

# Landscape Assessment Report

Proposed Ayrburn  
Screen Hub

1 Ayr Avenue, Arrowtown  
9371

15 August 2025



## Document Quality Assurance

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Visual Simulation Methodology

# 1 Introduction

## 1.1 Purpose and Scope

Rough Milne Mitchell Landscape Architects (**RMM**) has been engaged by Waterfall Park Developments Ltd (**the Applicant**) to assess the actual and potential landscape and visual effects of the proposed Screen Hub located at (**the Site**).

This report has been prepared to assess the potential landscape and visual effects that might result from the project. It considers the existing modified character of the rural landscape in which the Screen Hub will be located, the extent to which the Screen Hub might be visible from the surrounding area (including from private residences), and the underlying planning policy related to landscape and amenity effects.

The Site comprises an area of land 23.5 ha in size within the 32.4032 ha block of land situated at , legally referred to as Lot 4 DP 5407884.



**Figure 1. The Site located at is shown outlined in red.**

The Site is located within the Wakatipu Basin Rural Amenity Zone (**WBRAZ**) under the Queenstown Lakes District Council Proposed District Plan (**PDP**).<sup>1</sup> The Site is also subject to the future modified WBRAZ and Ayrburn Structure Plan where it is located in the residential and open space activity areas (*refer to Figure 5 below*).

It is understood that the proposed development of a Screen Hub will require a resource consent as a **Non - Complying Activity**.

The landscape assessment report is formatted as per the following:

- A description of the proposal.

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<sup>1</sup> Queenstown Lakes District Council Proposed District Plan.



- A description of the Site.
- An outline of the relevant policy provisions within the PDP.
- The identification and description of the receiving environment. The receiving environment is described in terms of the landform, land cover and land use of the receiving environment and how those landscape attributes contribute to the receiving environment's existing landscape values.
- An assessment of the actual and potential landscape, natural character and visual effects, including cumulative effects.
- An assessment against the relevant statutory provisions.
- A conclusion.

This report is accompanied by a Graphic Attachment (**GA**), that contains maps and aerial images of the Site location, the relevant PDP planning maps, plans of the proposed development, photographs of the Site from within the Site, and photographs of the Site taken from the surrounding public places. Pages 1-10 of the GA are self-explanatory and will not be commented on below. Pages 11 - 32 contain photographs, including drone photographs, which are commented on below. Pages 33 - 64 contain visual simulations prepared by One to One Hundred Ltd (**OTOH**). Appendix One to this report contains the methodology followed for the visual simulations.

The report concludes that the potential adverse landscape and visual effects of the proposal will be, **very low to low – moderate**. This can be considered as **no more than minor** in RMA planning terminology.

## 1.2 Methodology

### 1.2.1 Experience of the Author

The author of this report is Tony Douglas Milne, and I hold a Bachelor of Arts degree from the University of Canterbury and a Bachelor of Landscape Architecture degree from Lincoln University. I am a Fellow and Registered Member of the New Zealand Institute of Landscape Architects (NZILA).

I am a Landscape Architect and Director of Rough Milne Mitchell Landscape Architects Limited, which is a Christchurch based consultancy established in 2010. I have over 25 years of experience as a landscape architect and during this time have been involved in a wide range of landscape design and land planning projects throughout New Zealand. Many projects have involved preparing reports and evidence, which address matters of visual impact and landscape effects concerning proposed developments.

I am very familiar with the location and surrounding environment, having visited numerous times throughout my involvement in the development of Ayrburn since 2015. In relation to similar work undertaken, in addition to Ayrburn projects, within the Lakes District I am currently or have previously been involved in the landscape planning for Arrowtown South, Flints Park – Ladies Mile, Plan Change 49 - Te Pūtahi Ladies Mile Zone, Homestead Bay (Fast Track Application), Pak 'n Save Frankton Flats, Ridgeburn (Fast Track Application), Victoria Flats Industrial Sub Zone, Gibbston Valley Resort Sub Zone along with several private development projects

### 1.2.2 Code of Conduct

Although this is not an Environment Court proceeding, I confirm that I have read the Code of Conduct for expert witnesses contained in the Environment Court of New Zealand Practice Note 2023 and that I have complied with it when preparing my assessment. My qualifications as an expert are set out above. The matters addressed in my assessment are within my area of expertise,

however where I make statements on issues that are not in my area of expertise, I will state whose assessment I have relied upon. I have not omitted to consider material facts known to me that might alter or detract from the opinions expressed in this assessment.

### 1.2.3 Site Visits and Understanding Visibility

The site and its surrounds have been visited several times since an initial site visit was undertaken in early 2015 for the Waterfall Park Hotel project, which subsequently gained resource consent. Since then, I have provided landscape assessment reports for six further projects at Ayrburn which have involved multiple site visits (15+), not only to Ayrburn itself but to locations within the receiving environment (and beyond) to understand the landscape setting and visual catchment of Ayrburn.

During this time, and as mentioned in 1.1 above, I have undertaken numerous projects (including re-zoning associated with Millbrook and Arrowtown, and properties adjacent to Speargrass Flats Road) within the Whakatipu Basin and all these projects have included site visits. The purpose of each of these site visits has been to assist in understanding the landscape character and values within the receiving environment and assessing the proposal's actual and potential landscape and visual effects.

Locations within the receiving environment I have visited to understand the visual extent of the various projects at Ayrburn, including the Film Hub, include:

- Tobins Track, Arrowtown
- Crown Range Road, Crown Terrace
- Remarkables Ski Field Road
- Coronet Peak Ski Field Road
- Feehly Hill Scenic Reserve
- Arrowtown Lake Hayes Road (various locations including McEntyres Hill)
- Speargrass Flats Road
- Hogans Gully Road
- Glencoe Road, Crown Terrace
- Jean Robins Drive, Lake Hayes Estate, Morven Hill
- Sicilian Lane, Lake Hayes Estate, Morven Hill
- Millbrook Golf Course (various locations)
- 397 Arrowtown-Lake Hayes Road/Waterfall Park boundary
- Slopehill Road
- Countryside Trail/Te Araroa Trail (various locations)
- Cotter Avenue, Arrowtown

The Site and its surrounds were visited on 20<sup>th</sup> August 2024, 17<sup>th</sup> June and 10<sup>th</sup> July 2025. Photographic viewpoints have been chosen to ensure they accurately reflect the visual effects of the proposed activity. Viewpoints are clearly identified and located on a context map (*refer Sheets 10 and 29 of the GA*) and indicate view orientation.

RMM have also used Zone of Theoretical Visibility (ZTV) and 3D digital modelling to assist in determining the potential visual effects of the proposed Film Hub and the selection of photo viewpoints to be used. The 3D modelling has also informed the bulk and location of the proposed development, and the mitigation (mound shape and planting) offered.

To also aid in the understanding of visibility 360° drone photography at a height of 15 metres (the apex of the film buildings) has been used to understand the reverse-visibility of what viewers from beyond the Site could potentially see of the building (*refer Sheets 25 and 28 of the GA*). Given the film facility is of a scale that is somewhat different to the rest of the built form being proposed, the drone photography further assists in understanding the outcome and extent of effects. These photographs have also informed/confirmed the location and type of mitigation planting required.

#### 1.2.4 Design Process

The proposed master plan is innovative in its approach to accommodate the nature and type of activity sought for the site. The proposal has been developed in collaboration with a multidisciplinary team who have interrogated the brief, the demand and the site to provide a design response that resonates to the local vernacular and landscape context, the emerging character of Ayrburn, the topography, existing site features and the wider Whakatipu Basin setting.

RMM has been involved throughout the process of preparing the design response and development plan for the Site. Starting with initial site walkover to understand the 'lie of the land' this has been an iterative process with the overall design team. From the outset potential landscape and visual effects on public places and neighbouring properties have been considered. This has informed the approach to the overall development layout. Following that the project team has continued to inform and refine the proposed form of the development including the landscape mitigation that has been incorporated into the overall landscape design response.

#### 1.2.5 Scale of Effects

The methodology and terminology used in this report has been informed by the Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines<sup>2</sup>.

This report is tailored to suit the nature of the project and its context including the framework of the governing legislation. The statutory documents containing provisions relevant to the proposal are found in the RMA and the PDP. The PDP gives effect to the RMA within the context of the Site and provides the policy framework against which the proposal has been evaluated.

The table included in Figure 2 outlines the rating scales that are referred to in this report. The table included in Figure 3 is a comparative scale between the seven-point scale, and the RMA s95 notification determination test and the RMA s104D non-complying gateway test.

Very Low	Low	Low - Moderate	Moderate	Moderate - High	High	Very High
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**Figure 2. The seven-point landscape and visual effects rating scale.<sup>3</sup>**

Very Low	Low	Low - Moderate	Moderate	Moderate - High	High	Very High
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<sup>2</sup> 'Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines'. Tuia Pita Ora New Zealand Institute of Landscape Architects, July 2022.

<sup>3</sup> Ibid Page 140.

Less than Minor	Minor	More than Minor	Significant
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Figure 3. The comparative scale of degree of effects.<sup>4</sup>

## 2 The Proposal

### 2.1 Description of the Proposal

Resource consent is sought to develop a Screen Hub including a range of film facilities; accommodation buildings providing a total of 199 units and 250 beds, green screens, and associated infrastructure. The proposal and landscape mitigation treatment are illustrated on **GA Sheet 08**.

The complete details of the proposal are set out in the documents that accompany the resource consent application. These are:

- Ayrburn Screen Hub Design Report - For Resource Consent prepared by Winton Partners Ltd, dated: 3 June 2025.
- Ayrburn Screen Hub Architectural Drawings - For Information prepared by SA Studio, dated: 4 June 2025.
- Ayrburn Screen Hub – Master Plan Review prepared by Studio Pacific Architecture, dated 15 May 2025.
- Ayrburn Screen Hub – Consent Drawings prepared by Patersons, dated 11 June 2025

The following points are of key relevance to an assessment of landscape and visual effects.

#### 2.1.1 Site Design – Architectural Conceptual Response

Conceptually the proposed Ayrburn Screen Hub and accommodation is conceived as a cluster of buildings around a central open space - akin to the woolshed, main house and sleeping quarters of a well-established farmstead. Central Otago is characterised by rural buildings which have developed into a local vernacular of timber and stone buildings with simple, gabled, metal roof forms. This local building vernacular is already evident at Ayrburn and the proposed buildings take cues from their form, proportion and materiality.

Functional woolsheds and covered yards are also features of the wider landscape context. The proposed Screen Facility requires a large footprint and a higher volume to suit production and as I understand this building is conceived as a large agricultural shed. While the proposed buildings vary in form and scale, they all have architectural elements that relate to human scale and have articulation that creates interest and relates to place.

<sup>4</sup> Ibid. Page 151.



### 2.1.2 Film Facility, Associated Buildings, and Backlot

It is proposed to locate a film studio facility (Block A: Studio Facility) at the base of Christine's Hill which sits on the northern edge of the Site. Block A has a ground floor area of 7198.00 m<sup>2</sup>, and a maximum 15m external height clear span for set construction and filming. The rest of the building will function as flexible spaces for construction, fabrication, wardrobe, paint and tech departments such as Grips, lighting rigging camera etc. The building is comprised of a series of connected rectangular forms with a series of gable and mono-pitch roofs, refer sheets A1- A 11 of the SA Studio Architectural Package.

Alongside this building, an area of backlot is proposed which consists of an open area of hardstand intended as a flexible area for tech trucks, catering, outdoor sets, storage and car parking as required. This section of the complex is contained by fencing and low planting interspersed with trees and access will be through two controlled entry points (*refer page 15 of the Ayrburn Screen Hub Design Report*).

This series of proposed buildings will be purpose-built structures; their size and scale are informed by the internal requirements primarily to accommodate the size and scale of filming activities. The proposed materiality will reflect a traditional agricultural shed, and this will comprise the following:

- Precast concrete walls that will be either left in their raw state with exposed board form texture - approx LRV: 36 (Resene Half Jumbo) or clad over with vertical corrugate iron.
- Dark coloured corrugate iron cladding for the walls and roof of the higher buildings (nestled into Christines Hill). Dark corrugate will range in colour for varied roof tones. Colours will be selected from:
  - Slate (LRV 9)
  - Ironsand (LVR 8)
  - Thunder Grey (LVR 12)
- Recycled (aged) grey corrugate iron - approx LRV: 27 (Coloursteel Windspray) cladding for the walls and roof lean-to building adjacent to the entry road.

Adjacent to this area are two buildings (Building B1 and B2: Film Offices/Accommodation) consisting of blocks of offices, private actor spaces and dressing rooms. When not in use for production, these will be able to be converted into double and single accommodation suites for the open market. These buildings consist of a series of two storey gable roofed buildings and linking structures with ground floor areas of 1112.70 m<sup>2</sup> and 1231.98 m<sup>2</sup> and a maximum height of 8.400m and 8.200m respectively.

The form of these buildings is larger than the purely accommodation buildings, where three building blocks are interconnected. This allows the buildings to demonstrate a different use. The office buildings are articulated with a more commercial look and feel; for example, the external joinery designed where the building is zoned as full-time leasable space has larger glazing to the east and garden facade, while the roadside portrays various entry doors and smaller windows for the circulation space.

The proposed materiality will reflect the central Otago vernacular, and this will comprise the following:

- Precast concrete walls that will be either left in their raw state with exposed board form texture - approx LRV: 36 (Resene Half Jumbo) or clad over with vertical corrugate iron.

- Dark coloured corrugate iron cladding for the walls and the roof. Dark corrugate will range in colour for varied roof tones. Colours will be selected from:
  - Slate (LRV 9)
  - Ironsand (LVR 8)
  - Thunder Grey (LVR 12)
- Recycled (aged) grey corrugate iron - approx LRV: 27 (Coloursteel Windspray) cladding
- Vertical timber - approx LRV: 27 (Resene Monsoon)
- Timber with cover battens - approx LRV: 7 (Resene Monkey)
- Horizontal timber - approx LRV: 20 (Resene Matakana)
- Stone masonry with natural grout. Stone to be selected from Gibbston quarries - approx LRV: 36 (Resene White Metal)
- Blackened Steel – approx LRV: 12 (Resene Half Shark)
- Dark steel joinery in black or charcoal – approx LRV; 5 (Coloursteel Ebony)

### 2.1.3 Accommodation

The proposal includes eight building blocks of single unit worker accommodation (Blocks C1 – C8) to be used for accommodating crew. When not in use for production, they will be available for visitor accommodation. The accommodation buildings are designed to complement the existing heritage setting and to be of a residential scale and form. They are proposed to be two-storey buildings, articulated with gable and lean-to roof forms. A double gable roof has been designed to give a human scale to the proposal, whilst also reducing the overall height of the apex. It is proposed that these two storey buildings will have a maximum gable height of approximately 8.4m.

The ground floor areas are as per the following:

- Blocks C1 – C5 - 442 m<sup>2</sup> each.
- Block C6 - 364 m<sup>2</sup>.
- Blocks C7 - 368 m<sup>2</sup>; and
- Block C8 - 710 m<sup>2</sup>, and
- Block C9 – 508 m<sup>2</sup>

The proposed accommodation blocks will be clad in dark coloured corrugated iron, timber, and schist, with dark joinery, and gable rooflines. Refer to 2.1.1 above for the material and colour palette for these buildings.

### 2.1.4 Associated Buildings

There are four further buildings proposed as part of the development. These will function as a reception space, gym and wellness, and a depot for deliveries and ancillary to the hospitality precinct. This proposed built form takes a contemporary approach to the rural central Otago vernacular, using raw form materials. These buildings are described in the SA Studio architecture report as Blocks D and E have the following ground floor areas:

- Block D - 419.34 m<sup>2</sup>, and
- Block E - 561.76 m<sup>2</sup> and E1 – 541.14 m<sup>2</sup>.

These are mainly two-storey buildings with a maximum gable height of approximately between 8.5m – 8.8m.

The Depot building is proposed to be located adjacent to Ayr Avenue as it is proposed this building serves Ayrburn as well (*refer Sheet 15 – Ayrburn Screen Hub Masterplan – Ayrburn Screen Hub Design Report*). In this location it is opposite the main entrance of the Ayrburn heritage precinct, and on rising topography when compared to adjacent Ayr Avenue.

As I understand, these factors have influenced the design, where stone, corrugate and steel joinery are proposed to complement the materiality of the Ayrburn heritage precinct. The sloping topography results in a split-level building which adds interest to the roof forms and depicts the different uses of the building, from the lower storage 'shed' to upper stone office building. *Refer to 2.1.1 above for the material and colour palette for this building.*

The reception, gym and wellness building comprise two buildings linked by a gabled roof that spans between them. The large over spanning roof that connects the two buildings has been influenced by the open fronted cart shed, known as The Manure Room at Ayrburn. The material and colour palette for these buildings is also the same as that listed at 2.1.1 above.

### 2.1.5 Activities Associated with the Proposal

The anticipated activity supported by the proposal will be a mix of film related activities, accommodation, wellness as well as general storage and yard-based activity associated with Ayrburn. As I understand most of this activity will be inside the proposed buildings, while the backlot area associated with the Film Facility will be a flexible space used for laydown, outside sets and parking film vehicles etc. This will be the main area of activity outside of the proposed buildings.

The external areas associated with the proposed Ayrburn Depot will support inwards and outwards good movement, yard storage and waste management etc. This also allows heavy vehicles and unloading to happen out of public car parks.

Vehicle movement can be anticipated on the roading and car parking shown associated with the proposal. The landscape grounds of the proposal will support informal relaxation, and this can happen within a mix of courtyard, garden and lawn space.

### 2.1.6 Earthworks

Earthworks will include the construction of the foundations for the buildings identified above, accessways / roads, car parking, services infrastructure, and stormwater treatment ponds. The proposal includes general earthworks across the site, the details of which are contained within the engineering consent drawings<sup>5</sup>, refer drawings 001 – 200,210 and 220. Drawing 100 - 210 graphically illustrates the extent of the earthworks, and due to the sloping nature of the site, the depth of cut and fill varies in relation to this. The greatest depth of cut (approximately 7 – 8m) occurs at the toe of Christines Hill, conversely the greatest depth of fill occurs adjacent to this with the extension of the spur of this hill.

The proposal also includes earthworks to form a dry basin to capture sediment from overland flow and this is proposed to be located extending from the toe of the proposed spur extension (*refer*

<sup>5</sup> Patersons – Ayrburn Screen Hub, Consent Drawings – June 2025.

*Drawing 001 – 210*). It is understood the dimensions and volume of this will be confirmed at detailed design.

#### 2.1.7 Mitigation Earthworks

The proposal includes extending an existing spur (*refer Sheet 15 of the Ayrburn Film Hub Design Report and Drawing 001 - 220*) to mitigate the visual effects of the proposed development as viewed from the Countryside Trail as it traverses Christine's Hill. These earthworks to the west of proposed Block A – Studio Facility are intended to screen the larger studio buildings from view. The spur is proposed to extend from existing contour 384.0 to contour 358.0 over a length of approximately 165 metres. At its deepest the spur extension will consist of 12 metres of fill which feathers to meet existing ground level to the west and south. The shape of the proposed spur extension mimics that of a natural spur.

#### 2.1.8 Retaining Walls

To the east of the proposed spur extension, at the interface of the proposed cut and fill a sequence of retaining walls are proposed where the spatial requirements of the future use of the site precludes the battering of slopes. The retaining walls, *refer drawing 001 – 220*. Will vary in height of between 0.5 metres to 7.5 metres at the highest point. The highest walls will sit between the proposed film studio facility and the toe of Christine Hill. It is understood all wall typologies will be confirmed at detailed design.

#### 2.1.9 Native Riparian Planting and Vineyard Planting (*Separate to this Consent*)

The proposal contains a strip of native riparian planting approximately 15 - 30m wide along the ephemeral stream which flows down Christine's Hill to the west of the proposed development. Some of this riparian planting is a requirement of the Ayrburn Structure Plan and has been undertaken separate to this proposal and therefore will be part of the environment.

An area of grapevines is located within the open space that abuts the Countryside Trail / Te Araroa trail route, and an area at the base of Christine's Hill on an area of mitigation earthworks is proposed. Recently a portion of this area has been planted in grapevines. It is proposed to continue this planting to give a consistent landscape buffer. Grapevine planting has been implemented in the east paddocks that border Arrowtown - Lake Hayes Road. This will maintain the rural landscape foreground when viewed from the Countryside Trail.

It is acknowledged the PDP allows for grapevines, crops or pasture within this area. Not only will these vines be used for productive purposes they will contribute both pattern and texture as well as seasonal variation to the landscape within this western part of the Site. They will also provide visual mitigation as an open space buffer and a vegetation buffer to the proposed built form.

#### 2.1.10 Preservation of Existing Vegetation

Existing mature exotic vegetation is proposed to be retained surrounding the Site. This includes a conifer shelterbelt to the south of the development providing a vegetation buffer between the proposed built form and the existing residential development to the south of the Site (*refer Sheet 15 of the Ayrburn Screen Hub Design Report*).

#### 2.1.11 Proposed Planting Strategy

The proposed planting strategy (*refer Sheets 26 - 30 of the Ayrburn Screen Hub Design Report*) has been developed in conjunction with the placement of built form on the Site. Proposed planting will include exotic and native specimen tree planting, shrub and ground cover 'amenity' planting, evergreen hedge planting and native margin planting.



### Amenity Planting

Areas in closer to buildings, infrastructure and private spaces are of an amenity planting character where garden beds, clipped hedges and specimen trees define spaces, create avenues and provide seasonal colour. Proposed trees include *Liquidambar styraciflua*, *Prunus Sp.*, *Tilia cordata*, *Platanus orientalis*, *Pyrus calleryana* ‘Aristocrat’, *Fuscospora cliffortioides* and *Quercus robur* ‘fastigiata’. For the proposed location of these trees, I refer to you the Tree Planting Plan - Sheet 30 of the Ayrburn Screen Hub Design Report. Shrub, hedge and ground cover species will be selected from the plant species palette shown on Sheet 29 of the Ayrburn Screen Hub Design Report.

### Native Margin Planting

It is understood the intent is for a mix of native tree and shrub planting to ‘wrap around’ the proposed development and border the riparian areas. In the locations shown (refer Sheet 26 of the Ayrburn Screen Hub Design Report). This mix of native trees and shrubs will in effect provide the backdrop to the built form of the proposed development and will clothe the proposed earth mounding.

Associated with this proposed native margin planting are stands of native beech (*Fuscospora cliffortioides*) trees located primarily to both the eastern and western ends of Site. Their locations have been determined following further analysis of the drone photography and the visual simulations prepared. In the locations shown their role is to screen the future built form of the proposal.

This planting will also provide an ecological benefit, with the species proposed (refer Sheet 27 of the Ayrburn Screen Hub Report) adding to the approximately 50,000 native species planted across Ayrburn since 2018. I understand the native planting that has occurred on the slopes of the Waterfall Park valley has attracted a resident population of tui and a nesting pair of falcons.

## **2.1.12 Lighting**

Lighting will be of a similar ilk, and in general accordance with the lighting throughout Ayrburn. Refer to the Ayrburn Screen Hub - Lighting Plan (Sheet 31 of the Ayrburn Screen Hub Design Report). An overview of the lighting approach follows:

- Different styles of lighting will be used to illuminate circulation routes, signs and landscape features to aid navigation of the development at night. Different fittings and fixtures will be chosen for safety and general amenity.
- Bollard lighting will be placed for wayfinding at regular intervals along the edges of roads and paths. In areas which are more likely to be frequented after dark such as around the Arrivals and Amenities building lighting will be more frequent to reflect the higher use of these areas and increase the amenity for residents at night.
- Final placement of individual fittings along paths and roads will be subject to an appropriately qualified lighting designers’ recommendations and further assessed at the time of engineering approval.
- All lighting will have consideration for viewing the night’s sky in accordance with the Southern Light Strategy and AS/NZS1158.

In general, all external lighting shall be directional lighting or restricted to bollard downlighting. All exterior lighting attached to buildings, shall be at a height no greater than 3.0m above the ground.

## **2.1.13 Proposal Summary**

The aspects of the proposal most relevant to the assessment of landscape and visual effects are:

- The bulk, location, form, and articulation of the proposed buildings.
- Proposed earthworks, planting and lighting associated with the development.
- The effect that the development may have on the rural and open space values of the site and the surrounding landscape and specifically those landscape characteristics and visual amenity values to be maintained and enhanced as identified for LCU 8 of the WBRAZ.
- The effect that the development may have on the rural and open space and visual amenity values of and experienced from the Countryside Trail/ Te Araroa Trail.
- The effect of the proposed mitigation on the aforementioned landscape and visual amenity character of the Site and the wider LCU 8.

## 3 Relevant Policy Provisions

### 3.1 The Relevant Statutory Documents

The following planning documents have been considered in the preparation of this assessment:

- Queenstown Lakes District – Operative District Plan (**ODP**)
- Queenstown Lakes District – Proposed District Plan (**PDP**)

The ODP is superseded by the PDP. It is understood that all the relevant provisions of the PDP are beyond challenge, and the earlier provisions of the ODP no longer apply. Accordingly, this report focuses on the PDP.

The PDP gives effect to the RMA and other statutory documents within the context of the Queenstown Lakes District.

### 3.2 The Queenstown Lakes District Council Proposed District Plan (PDP)

Under the PDP, the Site is shown as being located within the WBRAZ (refer Figure 4) and located within the Speargrass Flats Landscape Character Unit 8 (LCU8) as per Schedule 24.8 of Chapter 24 of the PDP. The Site is also subject to the Ayrburn Structure Plan (Chapter 24 and 27) as it is located in both the Residential and Open Space Activity Areas (refer Figure 5).

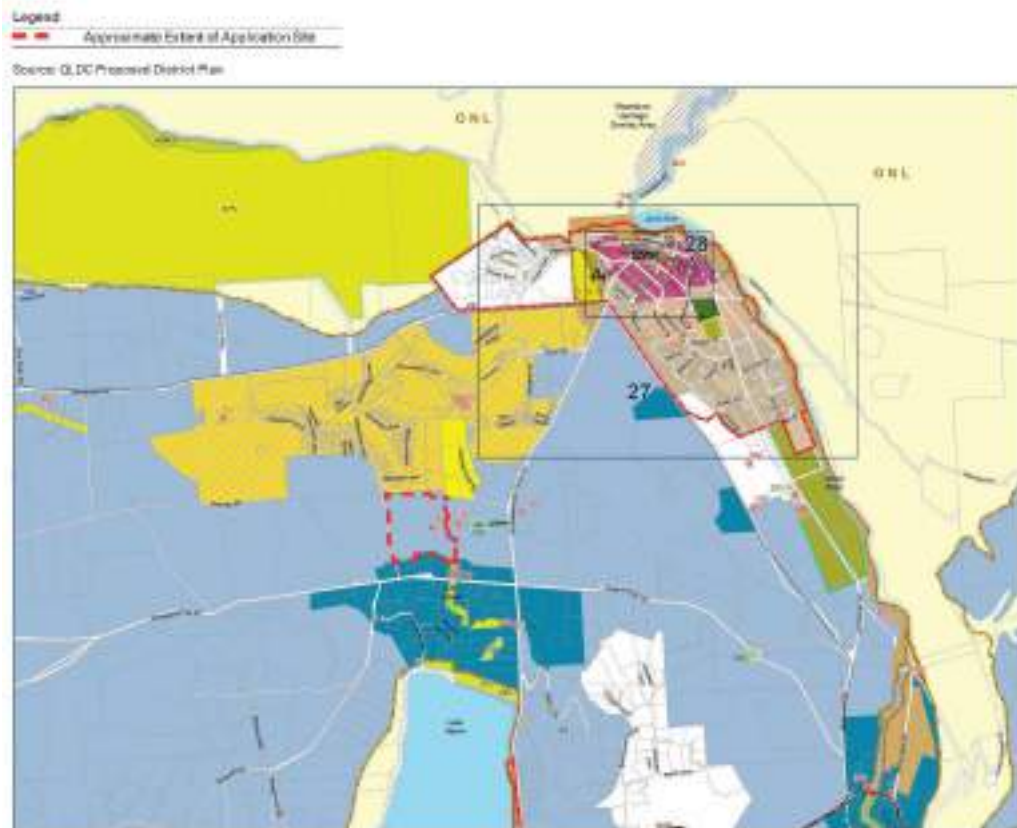


Figure 4. The Site is outlined in red and lies within the Wakatipu Basin Rural Amenity Zone



Figure 5: Ayrburn Structure Plan and Site with proposal.

The landscape related matters particularly relevant to the proposal are addressed in;

- Chapter 3: Strategic Direction

- Chapter 24: Wakatipu Basin
- Chapter 25: Earthworks

### 3.2.1 Chapter 3: Strategic Direction

Chapter 3 sets out the over-arching strategic direction for the management of growth, land use and development in a sustainable manner, in the context of the District's special qualities.

Regarding landscape matters, the key issues identified include: the protection of outstanding natural features and landscapes, identification of landscape values, character and visual amenity, protection of rural character landscapes and a determination of landscape capacity.

In regard to landscape matters, the following Objectives are relevant:

- SO 3.2.3.1 The District's important historic heritage values are protected by ensuring development is sympathetic to those values.
- SO 3.2.5.8 Within the WBRAZ:
  - a. the landscape character and visual amenity values of the Basin and of its Landscape Character Units, as identified in Schedule 24.8 are maintained or enhanced; and
  - b. the landscape capacity of each Landscape Character Unit and of the Basin as a whole is not exceeded<sup>6</sup>.

### 3.2.2 Chapter 24: Wakatipu Basin

Chapter 24 applies to the WBRAZ and its sub-zone the Wakatipu Basin Lifestyle Precinct (Precinct). The purpose of the WBRAZ is to maintain or enhance the character and amenity of the Wakatipu Basin, while providing for rural living and other activities where this is considered to be appropriate.

Integral to the management of the WBRAZ is Schedule 24.8, which defines 24 Landscape Character Units. These Landscape Character Units are a tool that assists with the identification of the landscape character and amenity values that are to be maintained or enhanced. Controls on the location, scale and visual effects of buildings are used to provide a design led response to the character and values.

The Site is located within the LCU8 Speargrass Flat and is subject to the Ayrburn Structure Plan (Refer Figure 5 above). Overall LCU8 is rated with a **low** landscape capacity for additional development while the development capacity of the areas designated as 'R' on the Ayrburn Structure Plan are considered to have a **moderate** capacity to accommodate development<sup>7</sup>.

Within LCU8 the key characteristics of this area included a sense of openness and spaciousness, and the unobstructed rural views from Speargrass Flat Road to the surround hills and escarpment. Emphasis has been given to the importance of maintaining these landscape values, particularly the open outlooks and the spatial openness in views from areas like the Queenstown Trail and Arrowsmith – Lake Hayes Road<sup>8</sup>.

<sup>6</sup> The development capacity within the Residential Activity Areas shown on the Ayrburn Structure Plan is considered to be **Moderate**. Refer PDP Chapter 24, Schedule 24.8, Landscape Character Unit 8.

<sup>7</sup> Ibid. Refer PDP Chapter 24, Schedule 24.8, Landscape Character Unit 8.

<sup>8</sup> Ibid. Refer PDP Chapter 24, Schedule 24.8, Landscape Character Unit 8.



In regard to landscape matters relevant to this application, Objective 24.2.1 and Policies 24.2.1.3, 24.2.1.4, 24.2.1.6, 24.1.7, 24.2.1.18 are concerned with the maintenance or enhancement of the visual amenity and landscape character of the Wakatipu Basin.

### 3.2.3 Chapter 25: Earthworks

Earthworks have the potential for adverse effects on landscape and visual amenity values and require management. The focus of Chapter 25 is on ensuring the adverse effects of earthworks are appropriately managed and minimised.

In regard to landscape matters relevant to this application, Assessment Matters at 25.8.3 – Landscape and Visual Amenity Values are most pertinent and are addressed later in this report.

## 4 Landscape Description

### 4.1 Description of the Receiving Environment

#### 4.1.1 Landscape Character

Landscape character is defined as the result of the action and interaction of natural and / or human factors. Natural factors include the influences of geology, soils, climate, flora and fauna. Human/ cultural factors include the historical and current land-use, settlement, enclosure and other human interventions. Character is not just about the physical elements and features that make up a landscape, but also embraces the aesthetic, perceptual and experiential aspects of the landscape that make different places distinctive. The way they interact together and are (commonly) perceived determines its character, albeit at a particular moment in time. It is the last sentence that we must remain cognisant of.

#### 4.1.2 Site Location & Extent of the Receiving Environment

The Site is located north of the North Lake Hayes Lifestyle Precinct (**NLHLP**) which contains a cluster of large lot residential dwellings accessed off Speargrass Flat Road. The Site sits south of the Millbrook Zone (**Millbrook**), south west of Waterfall Park Zone (**WPZ**), and east of the Queenstown Countryside Trail/ Te Araroa Trail and more rural areas associated with Speargrass Flat. To the east of the Site are Mill Creek, Ayr Avenue, and the Arrowtown - Lake Hayes Road (**ALHR**).

The landscape context of the Site is a modified rural landscape. A variety of activities, including living, farming, golf courses, visitor accommodation and hospitality, are located and take place within the wider setting of the Site. The Site is located within the eastern area of the Speargrass Flat Landscape Character Unit 8 (**LCU8**).<sup>9</sup>

The Speargrass Flat LCU8 contains the relatively flat, and gently terraced landscape to the north of Lake Hayes. A predominantly pastoral landscape, dwellings are concentrated along roads, while shelter belts and other plantings assist in screening dwellings and built form from views. LCU8 has a reasonable level of naturalness due to the relatively limited level of built development evident

<sup>9</sup> Schedule 24.8 Landscape Character Units, Queenstown Lakes District Council, Proposed District Plan Decisions Version (Oct 2021).

across the unit. From west to east, LCU 8's character transitions from principally undeveloped and open paddocks with clusters of vegetation, separated by exotic shelterbelts, through to the eastern part of LCU8, which is more developed with large lot residential dwellings and associated buildings which are accessed off Speargrass Flat Road.

Along the southern boundary of the Site are the rural living areas associated with the NLHLP with property sizes ranging in size from 4,200m<sup>2</sup> to 16,000m<sup>3</sup>. The western boundary of the Site is formed by a portion of the Countryside Trail that in turn separates the Site from the areas of open undeveloped land zoned WBRAZ to the west.

To the north of the Site, north of Christine's Hill and Wharehuanui Hills, contains the urban parkland area of Millbrook zone and the WPZ. Farther west, the rural and rural living areas associated with the 'Mooney Ponds' area. East of the Site and WPZ is the slope known as McEntyres Hill. Atop this hill is rural living type development and farther north, Millbrook.

#### 4.1.2 Historical & Cultural Context

The regional history of the Wakatipu Basin has been shaped by three waves of Māori migration since the year 1200. Gold was first discovered in 1862 bringing a wave of European goldminers followed by Chinese goldminers in 1864. It is understood that there are no reported Māori artefacts or interest within the Site, nor has there been any recording of gold found.

Ayrburn Farmstead was first developed in the 1860's and was prominent in the agricultural industry, known for wheat, sheep farming in the region. Ayrburn Farm became one of the largest farms in the Whakatipu Basin. The first Lakes District Agricultural and Pastoral Show was held at Ayrburn Farm in 1904. The precinct includes the historic Ayrburn homestead that forms a focal point for the historic avenue of trees that line an existing driveway and a collection of associated farm buildings that are in the process of being renovated as part of the larger development of Ayrburn/ Waterfall Park.

The recent refurbishment of the Ayrburn Heritage Domain as a Hospitality Precinct is underpinned by the Site reflecting the prominent industry of its time. Nowadays, the prominent industry is tourism and Ayrburn supports this.

#### 4.1.3 Landform & Geology

The wider Wakatipu Basin has been formed by several growing and retreating glaciers that carved the wide U-shaped valley out of the schist bedrock, and left behind a varied landscape of moraine deposits, glacial till and outwash, roche moutonnees, depressions (lakes) and terrace formations. Following the most recent glacial retreat, flowing water and wind replaced the role of ice in eroding and shaping the landscape of the Wakatipu Basin. Rivers and streams carved terraces and valleys and moved around glacial deposits, while wind picked up and deposited fine sediment ground up by the glaciers.

As noted, the Site is located within LCU8, which is generally described as being relatively open pastoral flat land, framed by the south-facing slopes of the Wharehuanui Hills to the north, and the steep margins of the Slope Hill 'Foothills' to the south. While the Site does not adjoin ONL or ONF, longer-range views, from and across the Site, to the surrounding ONL mountainous backdrop reinforces the role this mountain context plays in defining the Whakatipu Basin landscape.

Looking at Ayrburn as a whole, the variation in landform (in conjunction with landcover – see later) creates three distinct areas. Bisecting Ayrburn, the flowing waters of Mill Creek have gradually eroded the terrace face of glacial till and pond sediments, creating the steep sided V-shaped valley in the south facing flanks of Ayrburn Ridge that exists today.

At the head of the valley is where Mill Creek enters as a dramatic waterfall. In this location, the valley is at its steepest, narrowest, and most enclosed. As Mill Creek flows across Ayrburn to Lake Hayes, the landform associated with the creek transitions from the escarpment enclosed valley to a floodplain defined and confined by subtle terraces, including the shallow basin, which is Ayrburn Domain, either side of Mill Creek. Over the last five years consented (e.g. RM180584) earthworks have occurred on Ayrburn and these largely relate to Mill Creek, with substantial creek stabilisation and naturalisation being undertaken.

To the east of Mill Creek exist the relatively flat open paddocks adjacent to ALHR, West of Mill Creek, Ayrburn opens out into paddocks (the location of the Site), hemmed in by steep slopes that traverse Christines Hill. At the base of the hill, these flatten out to create the 'central' and 'western paddocks' that extend through to the Countryside Trail/Te Araroa Trail at the western end of Ayrburn.

Key views are formed by these geological processes and resulting landform. While the bulk of the Site is set back from both the ALHR and Ayr Avenue, the Site is overlooked from the west by the Countryside Trail/Te Araroa Trail that also enjoys views of Brow Peak and The Remarkables beyond the Site. This section of the Countryside Trail/Te Araroa Trail links Arrowtown to the Old Lower Shotover Bridge and in doing so passes through the residential environment of Millbrook, properties adjacent to Speargrass Flat Road and the northern end of Lake Hayes.

Lengths of this existing track are located within the Site as shown on Sheets 8 and 9 of the GA. Part of the existing trail is to be relocated as shown on Sheets 8 and 9 of the GA.

#### 4.1.4 Landcover

Historically, the vegetation within the broad Wakatipu Basin would have been scrub, shrubland and tussock-grassland. Forests in the area would have been dominated by Beech or Podocarp (native conifers). Kowhai were also likely to have been a dominant species. The shore of Lake Hayes would have likely been a wetland with a diverse array of plant species including native sedges, flax and toi toi, providing habitat and food sources for native birds, lizards, insects, and bats.

Historical and present-day agricultural activity within the region has resulted in very low levels of indigenous planting and habitat today. Vegetation within the Basin is fragmented and is dominated by exotic pasture and introduced trees. Research indicates that fires within the period 1280 – 1600AD destroyed a significant amount of the native forest cover within the Wakatipu Basin. Fire was also used by Europeans in the mid-19th century as they transformed native scrub to grassland.

Ayrburn is notable for its park-like mixture of open fields (the eastern paddocks) – and mature cedars, oaks and other trees facing Arrowtown - Lake Hayes Road, which enclose the historic Ayrburn Homestead and the associated developing hospitality precinct.

Shelter belts, tree avenues, copses and glades of trees provide both a physical and visual frame for the eastern and western paddocks of Ayrburn along with Mill Creek. These trees visually link up with other trees and vegetation that provide enclosure, particularly the lower paddocks on the western side (the Site) of Mill Creek and the line of neighbouring lifestyle properties that follow the northern edge of Speargrass Flat Road.

#### 4.1.5 Land Use Patterns & Built Form

The area of land to the south, east and west of the Site, broadly considered as Speargrass Flat, has been used for agricultural activities, primarily grazing and crops since the arrival of the first European settlers to the area in the mid 1800's. At present, built form and domestication spreads out from Speargrass Flat Road and extends south towards Lake Hayes and occupies the area north of Speargrass Flat Road that also forms the Site's southern boundary.

Millbrook Resort borders the Site to the north (*refer Sheet 7 of the GA*), between the Site and historic Arrowtown. Millbrook Resort was part of a much larger land holding and used for farming purposes. As Millbrook Resort has developed, which has included considerable landform modification, so too have its inherent landscape values. The landscape setting has undergone significant change from a rural landscape to a golf course – a domesticated parkland landscape. This continues to evolve today, especially as the Resort expands to the southwest.

The primary land uses across the Millbrook Resort are the residential dwellings, golf course, and amenities connected to the resort. Generally, this landscape provides a high level of visual amenity, albeit a highly modified outlook for those within Millbrook Resort, and in places for those travelling on adjacent roads, from public places and residences with an overlook.

The attractive ‘golf course – parkland’ character of Millbrook Resort is derived from land use, the settlement pattern, and a consistent architectural and landscape style, set within a mountainous basin setting. A strong sense of coherence is associated with Millbrook Resort and contributes to an aesthetically pleasing outlook and distinctive visual character.

Over the last decade Arrowtown has grown with the likes of Arrowsouth and the Arrowtown lifestyle village, on McDonnell Road resulting in the built form of Arrowtown creeping east. To the northeast of the ALHR sit pastoral paddocks owned by The Hills golf course. This land is subject to a district plan appeal for several houses and an application has been accepted through fast-track legislation. In places the Hills golf course extends to both McDonnell Road and Hogans Gully Road.

To the other (south) side of Hogans Gully Road and extending to McDonnell Road and State Highway 6 (**SH6**), lies the Hogans Gully Resort Zone<sup>10</sup>. This zone enables the development and ongoing operation of a golf course with a clubhouse, driving range, maintenance facilities, and associated commercial activities, along with visitor accommodation and some residential activities. Development of this zone is underway and is very evident within the landscape setting.

To the south of the Site residential and rural – residential living continues to develop around the edge of Lake Hayes. Beyond this, within the wider Whakatipu Basin and adjoining Frankton Flats, the landscape continues to change. The new Special Purposes Zone, Te Pūhahi Ladies Mile Zone, to the PDP which became operative in December 2024, and the continuing development of the Frankton Flats are examples of this.

Rezoning and development within this wider landscape setting is resulting (and will result) in a broadly changing and developing landscape that isn’t rural as such (despite its zoning) but is the place for development and human activity.

#### 4.1.6 The Evolving Form of Ayrburn

The east boundary of the Site borders the balance of the Ayrburn development, along with Waterfall Park. Ayrburn Domain, at the centre Ayrburn, contains several historic farm buildings that, with their stone and mortar walls, and rusting iron roofing, evoke other early settler buildings found around Arrowtown and along Speargrass Flat Road. These buildings, together with a dairy, cart shed and stables, have been and continue to be restored and repurposed.

In conjunction with some new buildings nearby, these buildings provide seven bars and five restaurants, a bakery, a wedding venue and glasshouses for a flower farm, among other things. It is considered that given their proximity to each other along with their sense of visual interconnection (a result of form and materiality) they read as a culturally significant cluster. Associated with this development is roading, bridges, best practice stormwater devices and an area of car parking.

<sup>10</sup> PDP, Part 6, Chapter 48 Hogans Gully Resort Zone



All the above are set within attractive landscape grounds that consist of a mix of ornamental gardens, riparian planting associated with Mill Creek, existing and recently planted evergreen and deciduous tree planting. A feature of this development is the retention of mature and in places notable and protected trees. At the centre of Ayrburn, the hospitality precinct (including the heritage stone and timber buildings) is contained and enclosed by landscape.

From Mill Creek and its margins through to ALHR, the pasture covered eastern paddocks have been comprehensively landscaped, including an entranceway in association with Ayr Avenue, large ponds and vineyards. The eastern paddocks are backdropped by the mature evergreen and deciduous trees, including the tree lined Homestead driveway that have been retained across Ayrburn. The trees and open space of the eastern paddocks combine to create a verdant setting, providing a visual counterpoint to the quite enclosed, contained landscape found near the Homestead, Ayrburn Domain and within the Waterfall Park Zone.

## **4.2 Description of the Site**

### **4.2.1 Site Location & Access**

The Site is accessed from ALHR via Ayr Avenue. It occupies the open area west of Ayr Avenue, extending west to the Countryside Trail/ Te Araroa Trail, north to the foot of the Wharehuanui Hills and Christine's Hill, and south to the large lot residential dwellings (NLHLP) which border Speargrass Flat Road.

### **4.2.2 Planning Context**

There are no Outstanding Natural Landscape, Outstanding Natural features, or Rural Character Landscape overlays that need to be taken into consideration for this Site.

As discussed, the Site is positioned within LCU 8 and therefore this assessment focuses on this LCU as it is described in Schedule 24.8, Chapter 24 – Wakatipu Basin of the PDP. However, LCU8 is quite 'broad brush', with much of Ayrburn different from the wider valley /flats because of the way in which it is enclosed, both physically and visually, by Christines Hill to the north and the Lake Hayes lifestyle development to the south.

As a result, much of the 'openness', 'high visibility from the road network' and 'open and spacious pastoral outlook' of LCU8 that is referred to in Schedule 24.8 has quite limited application to the majority of Ayrburn.

### **4.2.3 Historical Context**

The Site is located adjoining the developing precinct of Ayrburn Domain that includes the historic Ayrburn Homestead and related farm buildings, initially established as a vegetable, cereal and cropping farm to provide for the local mining population and flour mills. The farm was first settled by William Paterson in 1862, named after Ayrburn, West Kilbride, Scotland where he was born. The buildings, originally forming the farm centre, have previously been identified and recorded as a Category 2 historic heritage features within the PDP.

### **4.2.4 Landform & Landcover**

The location of the proposed Screen Hub is relatively flat and adjoins the base slopes of the Wharehuanui Hills and Christine's Hill. It is a relatively contained area, enclosed by an existing shelterbelt of exotic conifers, that screen the Site from the rural residential development along the southern boundary. The Site displays somewhat of a less defined landscape and a more utilitarian character when compared to the rest of Ayrburn.

The Site is screened by clusters of willows and poplar trees as well as the planted mounds and randomly planted exotic specimen trees that provide screening and privacy from the users of Ayr Avenue and ALHR. The newly established amenity landscape comprising planted mounds, ponds and entrance feature for Ayrburn fronts onto ALHR and contributes positively to the local landscape.

#### 4.2.5 Land Use

The Site's current land use is predominantly open space/ pastoral land, an undefined gravel car parking area, and a cluster of temporary buildings and storage facilities used for the development of the consented Ayrburn and Waterfall Park developments.

#### 4.2.6 Permitted Baseline

The Site sits within the Ayrburn Structure Plan and the provisions relating to this within Chapter 24. This would enable the development of four rural lifestyle lots between 6000m<sup>2</sup> – 1ha as per Rule 24.5.1.6A<sup>11</sup> and Rule 27.6.1<sup>12</sup> within the residential R Activity Area shown in Figure 5.

### 4.3 Landscape Values of the Receiving Environment and Site

The landscape values of the receiving environment (physical, perceptual and associative) form the baseline, along with the policy provisions, for an assessment of landscape and visual effects. The landscape values of the receiving environment (including the Site) stem from its past and present landscape attributes (landform, landcover and land use). The landscape values that are relevant to an assessment of the proposed development are listed below.

#### 4.3.1 Physical<sup>13</sup>

- Geological processes that have led to the formation of the landscape setting as described in Sections 4.1 and 4.2 of this report.
- The topographic features of the Site including flat open pasture and the south facing slopes, including spur and gully formation of Christine's Hill.
- Mill Creek is the main ecological feature of the locality and is an important part of the wider ecological corridor. The creek flows directly into Lake Hayes and provides habitat for brown trout and a species of native galaxiid (koaro). The creek environment is also home to a handful of native birds including pukeko and native scaup. The creek runs through the southeast part of the Site.
- The established and mature exotic specimen trees located within the local landscape and surrounding the historic stables and Ayrburn Homestead.
- The future rural living development anticipated within the R Activity Area of the Ayrburn Structure Plan.

<sup>11</sup> QLD PDP – Chapter 24: WBRAZ – Ayrburn Structure Plan - Rule 24.5.1.6A

<sup>12</sup> QLD PDP – Chapter 27: Subdivision and Development – Rule 27.6.1

<sup>13</sup> “**Physical** means both the natural and human features, and the action (and interaction of natural and human processes over time.”<sup>13</sup> Typical physical factors include geology, topography, hydrology, ecology, climate, vegetation, biological elements settlement patterns, buildings, heritage features and tāngata whenua features within the landscape.

#### 4.3.2 Perceptual<sup>14</sup>

- Scenic views of the mountains that encapsulate the Wakatipu Basin, including the Remarkables and Brow Peak.
- The legibility of the landforms and land use found in the Wakatipu Basin, which are agricultural, have settlement patterns and are controlled by the topography in contrast with the surrounding mountains, which hold a high level of naturalness and unconstrained character.
- Transient qualities of the exotic vegetation within the receiving environment and the Site which provide seasonal colour changes.
- An evolving and modified landscape through the emerging built and landscape form of Ayrburn.
- Other than when using the Countryside Trail/Te Araroa Trail the public's main experience of the Site is when traveling along the ALHR and when accessing Ayrburn along Ayr Avenue. The Site forms the western backdrop to these views of the highly aesthetic and developing landscape and complex that is Ayrburn.

#### 4.3.3 Associative<sup>15</sup>

- The associative values of the wider Site and receiving environment include history associated with the various buildings that are being restored within the developing historic domain.
- The recreation opportunities for biking, walking, and running that the Countryside Trail/Te Araroa Trail provides.

### 4.4 Summary of Landscape Values

From a landscape perspective and using a seven-point scale (ranging from **very low** to **very high**) these various combined physical, associative, and perceptual attributes and values described above for the Site can be summarised as follows.

The Site has **moderate** physical values relating mainly to the topographic features of the Site including flat open pasture and the south facing slopes, including spur and gully formation of Christine's Hill. Overall, the Site has **low - moderate** perceptual values derived mainly through its contribution to a sense of openness and an appreciation of the wider setting, and **low - moderate** associative values relating to the heritage of the Ayrburn Domain.

The wider receiving environment has **high** physical values relating mainly to Mill Creek, mature existing trees and the geological processes that have led to the formation of the landscape setting. It is considered the wider receiving environment has **moderate-high** perceptual values relating to

<sup>14</sup> "**Perceptual** means both direct sensory experience and broader interpretation through the senses. While sight is the sense most typically applied to landscape assessment, direct sensory perception importantly includes all the senses."<sup>14</sup> Typical perceptual factors include geomorphic legibility (how obviously a landscape expresses the geomorphic processes), wayfinding and mental maps (legibility or visual clarity of landmarks, routes, nodes, edges, and areas of different character), memorability, coherence (the extent to which patterns reinforce each other, for example between human patterns and underlying natural landscape), aesthetic qualities and views.

<sup>15</sup> "**Associative** means the intangible things that influence how places are perceived – such as history, identity, customs, laws, narratives, creation stories, and activities specifically associated with the qualities of a landscape."<sup>15</sup> Typical associative factors include cultural (tangata whenua) and historic values, as well as shared and recognised attributes such as recreational opportunities.

wider scenic views, legibility of landforms and the transient qualities associated with exotic trees and seasonality, and **moderate** associative values due to the heritage of Ayrburn Domain and the recreational opportunities afforded by the Countryside Trail/Te Araroa Trail.

## 5 Assessment of Landscape and Visual Effects

### 5.1 Potential Issues

The potential landscape and visual effects arising from the proposal include the following:

- Effects on the open space values of Christine's Hill and the rural values of the paddocks within the Site and adjoining Arrowtown-Lake Hayes Road.
- Effects on visual amenity, perceptual and associative values as experienced from within the receiving environment.
- Effects on visual amenity, perceptual and associative values as experienced by the residential developments located to the south of the Site along Speargrass Flat Road.
- Effects on visual amenity, perceptual and associative values as experienced by users of the Countryside Trail/Te Araroa Trail located to the west of the Site.
- Effects on the values identified to be maintained and enhanced in LCU 8.

### 5.2 Assessment of Visibility and Visual Effects

*"A visual effect is a kind of landscape effect. It is a consequence for landscape values as experienced in views. Visual effects are a subset of landscape effects. A visual assessment is one method to help understand landscape effects."*<sup>16</sup>

The significance of the visual effect is influenced by the visibility, distance, duration of the view, the scale, nature and duration of the proposal, its overall visual prominence, the context in which it is seen, and the size of the viewing audience. When assessing visual effects, it is important to do so in the context of the entire viewing experience and to focus only on the location of the proposed development. Furthermore change (through development) does not inherently imply a negative visual effect. The key consideration is how the proposal may alter the way a viewer perceives and values the outlook as a whole.

Whether the proposal is considered appropriate is determined by the visual effects on the receiving environment and whether the landscape values attributed to this setting are retained or whether, if adversely affected, effects can be satisfactorily avoided, remedied or mitigated. In general, landscape values (biophysical, perceptual and associative) experienced visually include a high scenic outlook (views of the rural landscape), the legibility, visual coherence of the Whakatipu Basin landscape and the views to the surrounding mountains, the evolving character of Ayrburn, the

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<sup>16</sup> 'Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines'. Tuia Pita Ora New Zealand Institute of Landscape Architects, July 2022. Page 135.

history associated with Ayrburn as well as a level of expectation of development within the landscape setting.

It is important to remember that perceptual values are mostly visually experienced rather than depending on a certain level of knowledge like associative values often are.

In undertaking an assessment of the proposed Screen Hub on visual amenity and landscape values experienced in those values, viewpoints representative of the views most likely to be important are identified and form the basis of this assessment. The selected viewpoints are;

- Distance views towards the Site.
- Views when traveling along ALHR looking west towards the Site.
- Views when traveling along Hogans Gully Road looking north west towards the Site.
- Views of the development for users of the Countryside Trail/ te Araroa Trail. It is understood that any impacts that result on parts of the path that fall within the Site can be disregarded.
- Views across the Site from within the rural residential properties to the south of the Site and from Speargrass Flat Road.

From some of these viewpoints, key views have been selected, and visual simulations have been prepared by OTOH. *Refer Sheets 33 – 64 of the GA.* Along with on site observations, the internal use of 3D modelling of landform, proposed built form and mitigation planting, the visual simulations helped inform an understanding of the spatial (both horizontal and vertical) extent of the proposal. This is particularly important given the proposed film studio buildings will present a somewhat new and unfamiliar activity in the immediate landscape and does introduce a higher level of built form than most surrounding land uses.

Furthermore, potential development enabled by the Ayrburn Structure Plan was modelled from two photo viewpoints (6a and 7a) and visual montages prepared showing this. This in turn informed my assessment of the extent and significance of potential adverse effects on views.

It is noted that due to the deciduous nature of some of the trees that provide screening, there is variation in the screening that these trees will provide any development due to the seasonal screening effect of the existing deciduous trees.

For each of the viewpoints, the following is outlined:

- Description of the view including existing landscape character and amenity values within the current scene.
- Extent of visibility of the Site and proposed development.
- Assessment of potential adverse effects on existing landscape character, sensory and amenity values.

The nature and degree of effects on visual amenity is described for each representative viewpoint, using a seven-point scale **Very Low – Low – Low-Moderate – Moderate – Moderate-High – High – Very High** according to the common dictionary meaning of these terms. A **very high** rating is used when the proposal becomes the dominant feature within a key view whereas a **very low** rating

suggests the proposal may be visible but remains a secondary or background component in the overall view, often softened or screened by existing or proposed landscape features.

The ALHR corridor in the vicinity of the Site is predominantly influenced by rural residential development found intermittently along the road. As the entrance into Ayrburn is developed and the associated landscaping undertaken, this parkland landscape in association with the planted mounds and grape vines increasingly have influence on local landscape character. It is noted that viewers will be passing the Site at around 70km and any potential view through gaps in, and beyond foreground planting, will be fleeting.

The proposed facility or any subsequent development is not anticipated to be visible from Speargrass Flat Road.

The viewers potentially affected by the application would be;

- Walkers and cyclists using the Countryside Trail/Te Araroa Trail. Note, this is for those areas of trail outside of the legal boundary of the Site.
- The public users of ALHR, where motorists and passengers may get very short and seasonal views of the proposed development between the exiting exotic vegetation when travelling towards Lake Hayes or Arrowtown.
- The residents who occupy the residential lots to the south of the Site and who have rural views into the Site.

#### 5.2.1 Public users of Arrowtown-Lake Hayes Road and Hogans Gully Road Viewpoints 1-4

*(Refer to Sheets 11-14 and 37 – 44 of the GA)*

##### *Description of the Views*

The series of viewpoints located along the Arrowtown-Lake Hayes Road and Hogans Gully Road view the Site from the east at a distance of between 0.48km and 1km approximately *(Refer to Sheet 10 of the GA for photo viewpoint locations)*.

The audience for the viewpoints along ALHR for a stretch of approximately 500m will primarily be persons travelling along the road between Arrowtown and the Lake Hayes area. These views will most likely be transient ones, experienced from a vehicle travelling at speeds of up to 70km/h.

When travelling north along ALHR, the south facing flanks of the Millbrook LCU 23 are visible in the background and the ONL of Coronet Peak and Brow Peak Mountain range is visible beyond the ridge. When travelling south along ALHR, the north-facing flanks of the Remarkables range, Slope Hill, and Morven Hills provide a dominant backdrop when traveling towards Lake Hayes. A limited amount of development is visible both north of the Site and south towards the large lot residential cluster north of Lake Hayes to the south.

The entrance into Ayrburn is locally prominent on the ALHR due to the development of a landscaped entrance, including planted mounding, fencing, and signage. This entrance is surrounded by grapevines and mature groupings of exotic trees. As the planting matures and through ongoing maintenance, the landscaped frontage along ALHR, the Ayrburn entrance and the access along Ayr Avenue to Ayrburn Precinct and the Site will remain high in amenity values. The amenity of this area and these views looking west from ALHR to the Site are dominated by the entrance into Ayrburn.

## *Visibility*

The proposed development will have limited visibility from ALHR and Hogans Gully Road, due to the proposed film and accommodation facility being located behind existing exotic trees on the property, which are to be retained. In effect, due to the landscaped foreground and the established existing trees in the middle ground of these views from along the ALHR and Hogans Gully Road, the development will have a **low** prominence. It should also be noted that the existing residential development along ALHR and Speargrass Flat Road, while occasionally visible is subservient from these views due to the large amount of existing vegetation which is associated with these dwellings.

## *Effect on Visual Amenity*

The anticipated change encompasses only a small part of the scene and is viewed at a distance where the change will be difficult to discern due to foreground landform, planting and built form. However, the visibility of part of the proposed development (*as seen in Viewpoint 4 – GA sheet 14*) will reduce the rural scenic outlook due to the reduction of open pasture and the introduction of built form at the toe of Christine's Hill and within the Open Space Activity Area of the Ayrburn Structure Plan.

Views to the backdrop hills and mountains will be maintained however a small part of the proposed built form will now be seen in the middle ground to these mountain views. One must also consider future built form within the Residential Area to the south side of Ayr Ave of the Ayrburn Structure Plan. This sits within the foreground to this view, and with a 6.5 -8.0m height limit future dwellings and accessory buildings could potentially be visible within these same views.

The existing planting, which is to be retained within the wider Ayrburn site, will ensure that the proposed built form is only fleetingly visible from these representative views. Therefore, overall, it is anticipated that adverse effects on visual amenity as experienced from viewpoints 1 - 4 will be very low and **low** at most.

## *Effect on Identified Perceptual and Associative Values as Experienced from these Viewpoints*

The perceptual values identified at 4.3 of this assessment relevant to these viewpoints include scenic views, legibility and expressiveness of the surrounding mountain backdrop, an evolving and modified landscape and transient qualities associated with seasonal change. Associative values include the heritage value of Ayrburn (for those aware of it).

From these viewpoints the top of the Film Studio buildings may be seen, however the form of the mountainous backdrop including the Coronet and Brow Peaks remains dominant in the background. The proposal, just as the Site is, will be subservient to the mountains. From these viewpoints, potential views of the proposal will not change the viewers perception and appreciation of the mountains and surrounding landscape. The ability to clearly see and interpret the natural formation of the mountainous backdrop remains. The same applies to the sense of openness experienced across the pasture covered paddocks in the foreground, the proposal does not detract from one's perception of that.

From these viewpoints, and in general as one travels the roads of the Whakatipu Basin, existing development within the wider landscape setting is experienced and this does not exist in isolation. The experience moving through the landscape of the Whakaitpu Basin, is an interchange between as a series of interconnected environments, openness and enclosure, where the characteristics of one, often serves to emphasise the valued characteristics of another.

In that sense, built form and managed landscapes are present and somewhat expected – just as the mountain backdrop remains a constant. Therefore, from a landscape character perspective, the



proposal will have a **very low** level of adverse effect on the perceptual values identified and experienced within these viewpoints.

From these fleeting views afforded from the viewpoints the proposal, for those familiar with the locale, may also be perceived as an extension to the evolving landscape of Ayrburn. In associative terms, potential adverse effects on the historic associations of Arburn, including the mature trees and pastoral areas, and the collection of historic farm buildings and homestead will be **very low**. In fact, the proposal may be considered complementary to the evolving role Ayrburn is playing from a hospitality and tourism perspective and for some it will be associated with this.

### 5.2.2 Public users of the Countryside Trail/Te Araroa Trail Viewpoints 5 - 9 (including 6a and 7a)

*(Refer to Sheets 15 – 19, 33 – 36 and 44 - 64 of the GA)*

#### *Description of the Views*

The series of viewpoints located along the Countryside Trail/ Te Araroa Trail view the Site from the western Site boundary at a distance of between 0.32km and 0.52km approximately from the centre of the Site *(Refer to Sheet 10 of the GA for photo viewpoint locations)*.

The audience for this series of viewpoints are the trail users traveling north and south for approximately 600m on the gravel track which abuts the Site boundary. The Countryside Trail in this location doubles as part of the Te Araroa Trail, a busy and popular recreational track used by walkers, runners, and cyclists alike. The walkway runs up the western edge of the Site and climbs Wharehuanui Hills connecting Speargrass Flat Road with the Millbrook resort and beyond. This section of the Countryside Trail/Te Araroa Trail links Arrowtown to the Old Lower Shotover Bridge and in doing so passes through the residential environment of Millbrook, properties adjacent to Speargrass Flat Road and the northern end of Lake Hayes.

The PDP framework sets out that only the views from the trail located outside of the Site need to be considered for its impact and effects. There are five locations along the trail where views of the anticipated development will be visible.

From these sections of the trail views take in a broader landscape setting that includes the Crown Range, Mount Beetham and The Remarkables in the background. These form the skyline within these views and one's eye is drawn to this given their dominance and visual presence. In the mid ground the Crown Terrace, Bendemeer and associated landform provide a physical and visual backdrop to the more open pasture character that is evident in the foreground of these views.

Within the foreground the heavily vegetated south edge of the Site is a dominant feature of these views.

#### *Visibility*

The proposed facility will be seen from this section of the Queenstown Countryside trail/ Te Araroa trail as represented by the series of viewpoints 5-9 *(Refer to Sheets 15-19 of the GA and the visual simulations on Sheets 44 - 64 of the GA)*. Please note visual montages have also been prepared for a residential scheme in line with the provisions of the Ayrburn Structure Plan development and these are shown on Sheets 33 and 36 of the GA by way of comparison.

From elevated views on the trail (Viewpoints 5 – 7) the proposed development will be viewed as a cluster of built form located at the bottom of Christine's Hill and below the viewer's natural line of sight. The built form development within the Residential Area part of the Site will be seen, however from these viewpoints the film studio buildings will be screened by the existing Christines Hill landform and the extended spur landform. To the front of the spur extension will be the revegetated

gully that will appear (although by way of different vegetation type) an extension of the existing willows currently growing within the gully.

Primarily the proposed built form will be viewed as a cluster of gable roofs (like a small village), interspersed by exotic trees and a framework of native planting from these viewpoints. The proposed built form will appear recessive within the receiving environment due to the use of the local architectural vernacular, and the natural materiality of the proposal. The proposal also includes the continuation of the planting of grapevines within this area, which will be retained on the flat land, west of the proposed built form and abutting the Countryside Trail/ Te Araroa Trail. While in Viewpoints 5-7 some built form of the proposal will be seen, these vines in combination with the proposed spur extension and native planting will preclude views of the proposed built form from Viewpoint 8.

The views towards the proposed facility from the Countryside Trail/ Te Araroa Trail will continue to be dominated by the wider landscape setting. The riparian planting, mitigation planting in association with the spur extension, and the grape vines that will continue to be planted in the fore and middle ground will introduce visual complexity and, therefore, help settle the overall proposal into the landscape from the elevated viewpoints. In other words, it will read as a comprehensive and well-considered development, sympathetic to its setting.

As mentioned above, from these viewpoints the proposed vines, landform and mitigation planting will improve the absorption capacity of this landscape that will reduce the visibility of the cluster of built form being located within this area. In the case of Viewpoint 8, the landscape will in time screen the proposed facility from this section of the Countryside Trail/ Te Araroa Trail. The increase in the landscape patterning that results from a vineyard and the seasonal changes associated with that, will provide further visual interest and a vitality to this landscape setting.

When walking south along the trail, expansive views out over the Wakatipu Basin can be experienced. These views include the dominant backdrop of the north-facing flanks of the Remarkables range, Slope Hill, and Morven Hills. Within the Wakatipu Basin, a moderate amount of existing development is visible both east, west, and to the south of the Site. This development is in the form of isolated and clustered dwellings with associated structures and vegetated settings.

#### *Effect on Visual Amenity*

The anticipated change encompasses only a small part of the overall scene. However, the visibility of part of the proposed development (as seen in Viewpoints 5 - 7) will reduce the current rural scenic outlook due to the reduction of open pasture and the introduction of built form. The built form that will be seen in this view is that which is proposed to be located in the Residential Activity Area. The film studio and associated buildings proposed within the Open Space Activity Area will be obscured by landform and therefore will not be seen in these views.

Views to the backdrop hills and mountains will be maintained however some of the proposed built form will now be seen in the middle ground to these mountain views. One must also consider that future built form within the Residential Area of the Ayrburn Structure Plan, would potentially be visible within these same views. The existing planting, which is to be retained within the wider Ayrburn site, will ensure that the proposed built form is only fleetingly visible from these representative views.

The anticipated change enabled by the Ayrburn Structure Plan is shown on the comparative visual simulations. Change is expected, and while different in form will present a similar effect as seen from these same viewpoints.

The proposed development presents a greater intensity of built form than expected under the current provisions when viewed from these viewpoints. In effect, given that the proposal will be

viewed in the context of the existing visible development within the landscape pattern of this part of the Wakatipu Basin, and the immediate receiving environment, in combination with the proposed vegetation and landform mitigation, it is considered that any potential adverse visual amenity effects arising can be successfully mitigated.

One must also bear in mind the sensitivity of the receptor and the activity they are engaged in while using the track. A local familiar with the area, will have a greater appreciation of the change within the landscape than say a visitor experiencing it for the first time. Someone walking will have more time to gaze and ponder than someone running or cycling. Coupled with this is the physical condition of the trail. In this location it is steep, fenced on both sides and for cyclists there are limited areas to stop. This needs to be taken into account when considering potential adverse effects on the user of the trail.

Overall, it is anticipated that adverse effects on visual amenity as experienced from these viewpoints (5- 9) which are representative of users of the Countryside Trail/ Te Araroa Trail in this location, will be **Low to Low – Moderate**.

*Effect on Identified Perceptual and Associative Values as Experienced from the Viewpoint*

The perceptual values identified at 4.3 of this assessment relevant to these viewpoints include scenic views, legibility and expressiveness of the surrounding mountain backdrop, an evolving and modified landscape and transient qualities associated with seasonal change. Associative values include the heritage value of Ayrburn (for those aware of it) and recreational values associated with the Countryside Trail/ Te Araroa Trail.

While the proposal will be seen in the foreground this will not detract from those perceptual values that relate to the wider landscape setting. The form and expression of the background landscape including the Crown Range, the Remarkables and the Crown Terrace remain as dominant elements in this view with the proposal comprising a small part of the overall scene. A sense of openness also remains.

Therefore, from these viewpoints, it is my opinion potential views of the proposal will not change the viewers perception and appreciation of the mountains and surrounding landscape. The ability to clearly see and interpret the natural formation of the mountainous backdrop remains.

From the Countryside Trail/ Te Araroa Trail, irrespective of which way you are traveling the user would have experienced built form and development (for example Millbrook and the dwellings in the locale of Speargrass Flats Road and Lake Hayes) within the surrounding landscape. Some (locals) may also have a prior knowledge of Ayrburn while others (visitors including international tourists) may not. In a perceptual sense the Site does not exist in isolation, neither do the modified areas within the surrounding landscape setting.

The experience moving through the landscape when cycling, walking or running the Countryside Trail/ Te Araroa Trail, is an interchange between a series of interconnected environments, openness and enclosure, built form and paddocks, managed and unconstrained landscape, where the characteristics of one, often serves to emphasise the valued characteristics of another. This is the context in which the viewer will experience the proposal from these viewpoints.

Therefore, the proposal as seen from these viewpoints, will not necessarily be unexpected nor be read in isolation from Ayrburn or adjacent development. From these viewpoints the viewers perception of the mountains and of the surrounding landscape character will not fundamentally change. For these reasons, it is anticipated that adverse effects on the identified perceptual values as experienced from viewpoints 5 - 7 will be **low** at most.

In associative terms, potential adverse effects on the historic associations of Ayrburn, including the mature trees and pastoral areas, and the collection of historic farm buildings and homestead will be **very low**. The reason for this is it is considered the proposal will not materially impact heritage values. In fact, the proposal may well be considered complementary to the evolving role Ayrburn is playing from a hospitality and tourism perspective and for some it will be associated with this.

The recreation opportunities for biking, walking, and running that the Countryside Trail/Te Araroa Trail provides will not be adversely affected by the proposal.

### 5.2.3 Viewpoints 10 - 14

*(Refer sheets 20 – 28 and for Viewpoint 10 visual simulations 65 - 68 of the GA)*

Viewpoint 10 is taken from Speargrass Flat Road west of the Site, while viewpoints 11 - 14 (*refer sheet 10 of the GA for photo viewpoint locations*) are taken from a variety of locations on Ayr Avenue. These viewpoints have been included to demonstrate the wider Ayrburn character along with the viewing context from Speargrass Flat Road west of the Site. The visual simulation prepared for viewpoint 10 demonstrates the visible elements of the proposal will be the spur extension and associated planting, including the gully enhancement planting. In these cases (i.e. from these viewpoints), the proposal will have limited visibility due to existing landform and vegetation on the property.

### 5.2.4 Viewpoints 15 – 17

*(Refer sheets 30 - 32 of the GA)*

Viewpoints 15 - 20 (*refer sheet 29 of the GA for photo viewpoint locations*) are taken from a variety of 'distant' locations (Tobins Track, Morven Hill, and the Remarkables Ski Field access road) within the wider receiving environment. These viewpoints have been included to demonstrate the receiving environment's character and the lack of visibility of the Site where the viewpoints are located outside of the immediate receiving environment. From these photos it is very evident that the development will be extremely difficult to discern within the wider landscape setting.

From these viewpoints the existing Lake Hayes Estate, Millbrook Resort, Lake Hayes Lakefront housing, Arrowtown clusters of development and the Arrowtown Retirement Village are all clearly visible. Given that the proposed development will sit adjacent to the toe of Christines Hill, and within the treed setting of Ayrburn, it will be almost impossible to see from these locations. If identified by the keen eye, it will be seen in the context of a broadly changing and developing landscape.

### 5.2.5 Visual Effects of Lighting at Night

Depending on the degree of exposure the proposed development will introduce lighting that will intermittently be visible from ALHR and the Countryside Trail/ Te Araroa Trail. This future lighting will be seen alongside existing lighting within the locale and is therefore an existing condition experienced mainly by road users at night. It is noted that the Site is not readily visible from other locations, and the Countryside Trail/ Te Araroa Trail is likely to be mainly used during the daytime.

It is noted that there are limitations on the lighting associated with residential development that currently controls matters of lighting pollution and spill. These same restrictions would apply to any new development. In addition, all lighting will be specified to meet the QLDC Southern Light standards.

The anticipated difference between the effects currently experienced and the effect created by the application will be **low**.

## 5.3 Assessment of Landscape Effects

*“A landscape effect is a consequence of changes in a landscape’s physical attributes on that landscape’s values. Change is not an effect: landscapes change constantly. It is the implications of change on landscape values that is relevant.”<sup>17</sup>*

Any natural or physical activity has the potential to alter the character or values of a landscape. Change need not necessarily be 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 receiving environment in terms of its existing degree of naturalness/modification, patterns, scale, visibility, levels of public appreciation and to what degree these will change with the proposed development.

For landscape effects, a **very high** rating applies when a proposal introduces a noticeable transformation of the area's character. A **very low** rating, in contrast, would indicate only minimal change where the works are consistent with the existing landscape character or replicate an activity already present.

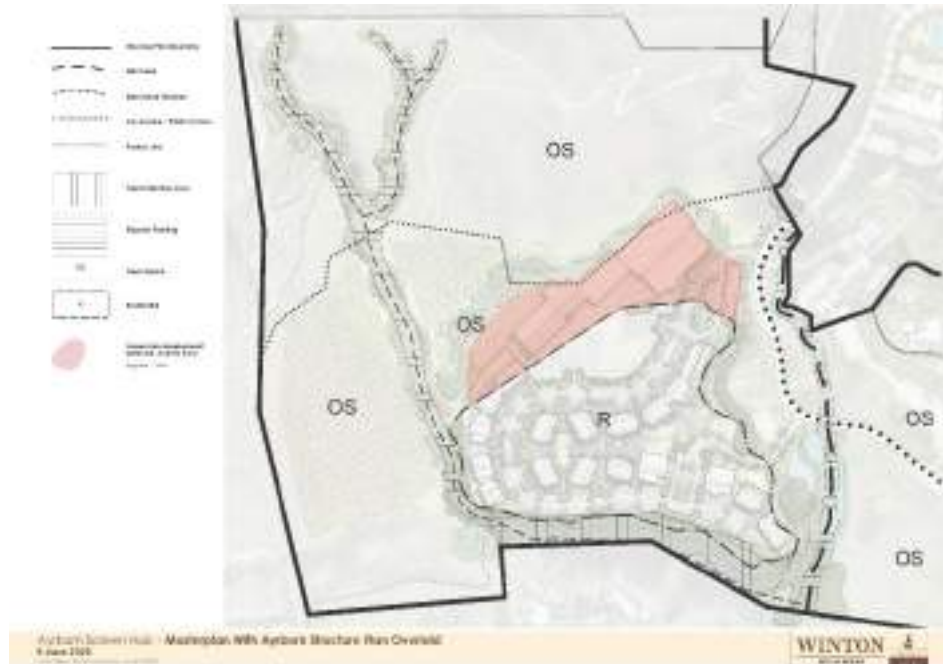
### 5.3.1 Effects Associated with Development Anticipated by the Ayrburn Structure Plan

As described in more detail below (5.3.2 following), the PDP provides that development enabled by the Ayrburn Structure Plan, and associated provisions would maintain and enhance the values identified for LCU8. When one drills into the Ayrburn Structure Plan, and future development it enables, the Residential Activity Area (**RAA**) is an important aspect to be considered in light of this proposal.

The reality is that the RAA can be subdivided into four large rural living lots averaging 1ha in size. Development of that RAA, as provided for in the PDP, can be expected to result in four significant houses with associated boundary and internal planting and potentially including the likes of tennis court(s), swimming pool(s), and the like. That will result in complete loss of any significant values of ‘openness’, ‘spaciousness’ and ‘rural character’ associated with this area of the Site. As shown in Figure 6 below, this applies to the majority of the site. Future development enabled by the Ayrburn Structure Plan has been shown in the visual monographs prepared by OTOH (*Refer Sheets 33 and 36 of the GA*).

Further to that, the Ayrburn Structure Plan identifies extensive Open Space (**OS**) areas located within the Site. The significant majority of those OS areas are being retained and protected as OS, with consequential retention of the relevant OS values as experienced from both within the Site and from those areas beyond the Site where views are afforded. The loss of OS values will only apply to that part of the proposal located outside the RAA, which as shown in Figure 6 is a relatively (in the context of the overall OS area) small area of 1.5ha in size and located at the toe of Christines Hill.

<sup>17</sup> Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines’ – page 61.



**Figure 6. Masterplan with Ayrburn Structure Plan Overlaid**

### 5.3.2 Effects on the Character & Values of WBRAZ – LCU8

The character and values have been described in Section 4 of this report. Chapter 24 of the PDP describes the scenic and character and environmental values of the zone. Further to that, Schedule 24.8 in Chapter 24 of the PDP describes the scenic and environmental values of the Site as part of the wider LCU8 setting.

The focus of the LCU's is on the identification of the landscape characteristics and visual amenity values to be maintained and enhanced, while identifying development absorption capacity and associated landscape and visual change. Given this, it is required that any development maintain and/or enhance those values.

The PDP provides that part of the Site has future capacity for development. Any future built form shall occur in the two areas marked as 'R-Residential' as it is considered the development capacity of these areas is 'Moderate'<sup>18</sup>. Outside of these areas there is an Open Space zoning that provides for the maintenance and enhancement of the existing values of these areas of the Site. Therefore, the PDP provides that development enabled by the Ayrburn Structure Plan, and associated provisions would maintain and enhance the values identified for LCU8.

Amenity will be derived through the existing treed landscape setting and the variety of the wider views that are enjoyed. The high-quality of the landscape design that is currently establishing along ALHR and the high level of maintenance will be ongoing. The attributes that contribute existing rural amenity - namely the open areas on the wider Ayrburn site, will remain and an additional vineyard and all its seasonal benefits will be established on the land adjacent to the Countryside Trail/ Te Araroa Trail.

Considering the potential effects on ALHR, any change will be seen in the context of the recently completed entrance into the Ayrburn Domain and existing vegetation. This visual screening of the

<sup>18</sup> QLDC PDP – Chapter 3 Strategic Direction 3.1B.5.b.iii. – **Moderate** capacity, means the capacity of the landscape character unit to accommodate subdivision and development without compromising its identified landscape character and while maintaining its identified visual amenity values.

proposal will maintain the existing landscape character experienced from ALHR. The effect of the proposed film and accommodation facility on the amenity values as experienced from ALHR will be **very low - low**.

When considering the potential effects on Countryside Trail, it is noted that PDP direction means the effects on users of the Countryside Trail, need only be considered on land that falls outside of the Site.

The existing character values of the trail, range from the urban parkland condition within the Millbrook Resort area above Wharehuanui Hills, to the more open pastoral character as it traverses the south slopes of these hills. From the trail longer views of The Remarkables, The Crown Range and enclosing hill and mountainous landform influences the landscape character one experiences. The immediate LCU8 setting is open rural pasture as one descends the Wharehuanui Hills onto the flat pastoral landscape.

The elevated view while on the trail reveals residential development being extensively located and partially visible within a visually complex and compartmentalised landscape matrix. While on the slopes of Wharehuanui Hills, longer views are framed and obscured by randomly placed exotic and deciduous trees all of which contribute valued seasonal character to this landscape.

The development as proposed will result in change occurring to this 'local landscape' of the wider LCU8. Pastoral grasses will be replaced by vineyards, drainage swales are to be revegetated, and development will be incorporated into a revised matrix. This change is not considered to be adverse and is anticipated within LCU8.

Development partially visible and integrated within pastoral and/or productive landscapes is an existing notable quality of this landscape. An additional value is the textural quality of the contrasting vegetation cover and the temporal seasonal change that one experiences throughout the year as a result.

The proposal will add a series of buildings for use as a Screen Hub facility into a contained area of a rural landscape. The additional built form will have a low-moderate cumulative impact on the rural pastoral qualities of the landscape.

The impact of development on this landscape is to be mitigated to a large extent by the established vineyard on the flat portion of this Site that abuts the trail. The existing vineyard contributes both significant pattern and texture as well as intense seasonal variation and provides a reasonable buffer to the development proposed. Due to the existing and proposed containment of the development cluster, the new built form will quickly become integrated into this changed landscape.

Rural character and amenity values will remain high and therefore the impact of the proposal on the values identified to be maintained and enhanced within LCU8 are considered to be **very low - low**. This accords also to the physical, perceptual and associative values identified in Section 4 of this report.

## 5.4 Summary of Visual Amenity and Landscape Effects

In summary, adverse effects of the proposed development will be mitigated by:

- The retention of existing structural planting and remnant shelterbelts.
- The existing vineyard on the flatter lands to the west of the Site.
- The revegetation of the drainage swale as identified by the Ayrburn Structure plan.



- The distance that any viewer would be from proposed development.
- The maturing of the newly developed landscape established along the ALHR boundary.

Overall, it is considered that the adverse impact of the proposal on landscape and visual amenity values will range from **very low to low-moderate**.

## 5.5 Summary of Effects on the Values Identified in Schedule 24.8 of Chapter 24 for Landscape Character Unit Speargrass Flat – LCU8

Following a review of the key landscape characteristics and visual amenity values identified, along with an understanding of the potential issues, constraints and opportunities identified for LCU 8 it is considered adverse effects of the proposed development on these values can be appropriately managed.

It is considered the proposed development is in a location that satisfactorily maintains and enhances landscape character and visual amenity values of LCU 8, therefore avoiding inappropriate cumulative adverse effects on landscape values identified for the LCU.

Overall, it has separately been established that parts of the Site have the potential to absorb development whilst maintaining the environmental characteristics and visual amenity values of the LCU. It is considered the proposed Screen Hub facility will satisfactorily maintain landscape character and visual amenity values.

# 6 An Assessment Against the Relevant Policy Provisions

## 6.1 Relevant Objectives, Policies and Assessment Matters

As the proposal is non-complying, the following assessment is made against the landscape related objectives and policies within the PDP relevant to this application. Regarding the restricted discretionary activity status of the bulk and built form elements of the proposal, along with the proposed earthworks the relevant assessment matters within Chapter 24 and 25 are addressed.

### 6.1.1 Chapter 3: Strategic Direction

Chapter 3 sets out the over-arching strategic direction for the management of growth, land use and development in a sustainable manner, in the context of the District's special qualities. Regarding landscape matters, the key issues identified include: the protection of outstanding natural features and landscapes, identification of landscape values, character and visual amenity, protection of rural character landscapes, determination of landscape capacity.

The proposal will not be contrary to the pertinent landscape related objectives and policies<sup>19</sup> for the reasons set out below in the assessment of the landscape related objectives and policies of Chapter 24.

### 6.1.2 Chapter 24: Wakatipu Basin

The modified WBRAZ provides for an Ayrburn Structure Plan with related provisions.

Chapter 24 of the PDP describes the scenic and character and environmental values of the zone. The provisions (primarily Objectives 24.2.1, 24.2.2 and their supporting policies) focus directly on the maintenance of rural character and amenity values within the WBRAZ, although it is anticipated that a wider range of activities than just farming and rural living are contemplated within the Zone.

Further to that, Policy 24.2.1.3, references the need to maintain or enhance “the landscape character and visual amenity values identified in Schedule 24.8 - Landscape Character Units.” Schedule 24.8 in Chapter 24 of the PDP describes the scenic and environmental values of the Site as part of the wider LCU 8 setting. Therefore, given these qualities, it is required that any development maintain and/or enhance those values. This has been described above.

While the Schedule describes the capacity of most of the LCU 8 for future development as being Low, the modified WBRAZ describes Ayrburn as having a moderate absorption capacity for future development within the Residential Areas of the Ayrburn Structure Plan.

The proposal is not contrary to Objectives 24.2.1 and 24.2.2 and the overall landscape character and visual amenity values in the Wakatipu Basin will be maintained and enhanced for the reasons outlined above. Specifically, the proposal will result in a well-considered aggregation of built form in an area of the Site that can absorb it, and it will be enhanced and settled into its surrounding environment through a comprehensive landscape approach. Visibility of the proposal will be limited and when it is seen it will be viewed within a wider context within which it will be consistent and not incongruent.

The relevant assessment matters relating to a restricted discretionary activity in the modified WBRAZ are set out in Part 24.7 of the PDP and include landscape character and visual amenity effects associated with the bulk and external appearance of buildings, visual prominence from both public places and private locations, landform modification, landscaping and planting effects.

The key consideration is whether the location, form, scale, design and finished materials including colours of the building(s) adequately responds to the identified landscape character and visual amenity qualities of the landscape character units set out in Schedule 24.8

Following this and in regard to the specific assessment matters relating to landscape character, the preceding commentary within this report adequately addresses these. For the sake of expediency, these will not be repeated here.

Following a review of the key landscape characteristics and visual amenity values identified, along with an understanding of the potential issues, constraints and opportunities identified for LCU8, it is considered that adverse effects of the proposed development on these values can be appropriately managed so that those values are maintained.

### 6.1.3 Chapter 25: Earthworks

Regarding earthworks the following section of this report assesses the proposal against the assessment matters at 25.8 of Chapter 25 and in particular assessment matter 25.8.3 *Landscape*

<sup>19</sup> PDP – Chapter 3 Strategic Direction - SO 3.2.3.1 and supporting policies

and visual amenity values. To avoid repetition where assessment matters cover the same issues they are addressed once and cross referenced below.

The relevant assessment matters to be addressed are:

*25.8.3.1 Whether the design of the earthworks is sympathetic to natural topography.*

*25.8.3.2 Whether any rehabilitation is proposed and to what extent rehabilitation, revegetation or future buildings would mitigate adverse effects, including any re-vegetation or landscaping.*

*25.8.3.3 The duration of earthworks and any timeframes proposed for remedial works and revegetation.*

*25.8.3.5 The sensitivity of the landscape to absorb change, and whether the earthworks will change the character or quality of the landscape.*

*25.8.3.6 The potential for cumulative effects on the natural form of the landscape.*

*25.8.3.8 The extent earthworks will affect visual amenity values including public or private views and whether the earthworks will be remediated, and the final form of the area affected is consistent with natural topography and land use patterns.*

A spur of Christine's Hill is proposed to be extended along a length of the southwest side, and running parallel with the existing gully, of the proposed cluster of built form (refer Sheet 8 of the GA). Once constructed this landform extension will be planted with native species which in themselves have a positive effect on the biodiversity of the Site.

While the extension will involve a considerable volume of fill material, it will appear as a natural extension of the existing landform. It is important that it does this, otherwise it will 'jar' with the immediate landscape setting and appear contrived in nature.

In conjunction with the proposed planting, which will be seen together with the riparian planting proposed for the adjacent gully, these elements within this setting will be sympathetic to the natural topography and existing land use patterns. There will be a change in the existing open space character of the part of the Site, but this will not result in adverse visual amenity effects.

The open space and associated visual amenity value will still be experienced across the Open Space Activity Area of the Ayrburn Structure Plan from the Countryside Trail/ Te Araroa Trail. The landform extension will be difficult to see from adjoining private properties. Overall adverse effects on visual amenity will be low.

## 7 Conclusion

This assessment has considered the potential landscape and visual effects of the proposed Screen Hub facility at Ayrburn. Overall, I consider that the proposal responds appropriately to the Site's attributes, sensitivity, and the surrounding environment.

I have undertaken an assessment of landscape effects and find that while the Site will be considerably changed, overall effects will be largely mitigated through the location of the larger

elements of built form in the less sensitive areas of the Site along with a considered and comprehensive architectural and landscape approach for the Site. The proposal will read as an integrated and comprehensive extension to the existing and evolving character of the adjacent Ayrburn Precinct. Overall, I consider adverse effects on landscape character to be in the range of **very low – low**. In time, and as the proposed mitigation planting matures, the resulting adverse effects will lessen, and this planting will positively contribute to the overall landscape setting and character of Ayrburn.

From a visual effects perspective, the proposed Screen Hub facility will be an unfamiliar activity in this immediate landscape setting. However, it is relatively visually contained with limited visibility from the wider area, and from those viewpoints where it will be seen in adjacent to the evolving Ayrburn Precinct. While the size of the Film Facility building will be bigger than most built form experienced in this landscape, it does however relate to larger agricultural buildings that are familiar within the wider landscape.

From the Countryside Trail/ Te Araroa Trail (the closest location it will be viewed from) it will be more visually noticeable. However, it will be experienced in the context of moving through a wider landscape setting which is an interchange between a series of interconnected environments, where the characteristics of one, often serves to emphasise the valued characteristics of another. Within the receiving environment and identified visual catchment, the proposed development will result in **very low to low - moderate** degree of adverse visual effects from the assessed viewpoints. The values of the existing environment will be maintained, including a sense of openness (although slightly reduced) and the legibility and expressiveness of the dominating mountainous backdrop is maintained.

While the proposal does not strictly accord with the underlying Ayrburn Structure Plan and related provisions, it is considered the change in landscape character and visual amenity is in keeping with the adjoining Ayrburn Precinct and will maintain the values identified in the PDP, specifically for LCU8. The proposal represents a clustering of development that accords with both the realised and consented development of its surrounds.

It is considered that the proposal will be generally consistent with the provisions and expected outcomes sought by the relevant landscape related objectives and policies of the PDP. While it is inevitable that the existing qualities and characteristics of the Site will change, and this is expected with the Ayrburn Structure Plan too, the proposal displays a carefully considered and comprehensive development that responds to the immediate landscape setting.

Overall, it is therefore considered that the landscape and visual effects of the proposal will range from **very low to low-moderate**. This can be considered **no more than minor** in traditional RMA terminology.

OTOH

# Visual Simulation Methodology Statement

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## Company Profile

One to One Hundred is an international award-winning architectural visualisation firm based in Auckland founded in 2004. We have established ourselves as one of the leading providers of 3D rendering in New Zealand. Although we specialise in producing marketing renderings, we offer a full range of visualisation services for developments of all sizes including visual impact simulations.

## Projects

We have done visual simulations for the following projects:

- 2010 – Countdown Beachlands
- 2010 – Greys Avenue, Auckland CBD
- 2012 – Bureta Park, Tauranga
- 2012 – Wiri Prison, Manukau
- 2013 – New World Browns Bay
- 2014 – Countdown Aotea
- 2015 – Remuera Gardens, Remuera
- 2016 – Maria & Yates Streets, Onehunga
- 2016 – Corinthian Towers, Albany
- 2017 – 1150 Great North Road, Pt Chevalier
- 2017 – The Loxley, Takapuna
- 2017 – The Peninsula, Orakei
- 2018 – Pollard Lane, Waimauku
- 2018 – 8 Putiki Road, Grey Lynn
- 2018 – 368 Beach Road, Mairangi Bay
- 2018 – Summerset St Johns
- 2018 – Te Tauoma Masterplan, Mt Wellington
- 2018 – 3 Scotland Street, Freemans Bay
- 2019 – 30 Anzac Road, Browns Bay
- 2019 – 443-445 Mt Eden Road, Mt Eden
- 2019 – 42-48 Ponsonby Road, Ponsonby
- 2019 – 409 New North Road, Kingsland
- 2020 – 3 Scotland Street, Freemans Bay
- 2020 – Costco Westgate
- 2021 – Te Tauoma Stage 1, Mt Wellington
- 2021 – Te Tauoma Stage 2, Mt Wellington
- 2021 – 1 Garnet Road, Westmere
- 2022 – Pompallier on Ponsonby, Three Lamps
- 2024 – Foodstuffs Mangere
- 2024 – Foodstuffs Khandallah
- 2024 – 43 College Hill, Freemans Bay
- 2025 – 42-48 Ponsonby Road, Ponsonby



## Camera Setup

For these simulations, the photos were taken by Rough Milne Mitchell Landscape Architects (RMM) to our instructions. They used a Canon 5DS with ultra-high resolution and a full frame sensor. The photos were taken using a fixed 50mm lens and a 16-35 zoom lens. Photos were taken from a tripod with the lens mounted at 1.6m above the ground plane to correspond with the average human eye height. We ensure the camera has no roll by using a bubble level built into the tripod. If possible, we take the photos level with the horizontal, but sometimes it will not work with the necessary composition of the photo (if the viewing point is above or below the development in question).

## Surveying

Patersons provided the survey of the camera locations and locator points within the photos to our instructions. Locator points must be fixed and easily identifiable. We aim to pick points in pairs, where possible, on either the X, Y or Z axis - for example two ends of a fence post or dashed road marking - with pairs on both sides of the photos, in the middle, in the foreground and in the distance.

## Translation into CAD files

Patersons provided a DWG file with the terrain, building models and survey data (camera locations and locator points) with Coordinate Datum: NZGD 2000, Mt Nicholas Circuit and Level Datum: Dunedin Vertical Datum 1958.

## Setting up the cameras in our software

We input the focal length of the lens used for the photo into the camera settings and set the pixel dimensions of the render to those of the photo (aspect ratio of 1.5). We then display the relevant photo in the background of the camera viewport using the Safe Frame setting. This adjusts the aspect ratio of the viewport (and subsequently the background photo) to that of the render dimensions.

## Lining up the model

From the survey data, we have markers in 3D space that correspond to the XY and RL(Z) co-ordinates of the specified locator points in each photo. We then move the camera target until the locators match up exactly with the photo behind. There is a 2D zoom function that allows us to zoom in to check small points in the viewport without moving the camera.

## The 3D model of the development

The 3D model was provided from SA Studio to Patersons who added in to their master file (survey data + terrain + building models). We have applied and refined details and materials according to the exterior material schedule.

## Lighting

Our software provides a 'Sun and Sky' lighting function that allows us to set the time when the original photo is taken (allows for daylight saving) and input the location, and the resulting light direction and subsequent shadowing is physically correct assuming we have set the north point up correctly in the scene. This same technique is used to provide shadow studies.

## Landscaping

We follow landscaping plans carefully in terms of type of planting, height, shape, and position. In this case, we have shown the proposed mitigation belt at an average height of 5m which equates to around 10 years growth. We have not altered any existing planting even though it would be reasonable to assume that it would also have increased substantially in height within a 10-year period.

## Rendering

We render the camera at the exact pixel dimensions of the photo to enable it to transfer straight into a photomontage.

## Compositing

We montage the 3D render into the photo in Photoshop by duplicating the background photo and then using the masking feature to paint in the foreground over the top of the render.

## Final Presentation

We provide the visual simulations with the original photo, and the visual simulation on separate sheets. The sheets record the Northing, Easting and RL of each camera and state the camera type, lens and date/time of photo are displayed below each original photo.

## Viewing Distance

We provide a viewing distance so that if a person were to print our sheet at A3 and take it to the exact location of the visual simulation, and were to then hold it out that distance from their eyes, the printed photo would line up with what they see exactly.

The viewing distance is calculated by taking half the FOV (to create a right-angle triangle) and half the photo width (the 'opposite'), then using a TAN calculation to work out the 'adjacent'. For example, a 50mm lens on a full frame camera has a field of view of  $39.6^\circ$  so we use an 'angle' of half that =  $19.8^\circ$ . Our visual simulation is displayed at a size of 350mm on an A3 page, so the 'opposite' is half that = 175mm. Entering these values into a trigonometry calculator provides an 'adjacent' viewing distance of 486mm.

## Supplementary Landscape Assessment Memo

Proposed Ayrburn Screen Hub  
1 Ayr Avenue, Arrowtown

15 August 2025



# 1 Introduction

rmmll.co.nz

## 1.1 Purpose

This Supplementary Assessment Memo relates to the Peer Review of Landscape Assessment Report dated 29 July 2025, prepared by Mr Shannon Bray (Wayfinder Ltd). This supplementary assessment should also be read in conjunction with my Landscape Assessment Report and accompanying Graphic Attachment dated 11 August 2025.

Mr Bray was engaged directly by the applicant to provide an independent peer review, and as such I have not had any communications with Mr Bray in respect to this project. Following a site visit undertaken by Mr Bray, I received some initial feedback on the draft Landscape Assessment Report. This feedback included requests to provide further information on various aspects of the proposal both within the report and within the supporting graphical information. I provided an updated report and associated material (including additional visual simulations and drone photography) on 16 July 2025.

I note in his peer review Mr Bray finds “...that the report has been appropriately prepared in accordance with best practice guidance and that the conclusions reached are credible. I consider that the conclusions of the report can be relied on for the purposes of considering granting resource consent for the proposal.”<sup>1</sup>

However, for completeness I have prepared this supplementary assessment to comment on some of the matters raised in the peer review of Mr Bray. Specifically, I comment on the following:

- Methodology.
- Policy Provisions and Key Potential Issues.
- Development to date at Ayrburn.
- Effects on Perceptual Landscape Values.
- Recommended Condition of Consent.

---

<sup>1</sup> Peer Review of Landscape Assessment Report, Mr Shannon Bray – 29 July 2025, Page 1

## 2 Additional Commentary

### 2.1 Methodology

I note Mr Bray comments<sup>2</sup> on my involvement in the project. I can confirm that my role from the outset has been to provide design direction so as the addressing of potential landscape effects (by way of avoidance and mitigation) has been 'built into' and integral to the overall landscape design response. This is a role I often fulfil within project work we are involved in, prior to completing a 'formal assessment' of landscape effects.

To my mind it is important that from a landscape assessment perspective, not only relevant statutory provisions, but also Te Tangi a te Manu, the New Zealand Institute of Landscape Architects (NZILA) published best practice guidance for landscape assessment (**TTatM**), is considered at the outset of a project such as this to guide best/appropriate landscape outcomes.

### 2.2 Policy Provisions and Key Potential Issues

Under the heading Policy Provisions Mr Bray comments that in his opinion *"the LAR misses some important distinctions in the individual objectives identified...and...The relevance to the proposal is that only specific objectives within Chapter 24 are relevant to specific areas of the proposal, and not necessarily those identified in the LAR."*<sup>3</sup>

Mr Bary has identified the Chapter 24 policies he believes are most relevant to the proposal and how these set out the specific requirements the LAR needed to address. While the LAR did not specifically address all these policies, they were broadly assessed at Section 6.1.2 (Page 37) which captures discussion in regard to the objectives and policies of Chapter 24.

Mr Bray makes comment<sup>4</sup> regarding the relevant Chapter 27 policies, and while these were not covered specifically in the LAR, I acknowledge and concur with his commentary. This does not materially change the conclusions reached in the LAR, which Mr Bray points out.

### 2.3 Development to date at Ayrburn

Mr Bray comments *"...I consider the LAR potentially under-represents the evidential quality of the development to date which I observed on my site visit – particularly through the protection of natural features such as the creek, the retention of bold pockets of vegetation, and the responsiveness of the building forms to the landform and surrounding character. Within the context of the changing landscape of the Wakatipu Basin, I found the development to date to be very responsive to its location – indeed much more so than other developments I observed in the surrounding area."*<sup>5</sup>

The intent of the LAR was to not under represent development to date at Ayrburn, and I concur with Mr Bray that this (development at Ayrburn) has occurred in a very site responsive manner. The

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<sup>2</sup> Ibid, Page 2

<sup>3</sup> Ibid, Page 5

<sup>4</sup> Ibid, Page 13

<sup>5</sup> Ibid, Page 8

conclusions reached in the LAR is that this proposal will be seen as an extension to the existing and evolving Ayrburn precinct, and as such, is considered an appropriate response in this landscape setting.

## 2.4 Effects on Perceptual Landscape Values

I note Mr Bray makes comments in respect to the LAR's focus on visual amenity effects, and I acknowledge that as per TTatM this commentary would be typically covered in a consideration of effects on perceptual landscape values. However, the LAR took this approach for the following reasons:

- Given the nature of the project, it is considered the key effects on perceptual landscape values are visual:
- Predominantly the PDP policy focuses on effects on amenity: and
- Potential effects on perceptual landscape values were included in the assessment of effects from the key viewpoints.

Therefore perceptually, whether the proposal is considered appropriate was primarily determined by the visual effects on the receiving environment and whether the landscape values attributed to the overall setting are retained or satisfactorily mitigated. Bearing in mind physical, associative and perceptual dimensions are each experienced visually.

I acknowledge Mr Bray's comments in respect to the proposed native planting and the surrounding deciduous trees<sup>6</sup>. This is certainly something that is more obvious in the winter scene, when the trees are not in leaf as depicted in the visual simulations. There exists at Ayrburn a strong framework of evergreen trees along with a large extent of native revegetation planting. The proposed native planting will not only build on the increasing biodiversity of the wider Ayrburn site but will contribute to the evolving framework of evergreen planting across Ayrburn. This physically and visually continues the juxtaposition of the vegetation patterns within the wider receiving environment.

## 2.5 Recommended Condition of Consent

As noted, there are also some relatively minor earthworks associated with the realignment of the Countryside Trail. The primary purpose of this realignment is to provide a more landform responsive track. These are constrained and restricted to an area that already has been modified (to create the trail among other things).

The intention is that the old trail will be rehabilitated, although this has not been detailed at this point in time. Mr Bray has identified that this is not clear and recommends a consent condition that details such rehabilitation. I concur and suggest the following wording for such a condition:

*'Following realignment, the remediation of the old Countryside Trail/ Te Araroa Trail shall include reintegrating it into the existing landform and reestablishing grass cover over the disused section of trail'*

---

<sup>6</sup> Ibid, Page 12







# Document Information

Project
Ayrburn Screen Hub
Address
1 Ayr Avenue, Arrowtown 9371
Client
Waterfall Park Developments Ltd
Document
Graphic Attachment to Landscape Assessment and Evidence
Status
For Resource Consent
Revision
0
Prepared By
Rough Milne Mitchell Landscape Architects Ltd
Project Number: 24147
Author: Sophie Harrison
Peer Reviewed: Tony Milne

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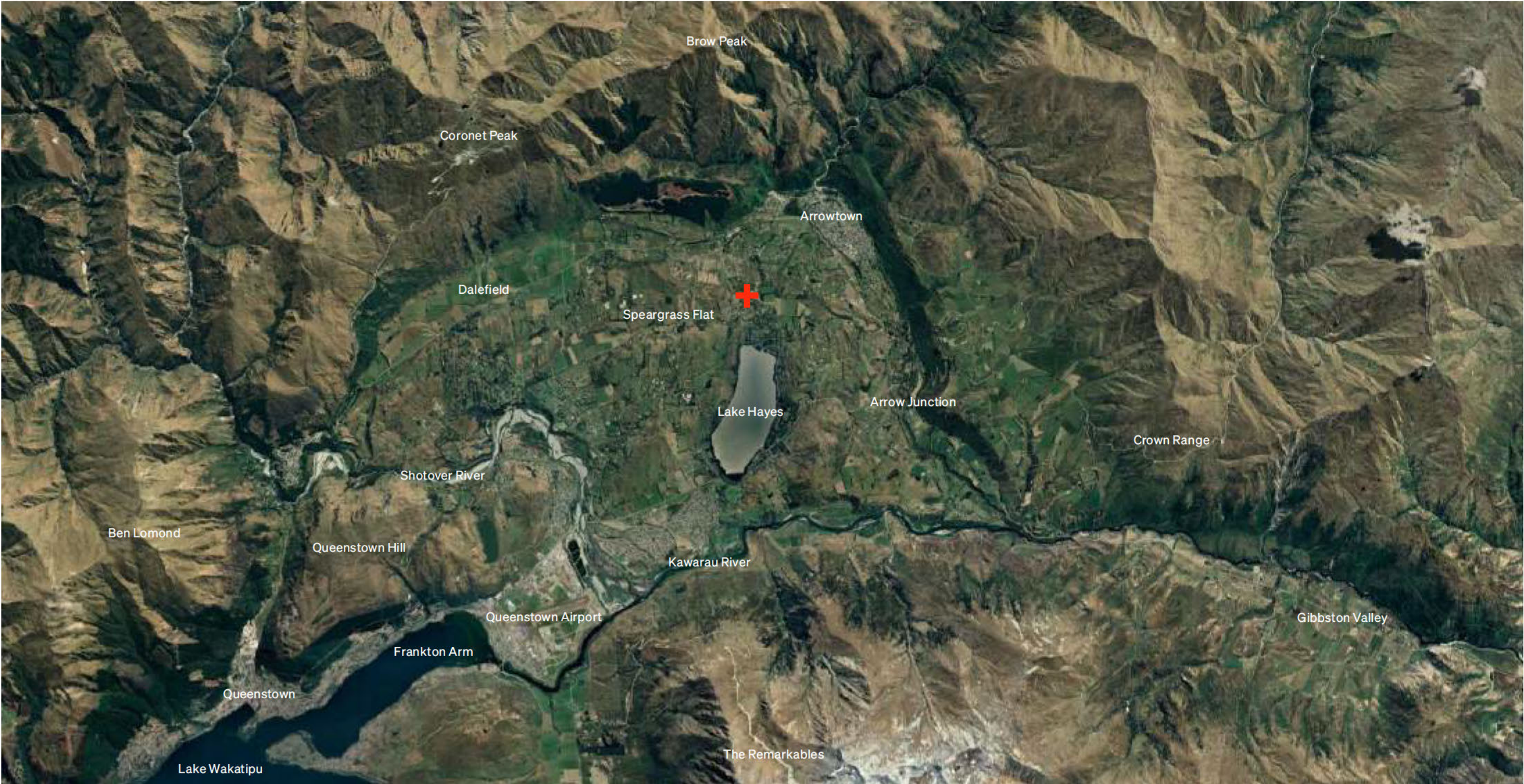


# Context - Wakatipu Basin

Legend



Application Site





# Site Context

Legend

Application Site

Parcel Lines

An aerial photograph of a rural landscape with overlaid parcel boundaries. A red dashed line delineates the 'Application Site', which is a large, irregularly shaped area in the center-left of the map. To the north of this site are the 'Millbrook Resort and Country Club' and 'The Hills Golf Club'. To the east is 'Ayrburn Farm'. A road labeled 'Arrowtown Lake Hayes Road' runs vertically through the eastern part of the site. A horizontal road, 'Speargrass Flat Road', crosses the bottom of the site. To the west of the site is 'Speargrass Flat'. At the bottom right, 'Hogans Gully Road' is visible. The map shows a mix of green fields, brownish soil, and some built-up areas.

Scale 1:10,000 @ A3

Source: LINZ Data Source

RMM

Waterfall Park Developments Ltd

Ayrburn Screen Hub

04

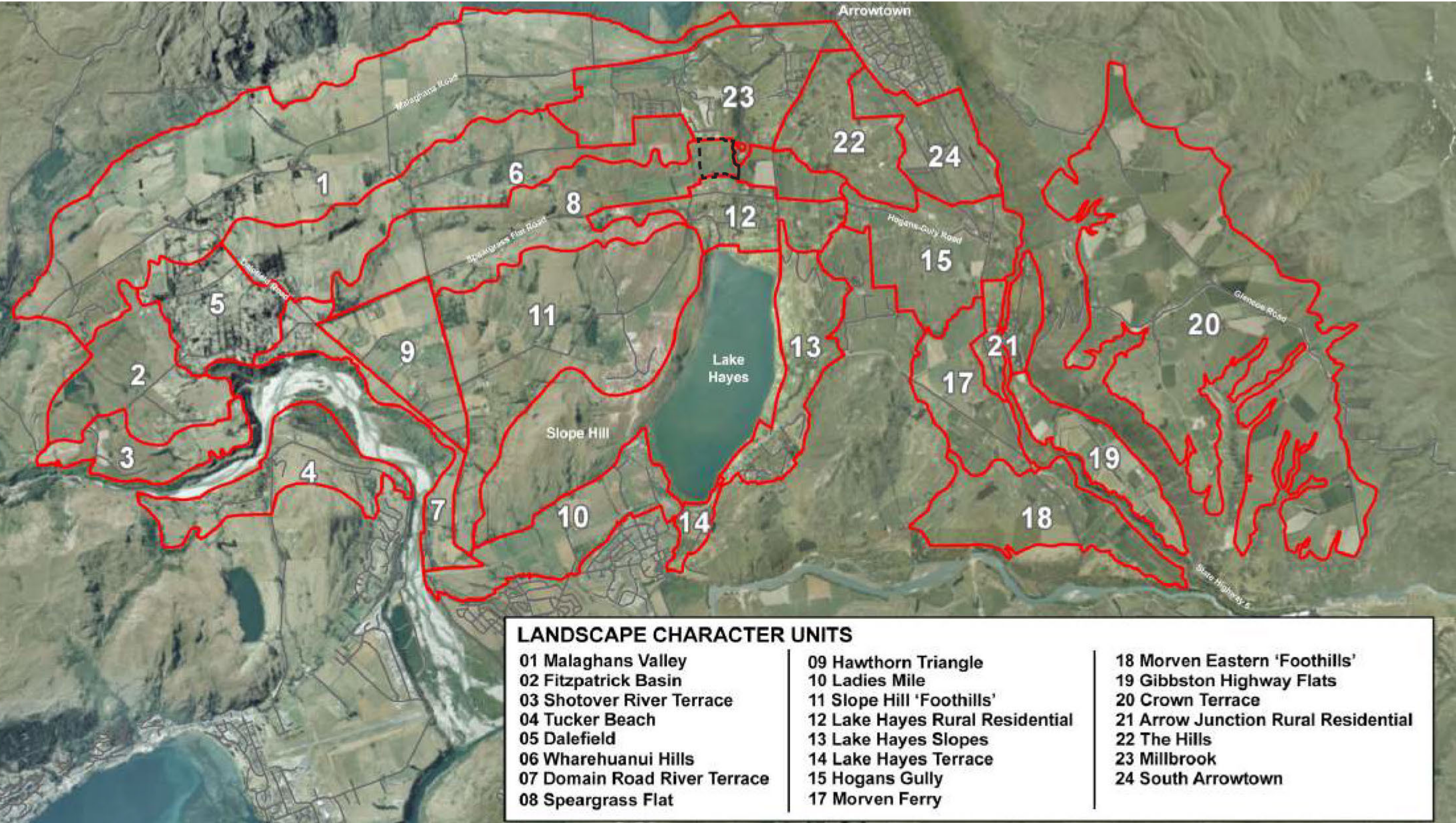


# Planning Context - Landscape Character Units

Legend

■ ■ ■ Approximate Extent of Application Site

Source: QLDC Proposed District Plan



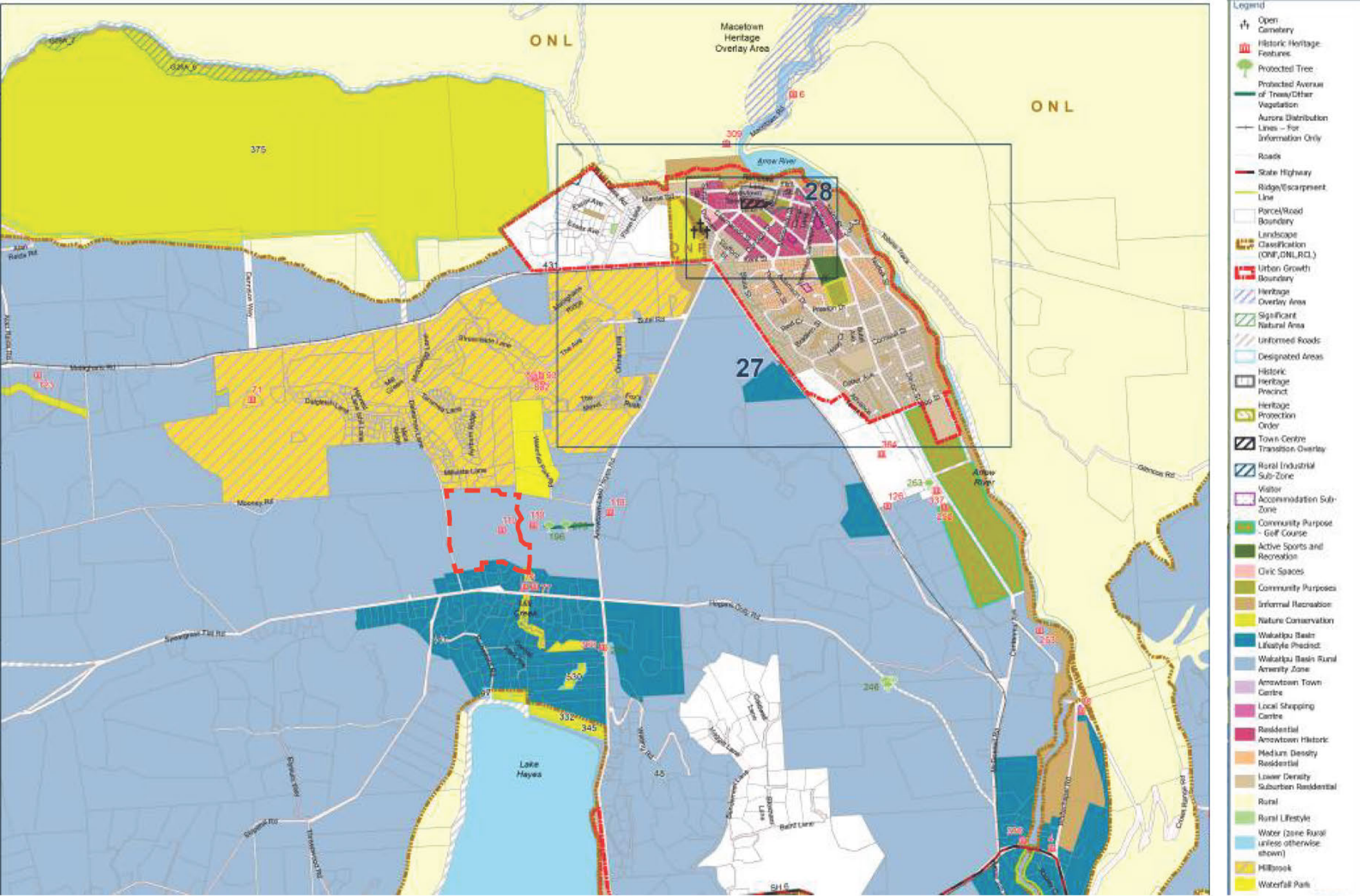


# Planning Context - Proposed District Plan (PDP)

Legend

Approximate Extent of Application Site

Source: QLDC Proposed District Plan





# Ayrburn Structure Plan

Legend

Application Site

Parcel Lines

Mill Creek

Ephemeral Tributary

Ayr Avenue - Public Access

Pasture Line

Tree Protection Area

Riparian Planting

R Area Boundary

Scale 1:5000 @ A3

RMM

Waterfall Park Developments Ltd

Ayrburn Screen Hub

07



# Application Site and Proposal

Legend

Extent of Application Site

Parcel Lines

- A

Filming studios

14m external height clear span building for set construction and filming.
- B

Workshop and workroom spaces

Flexible spaces for construction, fabrication, wardrobe, paint and tech departments such as Grip, Lighting, Rigging and Camera etc.
- C

'Backlot'

Flexible hardstand area for tech trucks, catering, outdoor sets, storage and carparking as required.
- D

Controlled entries

Two entries so that the facility can be used for two smaller productions working at the same time.
- E

Offices and private actor spaces and dressing rooms

To be used as production and department offices. When not in use for a production, these will be able to convert to double and single visitor accommodation suites for the open market.
- F

Worker or visitor accommodation

Single unit worker accommodation to be used for accommodating crew. When not in use for a production these will be used for visitor accommodation.
- G

Christine's Hill

Retained as open pasture brown-top grass and grazed by sheep and kept free of invasive weeds. Riparian planting areas to be fenced.
- H

Existing Countryside Trail

Public trail largely via easement over the applicant's land on Christine's Hill and in road reserve on the flat land.
- I

Extension of existing spur

To mitigate landscape effects from the trail up Christine's Hill and screen larger studio buildings from view.
- J

Existing conifer shelter belt

To be retained as required by the Ayrburn Structure Plan.
- K

Existing mature vegetation.

To be retained.
- L

Native riparian planting

To the ephemeral watercourse.
- M

Grapevines

To bookend the site and provide an open space buffer as per that between Arrowtown - Lake Hayes Road and the site.
- N

Ayrburn Depot

Deliveries and ancillary function to the Ayrburn hospitality precinct. This will replace / formalise all the temporary storage containers, portacom staff rooms and offices scattered around the site.
- O

Engineered Wetlands / detention ponds

To ensure water entering Mill Creek is sufficiently treated.
- P

Ayrburn Hospitality Precinct (existing)

5 Restaurants, 7 bars, butcher, retail, bakery, music events area ice creamery, children's playgrounds, wedding venue and botanic garden including a flower farm.
- Q

Northbrook Retirement and Hotel

170 retirement units including 23 hospital grade care suites, clubhouse, gym pool and spa. An 18 room boutique Hotel with a 120 pax event space.
- R

Reception

For worker / visitor accommodation
- S

Gym / wellness

For worker / visitor accommodation
- T

Conference / event space
- U

Productive Garden
- V

Mill Creek
- W

Proposed Mill Creek Sediment Trap

50x12m serviceable in line sediment trap.
- X

2.5m high Hedge

and solid timber fence
- Y

Proposed public trails

Refer public trails plan

I

Scale 1:2000 @ A3

Source: Winton





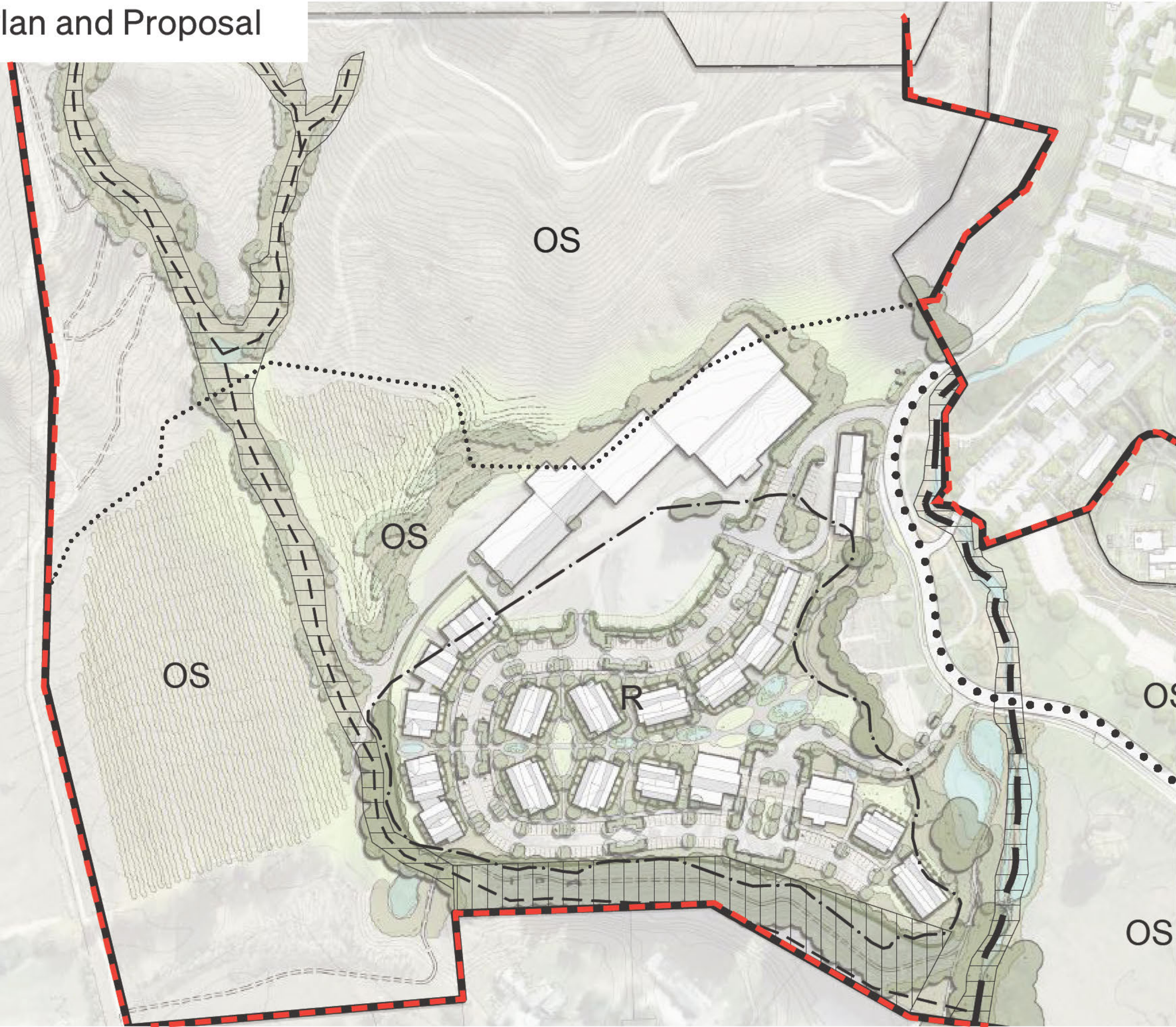
# Ayrburn Structure Plan and Proposal

**Legend**

	Application Site
	Parcel Lines
	Structure Plan Boundary
	Mill Creek
	Ephemeral Tributary
	Ayr Ave - Public Access
	Pasture Line
	Tree Protection Area
	Riparian Planting

**Activity Areas:**

	Open Space
	Residential



Scale 1:2000 @ A3  
Source: Winton



# Viewpoint Photo Locations

Legend

Application Site

Parcel Lines

3

Photo Location



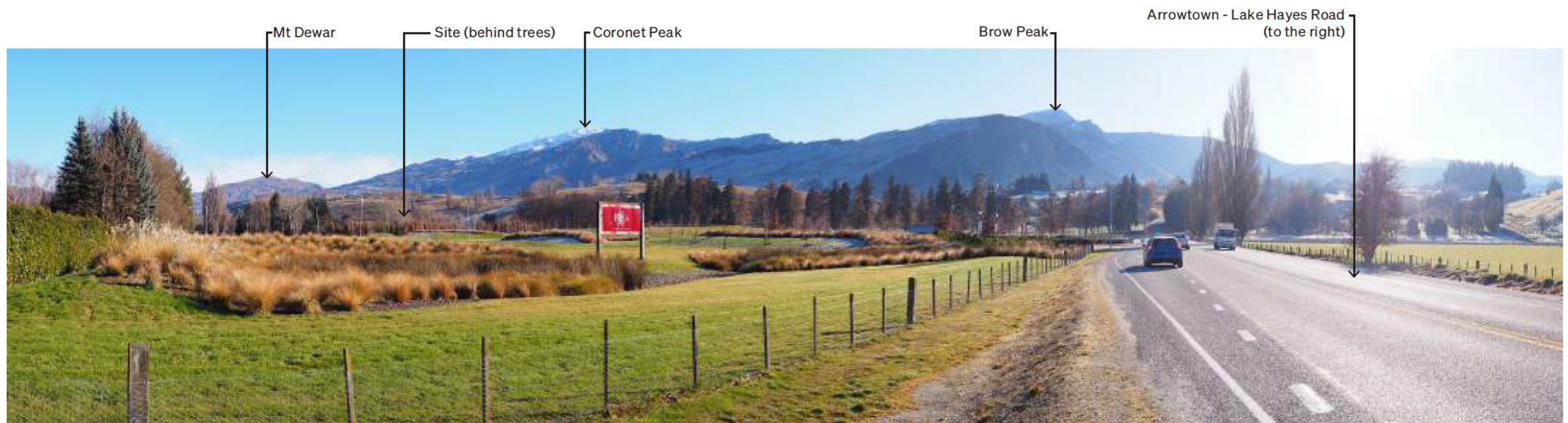
ⓘ

Scale 1:800 @ A3

Source: LINZ Data Source



# Viewpoint 1



**Viewpoint Photograph 1: From Arrowtown - Lake Hayes Road looking west towards site.**

**Photograph Information:**  
Date of Photography: 18 June 2025  
Camera: Olympus OM-D E-M10 Mark II  
Print Size: A3



## Viewpoint 2

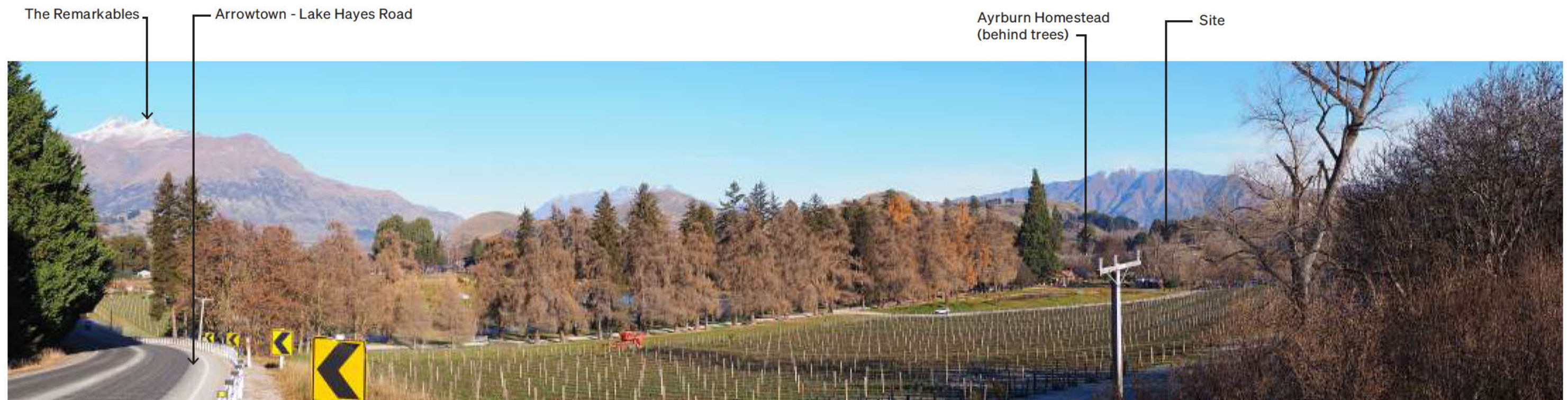


**Viewpoint Photograph 2:** From Ayr Avenue intersection with Arrowtown - Lake Hayes Road looking west to the site.

**Photograph Information:**  
Date of Photography: 18 June 2025  
Camera: Olympus OM-D E-M10 Mark II  
Print Size: A3



# Viewpoint 3



**Viewpoint Photograph 3: From Arrowtown - Lake Hayes Road looking south west towards the site**

**Photograph Information:**  
Date of Photography: 18 June 2025  
Camera: Olympus OM-D E-M10 Mark II  
Print Size: A3



# Viewpoint 4

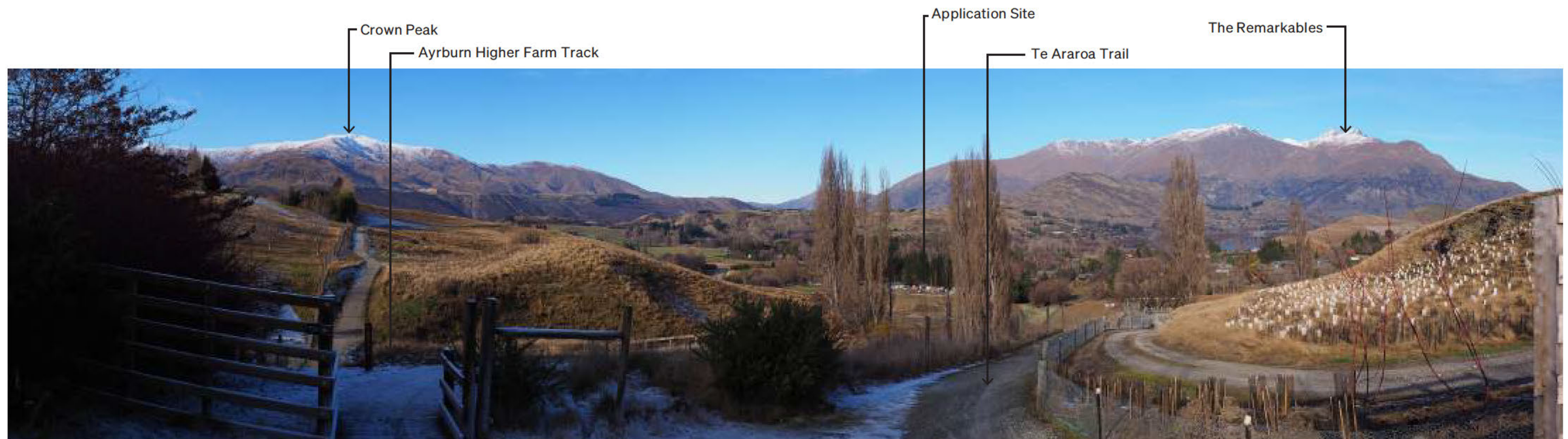


**Viewpoint Photograph 4:** From Hogans Gully Road looking northwest towards site.

**Photograph Information:**  
Date of Photography: 18 June 2025  
Camera: Olympus OM-D E-M10 Mark II  
Print Size: A3



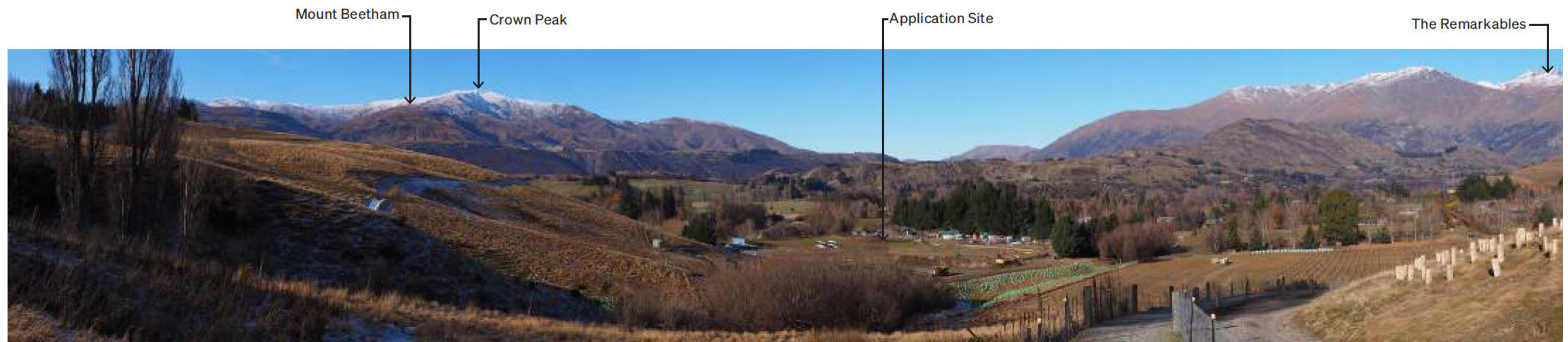
# Viewpoint 5



**Viewpoint Photograph 5:** From the Te Araroa trail and the Ayrburn higher farm track looking southeast towards site.

**Photograph Information:**  
Date of Photography: 18 June 2025  
Camera: Olympus OM-D E-M10 Mark II  
Print Size: A3

# Viewpoint 6

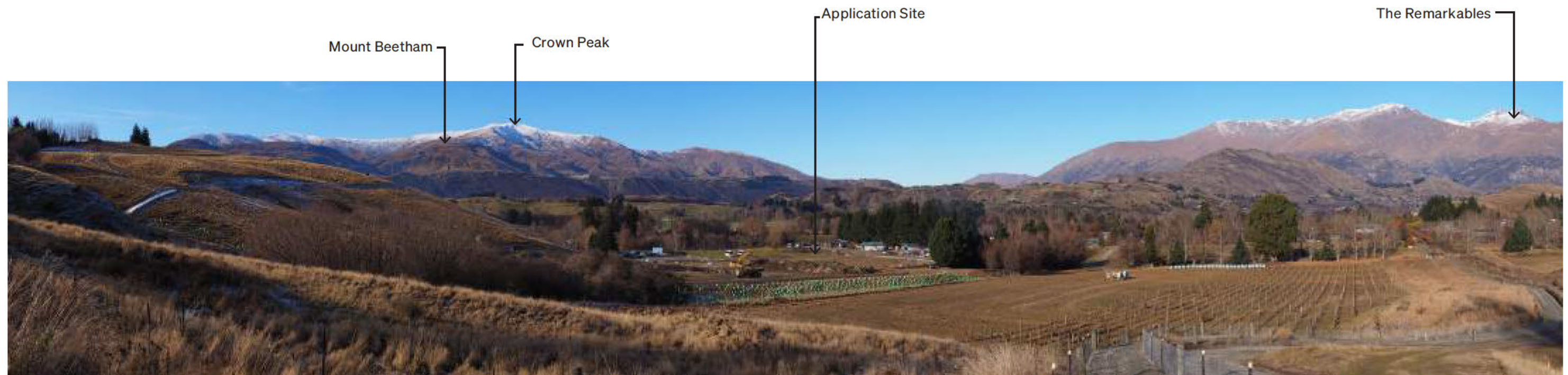


**Viewpoint Photograph 6:** From the Te Araroa trail looking southeast towards site.

**Photograph Information:**  
Date of Photography: 14 June 2025  
Camera: Olympus OM-D E-M10 Mark II  
Print Size: A3



# Viewpoint 7

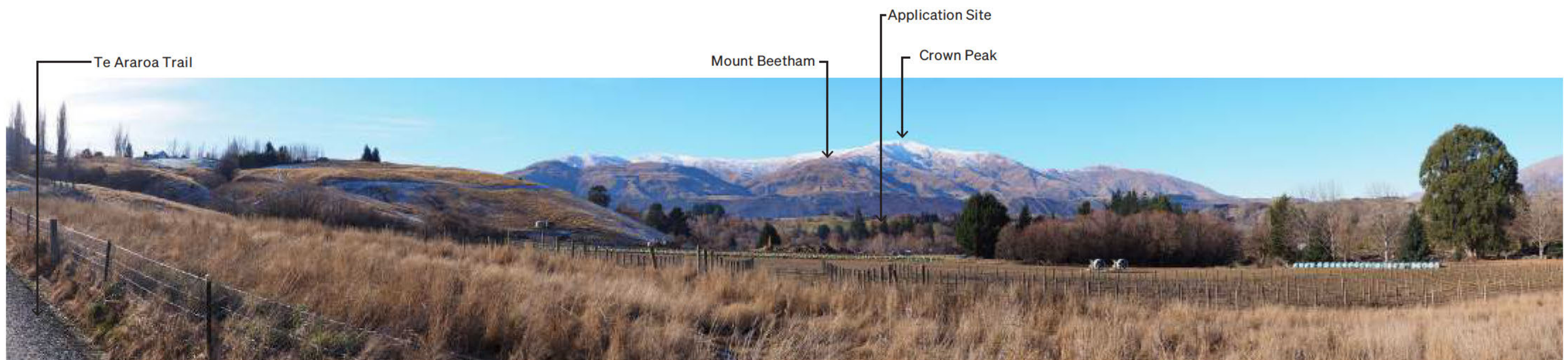


**Viewpoint Photograph 7:** From the Te Araroa trail looking southeast towards site.

**Photograph Information:**  
Date of Photography: 18 June 2025  
Camera: Olympus OM-D E-M10 Mark II  
Print Size: A3



# Viewpoint 8



**Viewpoint Photograph 8:** From the Te Araroa trail looking east towards site.

**Photograph Information:**  
Date of Photography: 18 June 2025  
Camera: Olympus OM-D E-M10 Mark II  
Print Size: A3



# Viewpoint 9

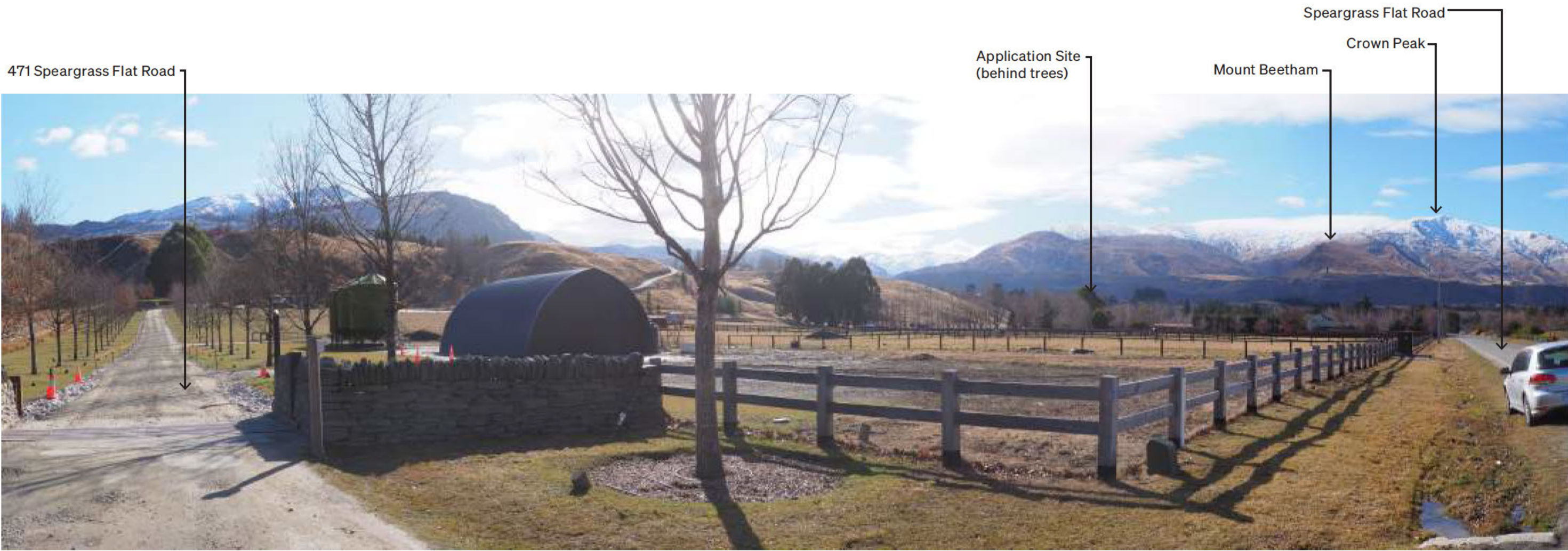


**Viewpoint Photograph 9:** From The junction of the Te Araroa trail and the Ayrburn trail looking northeast towards site.

**Photograph Information:**  
Date of Photography: 18 June 2025  
Camera: Olympus OM-D E-M10 Mark II  
Print Size: A3



# Viewpoint 10

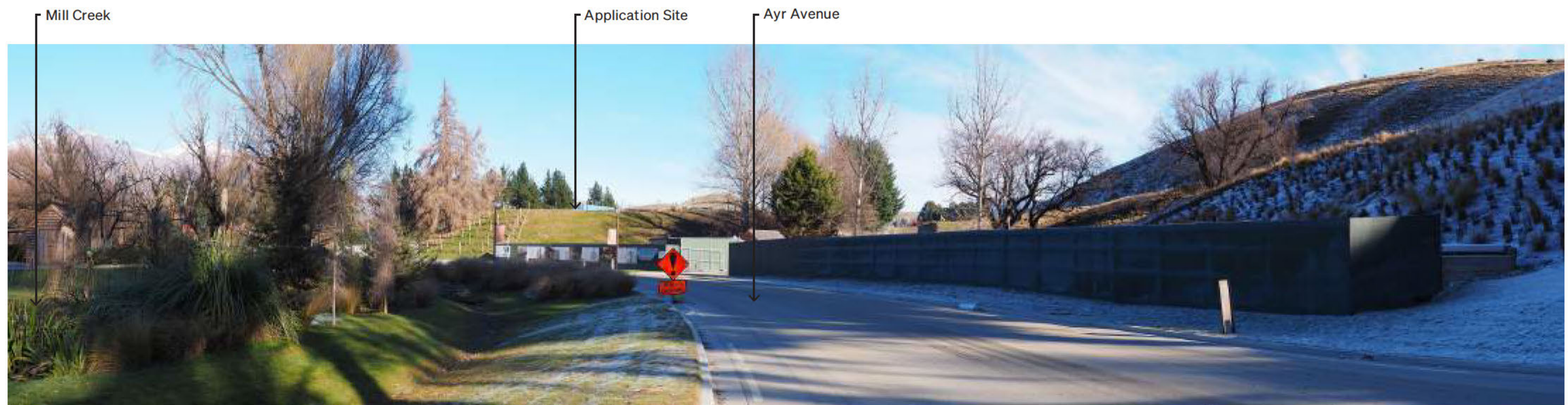


Viewpoint Photograph 10: From Speargrass Flat Road at the entrance to 471 Speargrass Flat Road looking northeast towards site.

Photograph Information:  
Date of Photography: 20 August 2024  
Camera: Olympus OM-D E-M10 Mark II  
Print Size: A3



# Viewpoint 11



**Viewpoint Photograph 11: From Ayr Avenue Opposite the Ayrburn woolshed across Mill creek looking south towards the site.**

**Photograph Information:**  
Date of Photography: 18 June 2025  
Camera: Olympus OM-D E-M10 Mark II  
Print Size: A3



# Viewpoint 12



**Viewpoint Photograph 12: From Ayr Avenue at Mill creek crossing looking west towards site.**

**Photograph Information:**  
Date of Photography: 18 June 2025  
Camera: Olympus OM-D E-M10 Mark II  
Print Size: A3



# Viewpoint 13

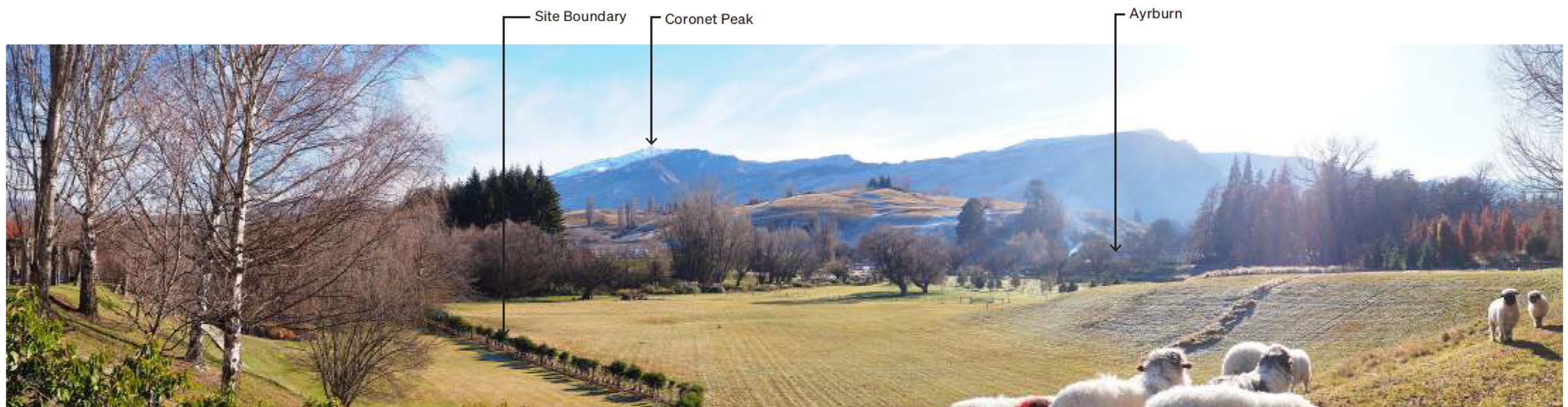


**Viewpoint Photograph 13:** From Ayr Avenue looking south, east, and west towards the site.

**Photograph Information:**  
Date of Photography: 18 June 2025  
Camera: Olympus OM-D E-M10 Mark II  
Print Size: A3



# Viewpoint 14



Viewpoint Photograph 14 : From corner of the site property looking northwest.

Photograph Information:  
Date of Photography: 18 June 2025  
Camera: Olympus OM-D E-M10 Mark II  
Print Size: A3



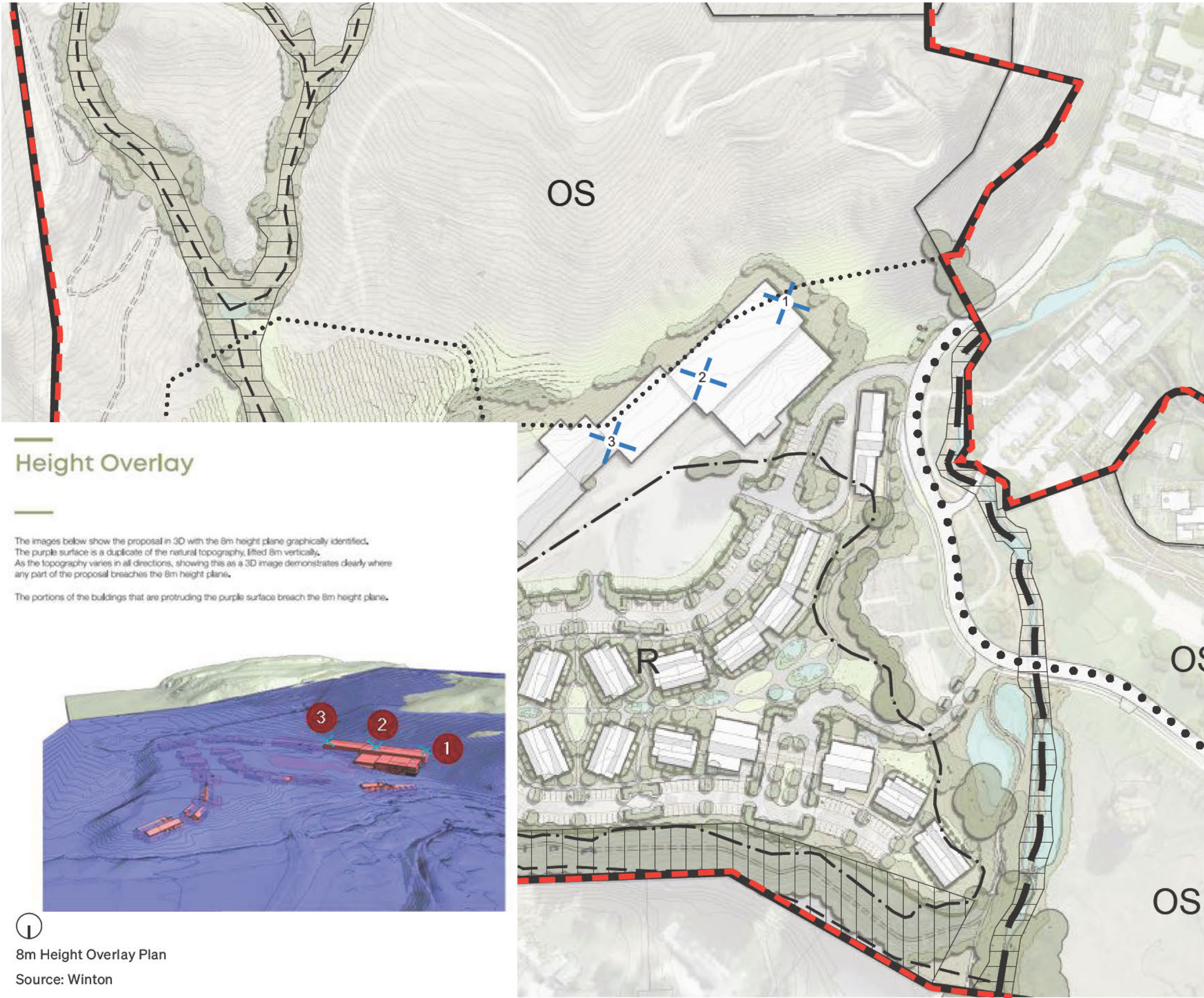
# Drone Viewpoint Photo Locations

Legend

Application Site

1

Drone Photo Locations on Proposal Plan



Scale 1:2000 @ A3  
Source: Winton

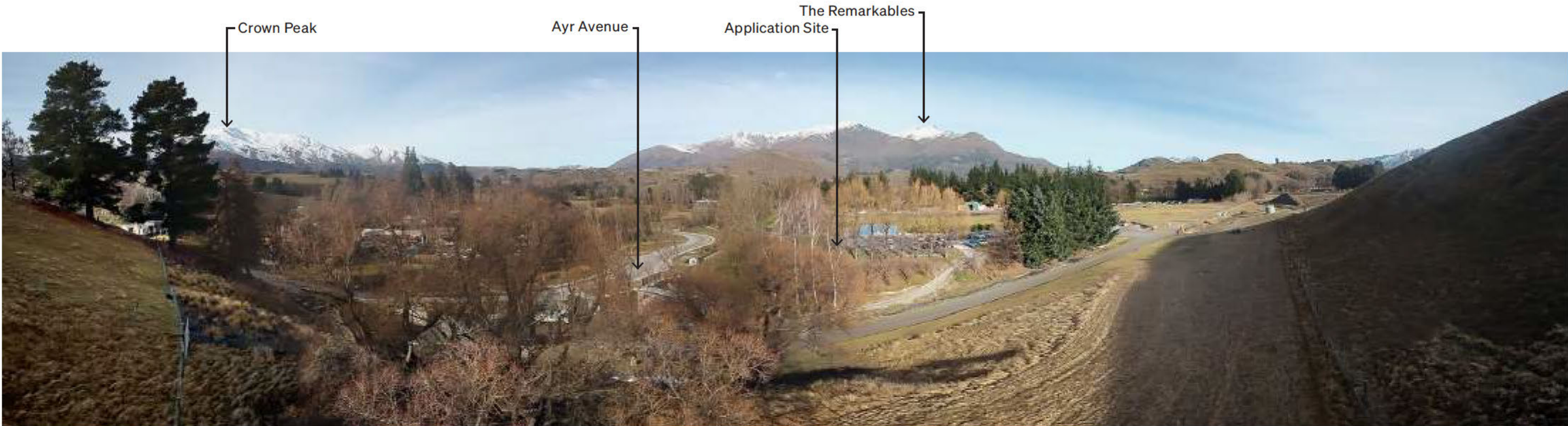
8m Height Overlay Plan  
Source: Winton



# Drone Viewpoint 1



Drone Viewpoint Photograph 1: From Apex of Studio Building - Looking North.



Drone Viewpoint Photograph 1: From Apex of Studio Building - Looking South.



# Drone Viewpoint 2



Drone Viewpoint Photograph 2: From Apex of Studio Building - Looking North.



Drone Viewpoint Photograph 2: From Apex of Studio Building - Looking South.



## Drone Viewpoint 3



Drone Viewpoint Photograph 3: From Apex of Studio Building - Looking North.



Drone Viewpoint Photograph 3: From Apex of Studio Building - Looking South.



# Wider Viewpoint Photo Locations

Legend

Application Site

Parcel Lines

Photo Location

Scale 1:30,000 @ A3

Source: LINZ Data Source

RMM

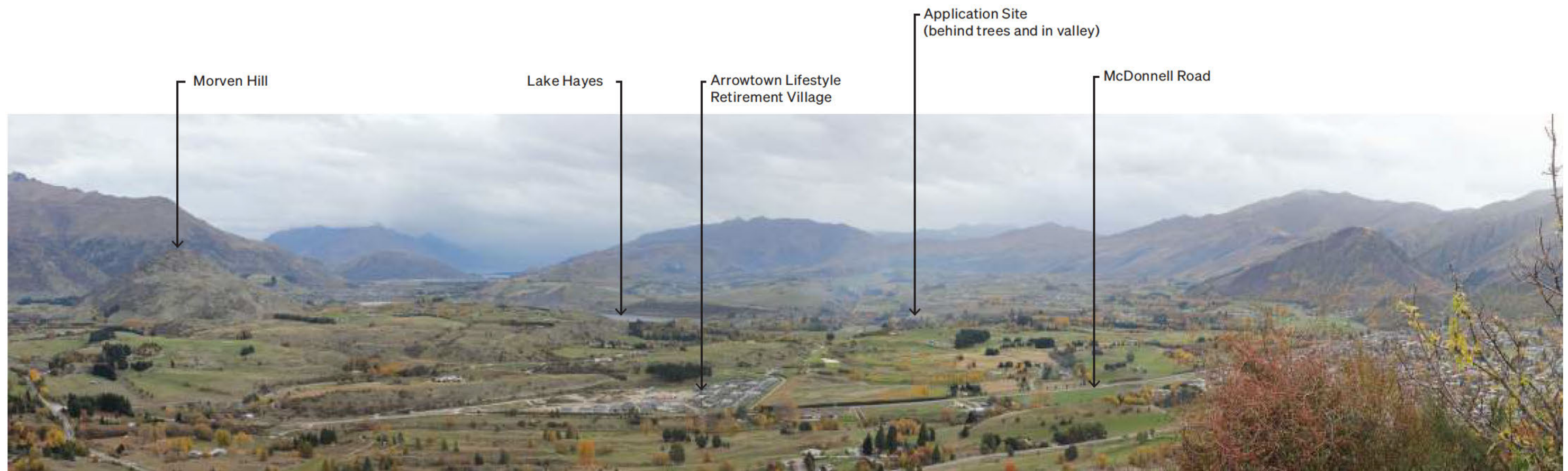
Waterfall Park Developments Ltd

Ayrburn Screen Hub

29



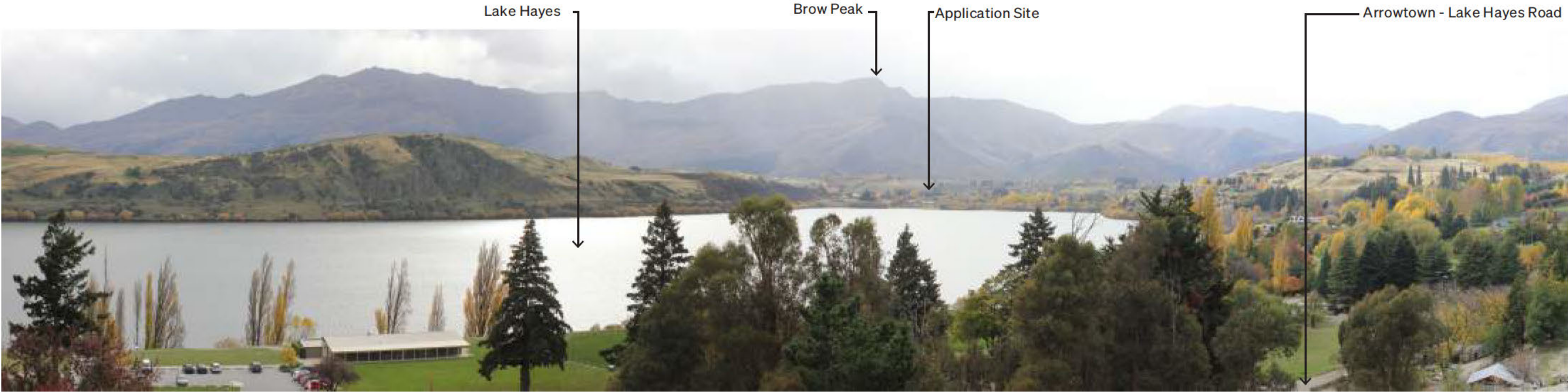
# Viewpoint 15



**Viewpoint Photograph 15: From Tobins Track (looking north-west) approximately 3200m from the site**

**Photograph Information:**  
Date of Photography: 03 May 2023  
Camera: Olympus OM-D E-M10 Mark II  
Print Size: A3

# Viewpoint 16

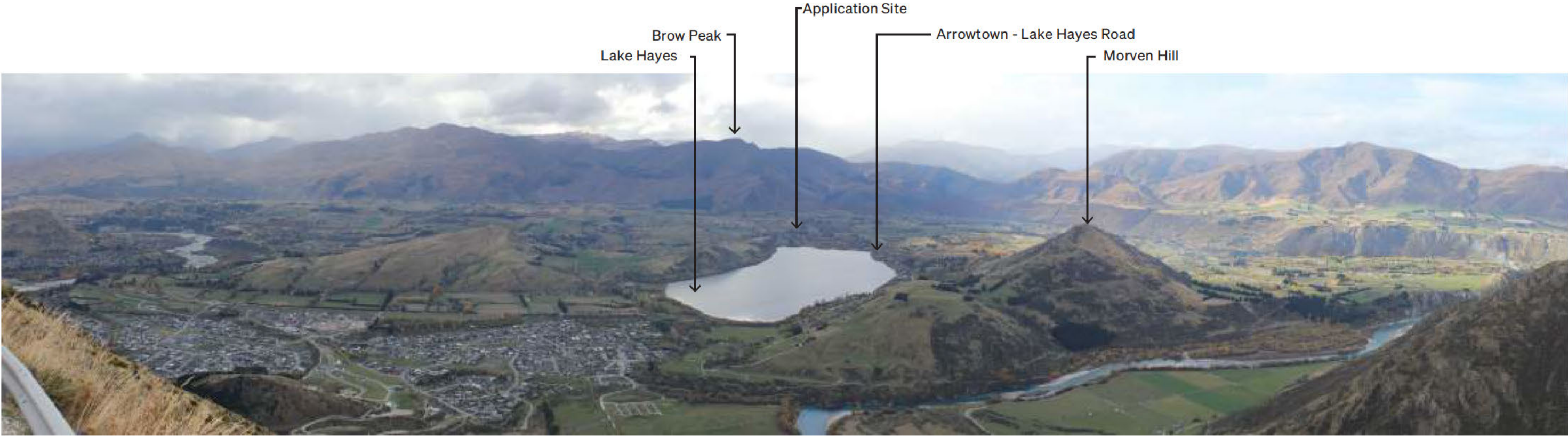


Viewpoint Photograph 16: From Jean Robins Drive (looking north) approximately 4015m from the site

Photograph Information:  
Date of Photography: 03 May 2023  
Camera: Olympus OM-D E-M10 Mark II  
Print Size: A3



# Viewpoint 17



Viewpoint Photograph 17: From Remarkables Ski Field Access Road (looking north) approximately 7500m from the site

Photograph Information:  
Date of Photography: 03 May 2023  
Camera: Olympus OM-D E-M10 Mark II  
Print Size: A3



## Visual Montages 6a



**Visual Montage:** Ayrburn Screen Hub from Countryside Trail Original 16mm Photo.



## Visual Montages 6a



**Visual Montage:** Ayrburn Screen Hub from Countryside Trail Consented Baseline Development.



## Visual Montages 7a



**Visual Montage:** Ayrburn Screen Hub from Countryside Trail Original 47mm Photo.



## Visual Montages 7a



**Visual Montage:** Ayrburn Screen Hub from Countryside Trail Consented Baseline Development.



# Visual Simulations



Visual Simulation: Ayrburn Screen Hub from Arrowtown Lake-Hayes Road, south of Ayr Avenue - Original Photo 50mm



# Visual Simulations



Visual Simulation: Ayrburn Screen Hub from Arrowtown Lake-Hayes Road, south of Ayr Avenue - Visual Simulation 50mm



# Visual Simulations



Visual Simulation: Ayrburn Screen Hub from Arrowtown Lake-Hayes Road, south of Ayr Avenue - Original Photo 16mm



# Visual Simulations



Visual Simulation: Ayrburn Screen Hub from Arrowtown Lake-Hayes Road, south of Ayr Avenue - Visual Simulation 16mm



# Visual Simulations



Visual Simulation: Ayrburn Screen Hub from from Hogans Gully Road - Original Photo 50mm



# Visual Simulations



Visual Simulation: Ayrburn Screen Hub from from Hogans Gully Road - Visual Simulation 50mm



# Visual Simulations



Visual Simulation: Ayrburn Screen Hub from from Hogans Gully Road - Original Photo 16mm



# Visual Simulations



Visual Simulation: Ayrburn Screen Hub from from Hogans Gully Road - Visual Simulation 16mm



# Visual Simulations



Visual Simulation: Ayrburn Screen Hub from Countryside Trail - Original Photo 50mm



# Visual Simulations



Visual Simulation: Ayrburn Screen Hub from Countryside Trail - Visual Simulation 50mm



# Visual Simulations



Visual Simulation: Ayrburn Screen Hub from Countryside Trail - Original Photo 16mm



# Visual Simulations



Visual Simulation: Ayrburn Screen Hub from Countryside Trail - Visual Simulation 16mm



# Visual Simulations



Visual Simulation: Ayrburn Screen Hub from Countryside Trail - Original Photo 50mm



# Visual Simulations



Visual Simulation: Ayrburn Screen Hub from Countryside Trail - Visual Simulation 50mm



# Visual Simulations



Visual Simulation: Ayrburn Screen Hub from Countryside Trail - Original Photo 16mm



# Visual Simulations



Visual Simulation: Ayrburn Screen Hub from Countryside Trail - Visual Simulation 16mm



# Visual Simulations



Visual Simulation: Ayrburn Screen Hub from Countryside Trail - Original Photo 50mm



# Visual Simulations



Visual Simulation: Ayrburn Screen Hub from Countryside Trail - Visual Simulation 50mm



# Visual Simulations



Visual Simulation: Ayrburn Screen Hub from Countryside Trail - Original Photo 16mm



# Visual Simulations



Visual Simulation: Ayrburn Screen Hub from Countryside Trail - Visual Simulation 16mm



# Visual Simulations



Visual Simulation: Ayrburn Screen Hub from Countryside Trail - Original Photo 16mm



# Visual Simulations



Visual Simulation: Ayrburn Screen Hub from Countryside Trail - Visual Simulation 16mm



# Visual Simulations



Visual Simulation: Ayrburn Screen Hub from Countryside Trail - Original Photo 16mm



# Visual Simulations



Visual Simulation: Ayrburn Screen Hub from Countryside Trail - Visual Simulation 16mm



# Visual Simulations



Visual Simulation: Ayrburn Screen Hub from Countryside Trail - Original Photo 50mm



# Visual Simulations



Visual Simulation: Ayrburn Screen Hub from Countryside Trail - Visual Simulation 50mm



# Visual Simulations



Visual Simulation: Ayrburn Screen Hub from Countryside Trail - Original Photo 16mm



# Visual Simulations



Visual Simulation: Ayrburn Screen Hub from Countryside Trail - Visual Simulation 16mm



# Visual Simulations



Visual Simulation: Ayrburn Screen Hub from driveway outside 471 Spreargrass Flat Road - Original Photo 50mm



# Visual Simulations



Visual Simulation: Ayrburn Screen Hub from driveway outside 471 Spreargrass Flat Road - Visual Simulation 50mm



# Visual Simulations



Visual Simulation: Ayrburn Screen Hub from driveway outside 471 Spreargrass Flat Road - Original Photo 16mm



# Visual Simulations



Visual Simulation: Ayrburn Screen Hub from driveway outside 471 Spreagrass Flat Road - Visual Simulation 50mm



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