

**BEFORE HEARING COMMISSIONERS APPOINTED BY THE CENTRAL OTAGO
DISTRICT COUNCIL**

IN THE MATTER OF

The Resource Management Act 1991 (**RMA** or
the Act)

AND

IN THE MATTER OF

Hearing of Submissions and Further
Submissions on Proposed Plan Change 19
(**PC19**) to the Central Otago District Plan
(**CODP** or **the District Plan**)

AND

IN THE MATTER OF

Submissions and Further Submissions on
Proposed Plan Change 19 by the Doug Jones
Family Trust and Searell Family Trust No. 2
(submitter #82)

**STAGE 2 – ZONING HEARING
EVIDENCE OF TONY DOUGLAS MILNE ON BEHALF OF THE DOUG JONES FAMILY
TRUST AND SEARELL FAMILY TRUST NO. 2**

Dated: 16 May 2023

Presented for filing by:
Chris Fowler
PO Box 18, Christchurch
T 021 311 784 / 027 227 2026
chris.fowler@saunders.co.nz

INTRODUCTION

1. My full name is Tony Douglas Milne.
2. I am a Landscape Architect and Director of Rough Milne Mitchell Landscape Architects Limited, which is a Christchurch based consultancy established in 2010.
3. I hold a Bachelor of Arts degree from the University of Canterbury and a Bachelor of Landscape Architecture degree from Lincoln University. I am a Fellow and Registered Member of the New Zealand Institute of Landscape Architects (NZILA).
4. I have been practising as a landscape architect since 1995. Our consultancy is involved in a wide range of landscape design and land planning projects throughout New Zealand. Many projects have involved preparing reports and evidence, which address matters of visual impact and landscape effects concerning proposed developments.
5. I have read the Environment Court's Code of Conduct and agree to comply with it. My qualifications as an expert are set out above. The matters addressed in my evidence are within my area of expertise, however where I make statements on issues that are not in my area of expertise, I will state whose evidence I have relied upon. I have not omitted to consider material facts known to me that might alter or detract from the opinions expressed in my evidence.

SCOPE OF EVIDENCE

6. In my evidence I address the following issues:
 - a. Effects of the proposed zoning on the open and rural character of the Site and the naturalness of the Site's landforms and vegetation patterns.
 - b. Effects of the proposed zoning on the character and amenity and the settlement pattern within Bannockburn.
 - c. Effects of the proposed zoning on the Significant Amenity Landscapes and Outstanding Natural Landscapes of the Kawarau River and the surrounding ranges.

CONTEXT

7. My evidence is presented on behalf of D.J. Jones Family Trust and N.R. Searell Family Trust (the Submitter) who own the property at 88 Terrace Street, Bannockburn, legally described as Lot 4 DP 339137 and is held within Record of Title 474127, and the property to the North legally described as Part Section 103 Block I Cromwell SD held in Record of Title OT16B/1179 (**the Site**).
8. The Site is zoned Residential Resource Area (4) (RRA(4)) in the Operative Central Otago District Plan. The Site is affected by a building line restriction overlay (BLR) identified on the District Plan Maps. The purpose of the RRA(4) Zone is to provide for residential activity at a density of 1500m² minimum lot size while achieving an average lot size of 2000m².
9. Under PC19, the Site is proposed to be zoned Large Lot Residential (**LLRZ**), which requires a minimum site size of 2000m² for residential subdivision and development. The building line restriction has been retained. The Submitter requests the Site be rezoned to enable higher densities of residential activity than provided for under the PC19 LLRZ, and that in addition, the zoning provide for retail, community facility activities and commercial activities.
10. Further, the submitter requests that rules LLRZ-S1 and SUB-S1 are amended so that the residential density and subdivision site standards in the Large Lot Residential Zone at Bannockburn is 1000m² minimum and 1500m² average within the yellow area shown on Attachment 1 to the submitter's submission. This is also shown on *Sheet 11 of the Graphic Attachment (GA)* to this evidence. The submitter has provided and Proposed Zoning Plan and an Indicative Outline Development Plan encompassing the zoning sought – *refer Sheets 12 and 13 of the GA*.
11. In the course of preparing my evidence I have considered the following:
 - a. The Resource Management Act;
 - b. The National Policy Statement on Urban Development;
 - c. The Otago Regional Policy Statement 2019 (RPS) which is partially operative;
 - d. The Operative Central Otago District Plan;
 - e. The Cromwell Spatial Plan;

- f. Plan Change 19 (**PC19**) of the Central Otago District Plan;
 - g. The Council's Stage 2 section 42A report on the PC 19 text prepared by Ms White (**S42A Report**);
 - h. Relevant Submissions on PC19;
 - i. The Planning Evidence of Mr Craig Barr; and
 - j. The Infrastructure Evidence of Mr Richard Ford.
12. The structure of my evidence is set out below as follows:
- Executive summary
 - Methodology
 - A description of the proposal
 - Statutory framework
 - A description of the existing environment, site, and landscape values
 - Landscape effects assessment
 - Statutory assessment
 - Section 42A Report and Submissions
 - Conclusion
13. An A3 GA, dated 16 May 2023, is provided in support of my evidence, and includes maps, aerials and photographs illustrating the Site, a Proposed Zoning Plan, and an Indicative Outline Development Plan. In addition, RMM have undertaken a landscape study for the overall property in 2017 and further conceptual work in 2000, relevant information from this study has also been included in the GA.

EXECUTIVE SUMMARY

14. From a landscape and visual amenity perspective I consider the proposed zoning to be more appropriate than the notified PC19 zoning as it provides for a more considered land planning approach to the Site. An approach that recognises the specific characteristics of the Site and effects on the existing character and amenity of Bannockburn township.
15. The landscape values of the Site are varied. Overall, the Site and its setting is characterised by a rural and open character to the edge of Bannockburn. The

landforms within the Site are significantly modified because of previous human occupation and use, and it does not contain any outstanding or significant landscape features. The Site nevertheless does possess a moderately to high level of amenity due to its landform, heritage value, open space, and the 'edge' it provides to Bannockburn.

16. Within the Site, there are several topographical and heritage constraints that result in large areas of the Site not well suited for development. Therefore, development potential and feasible yield will be dictated by this. The proposed zoning provides for a creative response to these constraints and the opportunity for the protection of the topographical and heritage features. An integrated subdivision proposal enabled by the indicative Outline Development Plan can appropriately provide for this.
17. Regarding the proposed medium density (**MRZ**) and commercial precinct, this zoning will notably enhance the amenity of Bannockburn township through the establishment of an 'urban village' centre which will enhance the heritage values as well as general amenity of the town centre. A combination of factors such as the proposed pattern of development, lot size and bespoke zone rules will create a high amenity 'village' environment that is visually sympathetic to its surroundings.
18. By providing for MRZ along Bannockburn Road with a lower density within the balance of the Site, in my opinion the proposed zoning is sensitive to the landscape character and values of the existing environment while also providing for development aligned with the Cromwell Spatial Plan.
19. The proposed zoning represents the opportunity for a comprehensively designed extension of, and spatial reinforcement of, the Bannockburn Village centre. While the proposed zoning will provide for a different character to that which exists now, it is considered the key landscape values of the wider receiving environment of Bannockburn will be maintained. Future residential development will provide for a high amenity outcome, reinforcing the sense of place of Bannockburn.

METHODOLOGY

20. The methodology and terminology used in this report has been informed by the Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines¹.
21. This report is tailored to suit the nature of the project and its context including the framework of the governing legislation. The statutory documents containing provisions relevant to the proposal are found in the RMA, NPS-UD, ORPS and the District Plan.
22. The table included in Figure 1 outlines the rating scales that are referred to in this report.

Very Low	Low	Low - Moderate	Moderate	Moderate - High	High	Very High
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Figure 1. The seven-point landscape and visual effects rating scale.²

23. Site visits were undertaken in July, August, and October 2020 as well as July and November 2021 to assist in understanding the landscape character and values of the Site and the receiving environment in relation to a subdivision application for part of the Site. A number of surrounding public locations were visited during these site visits to identify the visual catchment for the Site and assess potential visual effects.

THE PROPOSAL

24. Under PC19, the Site is proposed to be zoned LLRZ which requires a minimum site size of 2000m² for residential subdivision and development. The building line restriction has been retained.
25. The Submitter requests the following:
- a. That the Site is rezoned to enable higher densities of residential activity than provided for under the PC19 Large Lot Residential Bannockburn density of 2000m².
 - b. That the Site is rezoned to provide for retail, community facility activities and commercial activities which meet the needs of the community and

¹ 'Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines'. Tuia Pita Ora New Zealand Institute of Landscape Architects, July 2022.

² 'Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines'. Tuia Pita Ora New Zealand Institute of Landscape Architects, July 2022. Page 140.

- enhance Bannockburn as a vibrant and interesting place for visitors and the community.
- c. That rules LLRZ-S1 and SUB-S1 are amended so that the residential density and subdivision site standards in the LLRZ at Bannockburn is 1000m² minimum and 1500m² average.
 - d. Such other relief, consequential or otherwise, as may be required to give effect to the intent and purpose of this submission.
26. Without derogating or limiting in any way the primary relief, or further refined or alternative relief which may be provided at a later date, a Proposed Zoning Plan is included in the GA, *refer to Sheet 12*, which identifies the areas of the Site where higher densities of residential activity and commercial activity are appropriate. An indicative Outline Development Plan is also included in the GA, *refer to Sheet 13*.
27. By way of summary, as shown in the Proposed Zoning Plan, the zoning comprises:
- a. A commercial precinct to provide for local convenience retail and community facilities located adjacent to Bannockburn Road;
 - b. An area of Medium Density Residential Zone located adjacent to Bannockburn Road;
 - c. An area of Low Density Residential Zone located within the balance of the Site and within the building line restriction area.

RELEVANT PLANNING PROVISIONS

28. The statutory documents containing provisions relevant to the proposal are found in the Resource Management Act (RMA), NPS-UD, ORPS, the Central Otago District Council (CODC) Operative District Plan (ODP), the proposed PC19, as well as the Cromwell Spatial Plan.

The National Policy Statement on Urban Development (NPS-UD)

29. The National Policy Statement for Urban Development (NPS-UD) 2020 sets out the objectives and policies for planning for well-functioning urban environments under the RMA. As a tier 3 local authority, CODC is 'strongly encouraged' but not obliged to adopt the objectives and policies set out in the NPS-UD.

30. From a landscape, amenity and urban form perspective relevant objectives and policies include:
- Objective 1 & Policy 1 relate to a well-functioning urban environment and access to and opportunities for social, economic and cultural wellbeing and for health and safety of current and future generations.
 - Objective 4 & Policy 6 relate to the amenity values of urban environments.
 - Objective 3 & Policy 5 relate to the location of intensification and the height and density of urban environments.

Partially Operative Otago Regional Policy Statement (ORPS)

31. The Otago Regional Policy Statement (ORPS) provides an overarching policy framework that identifies and drives progress on significant resource management issues facing the region. The ORPS gives effect to the RMA. Regional and District Plans must give effect to the ORPS.
32. Relevant objectives and policies include:
- Objective 4.5 & Policy 4.5.1: Urban growth and development is well designed, occurs in a strategic and coordinated way, and integrates effectively with adjoining urban and rural environments.

Central Otago District Plan (CODC) Operative District Plan (ODP)

33. The Site is zoned Residential Resource Area (4) (RRA(4)) in the Operative Central Otago District Plan. The Site is affected by a building line restriction overlay (BLR) identified on the District Plan Maps (*see Figure 2 below*).
34. The purpose of the RRA(4) Zone is to provide for residential activity at a density of 1500m² minimum lot size while achieving an average lot size of 2000m². Subdivision of land in this zone which is in breach of this standard is a non-complying activity.
35. As well as the objectives, policies and rules relating to this zone, the CODP recognises the protection of history/heritage through a suite of rules.
36. Relevant objectives, policies, rules, environmental results anticipated, and assessment matters are contained in Section 6: Urban Areas, Section 7: Residential Resource Area, Section 12: District Wide Rules and Performance Standards, and Section 16: Subdivision.

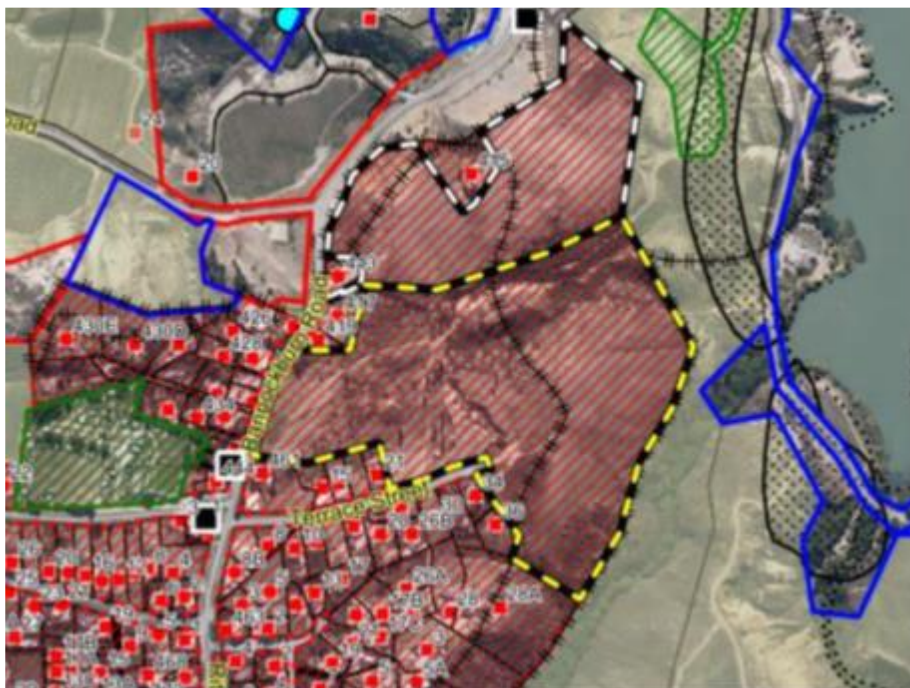


Figure 2: Submission site (yellow and black outline is 88 Terrace Street, and the white and black outline is Part Section 103) illustrating the DP Residential Zoning (red hatch) and the BLR (black hatched line) (CODC Webmaps)

37. Section 7: Residential Resource Area will be replaced by the PC19 objectives and policies. Relevant objectives and policies from PC19 are listed in the following section.
38. In regard to the ODP, the key objectives and policies to address include:
- Objective 6.3.1 – Needs of People and Communities
 - Objective 6.3.2 – Amenity Values
 - Objective 6.3.3 – Adverse Effects on Natural and Physical Resources
 - Policy 6.4.1 – Maintenance of Quality of Life within Urban Areas
 - Policy 6.4.2 – Expansion of Urban Areas

Plan Change 19

39. Plan Change 19 (PC19) proposes to make a comprehensive suite of changes to the Central Otago District Plan's residential zoned areas. It proposes to replace Section 7 Residential Resource Area with a new Residential Zone section, rezone land in general accordance with the Cromwell Spatial Plan and amend the planning maps. This includes aligning existing residential zones

with proposed new zones which include a LLRZ, a Low Density Residential Zone, and a Medium Density Residential Zone (MRZ). Each of these zones will have a new chapter and there will also be a new chapter for Residential Subdivision. It is understood that PC19 does not propose to alter the zoning or framework in relation to rural, business or industrial resource areas or rural settlement zones.

40. PC19 intends to address the following key issues:
- Issue 1: Demand for new residential development and housing affordability.
 - Issue 2: Ensuring residential development results in high-quality urban environments.
 - Issue 3: Adopting planning best practice and implementing the National Planning Standards.

From a landscape visual amenity perspective, Issue 2 is most relevant.

41. Under PC19, the Site is zoned LLRZ, which requires a minimum site size of 2000m² generally for residential subdivision and development with 30% site coverage and a 7.5m maximum building height. Unlike the former RRA(4) zone in the ODP, no provision has been made for an average lot size within this zone. The building line restriction has been retained.
42. The LLRZ also identifies three Precincts with specific rules to reflect the existing or anticipated level of development within these areas. These Precincts do not apply to the Site under the proposed PC19 (*see Figure 3 below*).
43. Relevant objectives and policies in the LLRZ chapter include:
- LLRZ-O1: Purpose of the Large Lot Residential Zone
 - LLRZ-O2: Character and amenity values of the Large Lot Residential Zone
 - LLRZ-O3: Precincts 1, 2 & 3
 - LLRZ-P1: Built form
 - LLRZ-P2: Residential activities
 - LLRZ-P5: Other non-residential activities
 - LLRZ-P6: Precinct 1

- LLRZ-P7: Precincts 2 & 3
- LLRZ-P8: Future Growth Overlay



Figure 3: PC19 zoning (yellow), the yellow and black outline is 88 Terrace Street, and the white and black outline is Part Section 103 (PC19).

44. PC19 also includes a set of rules, objectives and policies for the Medium MRZ. The purpose of this zone is to provide residential development in areas that are within a walkable distance of commercial areas and other key community facilities and anticipates a more intensive development form than the LLRZ. Through the MRZ building density will be more intensive to provide a range of housing options while being well-designed and integrating with the surrounding area. In addition, some commercial and community facilities are anticipated by the zone in locations which support the local residential population and are compatible with the surrounding area.
45. Commercial Precinct overlays are identified in conjunction with some MRZs. These are intended to provide certainty to the local community as to the nature and scale of non-residential activity.
46. MRZ rules include a residential density of 200m² and building height limit of 11m and three storeys. Precinct 1 at Clyde has a building height limit of 8.5m and two storeys.

47. Relevant objectives and policies in the Medium Density Residential chapter include:
- MRZ-O1: Purpose of the Medium Density Residential Zone
 - MRZ-O2: Character and amenity values of the Medium Density Residential Zone
 - MRZ-P1: Built form
 - MRZ-P2: Comprehensive development
 - MRZ-P6: Other non-residential activities

Cromwell Spatial Plan

48. Regard is able to be had to the Cromwell Spatial Plan, however the PC19 and the District Plan is not required to 'give effect to' the Cromwell Spatial Plan or any other plan endorsed by the Council in terms of the Local Government Act derived consultation documents.
49. The Cromwell Spatial Plan was adopted by the Cromwell Community Board in June 2019. It forms part of the wider Cromwell Master Plan which aims to provide a 30-year vision for growth within the Cromwell area. The Cromwell Spatial Plan was developed with community input and reflects the community's vision for growth and development. The Cromwell Spatial Plan presents a comprehensive vision, strategic direction, and spatial plan to guide future land use within the Cromwell Basin. While Cromwell Township is the central focus, the study area extends out to include settlement areas within the Cromwell Basin, including Bannockburn.
50. Many of the key principles and objectives of the Spatial Framework are focused on protecting landscape and heritage values, protecting heritage features, celebrating the rural setting and rural land uses (horticulture, viticulture, agriculture), providing diversity in housing choice, focusing residential growth within the existing Township and settlements, creating walking and cycling connections, providing connections to the water's edge, creating greenways and open space associated with new development, and providing increased opportunities for sport and recreation (*See Figure 4 below*).

51. The vision for the settlement at Bannockburn is discussed on page 44 of the Cromwell Spatial Plan. Bannockburn is described as “as small historic mining town” which “supports a range of larger section housing” (p.44). It anticipates further growth as an “urban village” including convenience retail and tourism offerings and has identified a potential mixed-use village precinct area centred around the Domain Road and Bannockburn Road intersection. There is already a small cluster of historic buildings and retail / hospitality activities on the west side of Bannockburn Road.

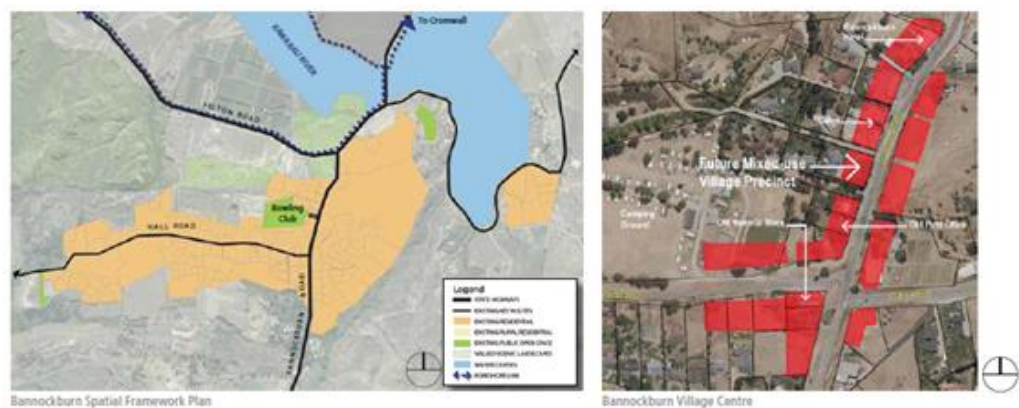


Figure 4: Bannockburn Village Centre (Cromwell Spatial Plan, p. 44)

52. Key challenges and opportunities identified in the Cromwell Spatial Plan for Bannockburn include:
- There is a lack of a ‘heart’ to the town.
 - There is a need for a centrally located convenience retail outlet.
 - There is limited recreational or public green space which is visible and accessible from Bannockburn Road.
 - There is an opportunity to establish a heart of the town around the Domain Road and Bannockburn Road intersection, building upon the General Sore, Bowling Club and Black Rabbit café.
53. Key moves identified in the Cromwell Spatial Plan for Bannockburn include:
- Coordinate, over time, a local convenience offering to the Main Street of Bannockburn.
 - Support growth of housing balanced with the current section sizes and retaining the character of the local streets.

- c. Undertake strategic studies to establish the best location for a town centre green space.

DESCRIPTION OF THE RECEIVING ENVIRONMENT AND APPLICATION SITE

The Receiving Environment

54. Bannockburn is a small historic township located at the south end of the Cromwell Basin, separated by the Kawarau River, some 7kms southwest of Cromwell. The township lies at the bottom of the Bannockburn Valley, surrounded by the Carrick Range to the west, Old Woman Range to the south, and Cairnmuir Mountains to the east.
55. Bannockburn Road is a two-lane asphalt road which runs in a south-west direction between Cromwell and Bannockburn via the Kawarau River bridge. Bannockburn is surrounded by the rugged, semi-arid and somewhat barren high-country environment, shaped in geological time by a combination of glaciation and fluvial processes and more recently human activity in the form of mining, agriculture, viticulture, and horticulture. The town itself is constrained by the surrounding topography including the terraces around Bannockburn Inlet and Shepherds Creek to the east and the alluvial tailings landforms of Bannockburn Sluicings Historic Reserve to the north and Smiths Gully to the south.
56. Current land use around Bannockburn is predominately pastoral farming, viticulture, and horticulture. Rural lifestyle properties and holiday homes are located throughout the working rural landscape with a greater concentration of dwellings and built form in and proximity to the historic township of Bannockburn. This concentration of dwellings extends in an east-west direction along Terrace and Lawrence Street to the east and Domain and Hall Road to the west. The pattern of settlement consists of large lot residential varying in size from 1500-3000m² with some recent subdivision of lots at around 1000m² closer to the historic town centre.
57. The historic township of Bannockburn is centred around the historic General Store, Bannockburn Hotel, and the Black Rabbit café, which provide a somewhat disconnected and informal town centre.

58. In the wider landscape, vegetation is generally sparse, consisting of rough pasture grass, tussock, matagouri, wild thyme and sweet briar. Small groups of exotic poplar and willow trees identify sites of early habitation.
59. Drainage patterns are an intricate network of permanent and ephemeral watercourses which drain into Bannock Burn and the Kawarau River, confined to a steep sided gorge to the north and Bannockburn Inlet to the east, separating Bannockburn from Cromwell. Bannockburn Inlet recreational reserve and boat ramp are located within this sheltered area. The inlet is popular for swimming and recreational activities and used extensively by locals and visitors.
60. The landscape character of Bannockburn has been formed by a combination of natural and human forces. Bannockburn has a rich mining history, with many sites of historical significance. Natural landforms of rocky outcrops, steep gullies, and alluvial terraces contrast with the patterns of human intervention, including dwellings, remnants of sluicing's and alluvial tailings, vineyards, trails, water races and fence lines. There is a distinct change in landform between the rugged high country landscape surrounding Bannockburn and the gentler and more open landform of lower hillslopes and terraces of nearby Cairnmuir Road and the Cromwell Basin.

Description of the Application Site

61. The Site is located at 88 Terrace Street Bannockburn, legally described as Lot 4 DP 339137 and is held within Record of Title 474127, and the property to the North legally described as Part Section 103 Block I Cromwell SD held in Record of Title OT16B/1179. The Site is a large vacant semi-rural property situated to the north-east of the historic township of Bannockburn, encompassing an area of 25.9 ha. *Refer Sheets 16 – 20 of the GA for photographs of the Site and receiving environment.*
62. The Site is located east of Bannockburn Road and at the east terminus of Terrace Street Bannockburn. The Site is bordered by development along Bannockburn Road and Terrace Street including single family dwellings on sections ranging from 1500 – 2700 m² and several commercial businesses on Bannockburn Road within the historic township of Bannockburn. There are no existing built structures on the Site.

63. There are currently three vehicle entrance points to the Site, two from Bannockburn Road to the west and one from Terrace Street to the south. A number of well-used but informal walking tracks run through the Site. The main track runs from the south vehicle entry on Bannockburn Road to Bannockburn Inlet on the Kawarau River arm. It is understood that the community uses these informal tracks despite them being on private property.
64. There is currently a large open area in the south-west part of the Site, adjacent to Bannockburn Road, which appears to be well used by people and includes additional walking informal tracks and home-made dirt jumps for wheel sports. This central area is predominantly flat to gently sloping, with grades falling from 254 to 244 masl from east to west. There are two small high points within this area created from mounds of excavated material, these points sit at 255 and 251 masl.
65. To the north-east, the Site encompasses part of a landform known as Slaughter Yard Hill with a prominent high point of 279 masl. To the south-east the Site encompasses a second landform, Water Race Hill, at the end of Terrace Street which has two high points, 270 and 268 masl, though these are flatter and less distinct than the high point of Slaughter Yard Hill. Both hills are surrounded by steeply sloping embankments to the north, south and east.
66. A gully runs east to west between the two hills and connects the central site to the Bannockburn Inlet. Grades through the gully are varied but generally fall to the east with the steep slopes of Slaughter Yard Hill and Water Race Hill rising up on the north and south sides of the gully, respectively.
67. Vegetation consists of dryland pasture grass, wild thyme, briar rose, broom, and other weed species. There are random groupings of exotic poplar and willow tree species growing throughout the Site as well. No significant native vegetation is known to exist on the subject site.
68. The landforms within the subject site are significantly modified because of previous human occupation and use. Several historic remnants of this activity are present on the Site including water races, sluice faces, sludge channels and old fence lines. *Refer to Sheet 8 of the GA for the archaeological survey.*

Values of the Receiving Environment and the Application Site

Physical

69. "Physical³ means both the natural and human features, and the action (and interaction of natural and human processes over time."⁴ Typical physical factors include geology, topography, hydrology, ecology, climate, vegetation, biological elements, settlement patterns, buildings, heritage features and tāngata whenua features within the landscape.

70. Physical values of the Site and receiving environment include:

- The barren semi-arid high country landforms surrounding Bannockburn and the Cromwell Basin are recognised by several Significant Amenity Landscape and Outstanding Natural Landscape overlays.
- The incised gorge of the Kawarau River is a significant landscape and hydrological feature in the region and is recognised as an Outstanding Natural Landscape.
- The topography of the terraces, escarpments, gullies, rock outcrops, and hillocks within the Site and immediate context are complex and largely contain the township of Bannockburn and the lower elevations of the Site.
- Historical character of some of the buildings provide a distinctive identity.
- Undulating landform of the township.

Perceptual

71. "Perceptual means both direct sensory experience and broader interpretation through the senses. While sight is the sense most typically applied to landscape assessment, direct sensory perception importantly includes all the senses."⁵ Typical perceptual factors include geomorphic legibility (how obviously a landscape expresses the geomorphic processes), wayfinding and mental maps (legibility or visual clarity of landmarks, routes, nodes, edges, and areas of different character), memorability, coherence (the extent to which

³ 'Physical' means both natural and human features, whereas 'biophysical' is potentially problematic if it is taken to mean only the natural aspects of the landscape rather than both natural and human features/processes. 'Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines'. Tuia Pita Ora New Zealand Institute of Landscape Architects, July 2022. Page 79.

⁴ 'Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines'. Tuia Pita Ora New Zealand Institute of Landscape Architects, July 2022. Page 79.

⁵ 'Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines'. Tuia Pita Ora New Zealand Institute of Landscape Architects, July 2022. Page 79.

patterns reinforce each other, for example between human patterns and underlying natural landscape), aesthetic qualities and views.

72. Perceptual values of the Site and receiving environment include:

- The pastoral, viticulture and horticulture land use contribute to a rural working landscape character. The viticulture and horticulture uses in particular are unique to this region of Central Otago and are aesthetically pleasing as well as memorable.
- The open character of the Bannockburn Valley and, even more so, the Cromwell Basin landscape provides views of high scenic quality to the surrounding hills and mountains.
- Transient values such as lighting, the changing colour of the Kawarau River, autumn colour, snow on the mountain ranges and other seasonal changes contribute sensory appreciation, visual amenity, and memorability.
- Climate extremes contribute to the character of the locality.
- The landforms of the Site, surrounds, and the river gorge are highly complex, memorable, and legible.
- The aesthetic quality of the Site and surrounds draws on the recent cultural and mining history due to the prevalence of historic remnants, sluicings, and alluvial tailings.
- The open and pastoral character of the lower site contributes to the rural amenity of Bannockburn's historic town centre.
- A sense of ruggedness and naturalness (despite significant human modification) is imparted by the steep and undulating landforms of the Site and sparse vegetation cover.
- The historic Bannockburn Hotel and General Store are memorable buildings within the historic town centre.
- Lack of definition to the main street, the heart of Bannockburn.
- The settlement pattern of Bannockburn maintains a somewhat rural character given the low density of built form, proximity of viticultural activities, contained nature of the township by landform and the views to the surrounding landscape.

Associative

73. "Associative means the intangible things that influence how places are perceived – such as history, identity, customs, laws, narratives, creation stories, and activities specifically associated with the qualities of a landscape."⁶ Typical associative factors include cultural (tangata whenua) and historic values, as well as shared and recognised attributes such as recreational opportunities.
74. Associative values of the Site and receiving environment include:
- Bannockburn has a rich mining history, which is associated with sites of early habitation, historical buildings, and sites of historical significance. As well as the stories of previous times and former inhabitants.
 - There are notable historic values attached to the past use of the Site which are evident in the landscape through the presence of historic remnants in the form of water races, sluice faces, sludge channels and old fence lines.
 - There are recreation values associated with the Site and the wider landscape including Bannockburn Inlet and the Bannockburn Sluicings historic reserve.
 - Holiday home community.
 - There are rural production and farming values attached to the surrounding pastoral, viticultural and horticultural land uses. These activities are specifically associated with the landscape of the Cromwell Basin, especially the production of Central Otago wines and summer stone fruit crops, which contribute to the unique identity of the region.

LANDSCAPE ASSESSMENT

Potential Issues

75. The potential landscape effects arising from the proposal that I have considered include the following:
- a. Effects on the open and rural character of the Site and the naturalness of the Site's landforms and vegetation patterns.

⁶ *Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines'. Tuia Pita Ora New Zealand Institute of Landscape Architects, July 2022. Page 79.*

- b. Effects on the character and amenity, and the settlement pattern within Bannockburn.
- c. Effects on the Significant Amenity Landscapes and Outstanding Natural Landscapes of the Kawarau River and the surrounding ranges.

Landscape Effects Assessment

76. *"A landscape effect is an outcome for a landscape value. ... Change itself is not an effect: landscapes change constantly. It is the implications of change on landscape values that is relevant."*⁷
77. Rural and open character of the east part of the Site will change to a residential character, however this change is anticipated given the underlying RRA(4) zoning. Higher density residential and commercial activity located at the east edge of the Site will change the existing character to urban but will complement the existing commercial activity on the east side of the Bannockburn Road, thus this change would not be unexpected given its context.
78. Further, I consider that with appropriate design controls (*refer paragraph 2.4 of Mr Barr's Evidence*) such as a two-storey height limit and built form standards that incorporate heritage style architecture, a mixed-use commercial precinct would notably enhance the heritage and amenity values of the town centre. The naturalness of the west part of the Site will be somewhat reduced. A low density form of development on the terraces will reduce the natural values associated the landforms and vegetation patterns. Again, this change is anticipated to some degree given the underlying RRA(4) zoning.
79. The proposed zoning densities, and the spatial configuration will allow for the future careful placement of development that is sympathetic to heritage features rather than destroying them or ignoring their presence. Similarly given the topographical and geotechnical constraints on the Site, the proposed zoning will allow for a more considered response than the PC19 zoning approach.

⁷ *'Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines'. Tuia Pita Ora New Zealand Institute of Landscape Architects, July 2022. Page 135*

80. Regarding the character, amenity and settlement pattern of Bannockburn township, the proposed zoning is located in an area that anticipates some degree of residential development. Under the Operative District Plan, the zoning anticipates allotments of 1500m² minimum lot size with an average of 2000m². Considering the partially contained nature of the topography within the core and east half of the Site, as well as the proximity to the existing commercial and heritage precinct, I consider a low density of built form to be appropriate in this area.
81. Regarding the MRZ and commercial precinct, this zoning will notably enhance the amenity of Bannockburn township through the establishment of an 'urban village' centre which will enhance the heritage values as well as general amenity of the town centre.
82. Regarding the SAL and ONL overlays, the Site is well contained within the context of existing built form at the core of Bannockburn and will not result in adverse landscape effects on the landscapes of the nearby SALs or ONLs.

STATUTORY ASSESSMENT

National Policy Statement on Urban Development (NPS-UD)

83. The following statutory assessment addresses the specific landscape related objectives and policies from the NPS-UD.
84. Objective 1 & Policy 1 relate to a well-functioning urban environment and access to and opportunities for social, economic, and cultural wellbeing and for health and safety of current and future generations. The proposed zoning will achieve the aims of Objective 1 and Policy 1 by providing a variety of homes as well as commercial opportunities which will enhance social, economic and cultural wellbeing of the residents of Bannockburn by establishing a well-functioning 'village centre' within the township. The convenience retail precinct has potential to increase the vibrance of Bannockburn as a destination and also as a self-sufficient settlement by reducing the need for residents to travel further afield for some basic services.
85. Objective 4 & Policy 6 relate to the amenity values of urban environments. Objective 4 states that "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." In this

context, I consider the proposed MRZ and commercial precinct to be a positive outcome for Bannockburn. While this will reduce the rural character of Bannockburn, it will provide a distinct node of activity at the core of the township, enhancing the amenity values and creating a “village centre”. Similar small scale commercial precincts are visible in many other small Central Otago settlements and provide a high level of amenity, these examples create a strong precedent for a small convenience retail precinct and MRZ at Bannockburn.

86. Objective 3 & Policy 5 relate to the location of intensification and the height and density of urban environments. Policy 5 specifically states: “Regional policy statements and district plans applying to tier 2 and 3 urban environments enable heights and density of urban form commensurate with the greater of: (a) the level of accessibility by existing or planned active or public transport to a range of commercial activities and community services; or (b) relative demand for housing and business use in that location.” While there is no public transport service in Central Otago, there is ongoing demand to live in Bannockburn and providing an increase in housing density focused around a commercial core will create a destination that can at some later stage be serviced by public transport. Regarding height and density of built form, it is agreed that 8.5m or two storeys would be appropriate in the context of the wider landscape and existing scale of built form. A similar precinct located at Clyde provides precedence for this.

Partially Operative Otago Regional Policy Statement (ORPS)

87. The following statutory assessment addresses the specific landscape related objectives and policies from the ORPS.
88. Objective 4.5 is stated as “urban growth and development is well designed, occurs in a strategic and coordinated way, and integrates effectively with adjoining urban and rural environments.” The proposed zoning can achieve Objective 4.5 as the proposal is well integrated with Bannockburn township, particularly the historic centre which already has a number of commercial activities. In addition, the scale of residential development will enhance the character and amenity of the “village centre”, while lower density residential beyond the core will largely be in keeping with the pattern and scale of development elsewhere in the township.

89. Policy 4.5.1 builds on Objective 4.5 with a number of further points. Regarding (f), the proposal will not adversely impact the outstanding natural landscape areas in proximity to Bannockburn, as discussed previously (iii) and through archaeological mapping future subdivision and development will be able to maintain important historical heritage features of the Site (iv).

Central Otago District Plan (CODC) Operative District Plan (ODP)

90. The following statutory assessment addresses the specific landscape related objectives and policies from Section 6 of the CODC ODP. These include:
- Objective 6.3.1 – Needs of People and Communities
 - Objective 6.3.2 – Amenity Values
 - Objective 6.3.3 – Adverse Effects on Natural and Physical Resources
 - Policy 6.4.1 – Maintenance of Quality of Life within Urban Areas
91. With regard to the above objectives and policies, and in with regard to Policy 6.4.2, the proposed zoning will provide a high degree of amenity as it will enhance the 'urban village' centre of Bannockburn and complement the existing commercial activities located along Bannockburn Road. This will maintain and enhance the amenity values of the wider Bannockburn settlement by helping to establish a stronger heart to the township and will avoid adverse effects on adjacent rural zoned areas.
92. The proposed zoning also responds to the underlying landscape and provides a more creative land planning response that will result in the better management of adverse effects on the natural and physical resources of the Site and Bannockburn.

Plan Change 19

93. The following assessment addresses the proposed zoning in the context of the PC19 zoning.

94. The Medium Density Residential Zone is described in PC19 as follows:

The Medium Density Residential Zone anticipates the highest density of development in all of the residential zones. It is located within the townships of Alexandra, Clyde and Cromwell in areas that are within a walkable distance of commercial areas or other key community facilities. It is intended that this zone develops over time to provide for a range of housing options to meet

the diverse needs of the community, with more intense development helping to support commercial and community facilities. The proposed density within this zone is a minimum lot size of 200m². However, a pathway is also provided for comprehensive residential development, which would allow consideration of development of larger sites at greater densities, where it achieves good urban design outcomes.

95. The relevant objectives and policies are:
- MRZ-O1: Purpose of the Medium Density Residential Zone
 - MRZ-O2: Character and amenity values of the Medium Density Residential Zone
 - MRZ-P1: Built form
 - MRZ-P2: Comprehensive development
 - MRZ-P6: Other non-residential activities
96. In response to the above objectives and policies I consider that the establishment of a MRZ at Bannockburn will enhance the existing village centre located on Bannockburn Road, encompassing the existing historic buildings and several commercial activities. This would be achieved by providing a higher density of residential development within the core of Bannockburn which would aid in establishing an 'urban village', with potential for mixed-use and commercial activities. By providing for MRZ along Bannockburn Road with a lower density within the balance of the Site, the proposed zoning is sensitive to the landscape character and values of the existing environment while also providing for development aligned with Cromwell Spatial Plan.
97. The Large Lot Residential Zone (LLRZ) is described in PC19 as follows:
- 'The Large Lot Residential Zone is located in some of the outer residential areas within the townships of Alexandra, Clyde and Cromwell, as well as Bannockburn, Lowburn and Roxburgh. The density within this zone is the lowest of all residential zones, providing for detached dwellings on large sites and maintaining a high open space to built form ratio.'*
98. The relevant objectives and policies are:
- LLRZ-O1: Purpose of the Large Lot Residential Zone

- LLRZ-O2: Character and amenity values of the Large Lot Residential Zone
 - LLRZ-O3: Precincts 1, 2 & 3
 - LLRZ-P1: Built form
 - LLRZ-P2: Residential activities
 - LLRZ-P5: Other non-residential activities
 - LLRZ-P6: Precinct 1
 - LLRZ-P7: Precincts 2 & 3
 - LLRZ-P8: Future Growth Overlay
99. In response to the above objectives and policies, I consider there to be a capacity for higher densities of development in the context of the existing village centre and on the flat east part of the Site. I consider a lower density of development to be appropriate within the eastern flat part of the Site beyond the MRZ and on the hills and terraces, as a low density of development is already anticipated in these areas under the ODP.
100. However, within the eastern part of the Site, considering the partially contained nature of the topography, as well as the proximity to the existing commercial and heritage precinct, I consider a higher density of built form to be appropriate, and thus consider the reduced minimum allotment size of 1000m² and average of 1500m² proposed by the submitter to be reasonable.
101. Within the Site, there are several topographical and heritage constraints that result in large areas of the Site not well suited for development. Therefore, development potential and feasible yield will be dictated by this. The proposed zoning provides for a creative response to these constraints and the opportunity to for the protection of the topographical and heritage features. An integrated subdivision proposal enabled by the indicative Outline Development Plan (*refer Sheet 13 of the GA*) can appropriately provide for this.
102. Paragraph 56 in the Council Section 32 Report identifies a number of issues that PC19 is intended to address. Regarding issue 1, it is obvious the proposed zoning will provide new allotments and choice with smaller lot sizes in association with the MRZ and a reduced minimum and average within the east part of the Site. This will aid in providing diversity of allotment sizes and

greater options for home buyers in a part of the Cromwell Ward which has historically provided little variety.

103. Regarding issue 2, which seeks to ensure high-quality urban environments, I consider that the proposed measures in PC19 paragraph 67 will achieve the desired outcome. In the context of the proposed zoning of the Site and the proposed MRZ and commercial precinct specifically, I consider a lower height limit of two-storeys, requirements for comprehensive development, and provisions integrating public space will ensure that the proposed 'urban village' at Bannockburn takes on an appropriate scale and character of built form and is well-integrated with the surrounds.
104. As discussed within this evidence there are a number of constraints to development on the Site. In his evidence, Mr Ford also traverses these in depth. We are both of the opinion, that despite these constraints, the Site represents a strategic location for a divergence from the proposed zoning of PC19. In a nutshell, the built form and landscape outcome resulting from this proposed zoning approach, when compared to that of the PC19 approach, will from an urban form, landscape and amenity perspective result in several advantages including, provision for:
- A 'village centre' with well defined 'main street';
 - A higher yield from increased density;
 - Provision for recreation/heritage linkage between Bannockburn Road and the Inlet;
 - A more creative approach to land planning that is responsive to the underlying landscape;
 - A 'Village Green' centrally located providing a recreational area for Bannockburn; and the
 - Retention of key heritage and archaeological features on the Site in a more coordinated way.

Cromwell Spatial Plan

105. The following assessment addresses the proposed zoning with regard to the specific goals for Bannockburn set out in the Cromwell Spatial Plan.

106. The Cromwell Spatial Plan describes Bannockburn as a 'small historic mining town' and anticipates further growth as an 'urban village'. It supports growth of convenience, retail, hospitality, and tourism activities on Bannockburn Rd/Domain Rd, within the 'village centre' zone. Regarding residential growth, the Spatial Framework consider an appropriate future yield to be 4 to 5 lots per hectare. This is envisioned to be detached housing, primarily single storey, on section sizes of 2,000 to 10,000m².
107. The Cromwell Spatial Plan identifies the following key moves:
- Coordinate, over time, a local convenience offering to the Main Street of Bannockburn.
 - Support growth of housing balanced with the current section sizes and retaining the character of the local streets.
 - Undertake strategic studies to establish the best location for a town centre green space.
108. The position of the Site adjacent to Bannockburn Road provides opportunities to address the key moves highlighted in the Cromwell Spatial Plan. An opportunity exists to establish an 'urban village' at the intersection of Bannockburn Rd and Domain Rd and to establish local convenience including retail, hospitality, and tourism activities at this location. This can be achieved through the zoning sought by the submitter through establishment of a MRZ with a commercial overlay to provide for mixed-use development. Clyde's heritage precinct provides precedent for such zoning.
109. Similarly, a two-storey building height limit should be imposed to maintain an appropriate scale in the context of existing development and the wider landscape.
110. Regarding residential allotment sizes, I consider that the yield and section sizes described in the Cromwell Spatial Plan to be limiting and that there is an opportunity for smaller allotment sizes. Smaller lot sizes within the MRZ associated with a commercial village precinct are considered appropriate as this will contribute to the character of an 'urban village' which is sought in the Cromwell Spatial Plan. Beyond this village precinct and within the east part of the Site, an allotment size of 1000m² minimum and 1500m² average would be in keeping with residential development within the wider settlement area. A larger lot size is considered appropriate on the elevated areas of the Site,

encompassing the hills and terraces in order to protect the values of these landforms and to promote an open form of development that retains qualities of the rural character environment.

MATTERS RAISED IN THE SECTION 42A REPORT AND BY SUBMITTERS

111. Having reviewed the Section 42A Report and those submissions relating to the Site, I am satisfied that matters raised relating to landscape and visual amenity matters have been generally addressed in the body of my evidence above.
112. However, I note the S42A Report identifies that residents and visitors to the inlet will be able to see new housing, which in their view will undermine the rural character of the inlet area. My response to this is two-fold. First, regarding the rural character and settlement pattern of Bannockburn township, the proposed zoning is located in an area that anticipates some degree of residential development. Second, I have taken ZTV modelling from the Inlet and its surrounds, and this demonstrates that those areas of the Site subject to the proposed zoning have very limited visibility from the Inlet (*refer Sheets 21 – 25 of the GA*). Therefore, I believe landscape character and visual amenity effects in regard to this issue are either avoided or can be mitigated appropriately.
113. Regarding the issue of a MRZ resulting in a *'substantial change in the character and amenity of the area'* raised in the S42A Report, I acknowledge that there will be a change in character. By providing for MRZ along Bannockburn Road with a lower density within the balance of the Site, in my opinion the proposed zoning is sensitive to the landscape character and values of the existing environment while also providing for development aligned with Cromwell Spatial Plan.

CONCLUSION

114. Overall, I consider that proposed zoning, including the bespoke rules along with the indicative Outline Development Plan from a landscape perspective respond appropriately to the Site's attributes, sensitivity, and the surrounding environment.
115. The landscape values of the Site are varied. Overall, the Site and its setting is characterised by a rural and open character to the edge of Bannockburn. The landforms within the Site are significantly modified because of previous

human occupation and use, and it does not contain any outstanding or significant landscape features. The Site nevertheless does possess a moderately to high level of amenity due to its landform, heritage value, open space, and the 'edge' it provides to Bannockburn.

116. Regarding the landscape character and settlement pattern of Bannockburn township, the proposed zoning is located in an area that anticipates some degree of residential development. Considering the partially contained nature of the topography within the core and east half of the Site, as well as the proximity to the existing commercial and heritage precinct, I consider a low density of built form to be appropriate in this area.
117. Regarding the proposed medium density and commercial precinct, this zoning will notably enhance the amenity of Bannockburn township through the establishment of an 'urban village' centre which will enhance the heritage values as well as general amenity of the town centre. A combination of factors such as the proposed pattern of development, lot size and zone rules will create a high amenity urban environment that is visually sympathetic to its surroundings.
118. The proposed zoning is, in my opinion, innovative in its approach to accommodate the nature and type of development sought for the Site in the context of Bannockburn. The proposed zoning displays a robust and carefully considered response to the Site.
119. Thank you for the opportunity to present my evidence.

Tony Milne
16 May 2023





Document Information

Project
Proposed Rezoning
Address
Terrace Street and Bannockburn Road, Bannockburn, Otago
Client
Searell Jones Family Trusts
Document
Graphic Attachment to Landscape and Visual Amenity Effects Assessment
Status
For Rezoning
Revision
1 For Hearing 15.05.2023
Prepared By
Rough Milne Mitchell Landscape Architects Ltd
Project Number: 20026
Author: Sophie Harrison
Peer Reviewed: Tony Milne

Disclaimer

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Regional Context Plan



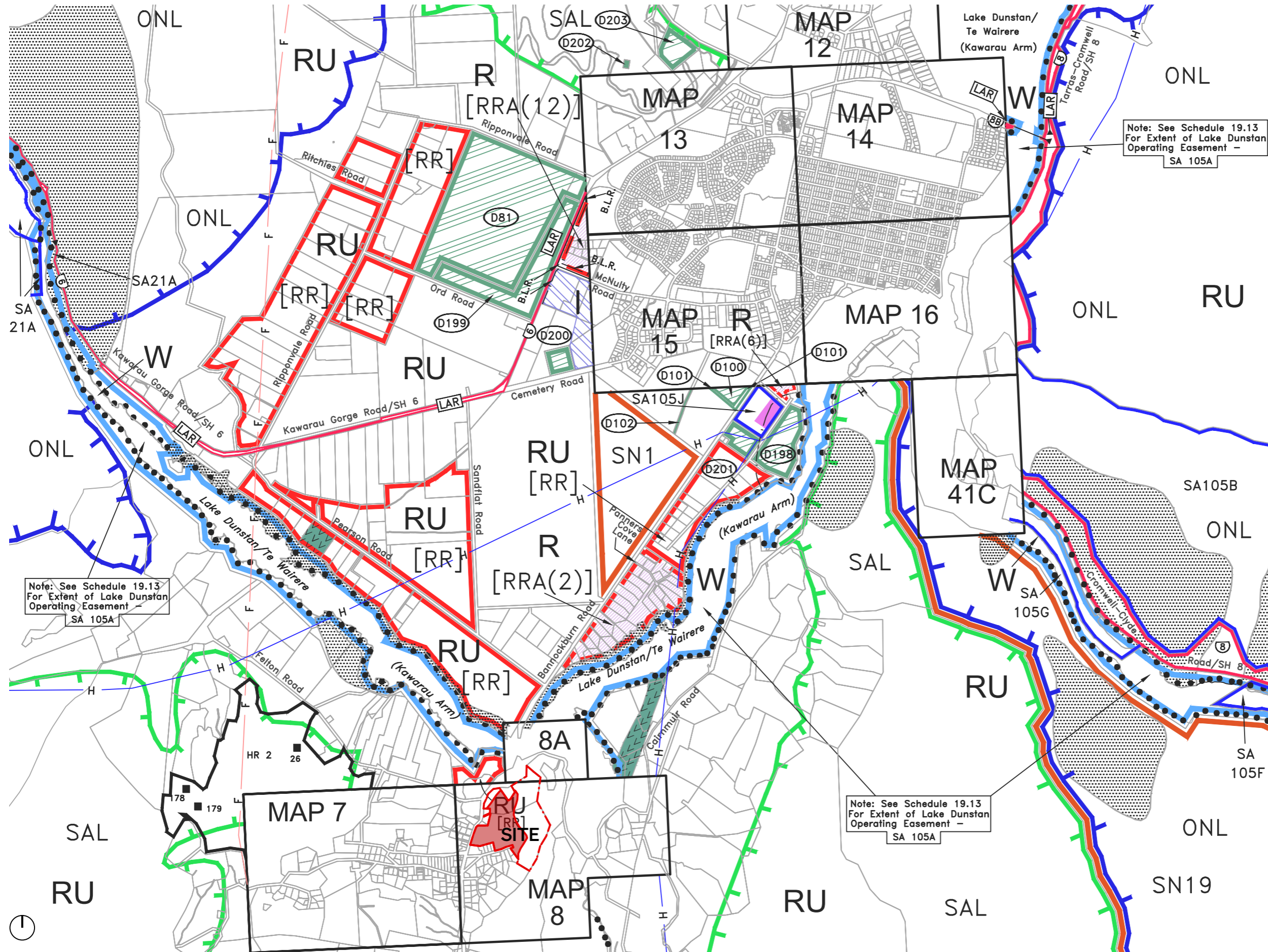
Legend

	Rezoning Site
	Overall Property Boundary



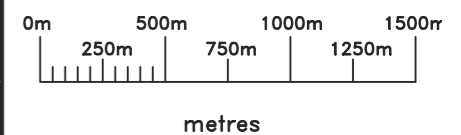
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Aerial Image - Land Information New Zealand (LINZ)

Central Otago District Planning Map 44



LOCATION	ADJOINING MAPS
	51 44 52
CENTRAL OTAGO DISTRICT	68 56

Scale 1:30,000
(at A3)



Northpoint Vertical

See LEGEND for key to map notations

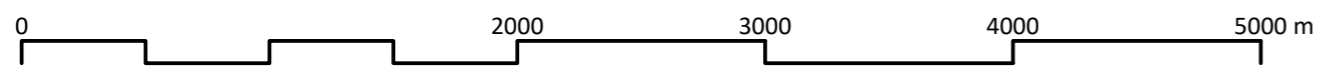
- Amended:
- 10 July 2009
 - 20 November 2009
 - 15 July 2013
 - 18 July 2014
 - 20 July 2017
 - 8 October 2019

Publicly Notified : 18 July 1998
Amended by Decisions : 1 July 2000
Operative Date : 1 April 2008

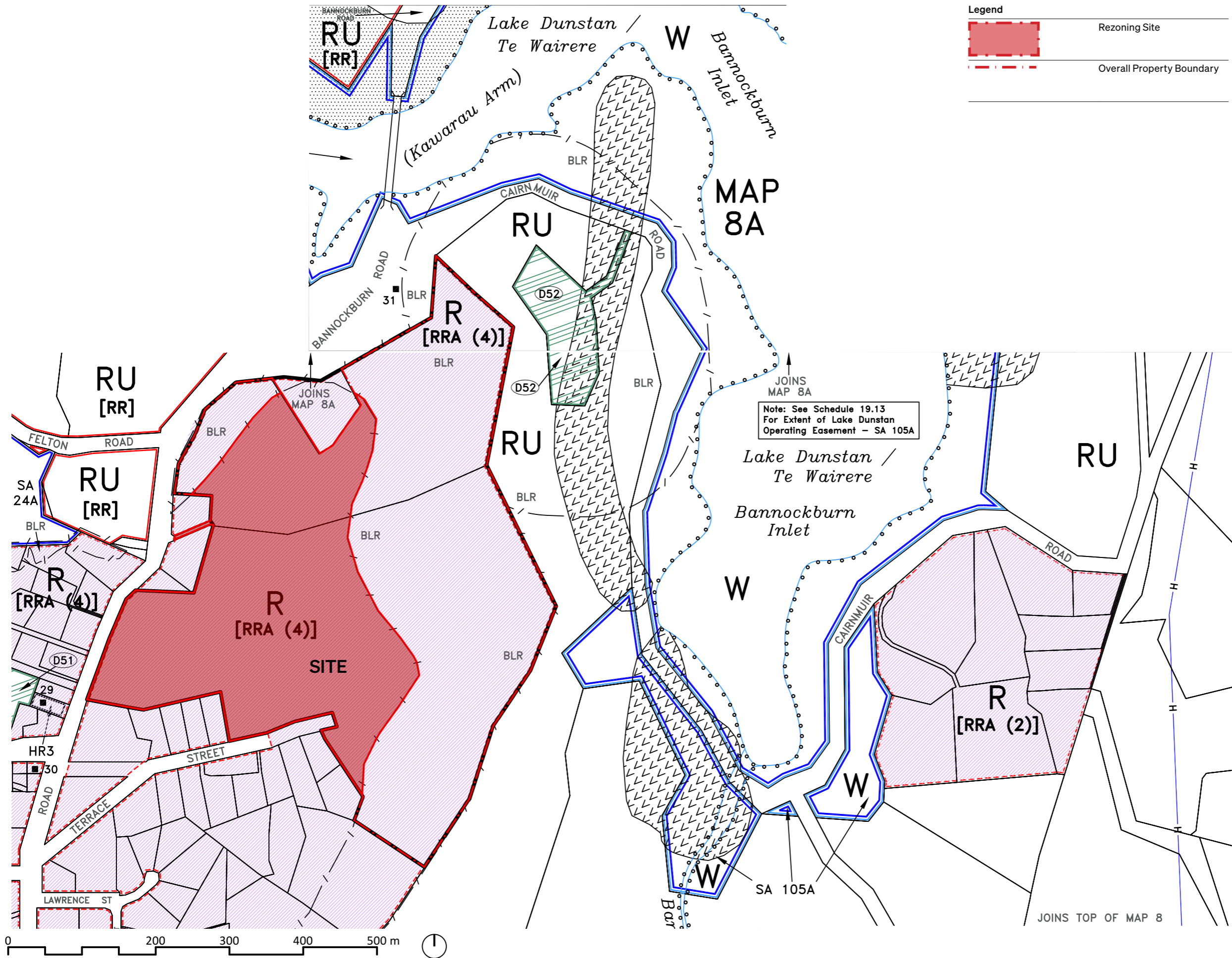
CENTRAL OTAGO DISTRICT PLAN

MAP 44

CROMWELL ENVIRONS



Central Otago District Planning Map 8 +8a (Bannockburn)



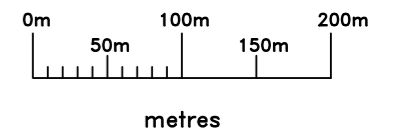
Legend

- Rezoning Site
- Overall Property Boundary



LOCATION Bannockburn CENTRAL OTAGO DISTRICT	ADJOINING MAPS 44 7 8 44 51
--	---

Scale 1: 5000
(at A3)



See LEGEND for key to map notations

Publicly Notified : 18 July 1998
Amended by Decisions : 1 July 2000
Operative Date : 1 April 2008

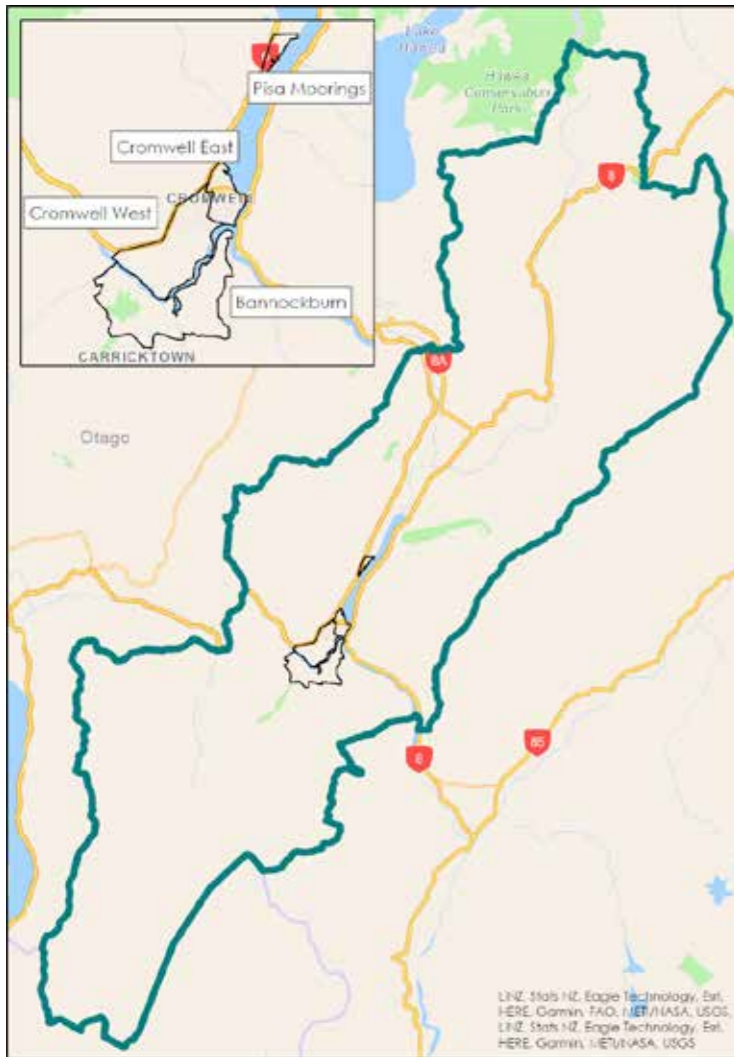
CENTRAL OTAGO DISTRICT PLAN

MAPS 8 & 8A
BANNOCKBURN
2 OF 2

Cromwell Yield Assessment Plans

Appendix A: Township Boundaries

Cromwell Ward



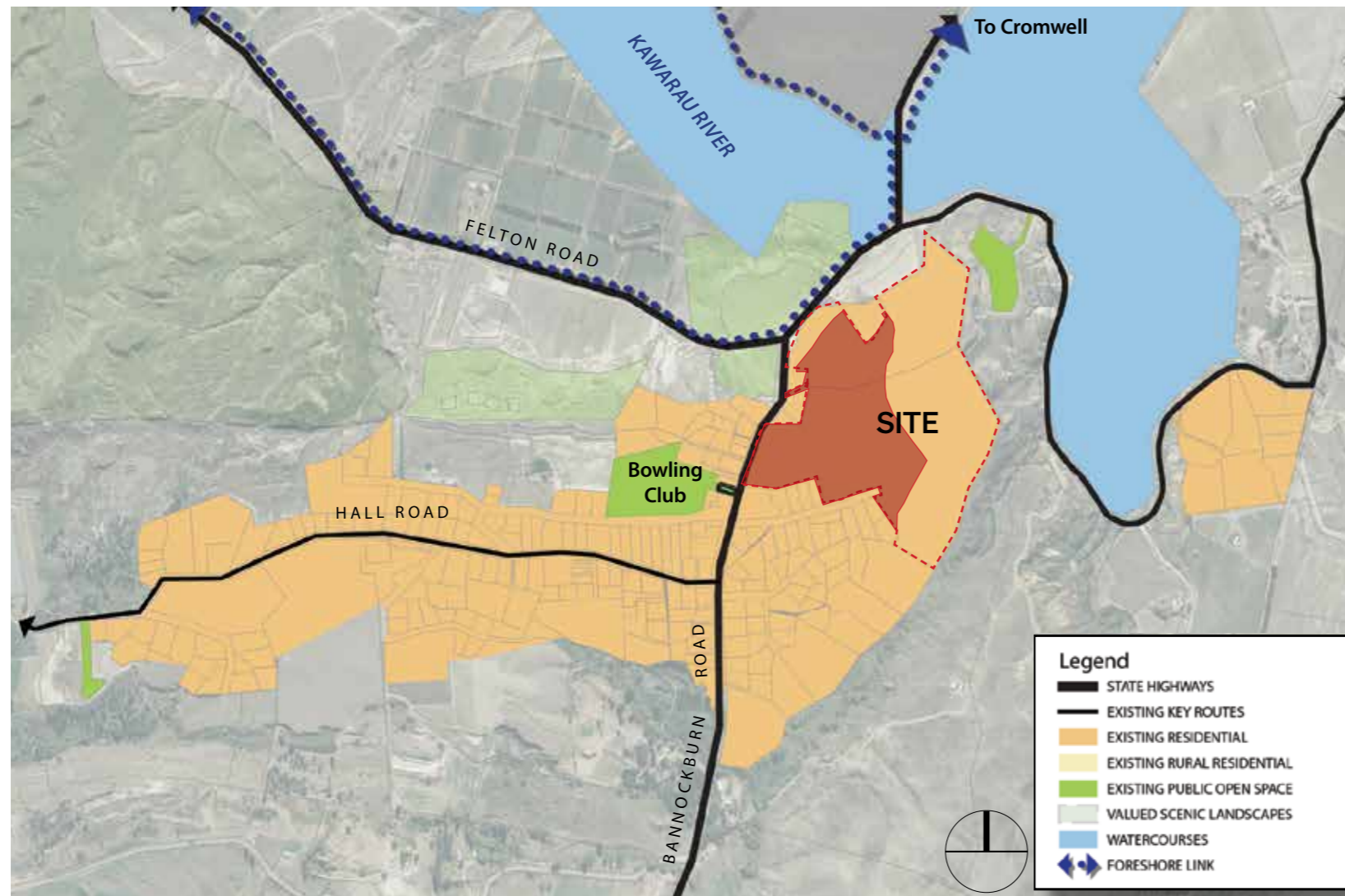
Bannockburn



Cromwell Township



Cromwell Spatial Framework: Spatial Plan - Bannockburn Spatial Framework Plan



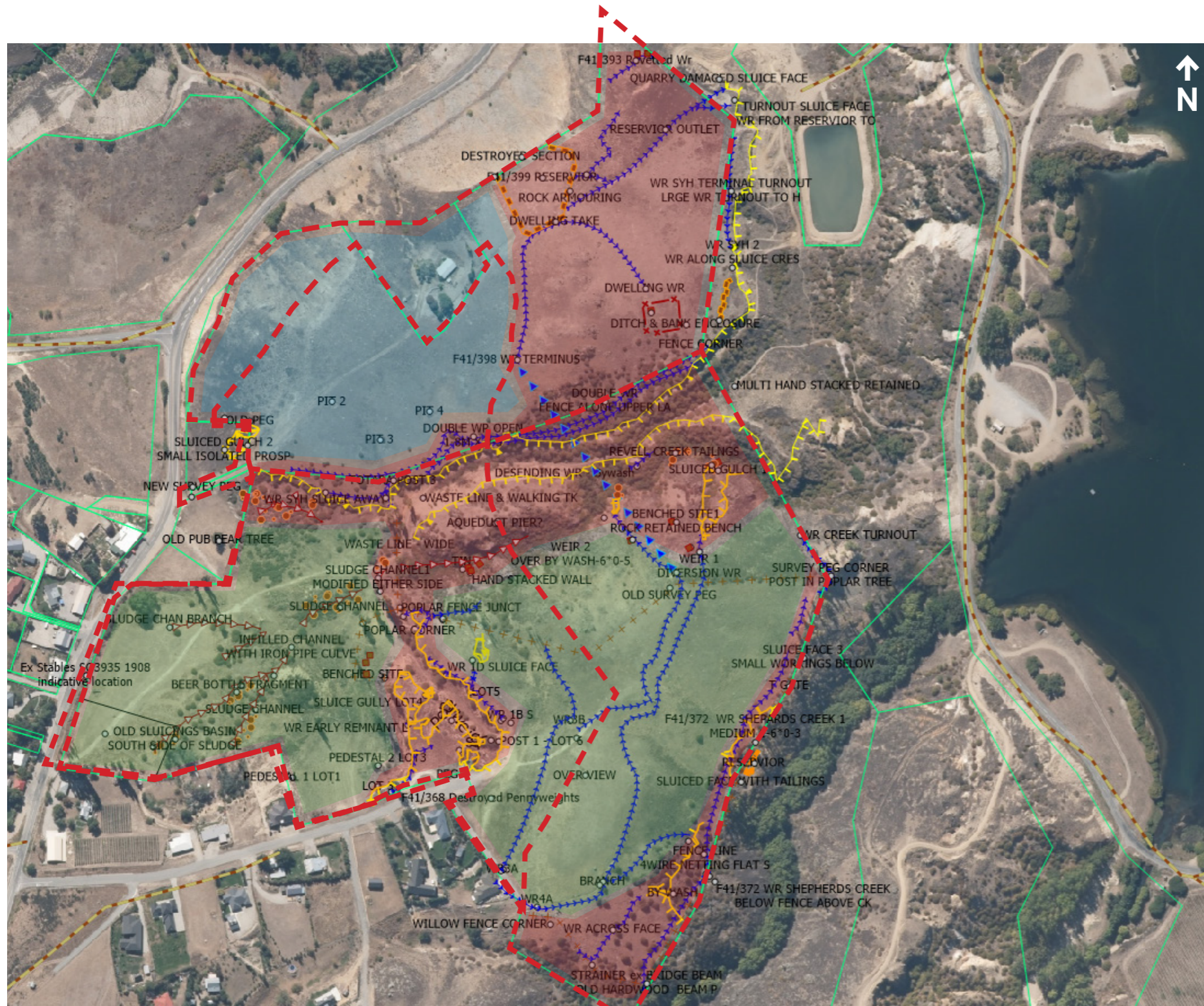
Bannockburn Spatial Framework Plan

Cromwell 'Eye to the Future' Masterplan, Spatial Framework, Stage 1: Spatial Plan page 44



Bannockburn Village Centre

Archaeological and Historical Features Plan

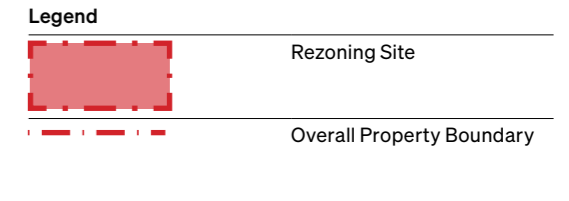


SCALE: 1:4000

- - - Site Boundaries
- Areas where archaeological features could be integrated into development
- Little or no archaeological features
- Archaeological features that will constrain or potentially preclude development due to high value, quantity present or type

Map and data provided by Matthew Sole of Kopuwai Consulting

Site and Surronds

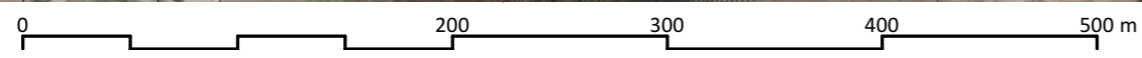


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Aerial Image - Land Information New Zealand (LINZ)

Site Topography

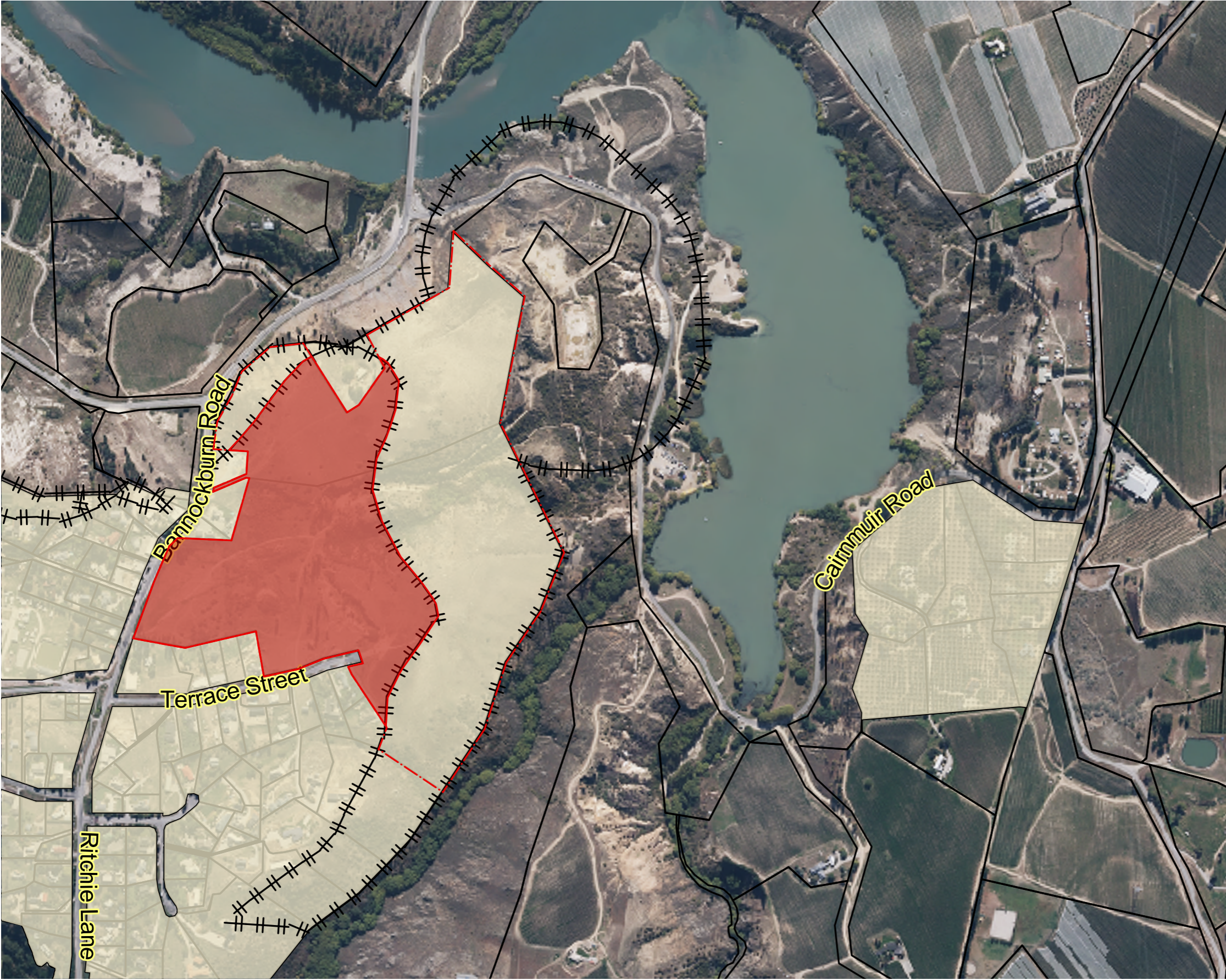




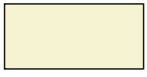
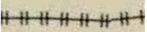
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Aerial Image - Land Information New Zealand (LINZ)






PC19 Planning Map



Legend	
	Rezoning Site
	Overall Property Boundary
	PC19 Large Lot Residential Zone
	Building Line Restriction

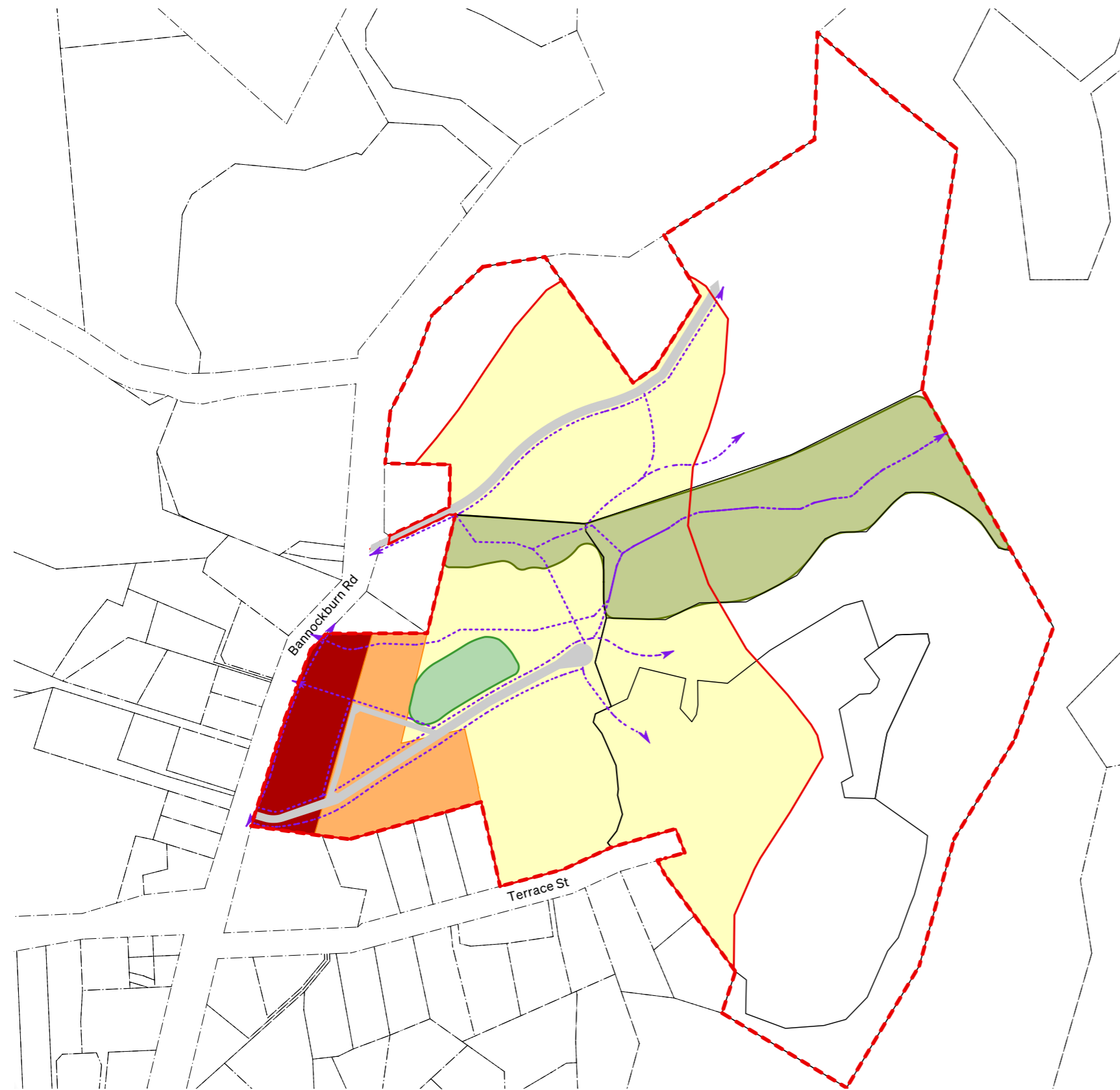
Rezoning Plan



Legend	
	Rezoning Site
	Overall Property Boundary
	Large Lot Residential (1000sqm minimum, 1500sqm average)
	Medium Density Residential
	Commercial Overlay
	Building Restriction Line

0 100 200 m

Indicative Outline Development Plan



Legend	
	Rezoning Site
	Overall Property Boundary
	Large Lot Residential
	Medium Density Residential
	Commercial Overlay
	Recreation Reserve
	Heritage and Recreation Area Link
	Roads
	Pedestrian / cycle circulation
	Property Parcels








Please note the reserves shown are illustrative only and actual location on site would be determined through a further design process.

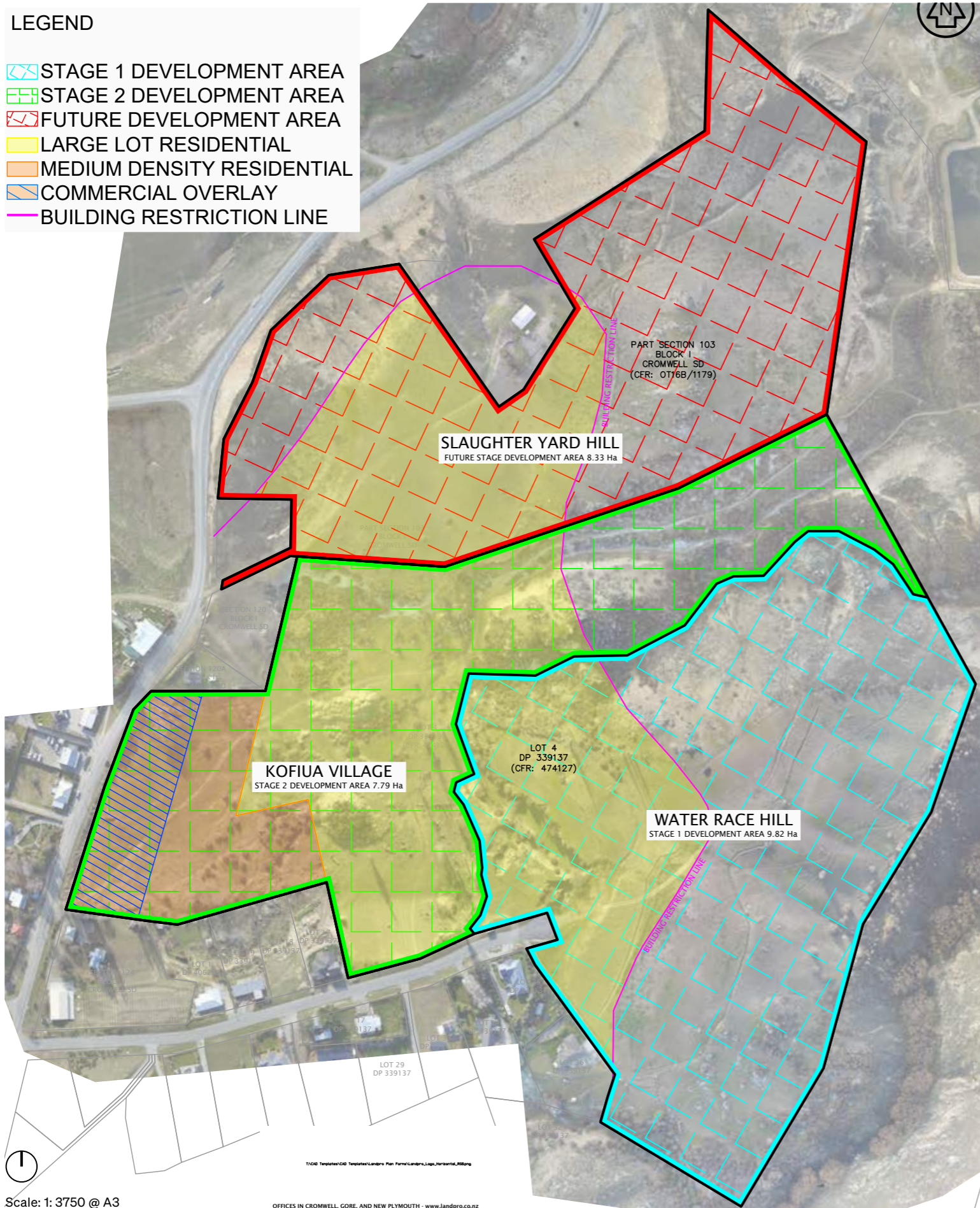


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Proposed Zoning and Development Areas

LEGEND

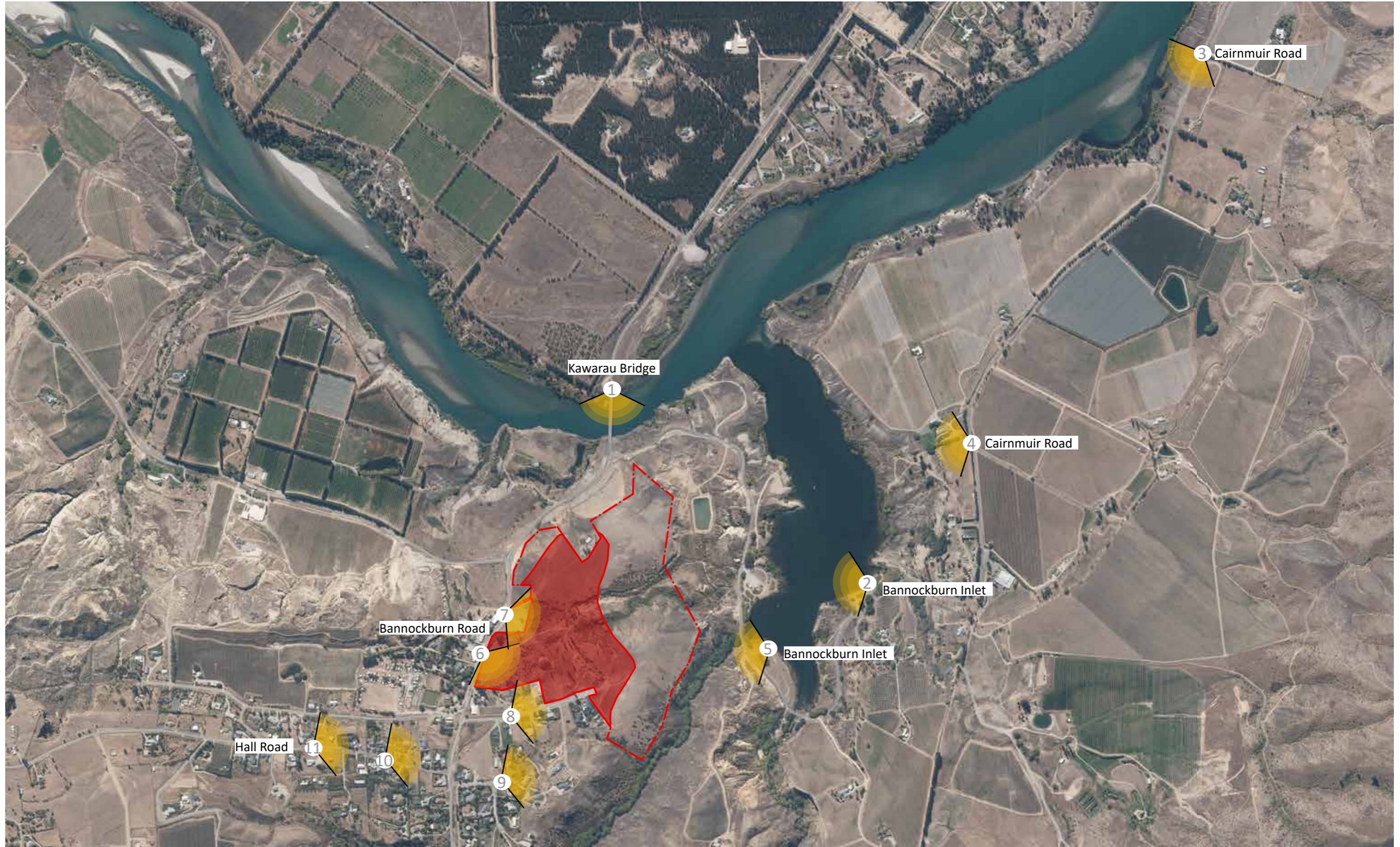
-  STAGE 1 DEVELOPMENT AREA
-  STAGE 2 DEVELOPMENT AREA
-  FUTURE DEVELOPMENT AREA
-  LARGE LOT RESIDENTIAL
-  MEDIUM DENSITY RESIDENTIAL
-  COMMERCIAL OVERLAY
-  BUILDING RESTRICTION LINE



Scale: 1: 3750 @ A3

OFFICES IN CROMWELL, GORE, AND NEW PLYMOUTH - www.landpro.co.nz

Viewpoint Locations Map



Scale: 1:25,000 @ A3

Land Information New Zealand etc.

Viewpoint Photographs



Viewpoint Photograph 1: Kawarau River Bridge
Date: 09 July 2020
Time: Between 12:00 and 14:00
Camera: Canon EOS 7D Mark II 30mm Focal Length



Viewpoint Photograph 2: Bannockburn Inlet
Date: 09 July 2020
Time: Between 13:00 and 15:00
Camera: Canon EOS 7D Mark II 30mm Focal Length

Viewpoint Photographs



Viewpoint Photograph 3: Cairnmuir Road
Date: 09 July 2020
Time: Between 13:00 and 15:00
Camera: Canon EOS 7D Mark II 30mm Focal Length



Viewpoint Photograph 4: Cairnmuir Road
Date: 04 August 2020
Time: Between 9:00 and 11:00
Camera: Olympus Digital Camera

Viewpoint Photographs



Viewpoint Photograph 5: Bannockburn Inlet Recreation Reserve
Date: 04 August 2020
Time: Between 9:00 and 11:00
Camera: Olympus Digital Camera



Viewpoint Photograph 6: Bannockburn Road
Date: 18 March 2022
Time: Between 10:00 and 12:00
Camera: Olympus Digital Camera



Viewpoint Photograph 7: Bannockburn Road
Date: 18 March 2022
Time: Between 10:00 and 12:00
Camera: Olympus Digital Camera

Viewpoint Photographs



Viewpoint Photograph 8: Terrace St
Date: 18 March 2022
Time: Between 10:00 and 12:00
Camera: Olympus Digital Camera



Viewpoint Photograph 9: Lawrence St
Date: 18 March 2022
Time: Between 10:00 and 12:00
Camera: Olympus Digital Camera



Viewpoint Photograph 10: Hall Road
Date: 18 March 2022
Time: Between 10:00 and 12:00
Camera: Olympus Digital Camera

Viewpoint Photographs



Viewpoint Photograph 11: Hall Road
Date: 18 March 2022
Time: Between 10:00 and 12:00
Camera: Olympus Digital Camera

Zone of Theoretical Visibility (ZTV) Maps - Viewpoint 1



LEGEND

- Property Boundary
- Visible ground surface areas from viewpoint

Notes:

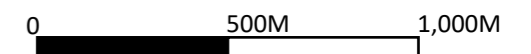
Visibility analysis is a calculation to determine a set of unobstructed sight lines from a given viewpoint with a 1.70m observation height from the existing ground to the proposed development

The highlighted are the surface areas visible from the given viewpoint.

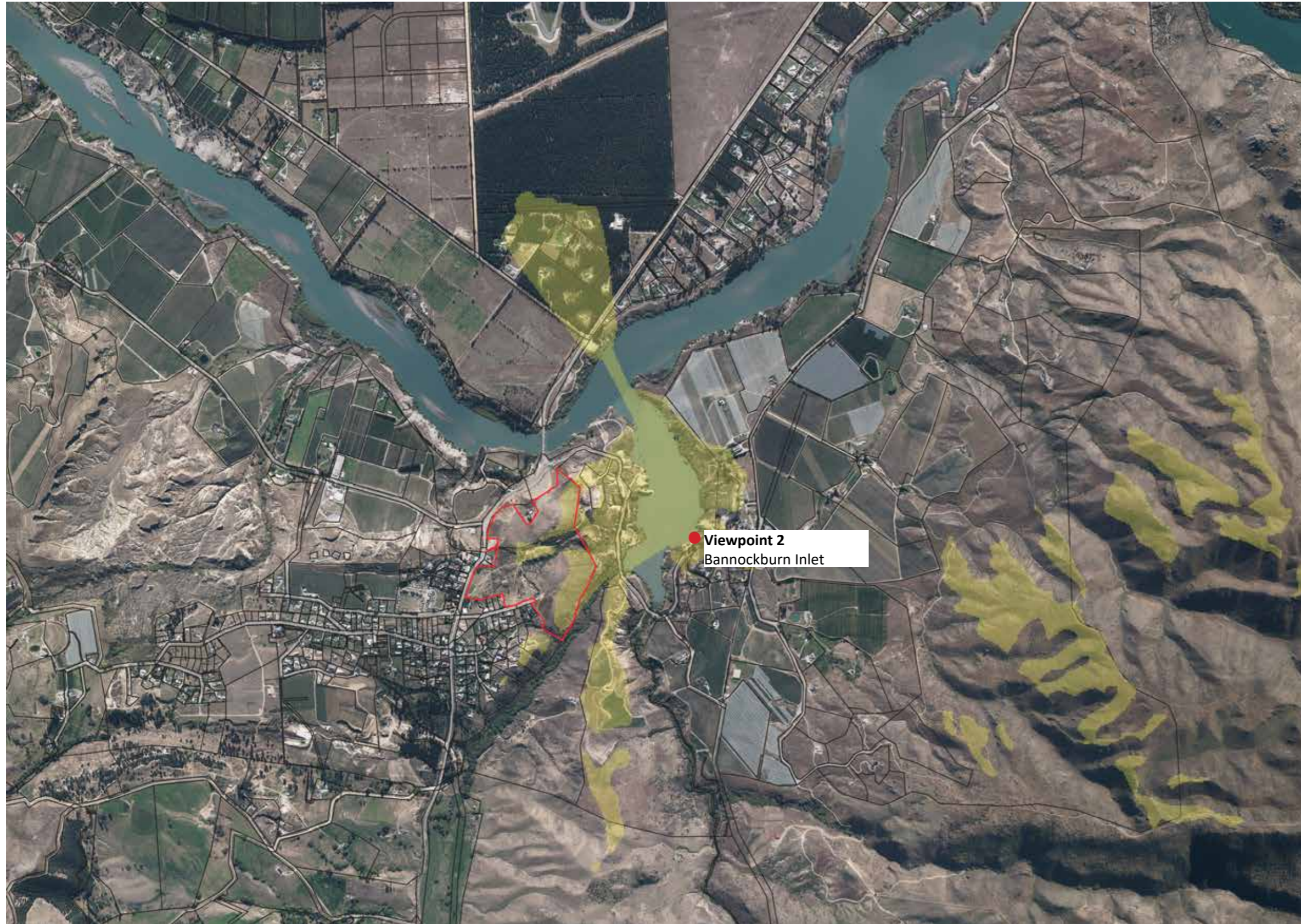
Visibility analysis calculation is based on 'bare earth' terrain model and does not account existing buildings, existing trees, atmospheric elements and other surface elements that may affect visibility at any point between the given viewpoints and the proposed development.

Ground elevation data is sourced from Land Information New Zealand (LINZ) 8m Digital Elevation Model 2012.

Maximum viewing range taking account of Earth's curvature is 5km



Zone of Theoretical Visibility (ZTV) Maps - Viewpoint 2



LEGEND

- Property Boundary
- Visible ground surface areas from viewpoint

Notes:

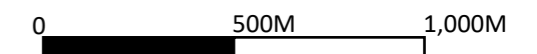
Visibility analysis is a calculation to determine a set of unobstructed sight lines from a given viewpoint with a 1.70m observation height from the existing ground to the proposed development

The highlighted are the surface areas visible from the given viewpoint.

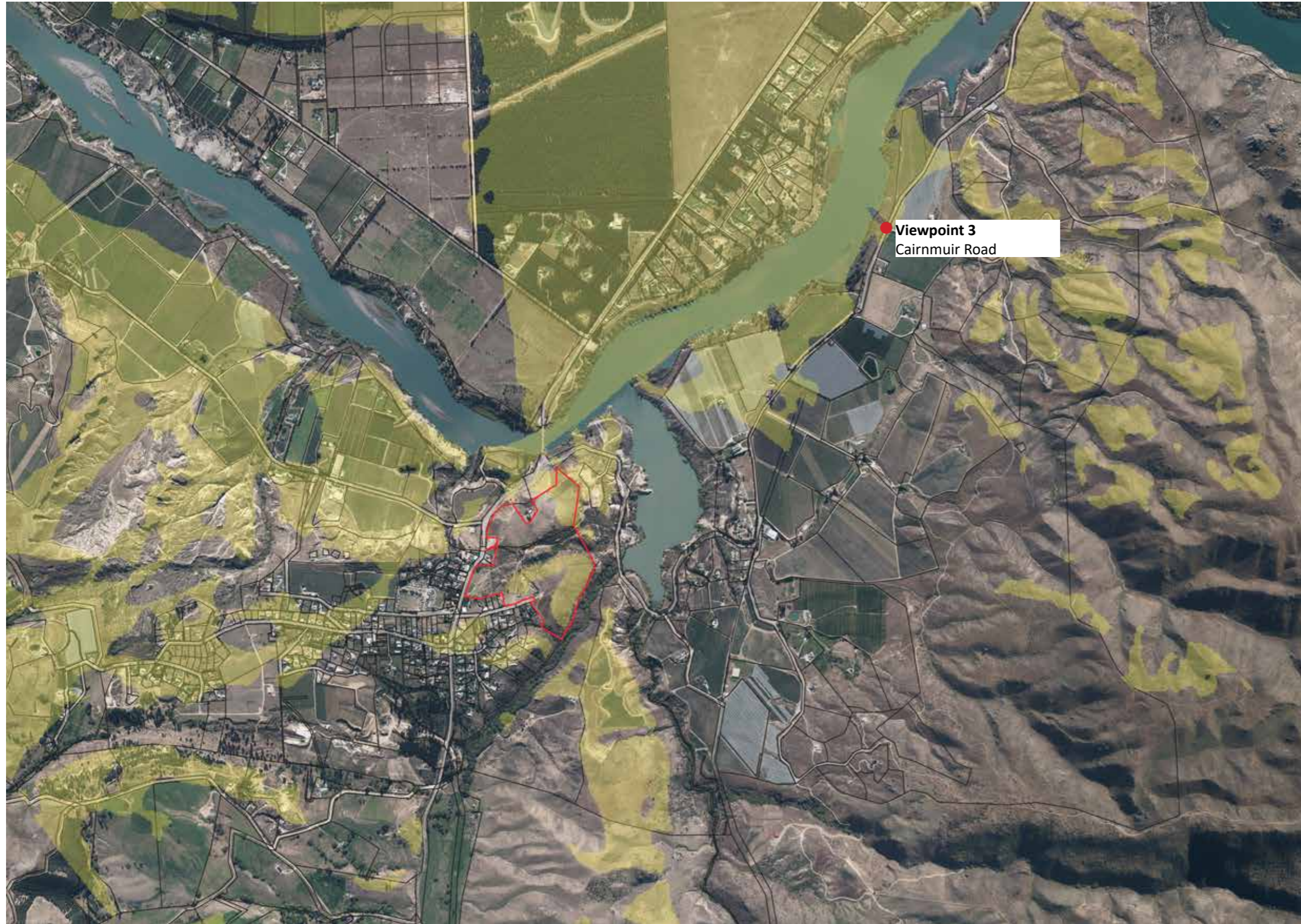
Visibility analysis calculation is based on 'bare earth' terrain model and does not account existing buildings, existing trees, atmospheric elements and other surface elements that may affect visibility at any point between the given viewpoints and the proposed development.

Ground elevation data is sourced from Land Information New Zealand (LINZ) 8m Digital Elevation Model 2012.

Maximum viewing range taking account of Earth's curvature is 5km



Zone of Theoretical Visibility (ZTV) Maps - Viewpoint 3



LEGEND

- Property Boundary
- Visible ground surface areas from viewpoint

Notes:

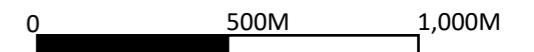
Visibility analysis is a calculation to determine a set of unobstructed sight lines from a given viewpoint with a 1.70m observation height from the existing ground to the proposed development

The highlighted are the surface areas visible from the given viewpoint.

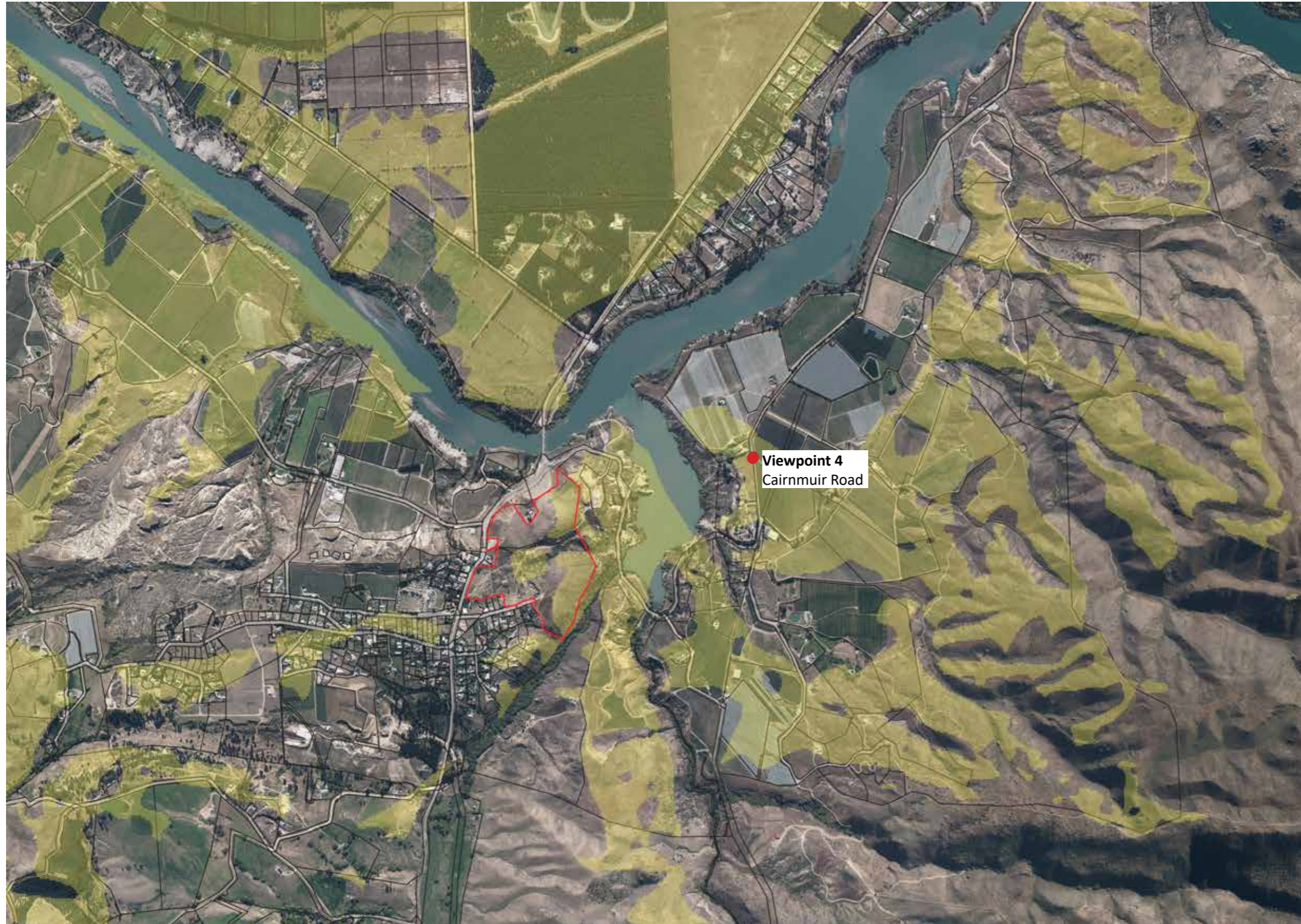
Visibility analysis calculation is based on 'bare earth' terrain model and does not account existing buildings, existing trees, atmospheric elements and other surface elements that may affect visibility at any point between the given viewpoints and the proposed development.

Ground elevation data is sourced from Land Information New Zealand (LINZ) 8m Digital Elevation Model 2012.

Maximum viewing range taking account of Earth's curvature is 5km



Zone of Theoretical Visibility (ZTV) Maps - Viewpoint 4



LEGEND

- Property Boundary
- Visible ground surface areas from viewpoint

Notes:

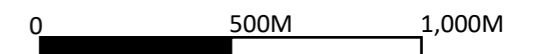
Visibility analysis is a calculation to determine a set of unobstructed sight lines from a given viewpoint with a 1.70m observation height from the existing ground to the proposed development

The highlighted are the surface areas visible from the given viewpoint.

Visibility analysis calculation is based on 'bare earth' terrain model and does not account existing buildings, existing trees, atmospheric elements and other surface elements that may affect visibility at any point between the given viewpoints and the proposed development.

Ground elevation data is sourced from Land Information New Zealand (LINZ) 8m Digital Elevation Model 2012.

Maximum viewing range taking account of Earth's curvature is 5km



Zone of Theoretical Visibility (ZTV) Maps - Viewpoint 5



LEGEND

- Property Boundary
- Visible ground surface areas from viewpoint

Notes:

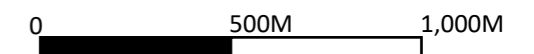
Visibility analysis is a calculation to determine a set of unobstructed sight lines from a given viewpoint with a 1.70m observation height from the existing ground to the proposed development

The highlighted are the surface areas visible from the given viewpoint.

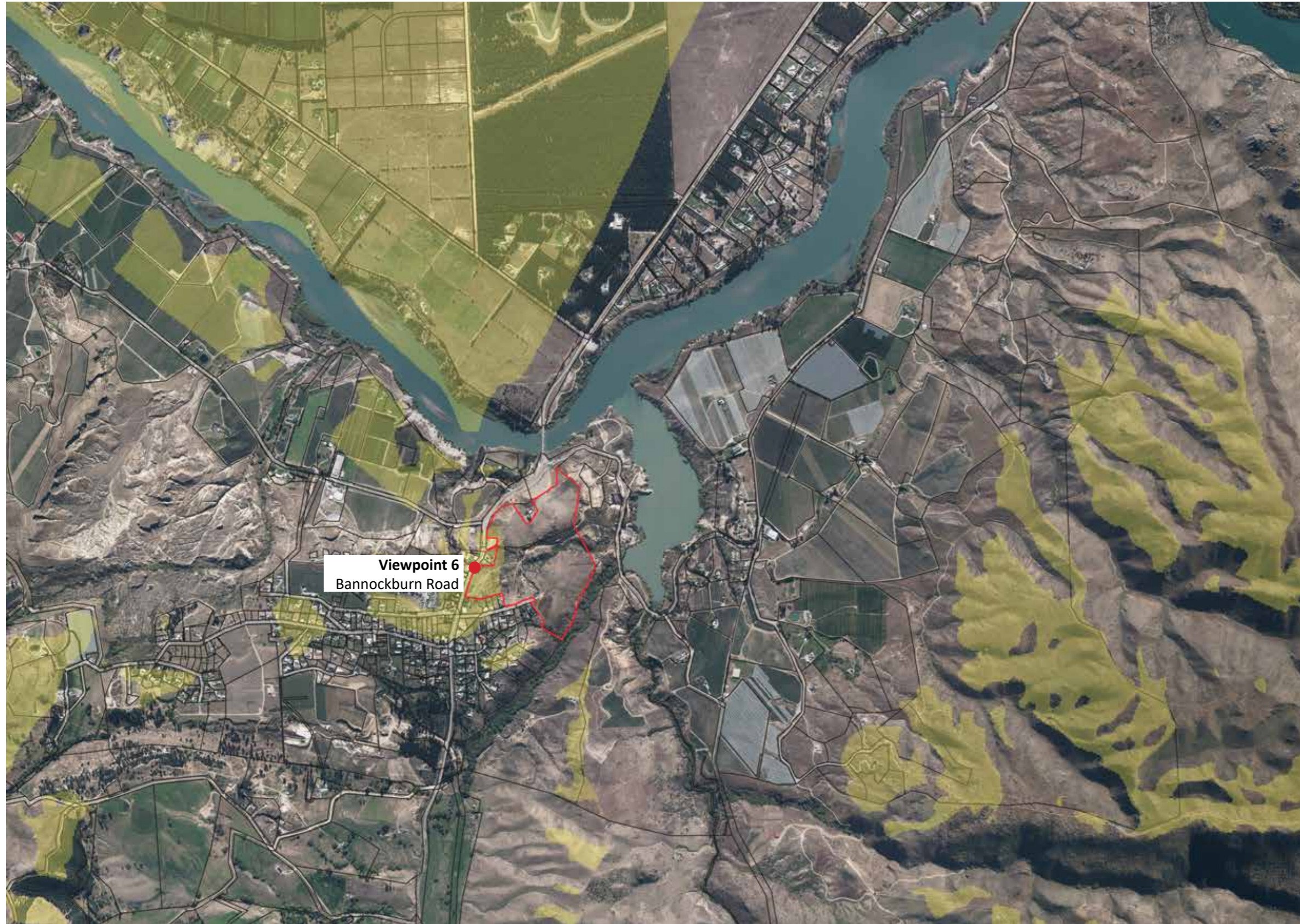
Visibility analysis calculation is based on 'bare earth' terrain model and does not account existing buildings, existing trees, atmospheric elements and other surface elements that may affect visibility at any point between the given viewpoints and the proposed development.

Ground elevation data is sourced from Land Information New Zealand (LINZ) 8m Digital Elevation Model 2012.

Maximum viewing range taking account of Earth's curvature is 5km



Zone of Theoretical Visibility (ZTV) Maps - Viewpoint 6



LEGEND

- Property Boundary
- Visible ground surface areas from viewpoint

Notes:

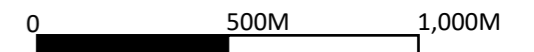
Visibility analysis is a calculation to determine a set of unobstructed sight lines from a given viewpoint with a 1.70m observation height from the existing ground to the proposed development

The highlighted are the surface areas visible from the given viewpoint.

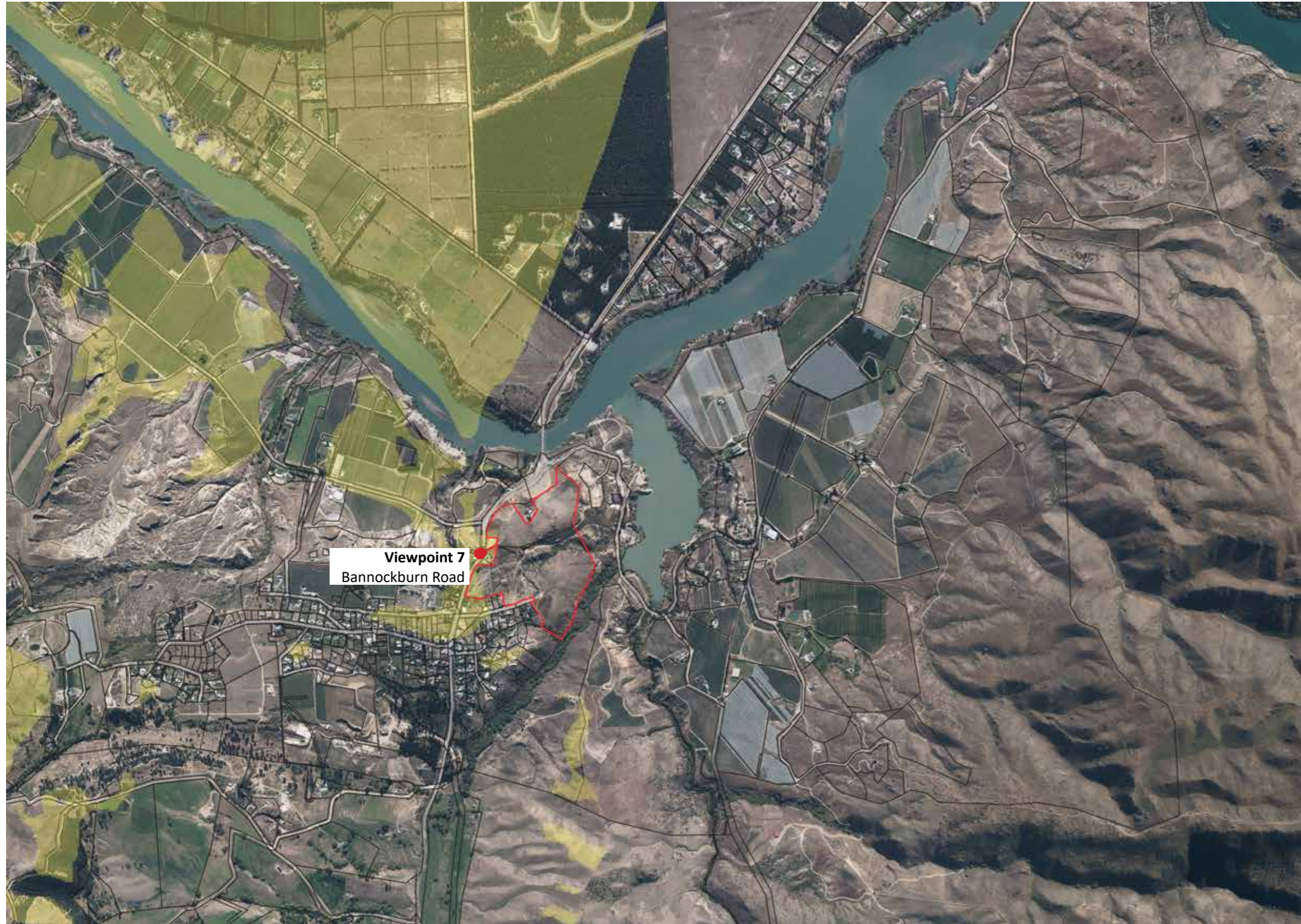
Visibility analysis calculation is based on 'bare earth' terrain model and does not account existing buildings, existing trees, atmospheric elements and other surface elements that may affect visibility at any point between the given viewpoints and the proposed development.

Ground elevation data is sourced from Land Information New Zealand (LINZ) 8m Digital Elevation Model 2012.

Maximum viewing range taking account of Earth's curvature is 5km



Zone of Theoretical Visibility (ZTV) Maps - Viewpoint 7



LEGEND

- Property Boundary
- Visible ground surface areas from viewpoint

Notes:

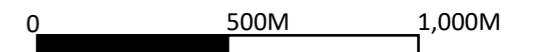
Visibility analysis is a calculation to determine a set of unobstructed sight lines from a given viewpoint with a 1.70m observation height from the existing ground to the proposed development

The highlighted are the surface areas visible from the given viewpoint.

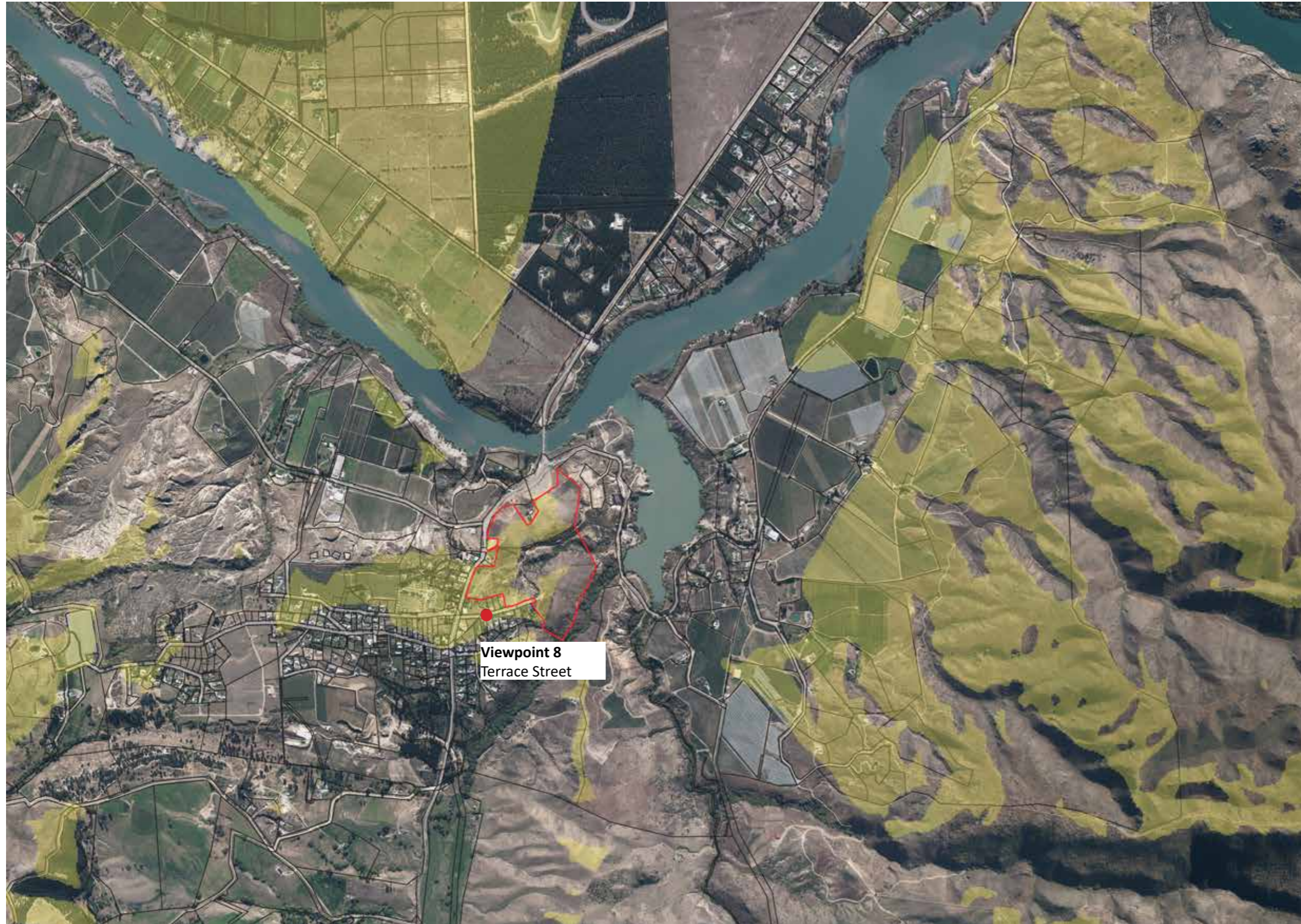
Visibility analysis calculation is based on 'bare earth' terrain model and does not account existing buildings, existing trees, atmospheric elements and other surface elements that may affect visibility at any point between the given viewpoints and the proposed development.

Ground elevation data is sourced from Land Information New Zealand (LINZ) 8m Digital Elevation Model 2012.

Maximum viewing range taking account of Earth's curvature is 5km



Zone of Theoretical Visibility (ZTV) Maps - Viewpoint 8



LEGEND

- Property Boundary
- Visible ground surface areas from viewpoint

Notes:

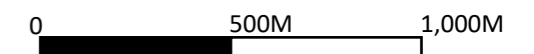
Visibility analysis is a calculation to determine a set of unobstructed sight lines from a given viewpoint with a 1.70m observation height from the existing ground to the proposed development

The highlighted are the surface areas visible from the given viewpoint.

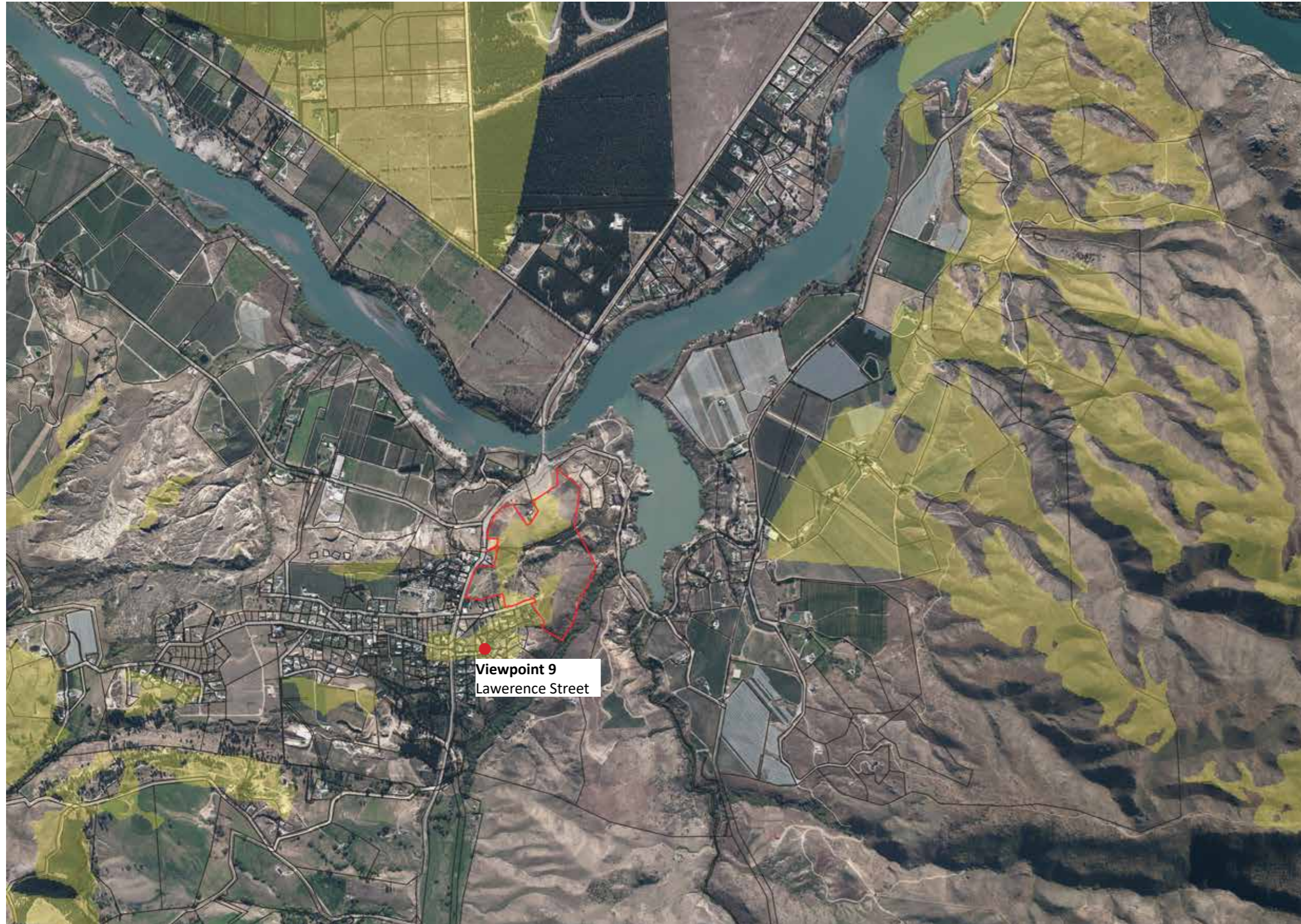
Visibility analysis calculation is based on 'bare earth' terrain model and does not account existing buildings, existing trees, atmospheric elements and other surface elements that may affect visibility at any point between the given viewpoints and the proposed development.

Ground elevation data is sourced from Land Information New Zealand (LINZ) 8m Digital Elevation Model 2012.

Maximum viewing range taking account of Earth's curvature is 5km



Zone of Theoretical Visibility (ZTV) Maps - Viewpoint 9



LEGEND

- Property Boundary
- Visible ground surface areas from viewpoint

Notes:

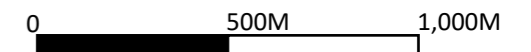
Visibility analysis is a calculation to determine a set of unobstructed sight lines from a given viewpoint with a 1.70m observation height from the existing ground to the proposed development

The highlighted are the surface areas visible from the given viewpoint.

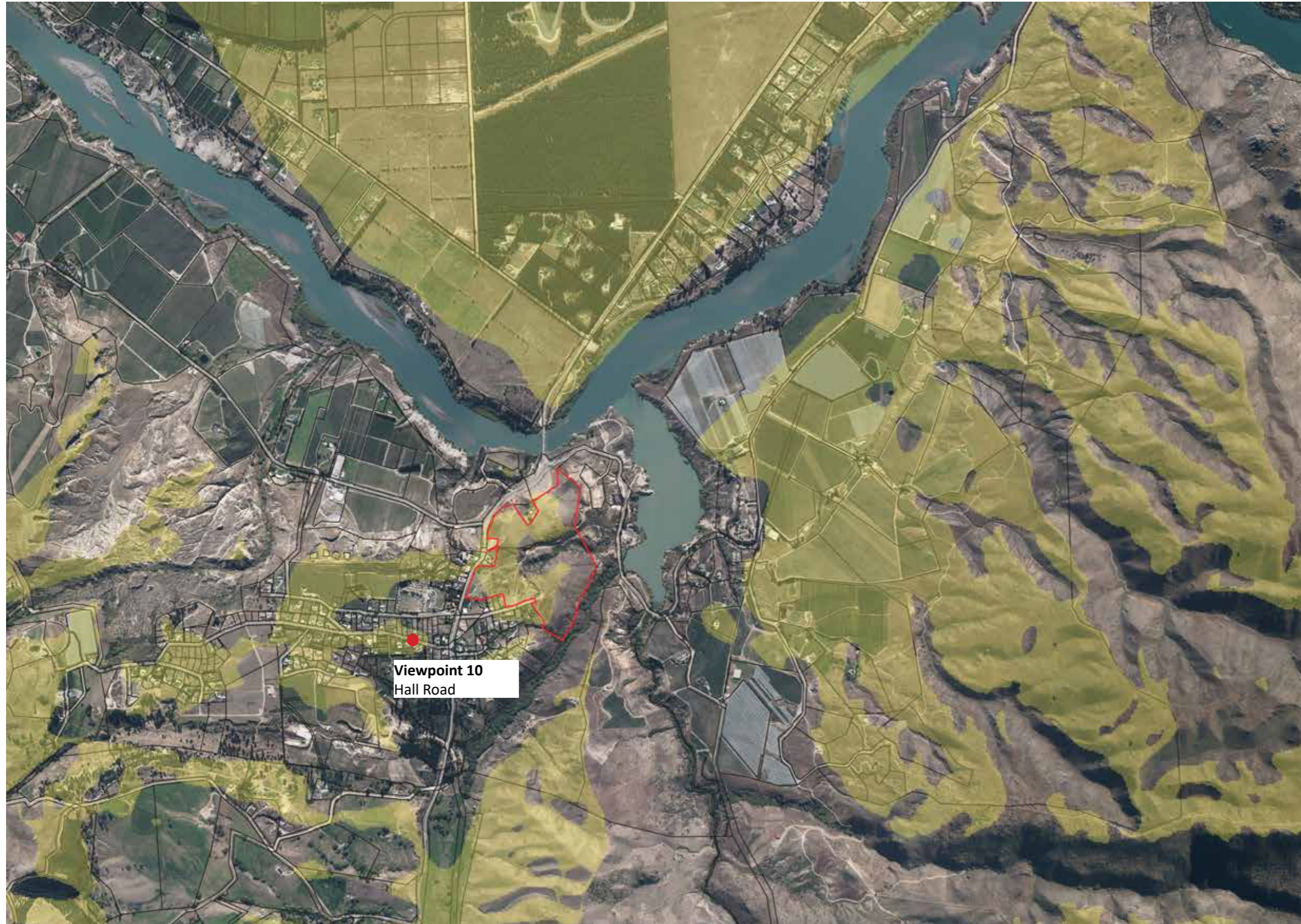
Visibility analysis calculation is based on 'bare earth' terrain model and does not account existing buildings, existing trees, atmospheric elements and other surface elements that may affect visibility at any point between the given viewpoints and the proposed development.

Ground elevation data is sourced from Land Information New Zealand (LINZ) 8m Digital Elevation Model 2012.

Maximum viewing range taking account of Earth's curvature is 5km



Zone of Theoretical Visibility (ZTV) Maps - Viewpoint 10



LEGEND

- Property Boundary
- Visible ground surface areas from viewpoint

Notes:

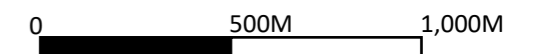
Visibility analysis is a calculation to determine a set of unobstructed sight lines from a given viewpoint with a 1.70m observation height from the existing ground to the proposed development

The highlighted are the surface areas visible from the given viewpoint.

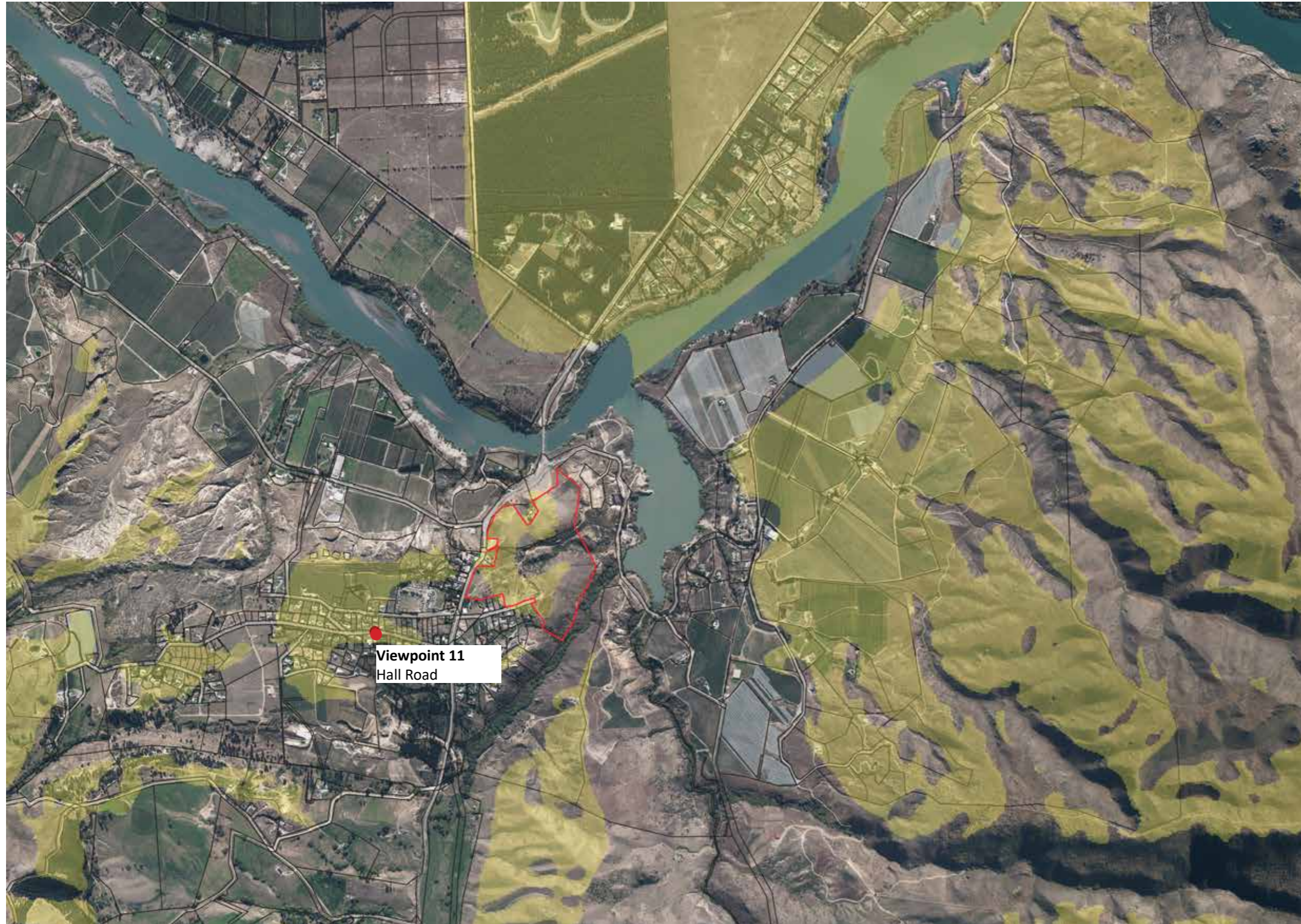
Visibility analysis calculation is based on 'bare earth' terrain model and does not account existing buildings, existing trees, atmospheric elements and other surface elements that may affect visibility at any point between the given viewpoints and the proposed development.

Ground elevation data is sourced from Land Information New Zealand (LINZ) 8m Digital Elevation Model 2012.

Maximum viewing range taking account of Earth's curvature is 5km



Zone of Theoretical Visibility (ZTV) Maps - Viewpoint 11



LEGEND

- Property Boundary
- Visible ground surface areas from viewpoint

Notes:

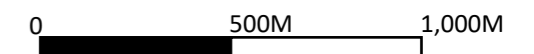
Visibility analysis is a calculation to determine a set of unobstructed sight lines from a given viewpoint with a 1.70m observation height from the existing ground to the proposed development

The highlighted are the surface areas visible from the given viewpoint.

Visibility analysis calculation is based on 'bare earth' terrain model and does not account existing buildings, existing trees, atmospheric elements and other surface elements that may affect visibility at any point between the given viewpoints and the proposed development.

Ground elevation data is sourced from Land Information New Zealand (LINZ) 8m Digital Elevation Model 2012.

Maximum viewing range taking account of Earth's curvature is 5km



ROUGH MILNE MITCHELL
LANDSCAPE ARCHITECTS

Christchurch
Level Two, 69 Cambridge Terrace
Christchurch 8013
PO Box 3764 Christchurch 8140

info@rmmla.co.nz
+64 3 366 3268

Auckland
Level Two, 139 Victoria Street West
Auckland CBD, Auckland 1010

info@rmmla.co.nz

Dunedin
42 Stuart Street, Dunedin 9054

info@rmmla.co.nz
+64 3 477 2030

Wānaka
Level One, 24 Dungarvon Street,
Wānaka 9305
PO Box 349, Wānaka 9343

info@rmmla.co.nz
+64 3 974 7940

Nelson
Level One, 3 Haven Road,
Nelson 7010

info@rmmla.co.nz

RMM

rmmla.co.nz