

# Breresford Submission #149 on the Proposed Queenstown Lakes District Plan (Upper Clutha)

Graphic Supplement - Landscape and Visual Evidence of William Field

4 April 2017





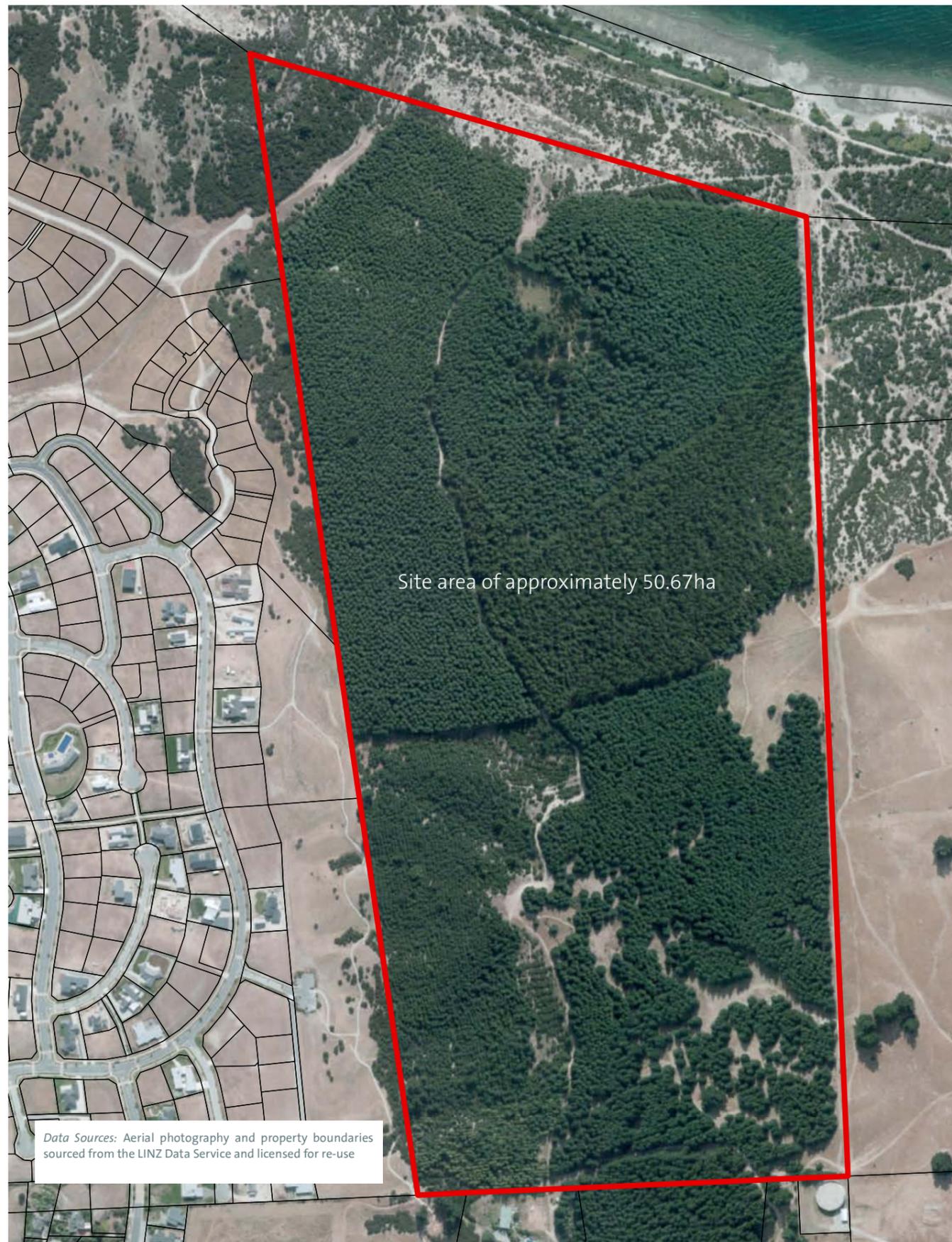


Figure 1: Beresford Submission Area Plan

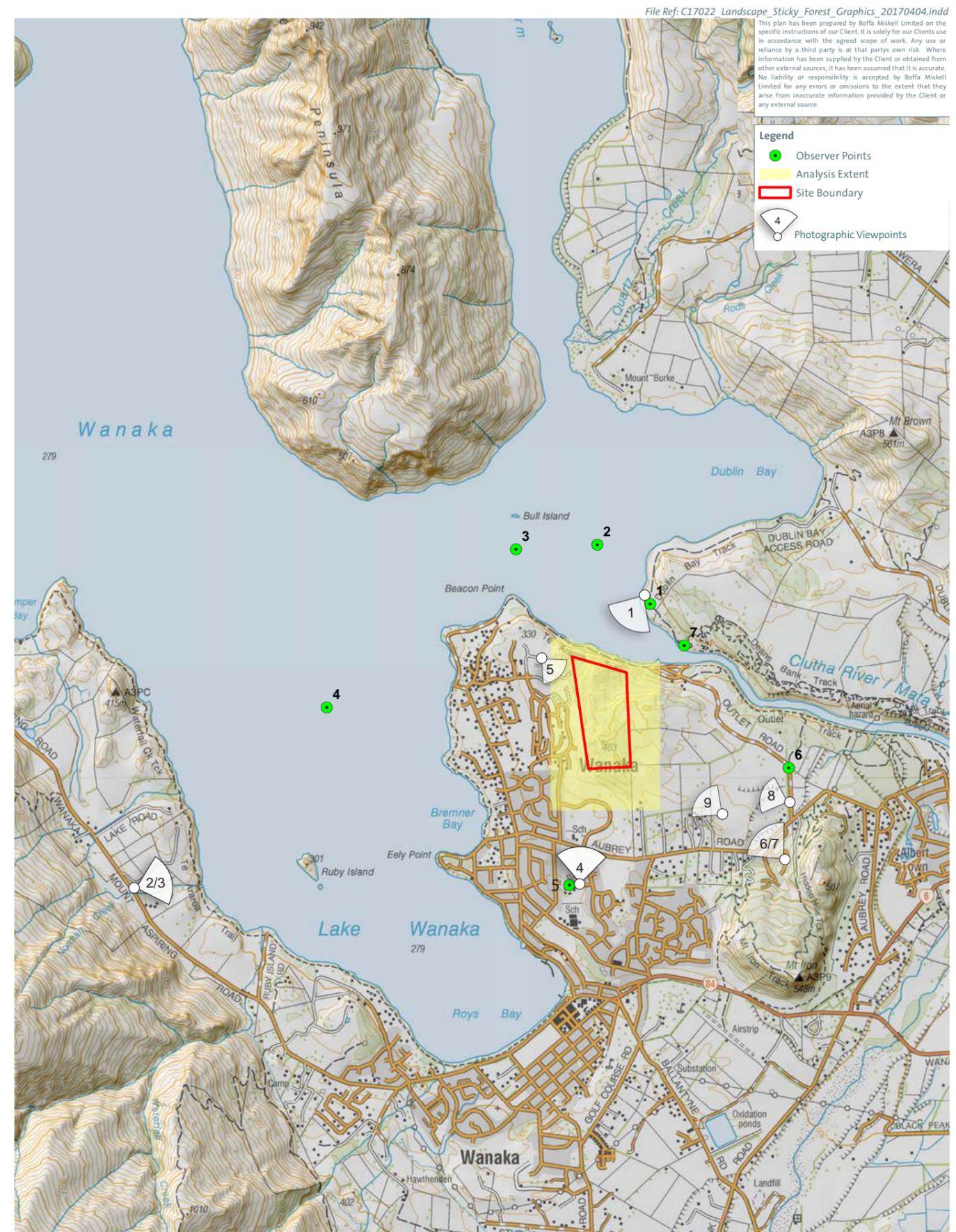


Figure 2: Site Location/Photographic and Visibility Analysis Viewpoints



**Photographic Viewpoint 1:** View taken from Dublin Bay/outlet to Clutha River area, looking south towards the Site. Distance to Site: Approx. 770m.



**Photographic Viewpoint 2:** View taken from Wanaka Mt Aspiring Road, looking east towards the Site. Distance to Site: Approx. 4.8km

**Photograph Viewpoint 3:** Close up view from Photographic Viewpoint 2 location.

Site Context Photographs



**Photographic Viewpoint 4:** View taken looking northward towards the Site from the Ironside Drive roundabout at Wanaka Primary School. Distance to Site: Approx. 1.2km.



**Photographic Viewpoint 5:** View taken looking eastward towards the Site from Infinity Drive in the Peninsula Bay residential area. Distance to Site: Approx. 300m.

### Site Context Photographs



**Photographic Viewpoint 6:** View taken looking north-westward towards the Site from Hidden Hills Drive. Distance to Site: Approx. 1.85km.



**Photographic Viewpoint 7:** Close up view from Photographic Viewpoint 6 (above) location.

### Site Context Photographs

**MR BERESFORD SUBMISSION #149 ('STICKY FOREST') PROPOSED QLDC DISTRICT PLAN**

**Graphic Supplement - Landscape and Visual Evidence of William Field**

**| Date: 3 April 2017 | Revision: 2 |**

Plan prepared by Boffa Miskell Limited

Project Manager: William Field, Boffa Miskell Ltd | Drawn: WF | Checked: JRe



**Photographic Viewpoint 8:** View showing the eastern part of the Site from Northlake subdivision area. Distance to Site: Approx. 1.6km.



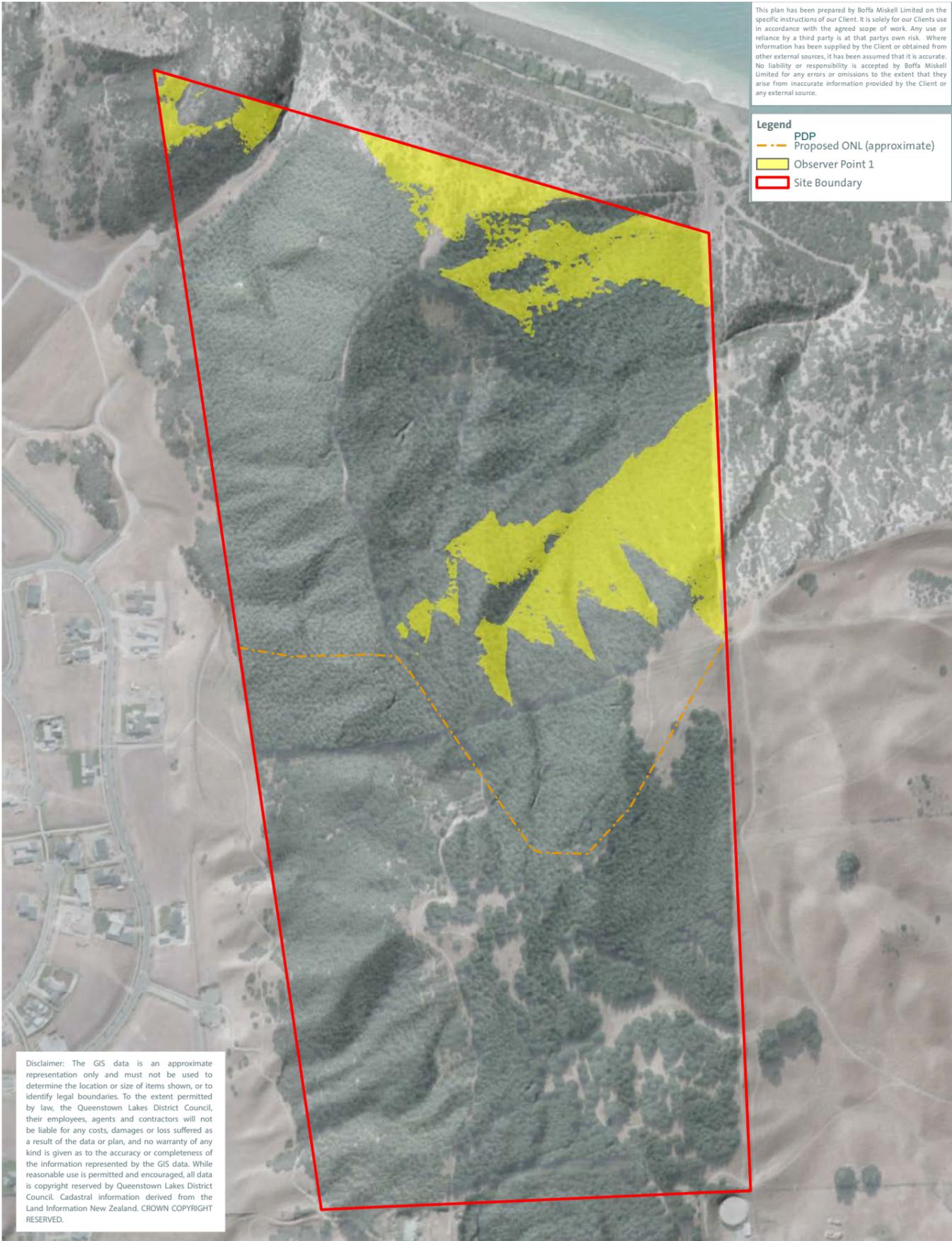
**Photographic Viewpoint 9:** View showing the eastern part of the Site from Northlake subdivision area. Distance to Site: Approx. 700m.

### Site Context Photographs

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**Legend**

- - - PDP Proposed ONL (approximate)
- Observer Point 1
- Site Boundary



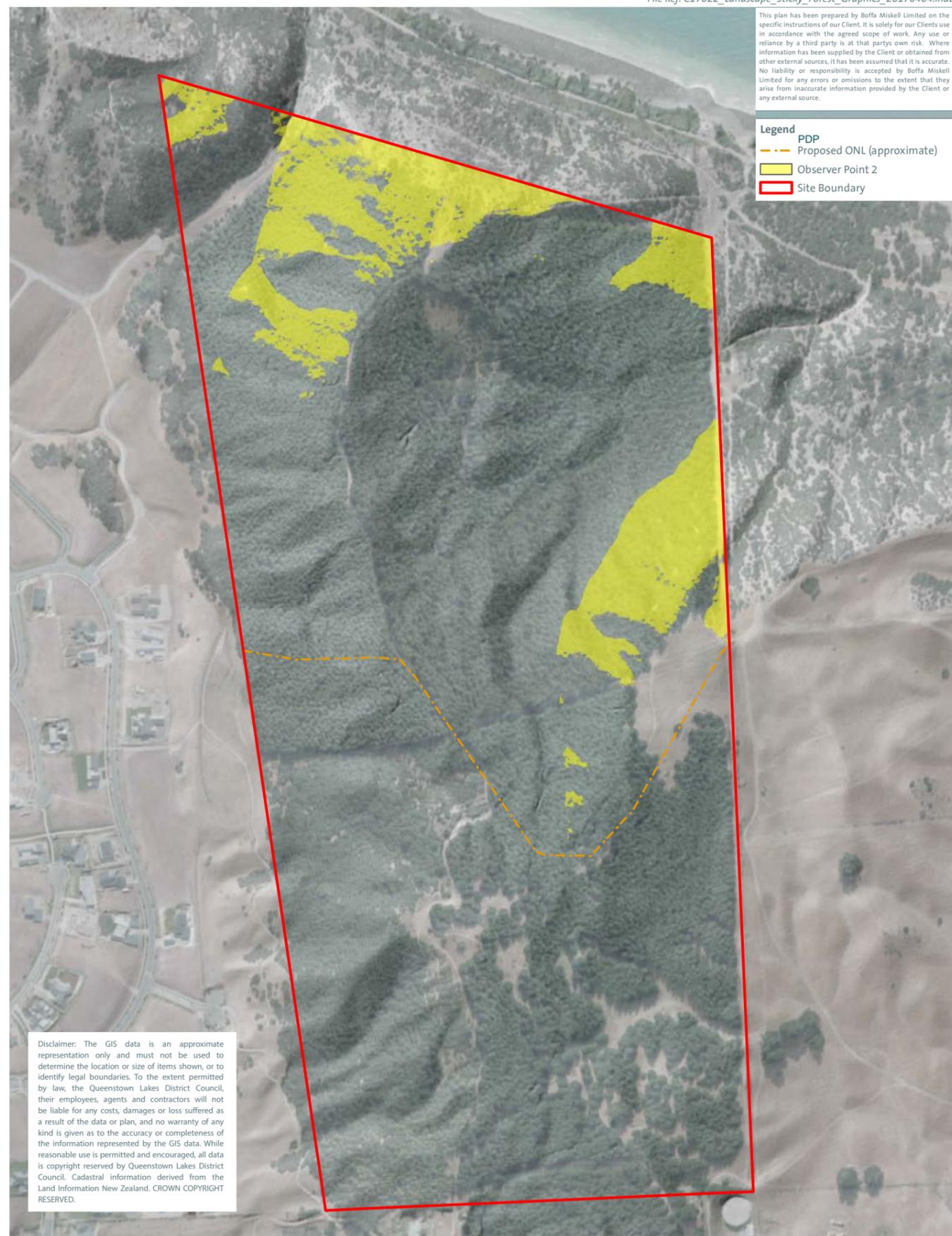
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Figure 3: Observer Point 1 (Indicative visibility based on LIDAR survey information)

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**Legend**

- - - PDP Proposed ONL (approximate)
- Observer Point 2
- Site Boundary

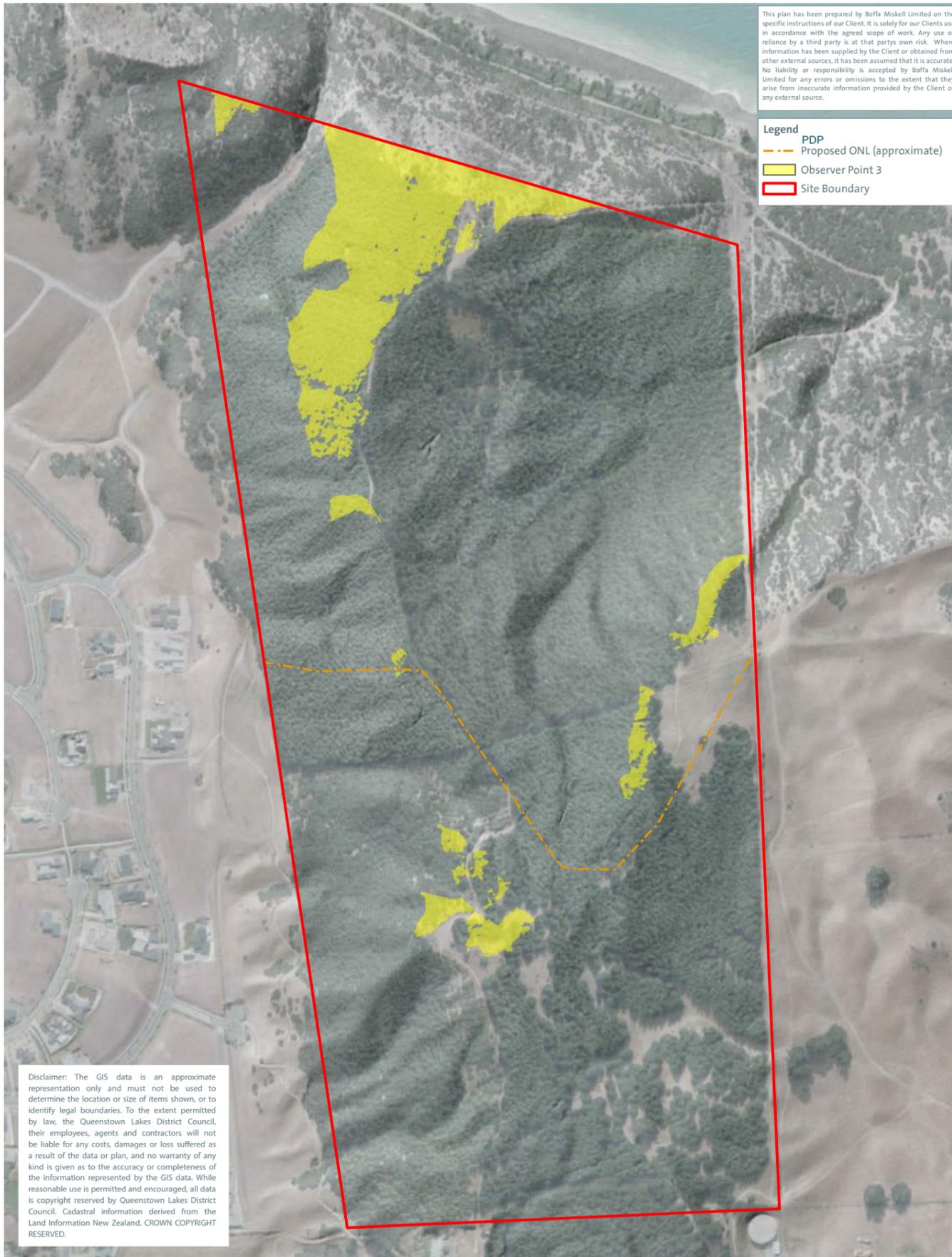


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Figure 4: Observer Point 2 (Indicative visibility based on LIDAR survey information)

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- Legend**
- - - PDP
  - Proposed ONL (approximate)
  - Observer Point 3
  - Site Boundary

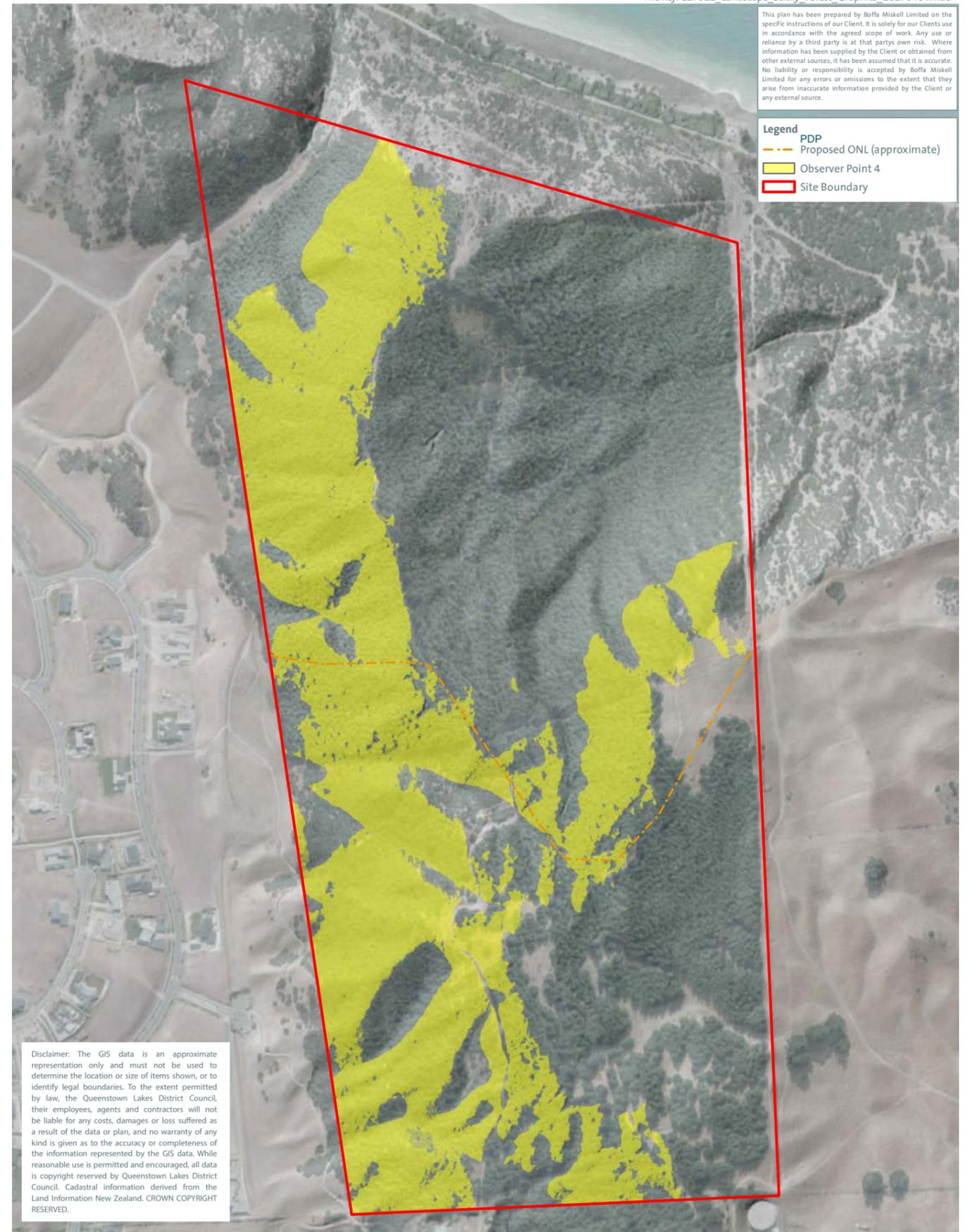


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Figure 5: Observer Point 3 (Indicative visibility based on LIDAR survey information)

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- Legend**
- - - PDP
  - Proposed ONL (approximate)
  - Observer Point 4
  - Site Boundary



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Figure 6: Observer Point 4 (Indicative visibility based on LIDAR survey information)

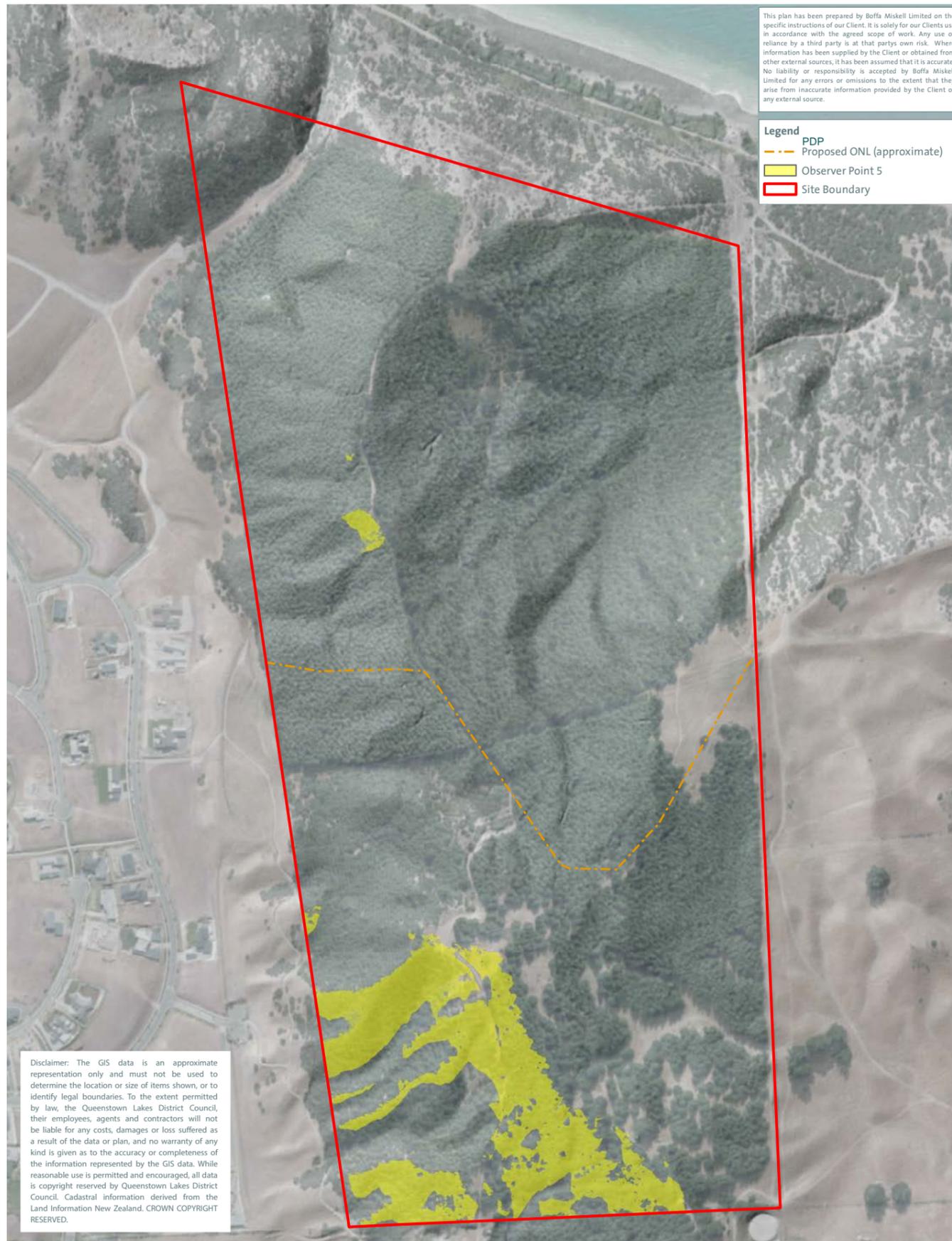


Figure 7: Observer Point 5 (Indicative visibility based on LIDAR survey information)

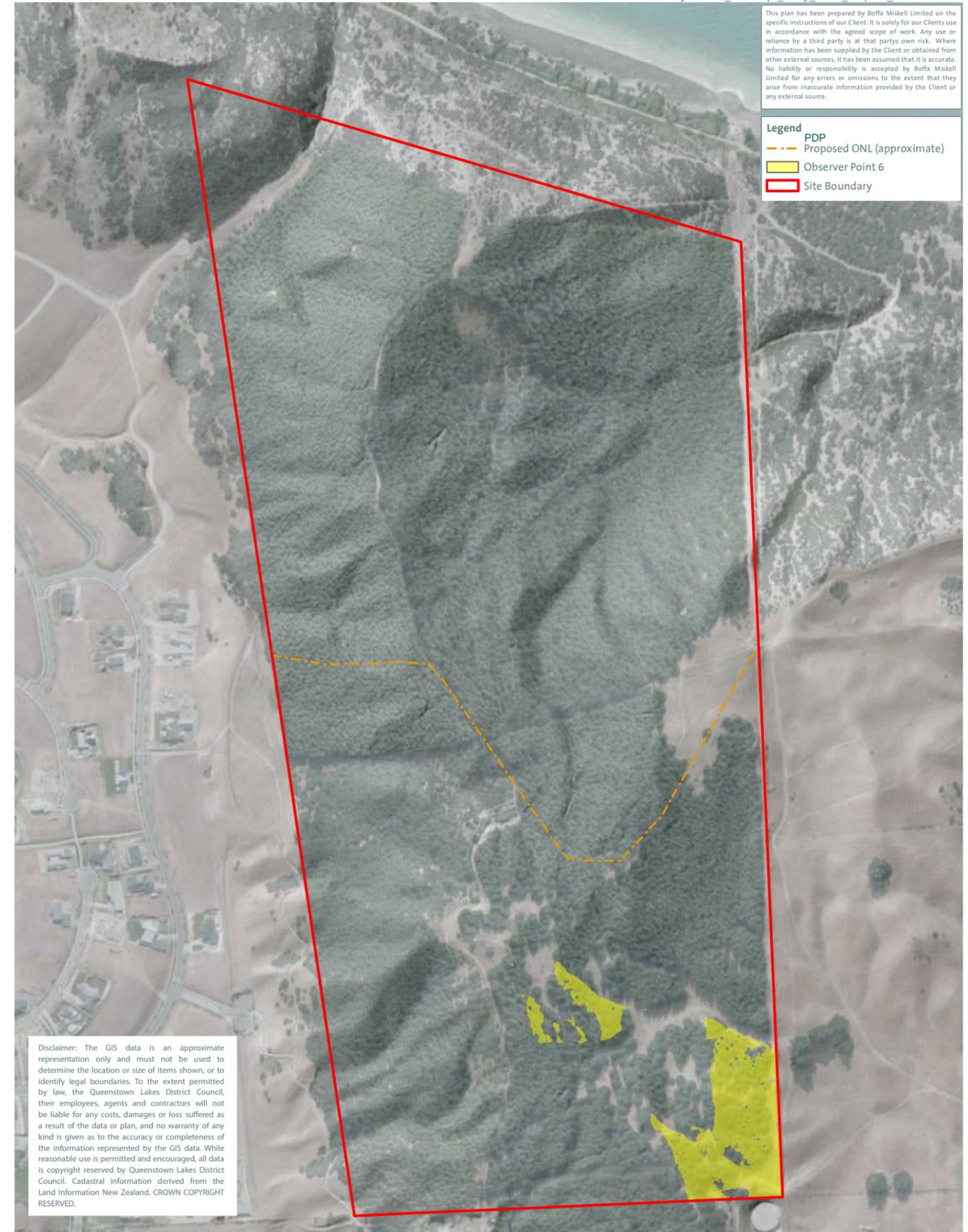


Figure 8: Observer Point 6 (Indicative visibility based on LIDAR survey information)

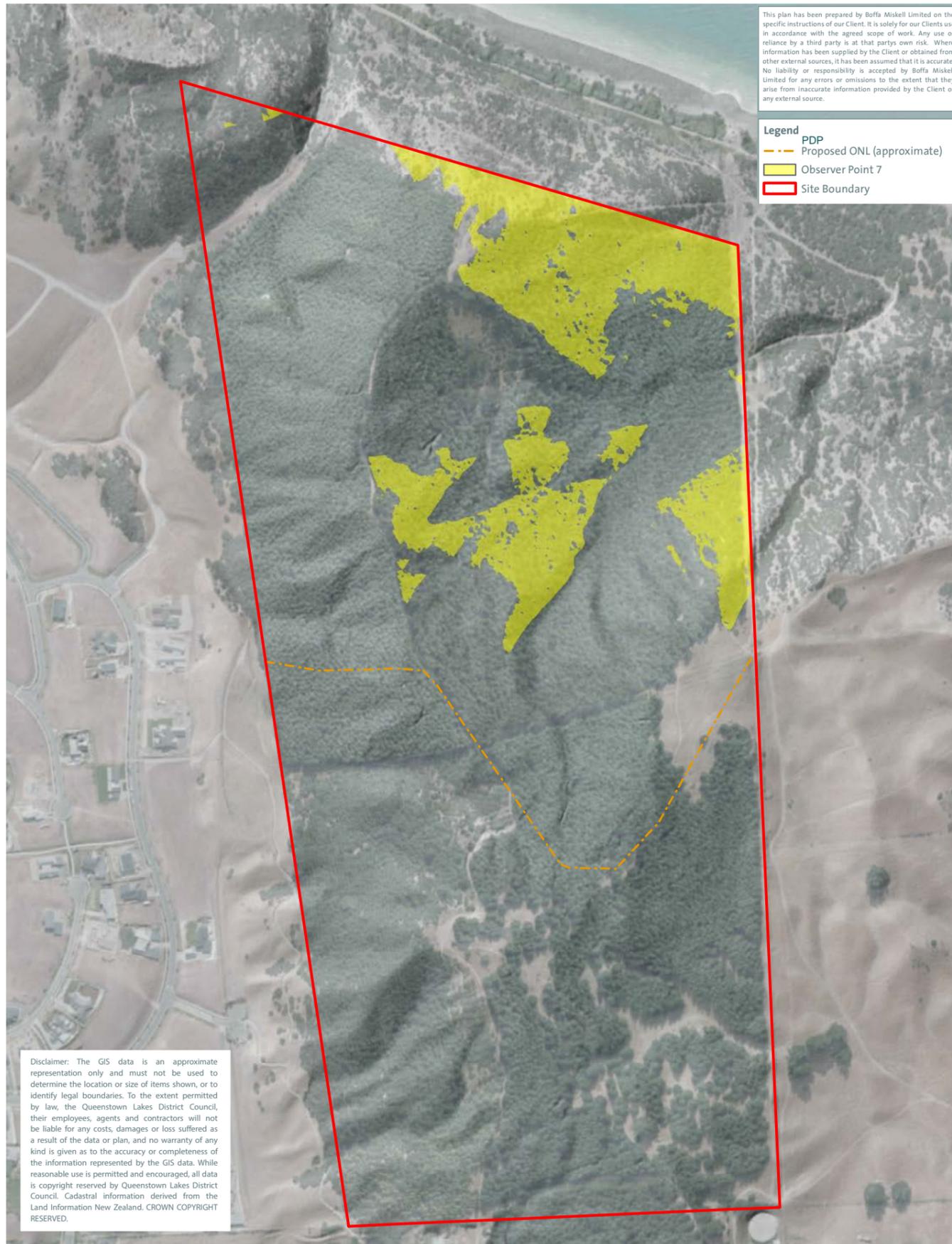


Figure 9: Observer Point 7 (Indicative visibility based on LIDAR survey information)

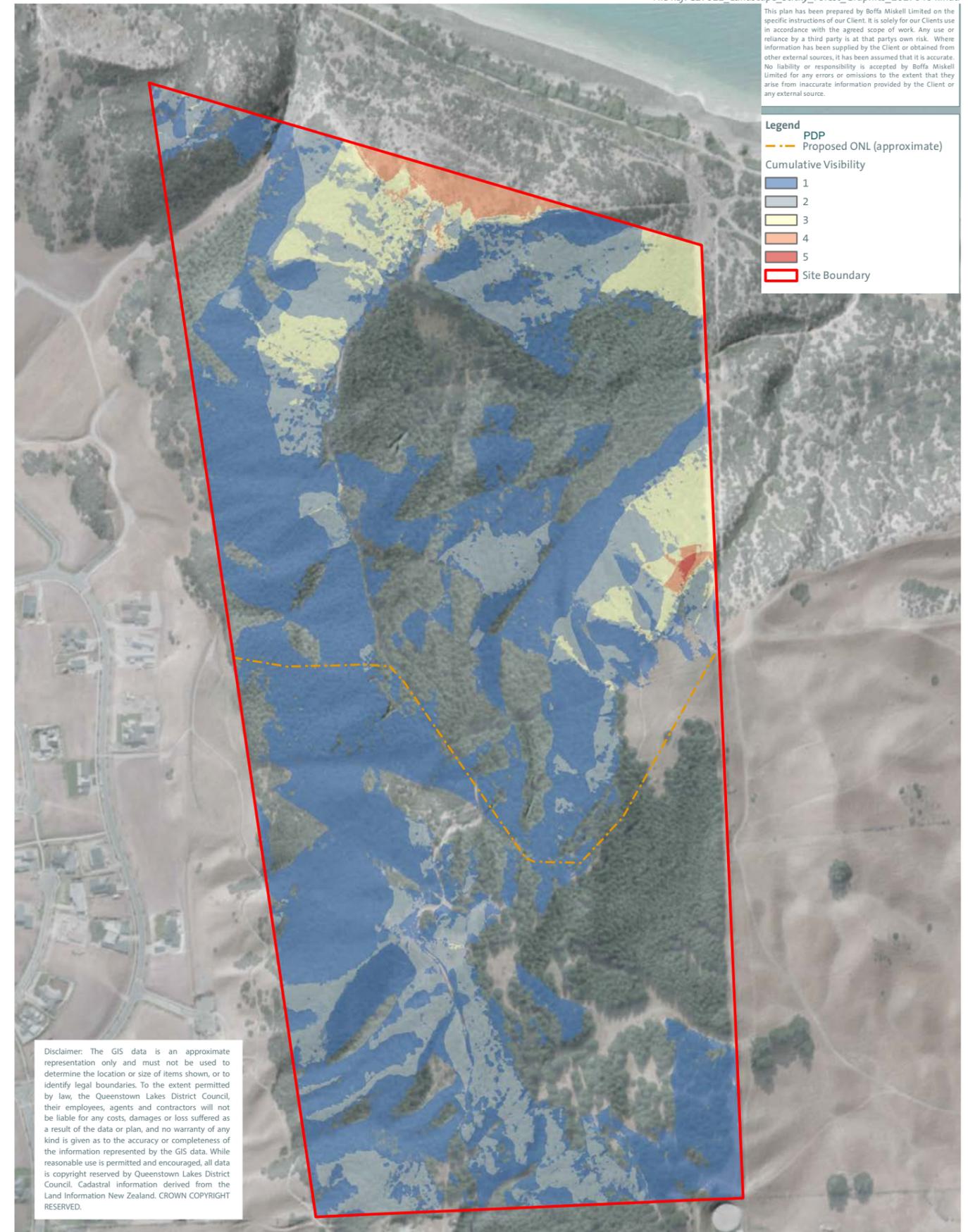
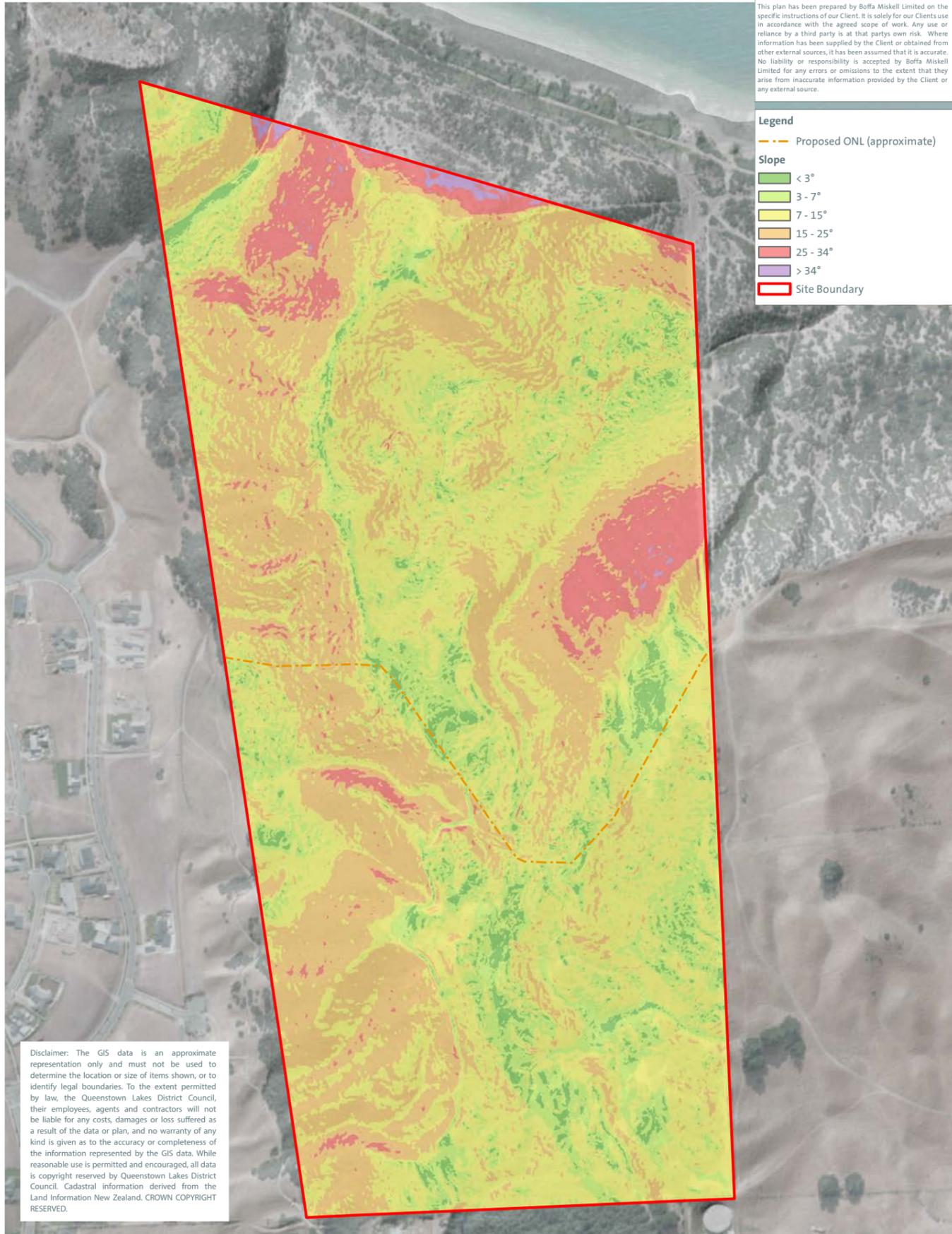


Figure 10: Composite Observer Point Plan (Indicative visibility based on LIDAR survey information)

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- Legend**
- Proposed ONL (approximate)
  - Slope**
  - < 3°
  - 3 - 7°
  - 7 - 15°
  - 15 - 25°
  - 25 - 34°
  - > 34°
  - Site Boundary

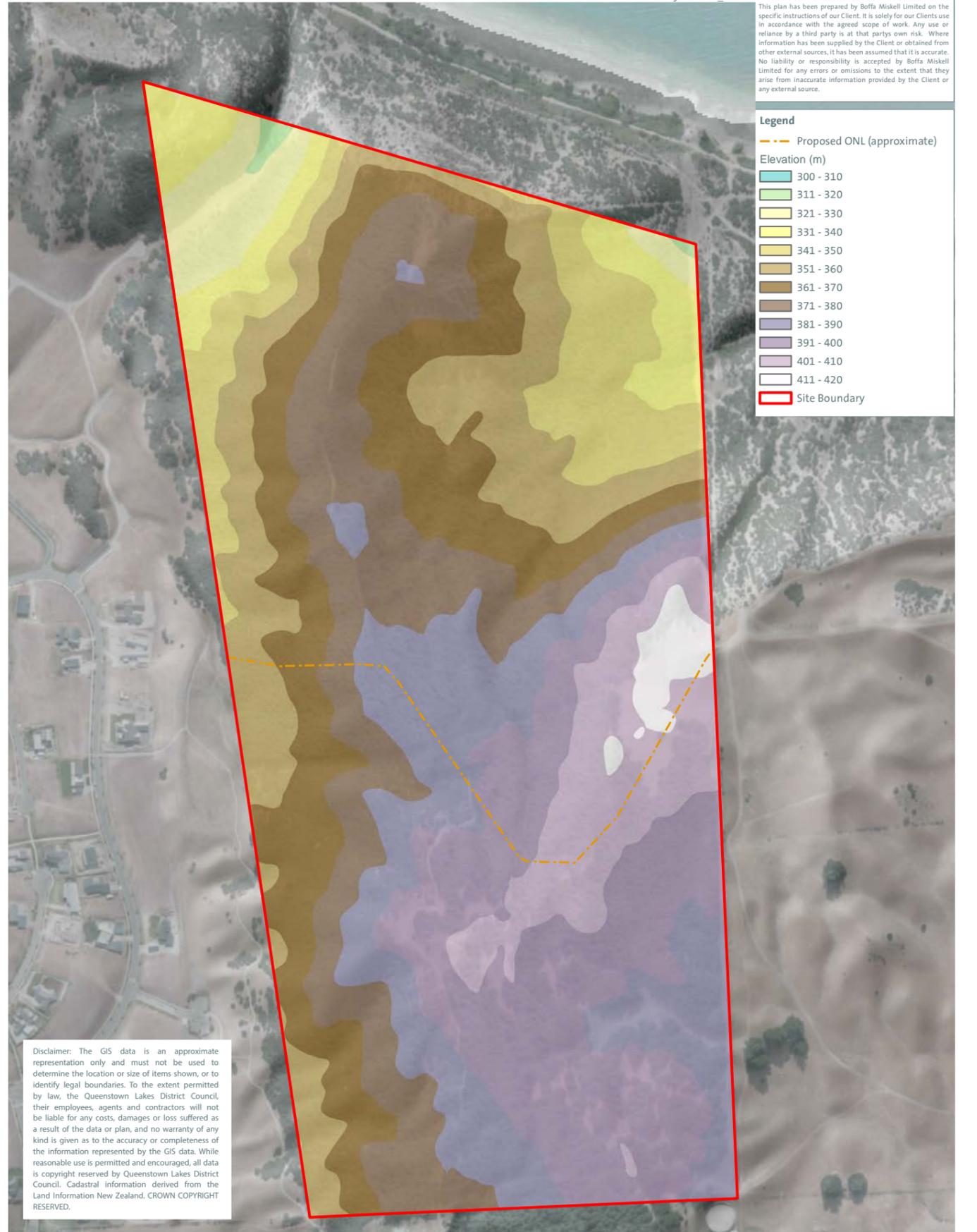


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Figure 11: Slope (Indicative based on LIDAR survey information)

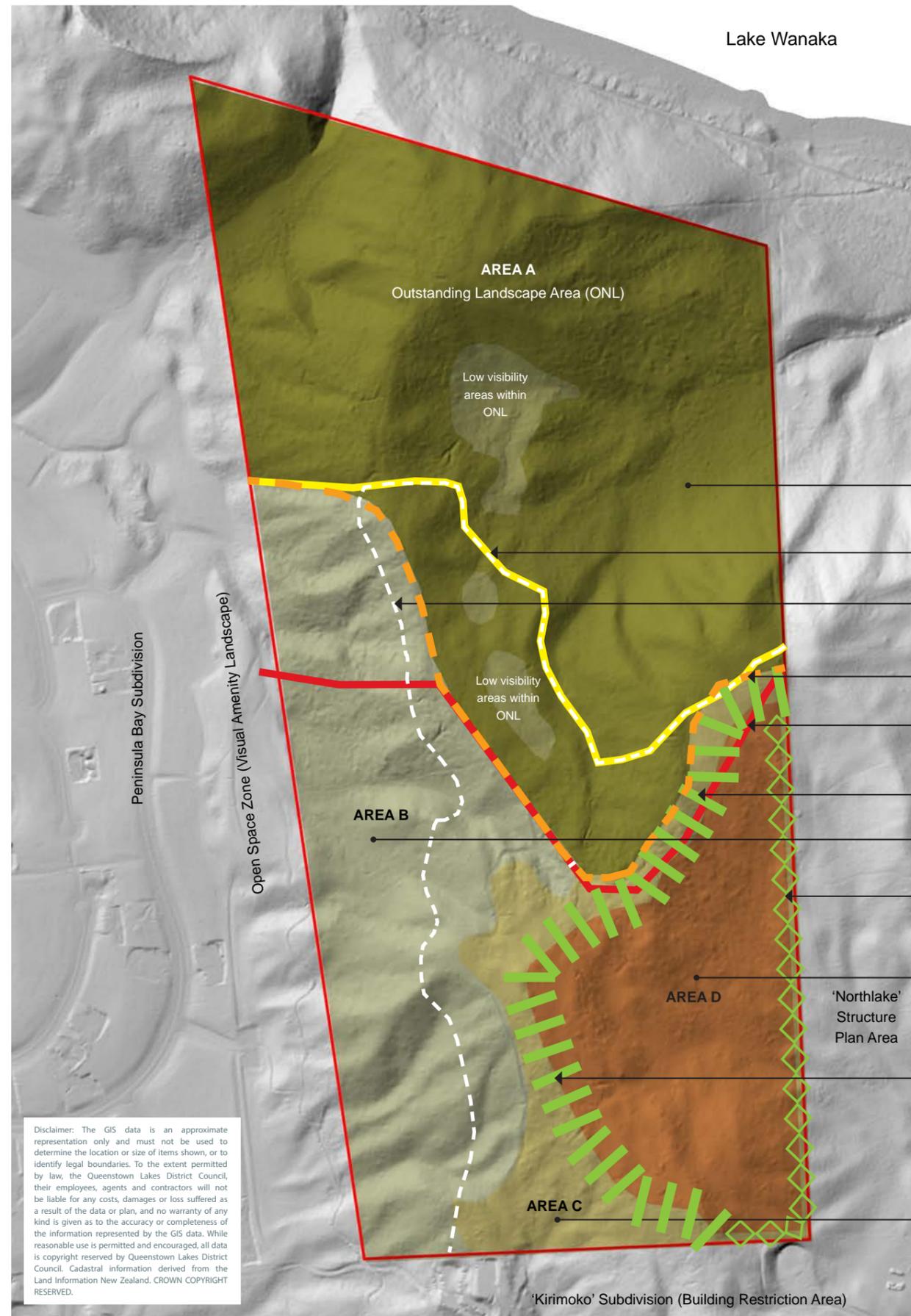
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- Legend**
- Proposed ONL (approximate)
  - Elevation (m)**
  - 300 - 310
  - 311 - 320
  - 321 - 330
  - 331 - 340
  - 341 - 350
  - 351 - 360
  - 361 - 370
  - 371 - 380
  - 381 - 390
  - 391 - 400
  - 401 - 410
  - 411 - 420
  - Site Boundary



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Figure 12: Elevation (Indicative based on LIDAR survey information)



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- AREA A - Visually sensitive ONL area
- Revised submission proposed ONL and Urban Growth boundary (Approx.)
- Revised submission proposed Large Lot Residential boundary (Approx.)
- Approximate location of recommended ONL boundary line along ridgeline. This is subject to further review at time of Outline Development Plan preparation with more accurate contour information.
- Proposed QLDC ONL boundary line.
- ONL landscape buffer area with design controls such as building location (setbacks), height, building platform levels, size, colour and materials, and new and retained planting proposals.
- AREA B - Visually prominent steep slopes should be retained free of built structures with existing vegetation retained.
- Landscape edge treatment to the Northlake subdivision area and/or careful urban design integration.
- AREA D - Least sensitive landscape area with potential for Low-Density Residential development with building and landscape design controls. Urban design considerations to create a sense of place and neighbourhood character and integration with adjacent proposed residential and landscape areas.
- Indicative alignment of ridgeline avoidance area and building design control buffer area for design controls such as building location (setbacks), building platform levels, height, size colour and materials, and landscape planting. Ridge should be avoided and planted to provide a vegetated backdrop along the skyline of the Site.
- AREA C - Visually sensitive landscape area for further investigation of possible house sites on upper flat areas below the ridgeline. These sites would need to be subject to further landscape assessment and site-specific design controls such as building location (setbacks) and building platform levels, building height, size, colour and materials, and landscape planting and planting retention, and further visual effects testing.

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**Figure 13: Landscape Sensitivity Plan**  
(Indicative based on LIDAR survey information)