

Supplementary Landscape Assessment Memo

Proposed Ayrburn Screen Hub
1 Ayr Avenue, Arrowtown

10 February 2026



1 Introduction

1.1 Purpose

This Supplementary Assessment Memo relates to matters set out in Minute 12 of the Expert Panel (**the Panel**) for the Ayrburn Screen Hub - FTAA-2508-1093, dated 4 February 2026. This memo specifically comments on the following matters:

- a. The indicative cross-section showing the transition from accommodation units to studio backlot, and the resulting landscape outcome (**2d of Minute 12**);
- b. The proposed (revised) planting methodology on the western side of the site to see if effects of planting on openness, as viewed from Viewpoints 5 and 8 on the Countrywide Trail, might be able to be reduced while retaining the benefits of planting in terms of screening of project buildings (**4a of Minute 12**); and
- c. The timeline for construction of the proposed fence on the southern side of the site, adjacent planting, conifer removal and native replacement replanting in relation to project construction works, and resulting visual effects on adjacent residents as the process rolls out (**4b of Minute 12**).

A full updated set 'Ayrburn Design Report', dated 9 February 2026, is also provided for clarity (refer separate attachment).

2 Additional Commentary

2.1 Transition from Accommodation Units to Studio Backlot

The following comments shall be read in conjunction with the indicative cross section shown on Drawing 'Ayrburn Screen Hub – Backlot Fence and Retaining' dated 4 February 2026 prepared by Winton and supplied to the Panel on the above date.

I confirm my comments made to the Panel in conferencing on 3rd February 2026, that visually the retaining wall and associated fencing will be contained within the Site. The reason for this is that from beyond the Site, views will be either blocked by existing perimeter planting to the east that is remaining, the existing conifer planting, proposed fence and native replacement planting to the south as well as the proposed spur extension and associated planting to the west. Further to this, the built form of the proposed accommodation units within the Site will curtail views.

I am satisfied that the planting associated with the proposed retaining wall and fencing will result in an appropriate landscape outcome. The planting approach (a combination of trees, low shrub and trailing plants, hedging and evergreen climbers to the studio side of the fencing) is logical and sound. Having

considered the 'room' for this planting to grow, I am satisfied that there is sufficient space within the garden areas on the retaining wall itself for the planting to successfully establish.

I note that the Pittosporum hedge will be planted using a 1.8m (in height) grade of plants, at 1.0m spacings. From my observations of this species growing on the wider Ayrburn Precinct, a growth rate of between 850mm – 1000mm a year is realistic to expect. Therefore, one could expect to see the fence 'obscured' by the hedge in one – two years following planting.

Overall, the resulting landscape character and amenity outcome along this transition between the backlot and the accommodation units will be commensurate with the overall proposed Site development.

2.2 Revised Planting to the Western Side of the Site

The following comments shall be read in conjunction with the Ayrburn Screen Hub – Revised Western Spur Landscape Plan, dated 9 February 2026 prepared by Winton and the Ayrburn Screen Hub - Revised Viewpoint 5 and 8 Visual Simulations dated 9 February 2026, prepared by One to One Hundred (OTOH), that accompany this response. The following should also be read in conjunction with the additional assessment that was provided at 2.1.3 and 2.2¹ of my Addendum Landscape Assessment Memo, dated 18 November 2026.

The following changes have been made to the proposed planting of the spur extension to the western side of the Site:

- a. The extent of the proposed mixed native shrub and tree planting has been reduced, removing it from the 'higher' part of the spur, replacing it with tussock species, and now concentrating to the 'lower part' of the spur;
- b. The ratio and location of the proposed Mountain Beech trees have been revised, with the majority of these species now located (grouped) within the 'lower' extent of the proposed spur extension;
- c. The proposed grape vines shown on the western side of the proposed spur extension have been removed from this area and these are replaced with native tussock and shrub planting; and
- d. Further to these changes, the planting shown to the uphill side of the studio buildings, is now proposed to extend to slightly further upslope so it achieves a more coordinated and cohesive pattern of planting to the lower slopes of Christines Hill. This land is relatively steep and retiring it from grazing and including it in the native revegetation proposed makes sense from a landscape perspective.

Having reviewed the revised planting proposal and the Viewpoint 5 and 8 visual simulations prepared by OTOH I make the following comments:

- i. From these two selected viewpoints there will appear a more 'feathered gradation' of the existing pasture covered slopes of Christines Hill, into tussock planting, then a native grey shrub which then transitions into a denser shrub and tree mix further down the proposed spur landform;
- ii. Rather than reading as a 'finger' of solid native shrub and tree planting extending 'up the slope' from the toe of the proposed spur extension, this planting will now be perceived more as an extension of the riparian gully planting that has already taken place on the Site;

¹ Proposed Ayrburn Screen Hub – Addendum Landscape Assessment Memo, 18 November 2025 – Pages 4 - 10

- iii. At a wider landscape scale the proposed spur planting will continue to be in keeping, and congruent with the native regeneration and naturalisation (by way of planting) associated with the sides of the Waterfall Park valley, Mill Creek, the native planting associated with the gully running through the Site, along with the proposed native replacement planting along the southern boundary of the Site. Allied to this, is the planting associated with the development of 471 Speargrass Flat Road to the immediate west of the Site. This planting is shown and labelled on the Ayrburn Screen Hub – Native Planting Context Plan², dated 5 February 2026. The proposed spur and gully planting will be seen in the context of this emerging pattern of localised native planting too. At the wider scale, this reinforces the pattern of native revegetation that is occurring across the Basin as can be seen with projects like Treespace (Mt Dewar), Arrowtown South and on the flanks of Coronet Peak;
- iv. While the extent of native shrub and tree planting has now been revised, the area of proposed planting has not changed demonstrably, rather it is the composition of the species mix and the spatial arrangement of these that has changed. The ecological and biophysical benefits remain positive;
- v. While from these viewpoints there will still be a reduction of a sense of spaciousness and openness associated with the Site, importantly, the proposed revised spur planting will result in an increased perception of these landscape values beyond the Site from Viewpoints 5 and 8. For Viewpoint 5, views of the eastern paddocks of Ayrburn and the paddocks to the other side of Arrowtown Lake Hayes Road will be retained to a greater extent than previously; and
- vi. I am still of the opinion that Speargrass Flats valley either side of the Site will continue to serve the role identified², and the environmental characteristics and visual amenity values as identified in LCU 8 to be maintained and enhanced³ will be. While the Site is located within the eastern portion of LCU 8, I have included below values associated with the central portion too as I am of the opinion these are all achieved, and to a greater extent by the revised planting now proposed. These are:

Central and western portion of LCU 8

Sense of openness and spaciousness as a 'foil' for the more intensively developed rural residential areas nearby.

Maintenance of unobstructed rural views from Speargrass Flat Road to the largely undeveloped hillslopes and escarpment faces to the north and south.

Eastern portion of LCU 8

Integration of buildings with landform and/or planting.

Maintenance of a spacious and open outlook in views from the Queenstown Trail and Arrowtown Lakes Hayes Road, including the southbound view as one descends Christine's Hill.

² 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.*

³ Ibid – Page 24-24.

Maintenance of openness in views from Hogans Gully Road to the backdropping hill /escarpment landforms and broader ONL mountain context.

2.3 Southern Fence, Conifer Removal and Replacement Planting Strategy

The following comments shall be read in conjunction with the Ayrburn Screen Hub – South Neighbour Additional Mitigation Plan, dated 9 February 2026 and the Ayrburn Screen Hub – Wilding Tree Removal and Proposed Native Planting and Phasing Plan/Cross Sections, dated 9 February 2026 prepared by Winton, that accompany this response.

The proposed phasing for the southern boundary is as per the following:

1. **Phase One** – Includes a 2.4 metre high timber (stained Resene colour 'Karaka Green') acoustic/glare fence will be constructed prior to civil and/or construction works starting on Site. As soon as practicable following construction of this fence a *Pittosporum tenuifolium* hedge will be planted to the south side of the fence (facing the neighbouring properties). This hedging will be planted at a 22-litre grade (which equates to 1.8 – 2.0m high at time of planting).
2. **Phase Two** – Includes the implementation of the Wilding Tree Removal Plan and Proposed Native Planting Plan within the upper bank area of the low scarp that wraps around the southern edge of the Site. The existing conifers will be removed and a mix of native species as shown on the Ayrburn Screen Hub – Wilding Tree Removal and Proposed Native Planting Plan will be planted within this area. Note, the existing conifers growing within the lower bank area along the southern scarp will remain, albeit they can be topped to a minimum height of six metres above the top of the bank at any time prior to phase three conifer removal.
3. **Phase Three** – Includes the implementation of the Wilding Tree Removal Plan and Proposed Native Planting Plan within the lower bank area of the low scarp that wraps around the southern edge of the Site. This phase will only take place once the planting within the upper bank area reaches an average height of 4m above ground level.

As far as views to the north from these neighbouring properties are concerned, the current views are mostly screened by the existing mature conifers, and as I understand the neighbours have no control over that situation. The combination of conifer removal/native planting/access to top trees will give these neighbours full control over the extent of screening and the extent of views to the north.

From a landscape character and visual amenity outcome perspective, a key consideration (both in terms of potential temporary and long term effects) is ensuring the conifer removal is staged, so as the replacement planting can also be staged meaning there is a continuing visual mitigation of the proposal for those neighbours to the south of the Site. To note, the existing conifers, willow and recently planted native species at the western end of the southern boundary planting (refer to Figure One below) are to remain.

I have reviewed the grades proposed for the replacement native planting and I estimate that it will take the Mountain Beech and Pittosporum Hedge between two to three years to get to 4.0m in height. The balance of the native planting proposed to be planted at either a PB3 or RT1000 size will take longer to attain four metres in height.

These grades are commonly used in large scale native revegetation planting and plants at this grade are typically 200-300mm tall. From on-site observations of the same species proposed for the south boundary replacement planting, that have been planted on the scarp faces of the Waterfall Park Valley, one could

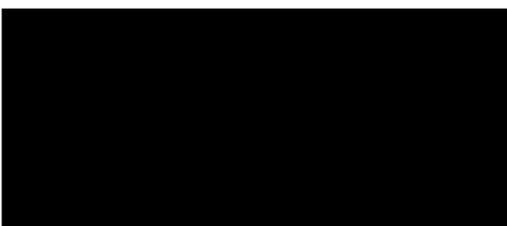
expect average plant growth rates of around 700mm/year for the good majority of the species selected to be planted. Based on the growth rates of the planting across Ayrburn to date, one could conservatively expect planting (except the Mountain Beech and Pittosporum that will be planted at larger grades and will grow quicker as outlined above) to achieve heights of 1.5m after two years to 4.0m after six years.



Figure One: Existing Conifers, Willows and Native Planting to Remain

Having reviewed the proposed southern boundary tree removal and replacement planting and phasing strategy as shown on the aforementioned drawings, I am satisfied that the mitigation planting as proposed can be planted and will be able to establish as anticipated and therefore my previous assessment that considers the effects on the southern neighbours of the Site and this planting remains unchanged. Furthermore, the replacement native shrub and tree planting will provide a higher amenity (visual and habitat) outcome than the current conifer shelterbelt does.

Regarding the proposed trail realignment between the future Lake Hayes Trail, Ayrburn Trail and Countryside Trail/ Te Araroa Trail, I have reviewed the proposed realignment as shown on the Ayrburn Screen Hub – Circulation Plan, dated 9 February 2026. In the proposed location, the trail will follow a gentle gradient/existing track so is likely constructed with minimal earthworks and will not go over any earth mounding and the like. In this regard, resultant potential landscape effects will be very low.



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Appendices

1. Ayrburn Design Report, dated 9 February 2026
2. OTOH Visual Simulations, dated 9 February 2026
3. Proposed Condition Changes, 9 February 2026