

23 July 2020

REF: Private Plan Change 14 to the Central Otago District Plan
TO: Brett Giddens – Town Planning Group
FROM: Tony Milne – Rough & Milne Landscape Architects
SUBJECT: Addendum to Landscape and Visual Assessment

ADDENDUM TO LANDSCAPE AND VISUAL AMENITY ASSESSMENT FOR PC14

Following the Commissioners Minute 5, I set out the following response regarding the preparation of visual simulations. This shall be read in conjunction with the attached A3 Visual Simulations.

Minute 5 requested a visual simulation of built development shown on a perspective aerial photograph. I can certainly understand the Commissioners request regarding using such a simulation as a tool in understanding the development that PC 14 would enable. However, the Commissioners may recall from questioning, that I am strongly of the opinion that while a perspective aerial view is of assistance in appreciating the extent of overall built development in the context of the whole site, this is not a point from which the site will actually be viewed. This is a ‘birds’ eye’ view, a view only appreciated by those looking down on the site.

Therefore, the usefulness of this aerial visual simulation is limited to understanding the extent of future development enabled by PC14. To assist the Commissioners further understanding of potential visual effects of PC14, as it would be viewed from the ‘ground’, I have selected three representative key viewpoints, from those already referred to in my evidence. These are also contained in Appendix 8.

Regarding these visual simulations, Viewpoints 12, 14 and 16 (as per the numbering of the Viewpoints in the Graphic Attachment to my Evidence) have been selected. These represent a range of viewing distances and I am of the opinion these provide a very fair representation of the key views towards the site. They are also provide some of the clearer, unobstructed views of the site.

VISUAL SIMULATION METHODOLOGY

During the Hearing, an Indicative Master Plan was provided as an example of a layout that could reasonably be achieved based on the PC14 application. It is important to remember that this

represents one of several ways in which the application site could be subdivided should PC14 be approved.

Following the Hearing, this Indicative Master Plan has been revised, and it is this revised plan that the visual simulations have been modelled on. For the visual simulations, houses and landscape planting have been modelled for each lot, along with indicative roadside planting. Five – six different house typologies have been modelled for the simulations, and while I acknowledge you would reasonably expect a greater variation within a rural development such as this, these provide a non-fanciful built outcome.

For the preparation of the visual simulations a site visit was made on Thursday 9th July 2020, and photos taken once again from these viewpoints. For the aerial visual simulation, the site was flown by fixed wing aircraft and photographed on Monday 13th July 2020. Patterson Pitts were then engaged to survey these photo viewpoints, providing the accuracy required. Further technical information regarding the visual simulations are contained on the simulation pages.

The visual simulations have been prepared following the NZILA (New Zealand Institute of Landscape Architects) Best Practice Guidelines for Visual Simulations.

Yours sincerely,

ROUGH AND MILNE LANDSCAPE ARCHITECTS

A handwritten signature in black ink, appearing to read 'Tony Milne', with a stylized flourish at the end.

Tony Milne

Director / Landscape Architect

Email: tony@roughandmilne.co.nz



AERIAL VIEWPOINT - EXISTING



AERIAL VIEWPOINT - PROPOSED

PHOTOGRAPH DETAILS: Aerial photograph supplied by NZ Cherry Partnership Ltd.
CAMERA DETAILS: Canon EOS 5D Mark III, EF24-105mm f/4L IS USM Lens. Focal length 35mm
CAMERA LOCATION (Approximate): Northing 765518, Easting 376296 (Lindis Peak 2000), Elevation 356m (NZVD2016), Camera height 128m above existing ground.
VIEW DIRECTION: North
PHOTOGRAPH TAKEN: 13th July 2020, 1:35pm



VIEWPOINT 12 - RIPPONVALE ROAD - EXISTING



VIEWPOINT 12 - RIPPONVALE ROAD - PROPOSED

PHOTOGRAPH DETAILS: Rectilinear panorama composed of 21 frames (7 horizontal x 3 vertical). Horizontal FOV 124°, Vertical FOV 55°
CAMERA DETAILS: Canon 7DMkII, Sigma 30mm F1.4 Art Series Lens. Camera Sensor Crop Factor 1.6. FFS equivalent focal length of individual frames 48mm
CAMERA LOCATION: Northing 766474.3, Easting 376128.6 (Lindis Peak 2000), Elevation 242.4m (NZVD2016), Camera Height 1.55m above existing ground
VIEW DIRECTION: North-west
PHOTOGRAPH TAKEN: 9th July 2020, 12:52pm

Optimal viewing distance of A1 print to match view on site approx 220mm from eye.
For correct viewing keep head pointed towards centre of photograph, and move eyes only to view periphery



VIEWPOINT 14 - CROMWELL RACECOURSE - EXISTING



VIEWPOINT 14 - CROMWELL RACECOURSE - PROPOSED

PHOTOGRAPH DETAILS: Rectilinear panorama composed of 21 frames (7 horizontal x 3 vertical). Horizontal FOV 124°, Vertical FOV 55°
CAMERA DETAILS: Canon 7DMkII, Sigma 30mm F1.4 Art Series Lens. Camera Sensor Crop Factor 1.6. FFS equivalent focal length of individual frames 48mm
CAMERA LOCATION: Northing 765892.3, Easting 376511.1 (Lindis Peak 2000), Elevation 224.6m (NZVD2016), Camera Height 1.55m above existing ground
VIEW DIRECTION: North-west
PHOTOGRAPH TAKEN: 9th July 2020, 12:40pm

Optimal viewing distance of A1 print to match view on site approx 220mm from eye.
For correct viewing keep head pointed towards centre of photograph, and move eyes only to view periphery



VIEWPOINT 16 - SH6 / KAWARAU GORGE ROAD - EXISTING



VIEWPOINT 16 - SH6 / KAWARAU GORGE ROAD - PROPOSED

PHOTOGRAPH DETAILS: Rectilinear panorama composed of 21 frames (7 horizontal x 3 vertical). Horizontal FOV 124°, Vertical FOV 55°
CAMERA DETAILS: Canon 7DMkII, Sigma 30mm F1.4 Art Series Lens. Camera Sensor Crop Factor 1.6. FFS equivalent focal length of individual frames 48mm
CAMERA LOCATION: Northing 764264.7, Easting 375770.9 (Lindis Peak 2000), Elevation 229.0m (NZVD2016), Camera Height 1.55m above existing ground
VIEW DIRECTION: North
PHOTOGRAPH TAKEN: 9th July 2020, 13:22pm

Optimal viewing distance of A1 print to match view on site approx 220mm from eye.
For correct viewing keep head pointed towards centre of photograph, and move eyes only to view periphery