

Rhea Lind

From: Jayne Macdonald <jmacdonald@mactodd.co.nz>
Sent: Friday, 4 March 2022 10:52 am
To: Ann Rodgers
Subject: FW: PC14 - Shannon Farm
Attachments: SP review ASLA NOV 21.pdf

Kind regards

Jayne Macdonald
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From: Jayne Macdonald
Sent: Tuesday, 16 November 2021 10:48 AM
To: Louise van der Voort <Louise.VanderVoort@codc.govt.nz>
Subject: FW: PC14 - Shannon Farm

[FYI – keeping you in the loop](#)

Kind regards

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From: anne steven <a.steven@xtra.co.nz>
Sent: Tuesday, 16 November 2021 9:41 AM
To: Tony Milne <tony@rmmla.co.nz>
Cc: Jayne Macdonald <jmacdonald@mactodd.co.nz>; Vicki Jones <vicki@visionplanning.co.nz>
Subject: Re: PC14 - Shannon Farm

good morning Tony

thank you for the heads up.

We have also been reviewing the Structure Plan to find a constructive way forward. Before you finalise at your end please see the attached. We consider this structure plan would better protect the landscape and visual values particularly those of the SAL.

The key changes are:

1. no development on the bulk of the SAL to best ensure it remains a cohesively managed open pastoral block of land. It is able to continue to express its particular landform values, which rely on the simple open character and a relative absence of fragmentation.
2. As agreed, there is some scope for development in the bottom of the valley to the east (ideally this would be within a unifying tree planting framework related to the landforms but this could come later as a detail layout plan??)
3. Larger scale lots on the lower southern flanks of the SAL (RL4) to achieve a larger proportion of open space and a more rural character; as this is a visually exposed and sensitive part
4. an increase in potential areas for RLA1 development in pockets around the base of the slope, where because of the angle of view the "front" development tends to mask development behind. Against the ONL and in the ONL, I envisage this being within a native planting framework to enhance the ONL, and unify and absorb built form.
5. Tree vegetation in the separating valley to mask the road to the saddle (and enhance ONL/SAL)
6. open space network slightly rejigged
7. amenity tree buffer as agreed on far side of RLA6 lots bordering Ripponvale road.

We look forward to your response,

kind regards Anne

On 16/11/21 8:30 am, Tony Milne wrote:

Good morning Anne

A quick update from me and a heads up for you.

We have made some adjustments to the structure plan and indicative masterplan and we are looking to issue these to you either tomorrow or Thursday.

Ngā mihi

Tony Milne
(he/him)
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RMM

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Please note RMM work a nine day fortnight where our studios will be closed every second Friday.

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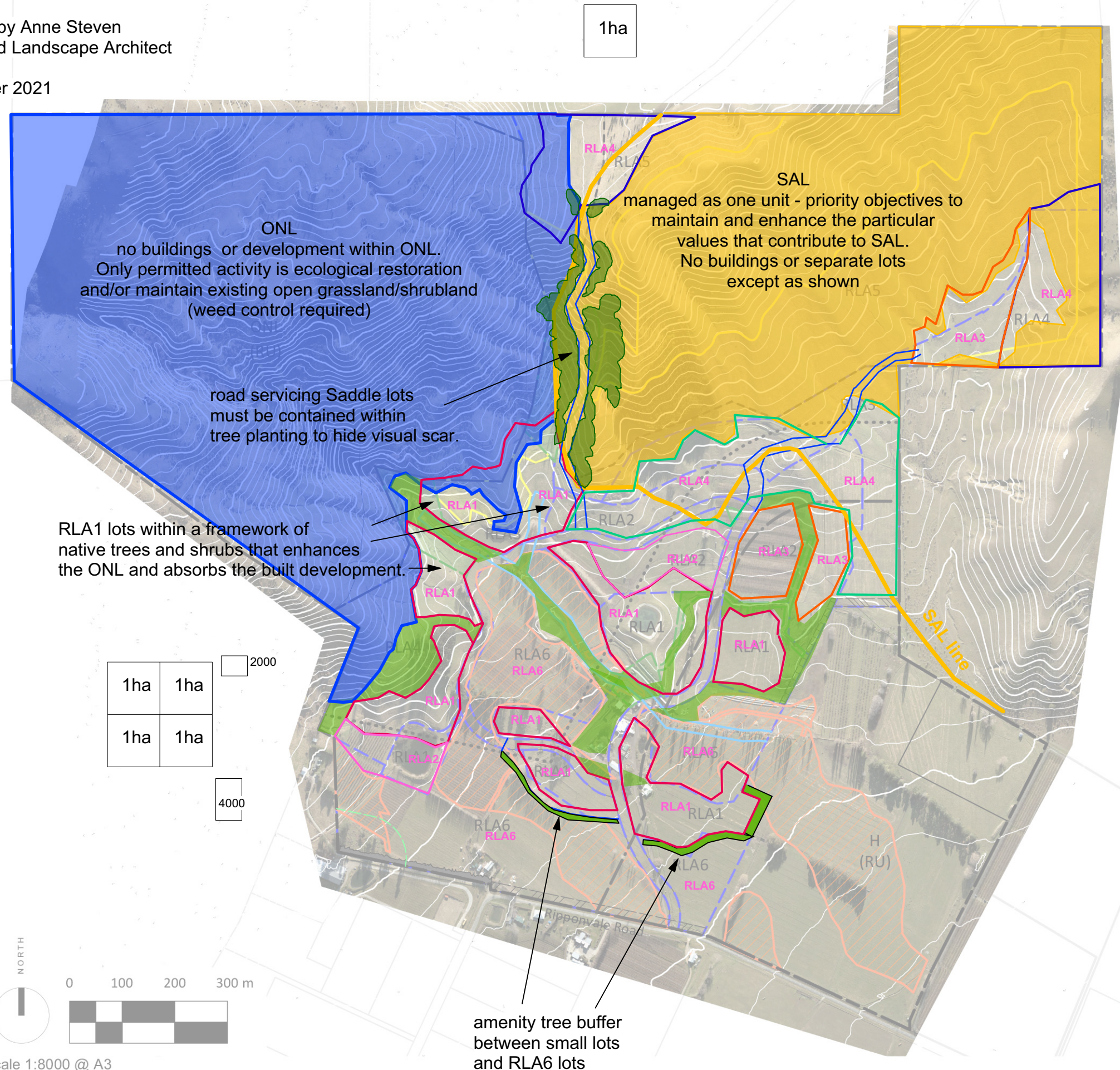
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REVIEW OF PROPOSED STRUCTURE PLAN TO BETTER PROTECT LANDSCAPE AND VISUAL VALUES

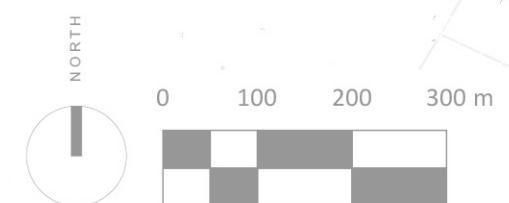
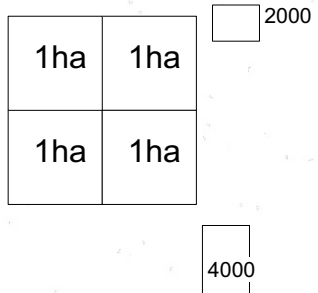
prepared by Anne Steven
Registered Landscape Architect

November 2021

Plan Change 14 Modified Structure Plan
Aerial Overlay
19/10/2021



- Structure Plan Boundary
- Activity Area
- No Build/No Subdivision**
- Indicative Open Space
- Amenity Edge - Ripponvale Road
- Amenity Edge - Horticulture 15m
- Amenity Edge - Horticulture 10m
- Shelterbelt
- Indicative Road Network
- ONL Boundary (proposed)
- SAL Boundary (proposed)
- Waenga W5 Soils (Hills, 2021)
- Overland Flow Path
- 40dB Sound Insulation Boundary
- 35dB Sound Insulation Boundary
- 80m Rockburn Setback
- ONL Outstanding Natural Landscape
- H Horticulture Area
- (RU) Rural Resource Area
- RLA1 minimum lot size 2000m²**
Minimum Lot Size: 2000m²
- RLA2 minimum lot size 3000m²**
Minimum Lot Size: 3000m²
- RLA3 minimum lot size 4000m²**
Minimum Lot Size: 4000m²
- RLA4 minimum lot size 1ha**
Minimum Lot Size: 1 ha
- RLA5 Rural Lifestyle Area 5
Minimum Lot Size: 3 ha
- RLA6 Rural Lifestyle Area 6
Minimum Lot Size: 4ha



Scale 1:8000 @ A3
Contour interval = 5m

amenity tree buffer
between small lots
and RLA6 lots