

## Landscape Assessment Report

Proposed Ayrburn  
Screen Hub

1 Ayr Avenue, Arrowtown  
9371

3 February 2025



## Document Quality Assurance

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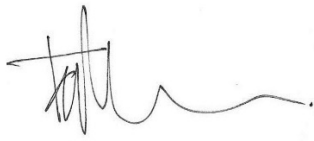
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# 1 Introduction

## 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 1 Ayr Avenue (**the Site**).

The Site comprises an area of land 23.5 ha in size within the 32.4032 ha block of land situated at 1 Ayr Avenue, legally referred to as Lot 4 DP 5407884.



**Figure 1. The Site located at 1 Ayr Avenue 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.
- 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

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

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 11-34 contain photographs which are commented on below.

## 1.2 Methodology

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>.

The Site and its surrounds were visited on 20<sup>th</sup> August 2024. This Site visit was undertaken 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.

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
Less than Minor	Minor	More than Minor	Significant			

**Figure 3. The comparative scale of degree of effects.<sup>4</sup>**

<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> 'Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines'. Tuia Pita Ora New Zealand Institute of Landscape Architects, July 2022. Page 140.

<sup>4</sup> 'Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines'. Tuia Pita Ora New Zealand Institute of Landscape Architects, July 2022. Page 151.

## 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 185 units and 231 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: 30 January 2025.
- Ayrburn Screen Hub Architectural Drawings - For Resource Consent prepared by SA Studio, dated: 30 January 2025.
- Ayrburn Screen Hub – Master Plan Review prepared by Studio Pacific Architecture, dated 4 December 2024.

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

#### 2.1.1 *Film Facility, Associated Buildings, and Backlot*

It is proposed to locate a film studio facility (Block 1: Studio) at the base of Christine's Hill which sits on the northern edge of the Site. Block 1 has a ground floor area of 7198.65 m<sup>2</sup>, and a maximum 14m 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.

Adjacent to this area are two buildings (Block 7 and 8: Hotel/ Film Offices) 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 1111.34 m<sup>2</sup> and 1233.85 m<sup>2</sup> and a maximum height of 8.638m.

This series of proposed buildings will be purpose-built structures which endeavour to resemble the central Otago vernacular. Their size and scale is informed by the internal requirements primarily to accommodate the size and scale of filming activities.

### **2.1.2 2.1.2 Accommodation and Associated Buildings**

The proposal includes nine building blocks of single unit worker accommodation (Block 6, 9-15) to be used for accommodating crew. When not in use for production, they will be available for visitor accommodation. The ground floor areas are as per the following:

- Block 6 - 364.12 m<sup>2</sup>.
- Block 9 - 751.85 m<sup>2</sup>.
- Blocks 10-14 - 441.75 m<sup>2</sup>; and
- Block 15 - 364.12 m<sup>2</sup>.

The proposed accommodation blocks will showcase quintessential central Otago cladding of dark coloured corrugated iron, timber, and schist, with dark joinery, and gable rooflines. It is proposed that these two storey buildings will have a maximum gable height of approximately 8.4m.

### **2.1.3 Associated Buildings**

There are four further buildings proposed as part of the development. These will function as a reception space, Gym and wellness, conference/ event space, 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 2-5 and have the following ground floor areas:

- Block 2 - 621.03 m<sup>2</sup>
- Block 3 and 4 - 658.66m<sup>2</sup>; and
- Block 5 - 673.56 m<sup>2</sup>.

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

### **2.1.4 Earthworks**

Earthworks will include the construction of the foundations for the buildings identified above, accessways / roads, car parking, services infrastructure, and stormwater treatment ponds.

### **2.1.5 Mitigation Earthworks**

The proposal includes extending an existing spur to mitigate the visual effects of the proposed development as viewed from the Countryside Trail as it traverses Christine's Hill. These earthworks are intended to screen the larger studio buildings from view.

### **2.1.6 Native Riparian Planting and Vineyard Planting**

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. This riparian planting is a requirement of the Ayrburn Structure Plan and is being 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.

#### **2.1.7 *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.

#### **2.1.8 *Lighting***

Lighting will be of a similar ilk, and in general accordance with the lighting throughout Ayrburn. 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 2.0m above the ground.

#### **2.1.9 *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.
- The effect that the development may have on the rural and open space values of 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 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 as it is located in both the Residential and Open Space Activity Areas.

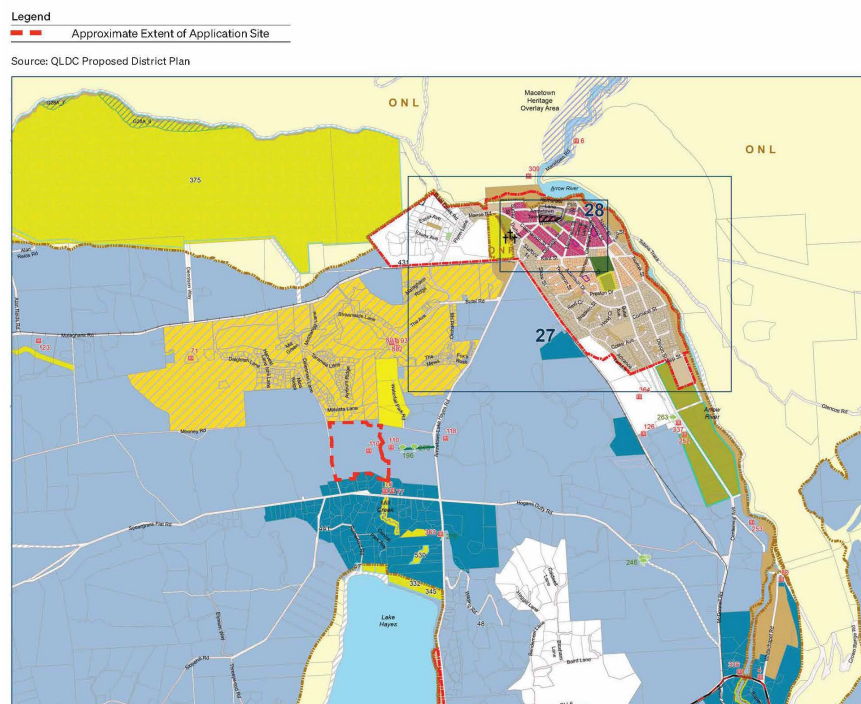
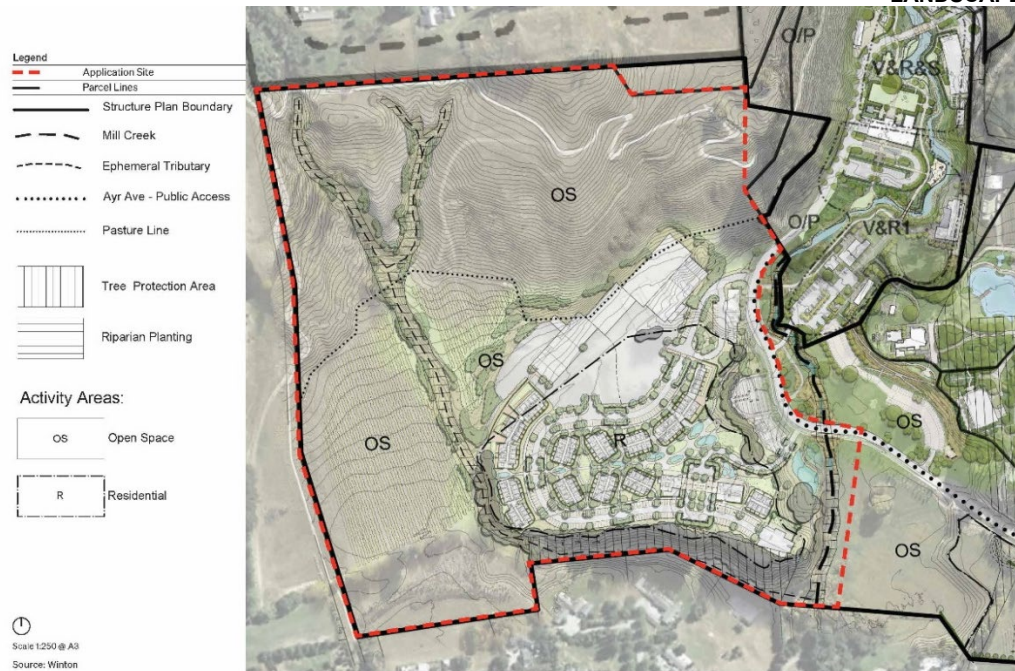


Figure 4. The Site is outlined in red and lies within the Wakatipu Basin Rural Amenity Zone



**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>5</sup>

<sup>5</sup> The development capacity within the Residential Activity Areas shown on the Ayrburn Structure Plan is now considered to be **Moderate**.

### 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). The development capacity of the areas designated as 'R' are considered to have a **moderate** capacity to accommodate development.<sup>6</sup>

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.

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<sup>6</sup> The development capacity within the Residential Activity Areas shown on the Ayrburn Structure Plan is now considered to be **Moderate**. (Decision No. [2024] NZEnvC 87 – [47])

## 4 Landscape Description

### 4.1 Description of the Receiving Environment

#### 4.1.1 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. While to the west of the Site is 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>7</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 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 east 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 land zoned WBRAZ.

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.

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

<sup>7</sup> Schedule 24.8 Landscape Character Units, Queenstown Lakes District Council, Proposed District Plan Decisions Version (Oct 2021).

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.

#### 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.

Key views are formed by these geological processes. 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. Lengths of this track are located within the Site 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.

Currently the Site is predominantly exotic pasture with remnant shelterbelts of poplar and other mostly deciduous exotic species.

#### 4.1.5 *Land Use & 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 Country Club borders the Site to the north (*refer Sheet 7 of the GA*). This landscape is highly domesticated parkland. The primary land uses across the resort are the residential dwellings, golf course, and amenities connected to the resort. Millbrook Country Club is located between the Site and historic Arrowtown.

## 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 and modified by the recent decisions of the Environment Court.

#### 4.2.3 Historical Context

The Site is located adjoining the developing precinct of Ayrburn 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 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>8</sup> and Rule 27.6.1<sup>9</sup>.

### 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.

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<sup>8</sup> QLD PDP – Chapter 24: WBRAZ – Ayrburn Structure Plan - Rule 24.5.1.6A

<sup>9</sup> QLD PDP – Chapter 27: Subdivision and Development – Rule 27.6.1

#### 4.3.1 Physical<sup>10</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.

#### 4.3.2 Perceptual<sup>11</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>12</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.

<sup>10</sup> "**Physical** means both the natural and human features, and the action (and interaction of natural and human processes over time)." <sup>10</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.

<sup>11</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>11</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>12</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>12</sup> Typical associative factors include cultural (tāngata whenua) and historic values, as well as shared and recognised attributes such as recreational opportunities.

- The recreation opportunities for biking, walking, and running that the Countryside Trail/Te Araroa Trail provides.

#### **4.4 Summary of Landscape Values**

In summary, from a landscape perspective it is considered the Site has moderate physical values, low - moderate perceptual values, and low - moderate associative values. The wider receiving environment has high physical values, moderate-high perceptual values, and moderate associative values.

## 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 adjoining Arrowtown-Lake Hayes Road.
- Effects on visual amenity as experienced from within the receiving environment.
- Effects on visual amenity as experienced by the residential developments located to the south of the Site along Speargrass Flat Road.
- Effects on visual amenity 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>13</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.

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 experienced visually include a high scenic outlook (views of the rural landscape), the legibility, visual coherence of the Wakatipu Basin landscape and the views to the surrounding mountains.

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

- Views when traveling along ALHR looking 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.

From some of these viewpoints, key views have been selected, and visual simulations have been prepared by OTOH. *Refer Sheets 29 – 34 of the GA.*

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<sup>13</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.

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 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.

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 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 Sheets 11-14 of the GA).

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 these viewpoints will be very low and **low** at most from Viewpoints 1- 4.

### **5.2.2 Public users of the Countryside Trail/Te Araroa Trail Viewpoints 5-9**

*(Refer to Sheets 15-19 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 Sheets 15-19 of the GA)*.

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.

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 29 - 34 of the GA*). Please note visual simulations 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 30 and 33 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. 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. 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 Viewpoint 8 the proposed vines, landform and mitigation planting will improve the absorption capacity of this landscape that will in turn reduce the visibility of the cluster of built form being located within this area. 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 an effect as it will be 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**.

#### **5.2.3 Viewpoints 10- 17**

Viewpoints 10-17 (*refer sheets 20-28 of the GA*) are taken from a variety of locations within the wider receiving environment and within 1 Ayr Avenue. 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 wider Ayrburn property. In these cases, the proposal will not be visible due to existing vegetation on the property, topography, and distance from the Site.

### 5.2.4 Visual Effects of Lighting at Night

The proposed development, and dependant on the degree of resulting exposure, may introduce lighting that will intermittently be visible from ALHR and the Countryside Trail/ Te Araroa Trail. This future lighting will be seen together with existing lighting within the locale and therefore it is an existing condition experienced mainly by road users at night as the Site is not readily visible from other locations. 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>14</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.

### 5.3.1 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>15</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.

<sup>14</sup> Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines’ – page 61.

<sup>15</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.

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 existing treed landscape setting and variety of the wider views that are enjoyed. The high-quality of the landscape design that is currently establishing along ALHR and the very 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 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 be **low**.

#### 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>16</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

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<sup>16</sup> PDP – Chapter 3 Strategic Direction - SO 3.2.3.1 and supporting policies

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 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 Zone 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

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 is a clustering of development that accords with both the realised and consented development of its surrounds. Within the receiving environment and identified visual catchment, the proposed development will result in very low to low - moderate degree of adverse effects on existing visual amenity and landscape character.

Overall, 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.



# 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 various land parcels outlined in black. A red dashed line delineates the 'Application Site' in the center-left. To the north are 'Millbrook Resort and Country Club' and 'The Hills Golf Club'. 'Ayrburn Farm' is located just south of the application site. A road network is visible, including 'Speargrass Flat Road' and 'Hogans Gully Road' running east-west, and 'Arrowtown Lake Hayes Road' running north-south. 'Speargrass Flat' is labeled on the western side of the map.

Scale 1:10,000 @ A3

Source: LINZ Data Source

RMM

Waterfall Park Developments Ltd

Ayrburn Screen Hub

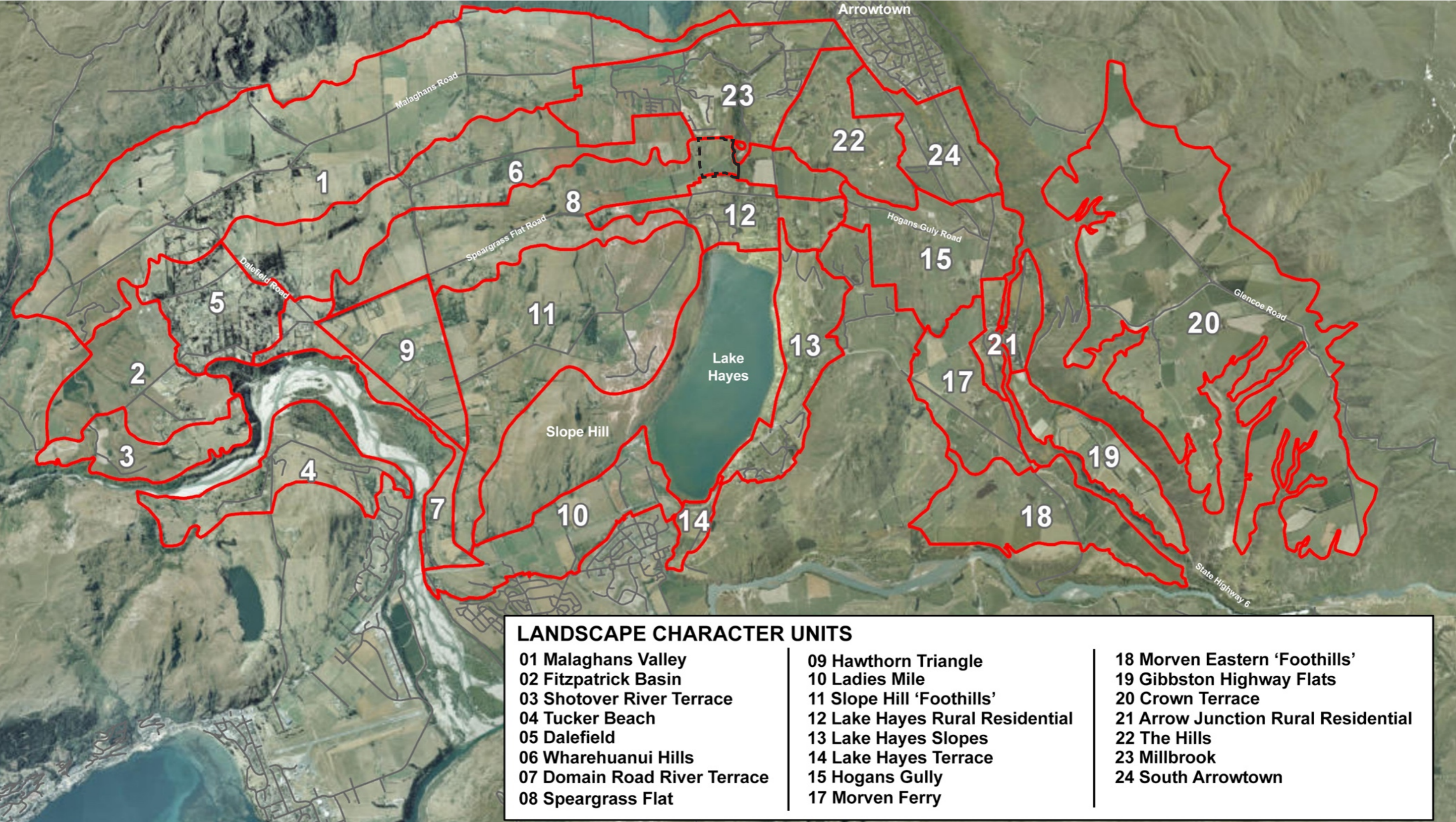
04

# Planning Context - Landscape Character Units

Legend

■ ■ Approximate Extent of Application Site

Source: QLDC Proposed District Plan

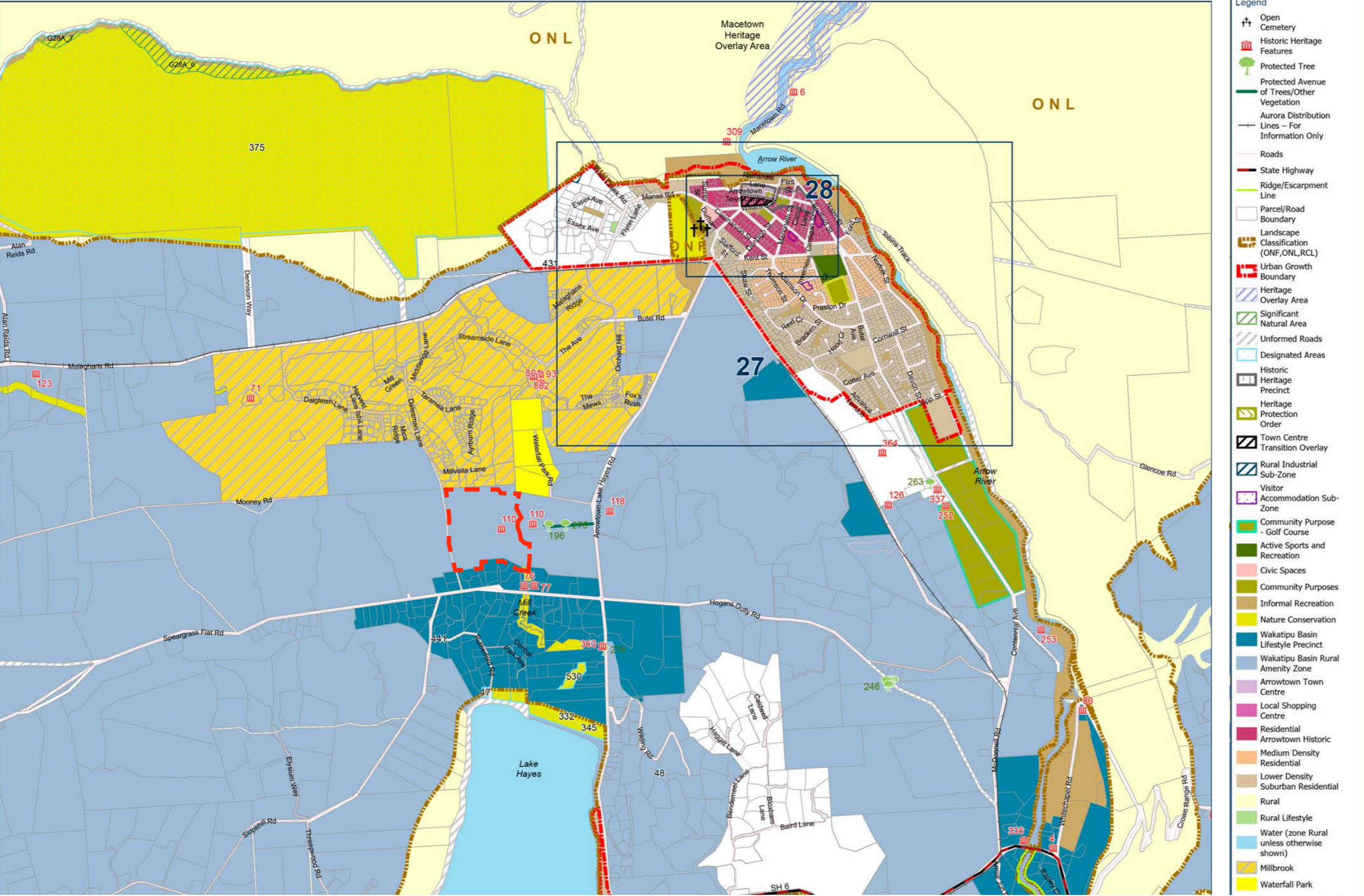


# Planning Context - Proposed District Plan (PDP)










## Legend

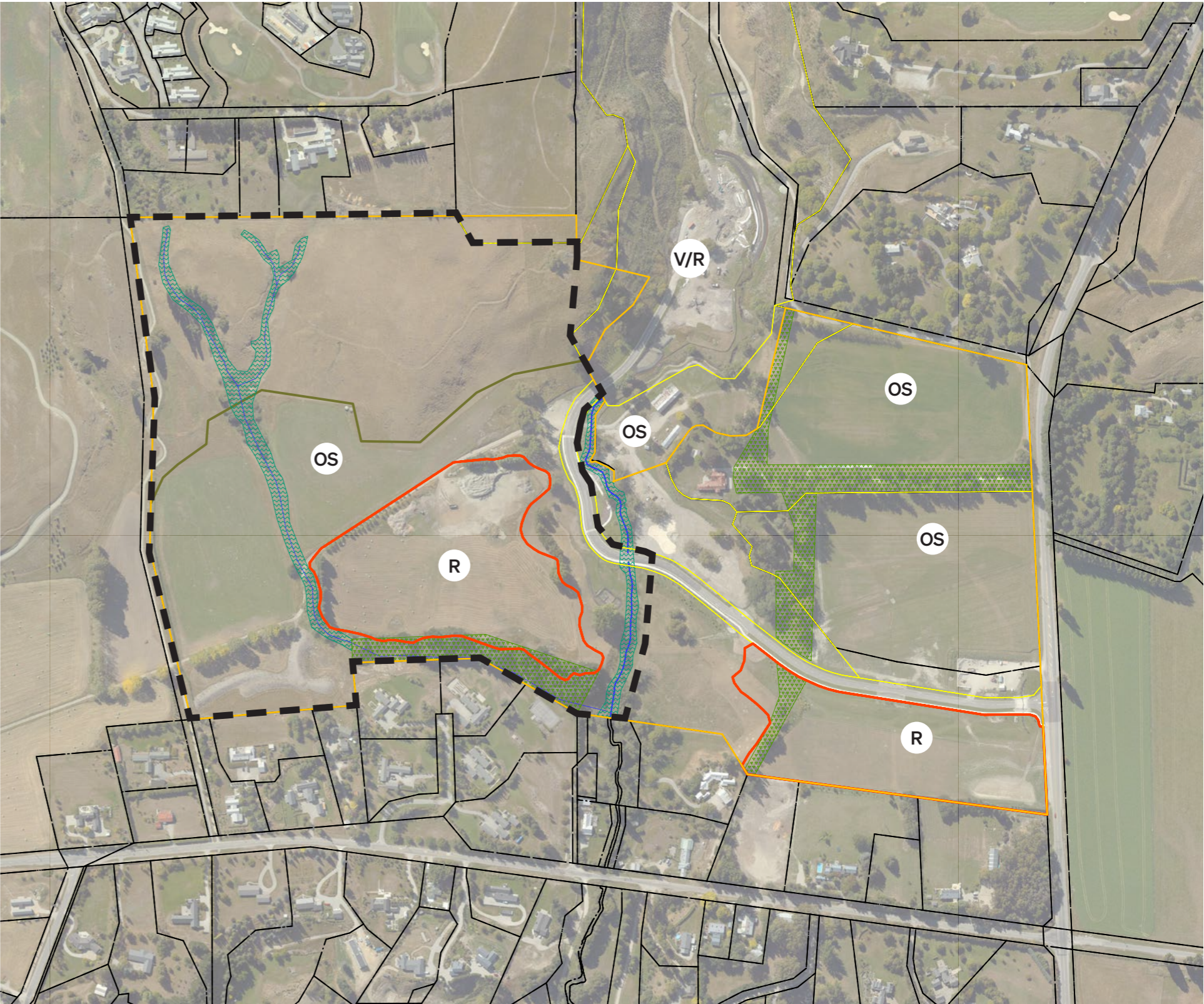
Approximate Extent of Application Site

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

# 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 browntop 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 Christines Hill and in road reserve on the flat land.
- (I) **Extension of existing spur**  
To mitigate landscape effects from the trail up Christines 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



Scale 1:2000 @ A3

Source: Winton



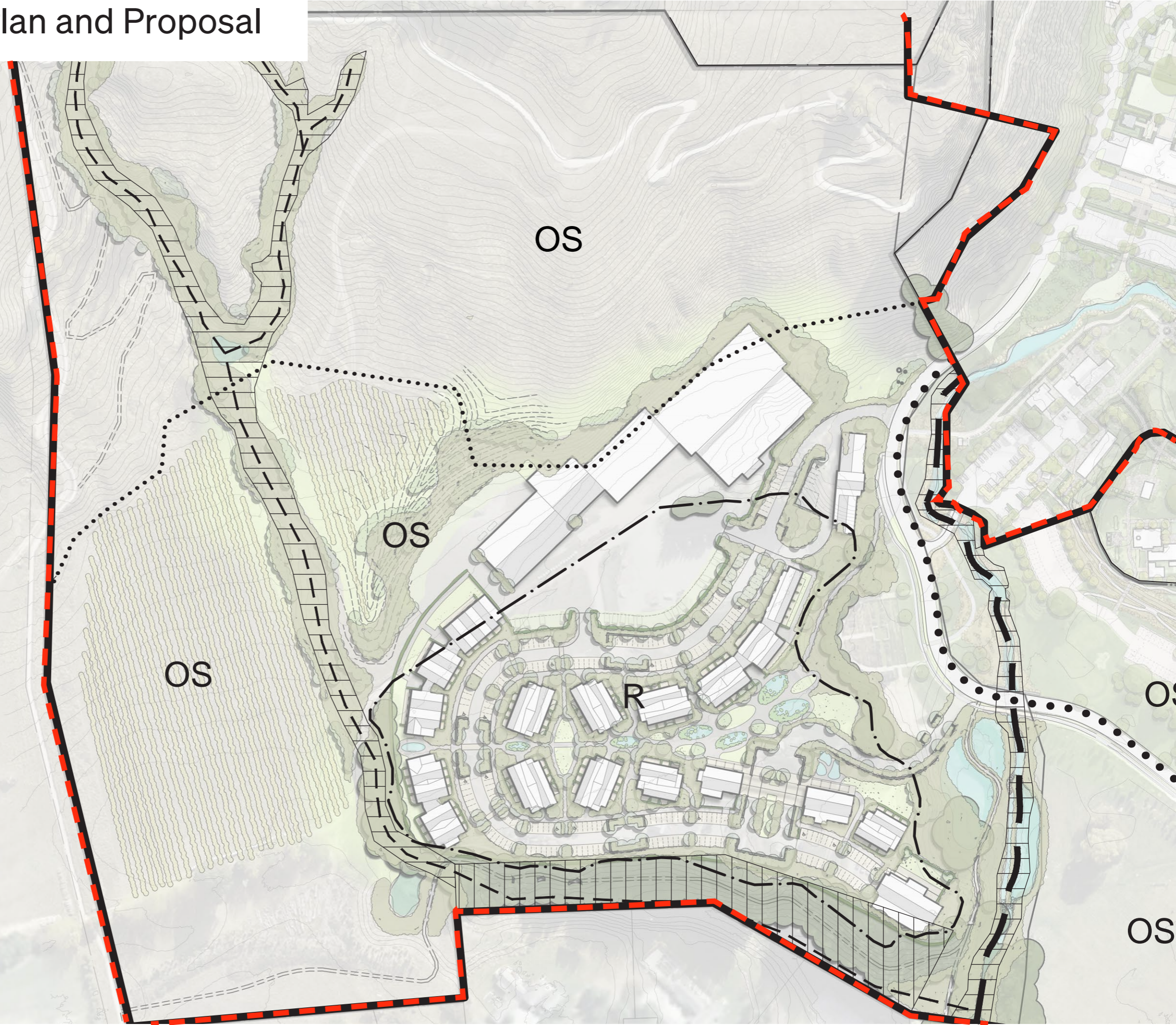
# Ayrburn Structure Plan and Proposal

**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

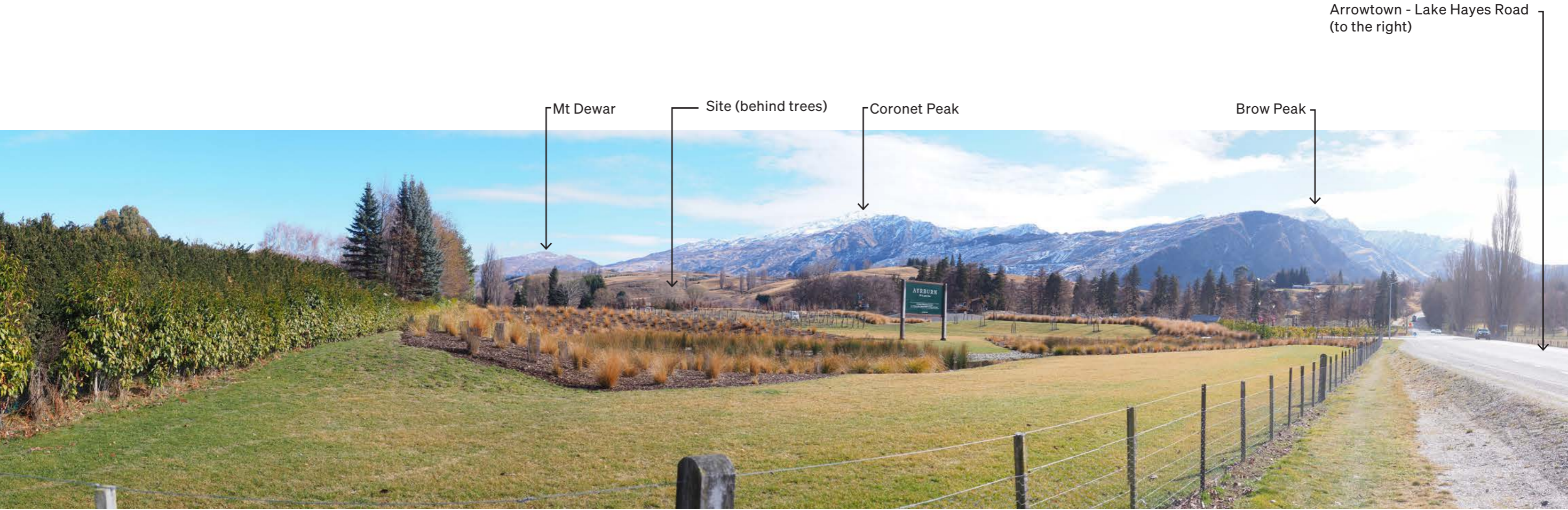


ⓘ

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: 20 August 2024  
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: 20 August 2024  
Camera: Olympus OM-D E-M10 Mark II  
Print Size: A3

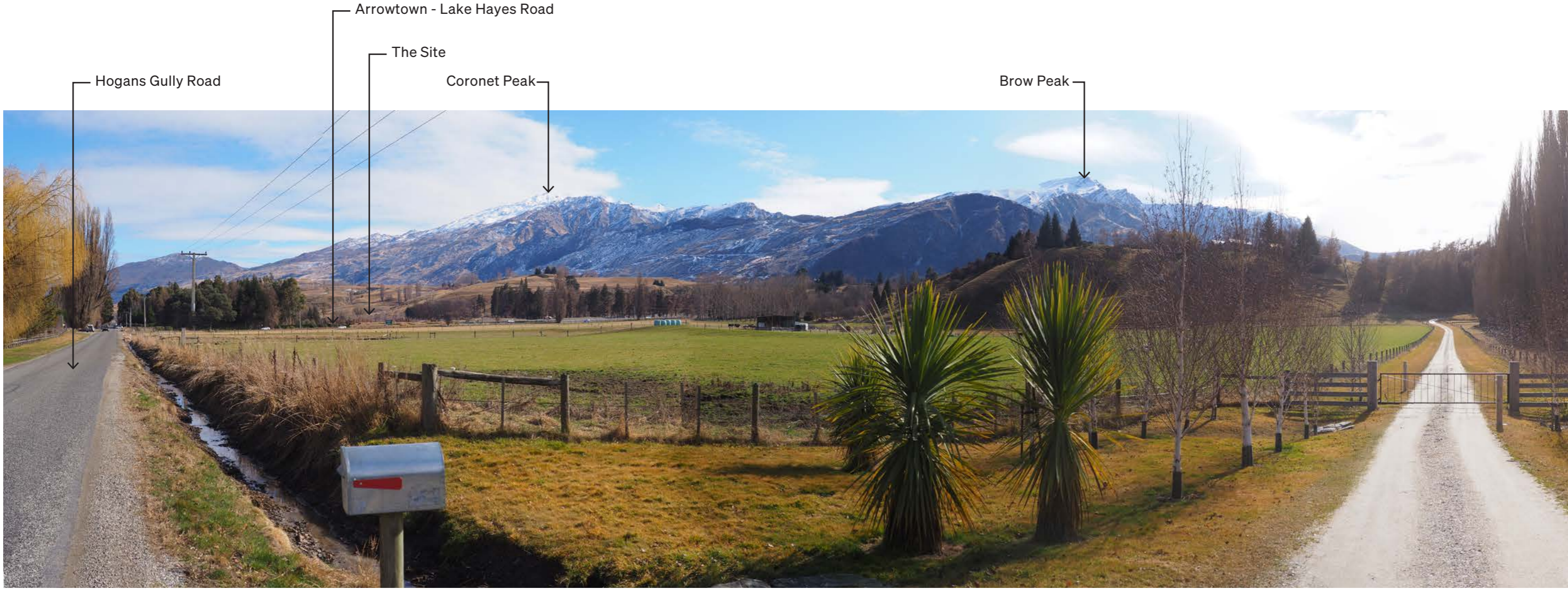
# Viewpoint 3



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

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

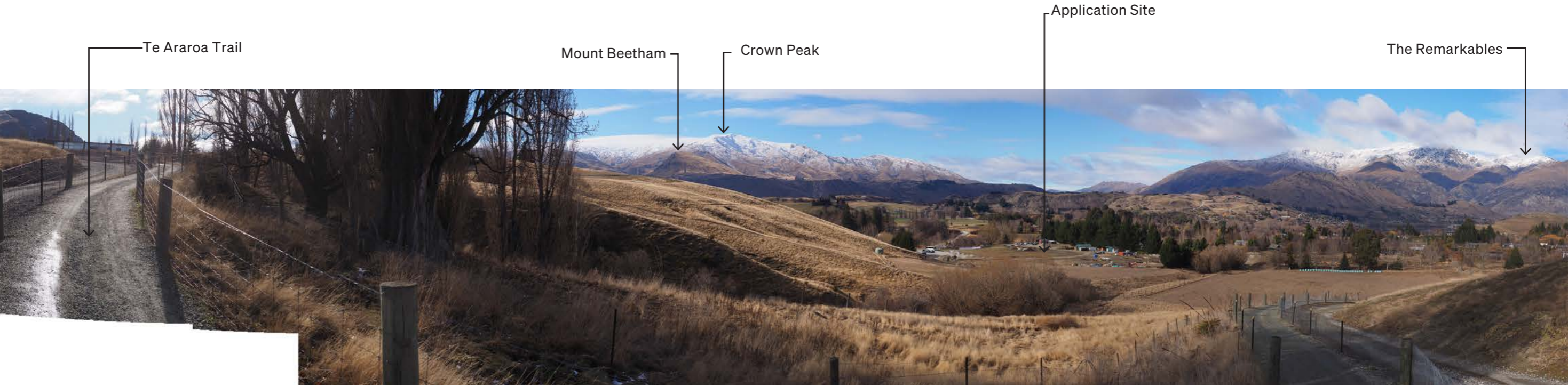
# Viewpoint 5



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

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

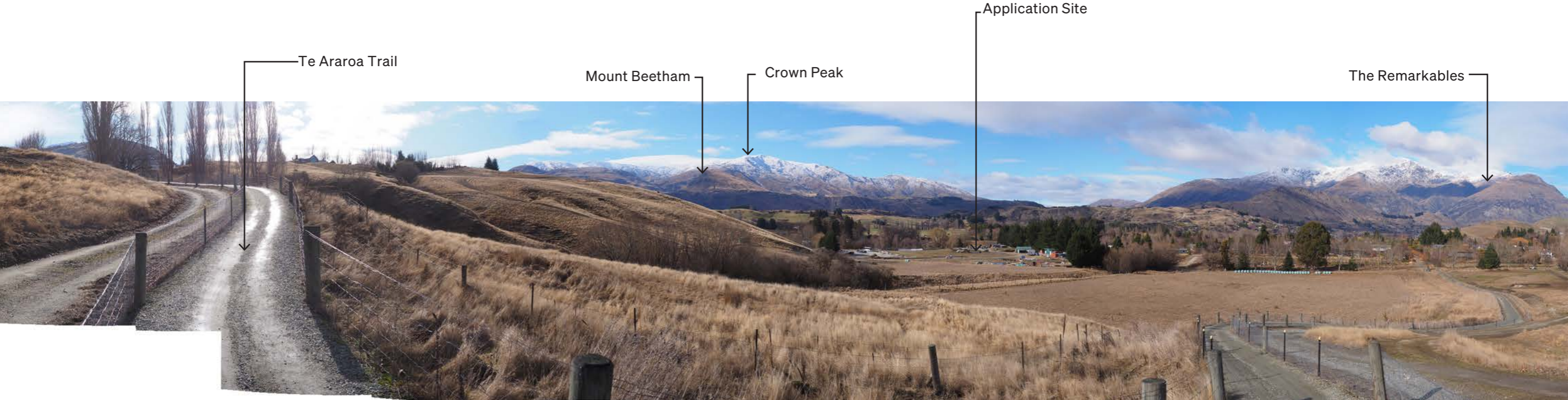
# Viewpoint 6



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

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

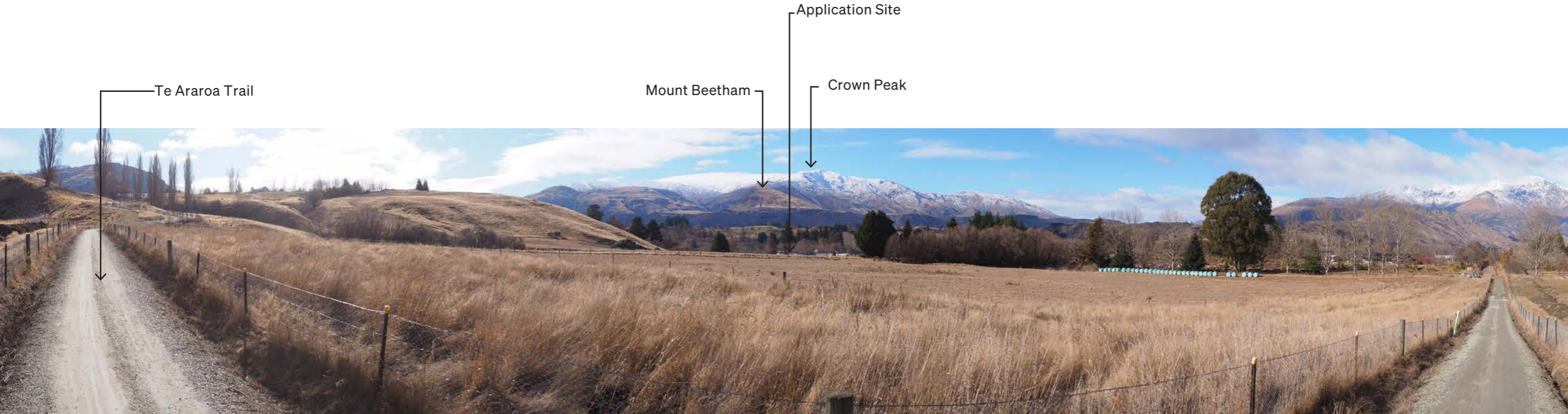
# Viewpoint 7



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

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

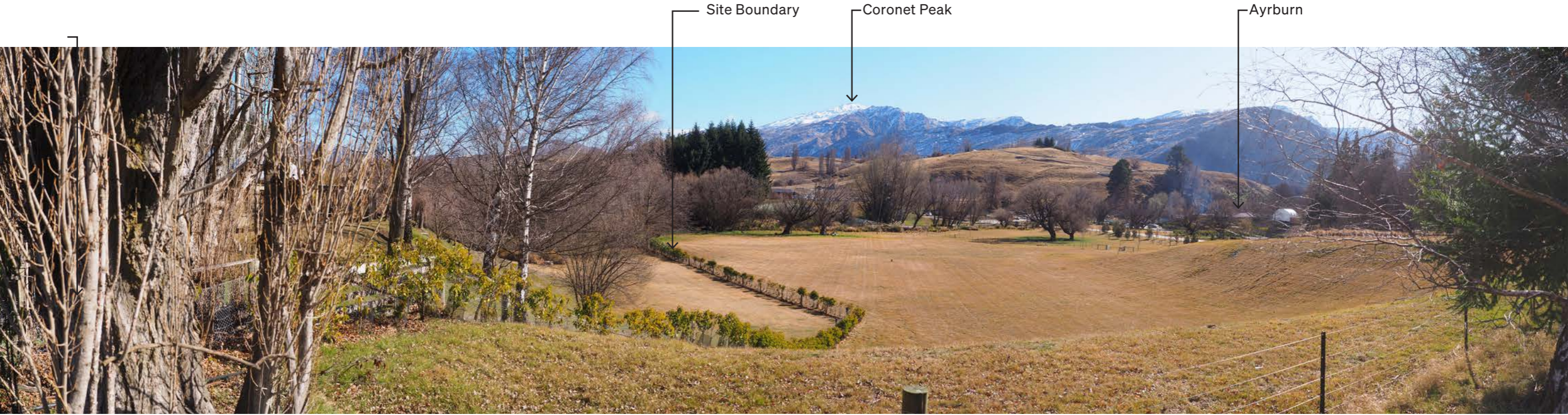
# Viewpoint 13



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

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

# Wider Viewpoint Photo Locations

Legend

Application Site

Parcel Lines

Photo Location

Scale 1:30,000 @ A3

Source: LINZ Data Source

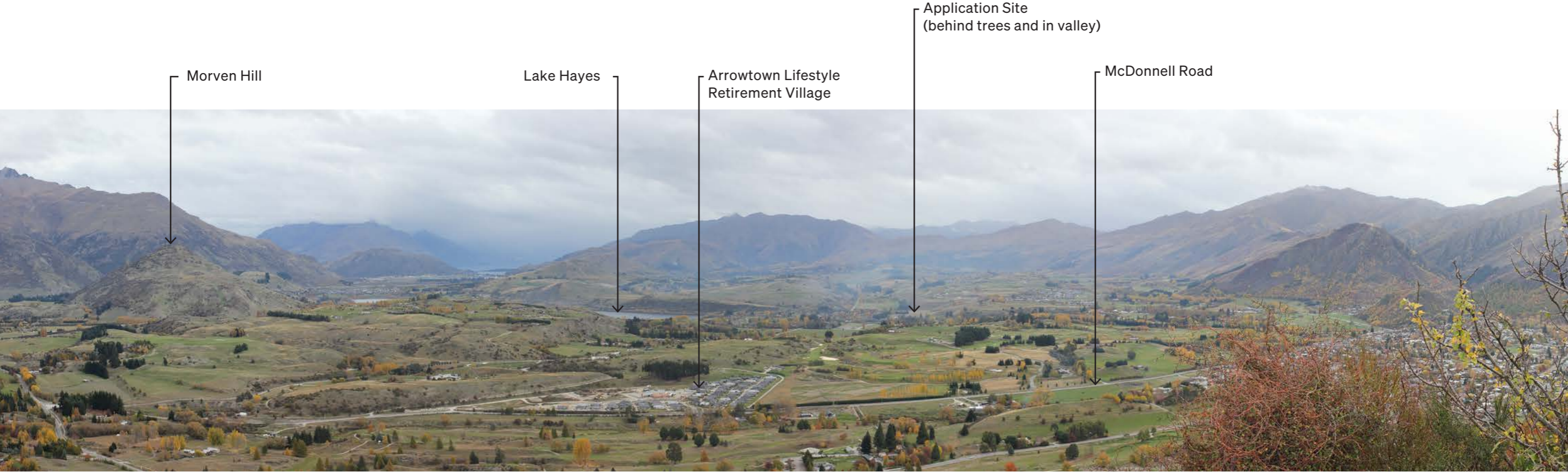
RMM

Waterfall Park Developments Ltd

Ayrburn Screen Hub

25

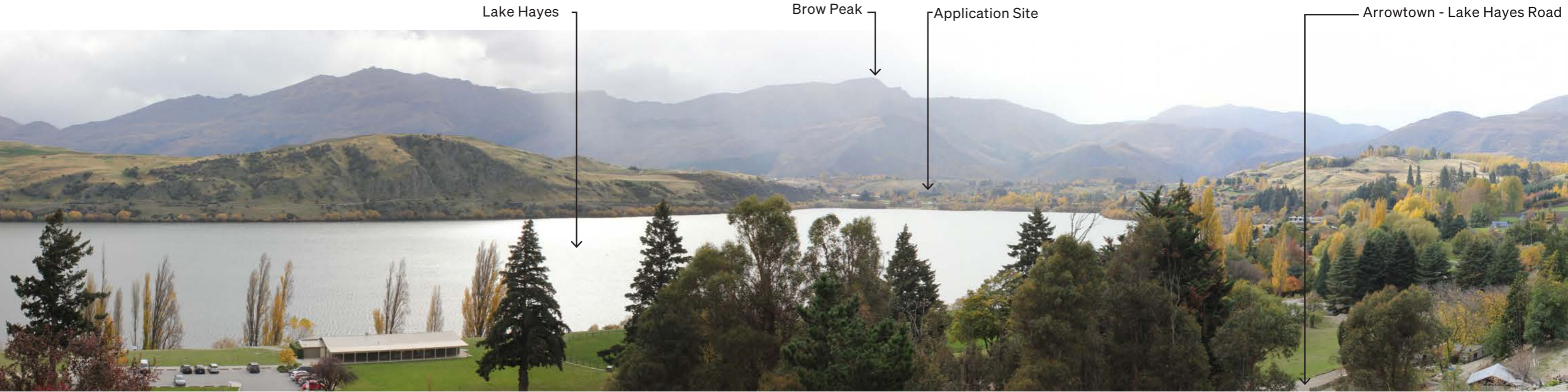
# Viewpoint 15



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

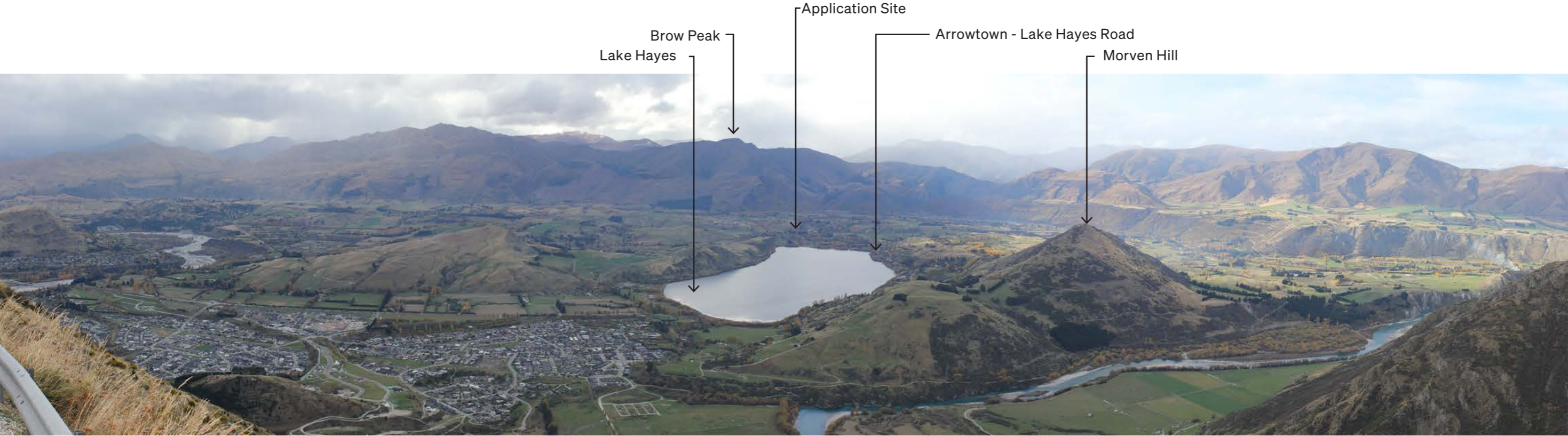
# Viewpoint 16



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 Simulations



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

# Visual Simulations



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

# Visual Simulations



Visual Simulation: Ayrburn Screen Hub from Countryside Trail Proposed Development.

# Visual Simulations



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

# Visual Simulations



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

# Visual Simulations



**Visual Simulation:** Ayrburn Screen Hub from Countryside Trail Proposed Development.

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