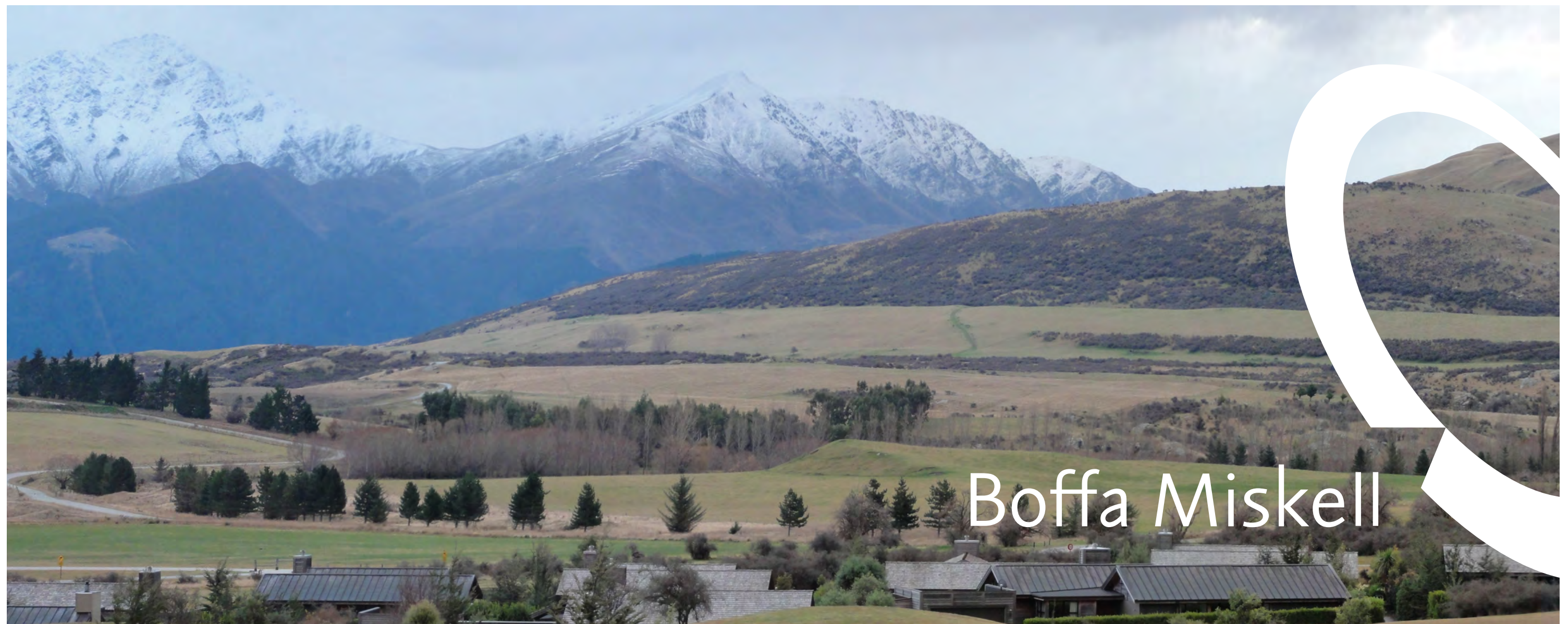


Queenstown Lakes District Council, Plan Change 44

GRAPHIC ATTACHMENT
EVIDENCE OF YVONNE PFLUGER | BOFFA MISKELL LIMITED

29 June 2015



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Figure 1: Viewpoint Location Plan

QLDC, Plan Change 44- Graphic Supplement to Landscape Evidence of Yvonne Pfluger | Boffa Miskell Limited | 26 June 2015

LEGEND -

8 Photograph Location Point

DATA SOURCES -

Photographs taken by Yvonne Pfluger, Boffa Miskell Limited. June 15, 2015. Aerial sourced from LINZ, Crown Copyright Reserved and Eagle Technology, Copyright Reserved.

PROJECTION -

NZGD 2000 New Zealand Transverse Mercator.



Photograph 01: The viewing angle of this zoomed-in photograph of the Henley Downs area (taken from Remarkables access road at a distance of over 2km) is representative of views that could potentially be gained from two submitters' properties (Scope and Hensman) on the lower slopes of the Remarkables Range.



Photograph 02: Long-distance views along State Highway 6 (SH6) from the north are curtailed by existing shelterbelts. This photo shows the view south within 750m between the Remarkables access road and Woolshed Road. Some views may be gained of the EIC, in particular when poplar shelterbelts are not in leaf and before proposed mitigation planting has reached maturity.

Figure1: Photographs 1-2



Photograph 03: This photo looking along Woolshed Road (taken from the SH6 turn-off) illustrates the closest view that would be gained of the EIC from SH6 through the existing rows of poplars at a distance of over 400m. The proposed screening along the development would further reduce visibility.



Photograph 04: This photo from SH6 across the paddock south of Woolshed Road shows the area that will partially form R(HD-SH)-2. Mounding and planting is proposed to screen views to proposed dwellings. The proposed density has been reduced to ensure the future development is in character with the existing level of development.

Figure 2: Photographs 3-4



Photograph 05: In this photo the proposed area R(HD)-G is shown as seen from Woolshed Road. The lower rocky slopes to the right, formally within R(HD)-F, will form part of FP-1 under the amended proposal due to their lower ability to absorb change. The flat low-lying parts will be developed in character with adjacent area R(HD)-D.



Photograph 06: An overview of FP-1 can be gained from the slopes of Peninsula Hill (taken from within FP-2). The FP-1/ 2 boundary, as well as the ONL boundary, follow approximately the change in terrain (ponding area) visible in the centre of the photo.

Figure 3: Photographs 5-6



Photograph 07: The photo captures part of the lower area within FP-2 with a high potential to absorb change due to reduced visibility from surrounding areas. The proposed house site is on the lower-lying part on the right of the image.



Photograph 08: This panorama illustrates the wide expanse across the upper area within FP-2 with a high potential to absorb change.

Figure 4: Photographs 7-8



Photograph 09: This photo from Jacks Point Rise is representative of views that can be gained by occupants of dwellings in the south western parts of the higher-lying neighbourhoods. The slopes above the lake will be kept free of development, but dwellings within FP-1 may be visible in the vicinity of the existing quarry at a distance of 1.3km (with R(HD)-G to the right of FP-1).



Photograph 10: Similarly to the view in Photograph 09, some dwellings may be visible on the tablelands from dwellings in the north western Jacks Point neighbourhoods (as seen from walkway off Orford Drive above). The urbanised area of Henley Downs will occupy the flat areas in the foreground.

Figure 5: Photographs 9-10

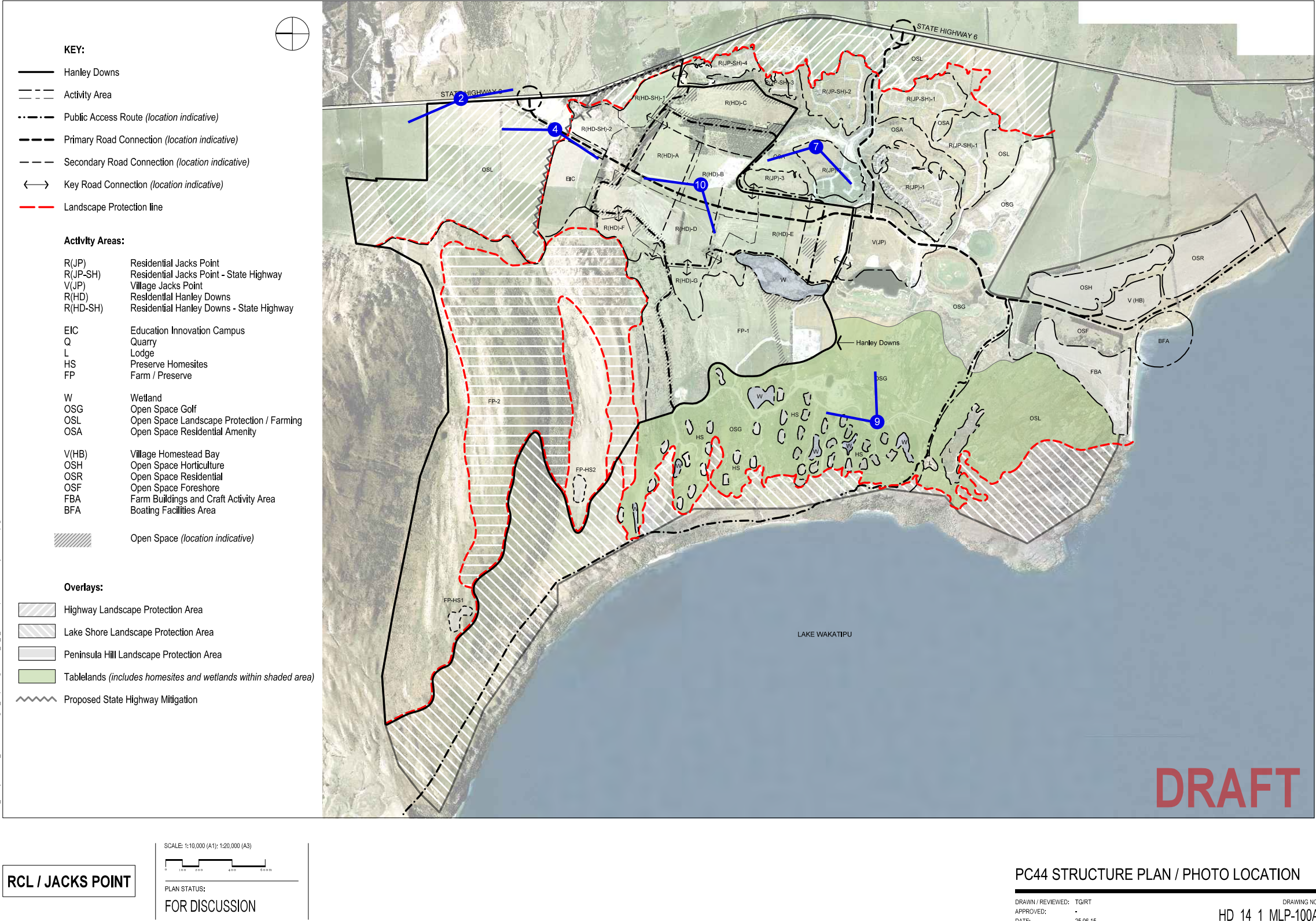
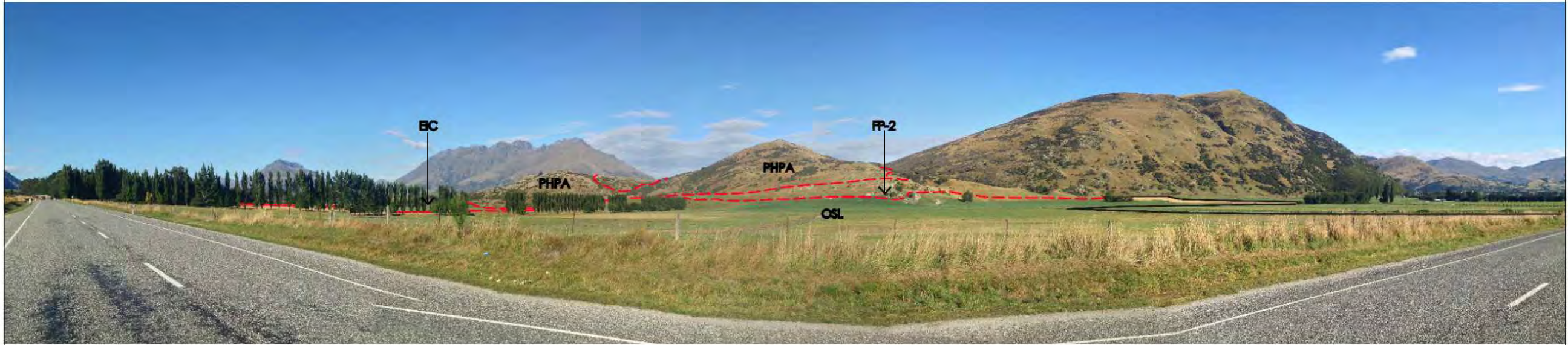
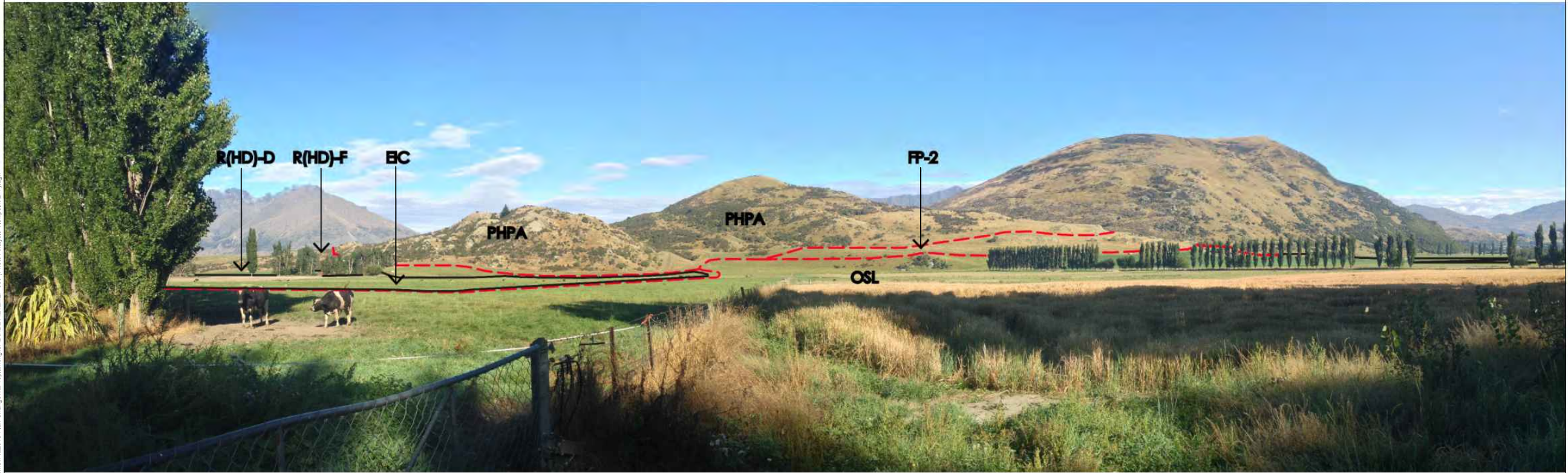
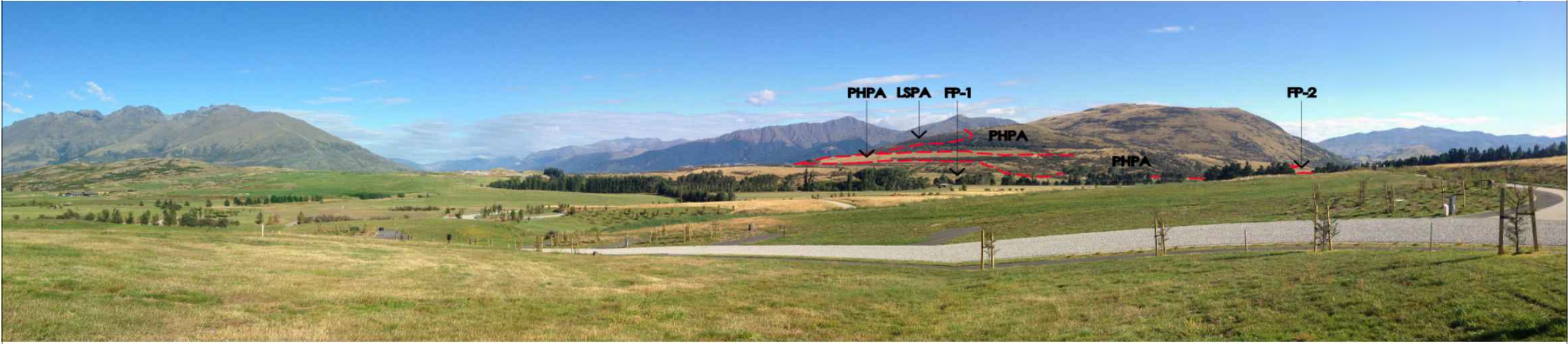


Figure 6: Viewpoint Plan for Illustrated Photos

VIEWPOINT 2: State Highway 6**VIEWPOINT 4: Woolshed Road****Figure 7: Viewpoint Plan for Illustrated Photos**

VIEWPOINT 7: Jacks Point



VIEWPOINT 9: Tablelands- Preserve Drive

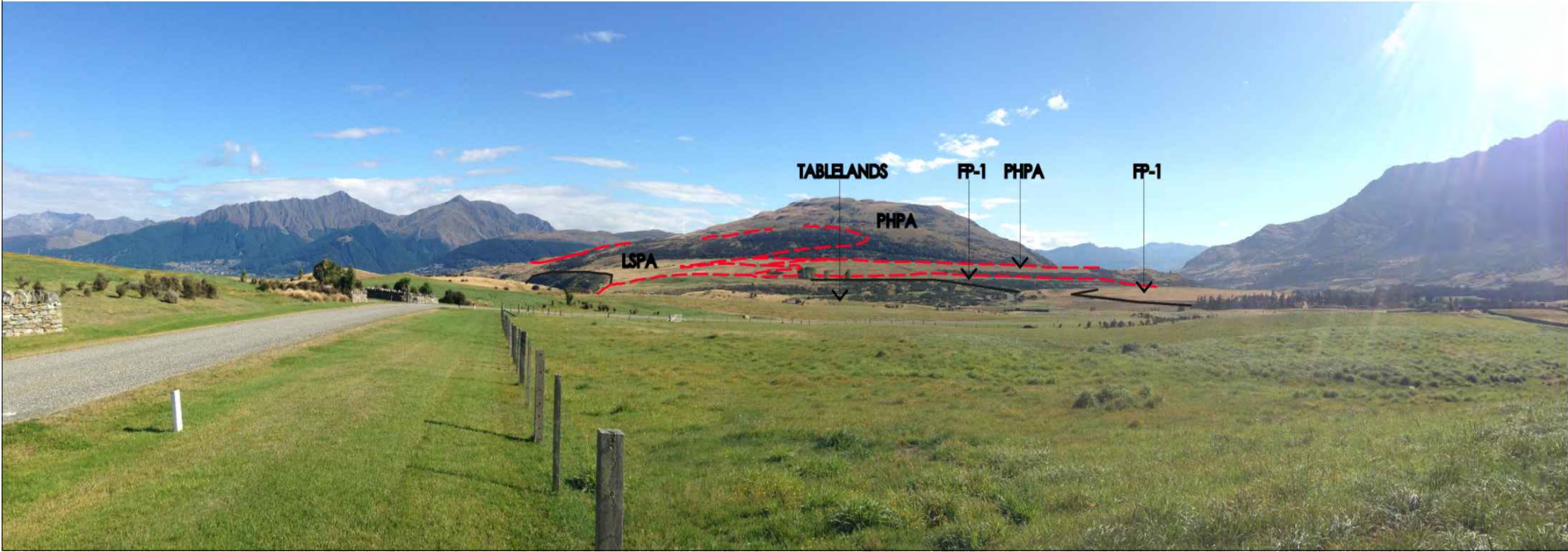


Figure 8: Illustrated Photos

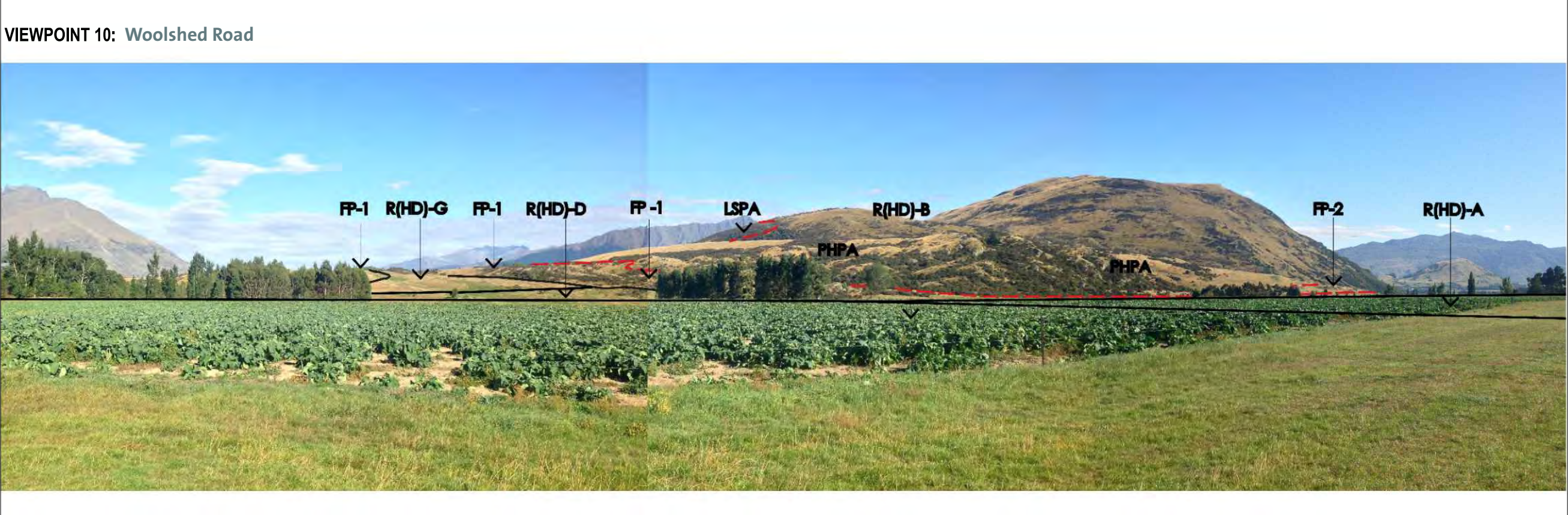


Figure 9: Illustrated Photos