

Supplementary Landscape Assessment Memo

Proposed Ayrburn Screen Hub
1 Ayr Avenue, Arrowtown

20 February 2026



1 Introduction

1.1 Purpose

This Supplementary Assessment Memo relates to matters set out in Minute 14 of the Expert Panel (**the Panel**) for the Ayrburn Screen Hub - FTAA-2508-1093, dated 13 February 2026. This memo specifically addresses the following matters raised in the memo of Ms Rebecca Hadley, dated 17 February 2026.

- a. Overall criticism on the focus of visual effects;
- b. Indigenous planting of the proposed spur extension in the context of the Whakatipu Basin;
- c. Views of the Crown Terrace;
- d. Provision of cross sections from Speargrass Flat Road; and
- e. Character of the acoustic fence.

Ms Hadley also reiterates several matters that she has raised previously. I have also addressed these previously and therefore for expediency will not repeat here.

Overall, in consideration of Ms Hadley's memo and its new and reiterated points, I maintain the opinions expressed in my RMM Supplementary Landscape Assessment Memo 10 February 2026, that the revised mitigation (the western spur planting revision and the proposed southern boundary native planting) included by the Applicant is appropriate in its context and will even further reduce any adverse landscape effects, particularly in regard to openness and spaciousness.

2 Additional Commentary

2.1 Overall Criticism on the Focus of Visual Effects

Ms Hadley criticises the assessment methodology used, suggesting it concentrates on the visual landscape effects and that *“Other adverse landscape effects including rural amenity, sense of place, breathing space, landscape pattern and cumulative effects are not afforded appropriate, if any, weight in the overall landscape assessment conclusion.”*¹

This point was raised by Ms Hadley's additional comments and referred to in the commentary in the JWS at paragraph 6.8. I also draw the Panel to my comments regarding this same matter as contained in the

¹ Ms Rebecca Hadley – Further Comment Memo dated 17 February 2026, Page 2

RMM Supplementary Landscape Assessment Memo's 9² and 21³ January and 10⁴ February 2026, I remain of the view that the assessment of effects is appropriately tailored to focus on the matters identified from the PDP and is consistent with Te Tangi a te Manu, as with my original and further updated assessments provided. The particular analysis of these further landscape mitigation measures is highly influenced by visual effects, and appropriate regard has been given to the same. This same interpretation still applies with regards to the revised southern boundary planting and spur planting included by the Applicant.

2.2 Planting to the Western Side of the Site – Context within Whakatipu Basin

In regard to the proposed planting on the proposed spur, Ms Hadley concludes '*Accordingly, I consider that the shrub and tree planting on an artificial spur as proposed will appear incongruous, unnatural and unauthentic to even lay observers.*'⁵

In response, I draw the Panel to my comments at 2.2 (iii) in my supplementary memo dated 10 February.

I do not disagree with Ms Hadley that a number of the wider Whakatipu Basin examples cited of active revegetation are occurring on slopes and in gullies – that is the nature of those particular project sites. However, it is misleading to say that they do not contain ridgelines. For example, at Figures 1 and 2 below are photos from the Ayrburn Screen Hub site (**the Site**) looking across towards the neighbouring Drury property which shows that plantings are occurring on ridgelines as well as within gullies (as is the case here too). It is also important to not forget that at one point the whole basin would have been clothed in native forest.



Figure One: Planting on the Drury Property to the immediate south west of the Site

² RMM Supplementary Assessment Memo, 9 January 2026 – 2.2 Identity or Sense of Place and 2.9 Landscape Effects

³ RMM Second Supplementary Assessment Memo, 21 January 2026 – 2.2 Assessment of Potential Landscape Effects

⁴ RMM Supplementary Assessment Memo, 10 February 2026 – 2.2 (v) and (vi).

⁵ Ms Rebecca Hadley – Further Comment Memo dated 17 February 2026, Page 2



Figure Two: Planting on the Drury Property to the immediate south west of the Site

I have used the projects cited as examples that form the context in which the proposed planting should be considered and understood. Essentially an area of native vegetation providing biodiversity and one that links with other recent native planting within the wider Ayrburn site and the neighbouring Waterfall Park Zone.

I do not share Ms Hadley's concerns, in fact I very much disagree with them, that the vegetation will read as incongruous. It will be read in conjunction with existing and intended riparian planting in the gully immediately adjacent to the proposed landform. In this context it will introduce landscape complexity along with the approach emerging in other parts of the basin to actively retire and revegetate land. I refer to the matter as addressed in paragraph 6.7c of the Joint Witness Statement, where Ms Bridget Gilbert also confirms that she does not agree with Ms Hadley that vegetation will read as incongruous, due to the intended riparian planting context which will introduce complexity along with the approach emerging in other parts of the basin to retire and plant steeper slopes (e.g. reserve land in Slope Hill valley).

In this regard Ms Hadley seems to focus only on the visual impact of the proposed planting rather than considering the other dimensions of landscape which would have positive associate effects from such revegetation opportunities. The proposal is consistent with the principle of spatial patterning of nodes interspersed with 'breathing space'. Urban elements of the proposal are very much confined. This planting will not impinge on those areas of LCU8 that display relatively simple and cohesive pasture covered slopes with rural character, while at the same time maintaining the role the Speargrass Flats play as a breathing space between nodes of development. Ms Hadley seems to import breathing space and openness as values to the whole of the site, whereas I consider those to be associated with the Open Space Areas, and particularly the western paddocks and Christines Hill above the pasture line, parts of the site which are maintained by the proposal.

2.3 Views of the Crown Terrace

Ms Hadley makes the following comment with regard to the proposed planting and earthworks: *'That is, views of the Crown Terrace will still be obscured by the spur and the higher tree planting on top of it and these Crown Terrace views will be lost. Openness and breathing space will not be maintained.'*⁶

⁶ Ibid– Page 3

This certainly does not correlate with my own analysis of the updated visual simulations⁷ prepared for Viewpoints 5 and 8 from the Countryside Trail. The Crown Terrace is still seen and continues to read as a recognisable and legible form in the longer view and will remain as such in the longer term. As does the Crown Range and Crown Peak, backdropping the Crown Terrace, that form the very recognisable skyline in these views. In this context I do not agree that openness and breathing space will not be maintained, and particularly when considering these effects from a static viewpoint as compared to a more holistic / dynamic experience of users from this view.

Furthermore, one must remain cognisant of development that may occur as envisaged by the Ayrburn Structure Plan (ASP). Having considered the rural residential living within this area of the basin it is very apparent large trees feature prominently within these properties. Therefore, it is not fanciful to suggest similar large tree planting would form part of a future landscape enabled by the ASP and residential activity.

2.4 Southern Boundary Planting – Speargrass Flat Road Cross Sections

Ms Hadley comments on the lack of cross sections provided from Speargrass Flat Road and hypothesises that... *‘If planting is reduced in height, then the visibility of the large scale buildings will increase from this public road and the planting to the north of the buildings within the Open Space area of the Ayrburn Structure Plan will also very likely be visible.’*⁸

Having analysed the ‘lie of the land’ in this area, it strikes me that Speargrass Flat Road is typically at a lower elevation than the properties adjacent to the Sites’ southern boundary. Therefore, when one considers this perspective (noting that Speargrass Flat Road is set back further than the adjacent properties that cross-sections have been provided for), I am confident that the proposed heights for the native replacement planting (i.e. average height of 6.5m) before the second stage of conifers are removed, not to mention the intervening built form and landscaping on these southern boundary properties, will together screen views of the proposal from this road.

I do not agree that further cross sections are required to show visibility of the proposal from Speargrass Flat Road if the conifer trees are removed, for this reason.

2.5 Proposed Acoustic Fence

Ms Hadley notes that *“The proposed acoustic fence has an urban character.”*⁹

While I answered questions of the Panel during the conference as to whether this represented a fence of an urban or rural character, I make the further following comment. I firstly note that the proposed fence has always formed part of the original proposal and was assessed as part of my overall landscape assessment on effects. The materials (timber) and colours (Karaka Green) are common within this environment.

Fencing throughout the Whakatipu Basin is varied, it can be ostentatious (typically around entrances and frontages) in places and understated and simple in others. This is at the predilection of the landowner. In other words, it is my experience that while we associate post and rail and post and wire fencing with ruralness, there is a variety of fencing and walls to boundaries throughout the basin. These present

⁷ Revised Viewpoint 5 and 8 Visual Simulations dated 9 February 2026, prepared by One to One Hundred (OTOH),

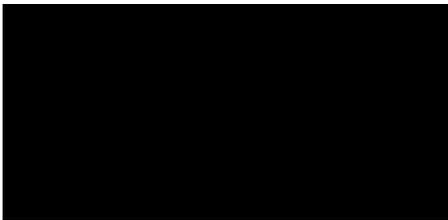
⁸ Ms Rebecca Hadley – Further Comment Memo dated 17 February 2026, Page 4

⁹ Ibid - Page 3

different character in different locations and therefore more nuanced than a simple *'is it rural and urban in character?'*

Furthermore, as set out at 5.1 (a) in the JWS, the experts agree the proposal comprises urban development and the proposed acoustic fence is seen in this context. The acoustic fence is certainly 'solid' and will potentially be visually 'weighty'. However, it needs to be, as it further mitigates noise, which has been assessed by acoustic input as being effective for the proposal.

In this situation the key mitigating factor will be the proposed screen hedging to both sides of the fence. At the grade specified the fence will more than likely be enclosed by the hedge within two to three years.¹⁰ Furthermore, in theory a future RAA lot owner (if the structure plan was implemented) could erect a 2m high fence along their boundary as they pleased anyway.



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Tony Milne
NZILA (Fellow) Landscape Architect
Rough Milne Mitchell Landscape Architects

¹⁰ Ibid – Page 5