

Appendix E:

*Landscape and Visual Amenity
Assessment*

*Rough and Milne Landscape
Architects Limited*



Landscape and Visual Assessment Report
Shannon Farm | Proposed Plan Change
144 Ripponvale Road, Cromwell

Prepared for
NZ Cherry Partnership Ltd.

By
Rough and Milne Landscape Architects Limited
69 Cambridge Terrace
PO Box 3764
CHRISTCHURCH 8140
Ph: 03 366 3268

20 May 2019

Assessment of Landscape and Visual Effects for NZ Cherry Partnership Ltd.

By
Rough and Milne Landscape Architects Limited
69 Cambridge Terrace
PO Box 3764
CHRISTCHURCH 8140
Ph: 03 366 3268

Prepared by



.....
Angie Nelson
Landscape Architect

Reviewed by



.....
Tony Milne
Director / Landscape Architect

Date 20 May 2019
Reference 18065
Status For Lodgement

1.0	EXECUTIVE SUMMARY	4
2.0	INTRODUCTION.....	5
2.1	Purpose and scope	5
3.0	THE EXISTING ENVIRONMENT	7
3.1	Regional Context	7
3.2	Receiving Environment.....	7
3.3	Landscape values attributed to the receiving environment	8
3.4	Site Description	9
3.5	Landscape values attributed to the application site	11
3.5.1	Natural Character	11
3.5.2	Amenity Value	12
3.5.3	Landscape Character.....	12
4.0	THE PROPOSAL.....	15
4.1	Description of the Proposal	15
5.0	RELEVANT STATUTORY DOCUMENTS.....	17
5.1	Introduction	17
5.2	Resource Management Act.....	17
5.3	Central Otago District Plan	17
6.0	ASSESSMENT OF LANDSCAPE AND VISUAL AMENITY EFFECTS	18
6.1	Sensitivity.....	18
6.2	Landscape Effects Assessment.....	18
6.2.1	Effects on Outstanding Natural Landscape - Pisa Range	19
6.2.2	Effects on Significant Amenity Landscape	19
6.2.3	Effects on landscape character and quality of the receiving environment	20
6.2.4	Effects on landscape character and quality of the application site.....	20
6.3	Summary of Landscape Effects	21
6.4	Visual Amenity Assessment.....	21
6.4.1	Visibility	22
6.5	Visual Effects Summary	28

7.0	LANDSCAPE AND VISUAL EFFECTS IN RELATION TO RELEVANT STATUTORY PROVISIONS.....	28
7.1	CODP Section 4: Rural Resource Area	28
7.2	CODP Section 12: District Wide Rules and Performance Standards.....	35
7.3	CODP Section 16: Subdivision	35
8.0	CONCLUSION	39
9.0	APPENDIX 1: DEFINITIONS AND METHODOLOGY.....	40
9.1	Assessment Methodology	40
9.1.1	Introduction.....	40
9.1.2	Data Sources.....	40
9.1.3	Site Visits	40
9.1.4	Assessment of Landscape Effects	41
9.1.5	Assessment of Visual Effects	42
9.1.6	Determining Nature of Effects.....	44
10.0	APPENDIX 2: PLANT LIST	47
10.1	Rural Lifestyle 1 & 2 Zones.....	47
10.2	Rural Lifestyle 3 & 4 Zones.....	48
10.3	Rural Lifestyle 5 Zone	49
10.4	Amenity Planting Zones.....	49
10.4.1	Riparian Stormwater Planting.....	49
10.4.2	Amenity Edge – Ripponvale Road	50
10.4.3	Amenity Edge – Horticulture Block	50

1.0 Executive Summary

1. Rough and Milne Landscape Architects (**r+m**) have been engaged by **NZ Cherry Corp (Leyser) Partnership Ltd.** to provide a landscape assessment for the proposed plan change at Shannon Farm, 144 Ripponvale Road, Cromwell. The proposed plan change aims to rezone an area of approximately 142.5 hectares of land, currently zoned as Rural Resource, to Rural Resource Area (5), referred to as RuRA5. A Structure Plan is proposed for a wider 232ha site, incorporating the RuRA(5) area, the Outstanding Natural Landscape to the west, and a Horticulture area to the east. This report shall be read in conjunction with the A3 Graphic Supplement prepared by **r+m**, dated May 2019.
2. Overall, the RuRA5 site and its setting consist of two landscape characters, the typically pragmatic landscape of a working rural environment and the open foothills of the Pisa Range. This divides the application site into distinct zones, both with varying degrees of naturalness and levels of amenity. The lower elevations which are considerably modified contain lower levels of naturalness. The Pisa Range has a high level of naturalness and contains areas of outstanding and significant landscape features. It has high amenity value due to its visual significance.
3. Development of the RuRA5 will in places, result in a loss of its current open rural character; however, this does not necessarily mean that the resulting level of visual amenity will be lower than at present. Essentially, visual amenity will be derived from a different setting. A combination of factors such as the proposed pattern of development, lot size, zone rules and integrative planting will create a high amenity rural living environment that is visually sympathetic to its surroundings.
4. In terms of the quality of the environment, in many respects this will be improved with RuRA5. The structure plan and rule package propose the expansion of the ONL on the west slope, enablement of walking trails, retention of an ephemeral watercourse within an open space corridor, amenity edge planting and the expansion of a horticulture area.
5. The structure plan is innovative in its approach to accommodate the nature, type and density of rural living development sought for the application site. The structure plan displays a carefully considered response to the application site.

2.0 Introduction

2.1 Purpose and scope

6. Rough and Milne Landscape Architects (**r+m**) have been engaged to provide a landscape assessment for the proposed plan change at Shannon Farm, 144 Ripponvale Road, Cromwell. The proposed plan change relates to an approximately 232ha site and seeks to rezone approximately 142.5ha, which is currently zoned as Rural Resource Area, to Rural Resource Area 5, RuRA5. *Refer to the Regional Context Map on page 4 of the Graphic Supplement.*
7. **r+m** has been involved throughout the process of preparing the structure plan and indicative development plan for the application site and has therefore influenced the framework of the proposed plan change. **r+m** have also considered potential landscape and visual effects on public places and neighbouring properties. Suitable mitigation measures – including amenity planting edges, building setbacks and no build zones, have been incorporated into the structure plan where appropriate.
8. The purpose of this assessment is to identify and evaluate the potential effects of the proposed plan change on landscape and visual amenity. An overall assessment of effects is made by establishing the baseline level of sensitivity of the existing environment or viewer to changes in the landscape, and the degree to which the existing landscape or visual baseline will be changed by the proposal.
9. The potential effects on landscape and visual amenity are then assessed using professional judgement to evaluate the relationship between a site’s sensitivity and the magnitude of change. The proposal is further assessed based on the appropriateness of the proposed plan change in regard to the landscape-related goals, objectives, policies, rules and assessment matters of the RMA and Section 4, 12 and 16 of the Central Otago District Plan (CODP) where appropriate.
10. The application site is located approximately 0.6km from State Highway 6¹ at the base of the Pisa Range. The application site is zoned Rural Resource Area (R) in the CODP and is bordered on all sides by properties zoned the same.
11. As shown on the application site CODC Zone Overlay Plan & Photograph (*refer to page 8-9 of Graphic Supplement*), the west slope has an Outstanding Natural Landscape (ONL) overlay and as required by the CODP should be protected from inappropriate subdivision, use and development. The proposal is required to be undertaken in a manner that avoids, remedies, or mitigates adverse effects on the ONL². This area is identified in the Central Otago District Plan (CODP)³:

Name	Description	Reasons for recognition
Schedule 19.6.2B: Outstanding Natural Landscapes		
Pisa Range	Mountain range west of Upper	A large block mountain that

¹ At the closest point.

² Part II Section 6(b) of the Resource Management Act

³ CODP, Schedule 19.6.2

	Clutha Valley that extends from the Kawarau Gorge to the northern District boundary	forms the imposing backdrop to Cromwell and the Upper Clutha Valley. Westernmost block mountain range in Otago. Displays summit tors, active patterned ground and broad crests. Summit vegetation predominantly native cushionfield; with denser snow tussock found on flanks.
--	---	--

12. As shown on the CODC Zone Overlay Plan and in Photographs (*refer to page 8-9 of Graphic Supplement*), a part of the application site to the north-east is within a SAL overlay⁴ and therefore development should have regard to the maintenance and enhancement of amenity values of this area of the application site⁵.

13. This landscape and visual amenity report will address the potential effects of the proposed plan change on the existing landscape and amenity values and includes the following:
 - A description of the existing environment, it's associated landscape values, level of sensitivity and relevant/representative viewpoints
 - A description of the application site and its associated landscape values
 - A description of the proposed plan change
 - An assessment of the potential landscape and visual effects of the proposal
 - An assessment against relevant statutory provisions

⁴ Refer to CODP Planning maps on page 6-7 of the Graphic Supplement

⁵ Part II Section 7(c) of the Resource Management Act

3.0 The Existing Environment

3.1 Regional Context

15. Cromwell is a medium-sized, history rich town located at the junction of the Kawarau and Clutha Rivers within the Cromwell Basin. The Cromwell Basin is a north-south orientated basin surrounded by the Pisa Range to the west, the Dunstan Mountains to the east and the Bannockburn area and Carrick Range to the south. Cromwell was once a meeting point of two inhospitable river gorges, however today with the advent of the Clyde Dam and Lake Dunstan, the water surrounding the town in the form of Lake Dunstan and the Kawarau River is calm and popular for water sports.
16. The Cromwell Basin is characterised by areas of vineyards, orchards, improved, top-dressed and cultivated pasture on the basin floor and unimproved pasture on the hillslopes depending on slope, aspect and accessibility.
17. Whilst much of the original vegetation has been modified or removed, the colour and texture of tussock grassland and grey scrub of the farmed hillslopes contribute to the identity of the Cromwell basin and clearly define the more productive character of the basin floor.
18. In comparison to the high country, the lower hillslopes, terraces and basin floor are divided into a patchwork of mostly 'tended' pasture interspersed with vineyards and orchards.
19. Winery, farm buildings and houses are mostly concentrated in clusters, populated sparsely throughout the Basin, surrounded by (exotic) amenity trees and shelter planting.
20. The town of Cromwell although surrounded by a rural landscape has a distinctly urban character. The town layout when set out in 1863 followed a traditional grid pattern. With subsequent expansion, the urban form of the street network and greenways are now split into two distinct zones separated by the north-south orientated Barry Ave. To the west of Barry Ave, the street network follows a traditional grid pattern with greenways running parallel with, and to the east and west of Antrim Street. To the east of Barry Ave, the street network follows a more circular pattern of cul-de-sacs with housing in clusters separated by large greenways that connect to Anderson Park.
21. Views from Cromwell to the surrounding hills and mountains give the viewer a strong sense of the area's geography and regional context.
22. Cromwell has an arid climate in the rain shadow of the Southern Alps. Its distinct seasons with hot dry summers, colourful autumns and crisp cold winters, contributes a strong ephemeral element to the landscape character of Cromwell.

3.2 Receiving Environment

23. The receiving environment is defined as the area surrounding the application site that may be affected by the proposed activity, although the visibility of the proposal

may extend beyond this. For this application, the extent of the receiving environment is fairly broad, encompassing Ripponvale, State Highway 6 and Cromwell Township south to Bannockburn. The Pisa Range forms the landscape backdrop or 'visual catchment' of the respective views. Refer to Regional Context Map on page 4 of the Graphic Supplement showing the application site and general surroundings.

24. Much of the area is generally zoned 'Rural Resource Area' or 'Rural Residential' (*refer to CODC Planning Context Maps on page 6-7*) and has attributes consistent with a rural character such as a general sense of openness and predominance of vegetation. Activities include country living, traditional agriculture, mining, horticulture, viticulture, utilities, energy generation and transmission activities. Existing patterns of land use express a working landscape character based on productive value of the land and underlying landform. Large lifestyle residential lots are located along Ripponvale Road as well as pastoral farmland, vineyards, and orchards. Shelterbelts divide land and residential and agriculture buildings are frequent in the landscape.
25. As expected⁶, the pattern of development and residential settlement in the area reflects the desire of people wishing to enjoy the lifestyle opportunities offered by the characteristics of the rural environment, with mountain views available in a variety of locations. Other factors influencing the pattern of development include the climate, soil types and large areas of land appropriate for farming and orchards as well as the need for related services, facilities and structures to be located near those activities.
26. Human made elements in this landscape include shelterbelts, stands of exotic trees, small irrigation water races, former mining sites, orchards and vineyards. The CODP considers that these types of features add to the distinctive character of this rural area and do not detract from the 'high level of natural character' and 'significant scenic values'⁷. However, the presence of these activities generally displays a more 'working' or 'modified' rural landscape character than a natural one, given the level of human modification present.
27. State Highway 6 and State Highway 8 are key transport routes in the region and are widely utilised. The application site is accessed via Ripponvale Road, which meets State Highway 6 at two locations, the north intersection is to the west of Cromwell Township and the south intersection meets with State Highway 6 near Kawarau Gorge. Tourist activities near the application site include accommodation, orchard markets, and the Cromwell racecourse.

3.3 Landscape values attributed to the receiving environment

28. The landscape character of the region results from the interplay of the natural and rural environments. Natural elements in this landscape include the Pisa Range and foothills which forms a backdrop of the Cromwell basin. The Pisa Range generally displays a high level of natural character with steep topography, rocky outcrops, tussock grasslands, and scrub vegetation. The Cromwell basin on the other hand is a

⁶ Central Otago District Plan, Section 4.1 Rural Resource Area – Introduction

⁷ Central Otago District Plan, Section 4.1 Rural Resource Area – Introduction

relatively flat and modified rural landscape with primarily residential and agricultural/horticultural uses bordering the bottom of the Pisa Range.

29. Identified as an Outstanding Natural Landscape, the Pisa Range is a large block mountain displaying summit tors, active patterned ground and broad crests. It forms the imposing backdrop to Cromwell and the Upper Clutha Valley and is the westernmost block mountain range in Otago. Summit vegetation consists of predominantly native cushion field; with denser snow tussock found on flanks.⁸ Other alpine vegetation includes fellfield, dense snow tussock, and stands of Kanuka/Manuka. This ONL generally has a high level of natural character, with a very distinctive landform, minimal visible human modification and is a coherent landscape of a significant scale.
30. The Significant Amenity Landscape (SAL) overlay in the CODP is a response to those matters contained in s7(c) of the RMA, as distinct to Outstanding Natural Landscapes under s6(a). Specific values for this area are not outlined in the CODP but it is generally found that the amenities afforded by this rural setting include spaciousness due to the large open areas of land utilised for rural activities, and a very low density of built form framed by distinctive features including the Pisa Range. Exposure to the natural processes of the climate and weather also make this setting one of high perceptual and aesthetic values.
31. The sensory and aesthetic qualities offered by the Cromwell Basin include excellent scenic views, pleasant and peaceful surroundings that are often associated with rural areas. Orchards are often their own type of visual amenity with satisfyingly uniform rows following hill contours or creating patterns on the flat land. The distinctive landform creates a strong sense of place and highly legible landscape. The combination of these landforms, soil types and climate, create the human response to land use patterns. Transient qualities such as seasonal change are evident from the snowy mountain tops, to the autumn colour of stands of exotic trees, to the browning off of pastureland in the height of summer. People are able to experience a cultural history in the area that is directly related to the resources of the land. These factors contribute to a high level of rural character.
32. Existing modifications including dwellings, powerlines, clearings, farms, orchards, vineyards and associated buildings, access roads and State Highway 6 are not considered to have a detrimental effect on the scenic and memorable nature of the area, with many of these elements serving to enhance the rural landscape character⁹. Overall, the immediate receiving environment displays a high level of visual amenity particularly due to the distinctive landforms as outlined above.

3.4 Site Description

33. The application site, most commonly known as Shannon Farm, is located in the countryside north-west of Cromwell. The application site, 144 Ripponvale Road, consists of nine legal properties, including: LOT 2 DP 330709 SECS 4, 11, 26-28, 54, 96, 98-103, PT SEC 5, 25 BLK III CROMWELL SD, Part Run 1201R.

⁸Central Otago District Plan, Schedule 19.6.2B Outstanding Natural Landscapes

⁹Central Otago District Plan, Section 4.1 Rural Resource Area - Introduction

34. Shannon Farm was purchased in 1879 by James Richie, a stonemason from Perthshire, Scotland. He worked on many of the public buildings in the district and lived there until his death in 1920. The application site has been farmed by the current owner since 1973. It has been planted with orchards of pear, apple, and stone fruit at various times. It has also been used for livestock, including sheep, cattle, and deer.
35. Vehicle access to the application site is currently from the east-west oriented Ripponvale Road, with the existing farm access drive located approximately 1.1 kilometres west of the intersection of Ripponvale Road and State Highway 6. A further 0.4 kilometres past the drive, Ripponvale Road becomes north-south oriented and 2.9 kilometres south it reconnects with State Highway 6.
36. The application site is bound to the north and east by pasture and farmland. To the south-east the application site borders NZ Cherry Corp Orchard, and to the south-west a 2-hectare residential property at the base of the west Pisa Range. The southern boundary is Ripponvale Road, beyond which are additional residential and agricultural properties as well as the Cromwell Racecourse.
37. The application site is in the south-west end of the Upper Clutha Valley along the edge of the Pisa Range and Cromwell basin. The Pisa Fault runs through the application site dividing the upper slope of the west side of the application site. The fault line has low seismic risk. The bedrock is Haast schist over which there is an alluvial fan from deposits of stream sediments and Early Quaternary Gravel. Landslides were extensive during the Pleistocene which also created deposits of post-glacial loess.
38. The application site topography can be divided into key features, as shown on Site Geology & Topographical Features Plan on page 16 of the Graphic Supplement. The lower farmland is the flat to gently sloping area in the south region of the application site. It ascends from Ripponvale Road at a relatively consistent gradient, increasing in elevation toward the north and the west. It includes a cluster of existing farm buildings set among pastures, orchards, and existing irrigation ponds. A network of shelterbelt trees and fence lines transects the application site dividing the agricultural uses. The slope becomes steeper and the smooth farmland basin becomes interrupted by a series of small hills and terraces at the base of the upper slopes. Historic mining and water races are visible throughout the application site.¹⁰
39. The north-east valley makes up the north-east half of the upper slope of the application site. This consists of a long ridgeline and primarily south-east facing slope which is made up of gently undulating spurs and gullies. Across the slope face runs the benched form of a historic water race, and at the base, the slope feeds into a gentle gully. The valley and upper slope are vegetated with tussock grassland with an absence of trees.
40. A north-south oriented gully divides the north and west slopes, coming to a saddle at the north central boundary of the application site. The west slope, which is steep and rugged with rock outcroppings, makes up the north-west half of the upper slope of

¹⁰ Hutchinson, E., Geosolve Ltd. (February 2019) Geotechnical Investigation - Shannon Farm Private Plan Change

the application site. It is the west facing lower slope of the Pisa range. A large gully, vegetated with native scrub, cuts across the centre of the west slope. The west gully has a small ephemeral stream which flows into an irrigation pond in the farmland basin. At the upper end of the west slope nearing the property boundary several rock outcroppings are prominent.

3.5 Landscape values attributed to the application site

41. An understanding of the application site's existing landscape character, natural character, and amenity value has significance as a basis for assessing the landscape character and visual changes that will result from development in accordance with RuRA5. As discussed later in this assessment, we have undertaken a landscape character study of the application site through which we have identified four different character areas within the site. The structure plan recognises this and that landscape character values vary across the application site and therefore affords different allowances for development over different areas within it.

3.5.1 Natural Character

42. Natural character can be thought of as the extent to which the naturally occurring elements, patterns and processes of a place, or resource, remain intact. It does not exclude structures or other human induced changes, a place may retain some of its natural character even with a building on it, but it is reduced by their presence. Natural character is generally understood to occur on a continuum from pristine to totally modified and the criteria for naturalness are generally recognised to include:
 - The physical landform and relief;
 - The landscape being uncluttered by structures and/or “obvious” human influences;
 - The presence of water – lakes, river, sea; and
 - The vegetation (especially native) and other ecological patterns.
43. As described above, the landscape surrounding and including the western part of the application site displays moderate to high levels of natural character, mainly due to the values attributed to the Pisa Range and the existing topography of the west and north slopes of the application site. This area features an ephemeral stream as well as some native shrub and tree vegetation growing within the western gully and the northern gully to a lesser extent. Rocky tors and tussocks are characteristic of the upper exposed slopes. Currently the ONL boundary, as shown on the CODC planning maps, traverses the face this landform. The plan change proposes the ONL boundary line is realigned through the application site to include the entire face of this slope. In doing so, this area of the application site that displays the highest level of natural character is afforded appropriate recognition and protection through the expansion of the ONL.
44. Cultural elements, such as buildings and patterns of farming practices, including associated infrastructure (roads and overhead utilities), shelterbelts, geometric patterns of fencing and paddocks, and commercial and recreational facilities all serve

to further diminish natural character. While there is a level of natural character associated with the lower elevations of the application site, it is low, and it is considered rural character prevails.

45. The CODP does not identify the application site as having any significant vegetation. Generally, the ecological integrity of the application site is relatively poor due to the prevalence of exotic species and lack of native vegetation. The west gully is the main ecological feature of the application site as it holds a mix of native scrub vegetation and an ephemeral stream. The majority of the vegetation on the lower slopes and farmland basin consist of exotic pasture grasses and exotic trees, including fruit orchards, poplar, willow, alder, and wilding pine. The upper slopes consist of tussock grasses, native cushion plants, wilding pine, coprosma, grasses, and wild rose hip.

3.5.2 Amenity Value

46. The amenity values afforded by this rural setting include privacy, openness, spaciousness, and the scale of the Pisa Range as a backdrop to the application site. Within the main basin there is a 'smoothness' to the folded landscape which affords a sense of naturalness and privacy. Within the ONL there is a sense of exposure to the weather and 'ruggedness' which is reflected in the low growing, hardy land cover and lack of trees. Through exposure to the natural processes of the climate and weather, the ONL part of the application site, contains high perceptual and aesthetic values. However, it is considered that due to the varying landscape and development conditions across the application site, in combination with the impact of the adjoining development patterns and activities, levels of amenity vary. They are highest to the north and west of the application site, while lower on the flatter and more built areas of the site.

3.5.3 Landscape Character

47. Landscape character is an overall visual impression that gives a landscape an identity and "sense of place". The landscape character of any area is made up of a mix of generic natural and physical elements such as vegetation, landforms, water bodies, buildings, roads and so on. These characteristics are common to most landscapes or landscape types. For example, a very high proportion of open space to built form is generally characteristic of all rural landscape irrespective of their location. What distinguishes one landscape from another is the way the generic elements are combined.
48. The application site is zoned 'Rural' (*refer to Site CODC Zone Overlay Plan on page 8 of the Graphic Supplement*) and has attributes consistent with a rural character. It also adjoins a zone for rural residential activity and 2ha sites that contribute to the prevailing character. In a broad sense the application site character is derived from the natural character of the adjacent Pisa Range, the rural character of the agricultural/horticultural region of this part of the Cromwell Basin along with Cromwell township. More specifically it is also derived from the evolving rural residential land pattern associated with Ripponvale Road.
49. The land use within the immediate receiving environment results in a landscape that is rural in character with varying levels of naturalness, reflective of resource provided by the landform. Along Ripponvale Road, manicured road berms indicate a degree of

residential character which is considered 'rural lifestyle'. Fencing, planting and exotic trees line residential properties emphasising the amenity offered by these rural lifestyle sections within the rural environment. Although modified, the application site landscape character has varying degrees of pastoral and natural qualities. A closer examination of the application site reveals that the generic rural character is varied across it and it is considered that the application site can be divided into four-character areas as delineated on the aerial photograph on page 17 of the Graphic Supplement.

FARMLAND BASIN

50. The part of the application site bordering Ripponvale Road including the flat to gently sloping land of the south area of the application site is characterised by orchards and open pastureland divided by tall shelter belts of exotic trees typical of agricultural land found elsewhere in the Cromwell Basin. The shelter belts enclose paddocks creating a sense of large enclosed spaces. This area also includes the existing access drive and a cluster of existing relatively ramshackle farm buildings. It is a modified rural landscape with evidence of human influence over time, including the presence of fence lines, water races, and mining races. Several existing irrigation ponds are also prominent. It has a low level of natural character and low - moderate amenity value.

FARMLAND TERRACES

51. The transition between the lower farmland and the upper slopes occurs as the slope of the lower site gently increases and is then interrupted by a series of small hills and terraces which form the toe of the upper slopes. The terraces show evidence of modification including historic water and mining races, fence lines, orchards, and pine stands. This area has a low - moderate level of natural character and moderate amenity value.

EAST GULLY

52. The north-east area of the application site is bound by ridgelines paralleling the property boundary with a gully at the base which extends toward the lower areas of the application site. This forms a gentle valley which is vegetated primarily with grasses and has a very spacious open character. The SAL encompasses the east gully, as shown on page 8-9 of Graphic Supplement, this area is part of the lower terraces of the Pisa Range as the mountains meet the Cromwell Basin. This area has a moderate level of natural character and high amenity value.

WEST SLOPE

53. The west slope is the steepest and most visible part of the application site and forms the bottom of the Pisa Range. The slope is divided from the east gully by the north gully and a saddle between the north ridgeline and the western slope. A prominent gully divides the west slope and features native scrub vegetation and an ephemeral stream. The rest of the slope is vegetated with grasses, and sparse wilding pine, coprosma, and wild rose hip. The west slope has a more rugged and natural character which is representative of the Pisa Range foothills with intermixed human influences such as an existing track and fence lines. The ONL encompasses the upper west slope,

as shown on page 8-9 of Graphic Supplement, this area has a high level of natural character and high amenity value.

4.0 The Proposal

4.1 Description of the Proposal

54. The proposed plan change seeks to rezone 142.5ha of the 232ha application site from the current zoning of Rural Resource Area to Rural Resource Area (5), referred to as RuRA5. The remainder of the application site is to retain the existing Rural zoning within the ONL area and that area set aside for horticultural use. *(Refer to the Structure Plan on page 18 of the Graphic Supplement.)*
55. The proposed RuRA5 zone will provide for a mix of different rural living densities. A range of proposed lot sizes will accommodate a variety of lifestyle types and allows for smaller lots and denser development to occur on the flat and less visibly prominent core of the application site. Larger 1-hectare lots, a setback along Ripponvale Road, minimum lot sizes of 3-hectares and no build areas are proposed for the more sensitive and visible areas of the application site. Coupled with mitigation and design controls, this will minimise landscape and visual effects.
56. The proposed road network with pedestrian access ways enables a high degree of permeability and connectivity for a range of transport modes through the application site. In addition, there could be an opportunity to link pedestrian and cycle infrastructure to Cromwell town at the intersection of Ripponvale Road and State Highway 6, creating greater public connection to the application site for those modes of transport.
57. A network of open space is set aside in the Structure Plan with the planning provisions enabling the establishment of pathways to provide recreation opportunities and amenity for residents.
58. The Pisa Range ONL area to the west of the site is to be excluded from subdivision, use and development by not including it within RuRA5 and it is proposed that the ONL line be shifted to include a larger area of the visibly prominent west slope that exhibits natural character. The location of the SAL is also recommended to be shifted to follow the contouring of the land at the transition between the farmland terraces and upper slope to reflect the landscape and amenity values that are sought to be accommodated.
59. Within RuRA5, no build areas are identified which shall be excluded from the buildable area of future allotments to preserve visible open space and preservation of the high-country landscape. Planting will also be controlled in these areas to retain a sense of openness that is associated with and appropriate to this area of the application site.
60. A new policy and accompanying rules are to be established for the new Rural Residential area (RuRA5) under existing Objectives 4.3.1, 4.3.3, and 4.3.9. These conditions are based on the Central Otago District Plan Rural Resource Area rules but also incorporate additional rules. Amongst other things, these include:
 - Building height limits.

- Site setbacks and landscaping requirements.
 - Fencing controls adjacent to open space.
 - Proposed planting.
61. A Landscape Strategy and Structure Plan document has been prepared by **r+m** for the application site and seeks to address potential landscape and visual amenity effects and provide for high quality landscape treatment to enhance the landscape values of the site. This will be achieved by:
- Providing an open space network.
 - Using a plant palette containing a mix of indigenous and exotic species to create a strong sense of place related to the natural and cultural history of the area.
 - Choosing street trees for their form, size, hardiness and seasonal variation attributes.
 - The requirement to provide at the time of subdivision connections throughout the open space network.
 - Introducing a 15m planted amenity edge along the Ripponvale Road frontage and horticulture block to provide a buffer from adjacent agricultural activities and to enhance landscape values when viewed from Ripponvale Road.
 - Retaining and utilising some of the existing irrigation ponds within the open space network.
 - Maintaining the amenity value of open space and ridgelines by incorporating no build zones.
 - Building on the landscape values of Cromwell (particularly related to Cromwell's orchards, agricultural/horticultural and goldmining past) to enhance a sense of place. These are acknowledged through the use of materials and planting.

5.0 Relevant Statutory Documents

5.1 Introduction

62. The following planning documents have been considered in the preparation of this assessment and are relevant to this assessment:

- Resource Management Act 1991 (RMA)
- Central Otago District Plan (CODP)

5.2 Resource Management Act

63. The RMA informs the planning processes and underpins the CODP provisions that are referred to in relation to the proposed development. The purpose of the RMA is 'to promote the sustainable management of natural and physical resources...whilst enabling people and communities to provide for their social, cultural and economic well-being.'¹¹

64. Pertinent landscape matters are found in Part II of the RMA. Outstanding Natural Features and Outstanding Natural Landscapes are those subject to section 6(b). Significant Amenity Landscapes are subject to section 7(c).

65. The following Section 6 landscape-related matters have been considered:

- b. The protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development.

66. The following Section 7 landscape-related matters are relevant to the proposal:

- b. The efficient use and development of natural and physical resources;
- c. The maintenance and enhancement of amenity values;
- f. Maintenance and enhancement of the quality of the environment.

5.3 Central Otago District Plan

67. The CODP gives effect to the RMA within the context of the Central Otago District.

68. Under the CODP, Map 44 and Map 51 show the application site lies within the Rural Resource Area. In regard to the proposed plan change, consideration needs to be given to the landscape-related goals, objectives, policies, rules and assessment matters of Section 4, 12 and 16 of the CODP where appropriate.

¹¹ Part II Section 5 of the Resource Management Act

6.0 Assessment of Landscape and Visual Amenity Effects

6.1 Sensitivity

69. Large-scale changes which introduce new or uncharacteristic features into the landscape or view are likely to have a more significant effect than small changes involving features already present within the landscape or view. Therefore, an appraisal of other existing modifications and patterns of development within the existing environment (as in Section 3.0 above) is necessary to determine appropriateness, along with consideration for the local planning context and activities expected within the zone.
70. It is generally considered that modification or development will have lesser effects on ONL and other non-ONL landscapes where there is obvious modification to the land (e.g. roads and their cuttings) and/or evidence of man's cultural processes already existing. It is considered the adjacent ONL has a high level of sensitivity to change particularly due to its existing high level of natural character.
71. The SAL within the application site attributes its visual amenity to a more rural character and underlying landform. The sensitivity of this landscape is assessed as being moderate, whereby changes of an appropriate nature are more likely to be able to be absorbed within the application site. These changes need to also be considered along with the pattern of development within the immediate area.
72. In respect to receptor sensitivity, a person who lives locally will be more familiar with the existing features of the landscape and will potentially notice developments more readily. Conversely, a tourist who is unfamiliar with the surroundings will potentially be less sensitive and less likely to notice new developments. However, in the context of Central Otago, tourists will most likely have an expectation of scenic quality and specific locations where views to scenery are promoted. Locals will most likely also have an appreciation for this scenery but will also be aware that some residential development exists and is therefore not unexpected.

6.2 Landscape Effects Assessment

73. Landscape effects derive from changes in the physical landscape, which may give rise to changes in its character and how this is experienced. This may in turn affect the perceived value ascribed to the landscape¹².
74. Landscape Character can be described as a combination of generic natural and physical elements such as landforms, (including features such as water bodies), land cover (such as vegetation, buildings) and land use (such as farming and viticulture activities, residential use or recreational use). Where elements are commonly present, they can describe a particular landscape character. Elements common to a

¹² The Landscape Institute with the Institute of Environmental Management and Assessment, Guidelines for Landscape and Visual Impact Assessment, Spon Press, 2002.

rural character generally include open space (i.e. a lack of built elements), a dominance of vegetation and, but not necessarily, a productive land use.

75. Any natural or physical activity has the potential to alter the landscape character and amenity. It is important to appreciate that change to the character of a landscape is not necessarily adverse. Whether effects are adverse or not depends, to a large extent, on the public expectation of what can be reasonably anticipated to occur in the landscape. Allied to this is the landscape context in terms of its degree of naturalness/modification, existing patterns, scale, visibility and levels of public appreciation. Given that within the CODP part of the application site has an ONL overlay, the potential effects on the values of this landscape should be assessed in order to determine whether the development is appropriate within its context. To reiterate, the part of the site that has an ONL overlay is excluded from the zoning but is covered under the structure plan.

6.2.1 Effects on Outstanding Natural Landscape - Pisa Range

76. As outlined in Section 3, the ONL adjoining RuRA5 generally has a high level of natural character. It is a distinctive landform with minimal visible human modifications and is perceived as a coherent landscape. It displays a high level of naturalness, memorability, and overall is of a high level of landscape quality.
77. The proposed development will be contained to the terraced foreground of Pisa Range, at the toe of its slopes. No built development will be enabled on ONL land by virtue of excluding this land from the RuRA5 zoning in order to avoid adverse effects on the ONL values of the Pisa Range. In addition, the Structure Plan requires the RuRA5 area adjoining the ONL to be developed at low density.
78. As described previously in this assessment, as part of the proposed plan change it is recommended that the ONL be expanded to the transition between the upper and lower slopes in order to protect more of the steep and highly visible slope from development. The **r+m** landscape characterisation study of the application site concluded that a realignment of the ONL boundary in this specific location affords further protection of natural character. This ground truthing at a site level has also resulted in the plan change proposal including a slight modification to the SAL overlay alignment on the application site.
79. Overall, it is considered that the proposed plan change will mitigate or avoid adverse landscape and visual amenity effects on the adjoining ONL to satisfy s6(b) and s7(c).

6.2.2 Effects on Significant Amenity Landscape

80. As outlined in Section 3, the SAL has a high level of amenity; with rural spaciousness due to the generally open areas of land and low density of built form and the presence of some human modifications (fence lines and water races). Exposure to natural geomorphic and climatic processes has resulted in a relatively expressive landform.
81. The potential future development of this part of the application site would include low density rural residences with design controls to assist with integrating built form and activity into the site.

82. Native species compatible with the ecological district and reflective of the existing plant communities on site, are proposed for mitigation, to increase biodiversity and to enhance ecological and landscape values.
83. Overall, it is considered the proposed plan change will mitigate or avoid adverse landscape and visual amenity effects on the SAL while maintaining and enhancing landscape values.

6.2.3 Effects on landscape character and quality of the receiving environment

84. Properties along Ripponvale Road at the base of the Pisa Range convey a rural character, modified by existing and/or consented residential and agricultural development. The remaining surrounding land consists of rural agricultural land use with a variety of vegetated cover, both modified (including orchards and pasture) and with little modification (to the west in the ONL areas of the Pisa Range).
85. The resulting land use within the immediate receiving environment results in a landscape that is rural in character with varying levels of naturalness, reflective of resource provided by the landform. Along Ripponvale Road, manicured road berms indicate a degree of residential character which is considered 'rural lifestyle'. Fencing, planting and exotic trees line residential properties emphasising the amenity offered by these rural lifestyle sections within the rural environment.
86. Although the proposed plan change will inevitably change the rural character of the application site through a change in land use, it will not degrade the quality of the surrounding landscape. The proposed development will be consistent with this rural lifestyle character of the surrounding environment, while acknowledging the importance of the Pisa Range ONL through a considered structure plan and design controls for the RuRA5. Development in the proposed location is a logical extension to an existing rural lifestyle character.

6.2.4 Effects on landscape character and quality of the application site

87. The application site has a high level of amenity as a rural setting within the context of the Pisa Range. The scale and nature of the lower elevations of the application site lend itself well to a rural living development whereby future dwellings are clustered at a higher rural density around a central amenity open space. Larger lots of one hectare could be located along Ripponvale Road with a setback. Lots of three hectares or greater are proposed to be situated on the more visible slopes with strategically located building platforms, to be consented with subdivision, to minimise effects of the change. Future development should adhere to the plan change framework rules and CODP building controls with materials that are typical of rural buildings and consistent with a traditional Central Otago vernacular.
88. Development enabled by the plan change has the potential to further enhance the key values and quality associated with the Pisa Range ONL as an amenity. This is achievable by shifting the ONL line to include more land on the west slope. Increasing the size of the ONL area will enable a higher level of protection to the existing natural character of this slope.

89. Though the rural character of the application site as it is at present will change considerably, the proposed development will complement the character and quality of the application site and surrounds. This can be achieved by ensuring sensitive development, where future roads and dwellings are sited to work with the existing landform and are in keeping with the landscape character of the wider receiving environment.

6.3 Summary of Landscape Effects

90. Overall, the rural character of the application site will change from a working farm to a rural living character. Within the immediate rural context, it is considered an appropriate change. This is not seen as adverse as this change is sensitive to the existing landscape character and seeks to retain areas of the application site with high landscape value, including the west slope of the Pisa Range ONL which while included on the Structure Plan is not part of the proposed rezoning.
91. The proposed plan change seeks to maintain and protect those areas of the application site that contain the highest levels of natural character. A degree of natural character present within the application site, and outside of the ONL will be lost. On balance, and in the context of the adjacent ONL the extent of natural landscape character lost is assessed as low. This change will primarily have an effect on the north-east slope of the application site, a slope that is currently grazed and which is already a modified landscape.

6.4 Visual Amenity Assessment

92. Amenity values are defined in the Resource Management Act (RMA) as meaning "those natural and physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence and cultural and recreational attributes"¹³.
93. Amenity values encompass a broad range of issues. The focus of this assessment is visual amenity, which is a measure of the visual quality of a landscape as experienced by people living in, working in or travelling through it.
94. Aside from the part of the application site that has an ONL overlay and which is excluded from development, the majority of the receiving environment demonstrates a level of character more consistent with a rural character. This is conveyed by an open spaciousness, a general absence of built form, a predominance of pastoral vegetation or exotic shelter species and cultural patterns associated with a rural activity (such as orchards, pastures, and agriculture). The distinctive landform and tussock and cushion field land cover of the Pisa Range ONL is only evident in the west part of the application site, which is proposed to be excluded from development under the RuRA5 zone.
95. Viewpoints which are representative of the types of views likely to be important in addressing the effects on values identified for this landscape are shown on the Viewpoint Location Map on Sheet 10 of the Graphic Supplement.

¹³ Part I Section 2 of the Resource Management Act

96. The viewpoints that are most representative of public views of the application site are considered to be those from vantage points on the State Highway 8 overlook, Bannockburn Road, State Highway 6, and the Bannockburn Sluicing track.

6.4.1 Visibility

97. The application site is located on an area of sloping and elevated terraces and is potentially visible from surrounding properties. The most salient viewpoints are those at which a tourist, visitor or local is likely to stop and appraise the mountain setting in the foreground of which the application site located. These are likely to be the most sensitive views given that people undertaking commercial or farming activities are likely to be less sensitive to seeing human modifications within this landscape.
98. The key influencing factor controlling local views and the extent of visibility of the application site is the variable topography, and to a lesser extent the existing shelterbelts and exotic amenity trees within the receiving environment. Prevailing weather patterns result in a seasonality to views.
99. An assessment of visual effects for each viewpoint is undertaken with consideration of the amenity conveyed by the existing environment, the current zoning, as well as the sensitivity of the viewer; this is summarised in Section 9: Appendix 1.

VIEWPOINT 1 – VIEW FROM RIPPONVALE ROAD

(Refer to Viewpoint photograph on Sheet 11 of the Graphic Supplement)

100. Ripponvale Road provides access to a number of orchards and dwellings and is regularly used by locals living in the area. The location of this viewpoint is approximately 400m south of the application site and represents a flat section of Ripponvale Road where there is potential to view the application site when looking in a north direction toward the application site. This is one of the closest views of the application site from a public place and is selected for its representation of potential effects on local residents.
101. The view from this location frames part of the application site at the end of the visible Ripponvale Road (where it turns east). Exotic trees and orchards are visible in the foreground and screen the lower elevations of the application site. Also visible in the context of the application site are fence lines, pasture, shelterbelts, and few buildings, lending to the rural character of the scene. The west slope (ONL), north gully, pine stand and north-east slope (SAL) within the application site are visible from this location. To the west, the lower slopes of the Pisa Range are visible as a backdrop to the application site. During winter months it may also be possible to catch glimpses through the foreground trees of the farmland terraces when the deciduous trees lose their leaves.
102. Existing modifications to the landscape visible from this location include exotic shelterbelts, typical of the region, and the north pine stand. Though farm tracks and fences are present, they are not visible from this distance.

103. It is expected that future dwellings enabled by the proposed plan change and located on the east gully upper slope may be partially visible from this location. Given the topography, colour and scale of background features, coupled with the design controls it is considered from this viewpoint the magnitude of change is likely to be moderate - low and therefore, effects of the proposal on landscape and visual amenity is likely to be moderate - low. The current level of coherence, naturalness and scenic value will be maintained.

VIEWPOINT 2 – VIEW FROM ORD ROAD & STATE HIGHWAY 6

(Refer to Viewpoint photograph on Sheet 11 of the Graphic Supplement)

104. This viewpoint is at the intersection of Ord Road and State Highway 6. It was selected as an indicative view from State Highway 6 travelling northbound nearing Cromwell and as an opportunity to see from State Highway 6 to the base of the Pisa Range. This view has been included to show the extent to which the west slope of the application site is indistinguishable from the Pisa Range landform, as well as the high visibility of the upper slopes of the application site.
105. The landform offers a strong contrast with the flat and open character of the Cromwell basin in the foreground. This contrast is noticeable when driving northbound on State Highway 6 as the eye is drawn to the Pisa Range and slopes to the west, including the application site.
106. The west slope (ONL), north gully, and east gully (SAL) are visible from this location, with partial views of the mid-level farmland terraces. Existing modifications visible from this location include shelterbelts, north and west pine stands, and partially visible orchard on the slope below the north pine stand.
107. It is expected that future dwellings on the upper slope of the farmland terrace and east gully (SAL) will be visible from this location, but given distance (approximately 1.5km from the nearest boundary), and the proposed design controls, it is considered from this viewpoint the magnitude of change likely to be experienced is moderate. Therefore, it is considered that the proposal will have a moderate effect on landscape and visual amenity.

VIEWPOINT 3 – VIEW FROM ORD ROAD

(Refer to Viewpoint photograph on Sheet 11 of the Graphic Supplement)

108. This viewpoint is from Ord Road, between Kawarau Gorge Road (State Highway 6) and Ripponvale Road, is approximately 1.3km from the application site. The view is across the relatively flat and open land between Ord Road and Ripponvale Road. The foreground land is rural in character with fence lines, exotic trees, and scattered sheds and small buildings. This is one of the closest views of the application site from a public place and is selected for its representation of potential effects on local residents.
109. To the left of the view, a landform precludes views below the ONL to the west part of the application site. The north gully is partially visible beyond the landform. In the foreground a mix of deciduous and conifer trees preclude views to the lower

farmland area of the application site. Above this, the east gully and ridgeline (SAL) is visible.

110. Existing modifications visible from this location include shelterbelts, the north pine stands, and partially visible orchard on the slope below the north pine stand.
111. It is expected that future dwellings enabled by the proposed plan change and located on the upper slope of the farmland terrace and east gully will be visible from this location. Given the distance from site (approximately 1.3km from the nearest boundary) and the proposed design controls, it is considered from this viewpoint the magnitude of change likely to be experienced is moderate, and therefore considered that the proposal will have a moderate effect on landscape and visual amenity.

VIEWPOINT 4 – VIEW FROM RIPPONVALE ROAD & STATE HIGHWAY 6

(Refer to Viewpoint photograph on Sheet 12 of the Graphic Supplement)

112. This location offers a brief and partial view of the application site from Ripponvale Road, approximately 70m north of the intersection with State Highway 6. The application site is partially visible for vehicles travelling northbound on Ripponvale Road. This viewpoint location is along a long straight section of the road bordered by primarily agricultural/horticultural and residential uses. As Ripponvale Road is frequently travelled by local residents, this view was selected for its representation of potential effects on local residents.
113. The alignment of this view corridor along the road directs the eye to the upper ridgeline of the east gully (SAL). Vegetation and cherry farm netting in the foreground frame this view, but also preclude views of the rest of the application site.
114. Existing modifications are not visible from this location. However, it is expected that future dwellings enabled by the plan change and located on the upper slope of the east gully may be partially visible from this location. Given the distance from site (approximately 2.7km from the nearest boundary) and the proposed design controls, it is considered from this viewpoint the magnitude of change experienced by the viewer is likely to be low. Therefore, effects of the proposal on landscape and visual amenity are considered to be low. The current level of coherence, naturalness and scenic value will be maintained.

VIEWPOINT 5 – VIEW FROM BANNOCKBURN ROAD

(Refer to Viewpoint photograph on Sheet 12 of the Graphic Supplement)

115. This viewpoint is from Bannockburn Road and is approximately 1.5km south of the intersection with Rogers Street. It was selected as an indicative view travelling northbound between Bannockburn and Cromwell. This view has been included to show the extent to which the west slope of the application site is indistinguishable from the Pisa Range landform and to show the high visibility of the upper slopes of the application site.
116. The landform offers a strong contrast with the flat and open character of the Cromwell basin in the foreground. This contrast is noticeable when driving

northbound on Bannockburn Road as the eye is drawn to the Pisa Range and slopes to the west, including the application site. The foreground, while largely rural in character does feature built form in the context of the application site.

117. From this viewpoint the west slope (ONL), north gully, and ridge of the east gully (SAL) are visible. Existing modifications visible from this location include the pine stands and north-east orchard on the farmland terraces. Shelterbelt trees through the lower farmland are visible, particularly to the east side of site, as visibility of the west lower farmland is precluded by vegetation in the foreground.
118. It is expected that future dwellings enabled by the plan change and located on the upper slope of the farmland terrace and east gully will be visible from this location. Given the distance from site (approximately 3.2km from the nearest boundary) and the proposed design controls, it is considered from this viewpoint the magnitude of change likely to be experienced is moderate. Therefore, it is considered that the proposal will have a moderate effect on landscape and visual amenity.

VIEWPOINT 6 – VIEW FROM BANNOCKBURN ROAD & HALL ROAD

(Refer to Viewpoint photograph on Sheet 12 of the Graphic Supplement)

119. This viewpoint is from Bannockburn Road at the intersection with Hall Road and is approximately 5.8km from the application site. This view has been included to show the extent to which the west slope of the application site is indistinguishable from the Pisa Range landform and to show the high visibility of the upper slopes of the application site.
120. At this distance the level of detail visible is reduced, however the application site is still prominent in the view with the east gully (SAL), west slope (ONL), and north gully all fully visible. The farmland terraces are also fully visible with filtered views of the lower farmland. The landform visible in Viewpoint 3 also precludes views of the lower farmland on the west half of the application site. Existing modifications visible from this location include the pine stands and north-east orchard. Shelterbelt trees are partially visible.
121. The context of the application site in the foreground of this viewpoint lends itself to a rural setting with fences, rooflines, footpaths, and power lines visible. The background and context of the application site are rural in character when viewed from this distance as minimal development is visible.
122. It is expected that future dwellings enabled by the plan change and located on the upper slope of the farmland terrace and east gully will be visible from this location. Given the distance from site, coupled with proposed design controls, it is considered for this viewpoint the magnitude of change likely to be experienced is moderate. Therefore, it is considered that the proposal will have a moderate effect on landscape and visual amenity.

VIEWPOINT 7 – VIEW FROM THE BANNOCKBURN SLUICING TRACK

(Refer to Viewpoint photograph on Sheet 13 of the Graphic Supplement)

123. This viewpoint is at the start of the Bannockburn Sluicing track south of Kawarau River. As this is a public viewpoint for locals and tourists who are likely to be walking the track with an expectation of taking in the scenery of the Upper Clutha Valley including the Pisa Range, Lake Dunstan, Cromwell, and the Dunstan Mountains, the sensitivity at this viewpoint is considered to be high.
124. Views of the Pisa Range from this location are readily available and currently offer a high level of visual amenity. This is an expansive view of the application site; the east gully (SAL), west slope (ONL), and north gully are highly visible, though at a distance which reduces the level of detail. Vegetation in the foreground of the view and between the viewer and the application site precludes views to the farmland terraces and lower farmland. The Pisa Range backdrop is of a significant scale. It is presumed that visibility of the application site will increase at viewpoints from higher points along the walking track.
125. Modifications visible in the view include the north stand of pines and exotic trees, other modifications such as fence lines and farm tracks are not visible at this distance.
126. It is expected that future dwellings enabled by the proposed plan change and located on the upper slope of the farmland terrace and east gully will be visible from this location. Given the distance, the proposed design controls and existing topography, it is considered from this viewpoint the magnitude of change is likely to be moderate. Therefore, it is considered that the effects of the proposal on landscape and visual amenity is likely to be moderate.

VIEWPOINT 8 – VIEW FROM THE FELTON ROAD

(Refer to Viewpoint photograph on Sheet 13 of the Graphic Supplement)

127. This location offers a view from Felton Road south of Kawarau River. As a viewpoint for both locals and tourists, who are likely to visit one of the many vineyards along the river, it is considered the sensitivity at this viewpoint to be moderate.
128. Views of the Pisa Range from this location are prominent and currently offer a high level of visual amenity. The Pisa Range is of a significant scale from this viewpoint with the application site visible on its lower slope to the east as the valley flattens out. Of the application site, the east gully (SAL), west slope (ONL), and north gully are visible. Vegetation in the foreground of the view and between the viewer and the application site precludes views to the farmland terraces and lower farmland.
129. Modifications visible in the view include the north stand of pines and exotic trees, other modifications such as fence lines and farm tracks are not visible at this distance.
130. The scene is rural in character with rows of vines in the foreground and scattered agricultural buildings scattered through the view. Dwellings are visible on the other side of the Kawarau River.
131. It is expected that future dwellings enabled by the plan change and located on the upper slope of the farmland terrace and east gully will be visible from this location.

Given the distance, the proposed design controls and existing topography, it is considered from this viewpoint the magnitude of change is likely to be moderate. Therefore, effects of the proposal on landscape and visual amenity are considered to be moderate.

VIEWPOINT 9 – VIEW FROM STATE HIGHWAY 8 LOOKOUT

(Refer to Viewpoint photograph on Sheet 13 of the Graphic Supplement)

132. This viewpoint is from the State Highway 8 lookout at the joining of the Clutha and Kawarau Rivers. Views of the Pisa Range from this location are readily available and currently offer a high level of visual amenity as a backdrop to Cromwell town and the rivers. The town of Cromwell is clearly seen in the foreground. As a viewpoint primarily for tourists, who are likely to be stopping at the lookout with an expectation of views with high scenic quality, it is considered the sensitivity at this viewpoint to be high.
133. From this viewpoint the Pisa Range forms a significant backdrop with the west slope (ONL) and west gully of the application site highly visible. The upper ridgeline of the east gully (SAL) is visible; however, landform precludes view of the valley interior and the north gully. The lower elevations of the application site are visible from this viewpoint.
134. Modifications visible in the view include the north stand of pines and north-east orchard. Shelterbelts, orchards, and pasture are visible in the lower farmland and terraces of the application site. The existing farm buildings are partially visible between existing trees.
135. It is expected that future dwellings enabled by the proposed plan change and located through the central and lower elevations of the application site will be partially visible from this location. Given the distance and proposed design controls, the addition of built form at the lower elevations will blend with the edge of the existing development as an extension of Cromwell. Therefore, it is considered from this viewpoint the magnitude of change is likely to be moderate and therefore, effects of the proposal on landscape and visual amenity are considered to be moderate.

VIEWPOINT 10 – VIEW FROM BURN COTTAGE ROAD

(Refer to Viewpoint photograph on Sheet 14 of the Graphic Supplement)

136. This viewpoint is from Burn Cottage Road, west of State Highway 6. This is one of the closest views of the application site with public access and is selected for its representation of potential effects on local residents.
137. The Pisa Range is prominent to the backdrop of this view however landform precludes any view of the lower slopes and the application site. Only the Pisa Range ONL is visible beyond the landform in the foreground.
138. It is expected that future dwellings enabled by the proposed plan change will not be visible from this location, therefore it is considered from this viewpoint the magnitude of change is likely to be very low and therefore, effects of the proposal on

landscape and visual amenity are considered to be very low. As a result of this, the current level of visual coherence and scenic value will be maintained.

6.5 Visual Effects Summary

139. Overall it is considered that the effects on visual amenity arising from the proposed plan change will be moderate - low in terms of the change to the existing character of the application site in context of the receiving environment. It is considered that the effects of the proposal in the receiving landscape will not be at odds with the existing patterns of development in the surrounding environment and will not represent an adverse change.

7.0 Landscape and visual effects in relation to relevant statutory provisions

7.1 CODP Section 4: Rural Resource Area

140. In regard to landscape related matters the following assessment responds to the relevant objectives and policies of the CODP Section 4: Rural Resource Area.

4.3.1 – Objective – Needs of the District’s People and Communities

To recognise that communities need to provide for their social, economic and cultural wellbeing, and for their health and safety at the same time as ensuring environmental quality is maintained and enhanced.

141. Response: The proposed plan change would allow the Cromwell community to provide for its social, economic and cultural wellbeing. Given its location in relation to the Cromwell township, the application site is appropriately located for rural lifestyle development. The topography of the application site enables a higher density of development in the lower elevations of the application site. The proposed plan change would allow for the development of a range of property sizes which will support and provide choices for the growing resident population. Design controls and no build zones will protect the upper slopes and maintain environmental quality. The provision of a network of open space will provide future recreation and amenity opportunities for residents and the wider Cromwell area.

4.3.2 – Objective – Outstanding Natural Landscape and Outstanding Natural Features, and Land in the Upper Manorburn/Lake Onslow Landscape Management Area

To protect the Districts outstanding natural landscapes and outstanding natural features, and land in the Upper Manorburn/Lake Onslow Landscape Management Area (including landforms) from the adverse effects of inappropriate subdivision, use and development.

142. Response: The west slope of the application site is within the Outstanding Natural Landscapes area, requiring sensitive design to protect this area. As such, the

proposed plan change excludes this area from rezoning retaining the current CODP controls.

4.3.3 – Objective – Landscape and Amenity Values

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

143. Response: The proposed plan change will create a noticeable change in the density of the application site. On the upper slopes of the application site, the provision of larger lot sizes, will maintain a higher degree of open character. In the central site, smaller lots are complemented by a network of open space which will maintain amenity values. Retention of open space by excluding and expanding the ONL area as well as the designation of 'no build areas' on the upper slopes will maintain the natural character and openness in key locations of the application site. Due to the proposed pattern for development, as shown on the structure plan and the proposed design controls, the sense of visual connection to the surrounding mountain ranges will be maintained.

4.3.4 – Objective – Recreation Resources

To maintain and enhance the quality of the District's recreation resources and public access to those resources.

144. Response: The proposed plan change excludes the ONL from rezoning. Public access to walking tracks within the ONL is to be provided at subdivision stage. The proposed plan change ensures an open space network through the development, parts of which will incorporate stormwater and native planting. This provides potential benefits of increased habitat, indigenous biodiversity and visual amenity for residents.

4.3.5 – Objective – Water Resources

To maintain and enhance the quality of the District's water resources by avoiding, remedying or mitigating the adverse effects of land use activities adjacent to water bodies.

145. Response: The application site is not adjacent to any natural water bodies. Several irrigation ponds are located within the application site, some of which are likely to be retained as an amenity. The existing ephemeral stream through ONL area shall remain undisturbed with the lower reaches retained with the proposed open space / stormwater area.

4.3.8 – Objective – Significant Indigenous Vegetation and Habitats of Indigenous Fauna

To recognise and provide for the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna.

146. Response: The application site does not include any areas of recognised significant indigenous vegetation. However, there is indigenous vegetation present on the slope and gully within the ONL area on the west slope of the application site. These areas will be unaffected by the plan change proposal.

4.3.9 – Objective – Integrated, Comprehensive Mixed-Use Development

To recognise and provide for an appropriately located development which integrates farming, horticulture, recreational, visitor, residential and lifestyle development and supporting infrastructure in a sustainable manner, but avoids, remedies or mitigates potential adverse effects on:

- *landscape and amenity values of the rural environment;*
 - *natural and physical resources including soils, water and groundwater resources, and existing viticultural areas;*
 - *existing lifestyle amenities;*
 - *core infrastructural resources;*
 - *the functioning of urban areas.*
147. Response: The proposed plan change enables development which is appropriately located to integrate orchards, rural lifestyle allotments and open space, without significant adverse effects on the existing rural character and amenity values. By increasing residential density at the core of the development, a network of open space is incorporated throughout the development. A concentration of built development within the less sensitive zone of the application site avoids significant adverse effects on the natural character and visual amenity of the upper slopes and ONL area. In addition, providing larger lots along the periphery of the property and maintaining a setback amenity frontage retains amenity values for the users of Ripponvale Road and adjacent properties.

4.4.1 – Policy – Outstanding Natural Landscapes and Outstanding Natural Features and Land in the Upper Manorburn/Lake Onslow Landscape Management Area

To recognise the District’s outstanding natural landscapes and outstanding natural features and land in the Upper Manorburn/Lake Onslow Landscape Management Area which:

- a. Are unique to the district, region or New Zealand; or*
- b. Are representative of a particular landform or land cover occurring in the Central Otago District or of the collective characteristics and features which give the District it’s particular character; or*
- c. Represent areas of cultural or historic significance in the district, region or New Zealand; or*
- d. Contain visually or scientifically outstanding geological features; or*

- e. Have characteristics of cultural, historical and spiritual value that are significant to Kai Tahu ki Otago;*
- f. Have high natural character values and high landscape quality that can be distinguished from the general landscapes of the Central Otago District*

and provide protection for them from inappropriate subdivision, use and development.

148. Response: The west slope of the application site is within the Outstanding Natural Landscapes area and has high natural character values as well as being visually and geologically significant. This plan change proposes to extend the ONL on the application site to capture the entirety of the west slope and therefore enable the protection of land within the site that has the same values as that of the existing ONL. As such, the proposed plan change excludes this area from rezoning and current District Plan controls apply.

4.4.2 – Policy – Landscape and Amenity Values

To manage the effects of land use activities and subdivision to ensure that adverse effects on the open space, landscape, natural character and amenity values of the rural environment are avoided, remedied or mitigated through:

- a. The design and location of structures and works, particularly in respect of the open natural character of hills and ranges, skylines, prominent places and natural features,*
- b. Development which is compatible with the surrounding environment including the amenity values of adjoining properties,*
- c. The ability to adequately dispose of effluent on site,*
- d. Controlling the generation of noise in back country areas,*
- e. The location of tree planting, particularly in respect of landscape values, natural features and ecological values,*
- f. Controlling the spread of wilding trees.*
- g. Encouraging the location and design of buildings to maintain the open natural character of hills and ranges without compromising the landscape and amenity values of prominent hillsides and terraces.*

149. Response:

- a. The proposed plan change limits the location of structures and works through carefully considered densities of development. This allows for smaller allotments at the core of the application site on the flat farmland, with larger allotments on the slopes and periphery of the application site. Rules regarding building height restrictions, reflectivity, and materials provide a framework for a development sensitive to the rural character and*

visual amenity of the application site. Visually prominent ridgelines and ONL areas are protected from any development.

- b. Allotments of minimum one hectare are proposed for the frontage along Ripponvale Road and at boundaries with adjoining residential properties in order to complement the existing patterns of development, preserve the general character of openness, and protect the amenity values of adjoining properties such as privacy, views, and sense of openness.
- c. Not relevant or outside my area of expertise.
- d. Not relevant or outside my area of expertise.
- e. The proposed plan change contains schedules of plant species for future subdivision development. The network of open space includes existing areas of natural features and ecological value.
- f. Not relevant or outside my area of expertise.
- g. The proposed plan change retains open space amenity values of the site by protecting visually prominent ridgelines from development with 'no build areas'. The plan change includes rules regarding building height restrictions, reflectivity and materials that provide a framework for future development. The ONL part of the site is excluded from the proposed rezoning and therefore current District Plan controls apply.

4.4.7 – Policy – Significant Indigenous Vegetation, Wetlands and Wildlife

To protect areas of:

- a. Significant indigenous vegetation,*
- b. Significant habitats of indigenous fauna,*
- c. Significant wetlands,*
- d. Indigenous vegetation or habitats that support a significant indigenous fresh water fishery, and*
- e. Habitats of statutorily managed sports fish and game.*

from the adverse effects of land use activities and subdivision and to promote and encourage, where practicable, the retention, enhancement and reinstatement of indigenous ecosystems within the District.

150. Response:

- a. The application site does not include any areas of recognised significant indigenous vegetation. However, the west slope, being part of the Pisa Range ONL has distinct landform and vegetation, including indigenous vegetation through the gullies and tussock/cushion field found on the ridges, spurs and knolls. The proposed plan change proposes to protect the ONL area by

avoiding development on it, extending it and retaining the current District Plan controls within ONL. This contributes to retaining the natural character and biodiversity within the application site.

4.4.8 – Policy – Adverse Effects on the Amenity Values of Neighbouring Properties

To ensure that the effects associated with some activities including (but not limited to):

- a. Noise (including noise associated with traffic generation, night time operations), and vibration,*
- b. The generation of a high level of traffic, in particular heavy vehicles,*
- c. Glare, particularly from building finish,*
- d. A reduction in visual amenity due to excessive signage and the storage of goods or waste products on the application site,*
- e. The generation of odour, dusts, wastes and hazardous substances, and*
- f. The use and/or storage of hazardous goods or substances*

do not significantly adversely affect the amenity values and privacy of neighbouring properties or the safe and efficient operation of the roading network.

151. Response:

- c. Rules regarding building materials and reflectivity provide a framework for building finishes to reduce glare.**

4.4.9 – Policy – Effects of Rural Activities

To recognise that some rural activities, particularly those of a short duration or seasonal nature, often generate noise and other effects that can disturb neighbours by ensuring that new developments locating near such activities recognise and accept the prevailing environmental characteristics associated with production and other activities found in the Rural Resource Area.

- 152. Response:** It is recognised that the cherry block/horticulture area of the plan will have characteristics associated with production. In response to the adjacent residential lots which may be sensitive to this, the proposal includes a planted amenity edge along the border of the horticulture area to provide separation and screening between land uses.

4.4.10 – Policy – Rural Subdivision and Development

To ensure that the subdivision and use of land in the Rural Resource Area avoids, remedies or mitigates adverse effects on:

- a. The open space, landscape and natural character amenity values of the rural environment in particular the hills and ranges,*

- b. The natural character and values of the District's wetlands, lakes, rivers and their margins,*
- c. The production and amenity values of neighbouring properties,*
- d. The safety and efficiency of the roading network,*
- e. The loss of soils with special qualities,*
- f. The ecological values of significant indigenous vegetation and significant habitats of indigenous fauna,*
- g. The heritage and cultural values of the District,*
- h. The water quality of the District's surface and groundwater resources, and*
- i. Public access to or along the rivers and lakes of the District,*

particularly through the use of minimum (and average) allotment sizes.

153. Response:

- a. The proposal seeks to avoid adverse effects on the open space, landscape and natural character amenity values of the existing environment and ranges by concentrating smaller sized allotments at the core of the application site with larger allotments on the upper slopes and periphery. Proposed plan change rules around building heights and setbacks, no build areas, and requirements for identification of building platforms during subdivision on more elevated parts of the site, are proposed to avoid adverse effects on the openness of the existing environment and the visual amenity of the ridgelines.
- b. Not relevant or outside my area of expertise.
- c. The proposed plan change protects amenity values of neighbouring properties by respecting the existing patterns of development with larger lot sizes, of a minimum 1-hectare, on the application site periphery adjoining neighbouring property and minimum 3-hectares on the upper slopes of the application site which are visually prominent. Zone rules and design controls provide a framework to manage future development.
- d. Not relevant or outside my area of expertise.
- e. Not relevant or outside my area of expertise.
- f. The application site does not include any areas of recognised significant indigenous vegetation. However, the west slope, being part of the Pisa Range ONL has distinct landform and vegetation, including indigenous vegetation through the gullies and tussock/cushion field found on the ridges, spurs and knolls. The plan change proposes to protect the ONL area by excluding it from the rezoning and therefore retaining the natural character and biodiversity of this part of the application site. Additionally, the proposed

plan change will allow for future development with stormwater and native planting incorporated into the open space network. This will introduce new natural elements and processes to the application site which will have beneficial outcomes including increased biodiversity, habitat, and amenity.

- g. There are no registered historic or cultural features present on site. References to the application site's history and the farming heritage of the Cromwell area are incorporated in the proposal through the design controls regarding building materials and the amenity planting which incorporates both native and exotic species which provide experiential links to the Pisa range and the greater Cromwell area.
- h. Not relevant or outside my area of expertise.
- i. Not relevant or outside my area of expertise.

4.4.13 – Policy – Public Access to Significant Features

To promote the provision of public access opportunities to the Districts significant natural and physical land features including areas of value for recreational purposes.

- 154. Response: The proposed plan change creates a network of open space within the application site enabling access and connectivity. Public access to walking tracks through the ONL is to be provided for at subdivision stage.

7.2 CODP Section 12: District Wide Rules and Performance Standards

- 155. The CODP Section 12: District Wide Rules and Performance Standards has been reviewed in regard to landscape related matters. There are no relevant objectives or policies to assess in relation to the proposed plan change.

7.3 CODP Section 16: Subdivision

- 156. In regard to landscape related matters the following assessment responds to the relevant objectives and policies of the CODP Section 16: Subdivision.

16.3.3 – Objective – Hazards

To ensure that subdivision does not facilitate development that may potentially be at risk from hazards.

- 157. Response: Geotechnical investigation has been carried out and areas of the application site have been assessed in regard to potential hazards. The proposed plan change and structure plan reflects this.

16.3.4 – Objective – Amenity Values

To ensure, where appropriate, that amenity values of the District created by the open space, landscape and natural character values, and areas of significant indigenous vegetation, significant habitat of statutorily managed sports fish and game are not adversely affected by subdivision.

158. Response: The proposed plan change incorporates a pattern of development which is sensitive to the amenity values of the District by retaining open space on the upper slopes and excluding the ONL part of the site from rezoning. Landscape and natural character values across the balance of the application site are changed but not in a significantly adverse way. A network of open space connecting to the ONL can potentially enhance the natural character of the application site while increasing habitat and biodiversity.

16.3.6 – Objective – Heritage Values

To ensure that subdivision does not facilitate development that may adversely affect heritage and cultural values including cultural values of importance to Kai Tahu ki Otago.

159. Response: The proposed plan change considers the environment the application site is located in and has put forth a pattern of development sensitive to the topography and context. This includes the heritage of the wider region, through maintaining the visual amenity of the upper slopes and ONL area as well as recognition of the regional vernacular through the proposed design controls relating to the materials of future built form.

16.3.7 – Objective – Open Space, Recreation and Reserves

To ensure that subdivision contributes to the open space, recreation and reserve needs of the community.

160. Response: An open space network is proposed by the plan change to provide opportunities for recreation and pedestrian connections within the community.

16.3.8 – Objective – Public Access

To ensure, where appropriate, that subdivision maintains and where appropriate enhances public access:

- a. To and along the margins of the District's lakes and rivers.*
- b. To the District's reserves and areas of public open space.*
- c. To sites of heritage and cultural values.*
- d. To sites of cultural importance to Kai Tahu ki Otago.*

161. Response: The proposed plan change enhances public access through the inclusion of a network of open space. Heritage and cultural values are enhanced through recognition of such elements in the design controls.

16.3.10 – Objective – Provisions for Future Development

To ensure subdivisions are designed to facilitate an appropriate and co-ordinated ultimate pattern of development having regard to the particular environment within which the subdivision is located.

162. Response: The proposed plan change considers the environment of the application site and the structure plan reflects this and provides a cohesive approach to future development.

16.4.7 – Policy – Subdivision Design

To require that the design of subdivision, where relevant to the intended use, provides for the following matters:

- a. Facilitates convenient, safe and efficient access to all allotments including pedestrian access where appropriate.*
- b. Facilitates the safe and efficient provision and operation of services and infrastructure.*
- c. Facilitates access to passive solar energy resources.*
- d. Facilitates any foreseeable subsequent development or redevelopment including the economic provision of roading and network utility services.*
- e. Facilitates adequate provision of, or contribution to, the open space, recreational and reserve needs of the community with physical links to existing reserve areas where this is practicable.*
- f. Facilitates an appropriate level of access to heritage sites, natural features and water bodies where appropriate.*
- g. Facilitates development which keeps earthworks to a minimum.*
- h. Facilitates retention of the heritage values of a site or area.*

163. Response:

- a. The proposed plan change includes provisions for safe and efficient access to all allotments, including pedestrian circulation.
- b. Not relevant or outside my area of expertise.
- c. Not relevant or outside my area of expertise.
- d. Not relevant or outside my area of expertise.
- e. A network of open space is proposed in the plan change to provide opportunities for recreation and pedestrian connections.
- f. The proposed plan change facilitates access to natural features through a network of open space through the rural lifestyle zones of the development. Irrigation ponds and stormwater management will be incorporated into the open space areas. The ONL part of the site is also protected from development with public access to walking tracks in the ONL to be provided for at subdivision stage, therefore enabling future recreational use.

- g. The proposed plan change would allow for subdivision to occur with respect to the existing landform.
- h. The heritage values of the application site and greater region are recognised through the proposed rule framework for built form and materials which fit into the context of the district and reference the history of the region. Some of the existing water races will also be retained within the open space network.

16.4.8 – Policy – Sites Subject to Hazards

With respect to land that is, or is likely to be, subject to the effects of hazards (including the circumstances set out in section 106 of the Act) Council may only grant a subdivision consent where either:

- a. The area of the subdivision to be used for building or other development purposes will not be subject to material damage from the hazard; or*
- b. The subdivision is not materially changing the status quo (eg. boundary adjustment); or*
- c. The subdivision is to facilitate land stabilisation, erosion protection, flood protection or some other method of avoiding, remedying or mitigating the effects of the hazard; or*
- d. The adverse effects of the hazard can be avoided, remedied or mitigated by conditions attached to the consent including the provision of appropriate works; or*
- e. Other exceptional circumstances exist; and/or*
- f. The subdivider is willing to accept any potential risk and is prepared to have the resultant certificate of titles registered accordingly.*

164. Response: Geotechnical investigation has been carried out and areas of the application site have been assessed in regard to potential hazards. The proposed plan change and structure plan reflects this.

8.0 Conclusion

165. A plan change is proposed in relation to the NZ Cherry Corp (Leyser) Partnership Ltd. Property, Shannon Farm, at 144 Ripponvale Road, Cromwell. The proposed plan change effectively will change the zone of 142.5 hectares of the 232-hectare application site from Rural Resource to Rural Resource Area 5. This will result in a different landscape outcome when compared to that enabled by the existing zoning.
166. The proposed plan change would allow for an overall greater density of rural lifestyle development to occur on the lower elevations of the application site. Lot sizes are sympathetic to the existing landform and in the context of the receiving environment. It is considered that the application site has the capacity to absorb rural lifestyle development, while at the same time maintaining the landscape and amenity values of key areas of the site.
167. The ONL part of the application site is excluded from the proposed rezoning and therefore its current level of protection remains. Furthermore, the plan change proposes an extension to the ONL within the application site to give further protection to natural character and amenity values associated with the site.
168. The proposed plan change includes a network of open space that is enabled through the planning provisions (and future consents) that will link future development together. Proposed design controls respond to the immediate setting of the application site and future development will complement the evolving pattern of development associated with Ripponvale Road.
169. The proposed plan change will provide for future development that is appropriate for future growth of the area and will not result in significant adverse landscape effects on the application site or its surrounds. The increase in rural lifestyle development and the diversity of lot sizes will provide appropriate growth patterns for the greater Cromwell area and is appropriately located. The proposed plan change will not result in significant adverse landscape or visual amenity effects that cannot be either avoided or mitigated.
170. While it is inevitable that the existing qualities and characteristics of the application site will change, the proposed plan change displays a carefully considered response, which will result in a high-quality rural lifestyle environment.

9.0 Appendix 1: Definitions and Methodology

9.1 Assessment Methodology

9.1.1 Introduction

The methodology and terminology used in this landscape and visual assessment has been informed by the methodology for landscape and visual assessment supplementary evidence by Bridget Gilbert to the EC in regard to Topic 2 of the QLDPR. In which Tony Milne was also involved as one of six landscape architects that provided comment on the evidence as it was being prepared. This represents a consistent methodology and terminology that is accepted. This methodology is intended to guide assessments until it is superseded when the NZILA releases its best practice note next year.

9.1.2 Data Sources

Key sources of data used in the preparation of this document include survey plans and proposal imagery, relevant CODP planning documents and online mapping tools, photographs and observations recorded during site visits. Together these show the proposal within the landscape which is to be considered in regard to aspects of non-compliance. Summary of key data sources:

- The relevant statutory planning documents
- CODC Maps data (<https://maps.codc.govt.nz/IntraMaps90/>)
- LINZ Data Service (LiDAR, aerial imagery, cadastral boundaries)
- Observations and photographs recorded during field work
- Landpro Ltd site survey and contour data

9.1.3 Site Visits

The **r+m** team have visited the application site on multiple occasions in Winter 2018 and Summer 2019 and have a good working knowledge of the area. The visits were undertaken in a range of weather conditions and site photographs portray the theoretical 'best view' of the application site, on a clear, fine day. The presence of deciduous trees on site and in regional views, indicates that seasonal change has the potential to alter the visual effects of the assessments made in this report.

Viewpoint Photographs have been prepared in accordance with the NZILA Best Practice Guide.

9.1.4 Assessment of Landscape Effects¹⁴

An assessment of landscape effects deals with the effects of change on biophysical characteristics, sensory / aesthetic qualities and associate attributes of a landscape resource. This involves an understanding of the value of the landscape and the ability of an area to absorb change without adverse effects.

Establishing a baseline description of the existing biophysical features (eg. landform, landcover, land use, hydrology), perceptual and experiential qualities (eg. sounds, smells, seasonal changes) and aesthetic values (e.g. naturalness, openness) is required in order to determine the degree of effects of the proposal. The landscape value which is derived from the importance that people and communities attach to the landscape also has potential to be affected by development. This may include identification as an Amenity Landscape and classifications of an area as an Outstanding Natural Landscape. A landscape may also have value based on its biophysical, sensory and associate attributes which are not formally recognised through ONL or SAL status.

The ability of a landscape area to absorb change considers the attributes of the receiving environment as described above in context to the proposed change, existing patterns of development, zoning and further anticipated development. The magnitude of change should be considered in the context of both previous and proposed developments which may have a larger cumulative effect than one proposed development on its own.

Table 1: Determining the Level of Landscape Effects¹⁵

Contributing Factors		Higher	Lower
Nature of Landscape Resource	Susceptibility to change	The landscape context has limited existing landscape detractors which make it highly vulnerable to the type of change which would result from the proposed development.	The landscape context has many detractors and can easily accommodate the proposed development without undue consequences to landscape character.
	The value of the landscape	The landscape includes important biophysical, sensory and associative attributes. The landscape requires protection as a matter of national importance (ONF/L).	The landscape lacks any important biophysical, sensory or associative attributes. The landscape is of low or local importance.
Magnitude of Change	Size or scale	Total loss or addition of key features or elements. Major changes in the key characteristics of the landscape, including significant aesthetic or perceptual elements.	The majority of key features or elements are retained. Key characteristics of the landscape remain intact with limited aesthetic or perceptual change apparent.
	Geographical extent	Wider landscape scale.	Site scale, immediate setting.

¹⁴ Supplementary Statement of Evidence of Bridget Mary Gilbert for Queenstown Lakes District Council, Topic 2-Rural Landscapes, Annexure 2: Guidelines for the Assessment of Landscape and Visual Effects, 29 April 2019

¹⁵ Landscape and Visual Effects Assessment Methodology, Appendix A, Boffa Miskell, 5 April 2018

	Duration and reversibility	Permanent. Long term (over 10 years).	Reversible. Short Term (0-5 years).
--	----------------------------	--	--

Table 2: Magnitude/Degrees of Effects on Landscape¹⁶

Magnitude/Degrees	Use and Definition
Very Low	Negligible loss of or modification of key elements, features, characteristics, and/or values of the baseline. Influence of new elements on landscape character and/or landscape value is barely discernible.
Low	Very little material loss of or modification to key elements, features, characteristics and/or values. New elements integrate seamlessly into the pre-development landscape character and/or landscape values.
Moderate-Low	Minor loss of or modification of one or more key elements, features, characteristics and/or values. New elements are not uncharacteristic within the receiving landscape and do not disturb the pre-development landscape character and/or landscape values.
Moderate	Partial loss of or modification of key elements, features, characteristics and/or values. The pre-development landscape character and/or landscape value remains evident but is changed.
Moderate-High	Modifications of several key elements, features, characteristics and/or values. The pre-development landscape character and/or landscape values remain evident but materially changed.
High	Major modification or loss of most key elements, features, characteristics and/or values. Little of the pre-development landscape character remains and amounts to a significant change in the landscape character and/or landscape values.
Very High	Total loss of key elements, features, characteristics and/or values. Amounts to a very significant change in landscape character and/or landscape values.

9.1.5 Assessment of Visual Effects¹⁷

An assessment of visual effects describes the nature of the change including adverse, positive, cumulative and temporary effects. It considers the sensitivity of the viewer at key locations determined by understanding the value of each viewpoint. Photographs at key and representative viewpoints assist with the assessment of effects.

Magnitude of visual change considers the visual effects that will result from views of a proposed development. Magnitude of change could refer to the size or scale of the effect, the geographical extent, viewing distances, the duration of change, such as temporary changes associated with construction or earthworks as well as permanent changes.

¹⁶ Supplementary Statement of Evidence of Bridget Mary Gilbert for Queenstown Lakes District Council, Topic 2-Rural Landscapes, Annexure 2: Guidelines for the Assessment of Landscape and Visual Effects, 29 April 2019

¹⁷ Supplementary Statement of Evidence of Bridget Mary Gilbert for Queenstown Lakes District Council, Topic 2-Rural Landscapes, Annexure 2: Guidelines for the Assessment of Landscape and Visual Effects, 29 April 2019

Sensitivity of the viewer is determined by assessing the activity or experience of the person at each viewpoint location, and the extent to which they may be focused on views of the surrounding landscape. Individuals more susceptible to change would include visitors within areas that have an expectation of scenic quality, such as tourist attractions, heritage areas and areas for outdoor recreation. Local residents are susceptible to change that is visible from their indoor or outdoor living areas and where views contribute to the ‘sense of place’ of a community or region. Residents will notice new development more readily but may also have expectations that change will occur.

Criteria such as distance, elevation, size, context and weather conditions potentially affect the ability of the landscape to absorb change and the degree of effects arising from the proposal.

Table 3: Criteria Applied to the Assessment of Visual Effects

Criteria	Definition
Distance	The greater the distance, the less detail is seen.
Elevation	Where a viewpoint is lower than the proposed development, it is more likely to be viewed against the sky increasing its impact.
Size	The greater the proportion of the view is occupied by the development or activity, the greater the impact. Colour and form can also increase or diminish impact by drawing the eye or providing camouflage.
Context	The degree to which the development is in character with the context, whether urban or rural.
Weather Conditions	The clarity of the air and the angle and direction of the sun at different times of year affect visibility. Haze may be frequently present especially in views towards the mountains.
Activity	Where movement and light reflection change with movement, this draws the eye and increases visual impact.
Change	The degree of change in the view.

Table 4: Determining the Level of Visual Effects¹⁸

Contributing Factors		Higher	Lower
Nature of the Viewing Audience	Susceptibility to change	Views from dwellings and recreation areas where attention is typically focussed on the landscape.	Views from places of employment and other places where the focus is typically incidental to its landscape context. Views from transport corridors.
	Value attached to views	Viewpoint is recognised by the community such as an important view shaft, identification on tourist maps or in art and literature. High visitor numbers.	Viewpoint is not typically recognised or valued by the community. Infrequent visitor numbers.

¹⁸ Landscape and Visual Effects Assessment Methodology, Appendix A, Boffa Miskell, 5 April 2018

Magnitude of Change	Size or scale	Loss or addition of key features in the view. High degree of contrast with existing landscape elements (i.e. in terms of form scale, mass, line, height, colour and texture). Full view of the proposed development.	Most key features of view retained. Low degree of contrast with existing landscape elements (i.e. in terms of form scale, mass, line, height, colour and texture). Glimpse / no view of the proposed development.
	Geographical extent	Front on views. Near distance views; Change visible across a wide area.	Oblique views. Long distance views. Small portion of change visible.
	Duration and reversibility	Permanent. Long term (over 15 years).	Transient / temporary Short Term (0-5 years).

Table 5: Magnitude/Degrees of Effects on Visual Amenity¹⁹

Magnitude/Degrees	Use and Definition
Very Low	Negligible loss of or modification to key elements, features and/or characteristics of the baseline. Visual influence of new elements is barely discernible.
Low	Very little material loss of or modification to key elements, features and/or characteristics. New elements integrate seamlessly into the pre-development visual environment.
Moderate-Low	Minor loss of or modification to one or more key elements, features, and/or characteristics. New elements are not uncharacteristic within the visual environment and do not disturb the pre-development visual amenity.
Moderate	Partial loss of or modification to key elements, features, and/or characteristics. The pre-development visual amenity remains evident but is changed.
Moderate-High	Modifications of several key elements, features and/or characteristics. The pre-development visual amenity remains evident but materially changed.
High	Major modification or loss of most key elements, features and/or characteristics. Little of the pre-development visual amenity remains and amounts to a significant change in visual amenity values.
Very High	Total loss of key elements, features and/or characteristics, which amounts to a very significant change in visual amenity.

9.1.6 Determining Nature of Effects

Effects on an environment are not always adverse, particularly where the level of sensitivity is low due to existing level of human modification or intervention. For example, the removal of a group of trees or a plantation might have a ‘substantial’ impact, but the effect on the landscape and views may be beneficial. The process of determining effects requires an assessment of the level of sensitivity, combined with an assessment of the magnitude of

¹⁹ Supplementary Statement of Evidence of Bridget Mary Gilbert for Queenstown Lakes District Council, Topic 2-Rural Landscapes, Annexure 2: Guidelines for the Assessment of Landscape and Visual Effects, 29 April 2019

change. A greater level of effect is generally associated with higher magnitude changes affecting an environment, or to an environment/ observer with a higher level of sensitivity. However, it is important to note that the different levels of effect are on a continuum so that there is a gradual transition between levels and the final evaluation comes down to a professional judgement.

The nature of the viewer/receptor, distance from site and scale of the intervention affects sensitivity i.e. an informed viewer looking for the application site will be able to see it but a casual observer is less likely to see it given the application site’s scale within the view. Views typically range from 2.5km to 4km away from the nearest proposed platform (as dictated by public access routes).

Table 5: Determining the Nature of Effects²⁰

Nature of Effect	Use and Definition
Adverse (negative)	The proposed development would be out of scale with the landscape or at odds with the local pattern and landform which results in a reduction in landscape and / or visual amenity values.
Neutral (benign)	The Proposed development would complement (or blend in with) the scale, landform and pattern of the landscape maintaining existing landscape and / or visual amenity values.
Beneficial (positive)	The proposed development would enhance the landscape and / or visual amenity through removal or restoration of existing degraded landscape uses and / or addition of positive elements or features.

Statement of Clarification 3 Concerning ‘Significance’:²¹

It is for the assessor to define what the assessor considers significant. Members may find the following helpful: In simple terms, assume an environment (A). Then assume a proposed development (B). B is placed into A and, as a result, gives rise to impacts which permit the identification of effects of various sorts. The level of, or degree of, effect may then be judged. This may be achieved, for example, by determining magnitude and registering it against sensitivity, each as defined in GLVIA3 in Paras 3.23 to 3.30. Depending on the means of judgement and terminology (which should be explicitly set out), effects of varying degrees of change (or levels of change), may be derived. The assessor should then establish (and it is for the assessor to decide and explain) the degree or level of change that is considered to be significant.

Determining ‘Minor’ Effects for Notification Determination and Non-complying Activities²²

²⁰ Landscape and Visual Effects Assessment Methodology, Appendix A, Boffa Miskell, 5 April 2018

²¹ Landscape Institute, 16 December 2015, ‘GLVIA3 – Statements of Clarification’ (web), retrieved from: <https://www.landscapeinstitute.org/technical-resource/glvia3-clarifications/>

²² Supplementary Statement of Evidence of Bridget Mary Gilbert for Queenstown Lakes District Council, Topic 2-Rural Landscapes, Annexure 2: Guidelines for the Assessment of Landscape and Visual Effects, 29 April 2019

For the purposes of notification determination, an adverse effects rating of Moderate-Low corresponds to a 'minor' adverse effects rating. An adverse effects rating of 'Low' or 'Very Low' corresponds to a 'less than minor' adverse effects rating.

10.0 Appendix 2: Plant List

10.1 Rural Lifestyle 1 & 2 Zones

Large Exotic Trees

Maple	<i>Acer spp.</i>
Alder	<i>Alnus spp.</i>
Himalayan Birch	<i>Betula jacquemontii</i>
Copper Beech	<i>Fagus sylvatica purpurea</i>
Claret Ash	<i>Fraxinus angustifolia 'Raywoodii'</i>
English Ash	<i>Fraxinus spp.</i>
Tulip Tree	<i>Liriodendron tulipifera</i>
Pin Oak	<i>Quercus palustris</i>
Scarlet Oak	<i>Quercus coccinea</i>
Small Leaf Lime	<i>Tilia cordata</i>

Small Exotic Trees (within curtilage only)

Dogwood	<i>Cornus spp.</i>
Crabapple	<i>Malus spp.</i>
Flowering Cherry	<i>Prunus spp.</i>

Native Trees

Cabbage Tree	<i>Cordyline australis</i>
Kanuka	<i>Kunzea ericoides</i>
Manuka	<i>Leptospermum scoparium</i>
Native Beech	<i>Nothofagus spp.</i>
Twiggy Tree Daisy	<i>Olearia lineata 'Dartonii'</i>
Ribbonwood	<i>Plagianthus regius</i>
Hall's Totara	<i>Podocarpus totara 'Hallii'</i>
Lancewood	<i>Pseudopanax crassifolius</i>
Kowhai	<i>Sophora microphylla</i>

General Shrub & Groundcover

Astelia	<i>Astelia spp.</i>
Red Tussock	<i>Chionochloa rubra</i>
Dwarf Toe Toe	<i>Chionochloa flavicans</i>
Snow Tussock	<i>Chionochloa rigida</i>
Red Twig Dogwood	<i>Cornus alba 'Sibirica'</i>
Corokia	<i>Corokia buddlejoides</i>
Green Corokia	<i>Corokia 'Geenty's Green'</i>
Bronze Corokia	<i>Corokia 'Bronze King'</i>
Mingimingi	<i>Coprosma propinqua</i>
Broadleaf	<i>Griselinia littoralis</i>
Broadleaf	<i>Griselinia littoralis 'Canterbury'</i>
Hebe	<i>Hebe spp.</i>
Lavender	<i>Lavandula spp.</i>
NZ Iris	<i>Libertia spp.</i>
Shrubby Tororaro	<i>Muehlenbeckia astonii</i>
Creeping Wire Vine	<i>Muehlenbeckia axillaris</i>

Musky Tree Daisy	<i>Olearia moschata</i>
NZ Pittosporum	<i>Pittosporum 'Stephens Island'</i>
Mountain Flax	<i>Phormium cookianum</i>
Portuguese Laurel	<i>Prunus lusitanica</i>
Coneflower	<i>Rudbeckia spp.</i>
Sedum	<i>Sedum spp.</i>
Wild Thyme	<i>Thymus serpyllum</i>
Golden Thyme	<i>Thymus vulgaris aureus</i>
Viburnum	<i>Viburnum spp.</i>

10.2 Rural Lifestyle 3 & 4 Zones

Large Exotic Trees

Alder	<i>Alnus spp.</i>
English Ash	<i>Fraxinus spp.</i>
Tulip Tree	<i>Liriodendron tulipifera</i>
Pin Oak	<i>Quercus palustris</i>
Scarlet Oak	<i>Quercus coccinea</i>
Small Leaf Lime	<i>Tilia cordata</i>

Native Trees

Cabbage Tree	<i>Cordyline australis</i>
Kanuka	<i>Kunzea ericoides</i>
Manuka	<i>Leptospermum scoparium</i>
Native Beech	<i>Nothofagus spp.</i>
Twiggy Tree Daisy	<i>Olearia lineata 'Dartonii'</i>
Ribbonwood	<i>Plagianthus regius</i>
Hall's Totara	<i>Podocarpus totara 'Hallii'</i>
Lancewood	<i>Pseudopanax crassifolius</i>
Kowhai	<i>Sophora microphylla</i>

General Shrub & Groundcover

Wineberry	<i>Aristotelia serrata</i>
Native Broom	<i>Carmichaelia australis</i>
Red Tussock	<i>Chionochloa rubra</i>
Dwarf Toe Toe	<i>Chionochloa flavicans</i>
Snow Tussock	<i>Chionochloa rigida</i>
Red Twig Dogwood	<i>Cornus alba 'Sibirica'</i>
Corokia	<i>Corokia buddlejoides</i>
Green Corokia	<i>Corokia 'Geenty's Green'</i>
Bronze Corokia	<i>Corokia 'Bronze King'</i>
Mingimingi	<i>Coprosma propinqua</i>
Broadleaf	<i>Griselinia littoralis</i>
Hebe	<i>Hebe spp.</i>
Lavender	<i>Lavandula spp.</i>
NZ Iris	<i>Libertia spp.</i>
Shrubby Tororaro	<i>Muehlenbeckia astonii</i>
Creeping Wire Vine	<i>Muehlenbeckia axillaris</i>
Scented Tree Daisy	<i>Olearia odorata</i>
Musky Tree Daisy	<i>Olearia moschata</i>

Marlborough Rock Daisy	<i>Pachystegia spp.</i>
NZ Pittosporum	<i>Pittosporum 'Stephens Island'</i>
Mountain Flax	<i>Phormium cookianum</i>
Wild Thyme	<i>Thymus serpyllum</i>
Golden Thyme	<i>Thymus vulgaris aureus</i>

10.3 Rural Lifestyle 5 Zone

Native Trees – within Curtilage & Building Platform

Cabbage Tree	<i>Cordyline australis</i>
Kanuka	<i>Kunzea ericoides</i>
Manuka	<i>Leptospermum scoparium</i>
Native Beech	<i>Nothofagus spp.</i>
Twiggy Tree Daisy	<i>Olearia lineata 'Dartonii'</i>
Ribbonwood	<i>Plagianthus regius</i>
Lancewood	<i>Pseudopanax crassifolius</i>
Kowhai	<i>Sophora microphylla</i>

General Shrub & Groundcover – within Curtilage & Building Platform

Wineberry	<i>Aristotelia serrata</i>
Native Broom	<i>Carmichaelia australis</i>
Red Tussock	<i>Chionochloa rubra</i>
Dwarf Toe Toe	<i>Chionochloa flavicans</i>
Snow Tussock	<i>Chionochloa rigida</i>
Korokio	<i>Corokia cotoneaster</i>
NZ Coprosma	<i>Coprosma crassifolia</i>
Mingimingi	<i>Coprosma propinqua</i>
NZ Coprosma	<i>Coprosma rugosa</i>
NZ Coprosma	<i>Coprosma virescens</i>
Broadleaf	<i>Griselinia littoralis</i>
Hebe	<i>Hebe spp.</i>
Mikoikoi Iris	<i>Libertia spp.</i>
Shrubby Tororaro	<i>Muehlenbeckia astonii</i>
Creeping Wire Vine	<i>Muehlenbeckia axillaris</i>
Tree Daisy	<i>Olearia spp.</i>
Marlborough Rock Daisy	<i>Pachystegia spp.</i>
Kohuhu	<i>Pittosporum tenuifolium</i>
Mountain Flax	<i>Phormium cookianum</i>

Tussock Grassland – No Build Areas & Outside Curtilage

No Tree planting permitted, to be preserved as tussock grassland

Red Tussock	<i>Chionochloa rubra</i>
Snow Tussock	<i>Chionochloa rigida</i>

10.4 Amenity Planting Zones

10.4.1 Riparian Stormwater Planting

Oioi	<i>Apodasmia similis</i>
Toe Toe	<i>Austroderia richardii</i>

Pukoi	<i>Carex secta</i>
Sinclair's Sedge	<i>Carex sinclairii</i>
Swamp Sedge	<i>Carex virgate</i>
Red Tussock	<i>Chionochloa rubra</i>
Cabbage Tree	<i>Cordyline australis</i>
NZ Coprosma	<i>Coprosma crassifolia</i>
Mingimingi	<i>Coprosma propinqua</i>
NZ Coprosma	<i>Coprosma rugosa</i>
NZ Coprosma	<i>Coprosma virescens</i>
Korokio	<i>Corokia cotoneaster</i>
Koromiko	<i>Hebe salicifolia</i>
Wiwi	<i>Juncus edgariae</i>
Scented Tree Daisy	<i>Olearia odorata</i>
Harakeke	<i>Phormium tenax</i>
Kohuhu	<i>Pittosporum tenuifolium</i>

10.4.2 Amenity Edge – Ripponvale Road

Autumn Blaze Maple	<i>Acer 'Autumn Blaze'</i>
Claret Ash	<i>Fraxinus angustifolia 'Raywoodii'</i>
Upright Tulip Tree	<i>Liriodendron tulipifera fastigata</i>
Pin Oak	<i>Quercus palustris</i>
Upright Oak	<i>Quercus robur fastigata</i>

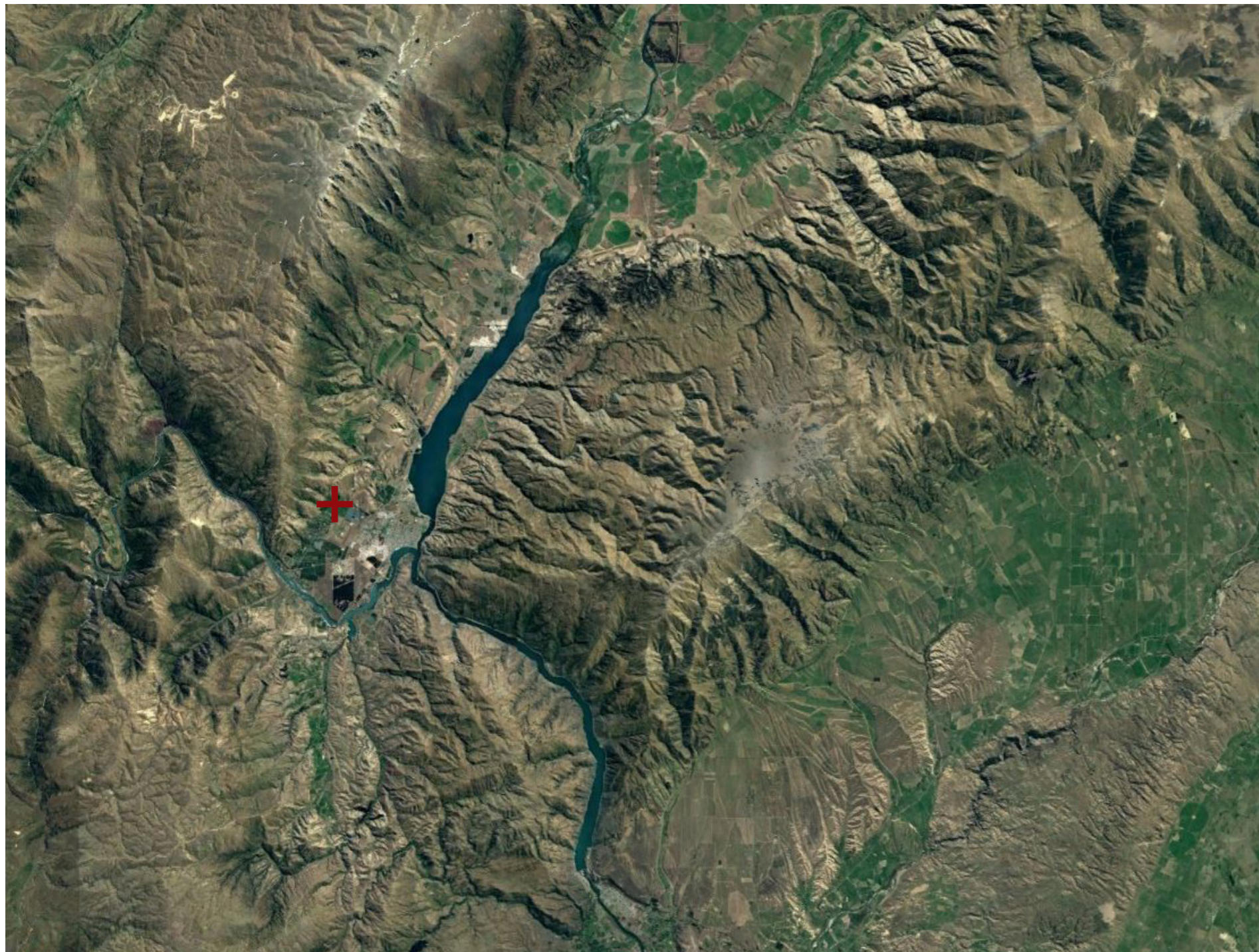
10.4.3 Amenity Edge – Horticulture Block

Wineberry	<i>Aristotelia serrata</i>
Red Tussock	<i>Chionochloa rubra</i>
Cabbage Tree	<i>Cordyline australis</i>
Corokia	<i>Corokia buddlejoides</i>
Mingimingi	<i>Coprosma propinqua</i>
NZ Coprosma	<i>Coprosma rugosa</i>
Broadleaf	<i>Griselinia littoralis</i>
Shrubby Tororaro	<i>Muehlenbeckia astonii</i>
Twiggy Tree Daisy	<i>Olearia lineata 'Dartonii'</i>
NZ Pittosporum	<i>Pittosporum 'Stephens Island'</i>
Mountain Flax	<i>Phormium cookianum</i>
Ribbonwood	<i>Plagianthus regius</i>
Lancewood	<i>Pseudopanax crassifolius</i>
Kowhai	<i>Sophora microphylla</i>

SHANNON FARM

144 RIPPOONVALE ROAD

LANDSCAPE STRATEGY + STRUCTURE PLAN



20 MAY 2019





CONTENTS

Project	
Shannon Farm Development	
Address	
144 Ripponvale Road	
Date	
20 May 2019	
Revision	
0	
Status	
For Lodgement	
Reference	
18065	
Prepared for	
NZ Cherry Partnership Ltd.	
Prepared by	
Rough and Milne Landscape Architects Ltd	
Design Team	
Rough and Milne Landscape Architects <i>Landscape Architecture</i>	
Town Planning Group <i>Planning</i>	
GeoSolve Limited <i>Geotechnical Review</i>	
WSP Opus <i>Environmental Review</i>	
1. OVERVIEW	05
LANDSCAPE VISION	06
ASPIRATIONS	07
2. SITE ANALYSIS	08
CONNECTIVITY	09
CULTURE + HISTORY	10
REGIONAL VERNACULAR	11
LANDSCAPE CHARACTER	12
VEGETATION + ECOLOGY	13
GEOLOGY + LANDFORM	14
PLANNING CONTEXT	15
SITE VIEWS	16
SITE VISIBILITY	20
ANALYSIS DIAGRAMS	24
3. DEVELOPMENT PLAN	26
LANDSCAPE STRATEGY ZONES	27
MATERIALS PALETTE	32
PLANTING STRATEGY	33
STRUCTURE PLAN	35
DEVELOPMENT DIAGRAMS	36

1.0 OVERVIEW

LANDSCAPE VISION

Shannon Farm development will celebrate the rich heritage of the site by integrating both a pastoral and natural landscape. On the South end of the site the working farm will be transformed into a welcoming neighbourhood retaining many of the farm's characteristics through streetscape planting, orchards, and use of raw materials, such as timber and stone. A village green will form the centre of the community. Further into the site, the development will begin to transform from farmland rural to a more natural and native plant palette with stone outcroppings and green corridors connecting the rural landscape to the ONL area on the hill side above the development. Sensitive design can enhance and preserve the natural features of the site and create a beautiful neighbourhood with opportunities for resident recreation.

GOALS & OBJECTIVES

Retain links to the past

- Use old building techniques like stone masonry, dry stone walling and mud brick to incorporate the history of the site.
- Preserve and plant fruit orchards.

Design for a sense of mystery

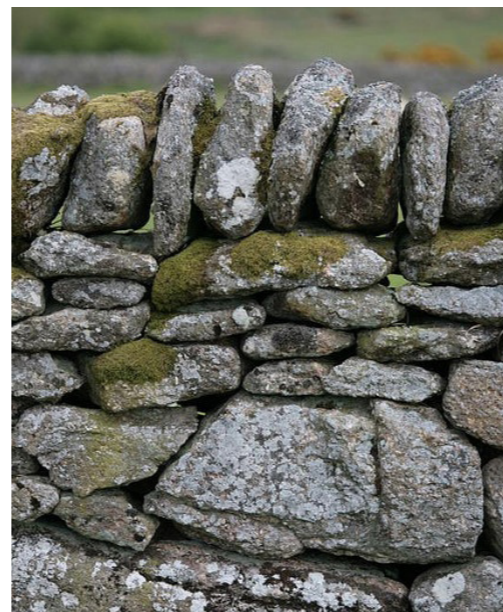
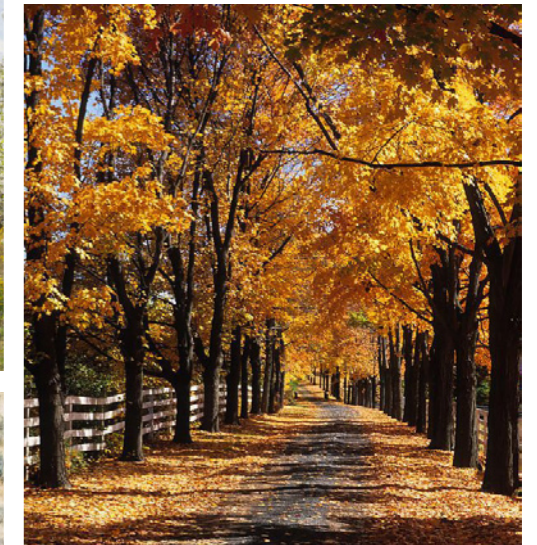
- Keep gullies free from development.
- Use topography and planting to create a sense of intrigue as to what's around the corner.
- Allow the landscape to flow through the development with green corridor links between different areas.

Mitigate negative impacts to landscape character

- Keep high points free from buildings.
- Minimise light pollution.
- Keep buildings setback from gullies and steep slopes to prevent landscape becoming degraded.

Promote community connections

- Integrate village green / central reserve with irrigation pond and stormwater flow path through green corridor for recreation.
- Incorporate walking trails and a network of green corridors through the community for resident recreation.
- Establish Rural Resource Area (5) zone to enable residential development with a mix of densities and offer a range of lifestyle choices.



ASPIRATIONS



QUALITY DESIGN

- Reflect the vernacular of the region.
- Reference the history of the site.
- Incorporate local materials and building techniques.



STREETScape

- Slow-speed safe streets.
- Pedestrian and cycle friendly.
- Hierarchy of streets with low impact design.
- Human-scale.



RESIDENTIAL

- Diversity of housing choice.
- Neighbourhood green connections.
- Shared amenities to foster community.



OPEN SPACE

- Reflects local ecology with native vegetation.
- Provides habitat for wildlife.
- Preserves views and open space character of the region.



VILLAGE GREEN / CENTRAL RESERVE

- Centrally located.
- Pedestrian connections.
- Reflects local vernacular.



2.0 SITE ANALYSIS

SITE ANALYSIS

CONNECTIVITY



DESCRIPTION:

The site is located 2.5km Northwest of Cromwell town centre at the base of the Pisa Range. It is accessed off Ripponvale Road and is currently a working farm with a cluster of farm buildings, orchards, pasture, and stands of pine. The site is bordered on the North, West, and Northeast by farmland and on the South and East is bordered by cherry orchards. The property is approximately 232 hectares and currently zoned as Rural Resource with overlays of SAL to the NE and ONL to the NW.

OPPORTUNITIES:

The close proximity of the site to Cromwell provides opportunity for residents to utilise the town as an employment, industry, and agriculture hub. They can also take advantage of the major regional connections to other towns and recreational connections in the Cromwell Basin. At the same time, the position set back into the hills off Ripponvale Road allows the development the feel of a small rural community.



SITE ANALYSIS

CULTURE & HISTORY



Top Left: Shannon Farm Historic Photograph c. 1900

Bottom Left: Historic Orchard Location Composite from Aerial Photographs³

Bottom Right: Existing stone shed on site

DESCRIPTION:

The first European explorations of Central Otago began in the late 1850s and were followed by detailed surveys in the early 1860s. Sheep farming spread across the gentler terrain and in 1862, gold discoveries on the West bank of the Clutha brought a rush of miners to the Cromwell area, which was then called The Junction for the junction of the Kawarau and Clutha Rivers. Gold mining expanded and the town grew with a boom in industrialised dredging until the end of the 19th century. Following the decline in gold activities, an irrigation scheme diverting water from the Kawarau river brought the semi-arid land of Ripponvale into production, making fruit-growing possible.¹

The site was historically known as Shannon Farm. It was purchased by James Richie, a stonemason from Perthshire, Scotland, in 1879; he lived there until his death in 1920 and worked on many of the public buildings in the district.² It has been farmed by the current owner since approximately 1973. During this time the site has been used for livestock, including sheep, cattle, and deer. It was also planted with orchards of pear, apple, and stone fruit at various times.³

1. 'CROMWELL', from An Encyclopaedia of New Zealand, edited by A. H. McLintock, originally published in 1966. Te Ara - the Encyclopedia of New Zealand. URL: <http://www.TeAra.govt.nz/en/1966/cromwell> (accessed 09 Jul 2018)
2. Heritage New Zealand (2018) Cromwell Courthouse. URL: <http://www.heritage.org.nz/the-list/details/2129>
3. Bond, L., WSP | Opus (March 2018) 144 Ripponvale Road, Cromwell Environmental Site Assessment

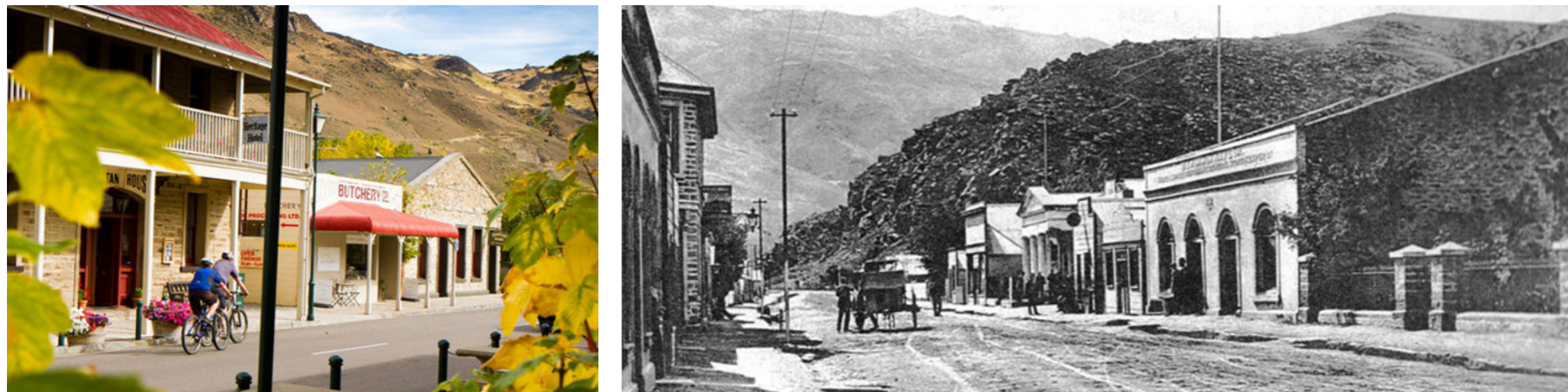
OPPORTUNITIES:

There are many opportunities to incorporate historic elements, references, stories and connections into the landscape design elements and detailing, as a means of retaining the essence of the place and paying homage to the early explorers and settlers.

- Orchards could be integrated into the development to create a unique and distinctive landscape character for the development.
- Historic building techniques such as stone masonry, dry stone walling, or mud-brick could be incorporated into the development.
- Names of past occupants of the area and/or their land resources (breeds of sheep, fruit orchards) could be used in the development in a number of ways i.e. road names, reserve/park names, and detailing.

SITE ANALYSIS

REGIONAL VERNACULAR



Top: Cromwell
Middle: Clyde
Bottom: Arrowtown

DESCRIPTION:

The vernacular design of the region found in the old towns of Cromwell, Clyde, and Arrowtown is distinct and can be attributed to the use of a simple palette of building materials and the intimate scale between the architecture and the street.

OPPORTUNITIES:

There are opportunities to incorporate the regional vernacular into the design of the architecture as well as landscape features and recreational spaces.

- Encourage development that is sympathetic to the past in terms of scale, design, and materials.
- Incorporate a small village green for community recreation and events.
- Utilise old building techniques, such as stone masonry, dry stone walling, or mud-brick, and incorporate common materials such as timber and metals.

SITE ANALYSIS

LANDSCAPE CHARACTER



Site Visit Photos (18/06/18 & 21/02/19)

DESCRIPTION:

The landscape character of the site has been formed by a combination of natural and human forces. Much of the site is pastoral in character with visible human interventions: fence lines, water races, orchards, pine stands, and man-made ponds. Contrasting this, the West and North parts of the site are more rugged with grasses and sparse vegetation of exotic trees, pines, and small shrubs. Natural landforms of rocky outcrops and steep gullies are present giving a glimpse into the site's geological history.

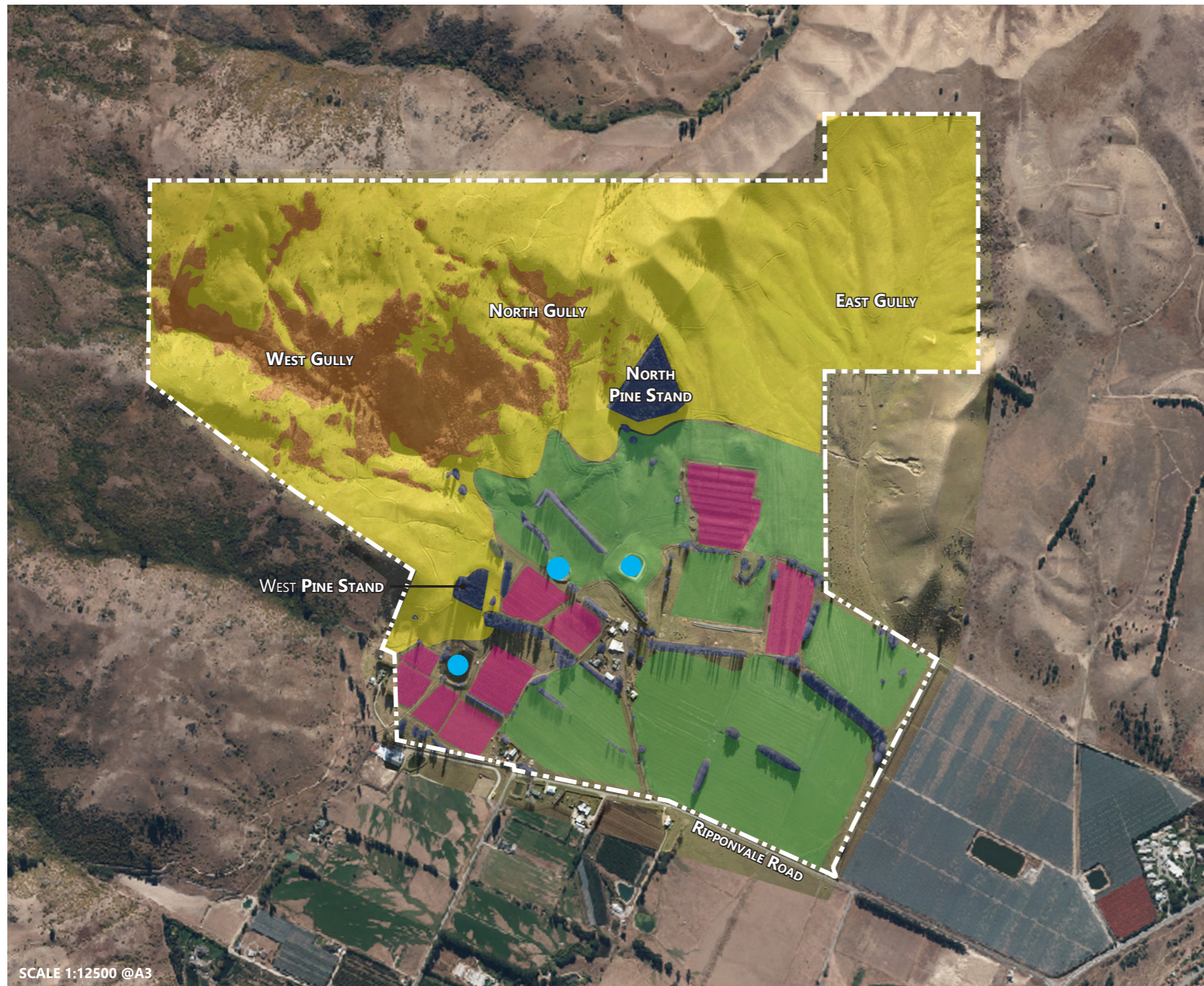
OPPORTUNITIES:

There are opportunities to enhance both the man-made and natural elements that give the site its character.

- Orchards and some shelter belt trees could be preserved in rows to emphasise the history of the site.
- Schist stone could be used as a prominent material in the site features of the development, such as signage, walls, paving, and building material.
- Rocky outcrops and open pasture could be preserved on the higher elevations of the site to maintain the rural character of the site and visibility to the open space from the lower regions of the development.
- Gullies and man-made watercourses could be preserved as green corridors with recreation opportunities for residents.

SITE ANALYSIS

VEGETATION & ECOLOGY



DESCRIPTION:

The vegetation of the site is primarily pastoral with fields for grazing livestock and agricultural production. Exotic trees, including Poplar, Willow, Alder, and Wilding Pine, are scattered around the site and planted as shelter belts. Agricultural fruit orchards cover many of the fields, including nectarine, apricot, and pear. To the North and West the site is a mix of low grasses with scattered trees and shrubs, including wilding Pines, Coprosma, and Wild Rose Hip. The West Gully is vegetated with scrub and trees, as is the North Gully, to a lesser extent. The East Gully is vegetated with grass cover.

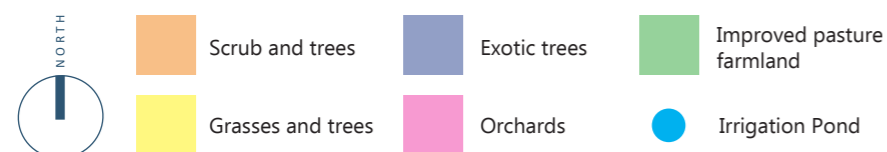
The annual median rainfall is 525mm / year with the median for potential evaporation around 510mm / year. The soil is extremely well drained. A potential risk for flooding is present in large storm events, particularly from the West Gully. In the past, flood damage has been mitigated by dispersing water to the Irrigation Pond and water races.¹

1. Hutchinson, E., Geosolve Ltd. (February 2019) Geotechnical Investigation - Shannon Farm Private Plan Change

OPPORTUNITIES:

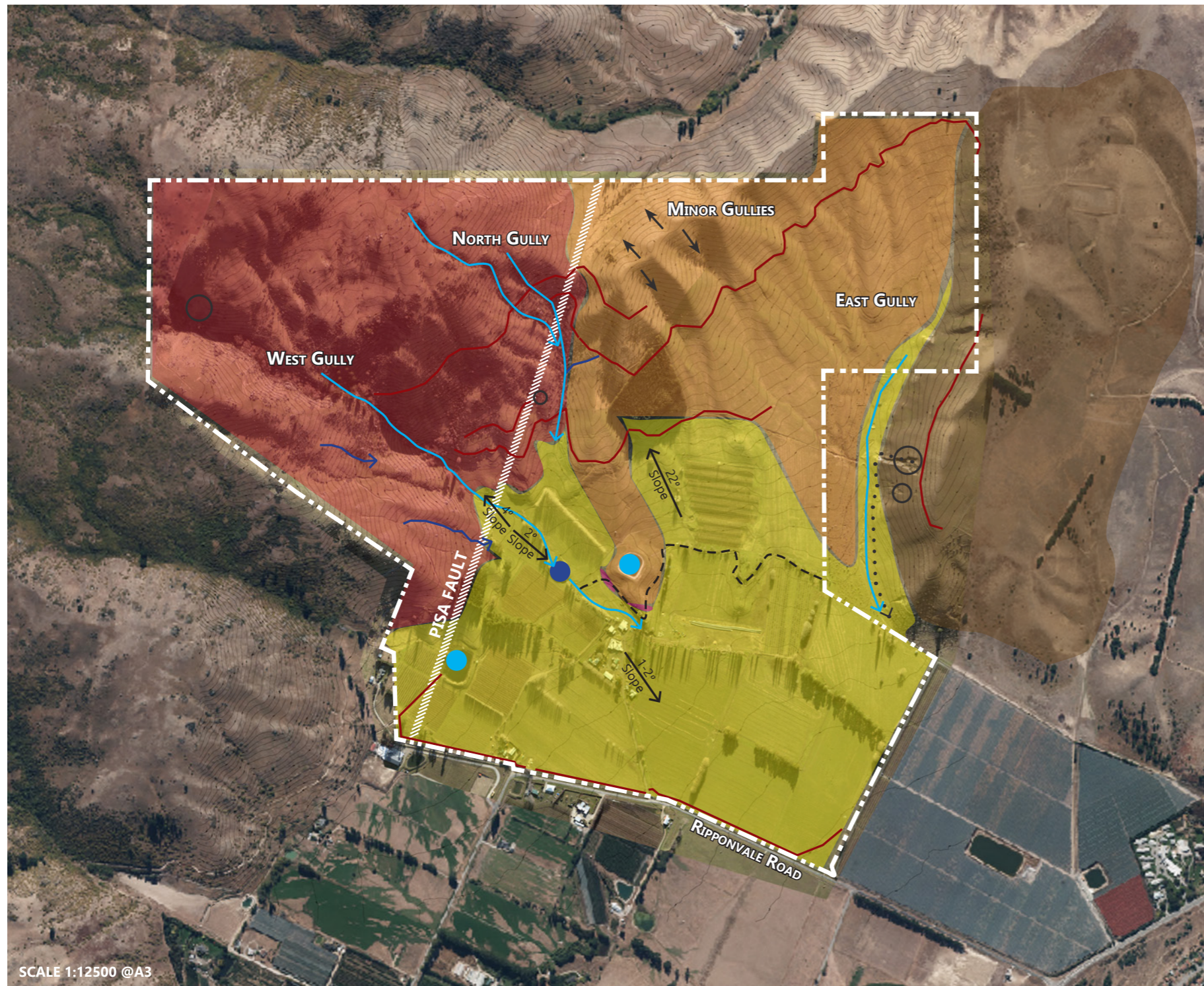
There are opportunities to incorporate and enhance the landscape character of the site by preserving its distinctive open space and enhancing the rural character through strategic planting strategies.

- Orchards could be integrated into the development to create a unique and distinctive landscape character for the development.
- Specimen trees could be preserved at lot boundaries, in green-ways, and along neighbourhood streets.
- Native planting could be incorporated into reserve/park areas and street plantings to create ecological green corridors.
- Existing irrigation ponds could continue to be used for stormwater mitigation and fire-fighting but also reshaped to serve as an amenity for residents.



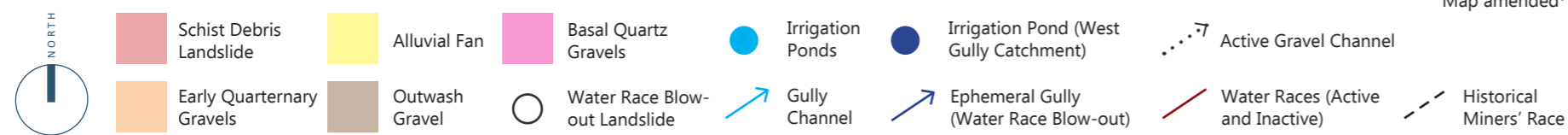
SITE ANALYSIS

GEOLOGY + LANDFORM



SCALE 1:12500 @A3

Map amended¹



DESCRIPTION:

The site is located in the South-western end of the Upper Clutha Valley along the edge of the Pisa Range. The Pisa Fault runs through the site from the Northeast to Southwest, and has a low seismic risk. The Bedrock in the Upper Clutha Valley is Haast schist and over the bedrock there is an alluvial fan from deposits of stream sediments and Early Quaternary Gravel. Landslides were extensive during the Pleistocene which also created deposits of post-glacial loess.¹

The Southern end of the site is relatively gently sloped and the North and West parts of the site increase in slope. Three major gullies exist, the West Gully is steep with a small active stream which flows into the irrigation pond on site. The North Gully and East Gully do not typically have water flow. Additionally, there are several minor gullies on an Early Quaternary Gravel terrace at the northern end of the site. Several water races exist on the property and some are still used. Other blow-outs in the water races have left eroded watercourses.¹

¹ Hutchinson, E., Geosolve Ltd. (February 2019) Geotechnical Investigation - Shannon Farm Private Plan Change

OPPORTUNITIES:

Using the existing landform as a guide, there is an opportunity to create a distinct landscape character for the development.

- The lower parts of the site to the South, could remain more rural in character with a mix of planting and materials to emphasise the cultural history of the region. This could include orchards, rows of street trees, post and rail fences, and stone masonry. This area could have a section of higher density homes on small lots to create a rural hamlet character.
- The hillsides to the North and West could preserve the natural character of the site by retaining open pasture character and rock outcroppings, with low density development on the lower slopes. The gullies and existing water races could be incorporated into green corridors that provide recreation opportunities for residents and retain habitat for wildlife.

SITE ANALYSIS

PLANNING CONTEXT



SCALE 1:12500 @A3

Map amended'

DESCRIPTION:

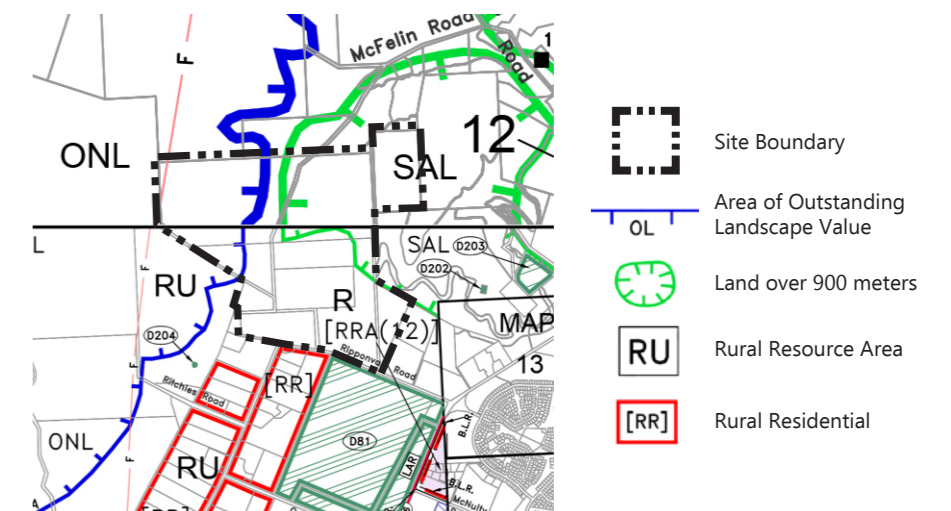
The site is currently zoned as Rural Resource with an overlay of ONL to the NW and SAL to the NE. Under the current zoning a development could include 29 lots with an average size of 8.2 ha, ranging from 4 - 16 ha.¹

1. DHP/MJB, Paterson Pitts Group (March 2018) Concept Plan Option 1 Rev C

OPPORTUNITIES:

The Rural Resource Area (5) would allow for a range of densities which would foster a more sensitive and creative response to the unique landscape of the site. It would provide for a greater diversity of living opportunities, at the same time providing much needed development as Cromwell continues to grow. This would help develop a community grounded in the essential design qualities of Context, Character, Choice, Connections, Creativity, Custodianship and Collaboration.

The ONL area adds value to the development by preserving the open space character of the site and as an opportunity for low impact resident recreation.



SITE ANALYSIS

SITE VIEWS



View 01 - View West along site boundary from Ripponvale Road at existing farm road.



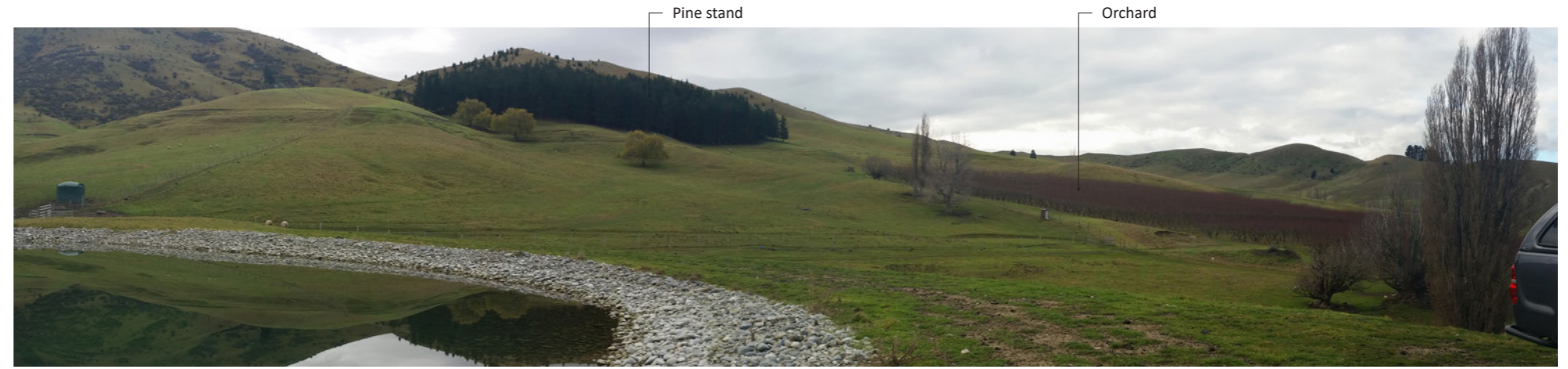
View 02 - View East along site boundary from Ripponvale Road at existing farm road.



View 03 - View from existing irrigation pond to West with shelter belt trees and West Gully in the background.

SITE ANALYSIS

SITE VIEWS



View 04 - View from existing irrigation pond to North towards existing stand of pines and orchards.



View 05 - View East from existing irrigation pond.



View 06 - View from North to lower site orchards and active gravel channel off site.

SITE ANALYSIS

SITE VIEWS



View 07 - View along ridgeline to the Northeast.



View 08 - View from ridgeline to the North beyond property.



View 09 - View from Northwest hillside toward lower site and neighbouring properties to the Southeast.

SITE ANALYSIS

SITE VIEWS



View 10 - View from Northwest towards West Gully with rock outcroppings.



View 11 - View from North site boundary to Northwest beyond property.

SITE ANALYSIS

SITE VISIBILITY



View 01 - View toward site from Ripponvale Road.



View 02 - View toward site from Ord Road near the intersection with Kawarau Gorge Road.



View 03 - View toward site from Ord Road.

SITE ANALYSIS

SITE VISIBILITY



View 04 - View toward site from Ripponvale Road near the intersection with Kawarau Gorge Road.



View 05 - View toward site from Bannockburn Road.



View 06 - View toward site from Bannockburn Road at the intersection with Hall Road.

SITE ANALYSIS

SITE VISIBILITY



View 07 - View toward site from Bannockburn Sluicings track start off Felton Road.



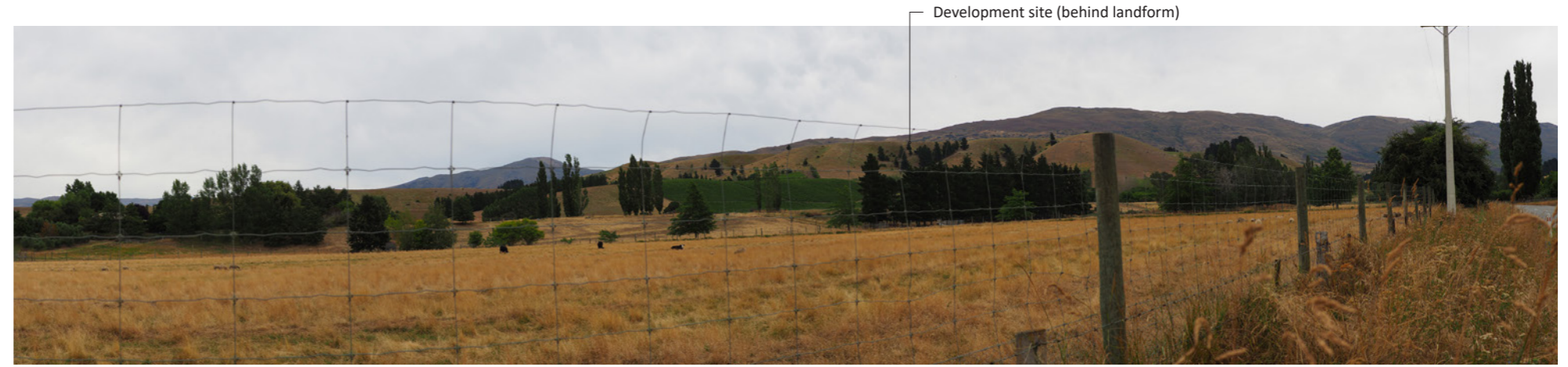
View 08 - View toward site from Felton Road.



View 09 - View toward site from State Highway 8 lookout.

SITE ANALYSIS

SITE VISIBILITY

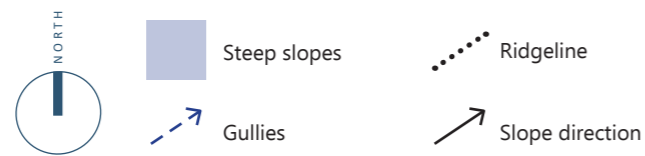
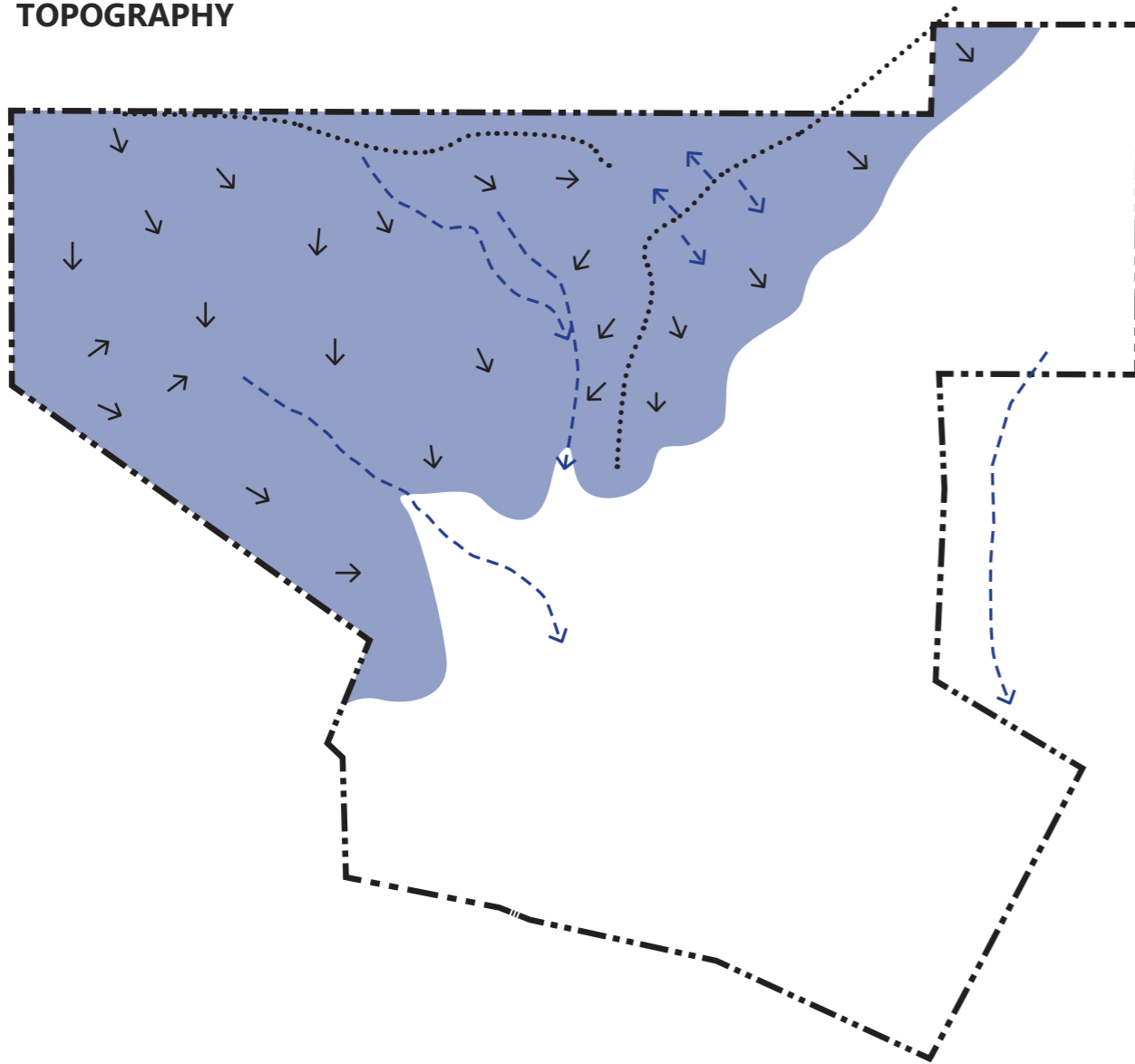


View 10 - View toward site from Burn Cottage Road.

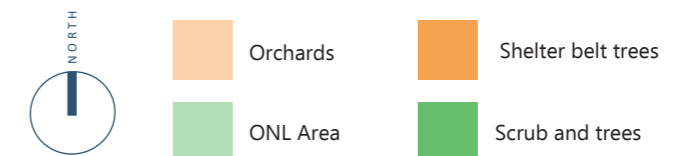
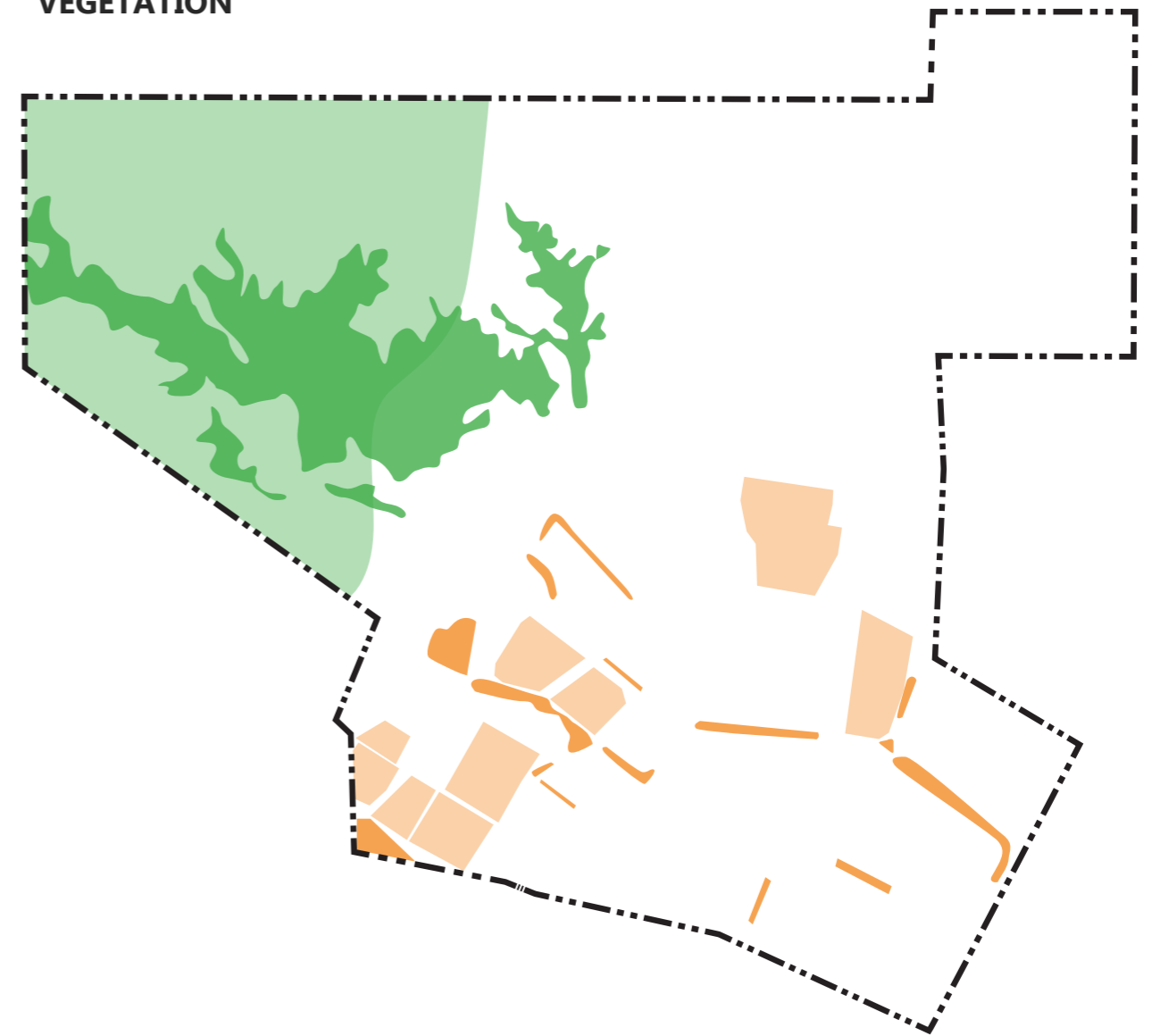
SITE ANALYSIS

DIAGRAMS

TOPOGRAPHY



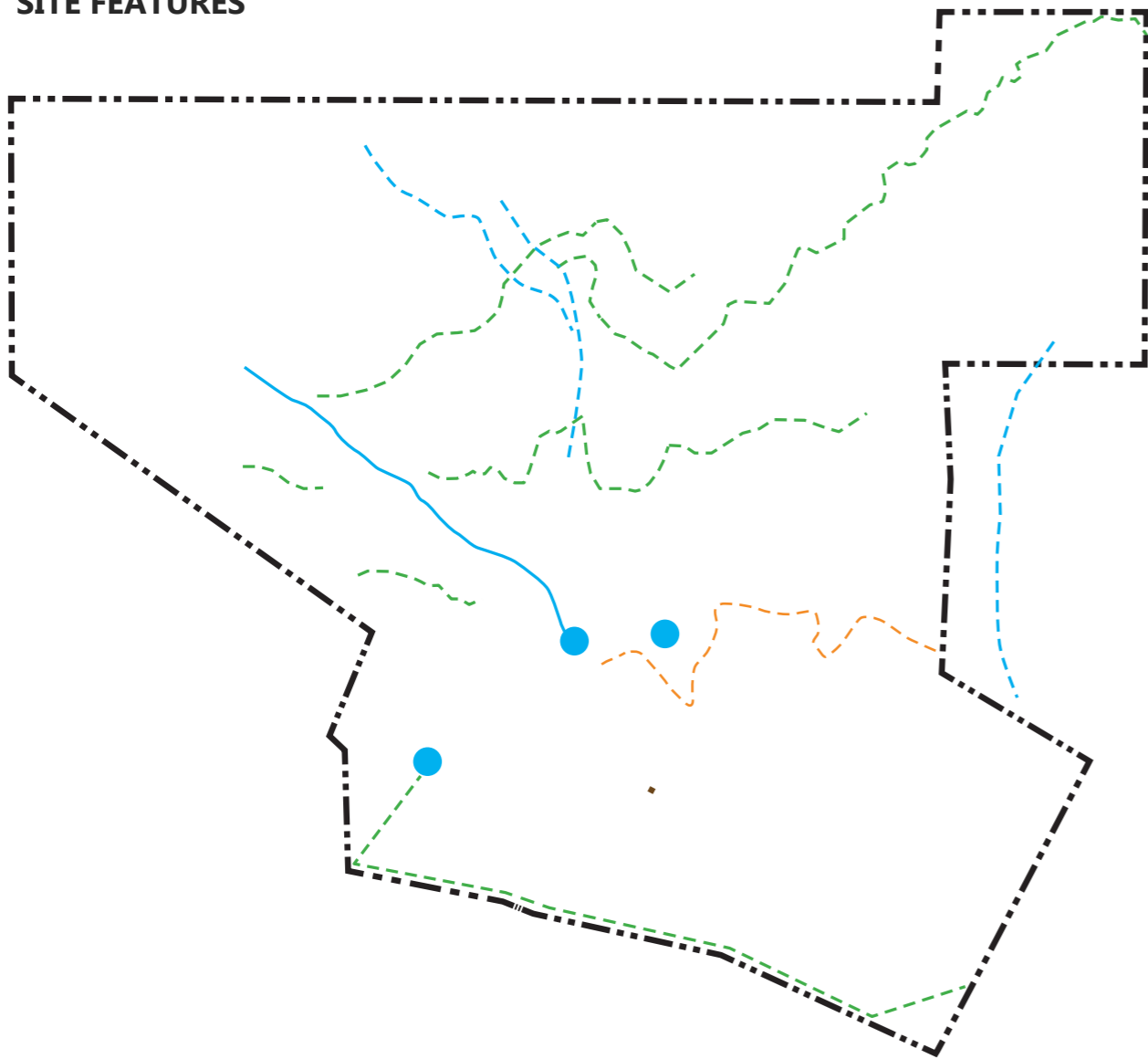
VEGETATION



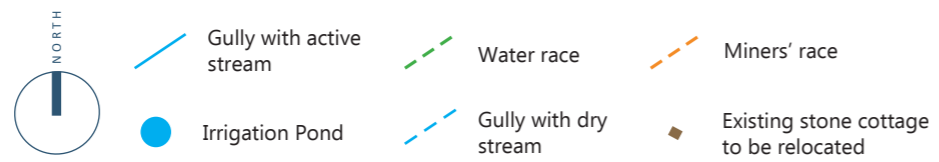
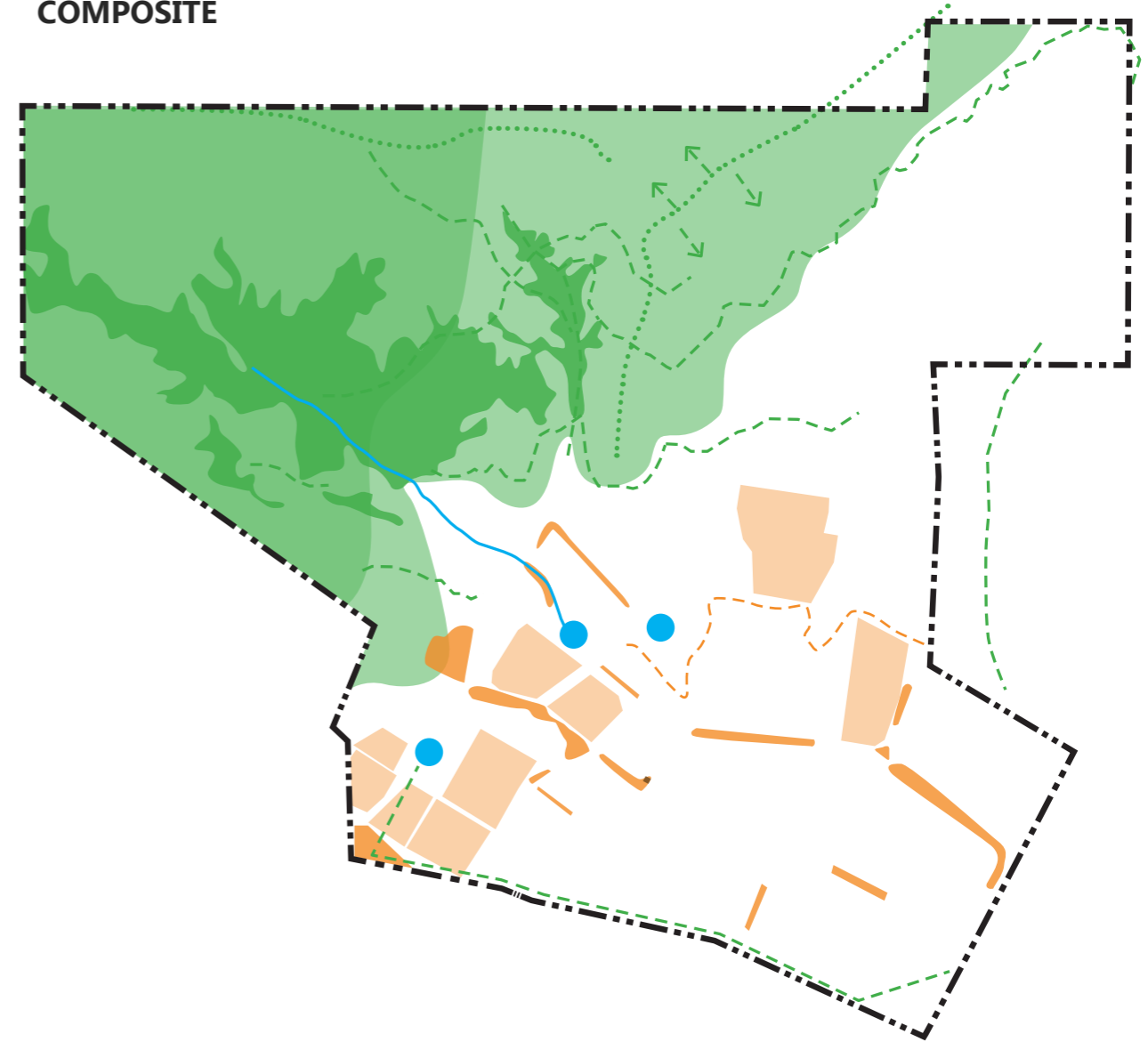
SITE ANALYSIS

DIAGRAMS

SITE FEATURES



COMPOSITE



3.0 DEVELOPMENT PLAN



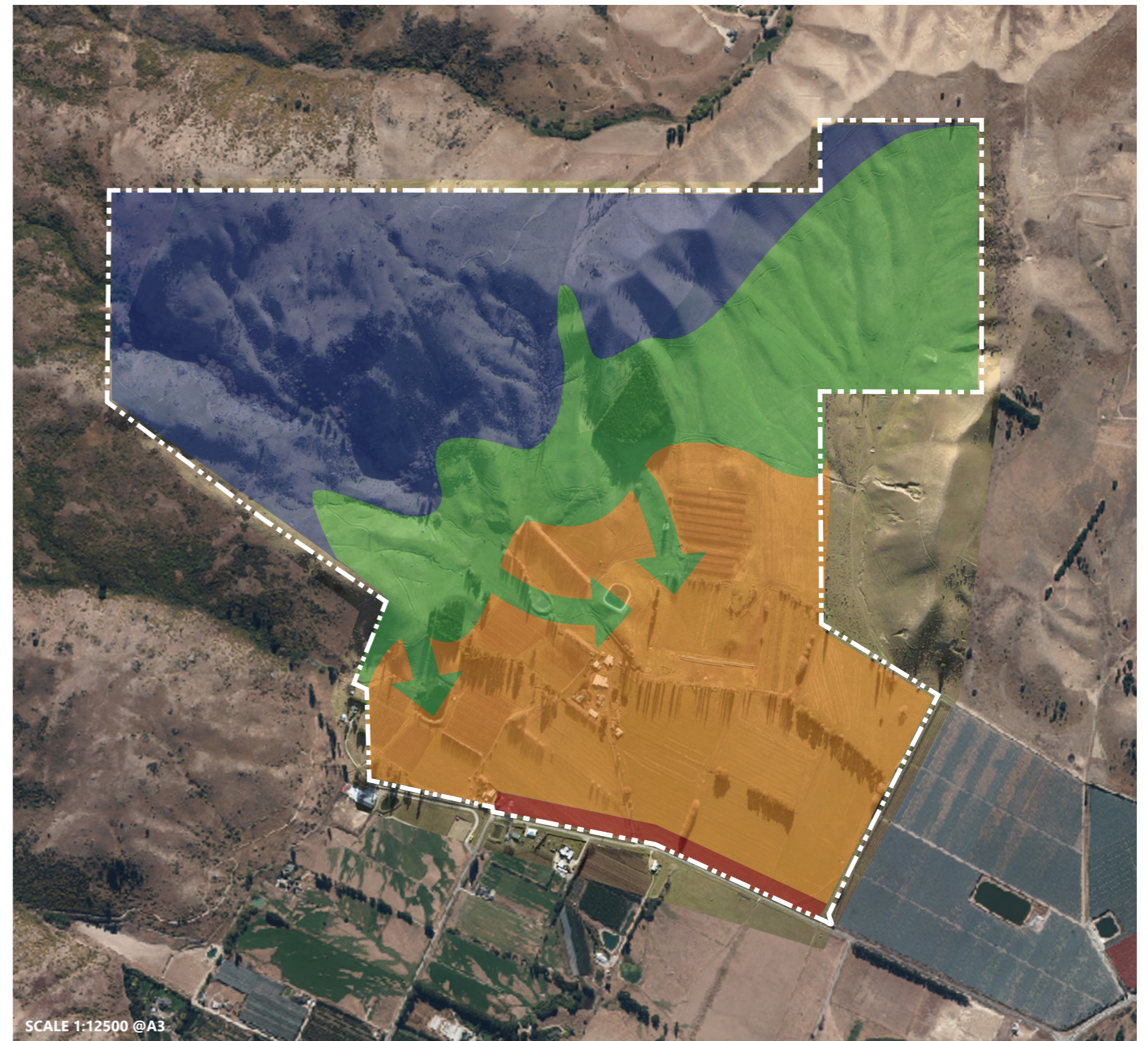
DEVELOPMENT PLAN

LANDSCAPE STRATEGY

The Shannon Farm Landscape Strategy aims to create a development which reflects local vernacular and ecology while being responsive to the site's unique climate, topography, and history. Through study of the site's conditions we have identified four zones on the site for which different design strategies are appropriate.

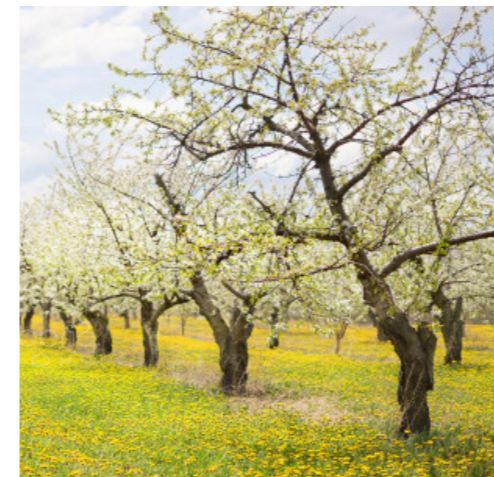
- The Orchard Zone
- The Ripponvale Amenity Edge
- The Farmland Transitional Zone
- The Natural Landscape Zone

These zones are unique in character, history, topography, and existing vegetation; as such the design of each should be developed with features unique to each zone while also complementing the design of the community as a whole.



LANDSCAPE STRATEGY

CHARACTER IMAGES



ORCHARD ZONE

This zone covers the extent of the lower elevations along Ripponvale Road to the South and is agricultural land which has been in production as orchards and farmland. This area is pastoral in character and the design should reference the agricultural past.

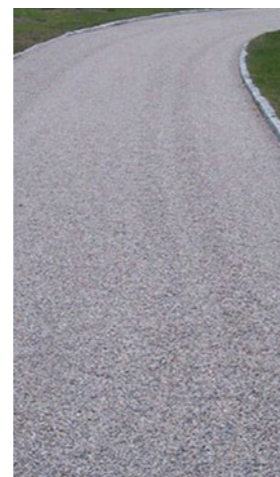
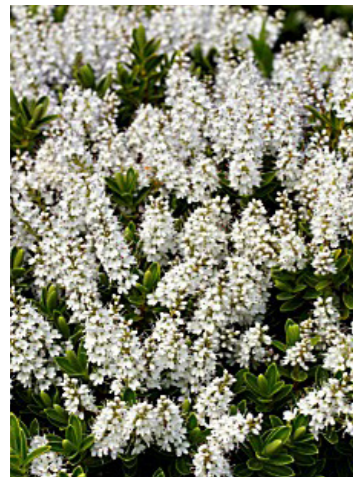
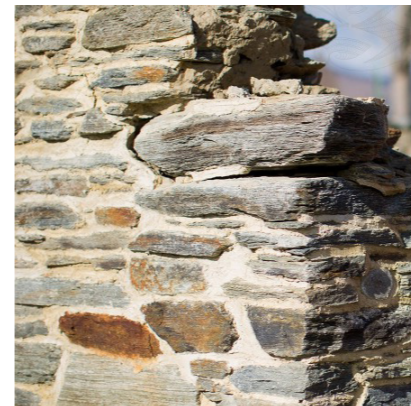
Design Goals:

- Incorporate orchards or row trees as reference to the agricultural heritage.
- Structured planting arrangements.
- Include planting with seasonal interest.
- Utilize old building techniques such as stone masonry, dry stone walling, and mud-brick.



LANDSCAPE STRATEGY

CHARACTER IMAGES



RIPPONVALE AMENITY EDGE

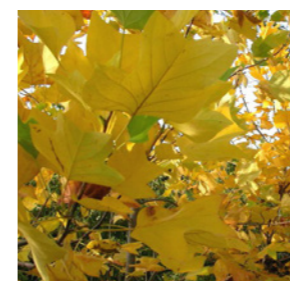
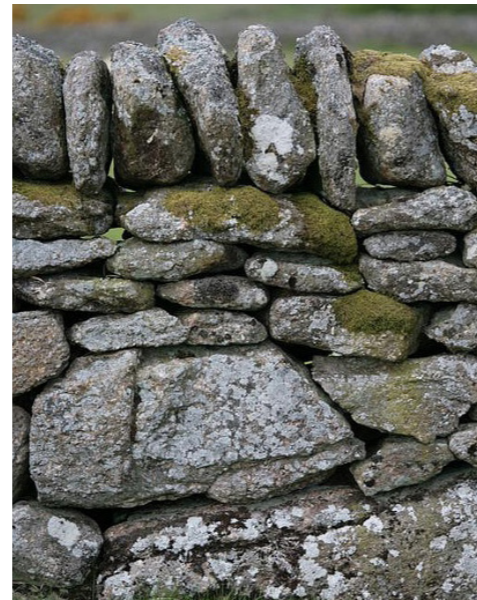
The frontage on Ripponvale Road is the face of the development and provides a buffer for residences adjacent to the boundary and a visual amenity and pedestrian link for residents and neighbouring properties.

Design Goals:

- Create a screen and setback from Ripponvale Road.
- Build on the character of neighbouring sites to create a high value frontage.
- Structured planting arrangements with the character of a wide country lane.
- Include planting with seasonal interest.
- Use farm style post and rail fence.
- Create a distinct community entry feature including signage and orchard trees.
- Incorporate a pedestrian and cycle link.

LANDSCAPE STRATEGY

CHARACTER IMAGES



FARMLAND TRANSITIONAL ZONE

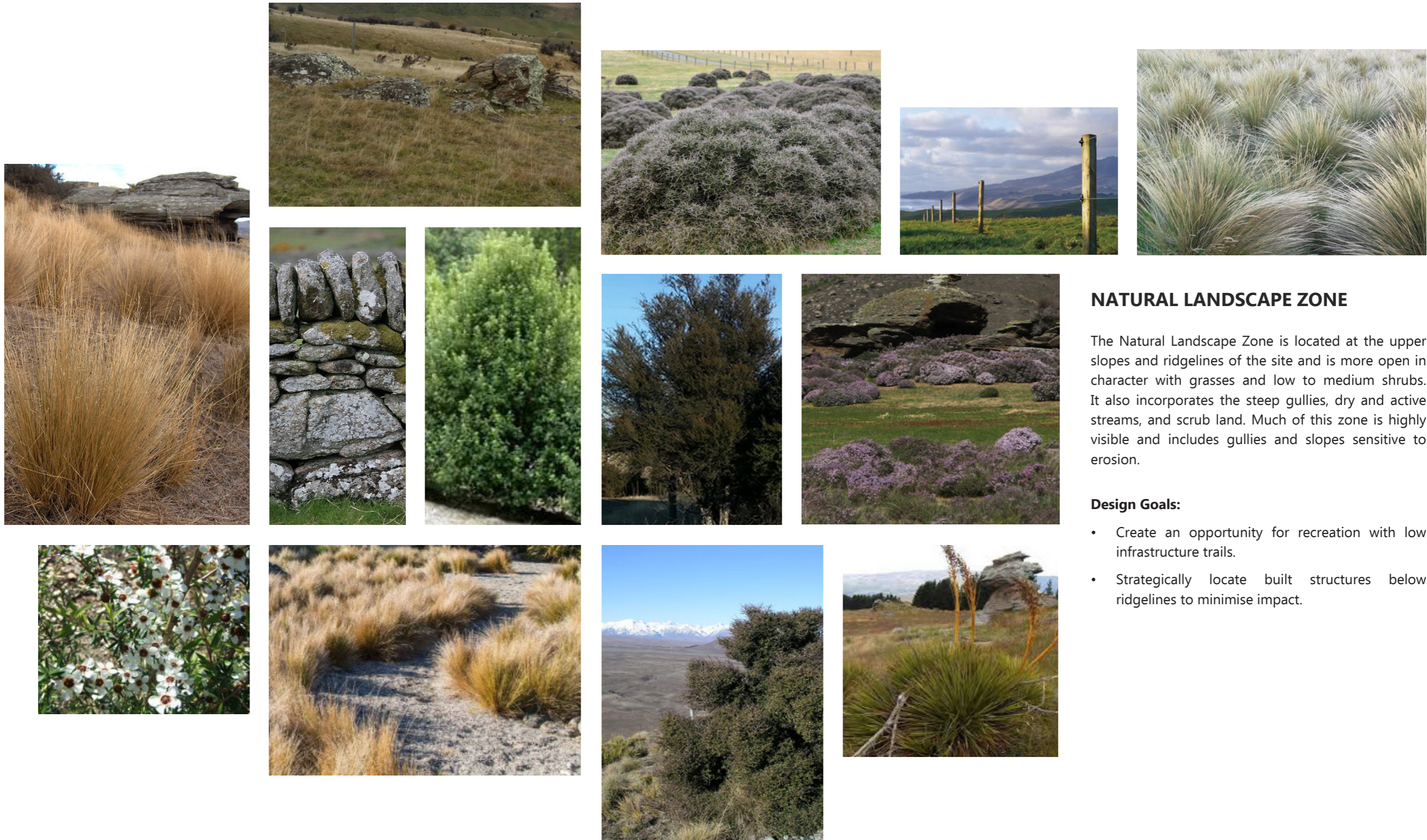
This is a transitional zone between the lower and upper elevations of the site. This area still has many man-made influences from sheep grazing, water races and fence lines. It is the link between the farm and nature.

Design Goals:

- Incorporate a plant palette of native and deciduous planting with seasonal interest.
- Planting arrangements will be more natural in arrangement.
- Extend into Orchard Zone with green corridors for recreation along dry and active stream beds.

LANDSCAPE STRATEGY

CHARACTER IMAGES



NATURAL LANDSCAPE ZONE

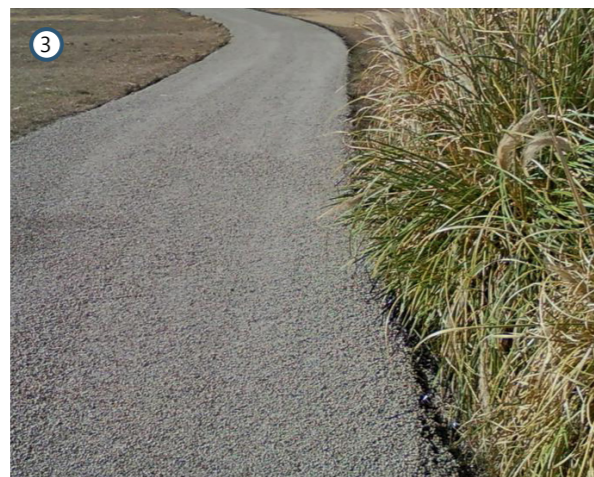
The Natural Landscape Zone is located at the upper slopes and ridgelines of the site and is more open in character with grasses and low to medium shrubs. It also incorporates the steep gullies, dry and active streams, and scrub land. Much of this zone is highly visible and includes gullies and slopes sensitive to erosion.

Design Goals:

- Create an opportunity for recreation with low infrastructure trails.
- Strategically locate built structures below ridgelines to minimise impact.

LANDSCAPE STRATEGY

MATERIALS PALETTE

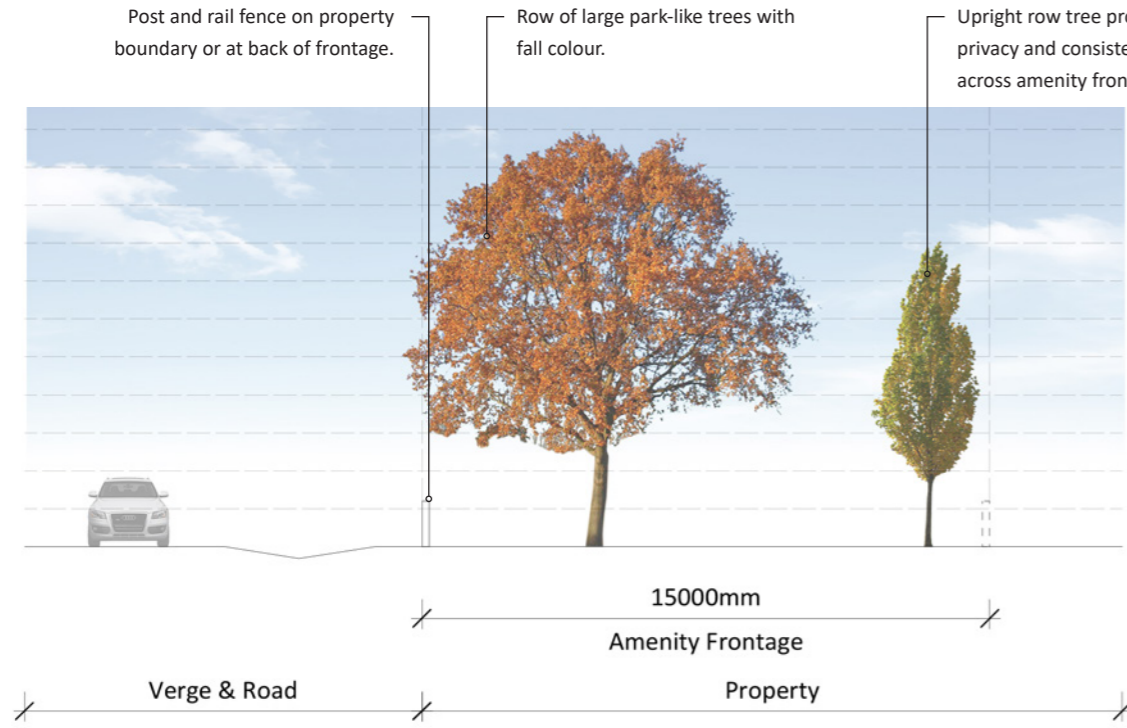


KEY

- ① Stone masonry
- ② Schist dry stone walls
- ③ Asphalt chip seal roads
- ④ Gravel recreation paths
- ⑤ Steel signage
- ⑥ Exposed aggregate footpaths
- ⑦ Hardwood bollards
- ⑧ Feature boulders
- ⑨ Rammed earth walls
- ⑩ Hardwood reserve furniture
- ⑪ Schist road detailing
- ⑫ Farm style fence and gates

PLANTING STRATEGY

RIPPONVALE AMENITY FRONTAGE



Amenity Frontage Typical Cross Section - 1:200sc



Autumn Blaze Maple



Claret Ash

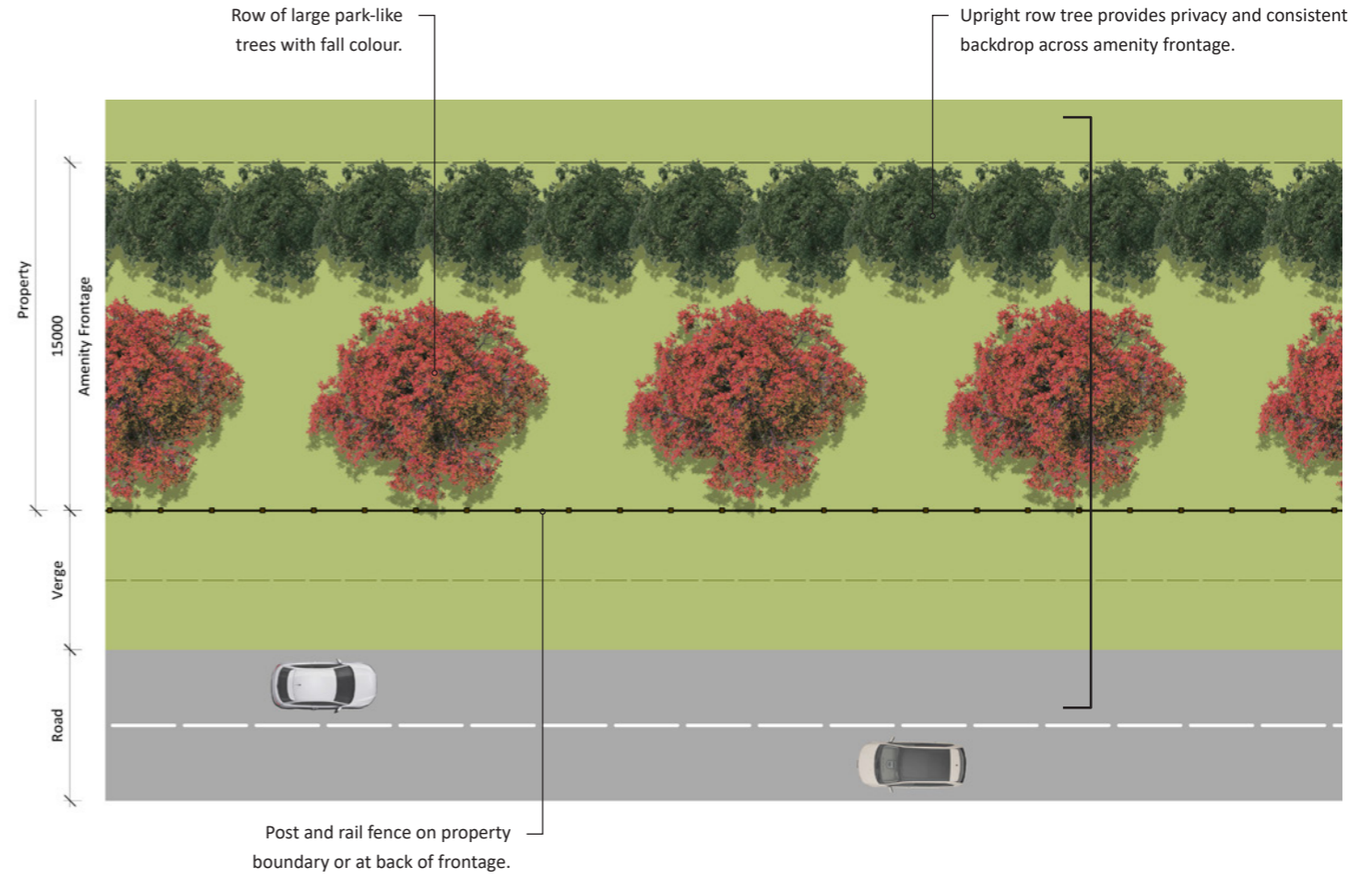


Pin Oak



Upright Oak or Tulip Tree

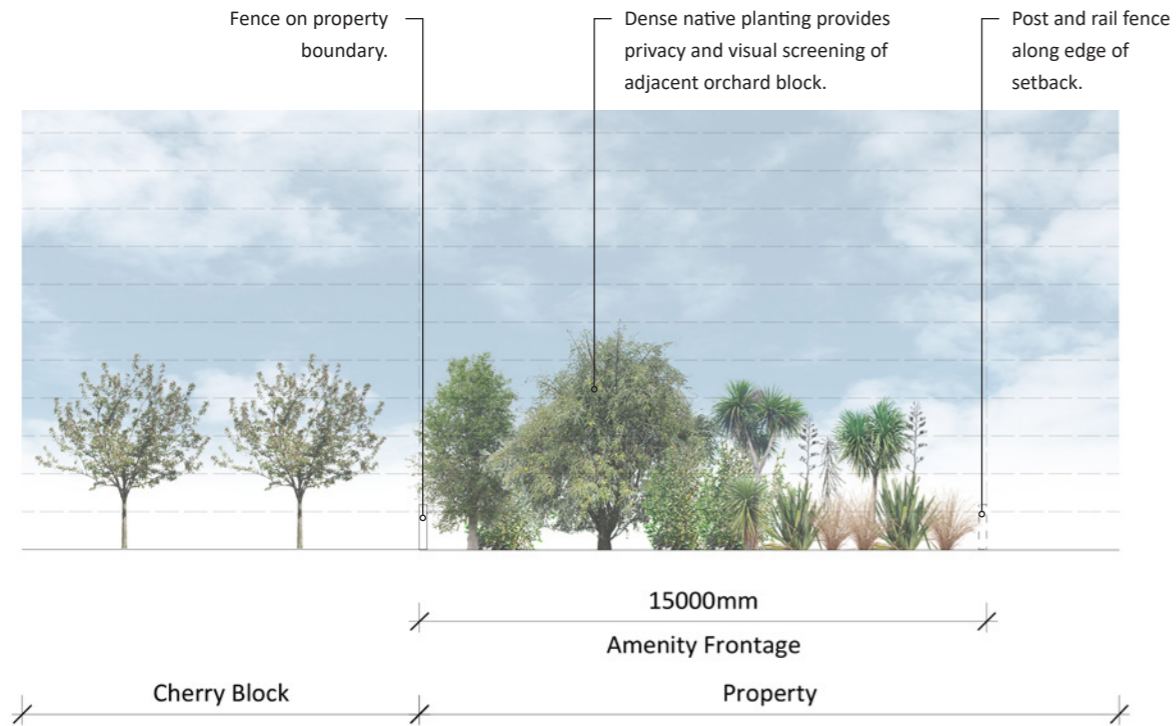
Indicative Plant Palette



Amenity Frontage Typical Plan - 1:300sc

PLANTING STRATEGY

CHERRY BLOCK AMENITY SETBACK



Cherry Block Setback Typical Cross Section - 1:200sc



Ribbonwood



Kowhai



Lancewood



Wineberry



Coprosma



Native Flax



Red Tussock



Cabbage Tree

Indicative Plant Palette

STRUCTURE PLAN

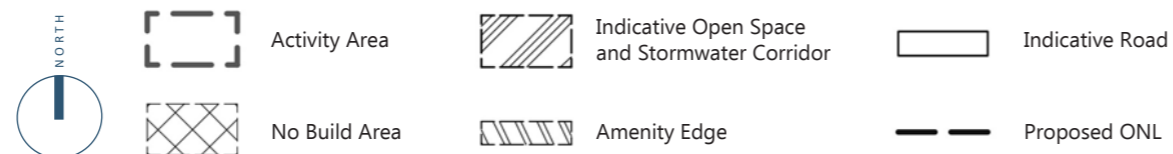
PRELIMINARY DEVELOPMENT



SCALE 1:12500 @A3

STRUCTURE PLAN

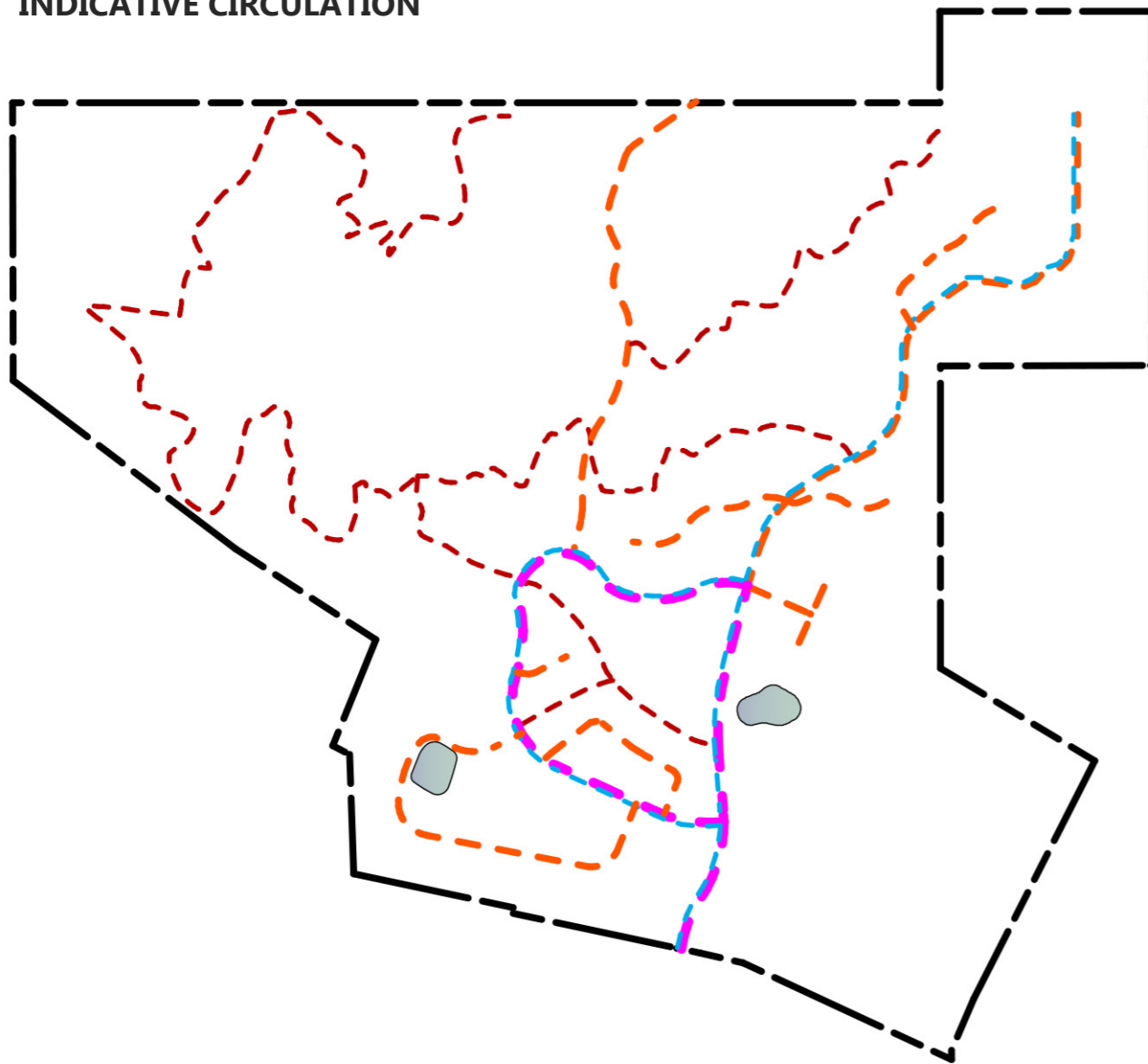
- ONL Outstanding Natural Landscape
- H Horticulture Area
- RL1 Rural Lifestyle 1
Minimum Lot Size: 2000m²
- RL2 Rural Lifestyle 2
Minimum Lot Size: 3000m²
- RL3 Rural Lifestyle 3
Minimum Lot Size: 4000m²
- RL4 Rural Lifestyle 4
Minimum Lot Size: 1 ha
- RL5 Rural Lifestyle 5
Minimum Lot Size: 3 ha



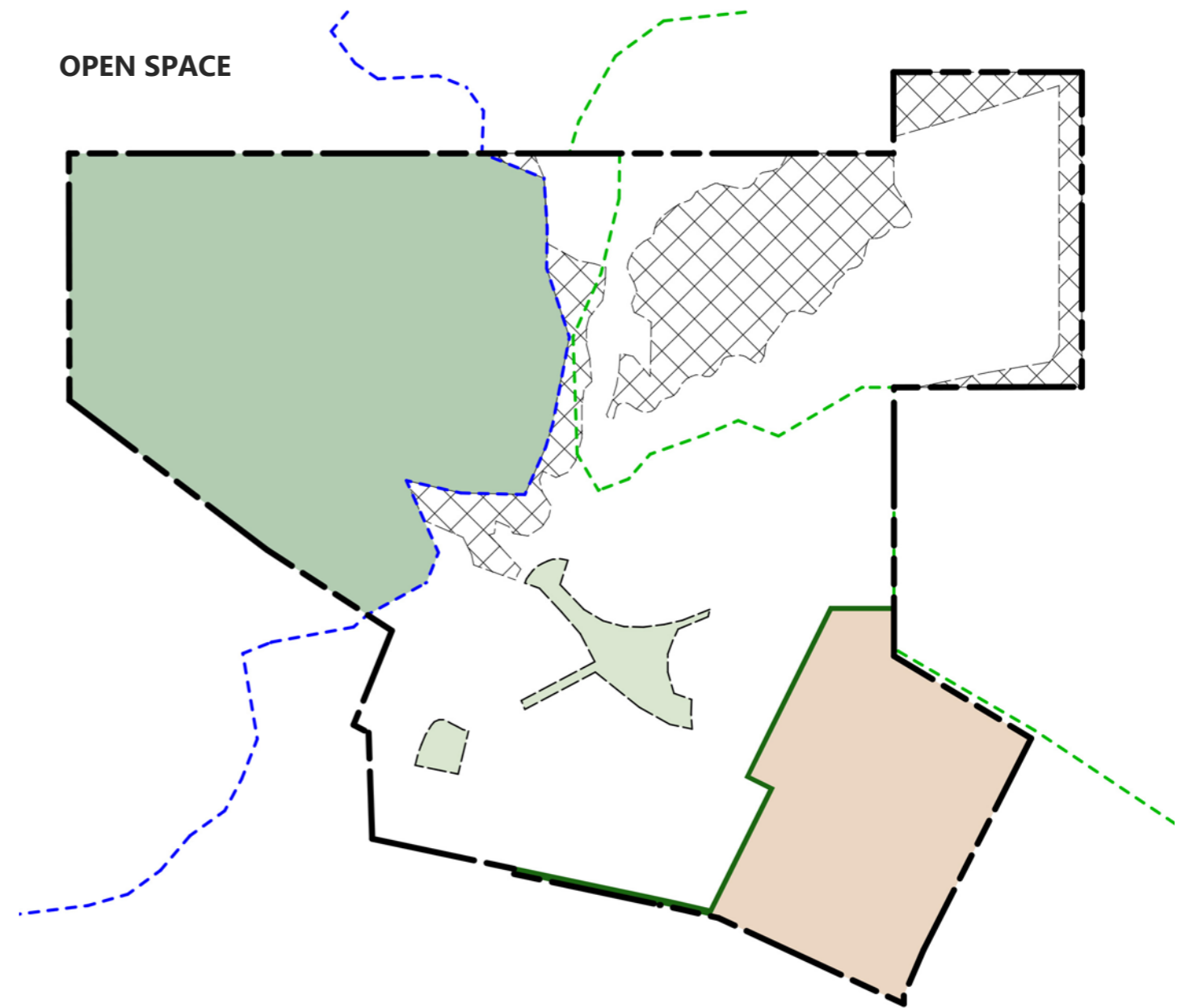
PRELIMINARY DEVELOPMENT

DIAGRAMS

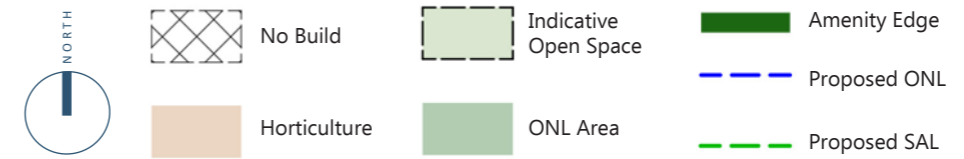
INDICATIVE CIRCULATION



OPEN SPACE



SCALE 1:12500 @A3





Shannon Farm Development | 144 Ripponvale Road

GRAPHIC SUPPLEMENT TO LANDSCAPE AND VISUAL ASSESSMENT

DOCUMENT INFORMATION

project

Shannon Farm Development

project no.

18065

address

144 Ripponvale Road

client

NZ Cherry Partnership Ltd.

status

For Lodgement

revision

0	20/05/2019
---	------------

reviewed by

AUTHOR:	AN
---------	----

CHECKED BY:	TM
-------------	----

document

GRAPHIC SUPPLEMENT TO ACCOMPANY LANDSCAPE AND VISUAL ASSESSMENT (A4 WRITTEN REPORT)

prepared by

ROUGH & MILNE LANDSCAPE ARCHITECTS LTD.

disclaimer

These plans and drawings have been produced as a result of information provided by the client and/or sourced by or provided to Rough and Milne Landscape Architects Limited (**r+m**) by a third party for the purposes of providing the services. No responsibility is taken by **r+m** for any liability or action arising from any incomplete or inaccurate information provided to **r+m** (whether from the client or a third party). These plans drawings are provided to the client for the benefit and use by the client and for the purpose for which it is intended.

© Rough and Milne Landscape Architects Limited 2018

CONTENTS

context

SHEET

4	Regional Context Map
5	Site Aerial Photograph
6	CODC Planning Context
7	CODC Planning Context
8	Site CODC Zone Overlay Plan
9	Site CODC Zone Overlay Photograph
10	Viewpoint Location Map

photographs

SHEET

11	Viewpoint 1 - View from Ripponvale Road
	Viewpoint 2 - View from Ord Road & SH6
	Viewpoint 3 - View from Ord Road
12	Viewpoint 4 - View from Ripponvale Road & SH6
	Viewpoint 5 - View from Bannockburn Road
	Viewpoint 6 - View from Bannockburn Road & Hall Road
13	Viewpoint 7 - View from Bannockburn Sluicing Track
	Viewpoint 8 - View from Felton Road
	Viewpoint 9 - View from SH8 Lookout
14	Viewpoint 10 - View from Burn Cottage Road

maps, plans & visuals

SHEET

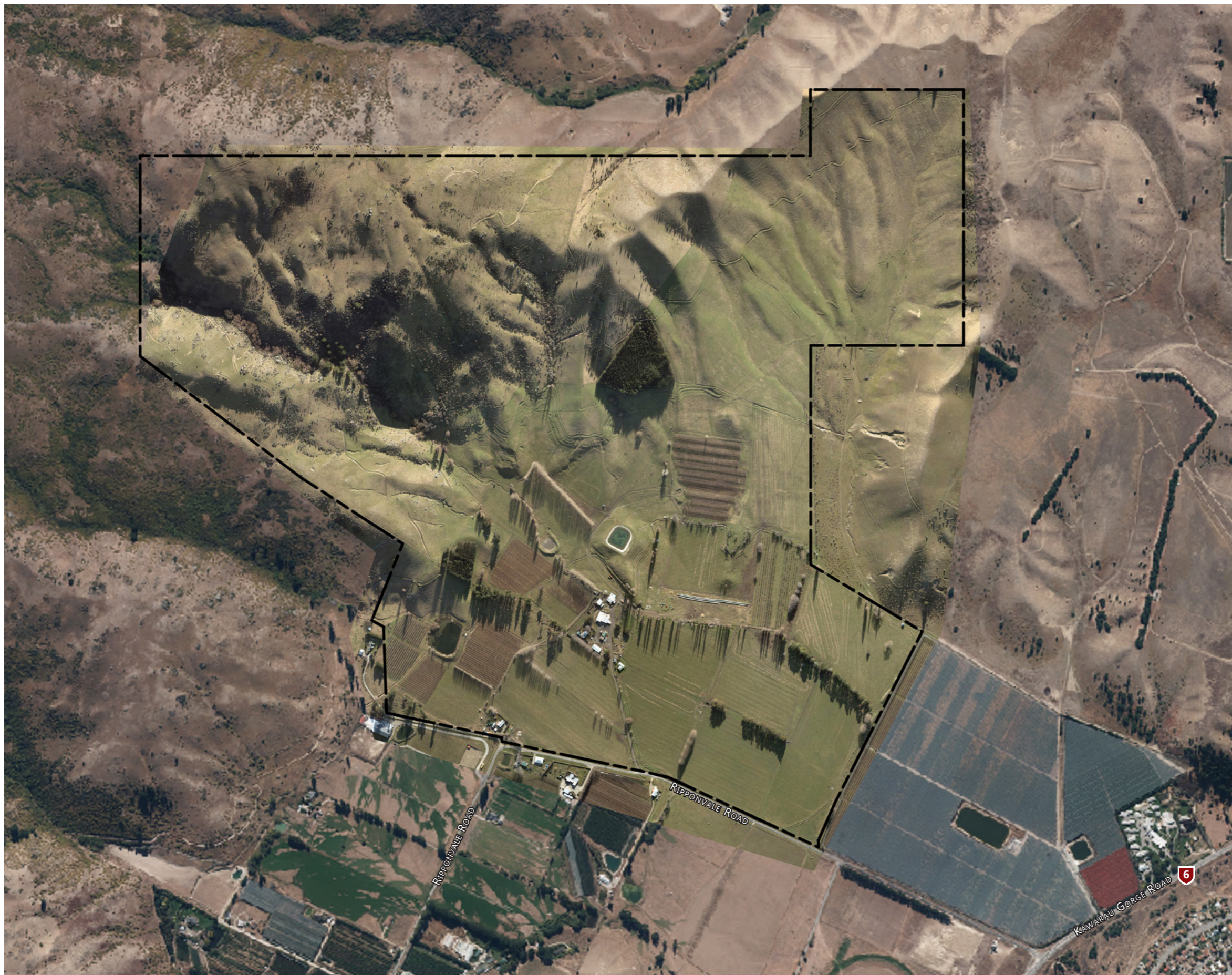
15	Site Land Cover Plan
16	Site Geology & Topographical Features Plan
17	Site Landscape Character Zones Plan
18	Structure Plan
19	Visualisations - Street Frontage & Entry
20	Visualisations - Community Park
21	Planting Strategy - Amenity Setback Ripponvale Road
22	Planting Strategy - Amenity Setback Cherry Orchard Block

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



Scale: 1:50,000 @ A3

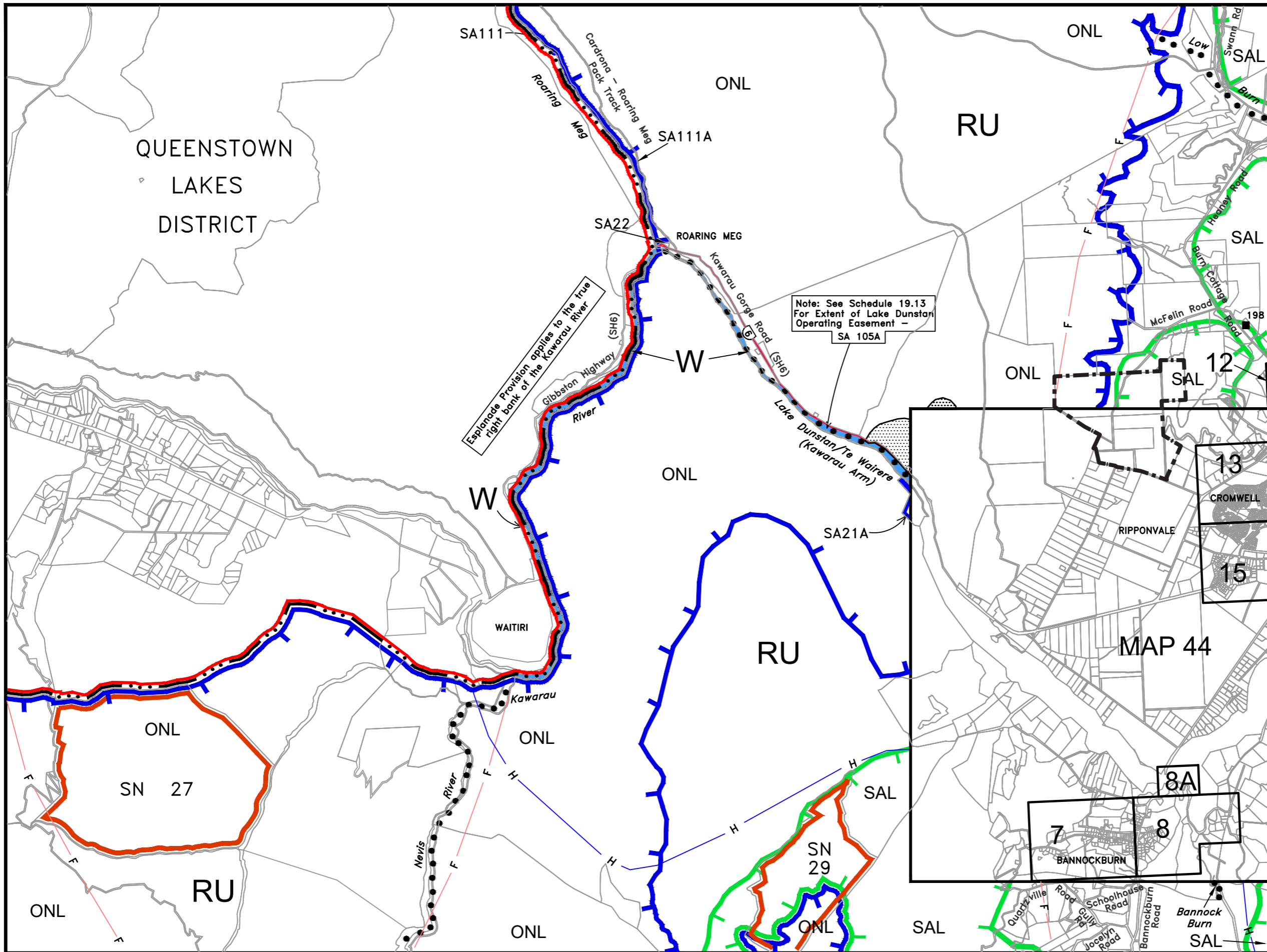




Scale: 1:10,000 @ A3

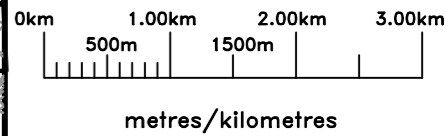
Site Aerial Photograph





LOCATION	ADJOINING MAPS						
	<table border="1"> <tr> <td>47</td> <td>48</td> </tr> <tr> <td>51</td> <td>52</td> </tr> <tr> <td>68</td> <td>56</td> </tr> </table>	47	48	51	52	68	56
47	48						
51	52						
68	56						
CENTRAL OTAGO DISTRICT							

Scale 1:60,000
(at A3)



Northpoint Vertical

See LEGEND for key to map notations

Amended: 15 July 2013

Publicly Notified : 18 July 1998

Amended by Decisions : 1 July 2000

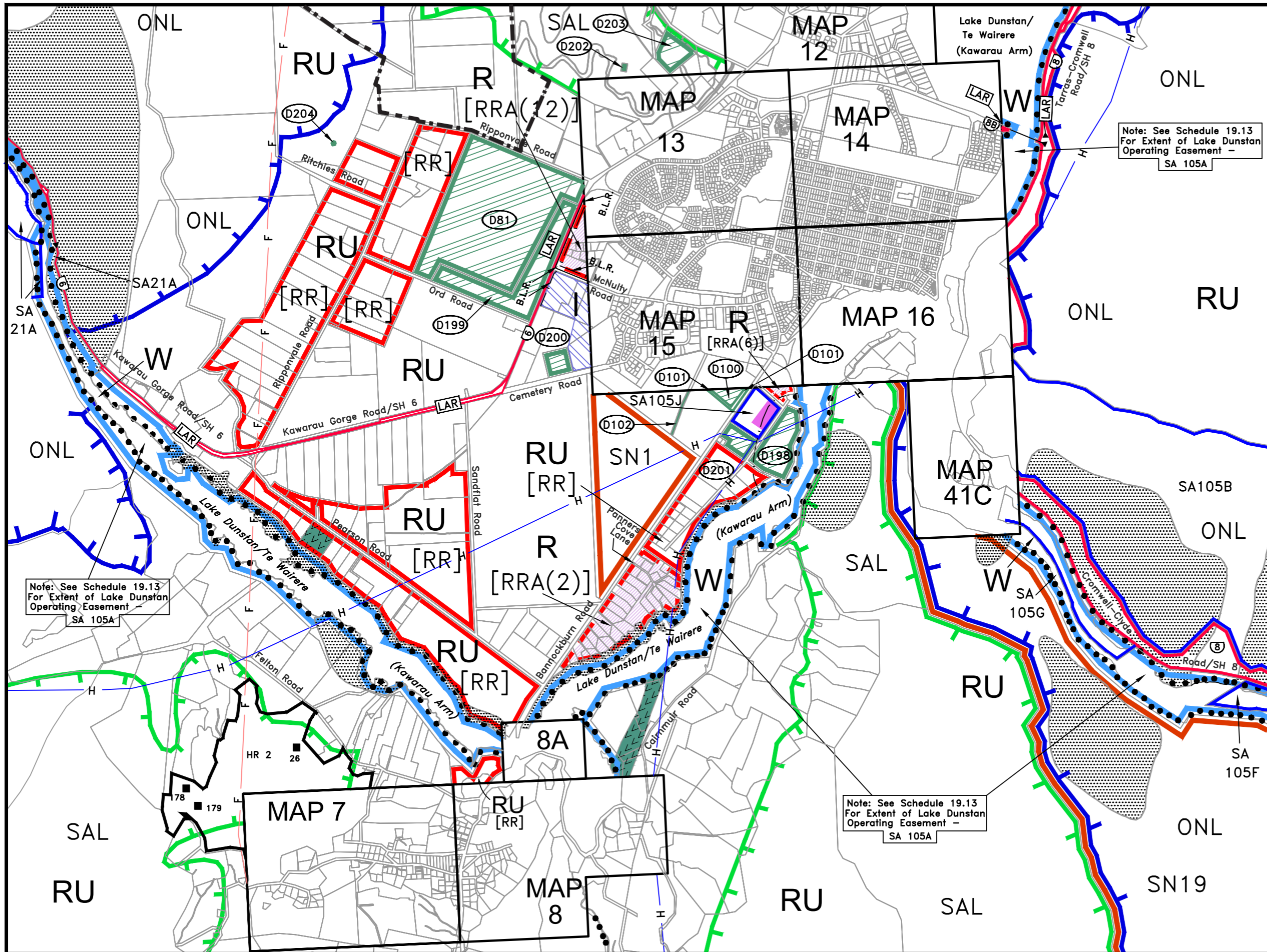
Operative Date : 1 April 2008

CENTRAL OTAGO DISTRICT PLAN

MAP 51

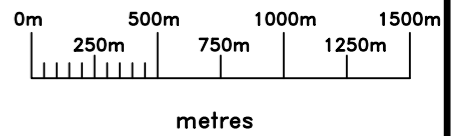
CODC Planning Context





LOCATION	ADJOINING MAPS
	51 44 52
CENTRAL OTAGO DISTRICT	68 56

Scale 1:30,000
(at A3)



See LEGEND for key to map notations

Amended: 10 July 2009
20 November 2009
15 July 2013
18 July 2014
20 July 2017

Publicly Notified : 18 July 1998

Amended by Decisions : 1 July 2000

Operative Date : 1 April 2008

CENTRAL OTAGO DISTRICT PLAN

MAP 44

CROMWELL ENVIRONS

CODC Planning Context





Scale: 1:10,000 @ A3

Site CODC Zone Overlay Plan





Scale: NTS

Site CODC Zone Overlay Photograph





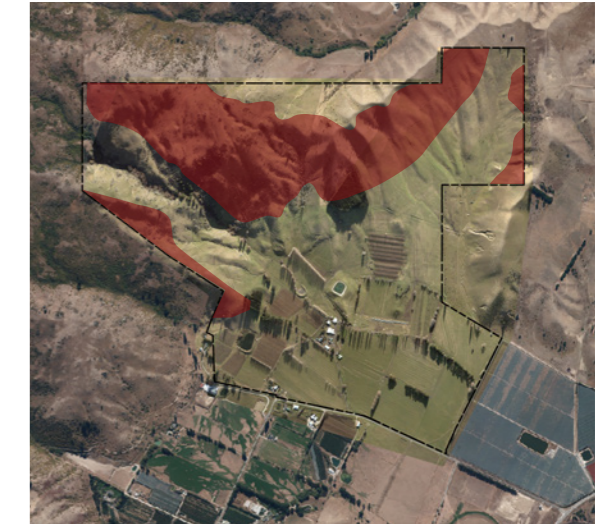
Scale: 1:50,000 @ A3

Viewpoint Location Map

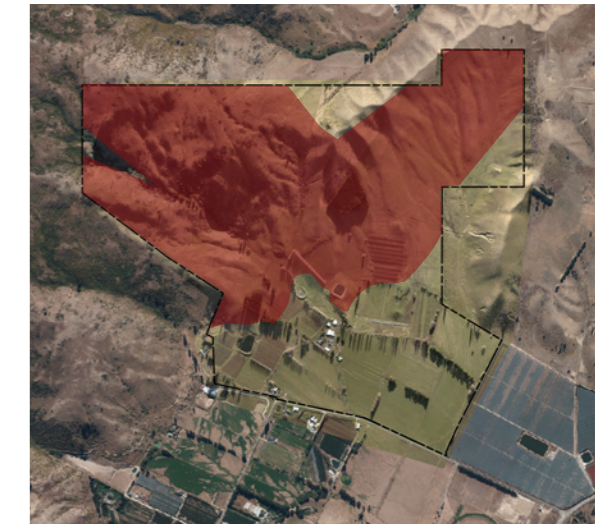




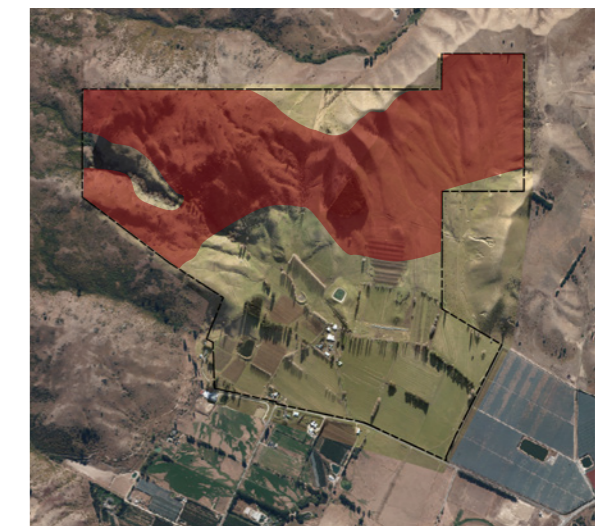
View 01: View toward site from Ripponvale Road.



View 02: View toward site from Ord Road near the intersection with Kawarau Gorge Road.



View 03: View toward site from Ord Road.



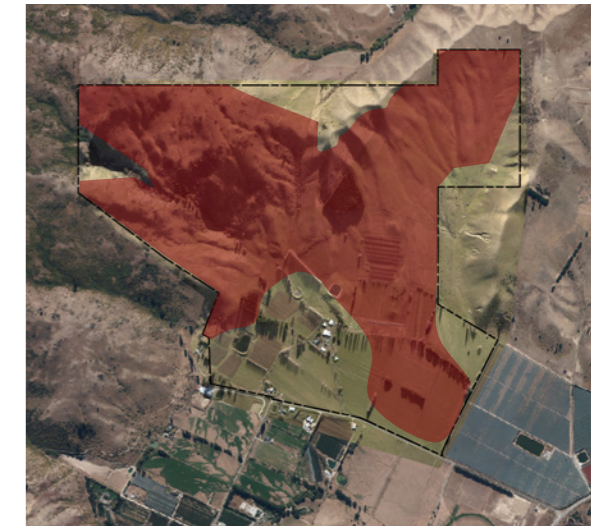
Viewpoint Photographs



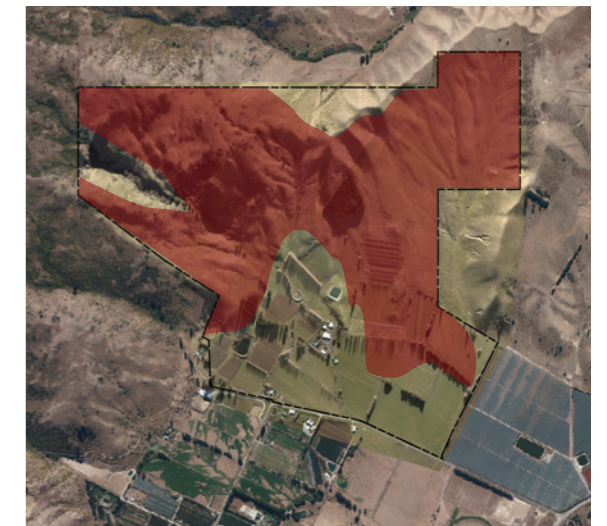
View 04 - View toward site from Ripponvale Road near the intersection with Kawarau Gorge Road.



View 05 - View toward site from Bannockburn Road.



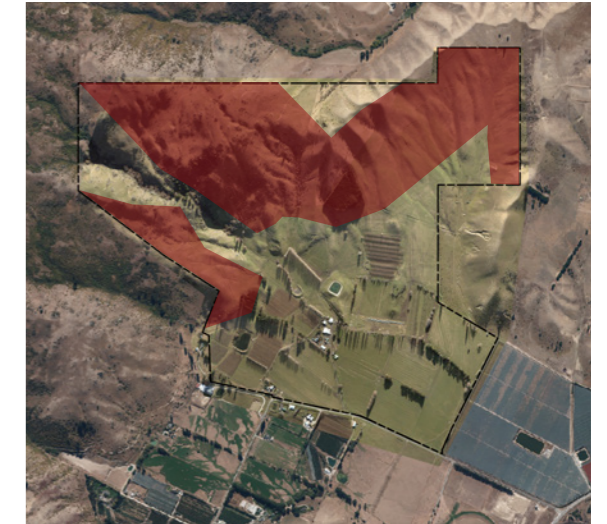
View 06 - View toward site from Bannockburn Road at the intersection with Hall Road.



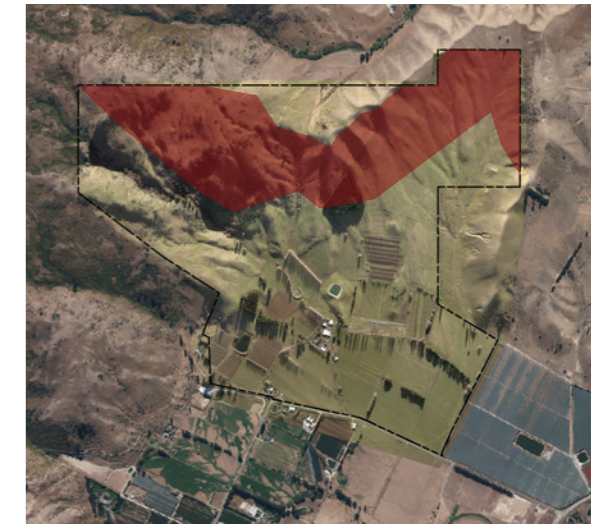
Viewpoint Photographs



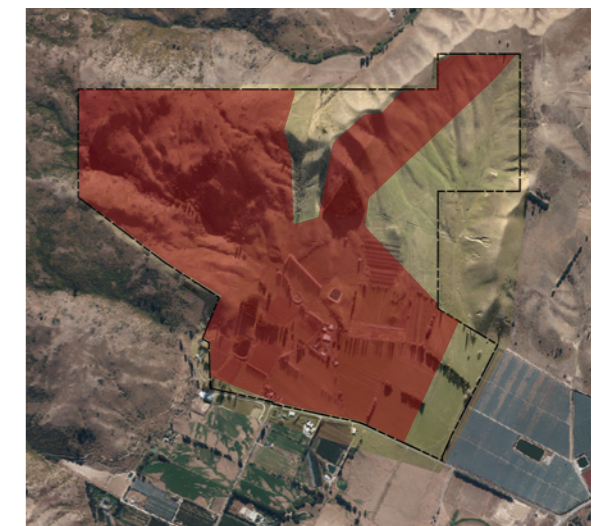
View 07 - View toward site from Bannockburn Sluicings track start off Felton Road.



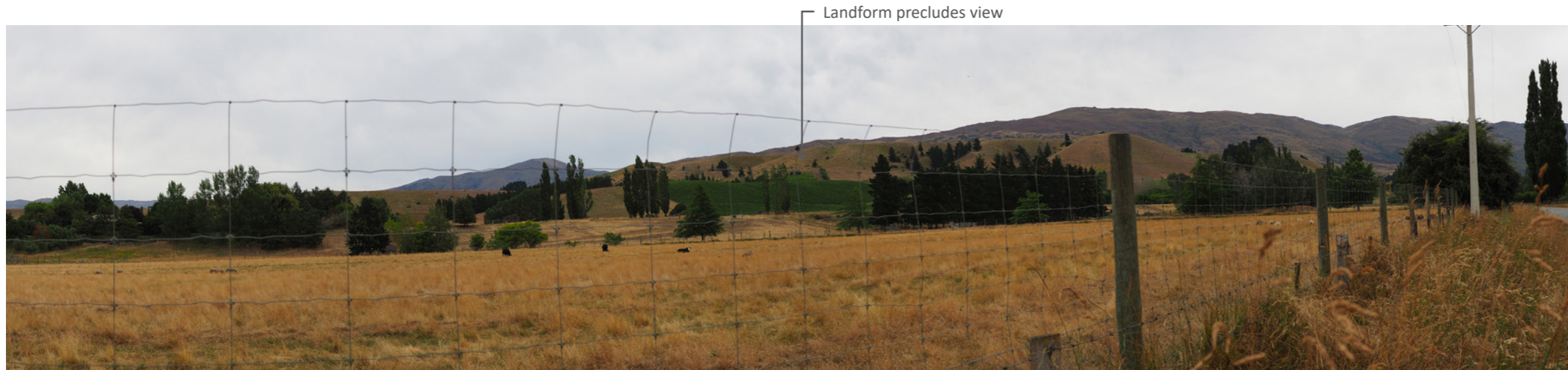
View 08 - View toward site from Felton Road.



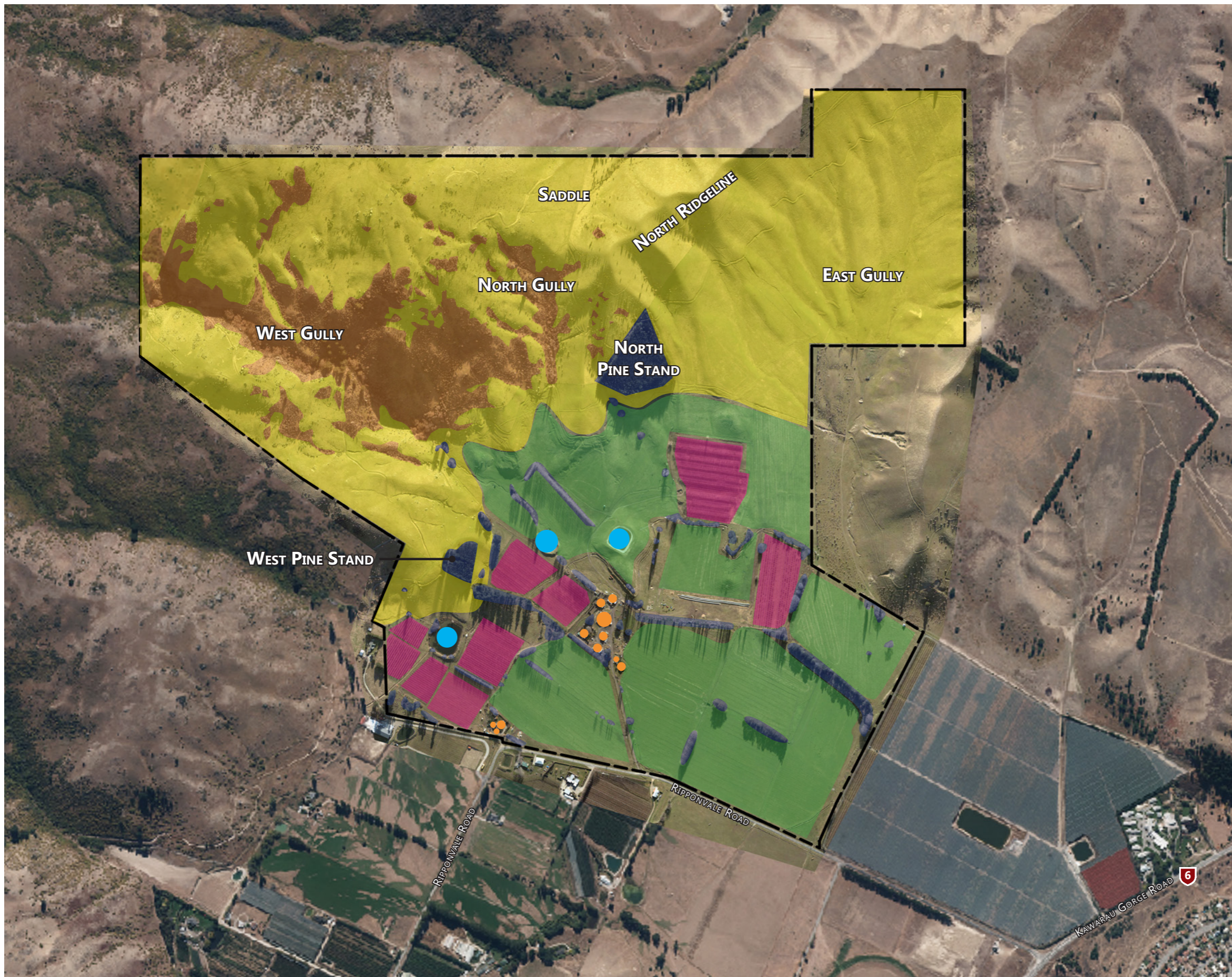
View 09 - View toward site from State Highway 8 lookout.



Viewpoint Photographs



View 10 - View toward site from Burn Cottage Road.

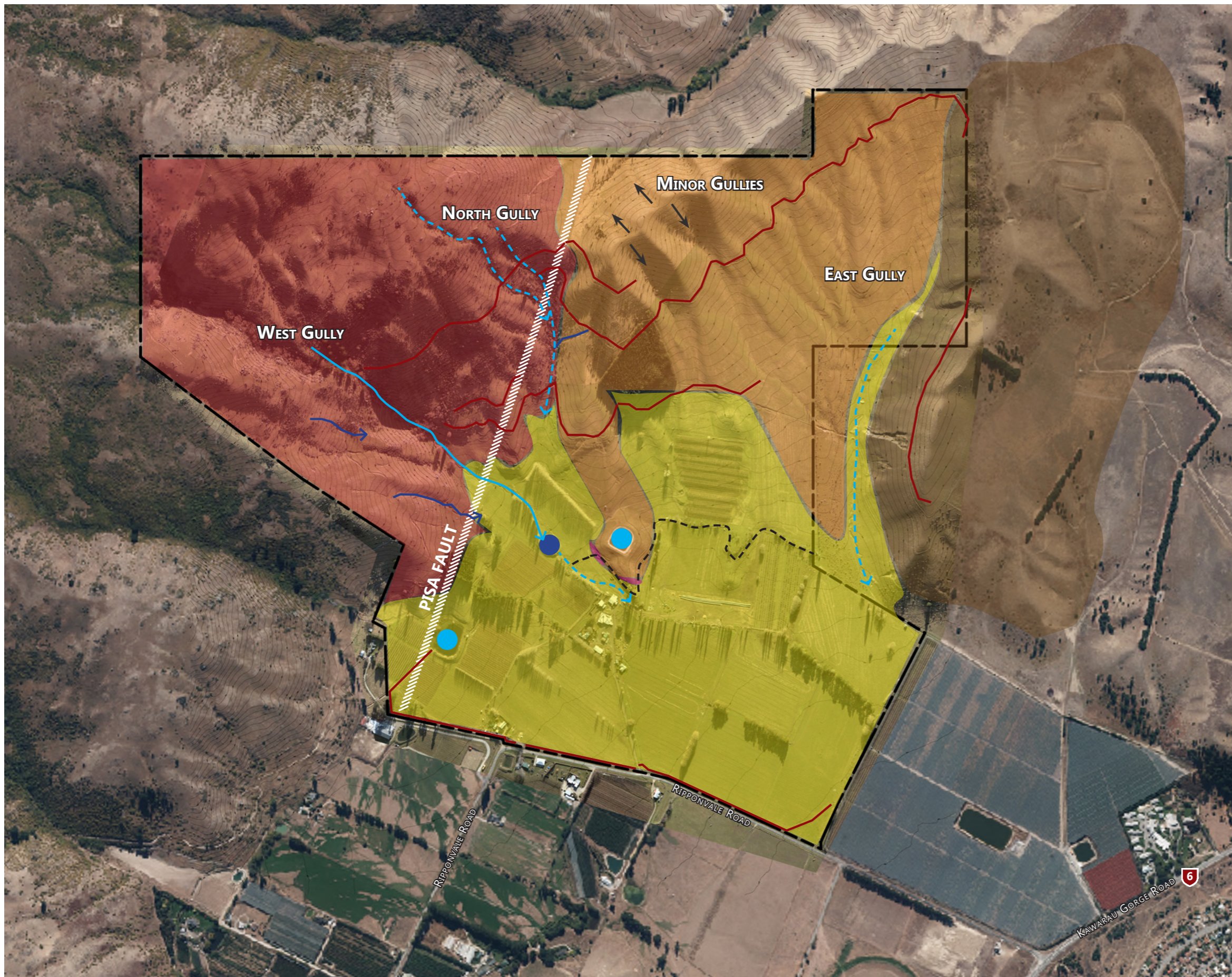


- Scrub and trees
- Grasses and trees
- Exotic trees
- Orchards
- Improved pasture farmland
- Irrigation Pond
- Existing Buildings

Scale: 1:10,000 @ A3

Site Land Cover Plan





- Schist Debris Landslide
- Early Quarternary Gravels
- Basal Quartz Gravels
- Alluvial Fan
- Outwash Gravel
- Gully Channel
- Gully Channel with Active Stream
- Ephemeral Gully (Water Race Blow-out)
- Irrigation Ponds
- Irrigation Pond (West Gully Catchment)
- Historical Miners' Race
- Water Races (Active and Inactive)

Scale: 1:10,000 @ A3

Site Geology & Topographical Features Plan

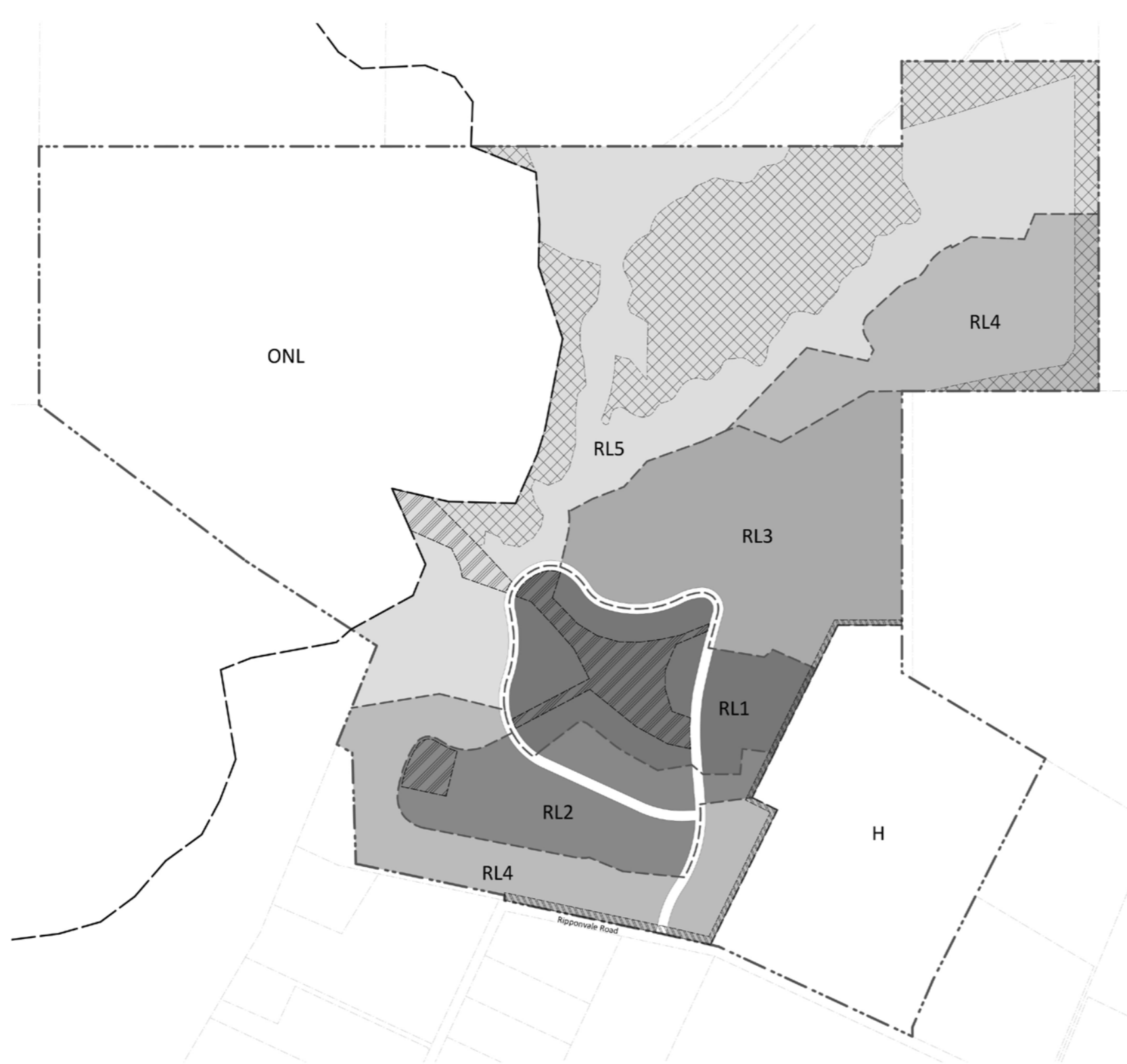




Scale: 1:10,000 @ A3

Site Landscape Character Zones Plan





-  Site Boundary
-  Activity Area
-  No Build Area
-  Indicative Open Space & Stormwater Corridor
-  Amenity Edge
-  Indicative Road Network
-  ONL Boundary

- RL1 - Rural Lifestyle 1
Minimum Lot size: 2000m²
- RL2 - Rural Lifestyle 2
Minimum Lot size: 3000m²
- RL3 - Rural Lifestyle 3
Minimum Lot size: 4000m²
- RL4 - Rural Lifestyle 4
Minimum Lot size: 1 ha
- RL5 - Rural Lifestyle 5
Minimum Lot size: 3 ha
- H - Horticulture Area
- ONL - Outstanding Natural Landscape

Scale: 1:10,000 @ A3

Site Structure Plan





Scale: NTS

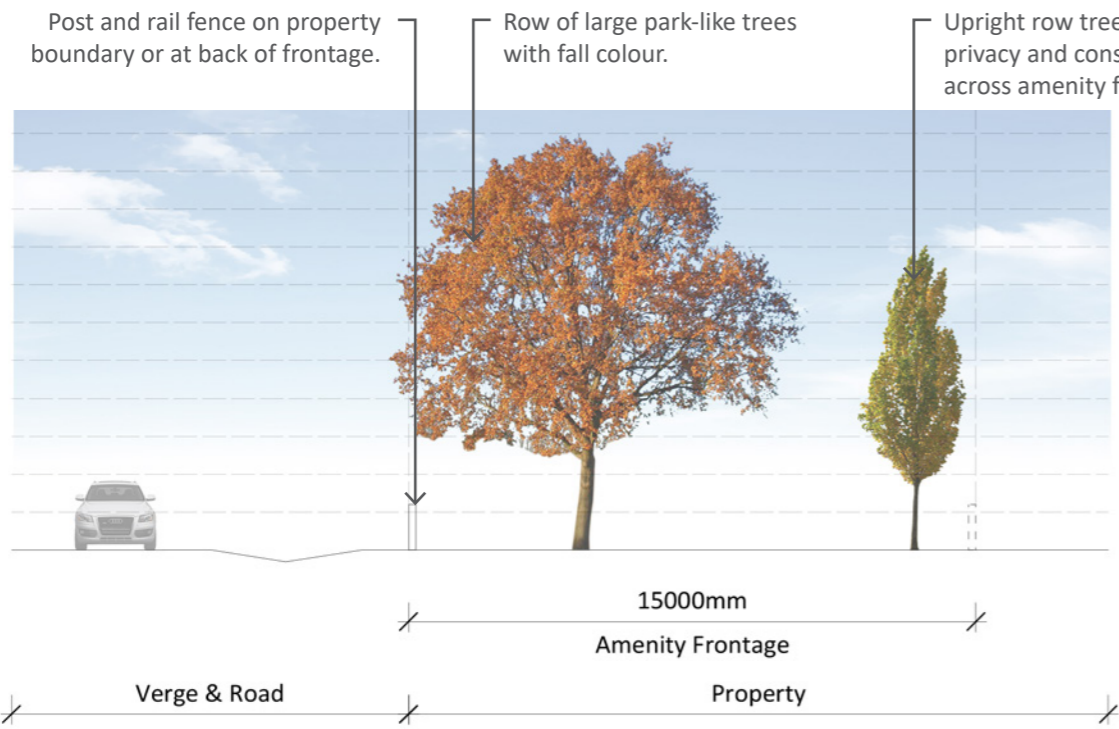
Visualisation - Site Entry



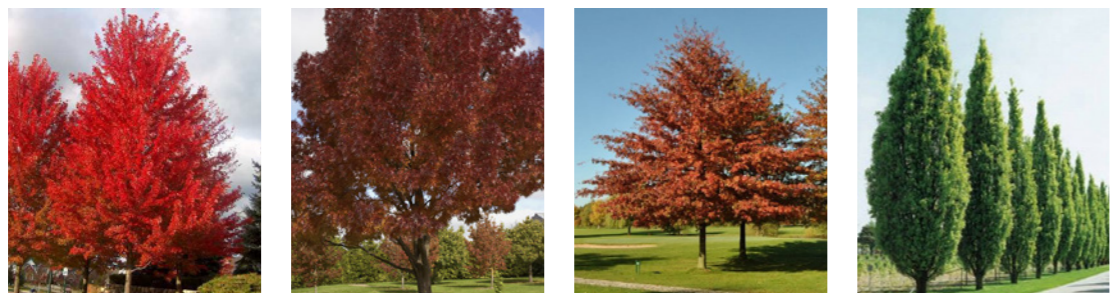


Scale: NTS



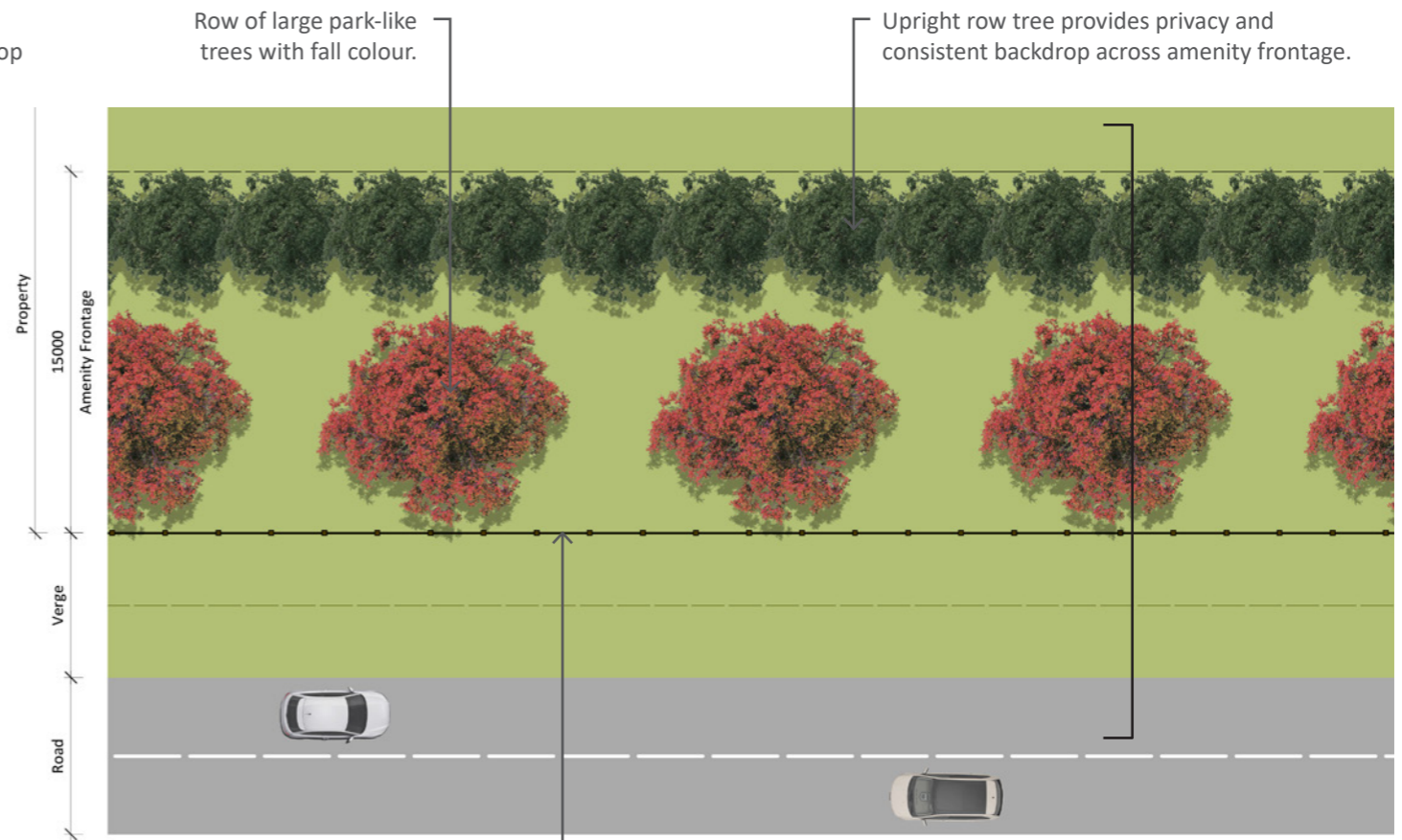


Amenity Frontage Typical Cross Section - 1:200sc



Autumn Blaze Maple Claret Ash Pin Oak Upright Oak or Tulip

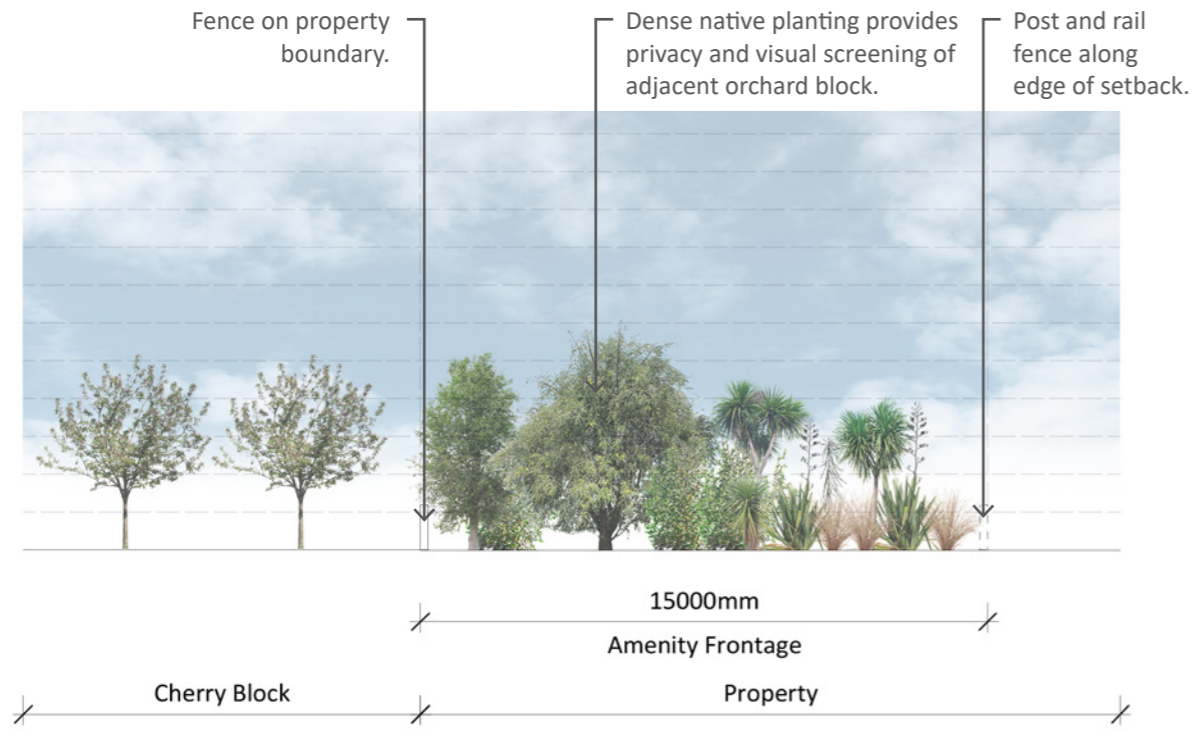
Indicative Plant Palette



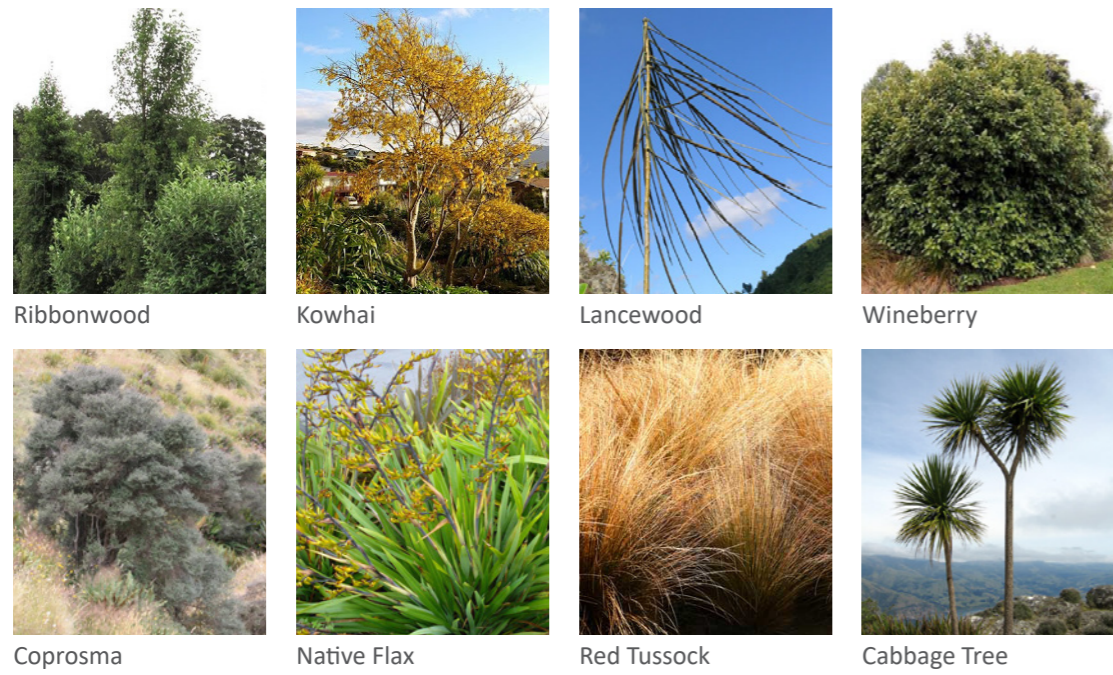
Post and rail fence on property boundary or at back of frontage.

Amenity Frontage Typical Plan - 1:300sc





Cherry Block Setback Typical Cross Section - 1:200sc



Indicative Plant Palette