



Shannon Farm | Plan Change 14

GRAPHIC SUPPLEMENT TO LANDSCAPE EXPERT EVIDENCE

DOCUMENT INFORMATION

project

Shannon Farm | Plan Change 14

project no.

18065

address

144 Ripponvale Road

client

NZ Cherry Partnership Ltd.

status

For Lodgment

revision

0	13/05/2019
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reviewed by

AUTHOR:	AN
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CHECKED BY:	TM
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document

GRAPHIC SUPPLEMENT TO ACCOMPANY LANDSCAPE EXPERT EVIDENCE (A4 WRITTEN REPORT)

prepared by

ROUGH & MILNE LANDSCAPE ARCHITECTS LTD.

disclaimer

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maps, plans & visuals

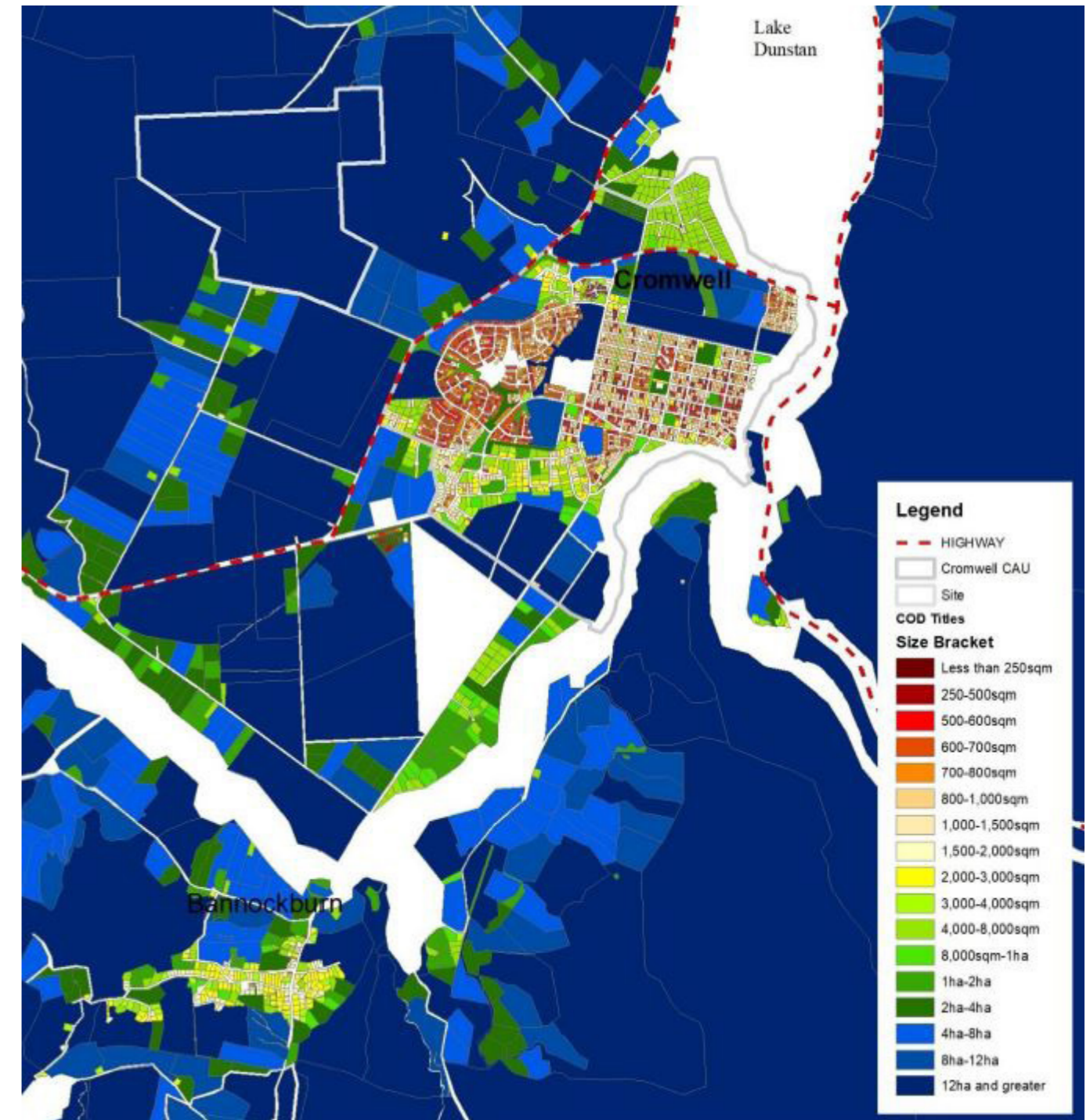
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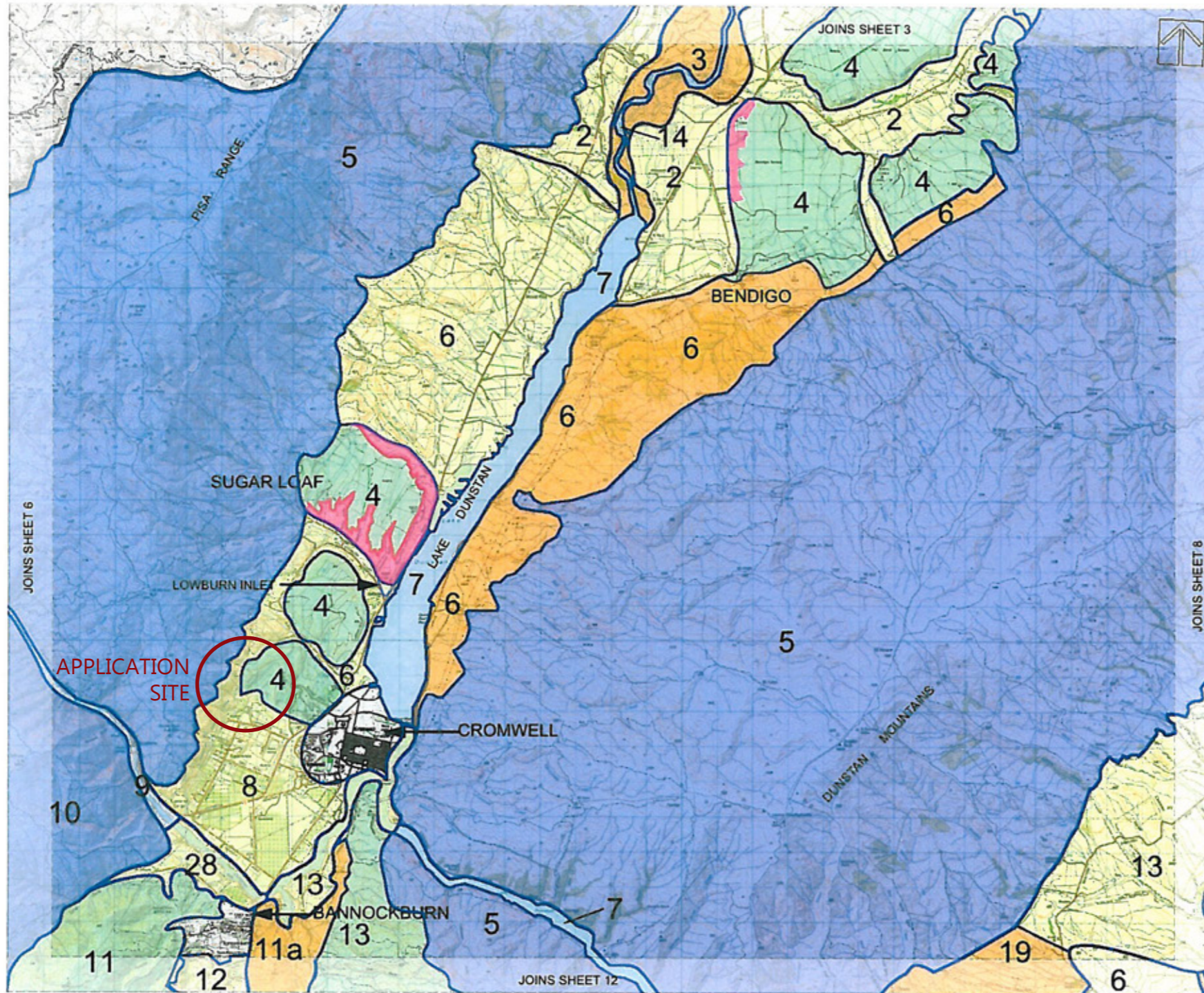
NB: This document is intended to be printed A3 Landscape format



Hort NZ Submission Distribution of Orchards



Demand and Supply Report Figure 12 Distribution of Lot Sizes



Project
**Central Otago District
 Landscape Assessment**

KEY	Rating
	Extreme sensitivity
	High sensitivity
	Significant sensitivity
	Moderate sensitivity
	Limited sensitivity
	Low sensitivity
	Significant landscape feature
	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
 2.7



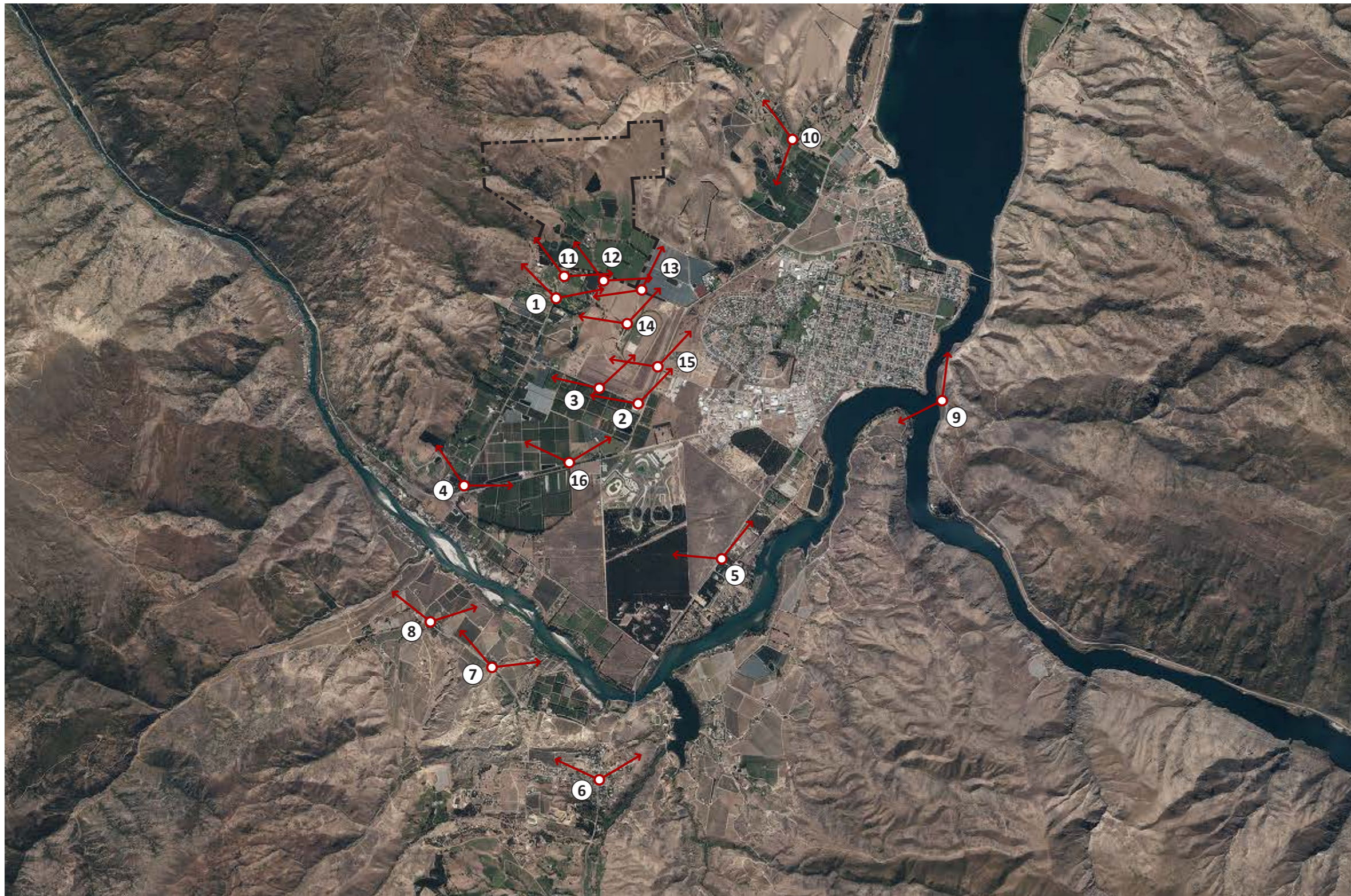


- ① 316 RIPPONVALE ROAD
- ② 191 RIPPONVALE ROAD
- ③ 319 RIPPONVALE ROAD
- ④ 67 LUGGATE-CROMWELL ROAD
- ⑤ NO LOCAL ADDRESS PROVIDED
- ⑥ 128 CAIRNMUIR ROAD
- ⑦ 346 KAWARAU GORGE ROAD
- ⑧ 528 KAWARAU GORGE ROAD
- ⑨ 23A MINERS TERRACE

Scale: 1:50,000 @ A3

Submission Location Map



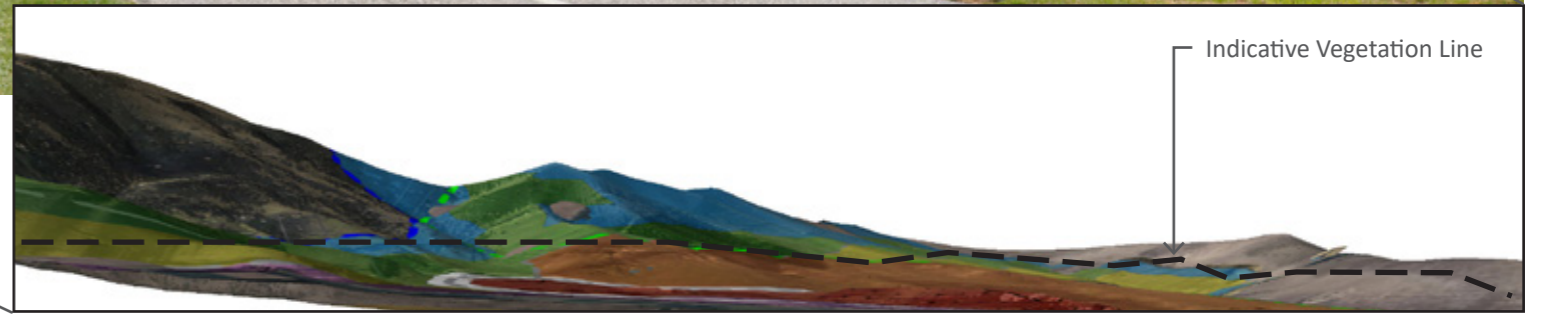


Scale: 1:50,000 @ A3





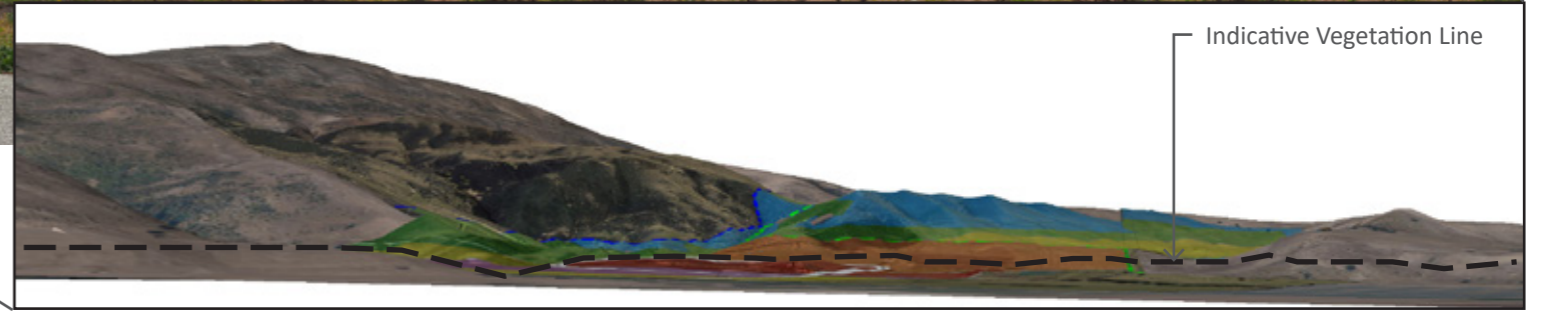
View 01: View from the north-south limb of Ripponvale Road
 Distance: 400m
 Date: 29-01-2019
 Time: between 12-2pm



View 03 Simulation - Structure Plan Draped Over Topography
 Legend: RL1 (Red), RL2 (Purple), RL3 (Orange), RL4 (Yellow), RL5 (Green), No Build (Blue)



View 02: View from Ord Road near the intersection with State Highway 6
 Distance: 1.5km
 Date: 29-01-2019
 Time: between 12-2pm

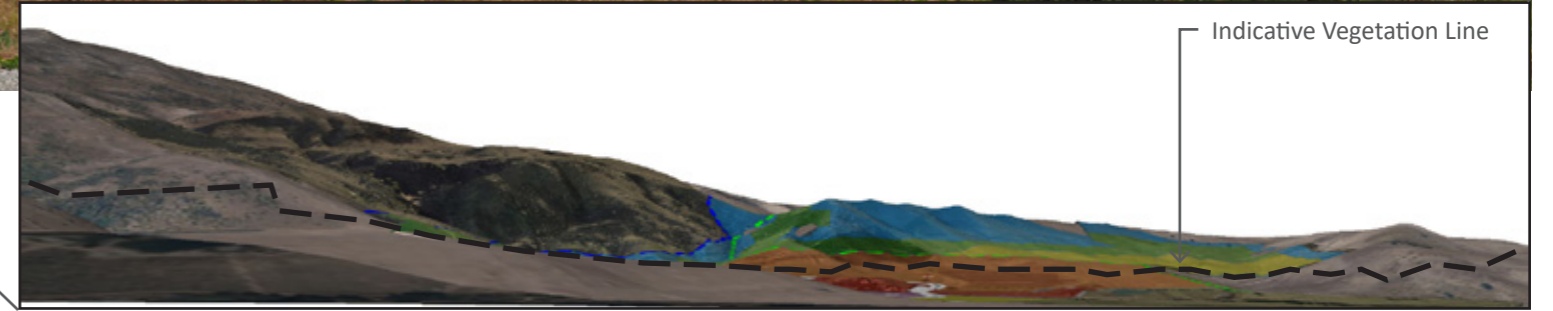


View 04 Simulation - Structure Plan Draped Over Topography
 Legend: RL1 (Red), RL2 (Purple), RL3 (Orange), RL4 (Yellow), RL5 (Green), No Build (Blue)

Viewpoint Photographs

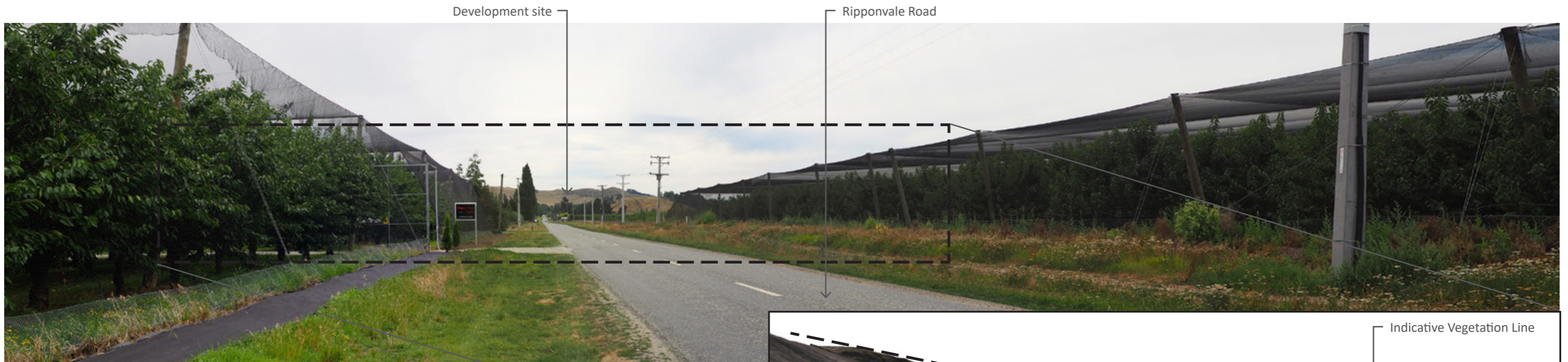


View 03: View from Ord Road
 Distance: 1.3km
 Date: 29-01-2019
 Time: between 12-2pm

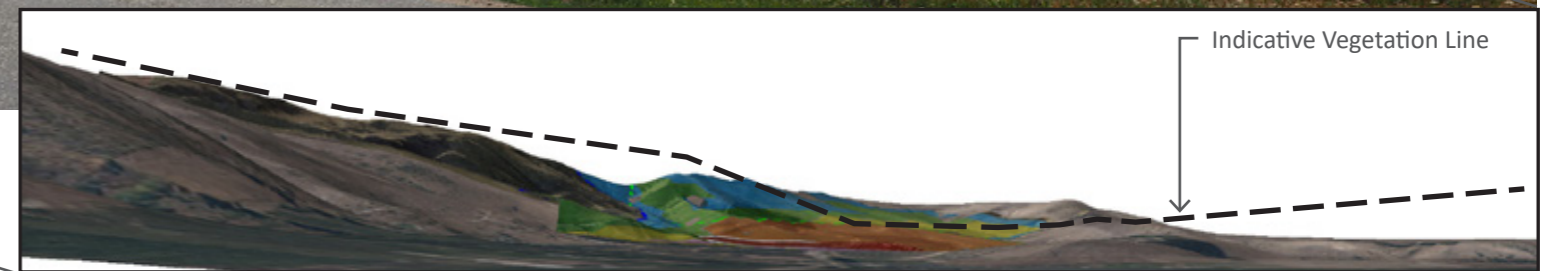


RL1 RL2 RL3 RL4 RL5 No Build

View 03 Simulation - Structure Plan Draped Over Topography



View 04 - View from the north-south limb of Ripponvale Road
 near the intersection with State Highway 6
 Distance: 2.7km
 Date: 29-01-2019
 Time: between 12-2pm



RL1 RL2 RL3 RL4 RL5 No Build

View 04 Simulation - Structure Plan Draped Over Topography

Viewpoint Photographs



Distance from site: 800m

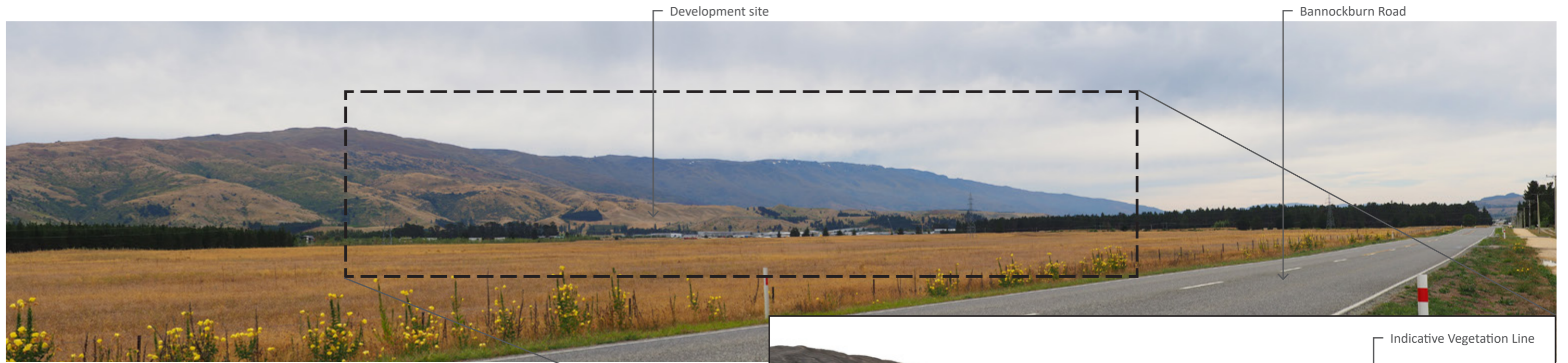


Distance from site: 1.2km



Distance from site: 2km

Additional views from Ripponvale Road north-south corridor



View 05 - View from Bannockburn Road.
 Distance: 3.2km
 Date: 29-01-2019
 Time: between 12-2pm



View 05 Simulation - Structure Plan Draped Over Topography



View 06 - View from Bannockburn Road at the intersection with Hall Road.
 Distance: 5.8km
 Date: 29-01-2019
 Time: between 12-2pm



View 06 Simulation - Structure Plan Draped Over Topography

Viewpoint Photographs



View 07 - View from Bannockburn Sluicings track start off Felton Road.
 Distance: 4.7km
 Date: 29-01-2019
 Time: between 12-2pm



RL1 RL2 RL3 RL4 RL5 No Build

View 07 Simulation - Structure Plan Draped Over Topography



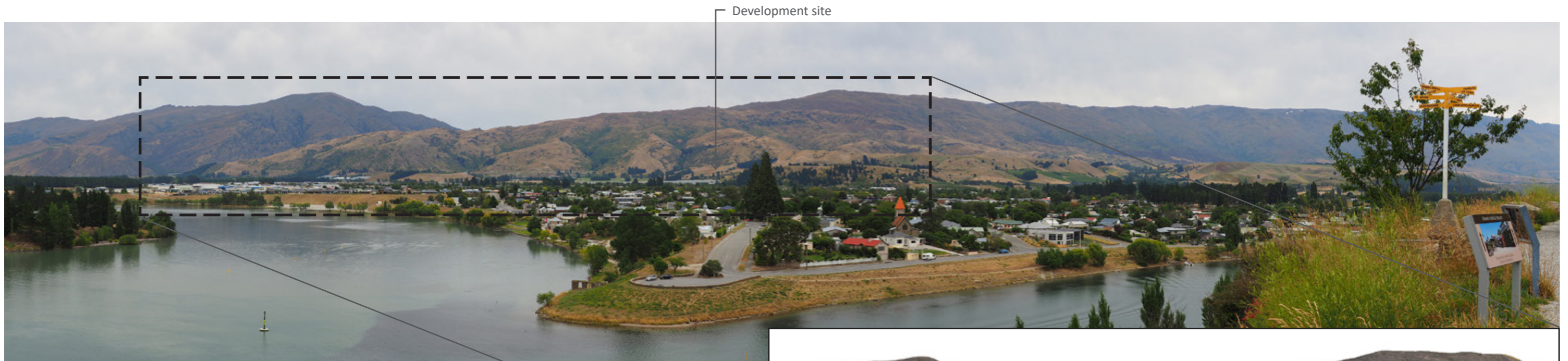
View 08 - View from Felton Road.
 Distance: 4.5km
 Date: 29-01-2019
 Time: between 12-2pm



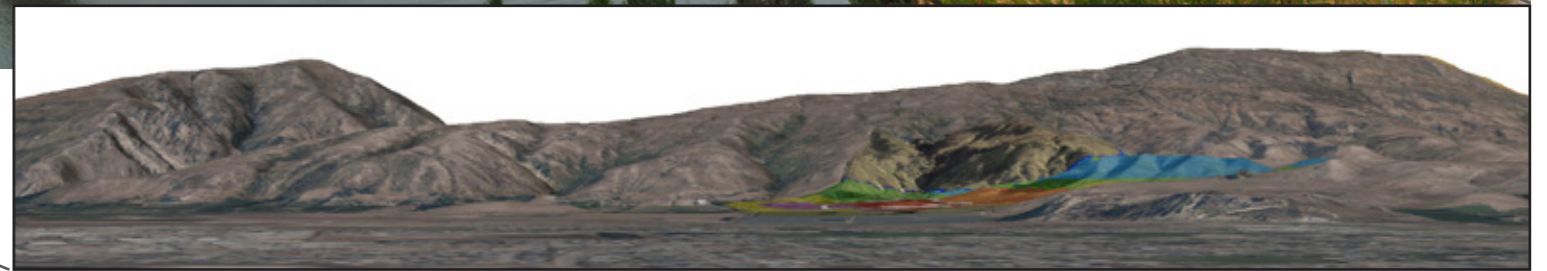
RL1 RL2 RL3 RL4 RL5 No Build

View 08 Simulation - Structure Plan Draped Over Topography

Viewpoint Photographs

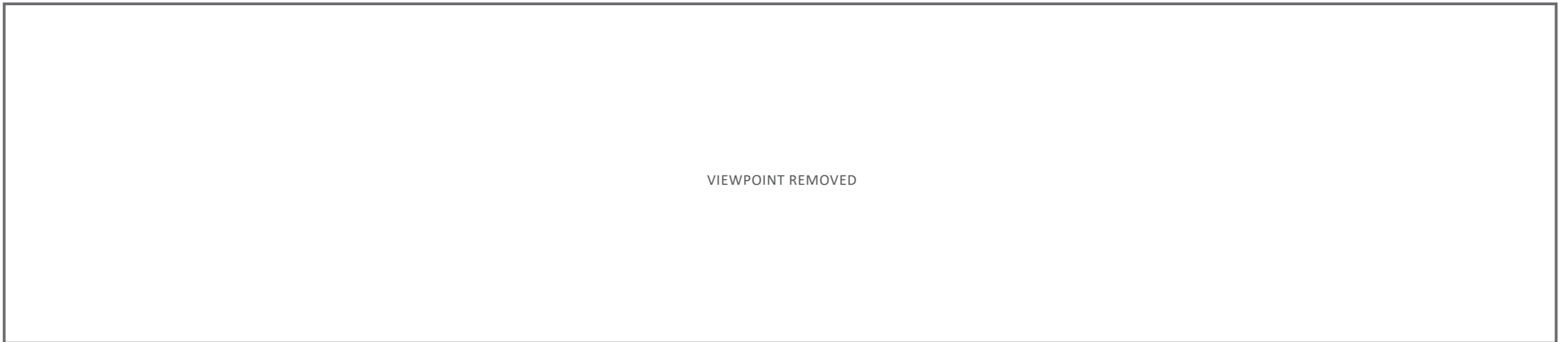


View 09 - View from State Highway 8 lookout.
 Distance: 3.7km
 Date: 29-01-2019
 Time: between 12-2pm



RL1 RL2 RL3 RL4 RL5 No Build

View 09 Simulation - Structure Plan Draped Over Topography



View 10 - View from Burn Cottage Road

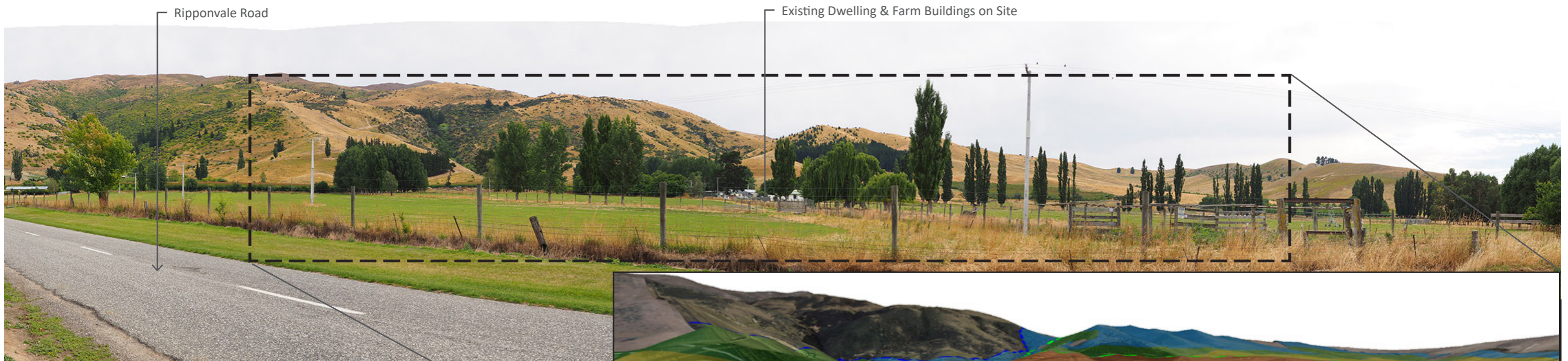


View 11 - View from the junction of the north-south and east-west limbs of Ripponvale Road
 Date: 07-05-2020
 Time: between 9-11am



RL1 RL2 RL3 RL4 RL5 No Build

View 11 Simulation - Structure Plan Draped Over Topography



View 12 - View from the location of the proposed entrance on Ripponvale Road
 Date: 29-01-2019
 Time: between 12-2pm



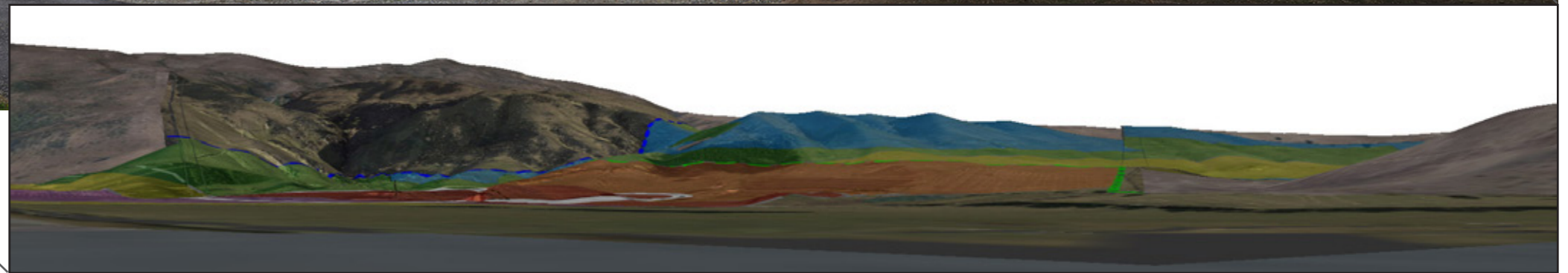
RL1 RL2 RL3 RL4 RL5 No Build

View 12 Simulation - Structure Plan Draped Over Topography

Viewpoint Photographs



View 13 - View from Ripponvale Road
at the east boundary of the application site
Date: 07-05-2020
Time: between 9-11am

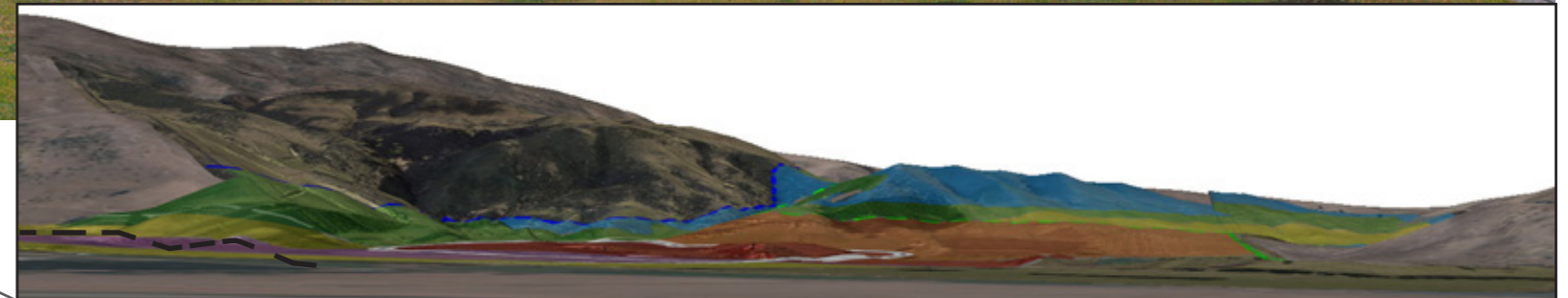


RL1 RL2 RL3 RL4 RL5 No Build

View 13 Simulation - Structure Plan Draped Over Topography



View 14 - View from the Cromwell Racecourse
Distance: 430m
Date: 07-05-2020
Time: between 9-11am



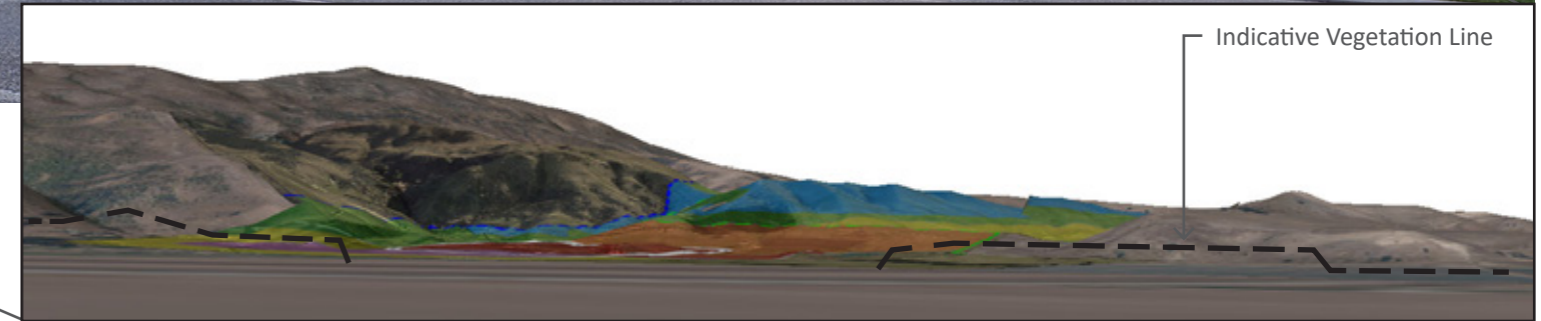
RL1 RL2 RL3 RL4 RL5 No Build

View 14 Simulation - Structure Plan Draped Over Topography

Viewpoint Photographs



View 15 - View from the intersection of State Highway 6 & McNulty Road
 Distance: 980m
 Date: 07-05-2020
 Time: between 9-11am



RL1 RL2 RL3 RL4 RL5 No Build

View 15 Simulation - Structure Plan Draped Over Topography



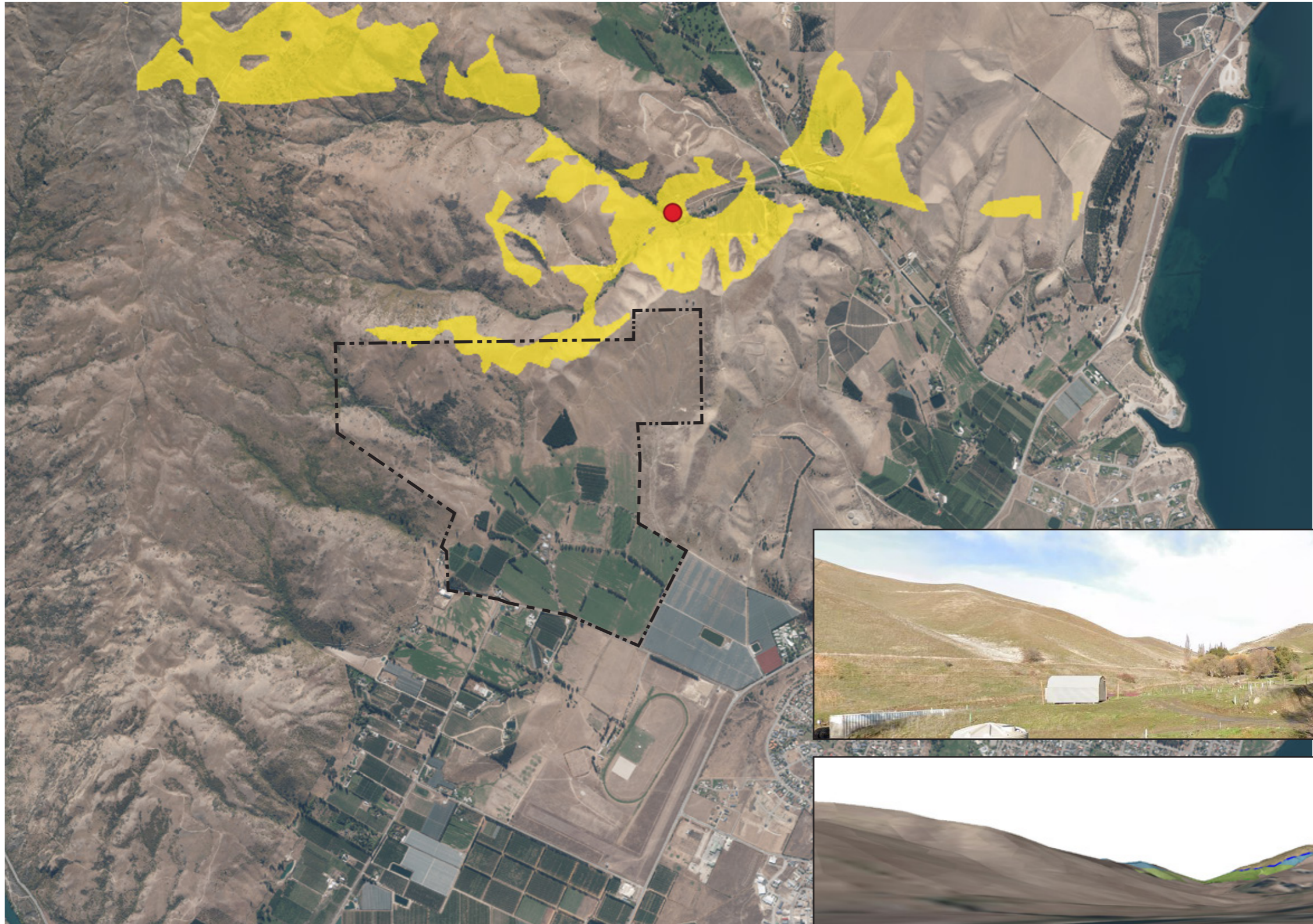
View 16 - View from State Highway 6
 Distance: 2.2km
 Date: 07-05-2020
 Time: between 9-11am



RL1 RL2 RL3 RL4 RL5 No Build

View 16 Simulation - Structure Plan Draped Over Topography

Viewpoint Photographs



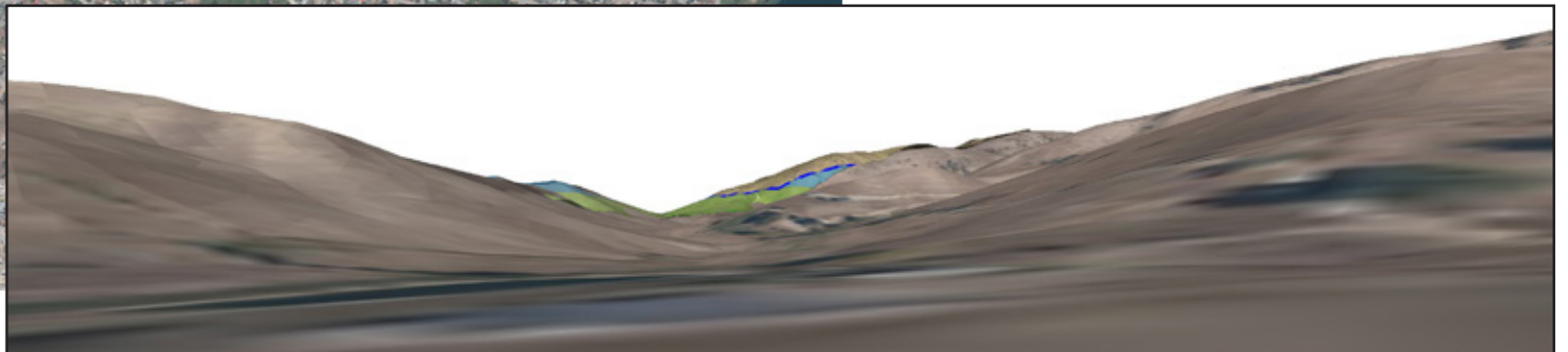
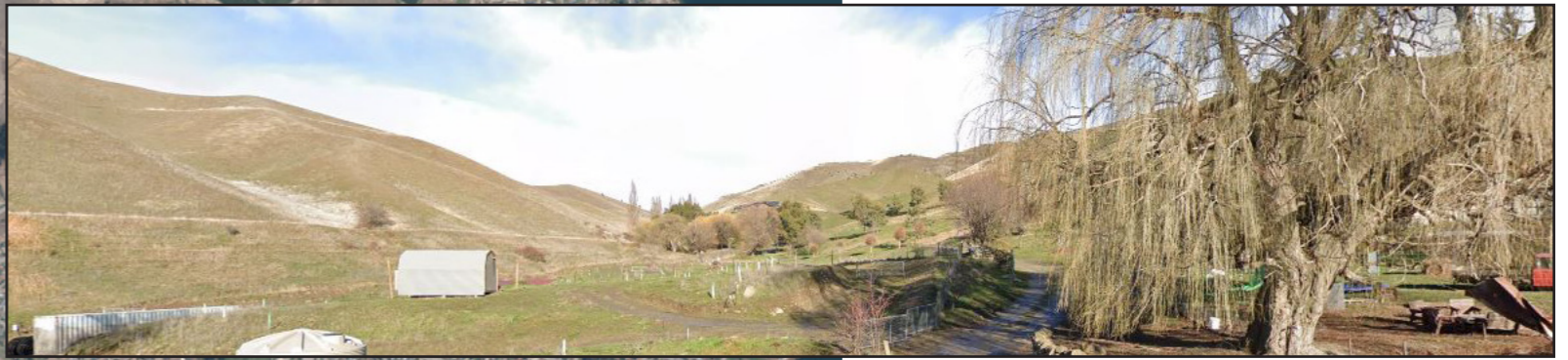
Scale: 1:25,000 @ A3

NOTES

Visibility analysis is a calculation to determine a set of unobstructed sight lines from a given viewpoint with a 1.75m observation height from the existing ground, based on the existing elevation data. The highlighted areas are the surface areas visible from the identified point.

Visibility analysis calculations are based on a 'bare earth' terrain model and does not account for existing buildings, existing trees, atmospheric elements, natural earth curvature and other surface elements that may affect visibility at any point between the given viewpoints and the site boundary. Ground elevation data is sourced from Land Information New Zealand (LINZ) 8m Digital Elevation Model 2012.

McFelin Road Google Street View

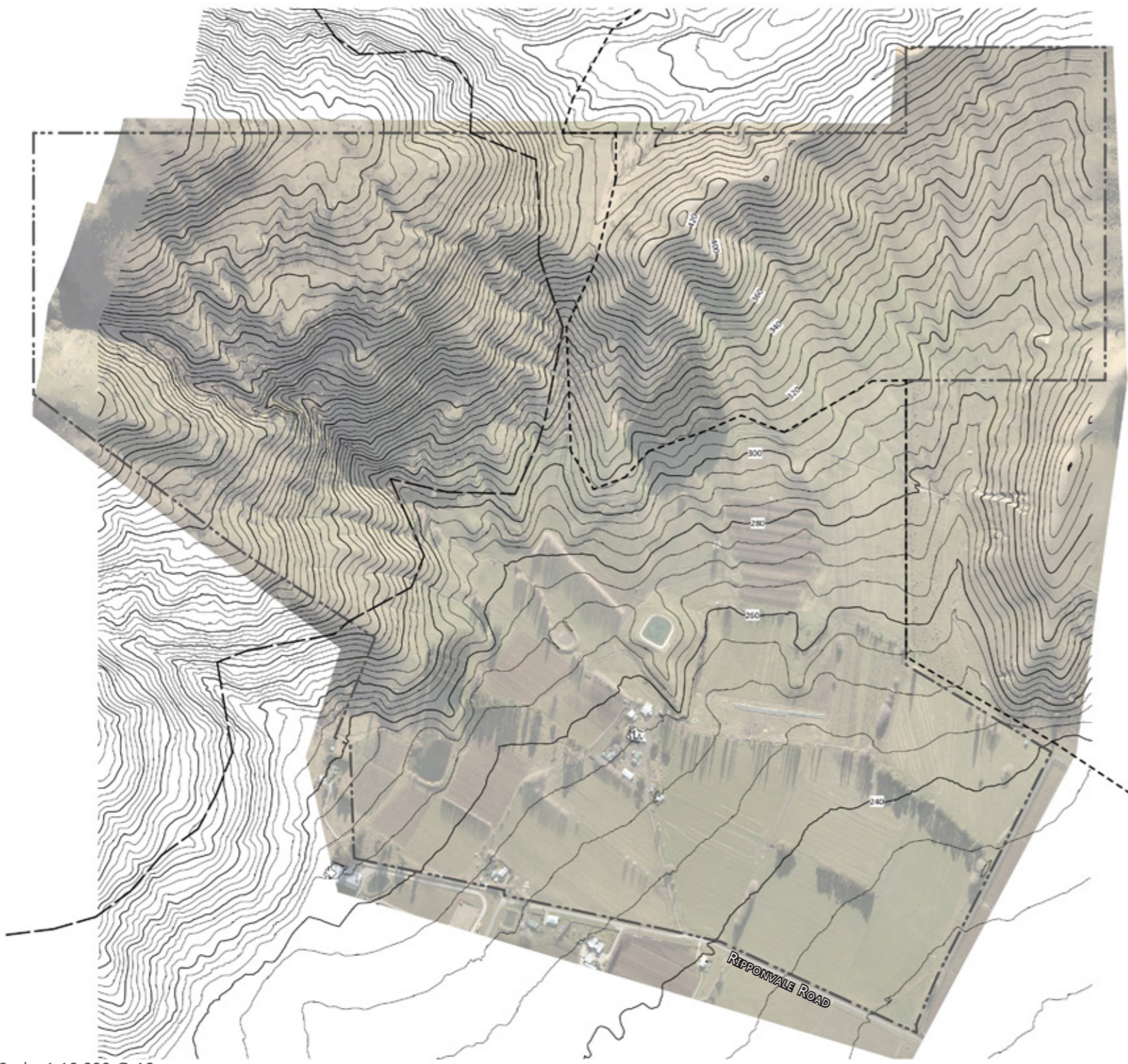


RL1 RL2 RL3 RL4 RL5 No Build

McFelin Road Simulation - Structure Plan Draped Over Topography

Zone of Theoretical Visibility Study - McFelin Road
















- Structure Plan Boundary
- Existing 5m Contours
- ONL Boundary (proposed)
- ... SAL Boundary (proposed)

Scale: 1:10,000 @ A3

Site Aerial Photograph with Contours





-  Structure Plan Boundary
-  Activity Area
-  No Build
-  Indicative Open Space and Stormwater Corridor
-  Amenity Edge - Ripponvale Road
-  Amenity Edge - Horticulture Block
-  Indicative Road Network
-  ONL Boundary (proposed)
-  SAL Boundary (proposed)
-  40db Sound Insulation Boundary
-  35db Sound Insulation Boundary
- ONL Outstanding Natural Landscape
- H Horticulture Area
- (RU) Rural Resource Area
- RLA1 Rural Lifestyle Area 1
Minimum Lot Size: 2000m2
- RLA2 Rural Lifestyle Area 2
Minimum Lot Size: 3000m2
- RLA3 Rural Lifestyle Area 3
Minimum Lot Size: 4000m2
- RLA4 Rural Lifestyle Area 4
Minimum Lot Size: 1 ha
- RLA5 Rural Lifestyle Area 5
Minimum Lot Size: 3 ha

Scale: 1:10,000 @ A3

