



VICTORIA FLATS | GENERAL INDUSTRIAL ZONE

GRAPHIC ATTACHMENT TO LANDSCAPE EVIDENCE

DOCUMENT INFORMATION

project

VICTORIA FLATS GENERAL INDUSTRIAL ZONE

project no.

19139

address

LOT 2 DP 420346 & LOT 8 DP 402448

client

CARDRONA CATTLE COMPANY LTD

status

EVIDENCE

revision

0	EVIDENCE	02/6/2020
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reviewed by

AUTHOR:	AN
CHECKED BY:	TM

document

GRAPHIC ATTACHMENT TO ACCOMPANY LANDSCAPE AND VISUAL ASSESSMENT (A4 WRITTEN REPORT)

prepared by

ROUGH & MILNE LANDSCAPE ARCHITECTS LTD.

disclaimer

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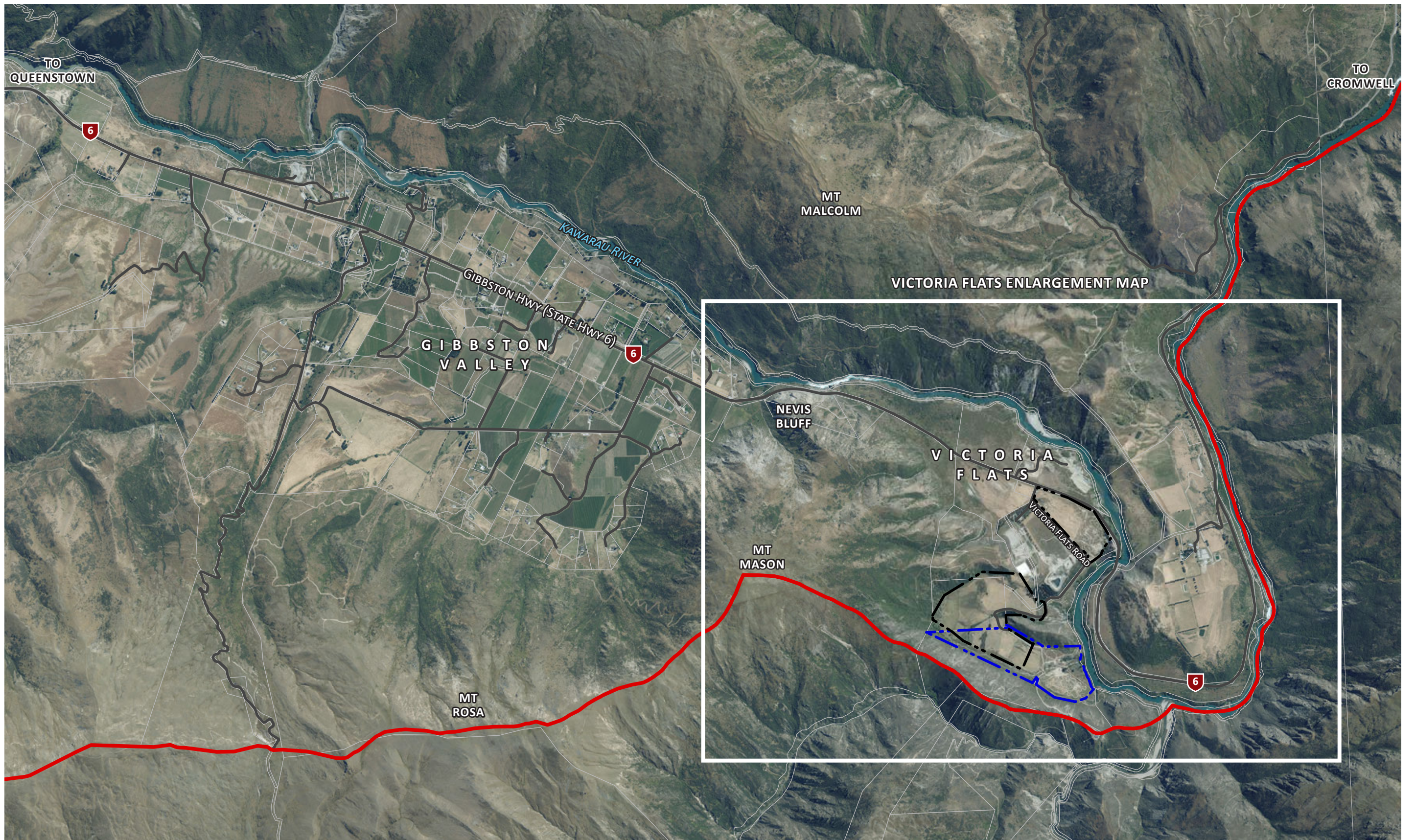
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NB: This document is intended to be printed A3 Landscape format



LEGEND

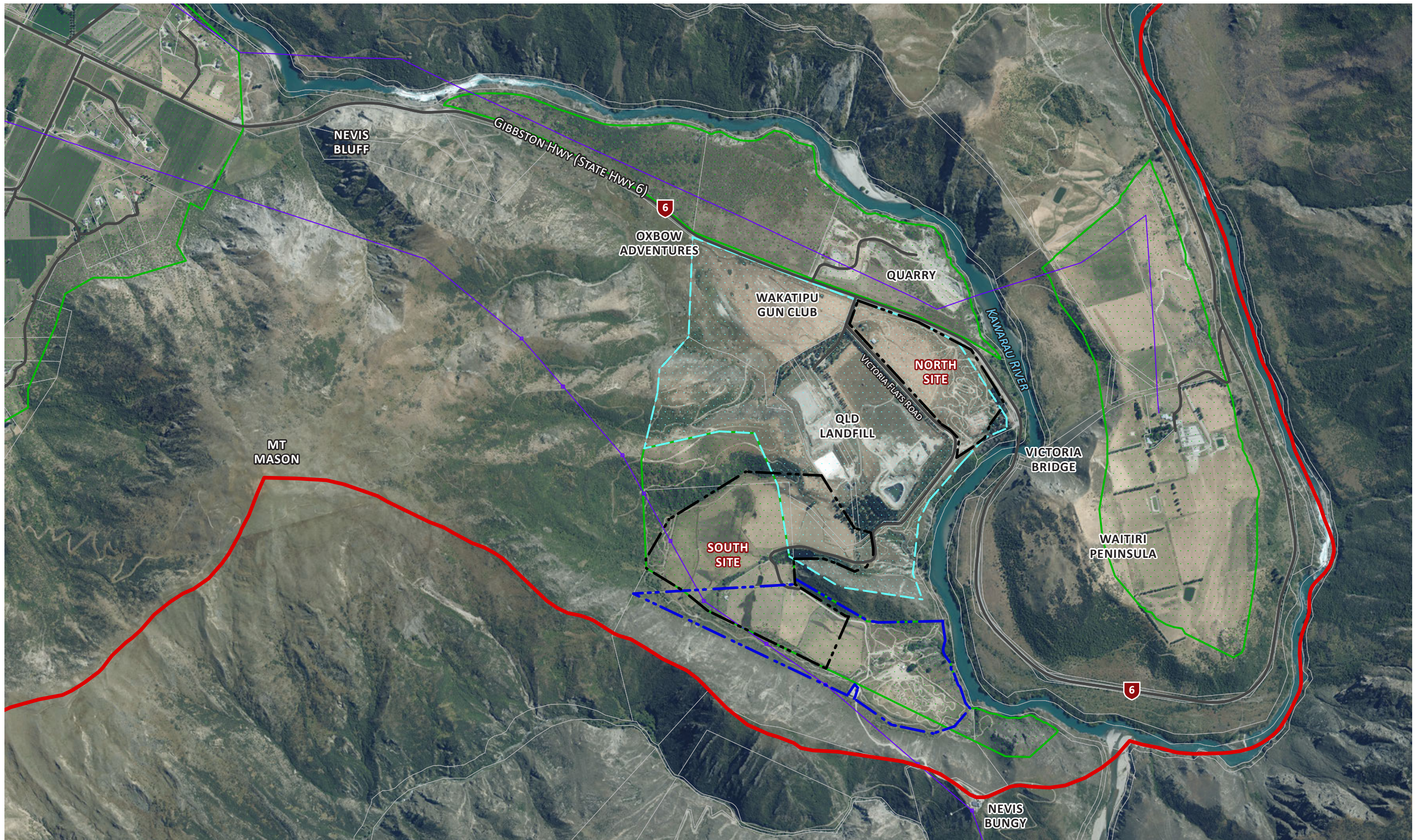
- District Boundary
- - - Proposed RVZ Boundary
- Roads
- - - Proposed GIZ Boundary
- Parcel Boundaries

0 500 1000 1500 2000 2500 M

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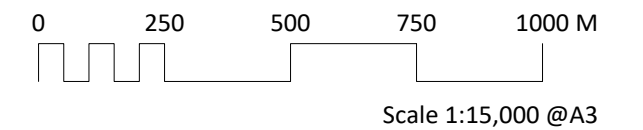
Regional Context Map





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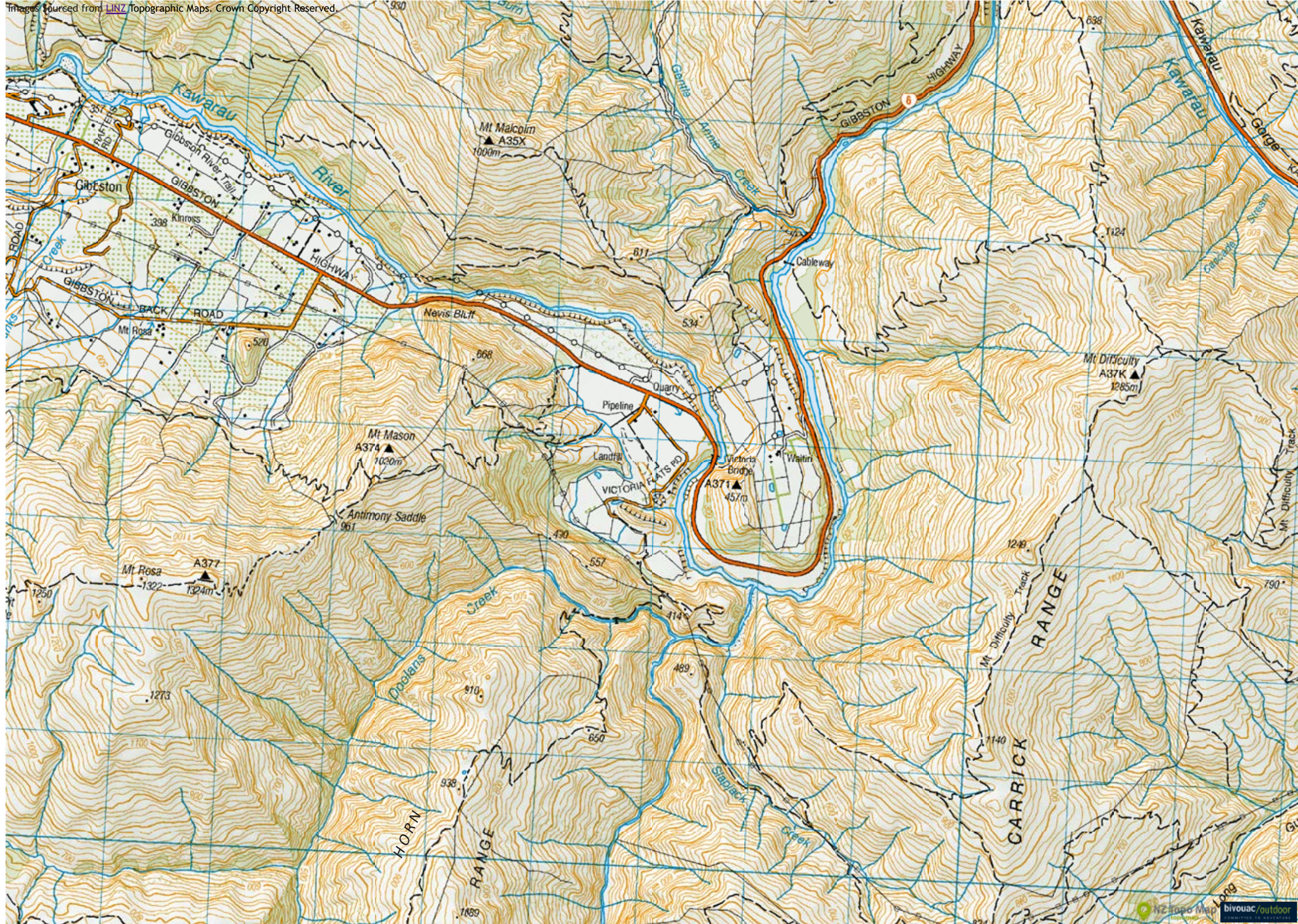
- District Boundary
- - - Proposed RVZ Boundary
- - - Roads
- Gibbston Character Zone
- - - Proposed GIZ Boundary
- Parcel Boundaries
- Transmission Lines
- Designation 76 Overlay



Victoria Flats Enlargement Map

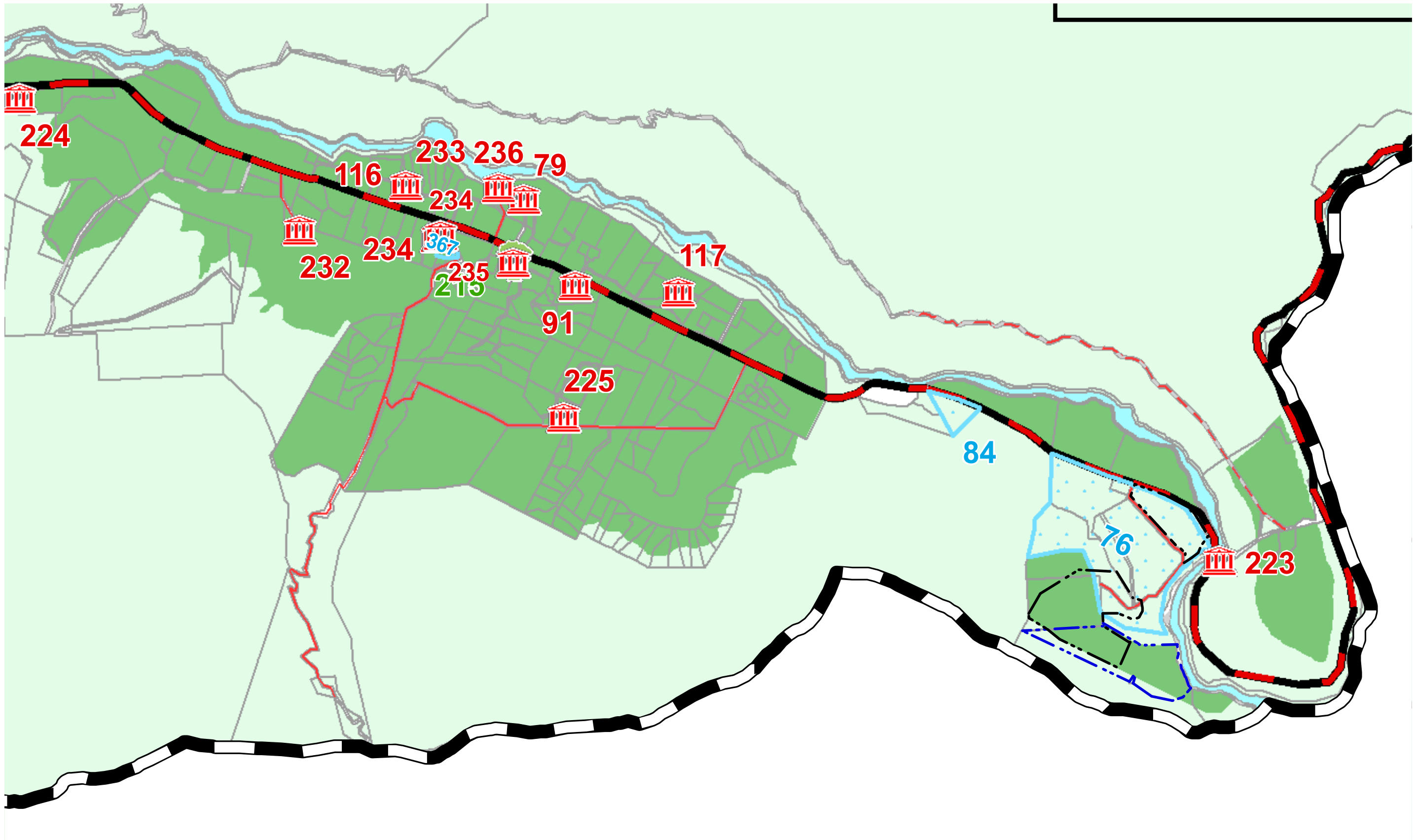


Images sourced from LINZ Topographic Maps. Crown Copyright Reserved.


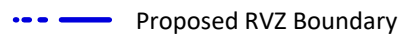


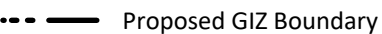




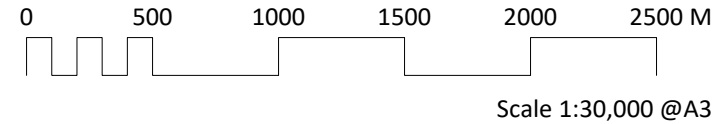
NZ Topo 50 Context Map





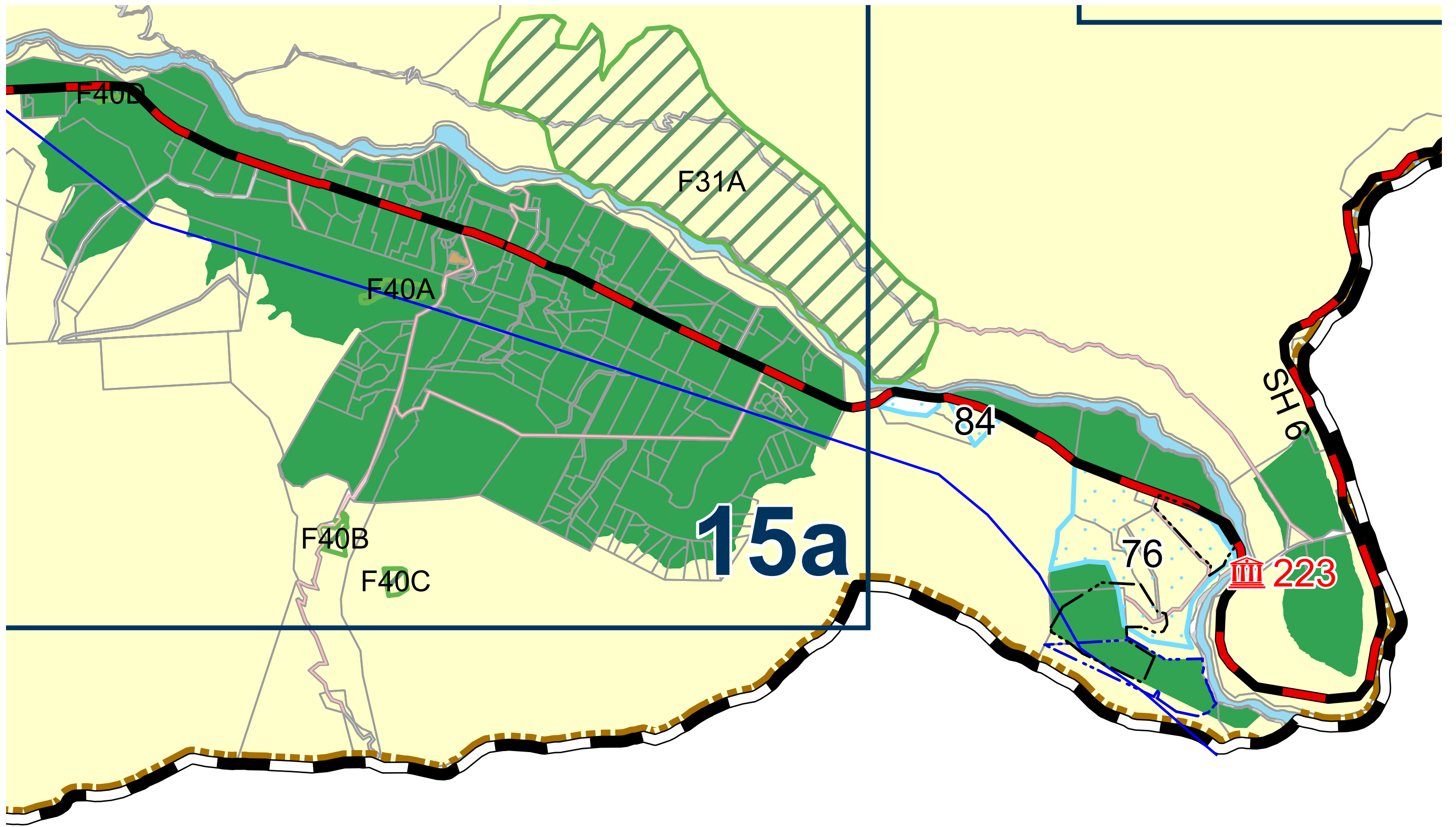
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-  District Boundary
-  Proposed RVZ Boundary
-  Gibbston Character Zone
-  State Highway
-  Proposed GIZ Boundary
-  Rural
-  Designation



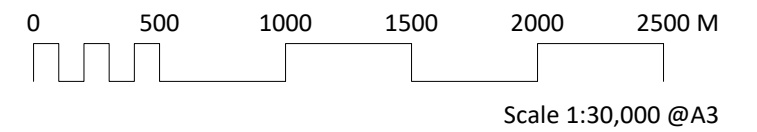
ODP Map 13 Enlargement





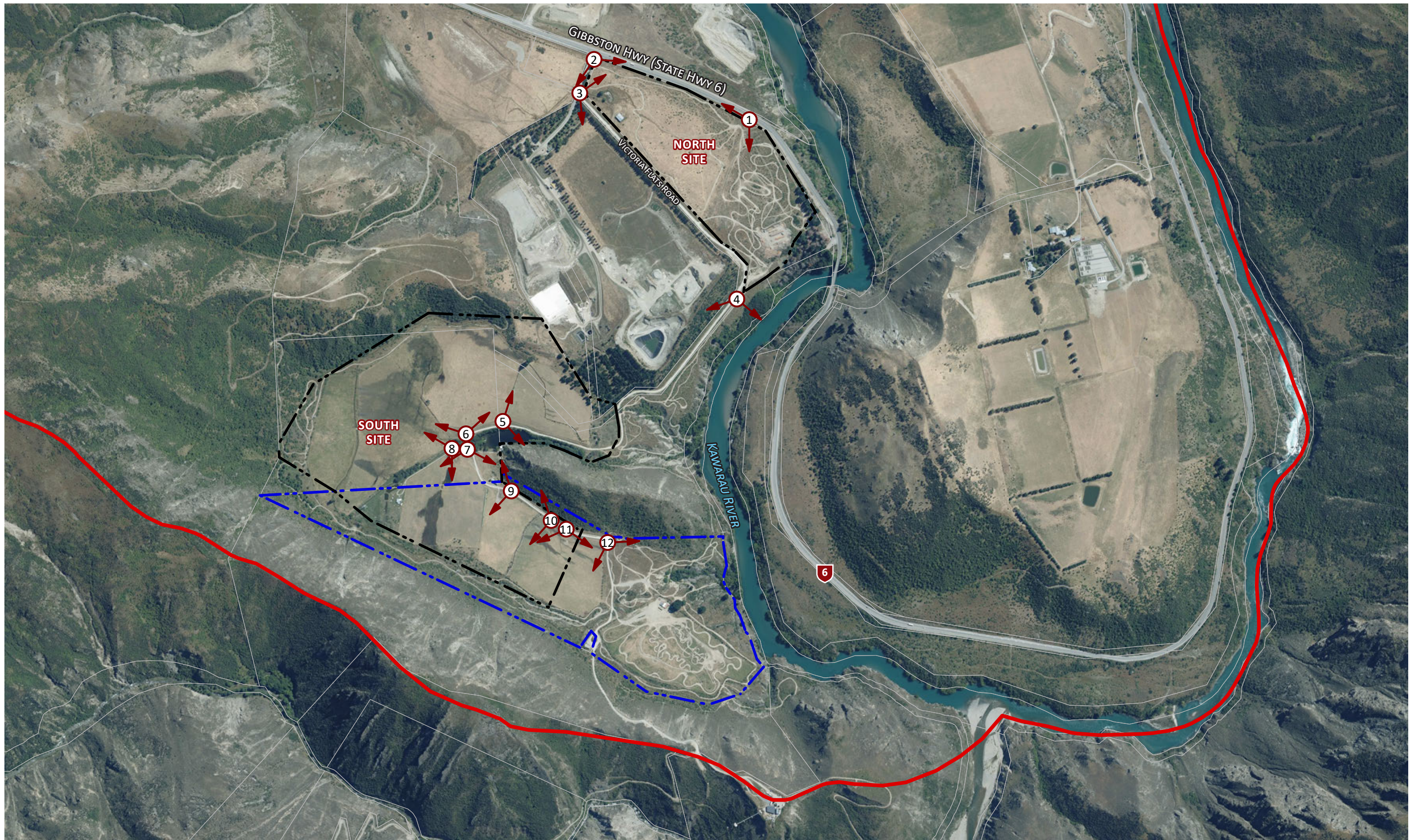
LEGEND

- | | | | | |
|---|---|--|---|--|
|  District Boundary |  Proposed RVZ Boundary |  Gibbston Character Zone |  ONL Boundary |  Transmission Lines |
|  Proposed GIZ Boundary |  Rural |  Designation |  State Highway | |



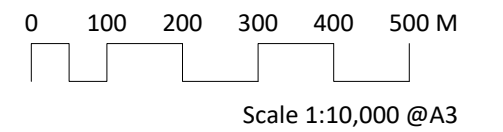
PDP Map 13 Enlargement





LEGEND

- District Boundary
- - - Proposed RVZ Boundary
- - - Proposed GIZ Boundary
- Parcel Boundaries
- Viewpoint Location



Site Photographs Location Map

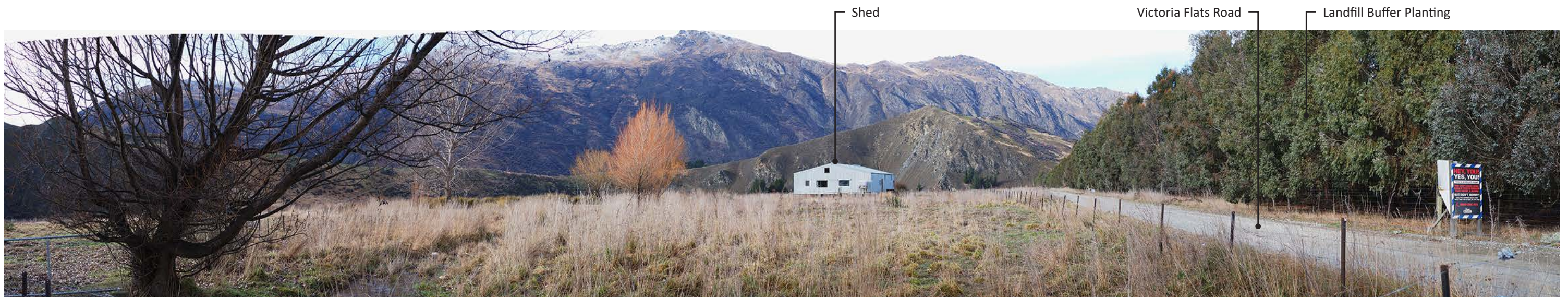




Site Photograph 1: From State Highway 6, view to the Southwest

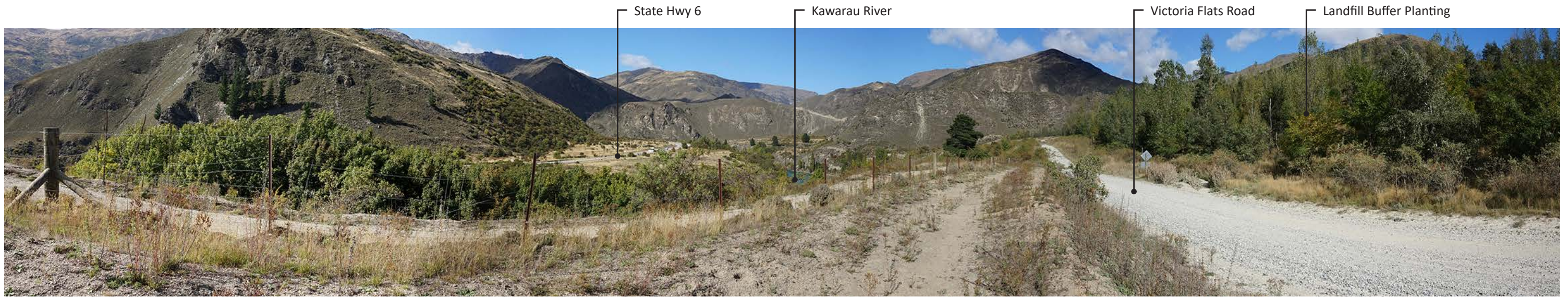


Site Photograph 2: From Intersection of State Highway 6 with Victoria Flats Road, view to the Southeast



Site Photograph 3: From Intersection of Victoria Flats Road with the Landfill Access Road, view to the Southeast

Site Photographs



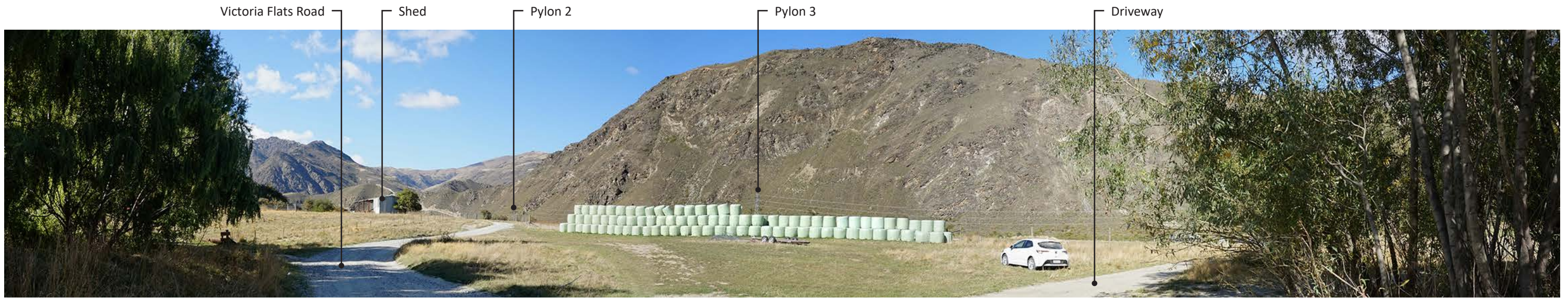
Site Photograph 4: From corner of Victoria Flats Road, view to the South



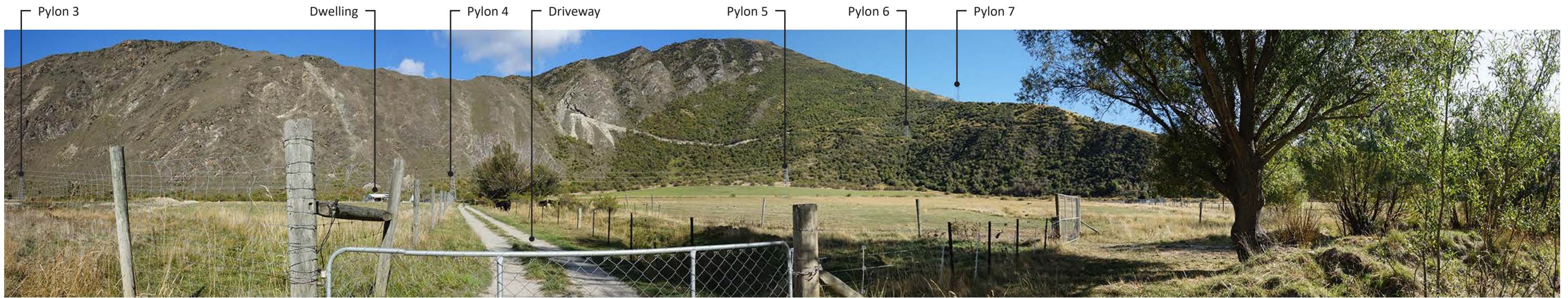
Site Photograph 5: From adjacent to the existing pond, view to the East



Site Photograph 6: From Intersection of Victoria Flats Road with the existing driveway, view to the North



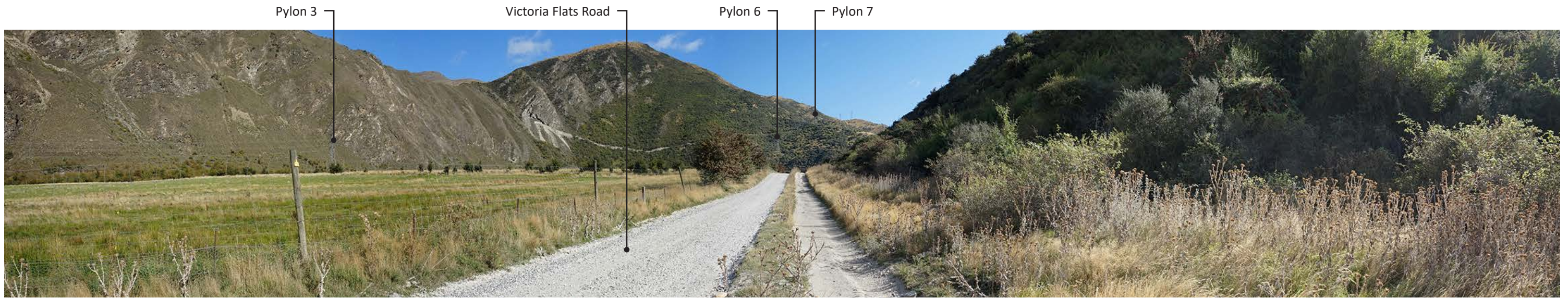
Site Photograph 7: From Intersection of Victoria Flats Road with the existing driveway, view to the South



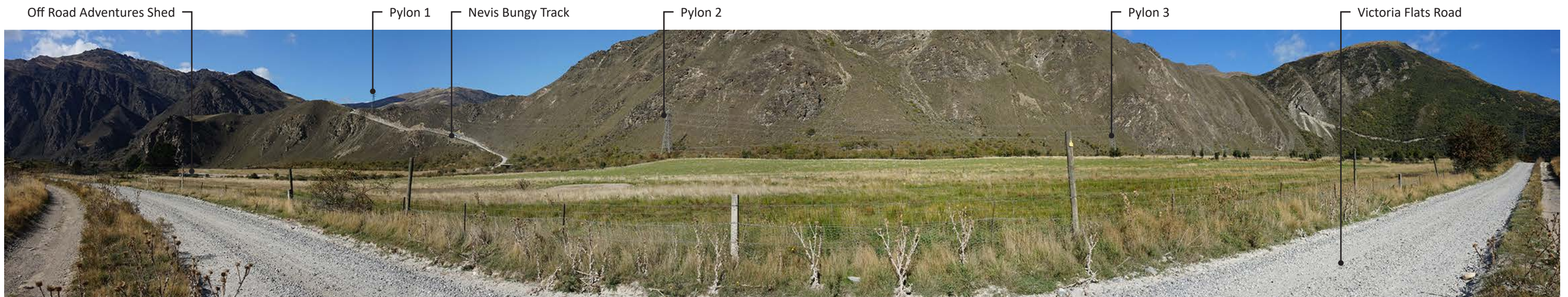
Site Photograph 8: From Intersection of Victoria Flats Road with the existing driveway, view to the West



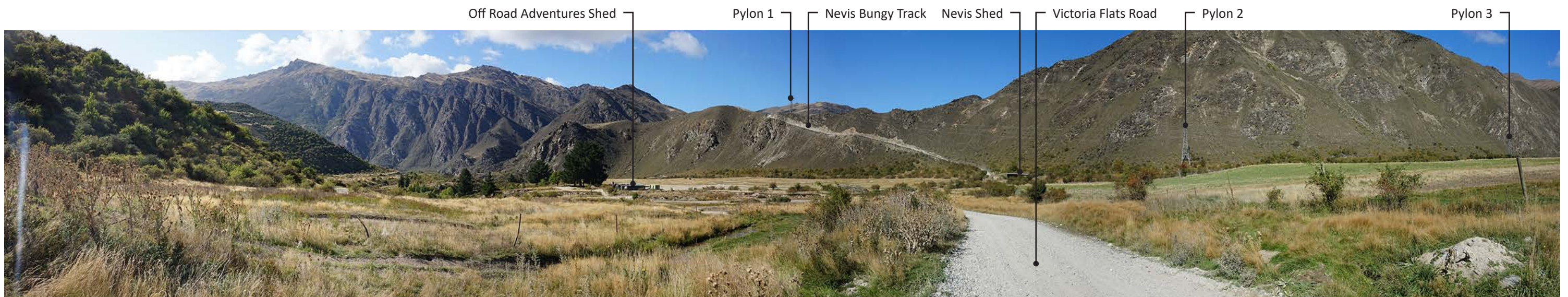
Site Photograph 9: From Victoria Flats Road, view to the West



Site Photograph 10: From Victoria Flats Road, view to the West



Site Photograph 11: View from Victoria Flats Road, view to the South

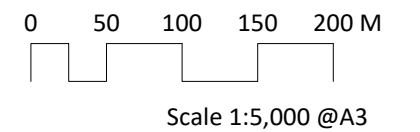


Site Photograph 12: From corner of Victoria Flats Road, view to the Southeast



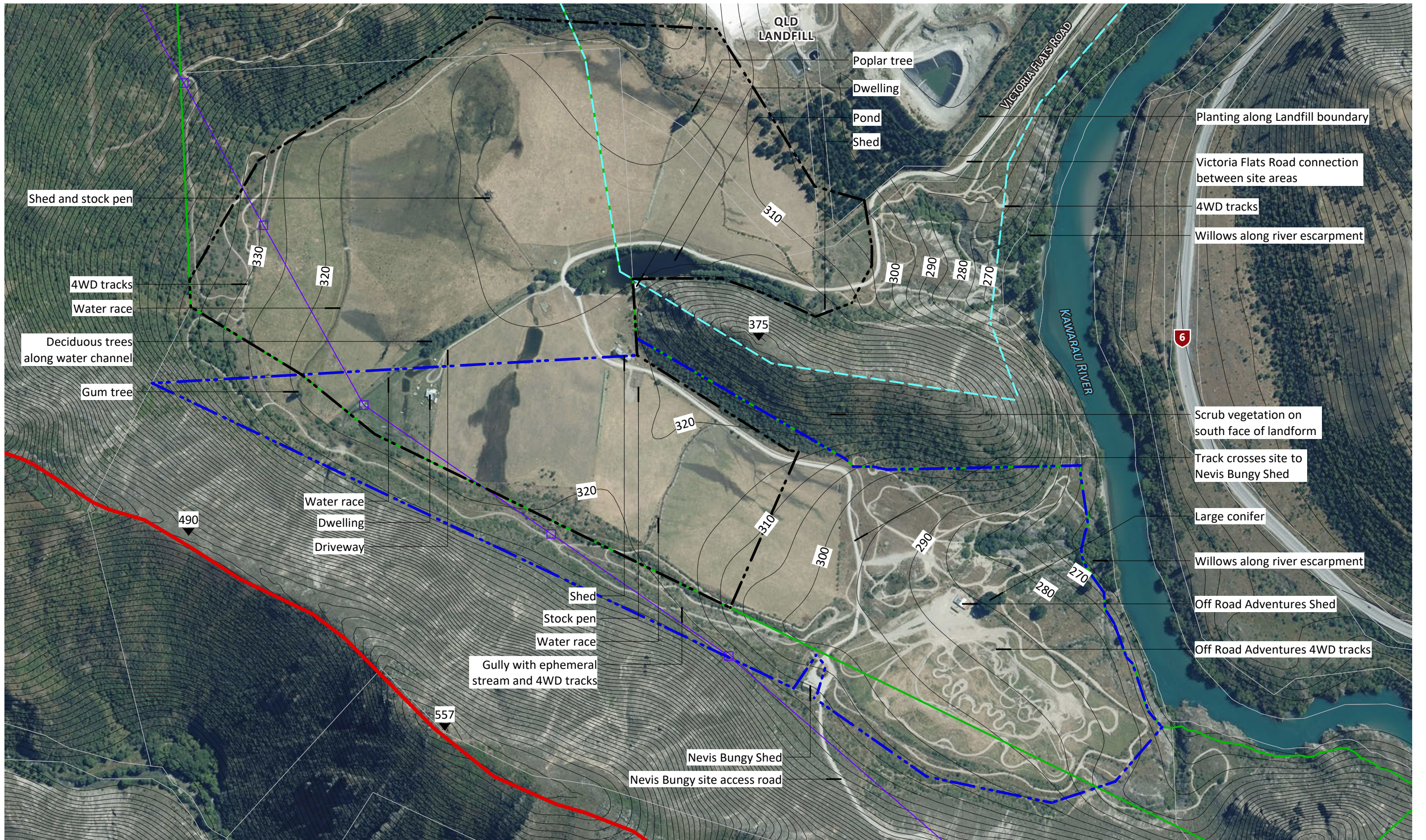
LEGEND

- District Boundary
- Parcel Boundaries
- Gibbston Character Zone
- Proposed GIZ Boundary
- Contours (5m Interval)
- Designation 76 Overlay



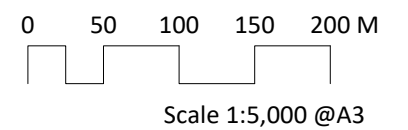
North Site Aerial and Contour Plan





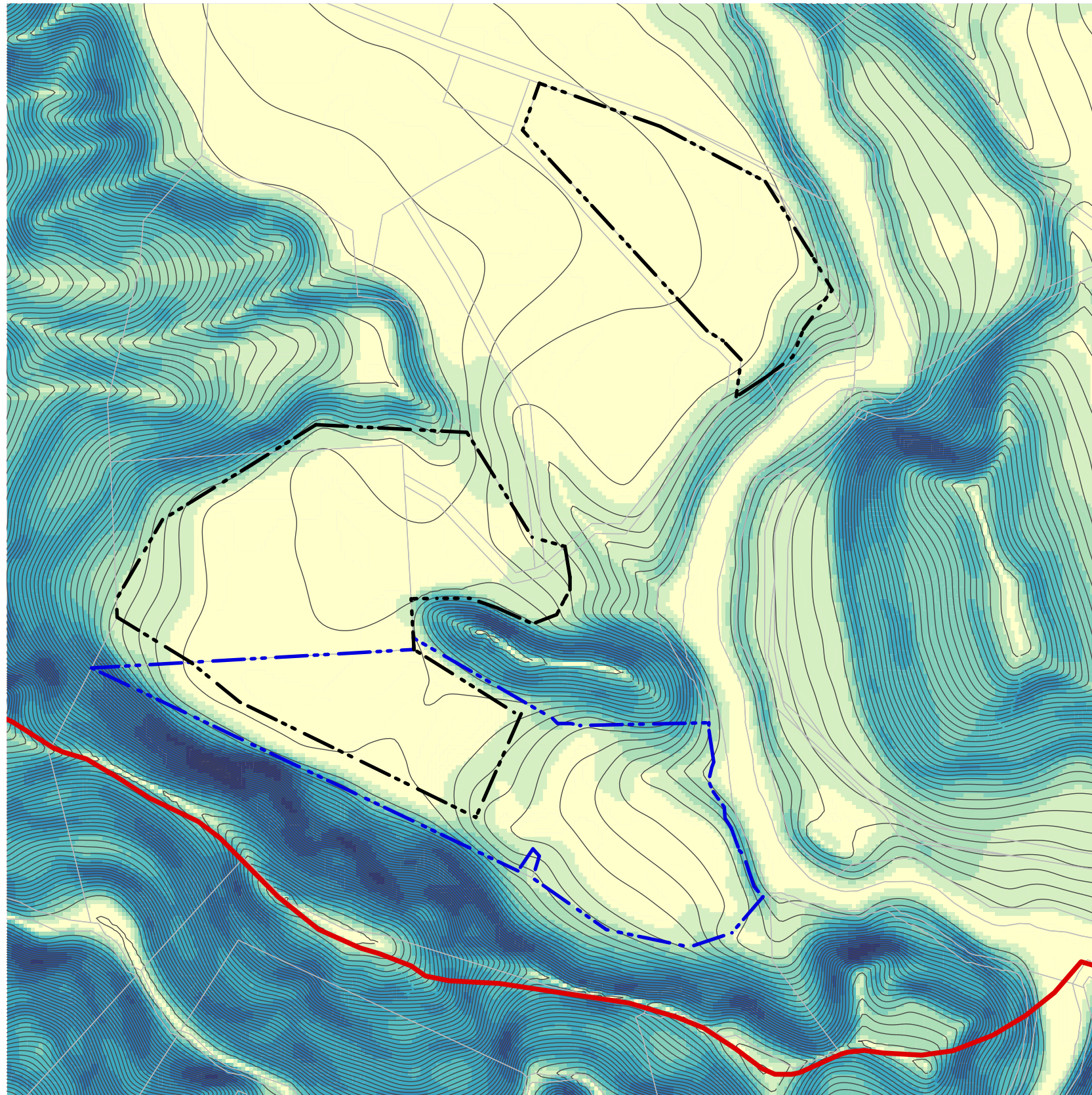
LEGEND

- District Boundary
- - - Proposed RVZ Boundary
- Contours (5m Interval)
- Gibbston Character Zone
- - - Proposed GIZ Boundary
- Parcel Boundaries
- Transmission Lines
- Designation 76 Overlay

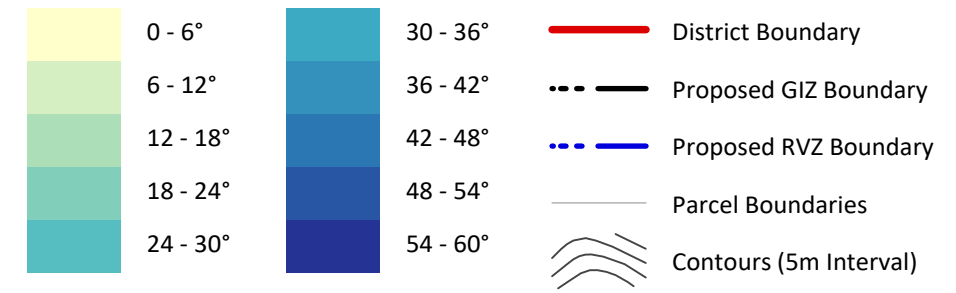


South Site Aerial and Contour Plan





LEGEND

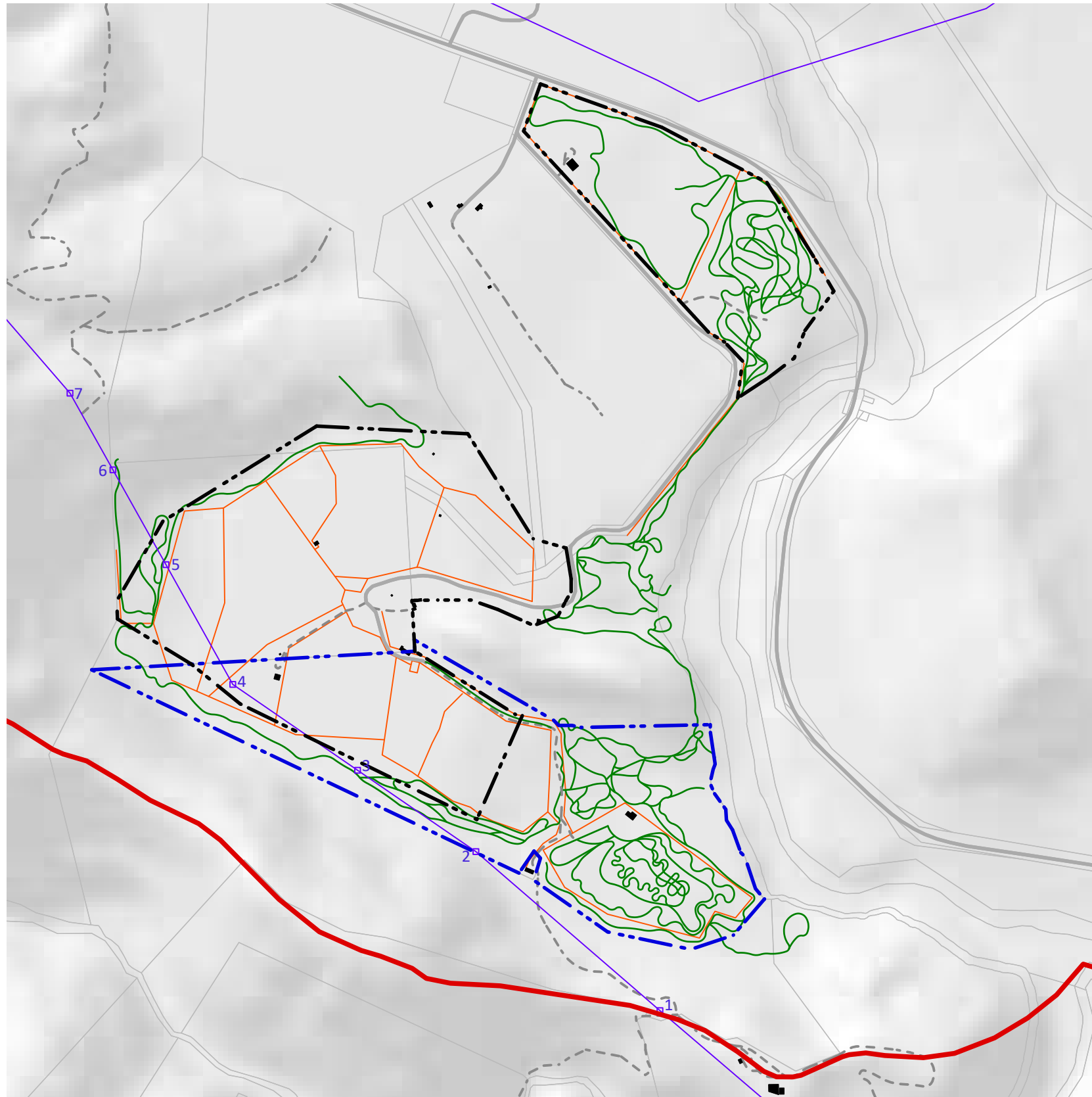


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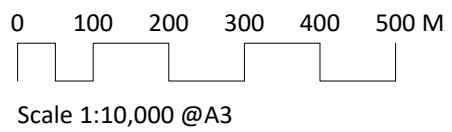
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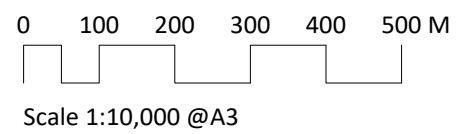
- | | |
|---|--|
|  District Boundary |  Tracks |
|  Proposed GIZ Boundary |  4WD Tracks |
|  Proposed RVZ Boundary |  Buildings |
|  Parcel Boundaries |  Fencelines |
|  Roads |  Transmission Lines |

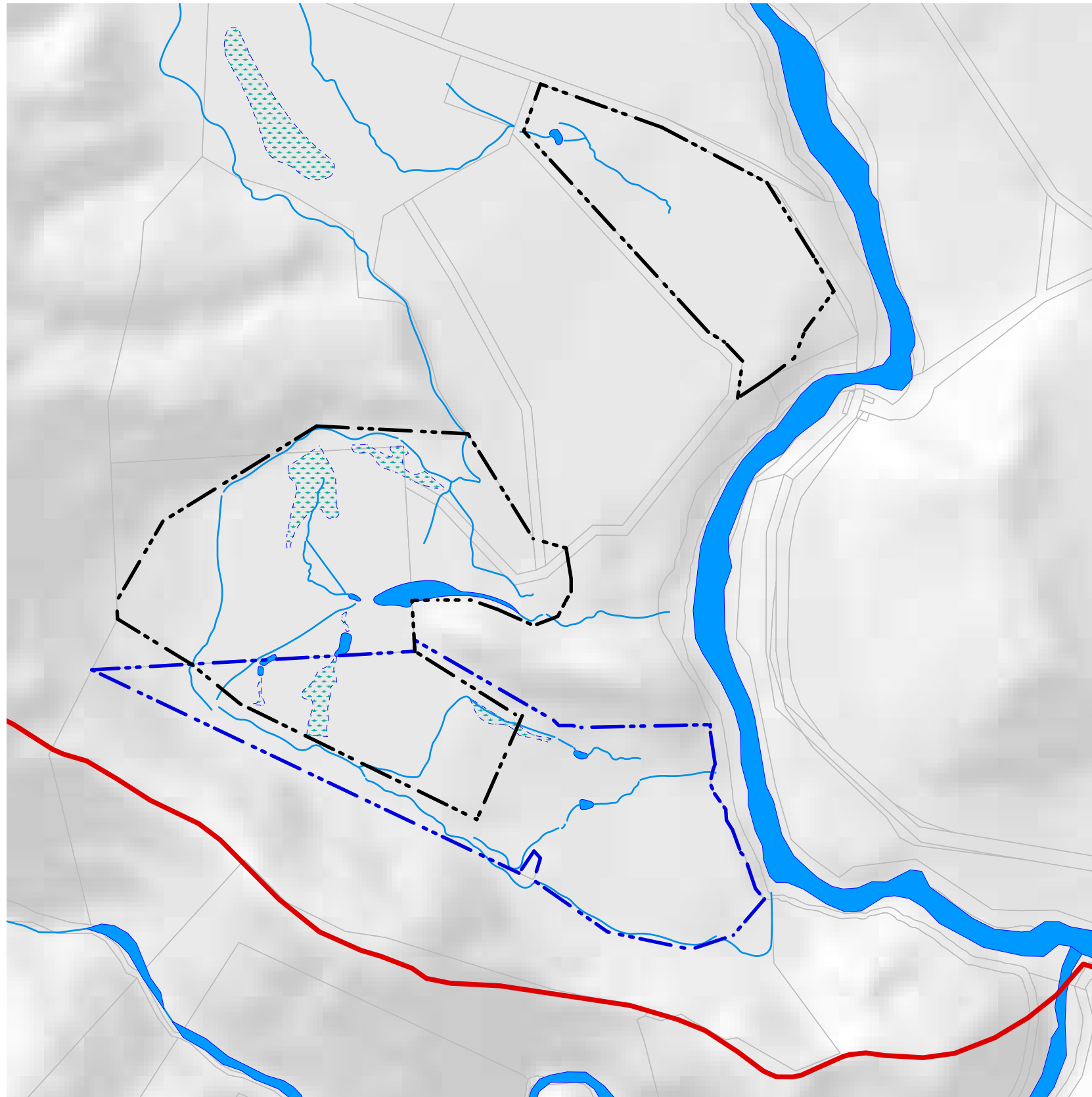




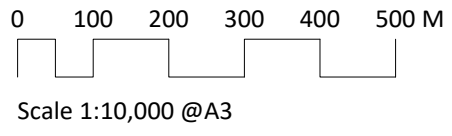
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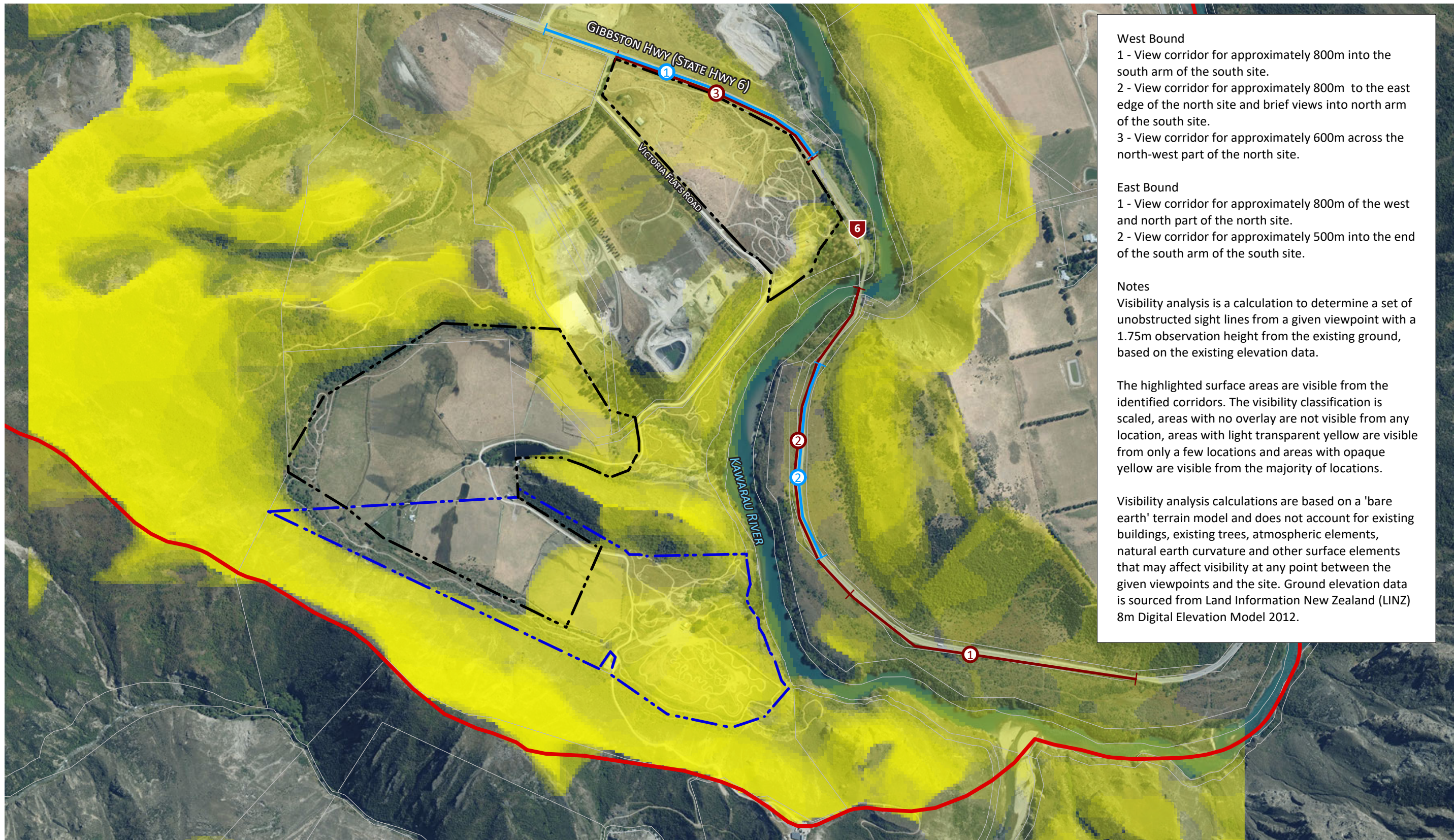
- | | | | | | |
|---|--------------------|---|--------------------------|---|-----------------------|
|  | Depleted Grassland |  | Mixed Exotic Shrubland |  | District Boundary |
|  | Exotic Forest |  | River |  | Proposed GIZ Boundary |
|  | Exotic Grassland |  | Surface Mine or Landfill |  | Proposed RVZ Boundary |
|  | Gravel or Rock |  | Tussock Grassland |  | Parcel Boundaries |
|  | Indigenous Forest | | | | |





- LEGEND**
- District Boundary
 - - - Proposed GIZ Boundary
 - · - · Proposed RVZ Boundary
 - Parcel Boundaries
 - Water Bodies (Ponds/Rivers)
 - Small Waterways
 - ▨ Low / Ephemeral





West Bound
 1 - View corridor for approximately 800m into the south arm of the south site.
 2 - View corridor for approximately 800m to the east edge of the north site and brief views into north arm of the south site.
 3 - View corridor for approximately 600m across the north-west part of the north site.

East Bound
 1 - View corridor for approximately 800m of the west and north part of the north site.
 2 - View corridor for approximately 500m into the end of the south arm of the south site.

Notes
 Visibility analysis is a calculation to determine a set of unobstructed sight lines from a given viewpoint with a 1.75m observation height from the existing ground, based on the existing elevation data.

The highlighted surface areas are visible from the identified corridors. The visibility classification is scaled, areas with no overlay are not visible from any location, areas with light transparent yellow are visible from only a few locations and areas with opaque yellow are visible from the majority of locations.

Visibility analysis calculations are based on a 'bare earth' terrain model and does not account for existing buildings, existing trees, atmospheric elements, natural earth curvature and other surface elements that may affect visibility at any point between the given viewpoints and the site. Ground elevation data is sourced from Land Information New Zealand (LINZ) 8m Digital Elevation Model 2012.

LEGEND

- District Boundary
- - - Proposed RVZ Boundary
- ZTV Analysis Corridor - West Bound
- - - Proposed GIZ Boundary
- Parcel Boundaries
- ZTV Analysis Corridor - East Bound

VISIBILITY SCALE



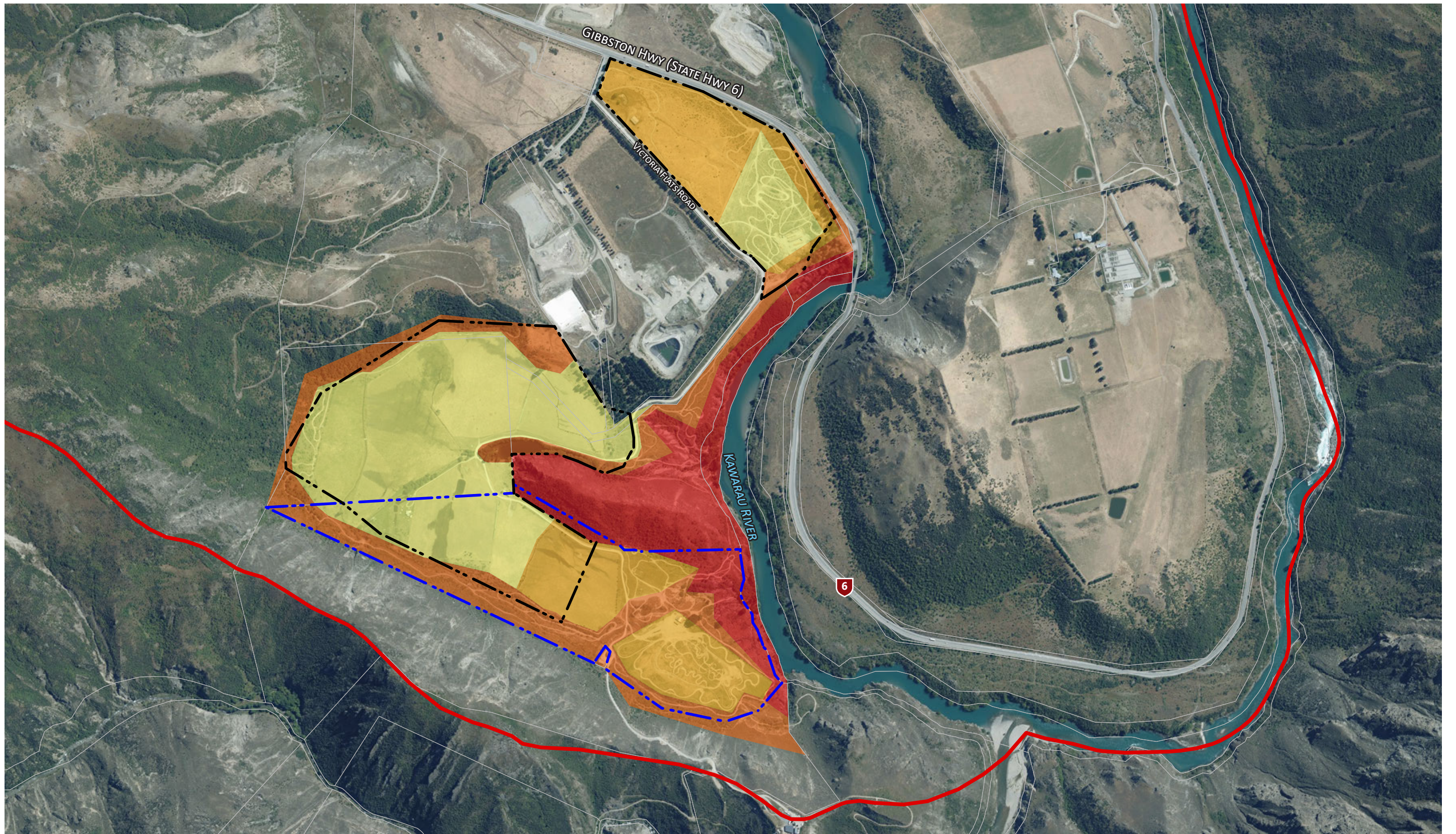
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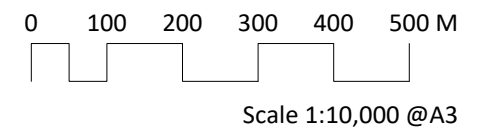
Zone of Theoretical Visibility Composite Analysis





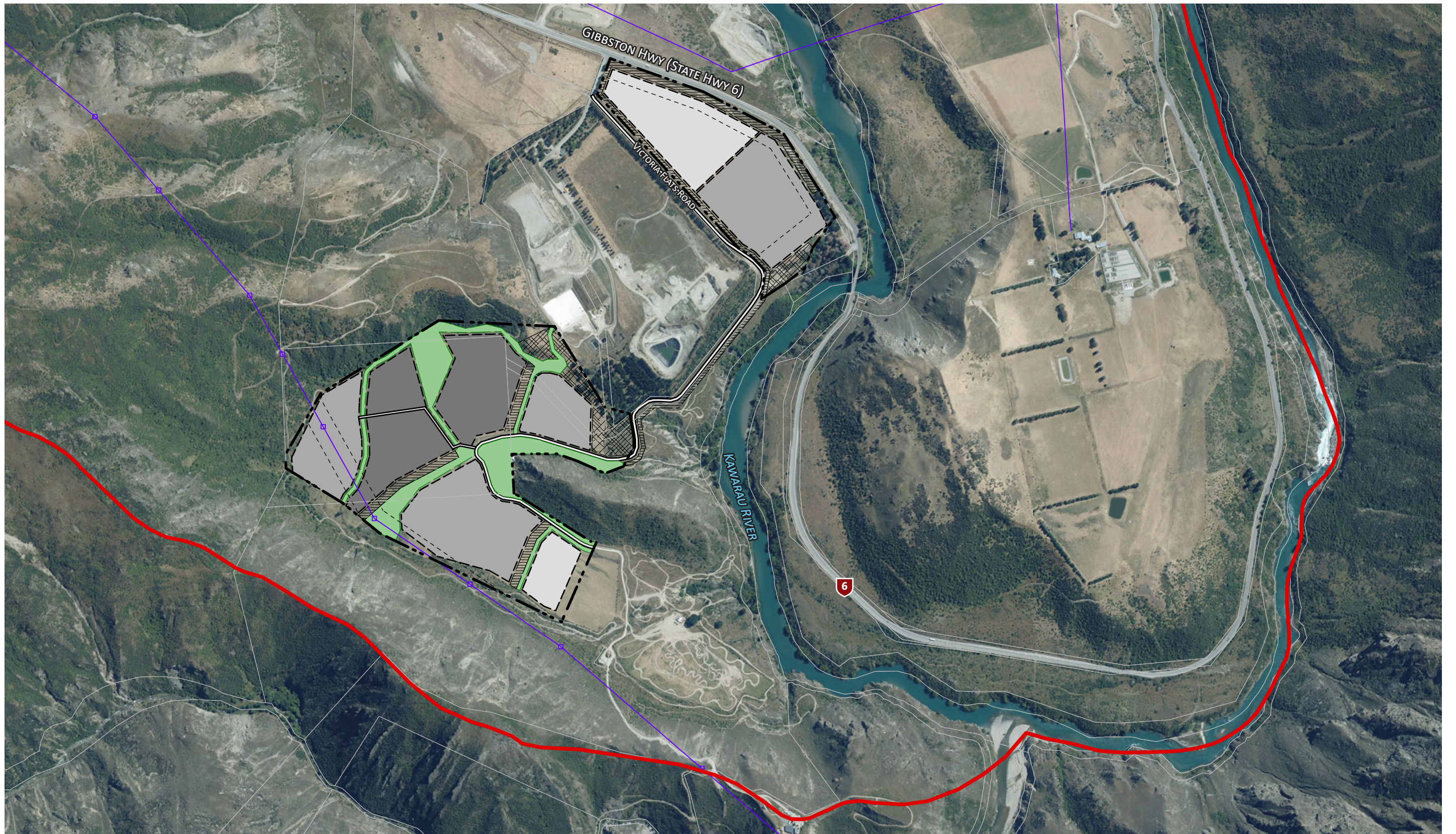
LEGEND

- | | | | |
|-----------------------|-----------------------|---------------------------|----------------------|
| District Boundary | Proposed RVZ Boundary | High Sensitivity | Moderate Sensitivity |
| Proposed GIZ Boundary | Parcel Boundaries | Moderate-High Sensitivity | Low Sensitivity |



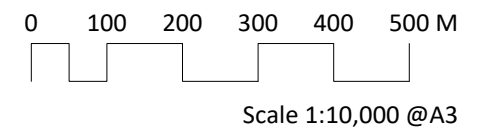
Landscape Sensitivity Analysis

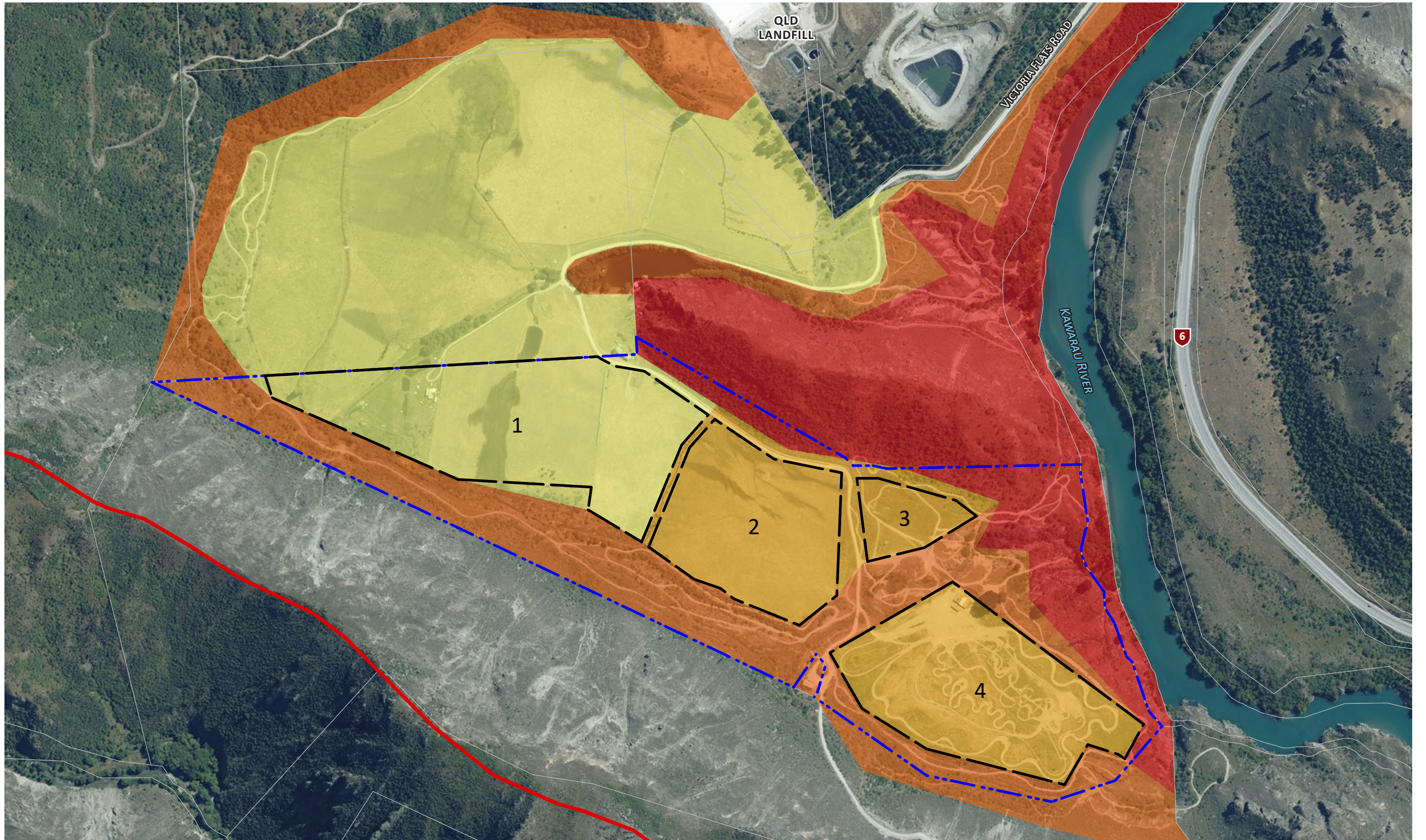




LEGEND

- | | | | |
|-----------------------|--------|----------------------|---------------------------|
| District Boundary | Area 1 | Proposed Sealed Road | Planted Amenity Setbacks |
| Proposed GIZ Boundary | Area 2 | Green Corridors | Mitigation Planting Zones |
| Parcel Boundaries | Area 3 | Transmission Lines | Setbacks |





LEGEND

— District Boundary

— Parcel Boundaries

High Sensitivity

Moderate Sensitivity

- - - Proposed RVZ Boundary

▭ Developable Areas

Moderate-High Sensitivity

Low Sensitivity

0 50 100 150 200 M

Scale 1:5,000 @A3

RVZ Structure Plan

