



Proposed Subdivision - Terrace Street, Bannockburn  
Graphic Attachment to Landscape & Visual Assessment

15 January 2024

# Document Information

<b>Project</b>
Proposed Subdivision
<b>Address</b>
Terrace Street, Bannockburn, Otago
<b>Client</b>
Searell Jones Family Trusts
<b>Document</b>
Graphic Attachment to Landscape and Visual Assessment
<b>Status</b>
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<b>Revision</b>
0 For Review 15.01.2024
<b>Prepared By</b>
Rough Milne Mitchell Landscape Architects Ltd
Project Number: 20026
Author: Angie Nelson
Peer Reviewed: Tony Milne

## Disclaimer

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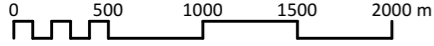
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# Regional Context Plan



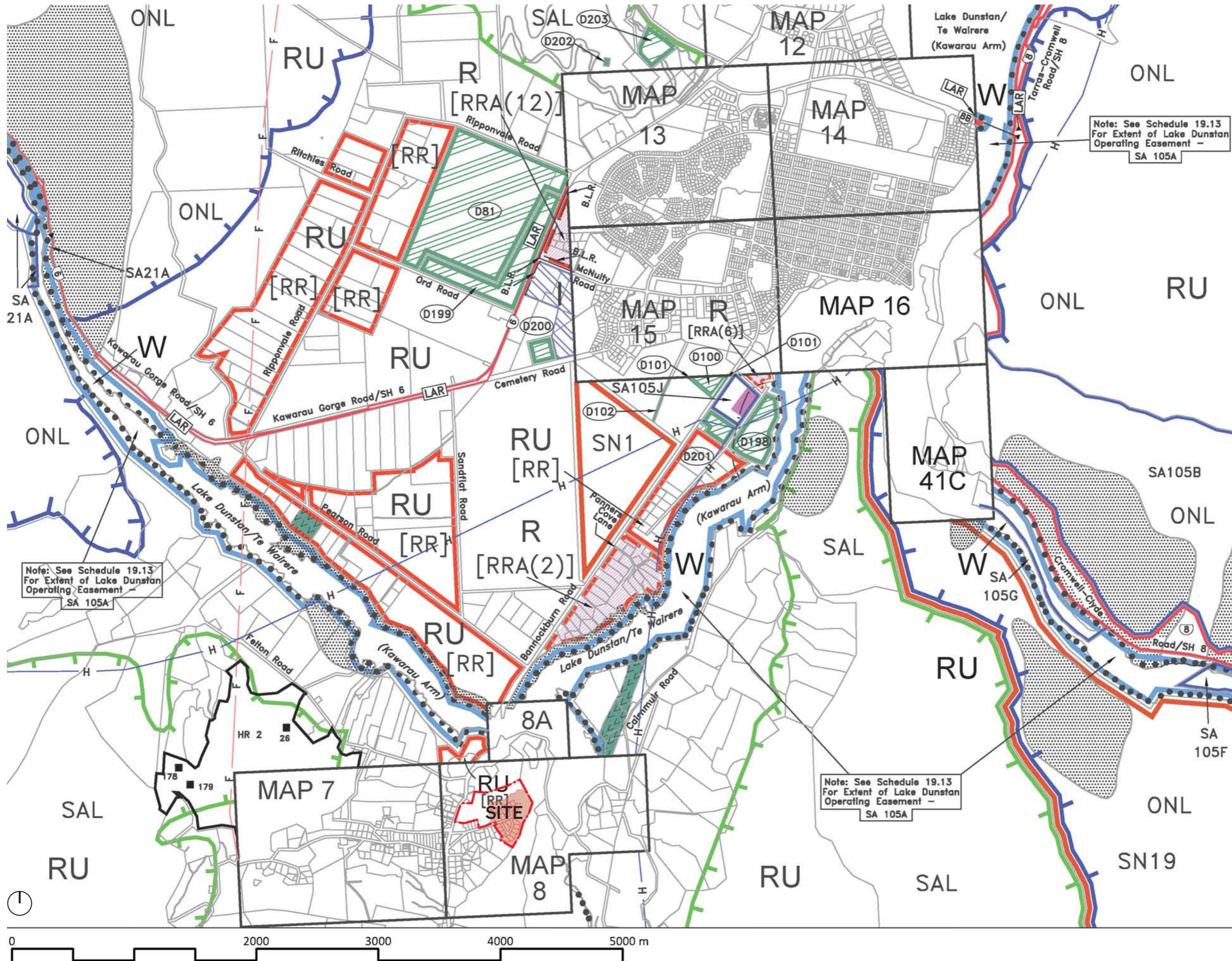
**Legend**

	Subdivision Site
	Overall Property Boundary



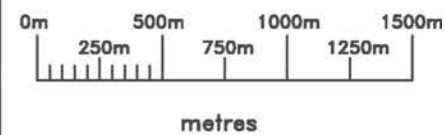
Scale: 1:45,000 @ A3  
Aerial Image - Land Information New Zealand (LINZ)

# Central Otago District Planning Map 44



LOCATION	ADJOINING MAPS
	51 <b>44</b> 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  
 8 October 2019

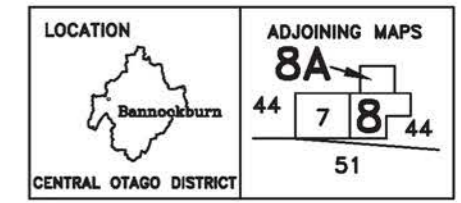
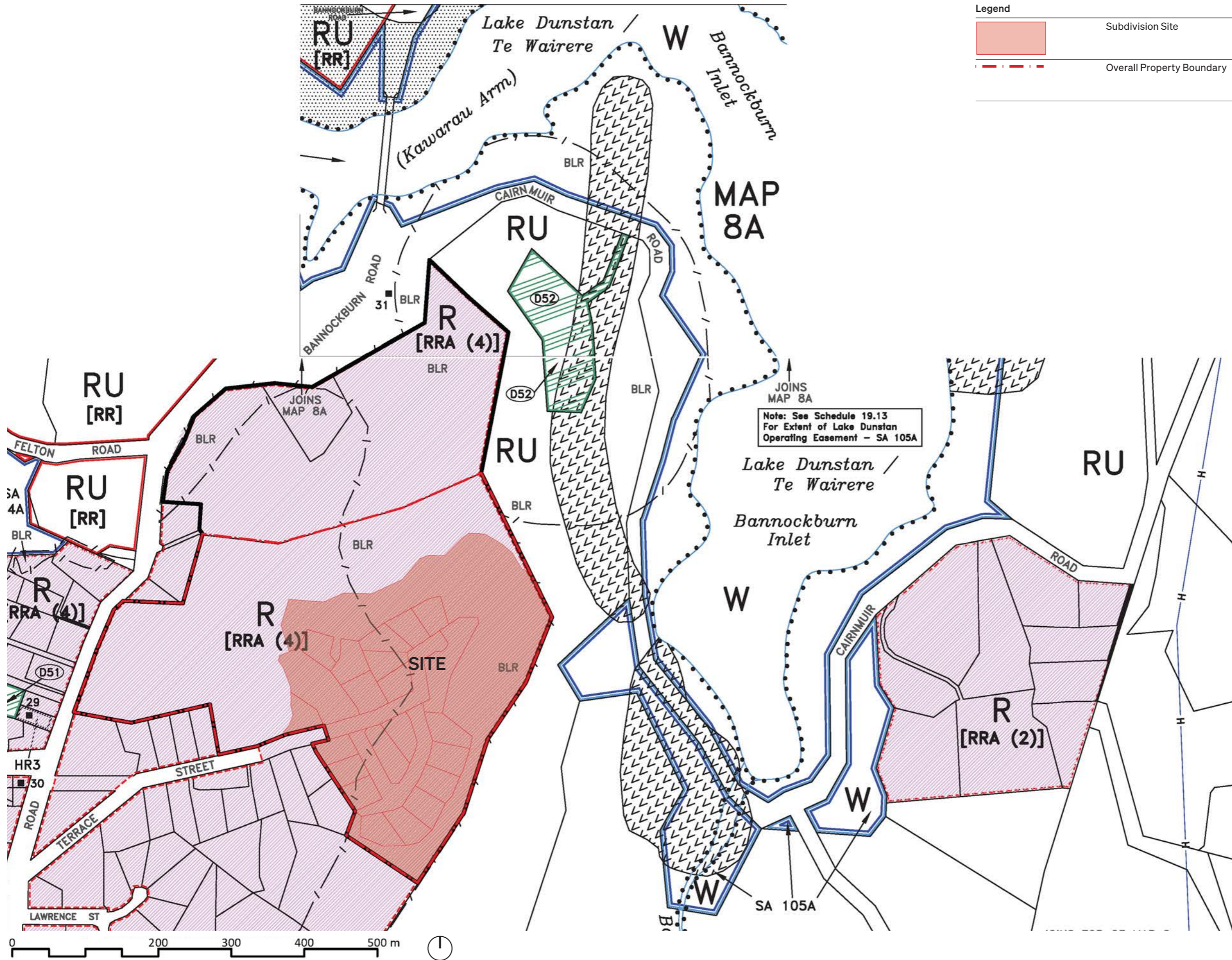
- Publicly Notified : 18 July 1998  
 Amended by Decisions : 1 July 2000  
 Operative Date : 1 April 2008

CENTRAL OTAGO DISTRICT PLAN

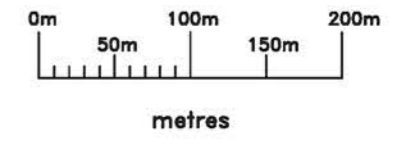
## MAP 44

CROMWELL ENVIRONS

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



Scale 1: 5000  
( at A3 )



Northpoint Vertical

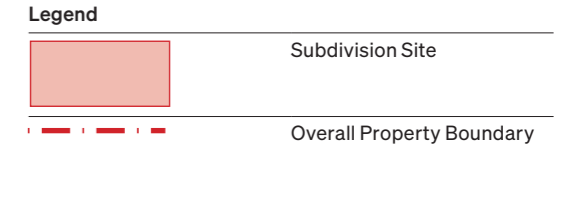
See LEGEND for key to map notations

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

CENTRAL OTAGO DISTRICT PLAN

**MAPS 8 & 8A**  
**BANNOCKBURN**  
2 OF 2

# Site and Surronds

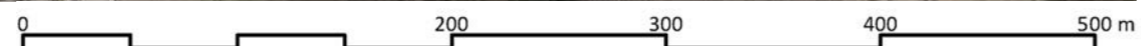


Scale: 1:7,000 @ A3  
 Aerial Image - Land Information New Zealand (LINZ)

# Site Topography



Scale: 1:3,500 @ A3

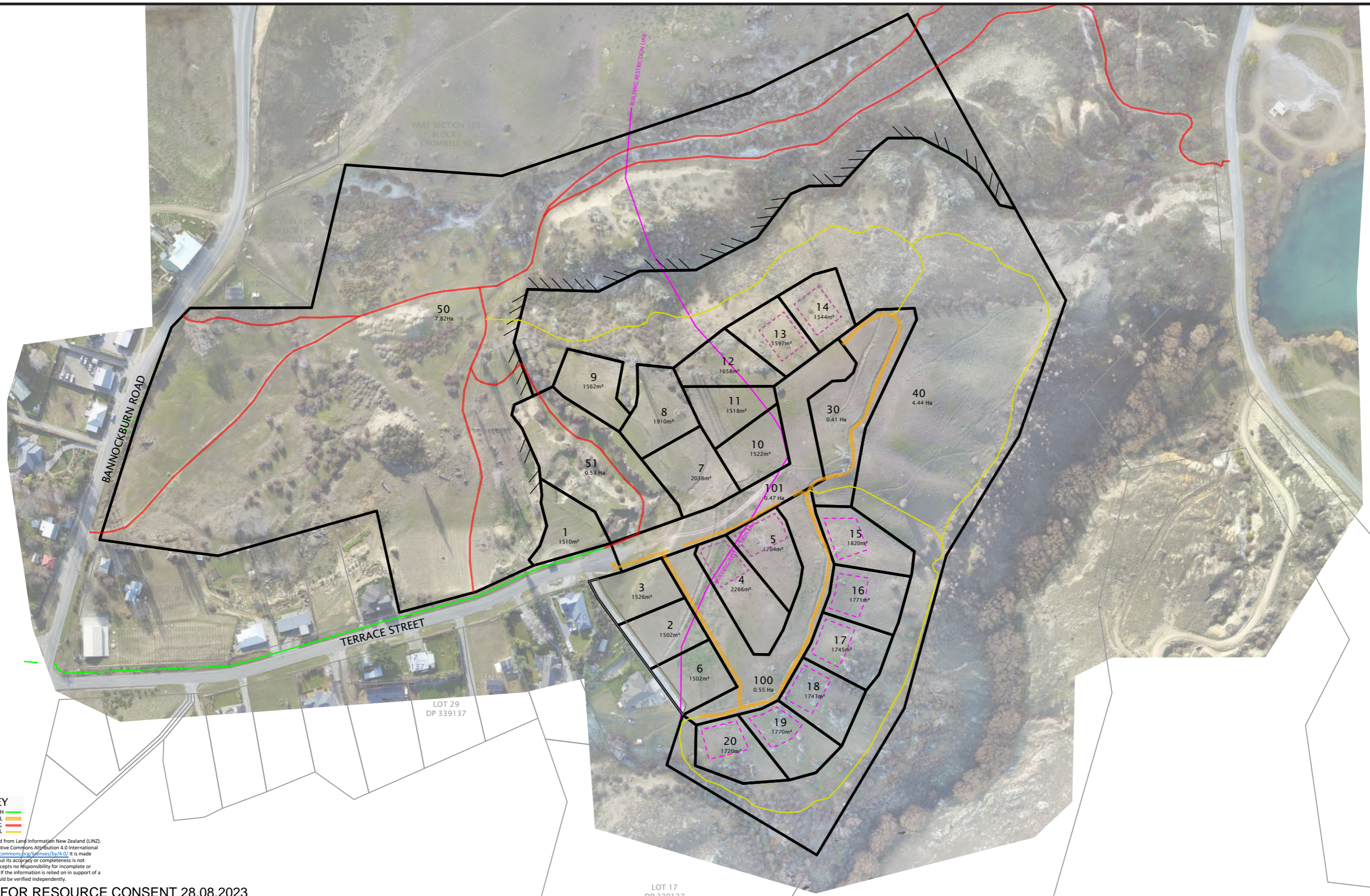


Aerial Image - Land Information New Zealand (LINZ)





# Proposed Subdivision Master Plan



**TRACK KEY**

- ASPHALT FOOTPATH
- NZCT G 1/2 GRAVEL
- INFORMAL EXISTING
- SINGLETRACK TRAIL

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ISSUED FOR RESOURCE CONSENT 28.08.2023



OFFICES IN CROMWELL, GORE, AND NEW PLYMOUTH - [www.landpro.co.nz](http://www.landpro.co.nz)

Client  
**JONES SEARELL FAMILY TRUST**

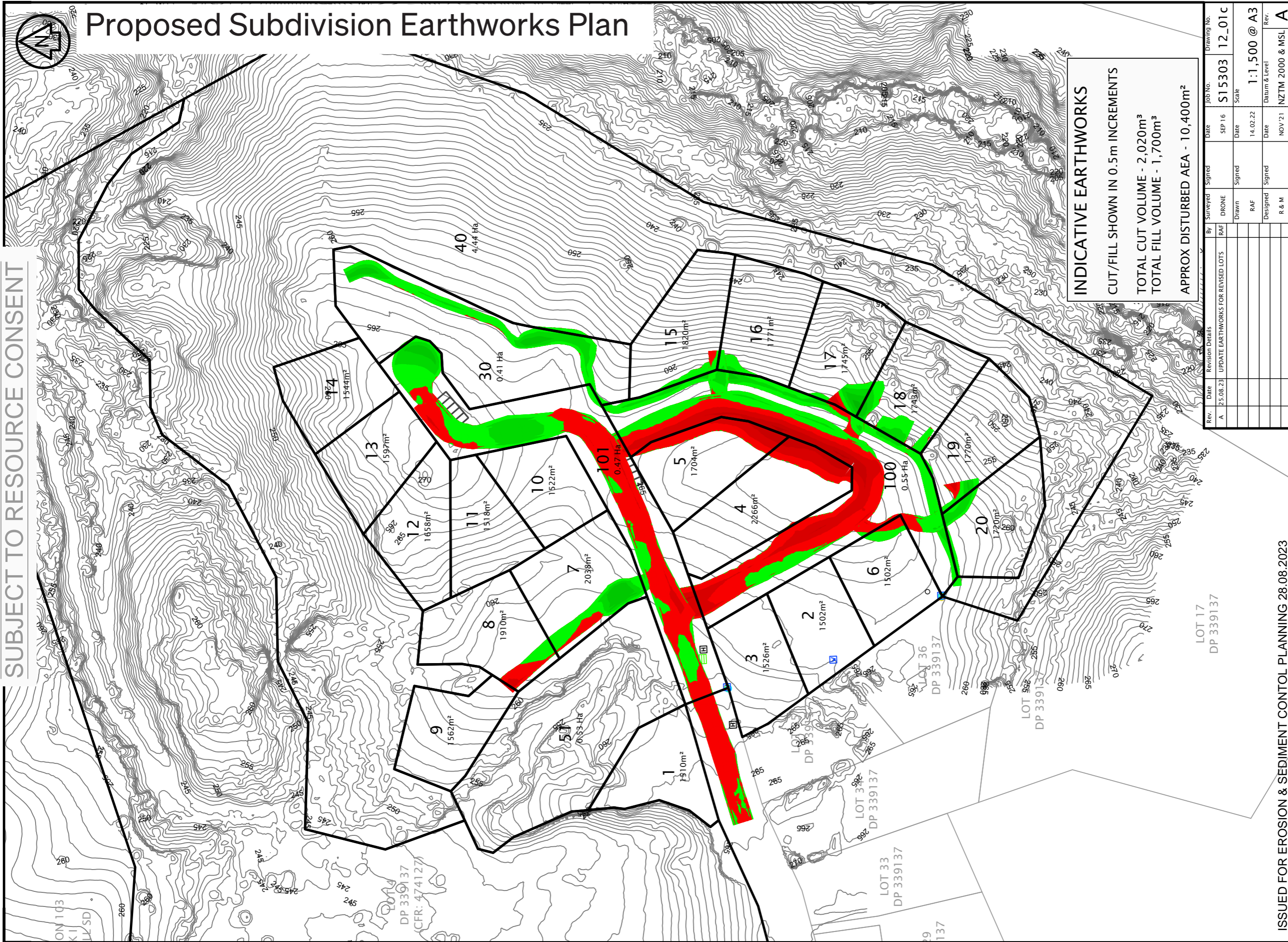
**NOTES**  
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**OVERVIEW: LOTS 1 - 20, 30, 40, 50, 51, 100 & 101  
 BEING PROPOSED SUBDIVISION OF LOT 4 DP 339137  
 TERRACE STREET, BANNOCKBURN**

Rev.	Date	Revision Details	By	Surveyed	Signed	Date	Job No.	Drawing No.
A	16.11.22	ADD BLR	RAF	DRONE		SEP 16	S15303	RC2_01
B	11.04.23	LOT 200 SPLIT INTO LOTS 30, 40 & 51	RAF	Drawn	Signed	Date	Scale	1:1,250 @ A1 1:2500 @ A3
C	25.08.23	ISSUE FOR CONSENT APPLICATION	RAF			19.07.22		
				Designed	Signed	Date	Datum & Level	Rev.
			RAF			12.07.22	NZTM 2000 & MSL	C

SUBJECT TO RESOURCE CONSENT

# Proposed Subdivision Earthworks Plan



**INDICATIVE EARTHWORKS**  
 CUT/FILL SHOWN IN 0.5m INCREMENTS  
 TOTAL CUT VOLUME - 2,020m<sup>3</sup>  
 TOTAL FILL VOLUME - 1,700m<sup>3</sup>  
 APPROX DISTURBED AREA - 10,400m<sup>2</sup>

Rev.	Date	Revision Details	By	Surveyed	Signed	Date	Job No.	Drawing No.
A	25.08.23	UPDATE EARTHWORKS FOR REVISED LOTS	RAF	DRONE		SEP 16	S15303	12_01C
				Drawn			Scale	
				RAF		14.02.22	1:1,500 @ A3	
				Designed			Datum & Level	
				R & M		NOV 21	NZTM 2000 & MSL	A

LOT 17  
DP 339137

ISSUED FOR EROSION & SEDIMENT CONTROL PLANNING 28.08.2023

Client  
**JONES SEARELL FAMILY TRUST**  
 NOTES  
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 - If this plan is being used as part of a sale and purchase agreement then it is done so on the basis that it is preliminary only, final dimensions and areas may vary on final survey



**INDICATIVE EARTHWORKS PLAN**  
**PROPOSED SUBDIVISION OF LOT 4 DP 339137**  
**TERRACE STREET, BANNOCKBURN**

# Proposed Subdivision Landscape Plan

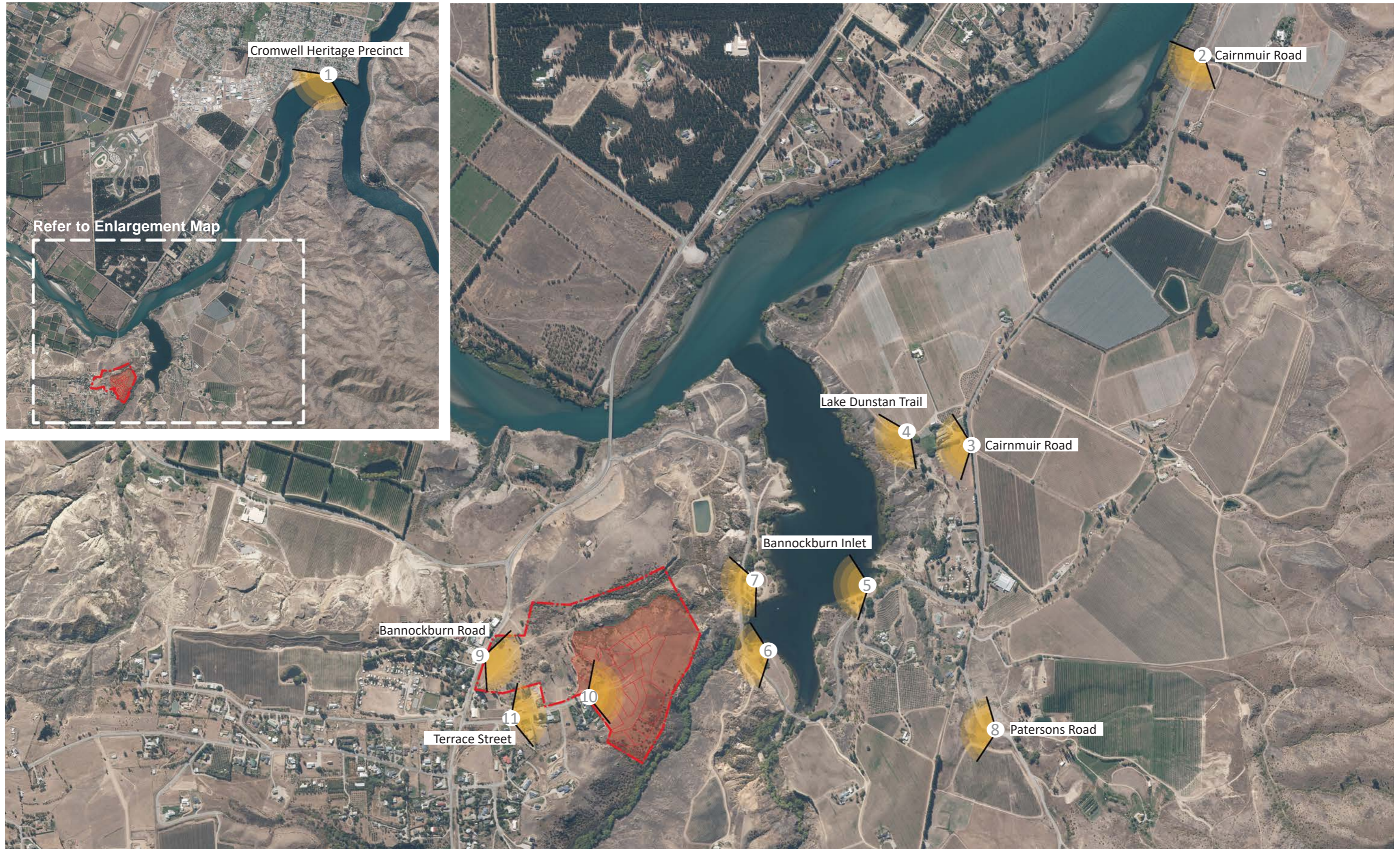


Legend	
	Rezoning Site
	Overall Property Boundary
	Building Line Restriction
	Residential Lot
	Building Platform
	Road Reserve
	Private Reserve
	Balance Lot
	Easement
	Road
	Proposed Paths
	Car Parking
	Proposed Mitigation Planting
	Street Trees Type 1
	Street Trees Type 2



Scale: 1:2,500 @ A3

# Viewpoint Locations Map



Scale:  
Inset Map 1:50,000 @ A3  
Enlargement Map 1:10,000 @ A3

Land Information New Zealand etc.

# Viewpoint Photographs



Viewpoint Photograph 1: Cromwell Heritage Precinct  
Date: 09 July 2020  
Time: Between 11:00 and 13:00  
Camera: Canon EOS 7D Mark II 30mm Focal Length



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

# Viewpoint Photographs



Viewpoint Photograph 3: Cairnmuir Road  
Date: 04 August 2020  
Time: Between 9:00 and 11:00  
Camera: Olympus Digital Camera



Viewpoint Photograph 4: Lake Dunstan Trail  
Date: 11 November 2021  
Time: Between 10:00 and 12:00  
Camera: iPhone

# Viewpoint Photographs



Viewpoint Photograph 5: Bannockburn Inlet  
Date: 09 July 2020  
Time: Between 13:00 and 15:00  
Camera: Canon EOS 7D Mark II 30mm Focal Length



Viewpoint Photograph 6: Bannockburn Inlet Recreation Reserve  
Date: 04 August 2020  
Time: Between 9:00 and 11:00  
Camera: Olympus Digital Camera

# Viewpoint Photographs



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



Viewpoint Photograph 8: Patersons Road  
Date: 04 August 2020  
Time: Between 9:00 and 11:00  
Camera: Olympus Digital Camera



# Viewpoint Photographs



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

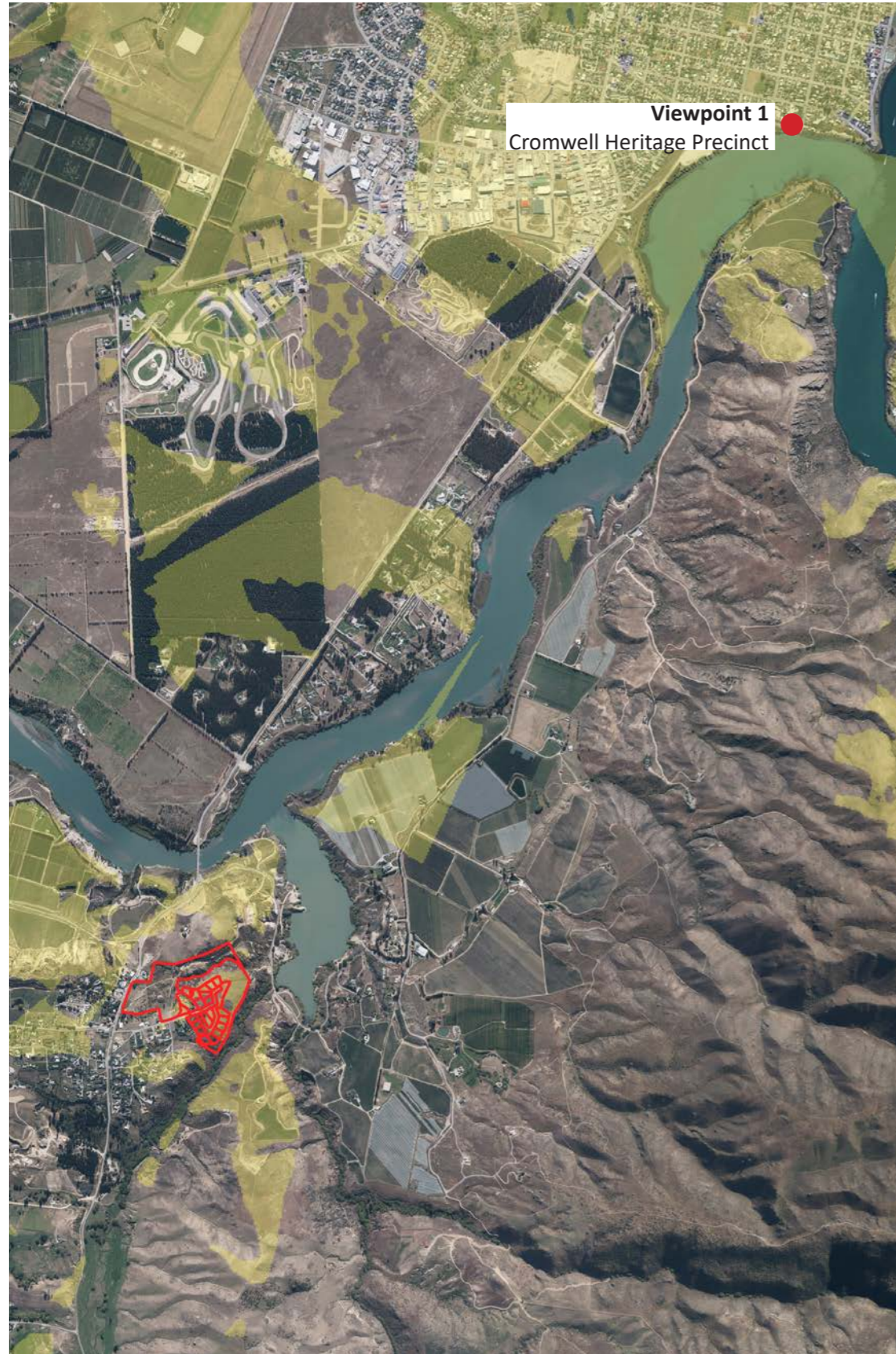


Viewpoint Photograph 10: Terrace Street  
Date: 10 April 2022  
Time: Between 13:00 and 15:00  
Camera: Olympus Digital Camera

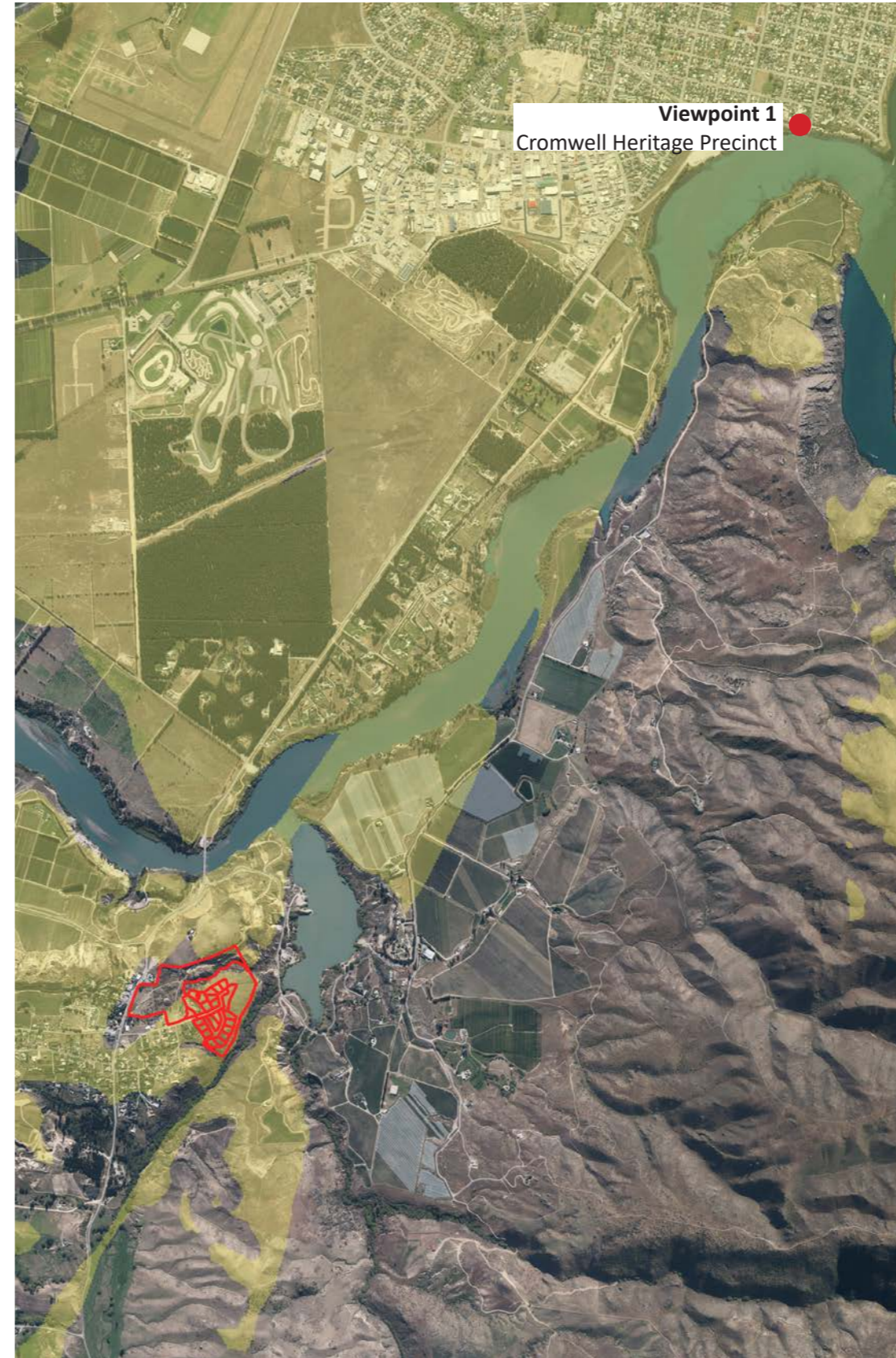


Viewpoint Photograph 11: Terrace Street  
Date: 18 March 2022  
Time: Between 10:00 and 12:00  
Camera: Olympus Digital Camera

# Zone of Theoretical Visibility (ZTV) Maps - Viewpoint 1



Visibility to ground level



Visibility to built form of 7.5m high

## LEGEND

- Property Boundary
- Visible areas from viewpoint

## Notes:

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

The highlighted areas are the areas visible from the given viewpoint either to ground level (image on the left) or to built form of 7.5m high (image on the right).

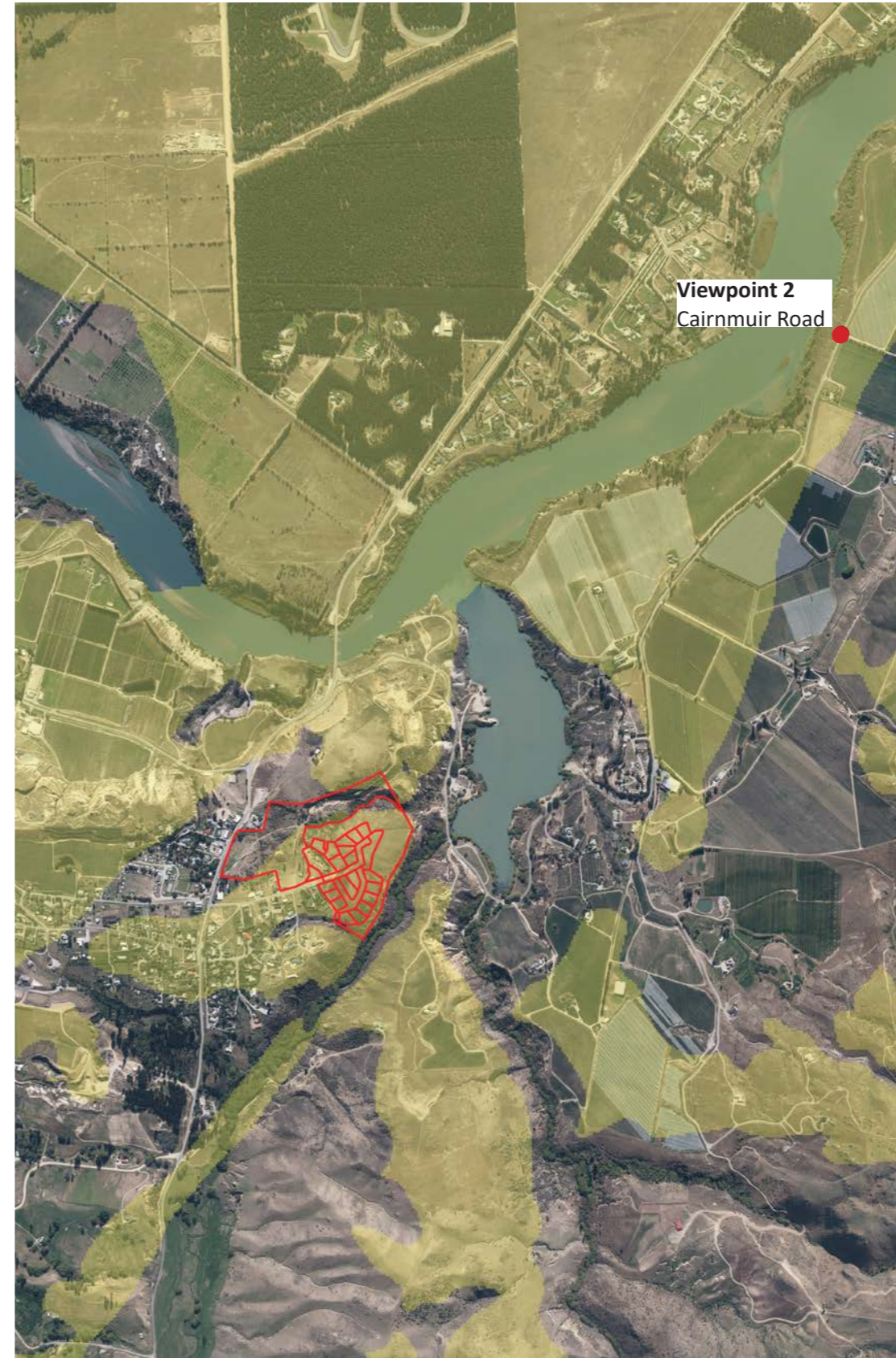
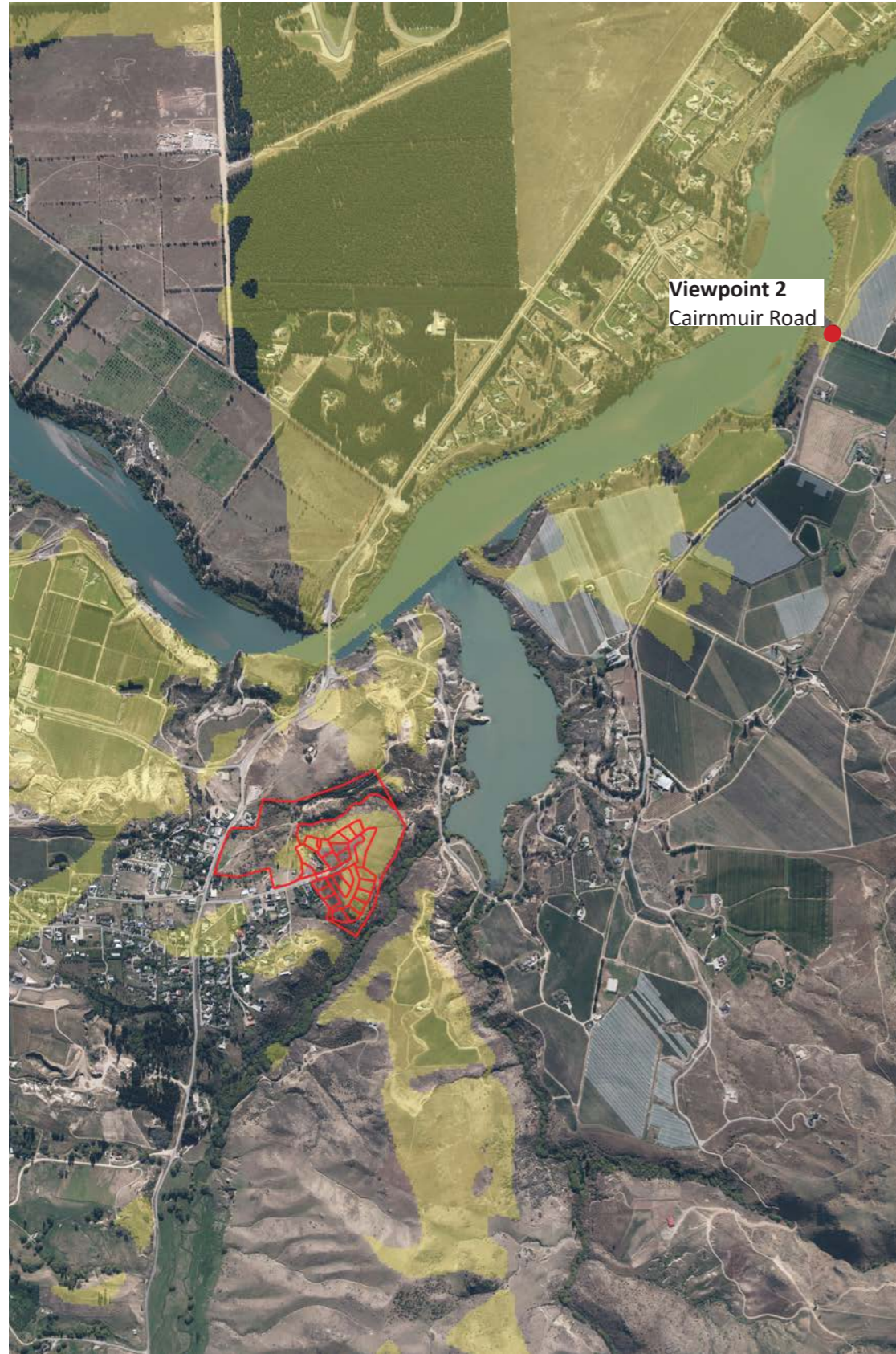
Visibility analysis calculation is based on 'bare earth' terrain model and does not account existing buildings, existing trees, atmospheric elements and other surface elements that may affect visibility at any point between the given viewpoints and the proposed development.

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

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



# Zone of Theoretical Visibility (ZTV) Maps - Viewpoint 2



## LEGEND

- Property Boundary
- Visible areas from viewpoint

## Notes:

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

The highlighted areas are the areas visible from the given viewpoint either to ground level (image on the left) or to built form of 7.5m high (image on the right).

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

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

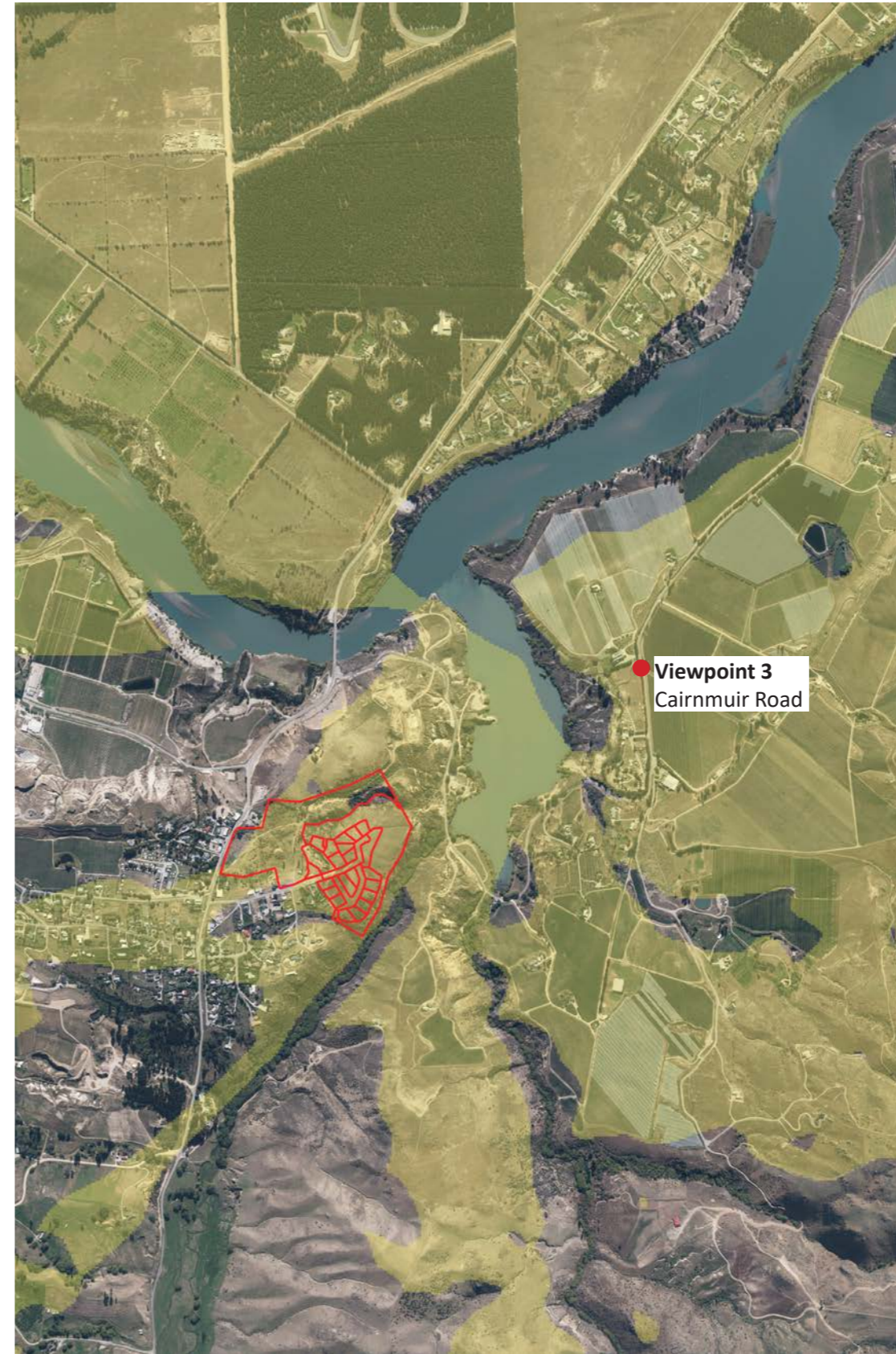
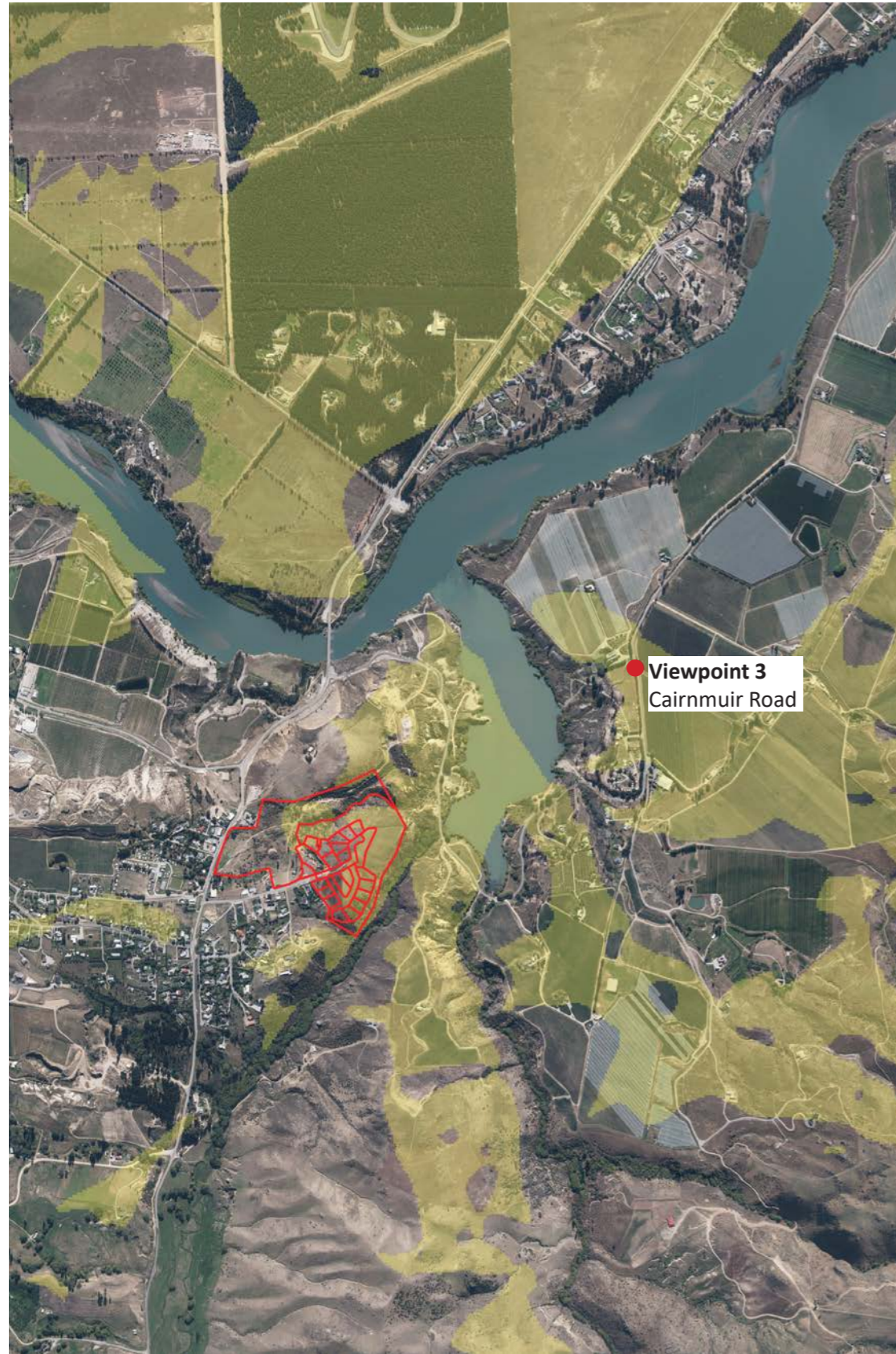
Maximum viewing range taking account of Earth's curvature is 5km.

Visibility to ground level

Visibility to built form of 7.5m high



# Zone of Theoretical Visibility (ZTV) Maps - Viewpoint 3



## LEGEND

- Property Boundary
- Visible areas from viewpoint

## Notes:

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

The highlighted areas are the areas visible from the given viewpoint either to ground level (image on the left) or to built form of 7.5m high (image on the right).

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

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

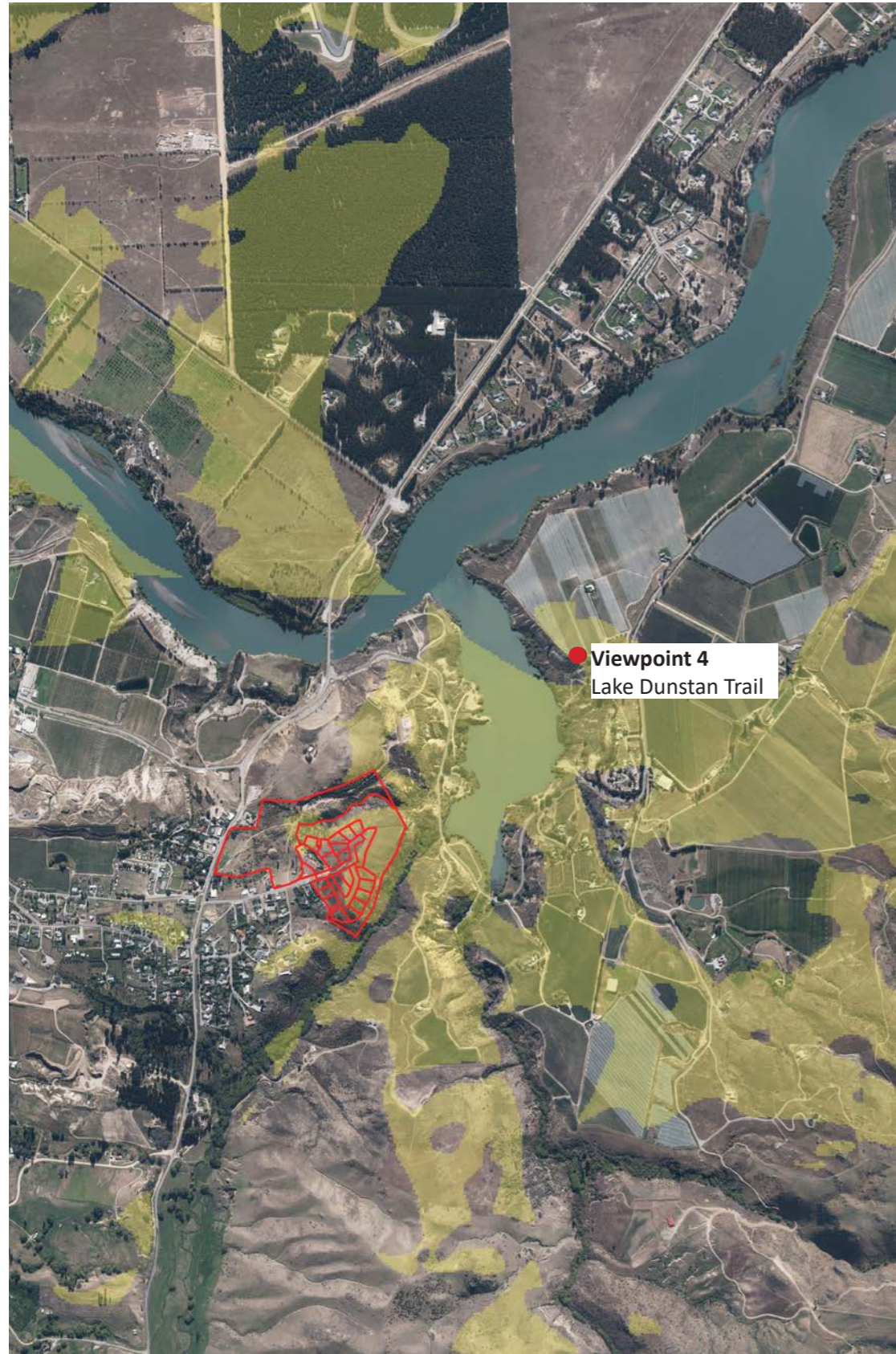
Maximum viewing range taking account of Earth's curvature is 5km.

Visibility to ground level

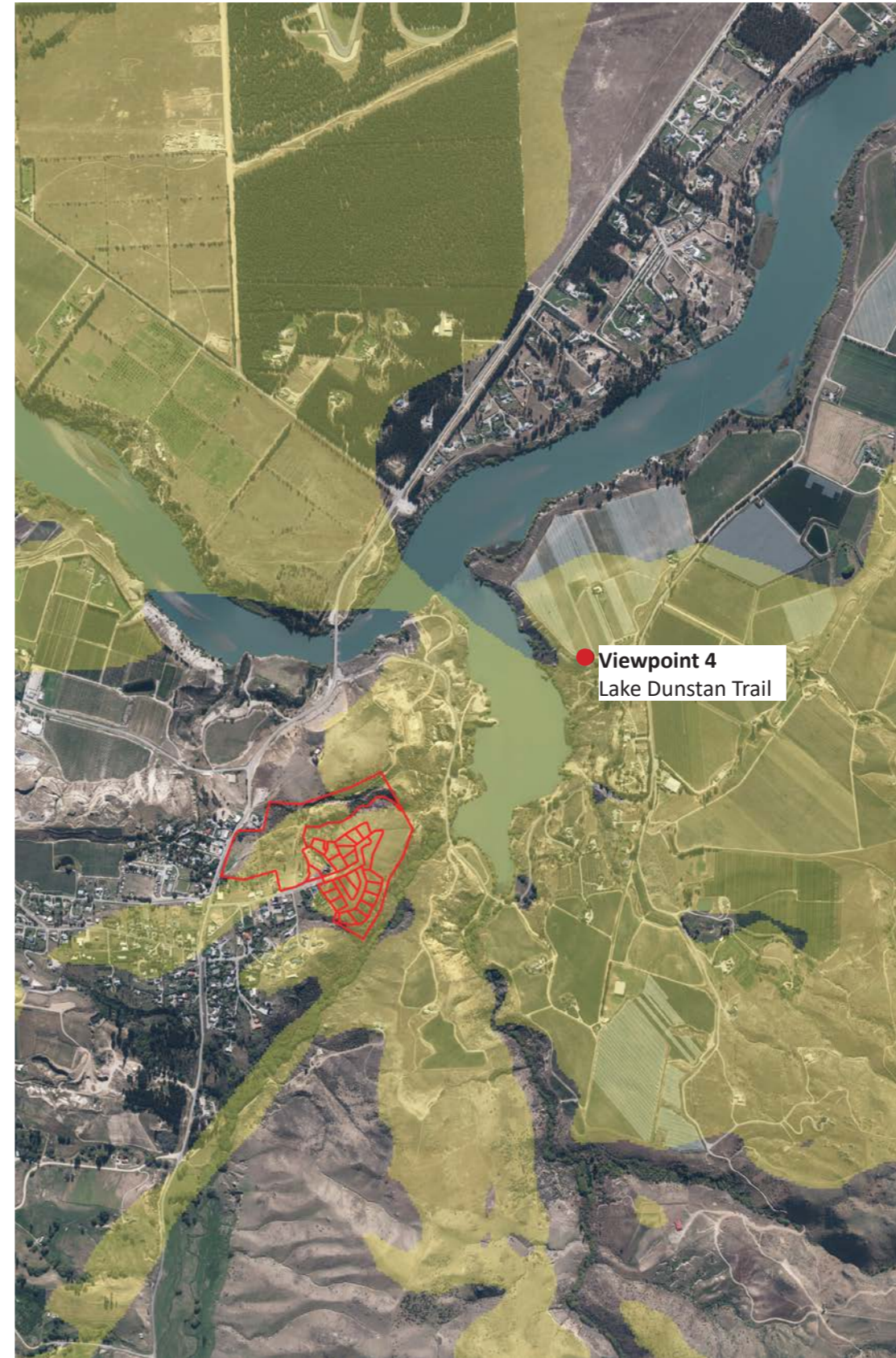
Visibility to built form of 7.5m high



# Zone of Theoretical Visibility (ZTV) Maps - Viewpoint 4



Visibility to ground level



Visibility to built form of 7.5m high

## LEGEND

- Property Boundary
- Visible areas from viewpoint

## Notes:

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

The highlighted areas are the areas visible from the given viewpoint either to ground level (image on the left) or to built form of 7.5m high (image on the right).

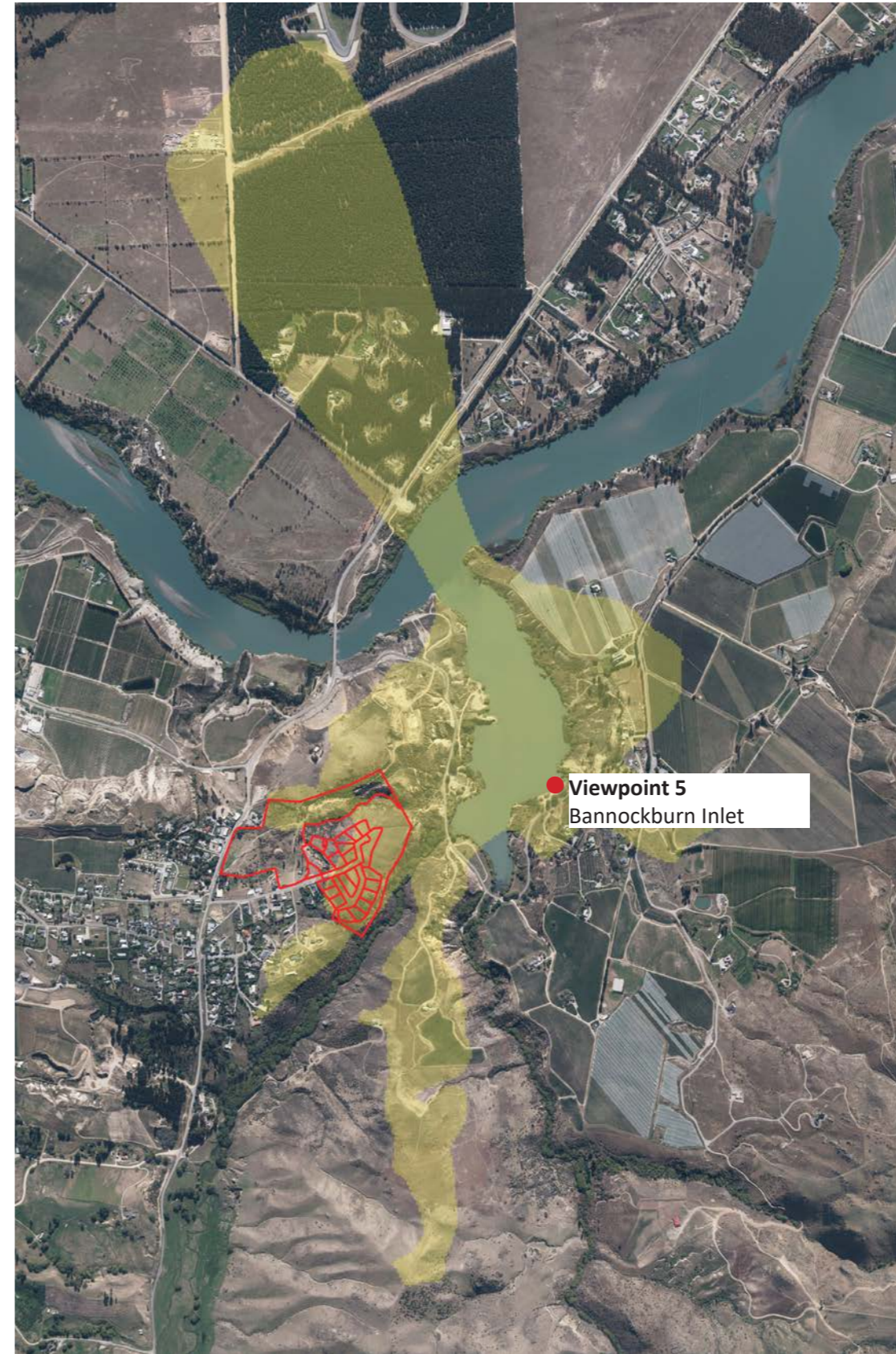
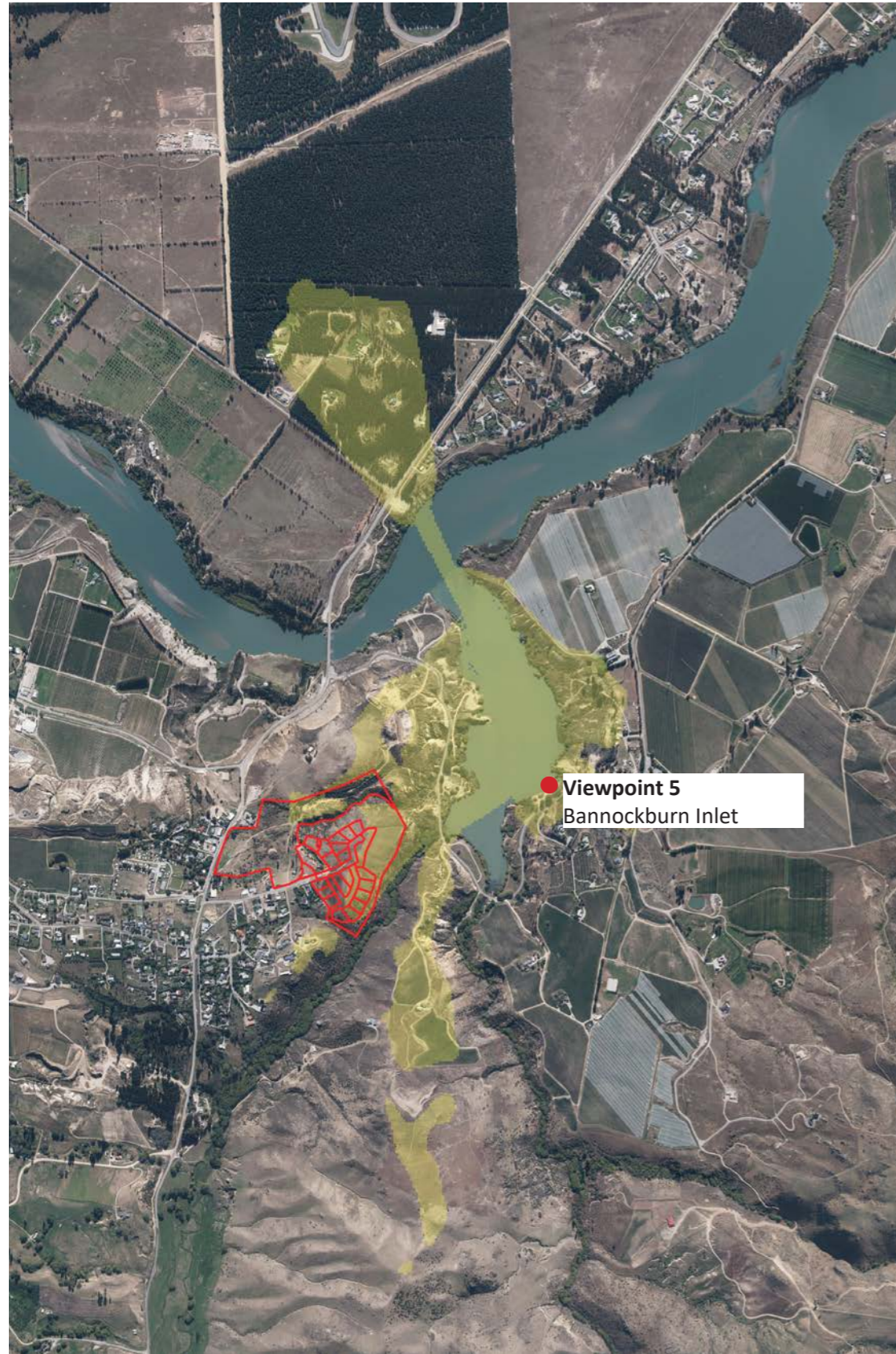
Visibility analysis calculation is based on 'bare earth' terrain model and does not account existing buildings, existing trees, atmospheric elements and other surface elements that may affect visibility at any point between the given viewpoints and the proposed development.

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

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



# Zone of Theoretical Visibility (ZTV) Maps - Viewpoint 5



**LEGEND**

- Property Boundary
- Visible areas from viewpoint

**Notes:**

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

The highlighted areas are the areas visible from the given viewpoint either to ground level (image on the left) or to built form of 7.5m high (image on the right).

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

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

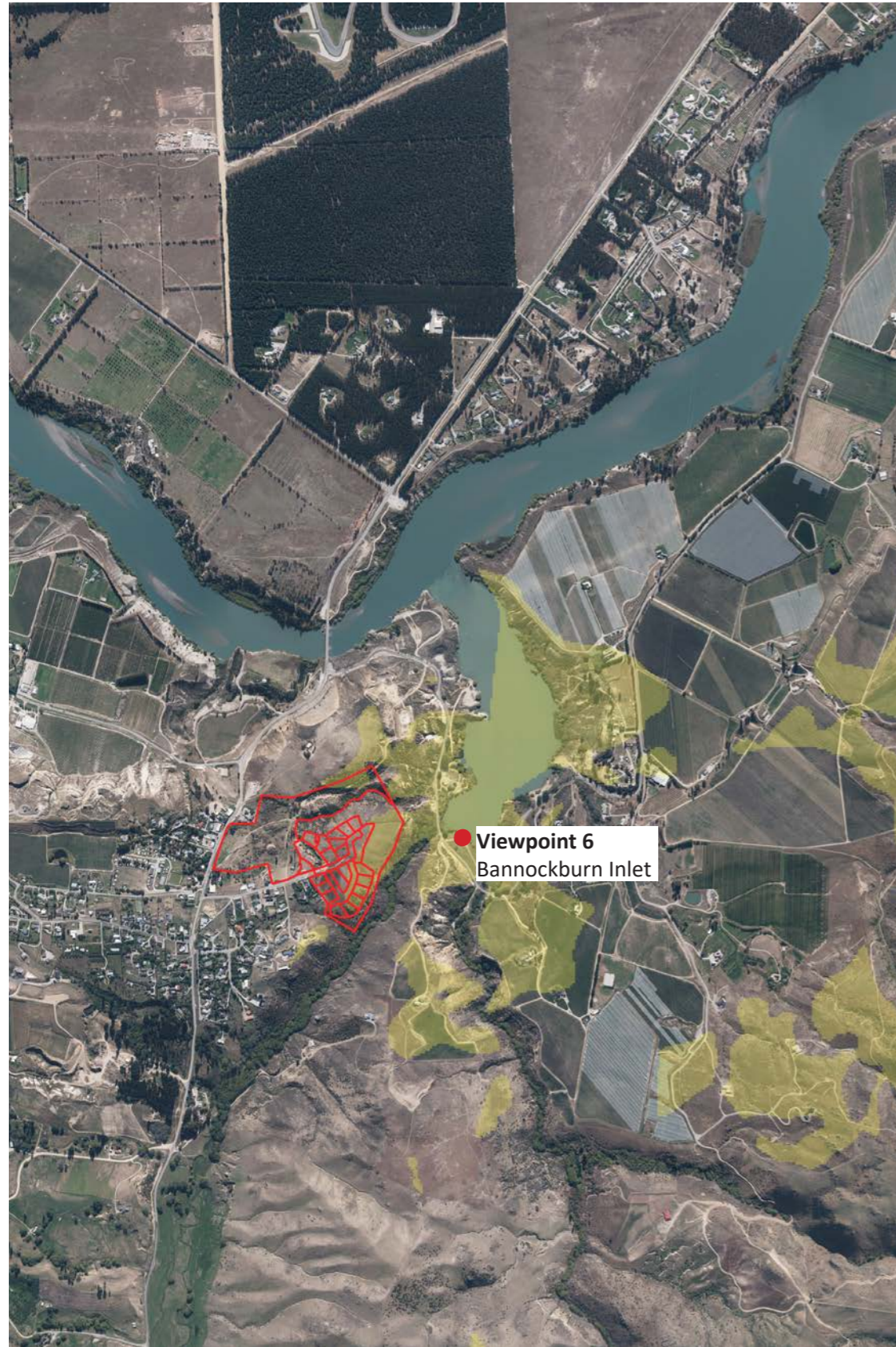
Maximum viewing range taking account of Earth's curvature is 5km.

Visibility to ground level

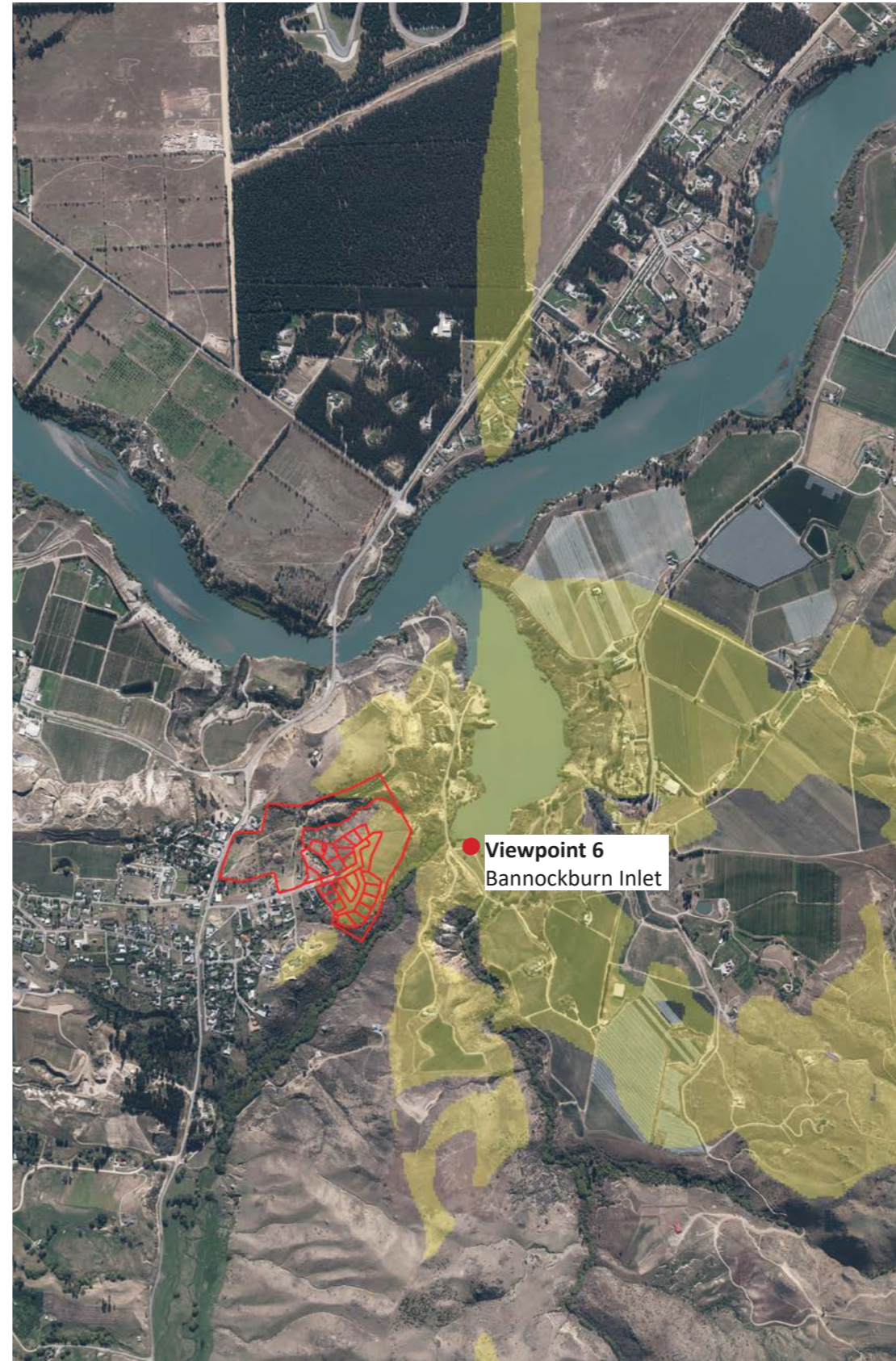
Visibility to built form of 7.5m high



# Zone of Theoretical Visibility (ZTV) Maps - Viewpoint 6



Visibility to ground level



Visibility to built form of 7.5m high

## LEGEND

- Property Boundary
- Visible areas from viewpoint

## Notes:

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

The highlighted areas are the areas visible from the given viewpoint either to ground level (image on the left) or to built form of 7.5m high (image on the right).

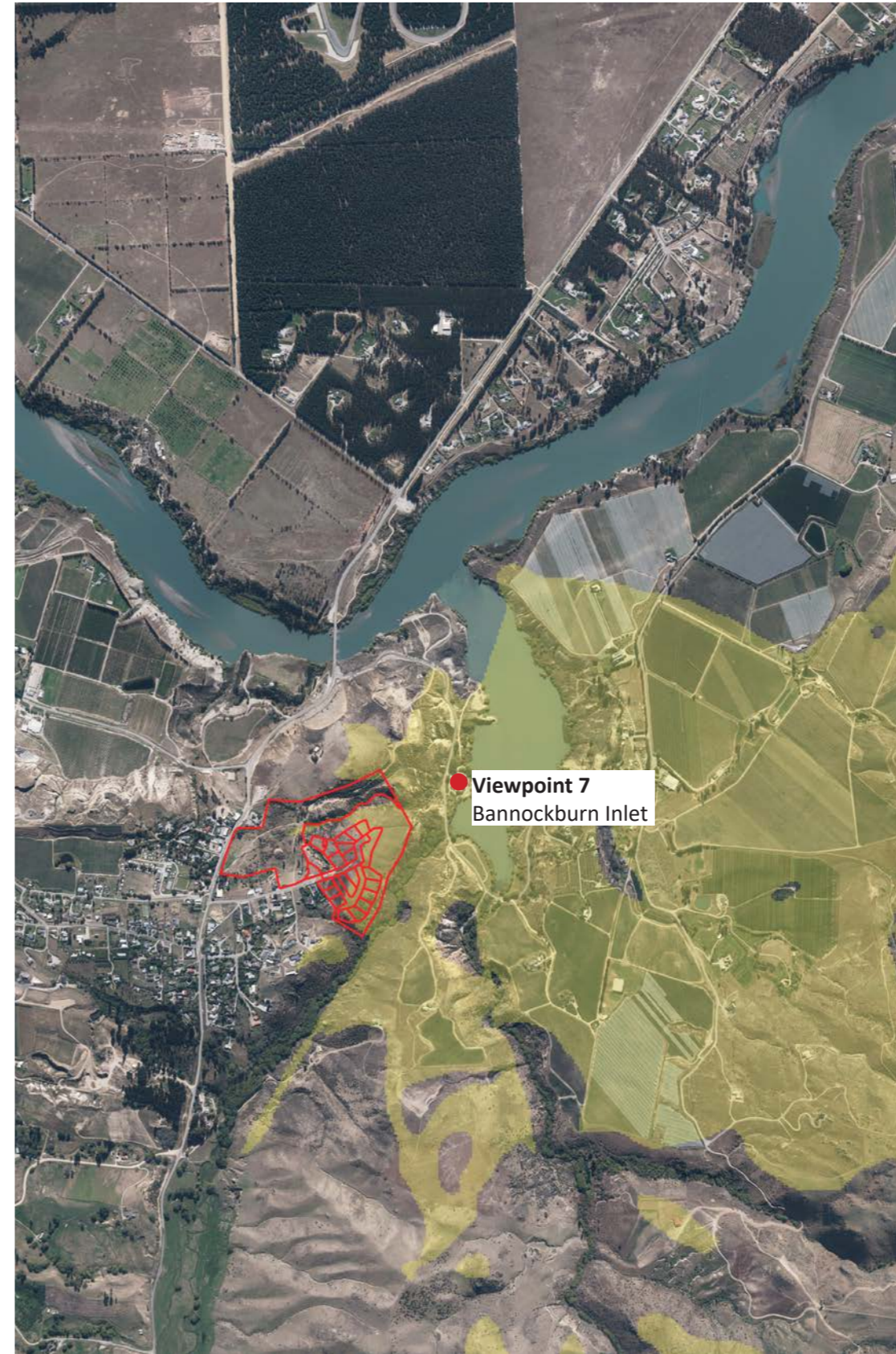
Visibility analysis calculation is based on 'bare earth' terrain model and does not account existing buildings, existing trees, atmospheric elements and other surface elements that may affect visibility at any point between the given viewpoints and the proposed development.

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

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



# Zone of Theoretical Visibility (ZTV) Maps - Viewpoint 7



## LEGEND

- Property Boundary
- Visible areas from viewpoint

## Notes:

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

The highlighted areas are the areas visible from the given viewpoint either to ground level (image on the left) or to built form of 7.5m high (image on the right).

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

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

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

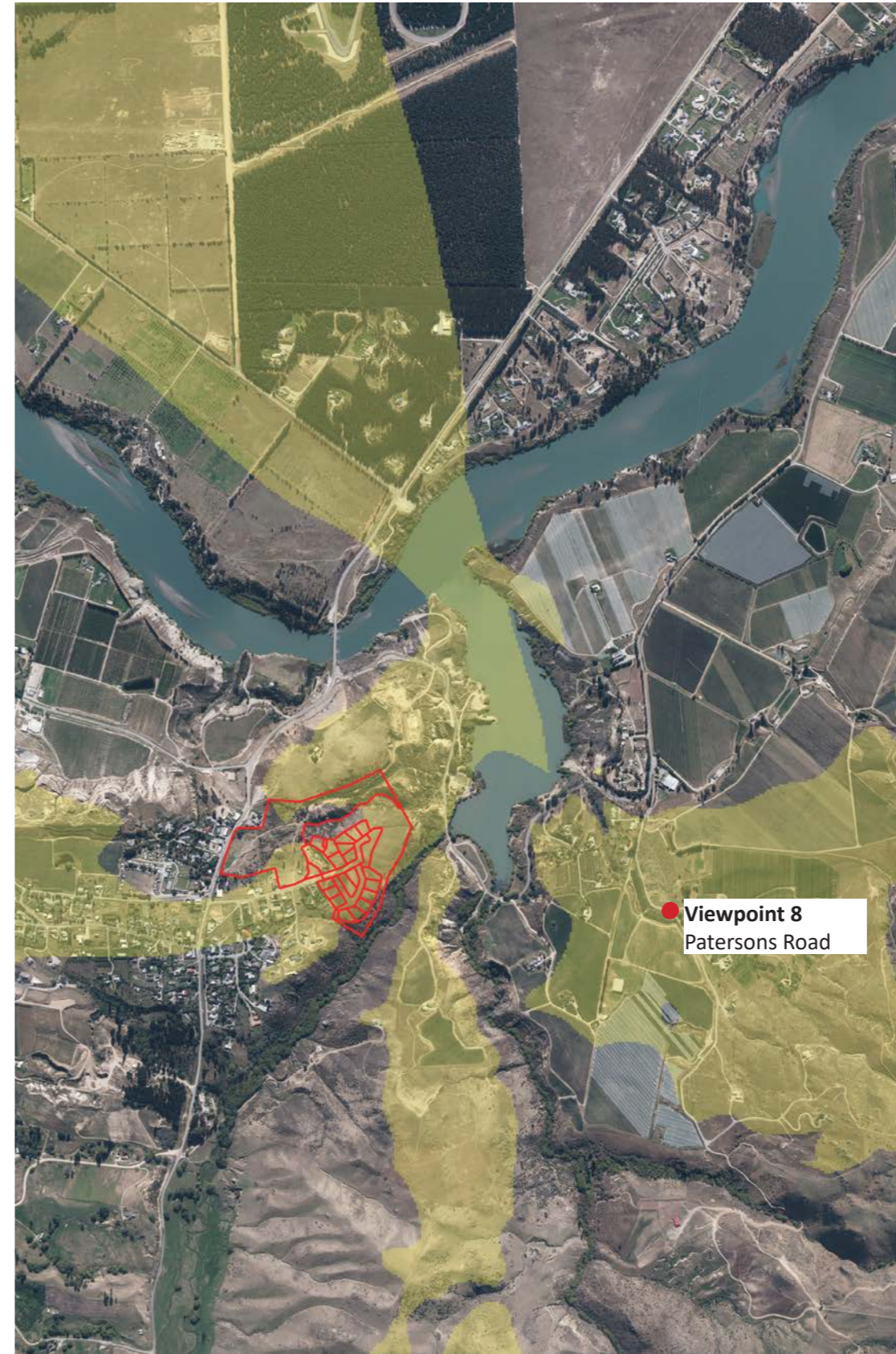
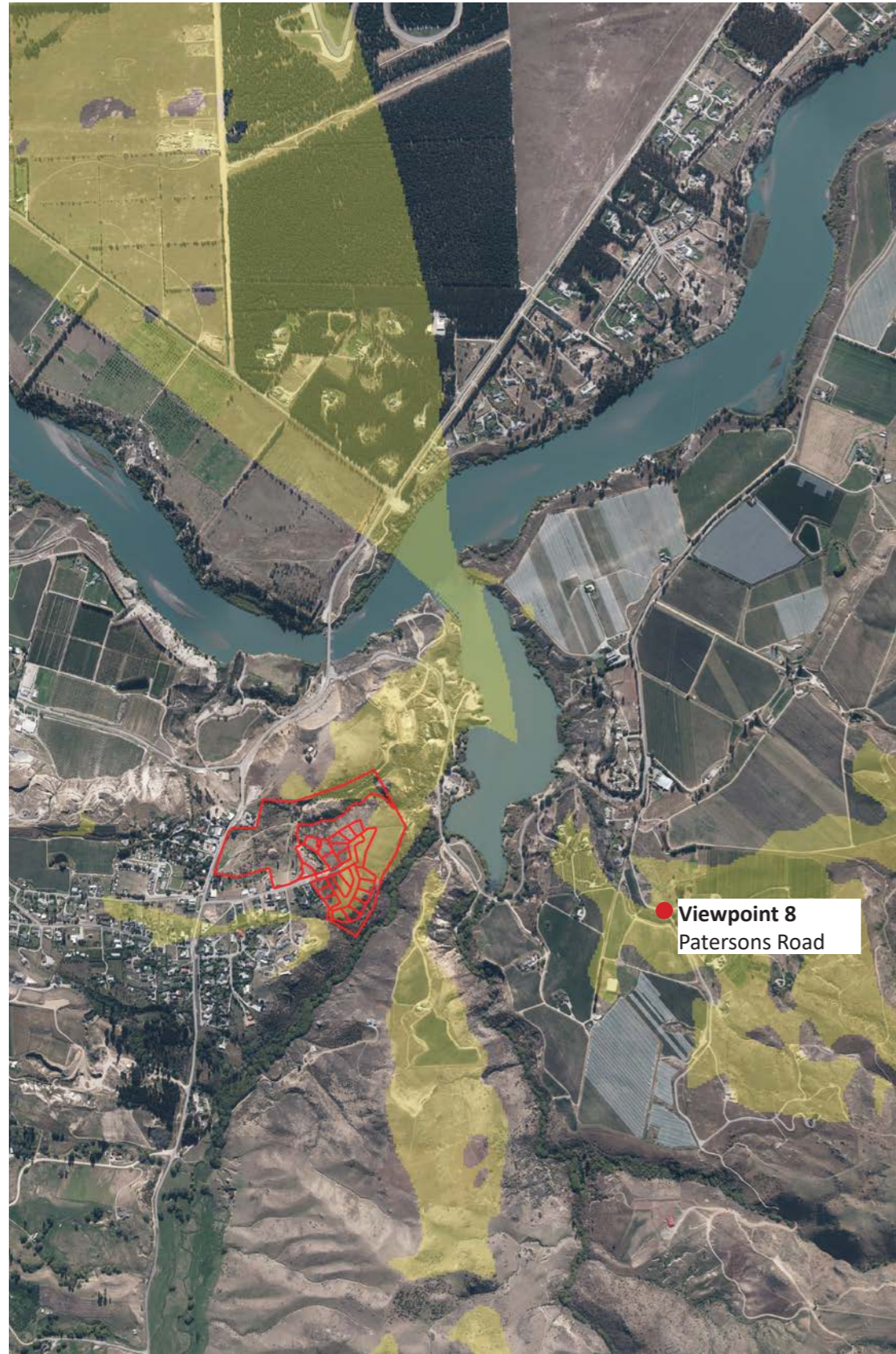
Visibility to ground level

Visibility to built form of 7.5m high





# Zone of Theoretical Visibility (ZTV) Maps - Viewpoint 8



## LEGEND

- Property Boundary
- Visible areas from viewpoint

## Notes:

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

The highlighted areas are the areas visible from the given viewpoint either to ground level (image on the left) or to built form of 7.5m high (image on the right).

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

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

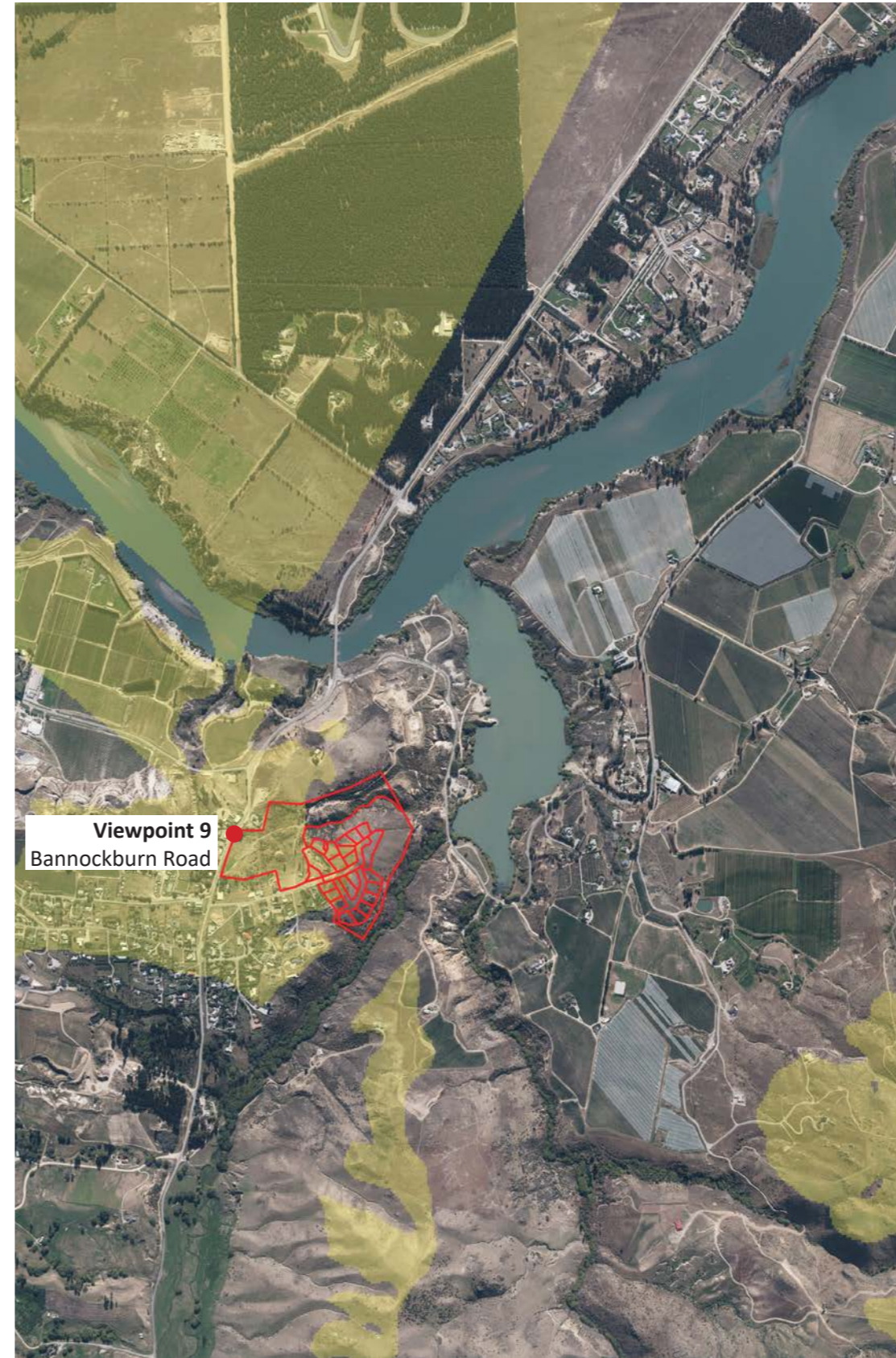
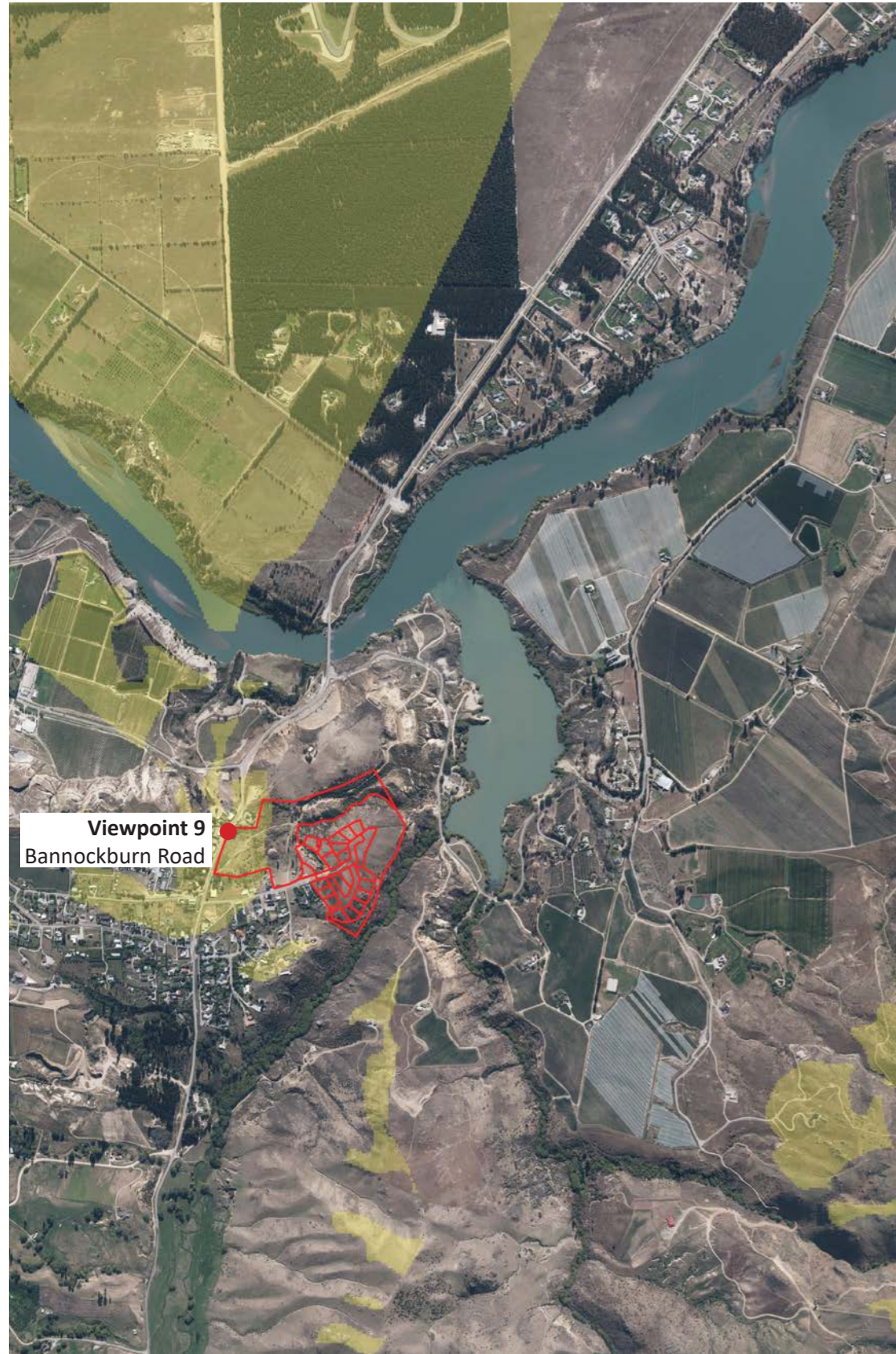
Maximum viewing range taking account of Earth's curvature is 5km.

Visibility to ground level

Visibility to built form of 7.5m high



# Zone of Theoretical Visibility (ZTV) Maps - Viewpoint 9



## LEGEND

- Property Boundary
- Visible areas from viewpoint

## Notes:

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

The highlighted areas are the areas visible from the given viewpoint either to ground level (image on the left) or to built form of 7.5m high (image on the right).

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

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

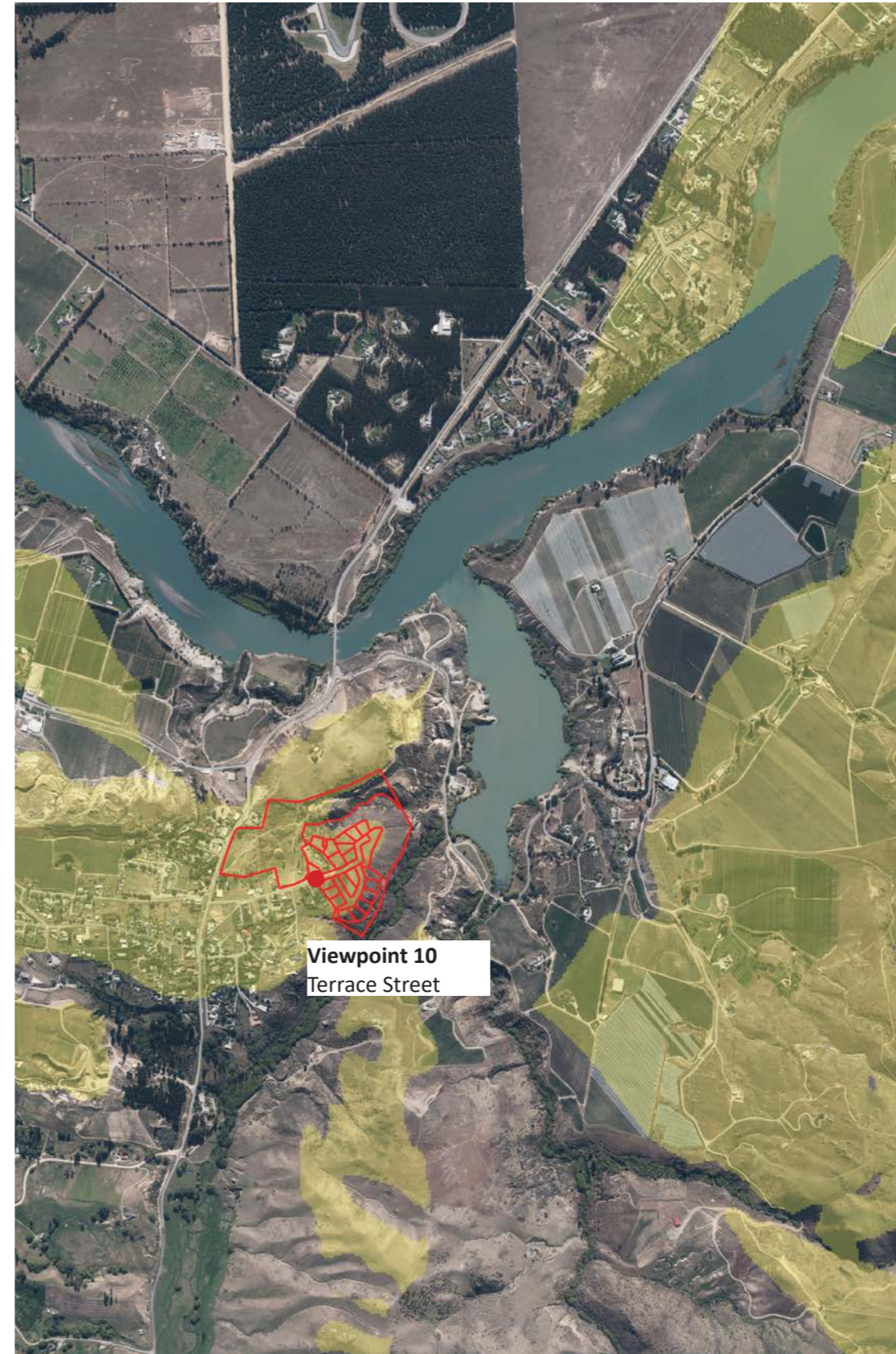
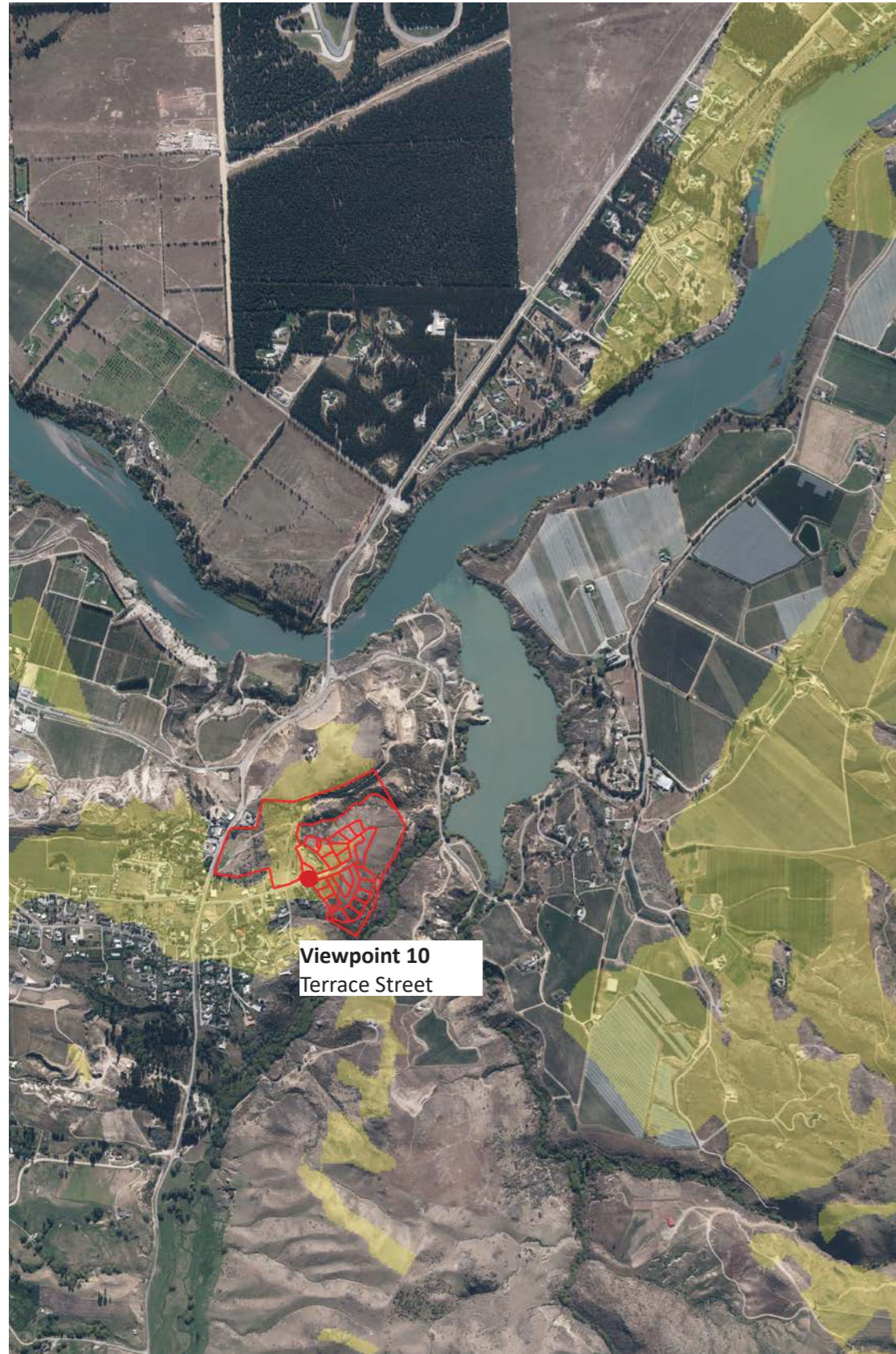
Maximum viewing range taking account of Earth's curvature is 5km.

Visibility to ground level

Visibility to built form of 7.5m high



# Zone of Theoretical Visibility (ZTV) Maps - Viewpoint 10



**LEGEND**

- Property Boundary
- Visible areas from viewpoint

**Notes:**

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

The highlighted areas are the areas visible from the given viewpoint either to ground level (image on the left) or to built form of 7.5m high (image on the right).

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

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

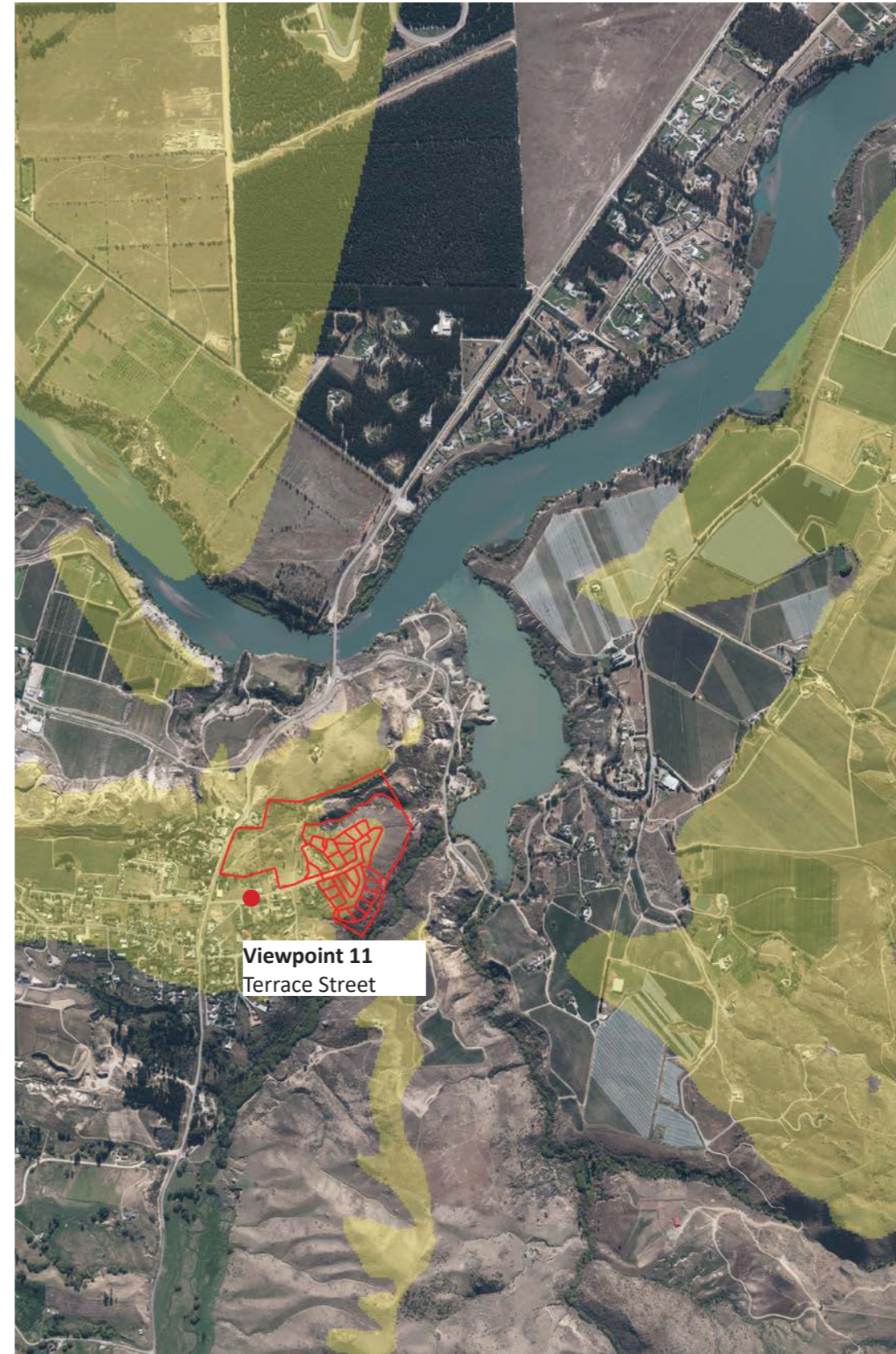
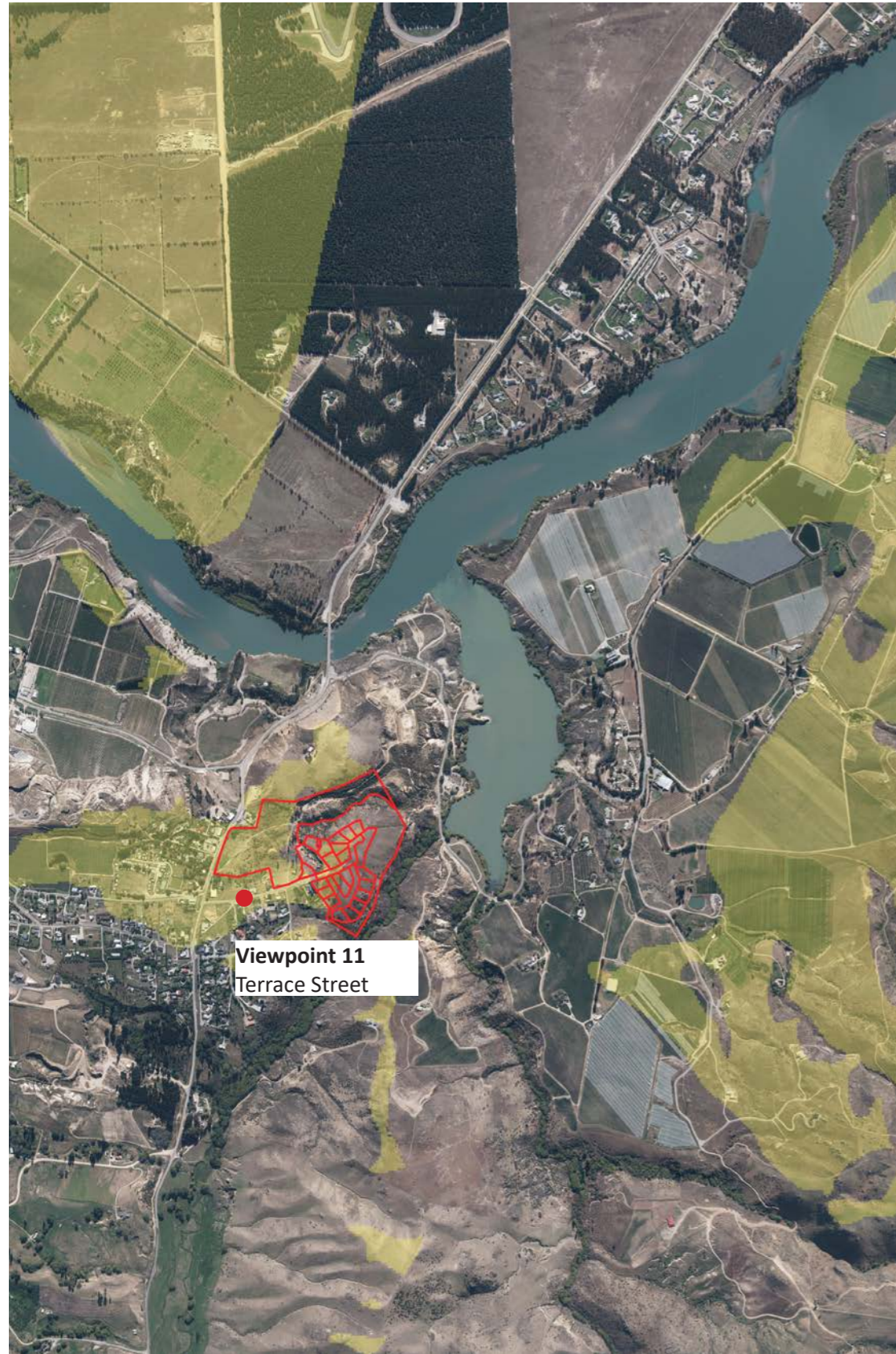
Maximum viewing range taking account of Earth's curvature is 5km.

Visibility to ground level

Visibility to built form of 7.5m high



# Zone of Theoretical Visibility (ZTV) Maps - Viewpoint 11



**LEGEND**

- Property Boundary
- Visible areas from viewpoint

**Notes:**

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

The highlighted areas are the areas visible from the given viewpoint either to ground level (image on the left) or to built form of 7.5m high (image on the right).

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

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

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

Visibility to ground level

Visibility to built form of 7.5m high



ROUGH MILNE MITCHELL  
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**RMML**

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