial Photo Source: LINZ data service



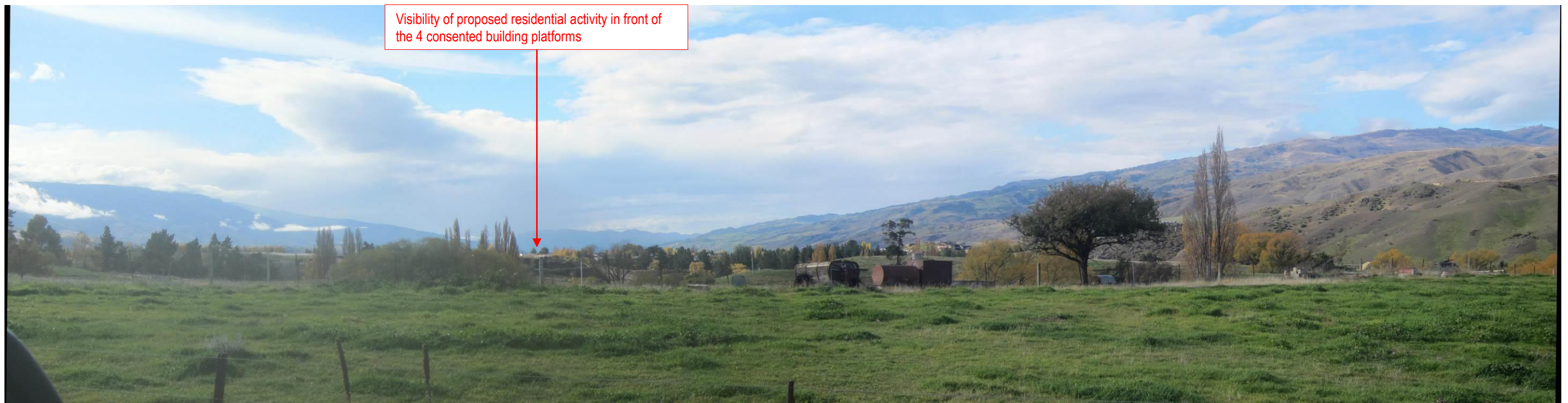
Photograph DA: From the Coronation Hall grounds on Hall Road. Similar views are available from the Bannockburn Community Church grounds and from neighbouring properties.



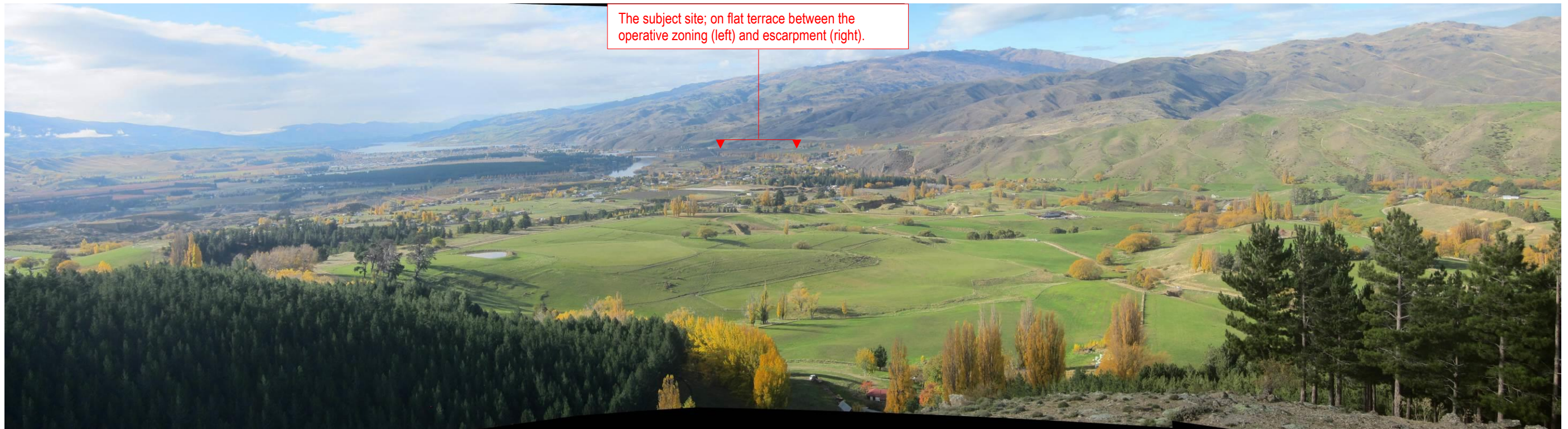
Photograph DB: From Lynne Lane adjacent to number 43.



Photograph DC: From the junction of the public pedestrian/cycle track and Schoolhouse Road.



Photograph DD: From Gully Road adjacent to number 65.



Photograph DE: Representative view of those that can be gained from Carricktown Track and similar locations.