

Appendix D4

Landscape Graphic Attachment – Part 3

Location Map

Legend

	The Site
	Panorama Photo Location
	Panorama Photo Location with corresponding Photomontage

Photography Methodology:

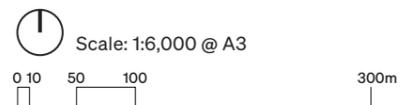
The photographs were taken between 9am and 3pm on 7 October 2025.

Photos were captured on an Olympus Digital Camera E-M10 Mark II with 1/2 sensory / 2x crop factor. This means that the 25mm fixed focal length lens used is equivalent to a 50mm lens.

Panorama photos were created in Adobe Photoshop, using the photomerge tool.

Profile Poles from the previous RM230506 project remain on Site.

- The blue poles illustrate the consented Caltex Service Station.
- The plain white poles within the eastern half of the site illustrate the consented 7.7m tall townhouses alongside SH6.
- The red poles represent the previously proposed 6m tall McDonalds, located in a similar position as the proposed commercial buildings.



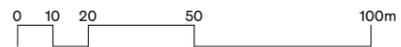
Location Map

Legend

	The Site
	Panorama Photo Location



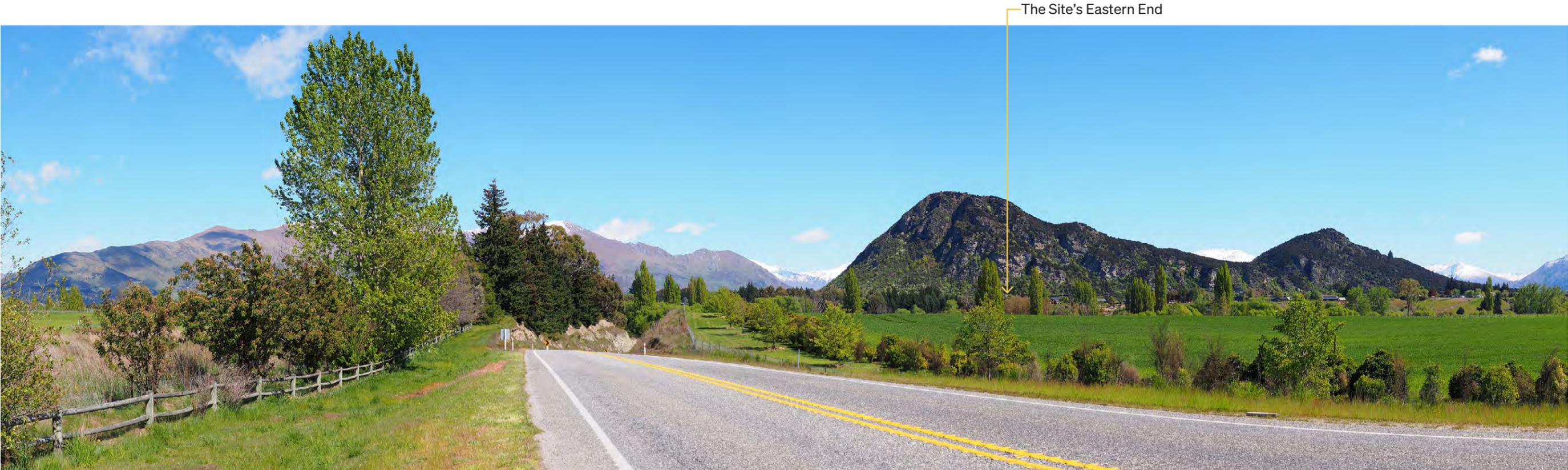
Scale: 1:2,000 @ A3



Panorama Photos - SH6 / Wānaka-Luggate Highway



Viewpoint 1: Located on SH6 , beside the entrance to 374 Wānaka-Luggate Highway, facing north-west towards the Site. The Site is not visible.



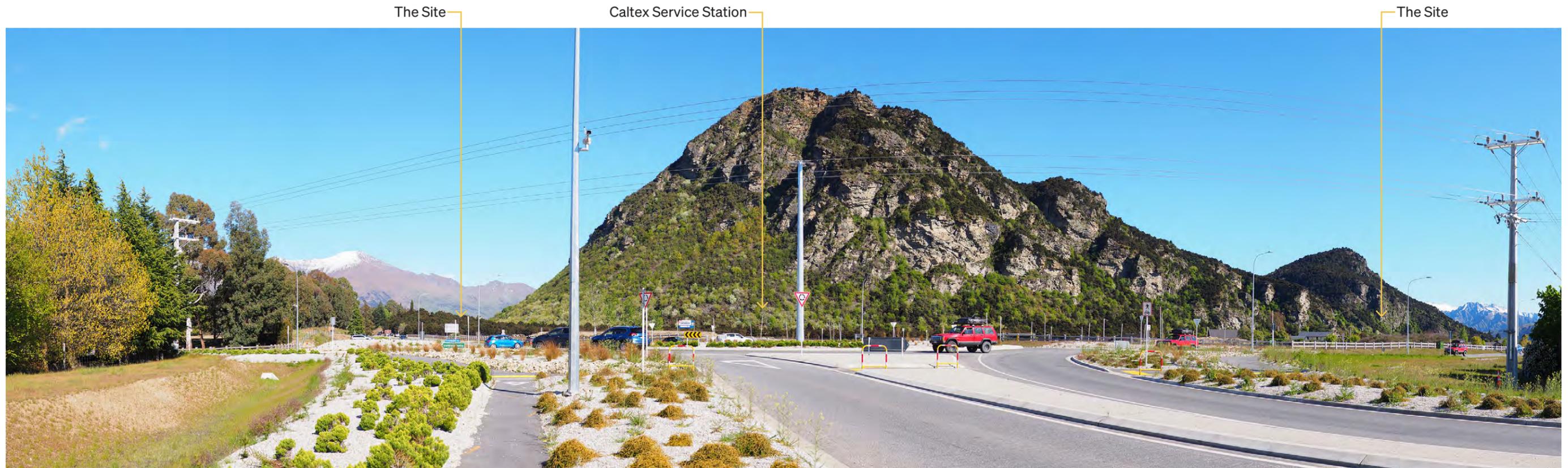
Viewpoint 2: Located on SH6, 100m west of the entrance to 374 Wānaka-Luggate Highway, facing north-west towards the Site. The Site is 950m away.

Panorama Photos - SH6 / Wānaka-Luggate Highway

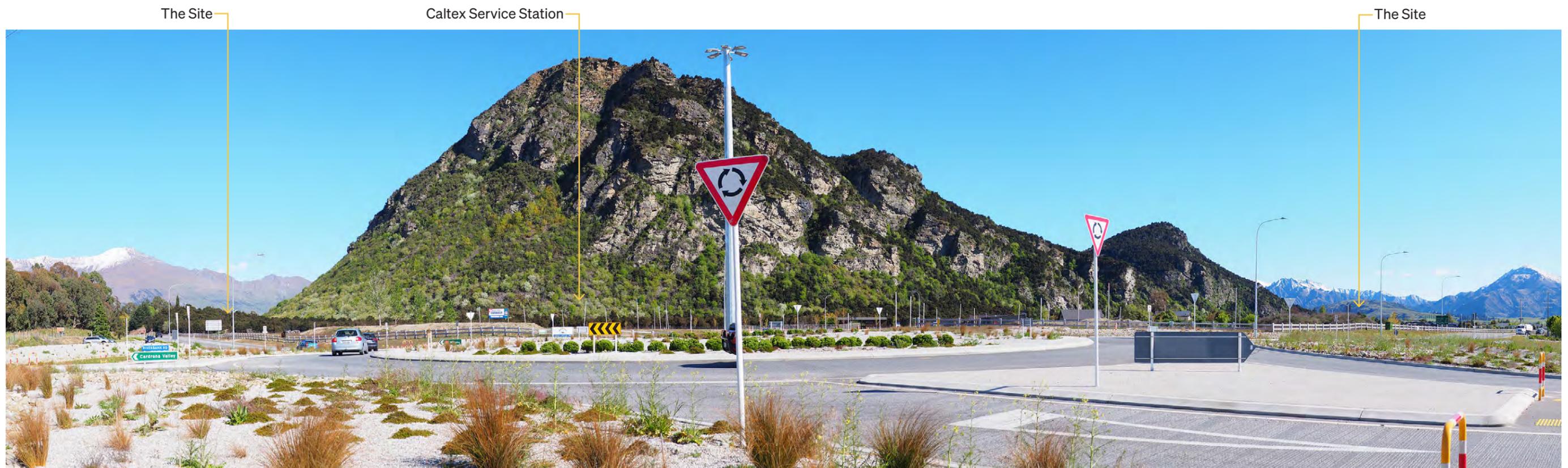


Viewpoint 3: Located on SH6, where the road climbs after crossing the Ōrau Cardrona River, facing north-west towards the Site. The Site is 230 away. The upper part of the T7 and T8 three-storey townhouses will be seen.

Panorama Photos - SH6 / Wānaka-Luggate Highway



Viewpoint 4: Located on the footpath alongside SH6, immediately south of the roundabout and facing north-west towards the Site. The post-and-rail fence on the far side of SH6 and SH84 demarcates the Site's boundary.



Viewpoint 5: Located on the footpath alongside SH6, immediately south of the roundabout and facing north-west towards the Site. The post-and-rail fence on the far side of SH6 and SH84 demarcates the Site's boundary.

Visualisation - SH6 / Wānaka-Luggate Highway



Visualisation 5.1: Indicative visualisation of development from SH6 and SH84 roundabout - Vegetation height at planting. Prepared by DCM Urban.



Visualisation - SH6 / Wānaka-Luggate Highway



Visualisation 5.2: Indicative visualisation of development from SH6 and SH84 - Vegetation height after approximately 5 years. Prepared by DCM Urban.



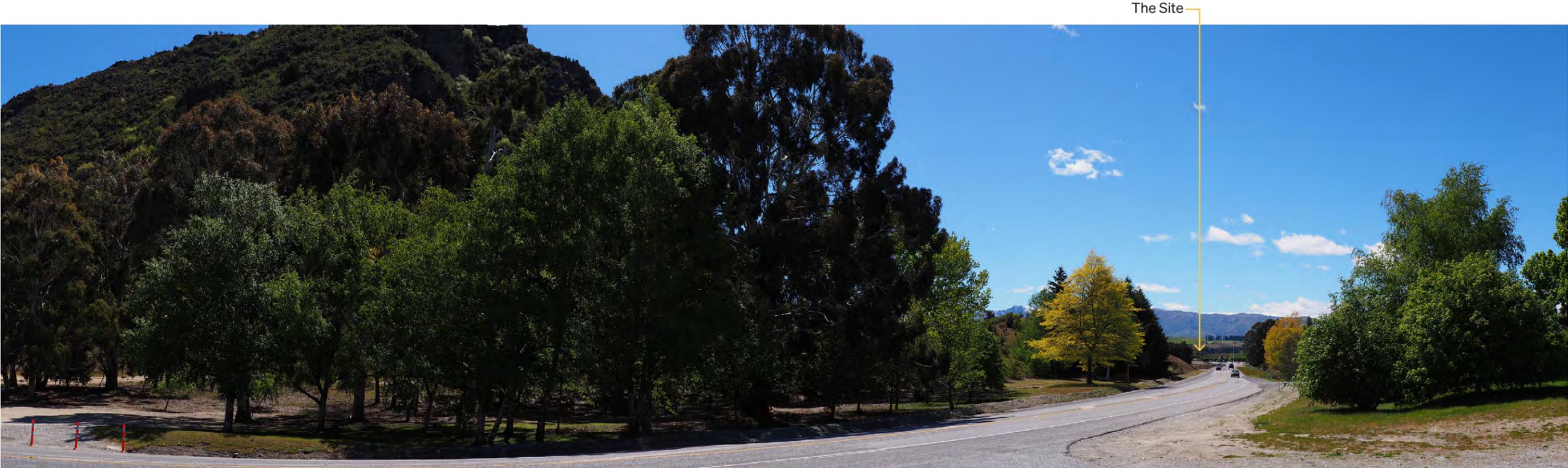
Visualisation - SH6 / Wānaka-Luggate Highway



Visualisation 5.3: Indicative visualisation of development from SH6 and SH84 - Vegetation height after approximately 10 years. Prepared by DCM Urban.



Panorama Photos - SH84



Viewpoint 6: Located beside the main entrance to Puzzling World on SH84, facing east towards the Site. The Site's south-west corner is 290m away.



Viewpoint 7: Located beside the entrance to Te Rangi Estate on SH84, facing east towards the Site. The Site's south-west corner is 210m away.

Panorama Photos - SH84



Viewpoint 8: Located at the entrance to the parking bay on SH84, opposite the Site's western half. The post-and-rail fence demarcates the Site's boundary.

Visualisation - SH84



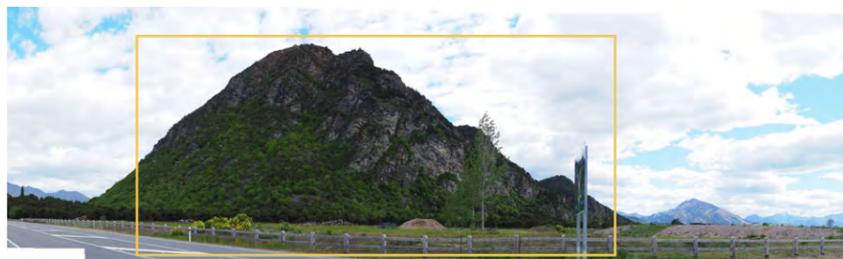
Visualisation 8.1: Indicative visualisation of development from entrance to the parking bay on SH84 - Vegetation height at planting. Prepared by DCM Urban.



Visualisation - SH84



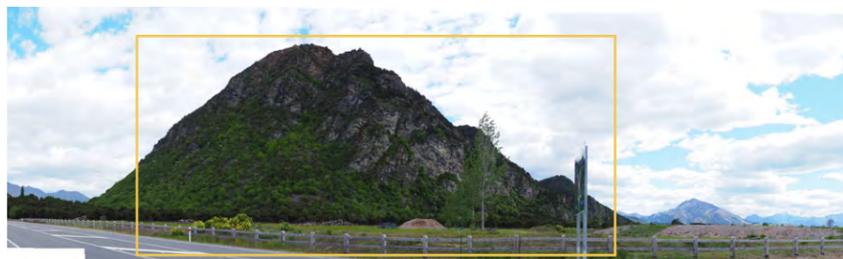
Visualisation 8.2: Indicative visualisation of development from entrance to the parking bay on SH84 - Vegetation height after approximately 5 years. Prepared by DCM Urban.



Visualisation - SH84



Visualisation 8.3: Indicative visualisation of development from entrance to the parking bay on SH84 - Vegetation height after approximately 10 years. Prepared by DCM Urban.

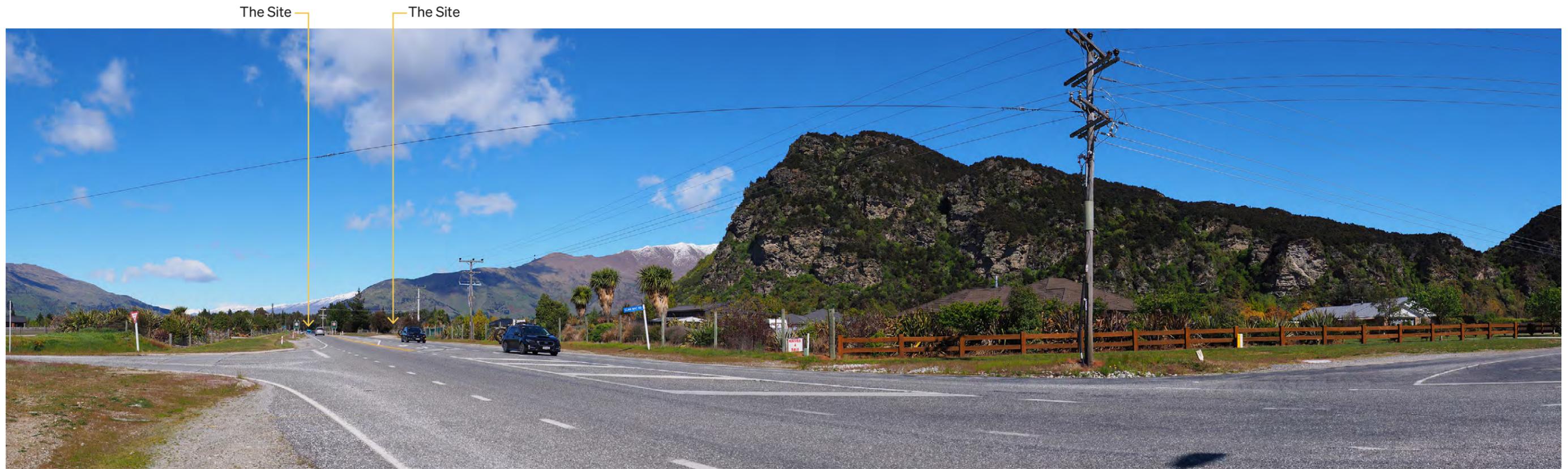


Panorama Photos - SH84



Viewpoint 9: Located on the northern side of the roundabout, west of Junction Road, beside consented Caltex Service Station. The post-and-rail fence demarcates the Site's boundary.

Panorama Photos - SH6 / Albert Town-Lake Hawea Road

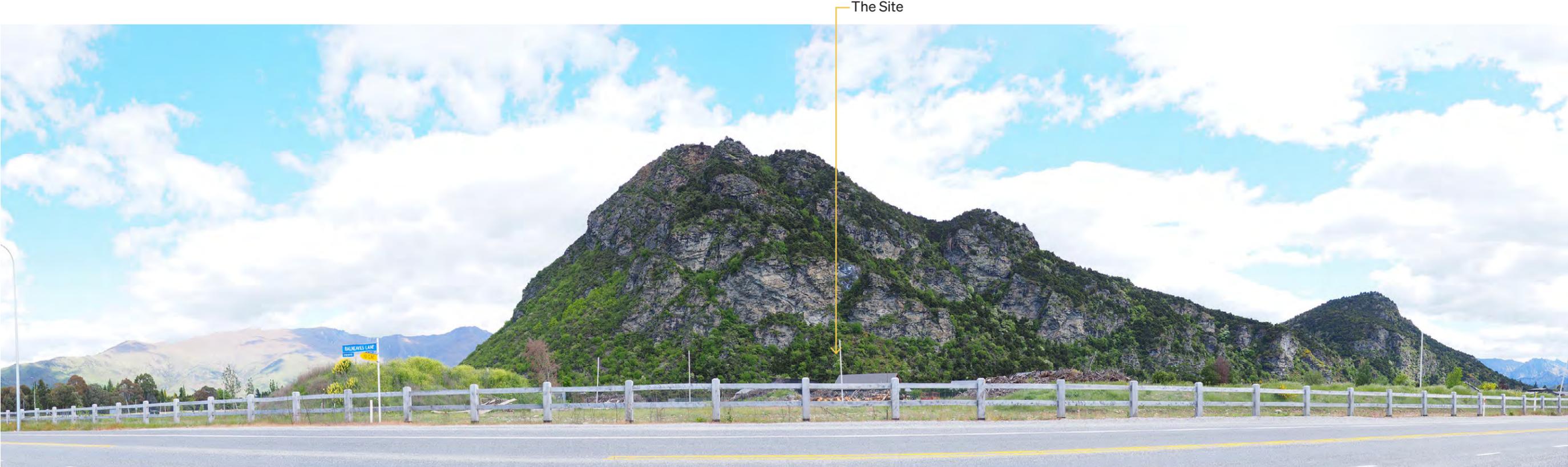


Viewpoint 10: Located at the intersection of SH84 and Aubrey Road, facing south-west towards the Site. The Site is 205m away.



Viewpoint 11: Located beside the Albert Town Pump Station on SH8, facing south-west towards the Site. The Site is situated behind the conifer trees, within the centre of this photo.

Panorama Photos - SH6 / Albert Town-Lake Hawea Road



Viewpoint 12: Located at the intersection of Balneaves Lane and SH8, opposite and facing west towards the Site. The post-and-rail fence demarcates the Site's boundary.

Visualisation - SH6 / Albert Town-Lake Hawea Road



Visualisation 12.1: Indicative visualisation of development from the intersection of Balneaves Lane and SH84 - Vegetation height at planting. Prepared by DCM Urban.



Visualisation - SH6 / Albert Town-Lake Hawea Road



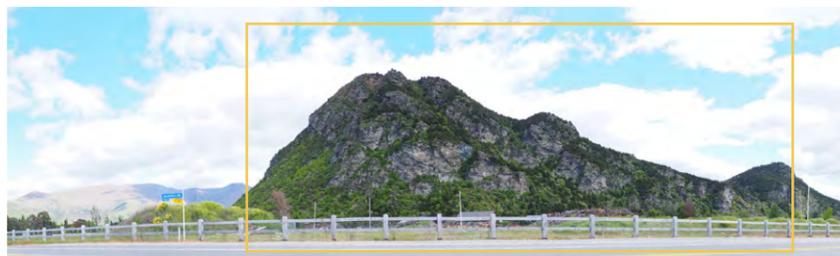
Visualisation 12.2: Indicative visualisation of development from the intersection of Balneaves Lane and SH84 - Vegetation height after approximately 5 years. Prepared by DCM Urban.



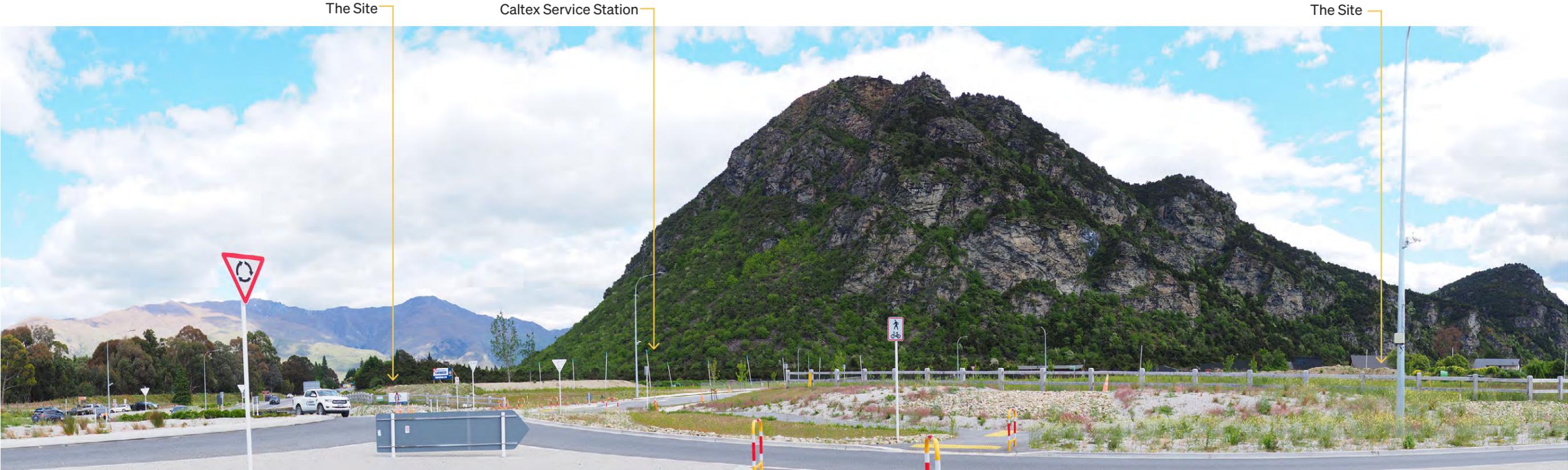
Visualisation - SH6 / Albert Town-Lake Hawea Road



Visualisation 12.3: Indicative visualisation of development from the intersection of Balneaves Lane and SH84 - Vegetation height after approximately 10 years. Prepared by DCM Urban.

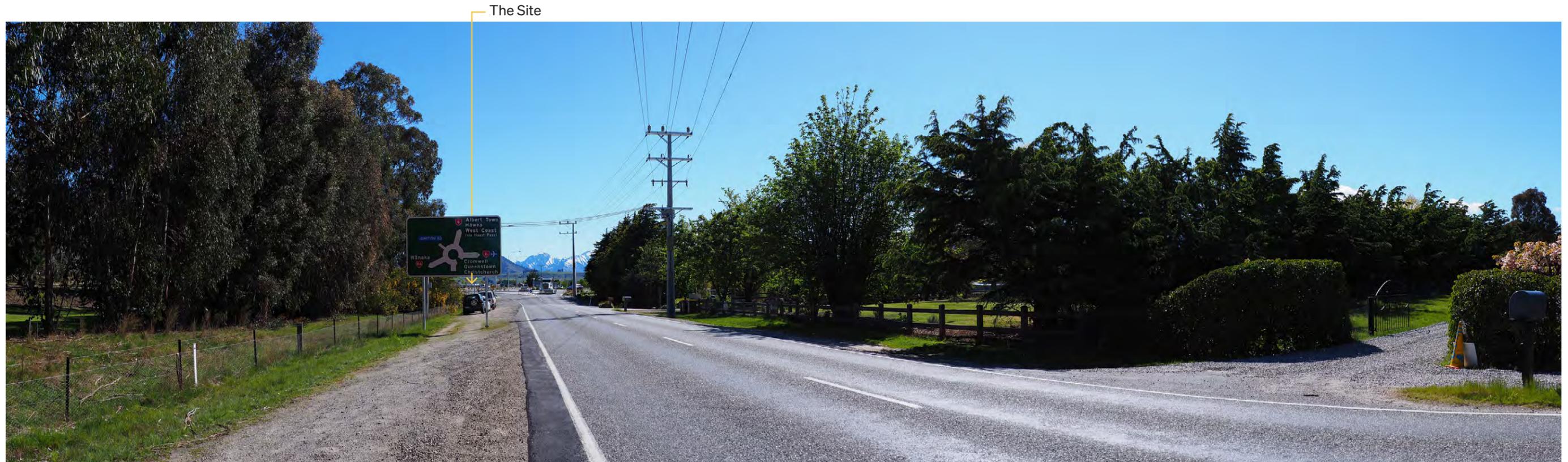


Panorama Photos - SH6 / Albert Town-Lake Hawea Road

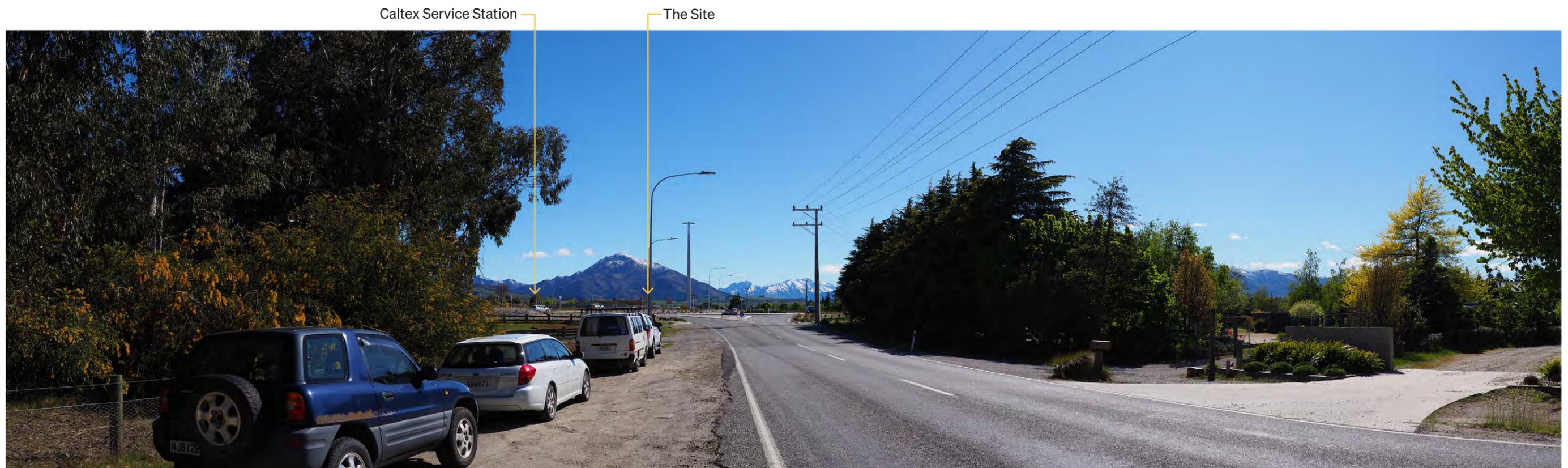


Viewpoint 13: Located on SH84 immediately east of the roundabout, south of and facing north towards the Site. The post-and-rail fence demarcates the Site's boundary.

Panorama Photos - Riverbank Road

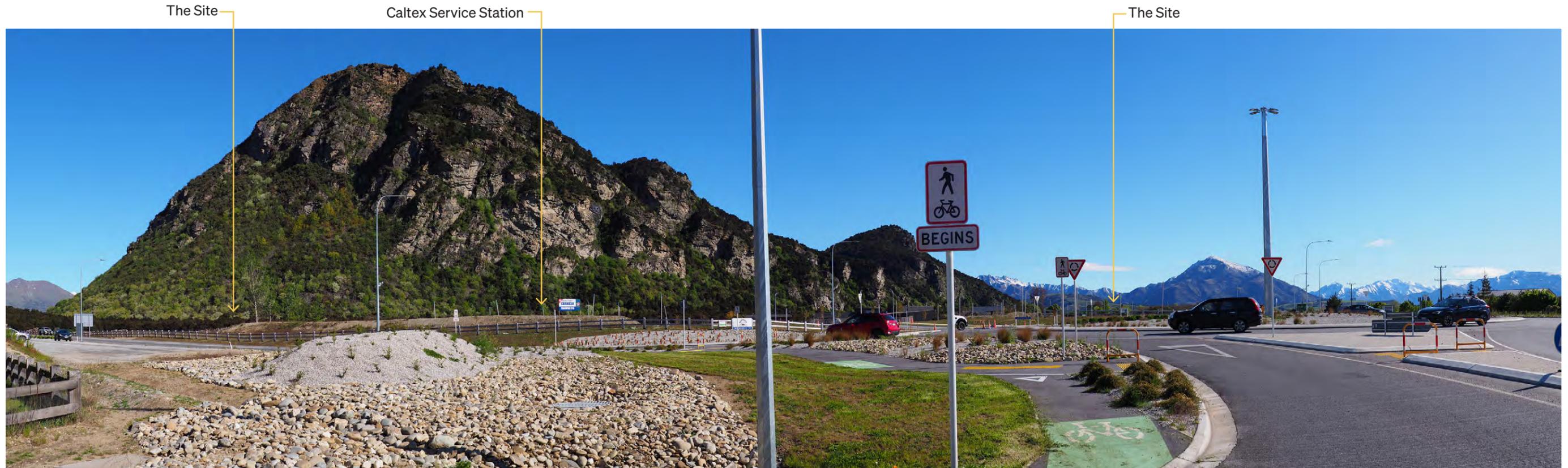


Viewpoint 14: Located beside the entrance to 11 Riverbank Road, facing north towards the Site. The Site is 155m away, situated to the left of the view, beyond the roundabout.



Viewpoint 15: Located beside 7 Riverbank Road, facing north towards the Site. The Site is 115m away, beyond SH84.

Panorama Photos - Riverbank Road



Viewpoint 16: Located on Riverbank Road, immediately south of the roundabout, facing north towards the Site. The post-and-rail fence demarcates the Site's boundary, beyond SH84.

Visualisation - Riverbank Road



Visualisation 16.1: Indicative visualisation of development from immediately south of the SH6 and SH84 roundabout - Vegetation height at planting. Prepared by DCM Urban.



Visualisation - Riverbank Road



Visualisation 16.2: Indicative visualisation of development from immediately south of the SH6 and SH84 roundabout - Vegetation height after approximately 5 years. Prepared by DCM Urban.



Visualisation - Riverbank Road



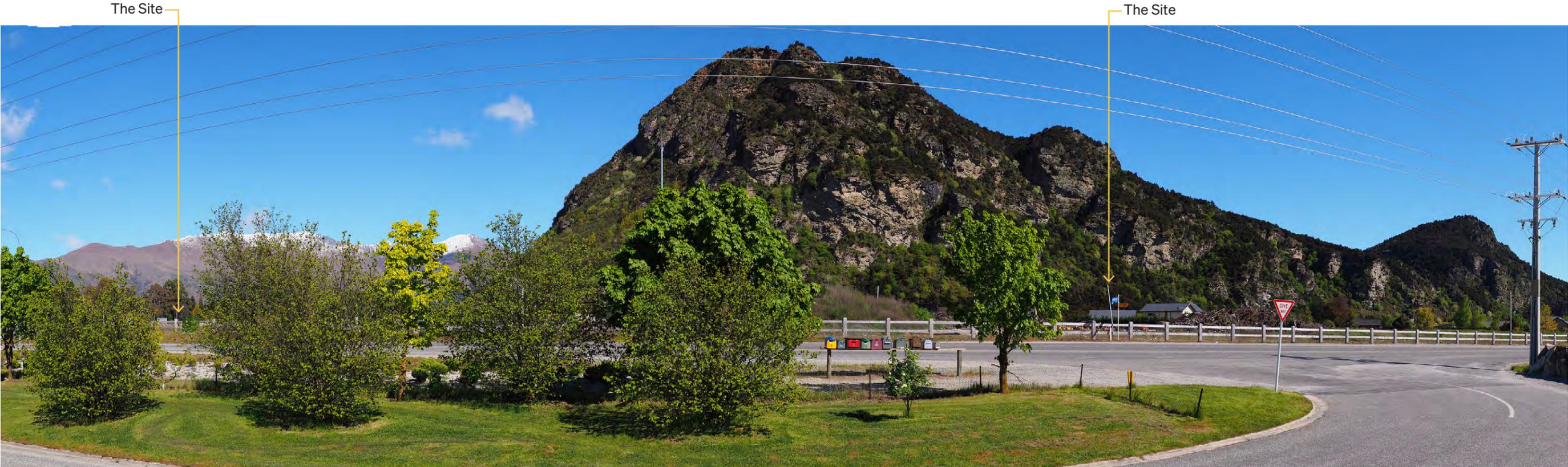
Visualisation 16.3: Indicative visualisation of development from immediately south of the SH6 and SH84 roundabout - Vegetation height after approximately 10 years. Prepared by DCM Urban.



Panorama Photos - Balneaves Lane

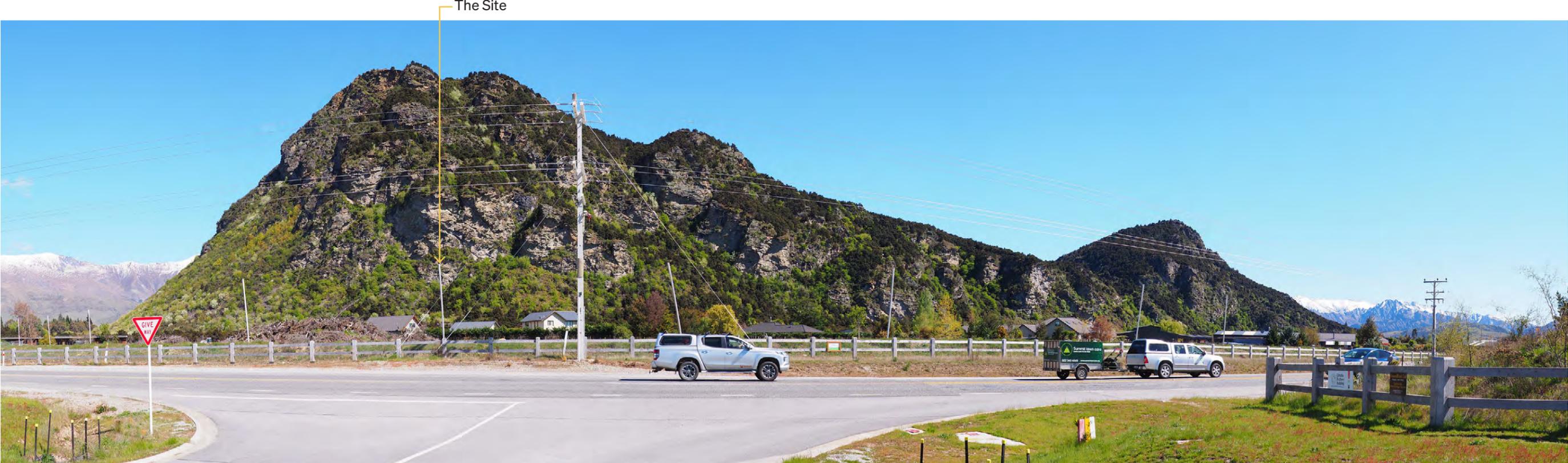


Viewpoint 17: Located beside 2 Balneaves Lane (Vetlife), facing northwest towards the Site. The post-and-rail fence on the far side of SH6 demarcates the Site's boundary, beyond the Balneaves Lane street trees.



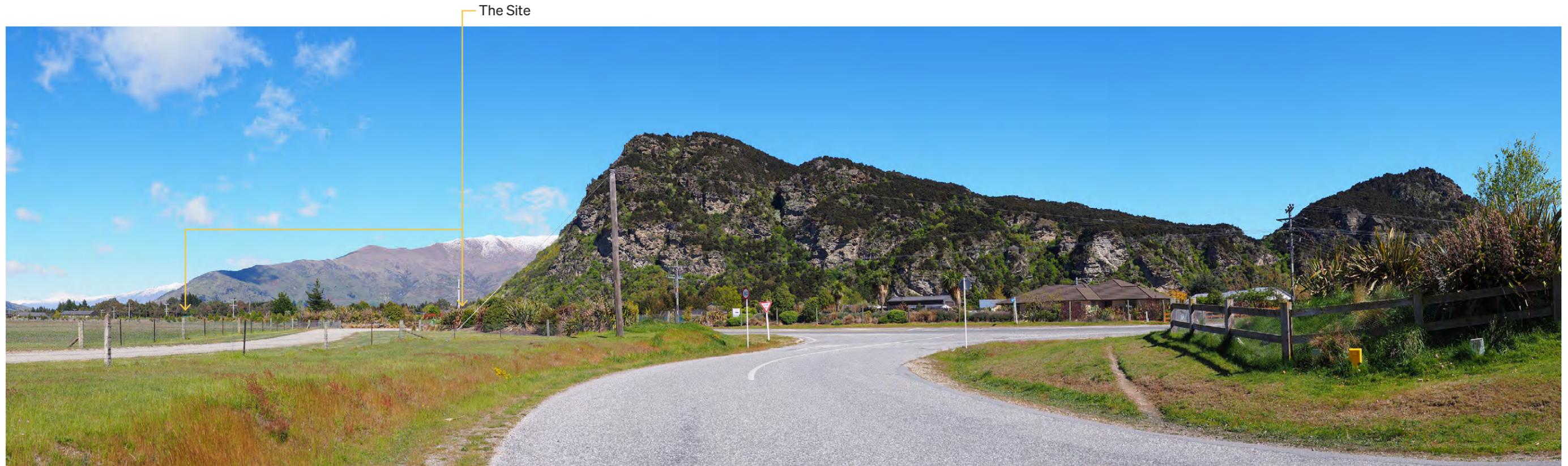
Viewpoint 18: Located beside 1 Balneaves Lane, opposite and facing northwest towards the Site. The post-and-rail fence on the far side of SH6 demarcates the Site's boundary.

Panorama Photos - Head Place



Viewpoint 19: Located at the intersection of Head Place and SH8, opposite and facing west towards the Site. The post-and-rail fence demarcates the Site's boundary.

Panorama Photos - Clan Mac Road

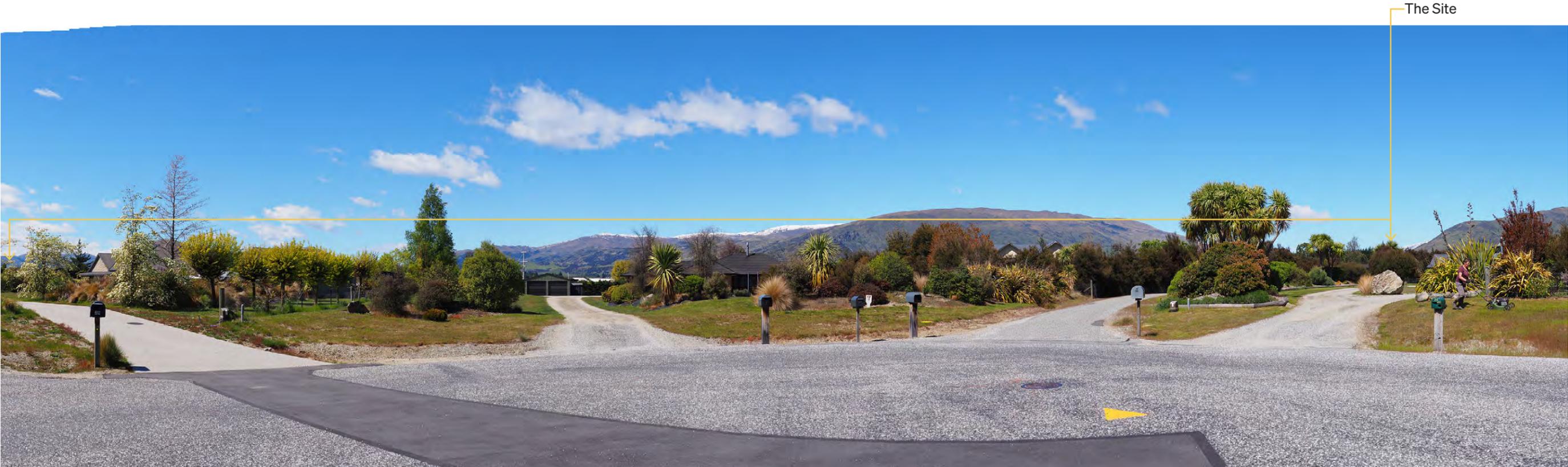


Viewpoint 20: Located at the southern end of Clan Mac Road, facing south-west towards the Site. The Site is 220m away, behind the band of native vegetation within 38 and 56 Albert Town-Lake Hawea Road. These two approximate 4ha properties, zoned RR can each be subdivided into approximate 10x 4,000m² lots.

Panorama Photos - Old Racecourse Road

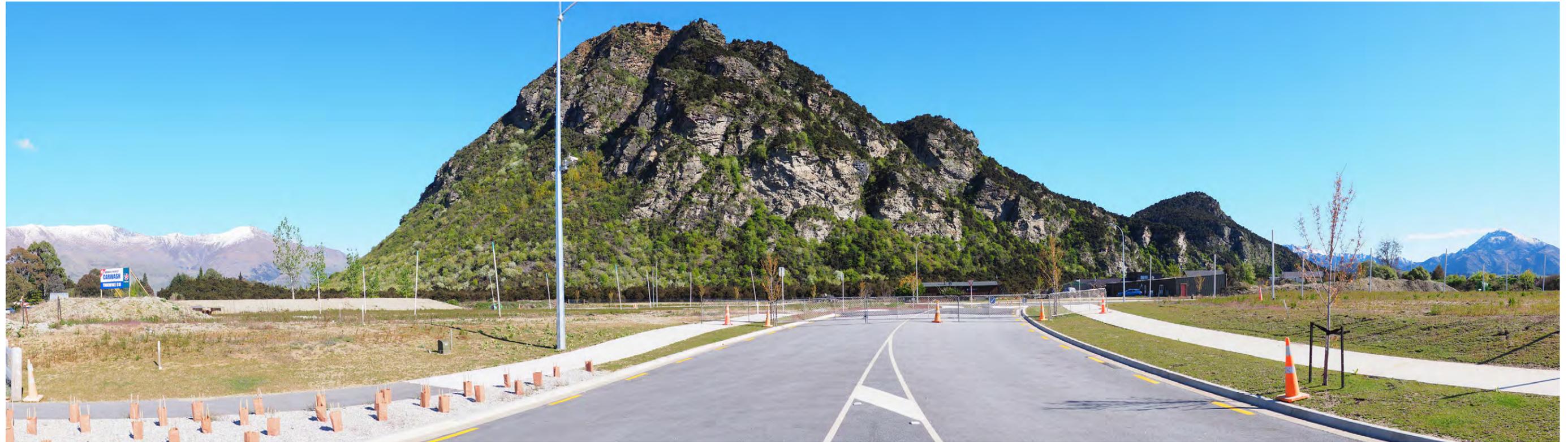


Viewpoint 21: Located beside 10 Old Racecourse Road, facing south towards the Site. The upper parts of the two storey units will be seen behind the the properties at the far end of the cul-de-sac, more than 250m away.



Viewpoint 22: Located at the Old Racecourse Road cul-de-sac, facing south towards the Site. The upper parts of the two storey units will be seen behind the the properties at the far end of the cul-de-sac, 100m away.

Panorama Photos - Junction & Mountain Roads



Viewpoint 23: Located at the SH6 and Junction Road intersection, facing northwest into the Site and towards Mount Iron.

Panorama Photos - Junction & Mountain Roads



Viewpoint 24: Located on Junction Road, beside the entrance to the consented Caltex Service Station, facing east.



Viewpoint 25: Located on Junction Road, beside the entrance to and facing the consented Caltex Service Station.

Panorama Photos - Junction & Mountain Roads



Viewpoint 26: Located at the intersection of Junction Road and Mountain Road, facing east towards Albert Town.



Viewpoint 27: Located within the Site, at the intersection of Junction Road and Mountain Road, facing west towards Wānaka.

Panorama Photos - Junction & Mountain Roads

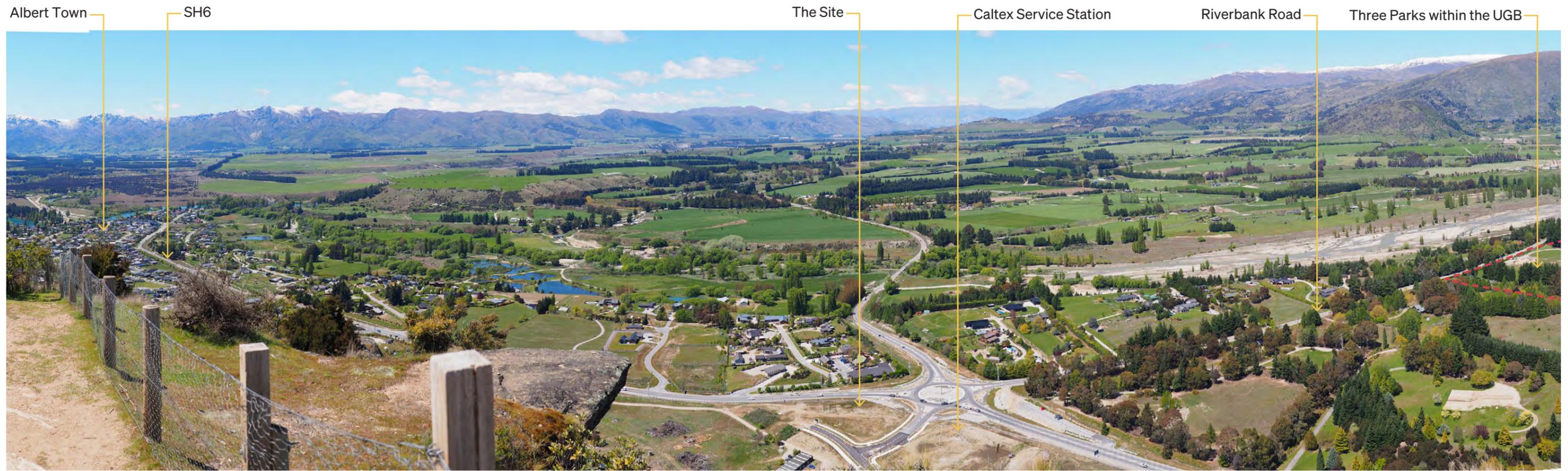


Viewpoint 28: Located at the western end of Mountain Road, facing south towards the roundabout.

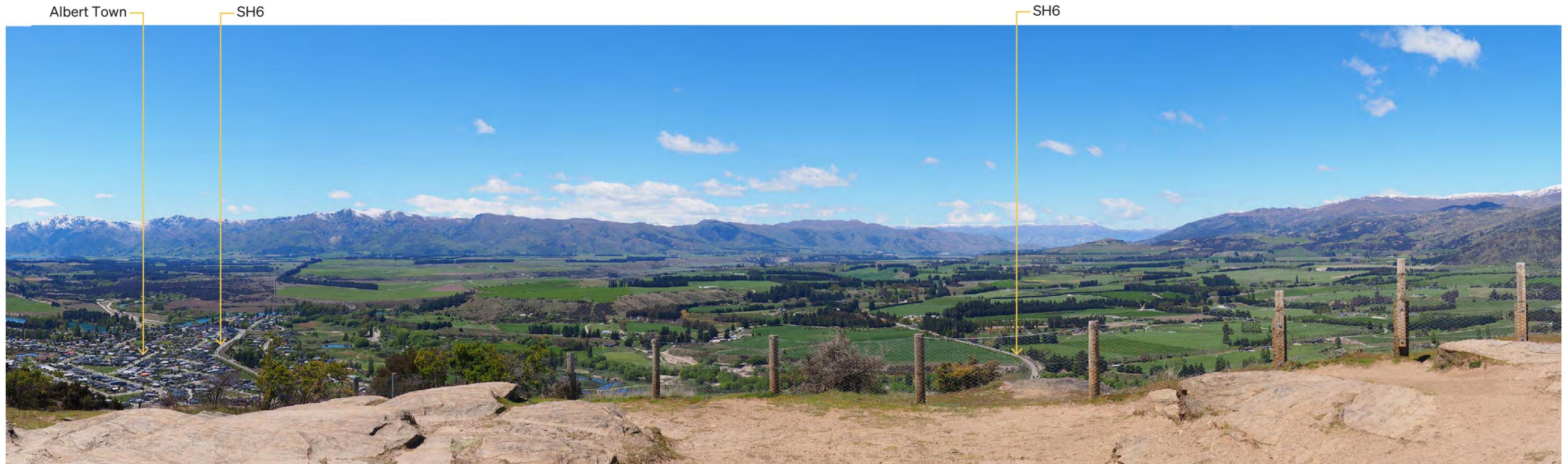


Viewpoint 29: Located at the western end of Mountain Road, facing north-west towards Wānaka.

Panorama Photos - Mount Iron

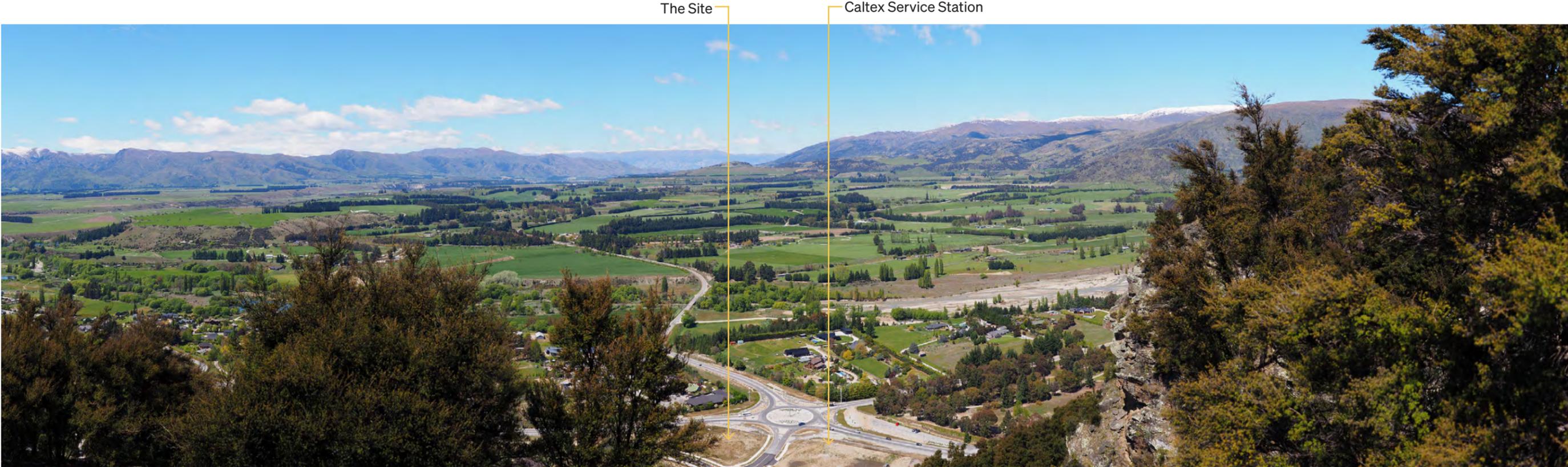


Viewpoint 30: Located on Mount Iron's summit, at the very southern edge of the summit edge, facing south-east towards the Site.



Viewpoint 31: Located on Mount Iron's summit, beside the summit trig approximately 5m from the fenceline. The Site is not visible.

Panorama Photos - Mount Iron



Viewpoint 32: Located on the Mount Iron Loop Track on its eastern side, approximately 100m from the summit. A breif view of the Site is gained between mature kōhūka.



Viewpoint 33: Located on the Mount Iron Loop Track at the top of the staircase, facing south towards the Site. A breif view of the Site is gained between mature kōhūka.

Panorama Photos - Mount Iron



Viewpoint 34: Located on the secondary track, just off the Mount Iron Loop Track, facing southeast towards the Site. The single and two story T1, T2 and T3 townhouses will be seen between gaps in the mature kānuka.



Viewpoint 35: Located on the secondary track, just off the Mount Iron Loop Track, facing southeast towards the Site. The single and two story T2 and T3 townhouses will be seen between gaps in the mature kānuka.

Panorama Photos - Mount Iron



Viewpoint 36: Located at the junction of the Mount Iron Loop Track and secondary track, facing southeast towards the site. The Site is not visible due to the dense mature kānuka.

ROUGH MILNE MITCHELL
LANDSCAPE ARCHITECTS

Christchurch
Level Two, 69 Cambridge Terrace
Christchurch 8013
PO Box 3764 Christchurch 8140

info@rmmla.co.nz
+64 3 366 3268

Auckland
Level 12, Suite 6
Southern Cross Building
59 - 67 High Street, Auckland 1010

info@rmmla.co.nz
+64 21 244 8630

Nelson
116 Hardy Street
Nelson 7010

info@rmmla.co.nz
+64 27 250 0500

Dunedin
42 Stuart Street, Dunedin 9054

info@rmmla.co.nz
+64 3 477 2030

Wānaka
Level One, 24 Dungarvon Street,
Wānaka 9305
PO Box 349, Wānaka 9343

info@rmmla.co.nz
+64 3 974 7940

RMML

rmmla.co.nz