

Second Supplementary Landscape Assessment Memo

Proposed Ayrburn Screen Hub
1 Ayr Avenue, Arrowtown

21 January 2026



1 Introduction

1.1 Purpose

This Supplementary Assessment Memo relates to matters raised in the Ayrburn Screen Hub - Peer Review of Landscape Assessment Report; Supplementary Assessment prepared by Shannon Bray, dated 14 January 2026.

This memo specifically addresses the following comments made by Mr Bray... *'Mr Milne does not specifically address Ms Hadley's reference to Chapter 24 of the PDP including Mr Carey Vivian's evidence attached to her evidence, which directly evaluates these provisions...As noted in the Peer Review, Chapter 24 sets out the specific requirements that the LAR needed to address. Although the LAR and Supplementary Memo do not explicitly address each policy, in my opinion the LAR remains detailed, and addresses the key concerns of this chapter with robust arguments throughout.'*¹

I wish to make comment on the above to essentially 'close the loop' regarding Chapter 24 matters. To assist the Panel, I thought it would be useful to 'pull together' the assessment provided in the Rough Milne Mitchell (RMM) Landscape Assessment Report (LAR)² and subsequent Addendum, and Supplementary Reports, and set this out under each Chapter 24 policy relevant to landscape character and visual amenity matters.

2 Additional Commentary

Chapter 24 – Wakatipu Basin

2.1 Relevant Policies

The following landscape related PDP Chapter 24 policies are relevant to the proposal – 24.2.1.2, 24.2.1.3, 24.2.1.4, 24.2.1.6, 24.2.1.7, 24.2.1.8, 24.2.1.9, 24.2.1.13, 24.2.1.15, 24.2.1.16 and 24.2.1.17 These provisions seek to:

- Maintain or enhance landscape character and amenity values across the LCU and wider Wakatipu Basin (*Policy 24.2.1.2, 24.2.1.3, 24.2.1.7, 24.2.1.8*)
- Avoid sprawl, maintenance of a defensible edge and openness in views (24.2.1.4).
- Avoid inappropriate changes to landform (24.2.1.6) and minimise effects of earthworks (24.2.1.13).
- Maintain existing values as experienced in views to ONFs/ONLs (24.2.1.9).

¹ Peer Review of Landscape Assessment Report; Supplementary Assessment, dated 14 January 2026, Page 2

² RMM LAR, Section 6.1.2, Page 36

- Maintain a sense of spaciousness in which buildings are subservient to natural landforms (24.2.1.15).
- Manage effects of night lighting (24.2.1.16) and
- Manage effects on cultural values (24.2.1.17).

2.2 Assessment of Potential Landscape Effects

The Chapter 24 policies frame the key potential issues to be considered in the context of the existing landscape values that define character and amenity.

To reiterate, the position arrived at in the LAR and subsequent addendum and supplementary reports is that the landscape and visual amenity effects are contained to a small part of the Wakatipu Basin. Overall, the character of Ayrburn continues to evolve, and the character and amenity associated with the proposal will for the most part be experienced as an extension of that already experienced.

I make the following additional comments in relation to the Chapter 24 landscape related provisions:

Maintain or enhance landscape character and visual amenity values across the LCU and the landscape character of the Wakatipu Basin as a whole by ensuring that the landscape capacity is not exceeded (Policy 24.2.1.2, 24.2.1.3, 24.2.1.7, 24.2.1.8)

Section 6.1.2 of the LAR provides a summary of the potential effects on the LCU and wider Wakatipu Basin. This was further expanded on within both the Addendum and Supplementary Landscape Reports. The built form elements of the proposal are predominantly located within a part of the site that is identified in Chapter 24 of the PDP as having moderate capability to absorb additional development, while a part (1.5ha) of the built form component of the proposal will be located within an area identified as Open Space (OS).

I consider that the proposal, while being urban in nature, is well integrated (by way of layout, co-location with Ayrburn, locating the tallest buildings at the toe of Christines Hill, proposed landform extension and associated planting) into a landscape that has been and continues to undergo extensive change with the growth of built form. I consider that the design responses (including building forms, colour, planting, etc) underlying the proposal all contribute to the proposal aligning with the character of the evolving Ayrburn development within this area of LCU8. I am also of the opinion that Ayrburn itself is well integrated into the surrounding landscape.

I consider that Speargrass Flats valley either side of the Site will continue to serve the role identified³, and the environmental characteristics and visual amenity values as identified in LCU 8 to be maintained and enhanced⁴ will be. While the character of the site will undoubtedly change, the proposal will not impinge on those areas of LCU8 that display relatively simple and cohesive pasture covered slopes with rural character.

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

³ PDP – Chapter 24, LCU8 – Page 23-24, Sense of Place - *Whilst Hawthorn Triangle and Lake Hayes Rural Residential LCUs form part of the valley landscape, their quite different character as a consequence of relatively intensive rural residential development sets them apart from the Speargrass Flat LCU, with the latter effectively reading as 'breathing space' between the two. To the eastern end of the unit, there is the perception of the Lakes Hayes Rural Residential area sprawling west into Speargrass Flat.*

⁴ Ibid – Page 24-24.

that adverse effects of the proposed development on these values can be appropriately managed so that those values are maintained.

Therefore, I consider the proposal is not inconsistent with those policies relating to the maintenance of landscape character and visual amenity values across the LCU and the landscape character of the Wakatipu Basin as a whole.

Avoiding sprawl along roads, maintaining a defensible edge, minimising changes to the landscape which adversely affect important views and degrade openness when viewed from public places as identified in the LCU (Policy 24.2.1.4)

The proposal does not involve sprawl along roads. I accept that some development will occur on the edge of an Open Space Activity area (within an area of 1.5ha). I consider that spatially this is a very small encroachment on the Open Space values associated with Christines Hill. The Ayrburn Structure Plan (ASP) identifies extensive 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. The existing vineyard operation that separates the proposal from the Countryside Trail will be retained.

The proposed earthworks spur extension and associated planting will limit views of the proposed built form, and in a way will provide a physical and visual 'backstop' to the short view from the Countrywide Trail/Te Arora Trail across the existing paddock of grapes. This proposed landform will contain the built form of the proposal and itself contributes to a defensible edge to development in this location. At the same time, it does not prevent views and an appreciation of the wider landform and vegetation character of the LCU and Wakatipu Basin.

I consider that the proposal reinforces the role the OS plays in the ASP, and the OS will continue to provide an appropriate interface and edge to future development in the ASP where it is adjacent to the WBRAZ rural land and public parts of the Countryside Trail and public roads. Overall, I consider that the extent of loss of the open space values and openness will be low.

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. Overall, I consider that the proposal is not inconsistent with this policy.

Avoid inappropriate changes to landform (24.2.1.6) and minimise effects of earthworks (24.2.1.13).

I acknowledge that the proposed spur extension will entail a considerable volume of earthworks. However, this will be contained within the site, and as it is proposed to extend from a sub spur of, and at the toe of Christines Hill, it will mimic an extended natural spur landform. Because of this, rather than being say a standalone bund or similar, I consider that this proposed landform change will not be incongruous within the wider landscape setting. At the site scale it will read complementary to the existing adjacent gully and the proposed planting of both will be a positive landscape character and values outcome within this part of the LCU.

While the proposed landform will contribute to a changing character of the site, due to the contained scale of the spur extension, the values associated with the Wharehuanui Hills landform will be maintained at the broader LCU and Wakatipu Basin scale. I consider that the proposed changes to landform and associated earthworks are not inconsistent with these policies.

Location of buildings so as not to compromise the landscape and amenity values and natural character of ONFs/ONLs as experienced in views from public places (24.2.1.9).

The proposal is not located within or adjacent to, and no buildings are in the foreground of, any Outstanding Natural Feature and Outstanding Natural Landscape areas. Existing views to the various ONFs/ONLs from surrounding public and private viewpoints will be maintained consistent with this policy.

Maintain a sense of spaciousness in which buildings are subservient to natural landscape elements (Policy 24.2.1.15).

Spaciousness is generally interpreted as a component of the quality and character of an environment, focusing on the visual and physical sense of openness. As set out in the LAR and subsequent Addendum, I consider that a sense of spaciousness, while reduced at a site scale, is generally maintained by the proposal in the context of the wider LCU. This is achieved by the aggregation of the built form within in an area of the site that will be physically and visually contained, which has been identified at the scale of the wider LCU to have a moderate capacity for development.

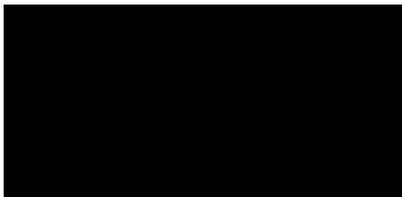
When one considers the wider LCU and Wakatipu Basin setting, the scale of the natural landscape elements (hills and mountains) will continue to prevail.

Manage effects of night lighting (24.2.1.16).

Lighting will be specified to meet the QLDC Southern Light standards and proposed Light Management Plan to ensure there is no excessive glare. The anticipated difference between the effects currently experienced and the effect created by the proposal will be low, and therefore consistent with this policy.

Manage effects on cultural values (24.2.1.17).

The applicant has engaged with mana whenua and those discussions have addressed landscape matters. I understand that Kai Tahu and associated hapu are supportive of the proposal and therefore consistent with this policy.



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Tony Milne

NZILA (Fellow) Landscape Architect

Rough Milne Mitchell Landscape Architects