







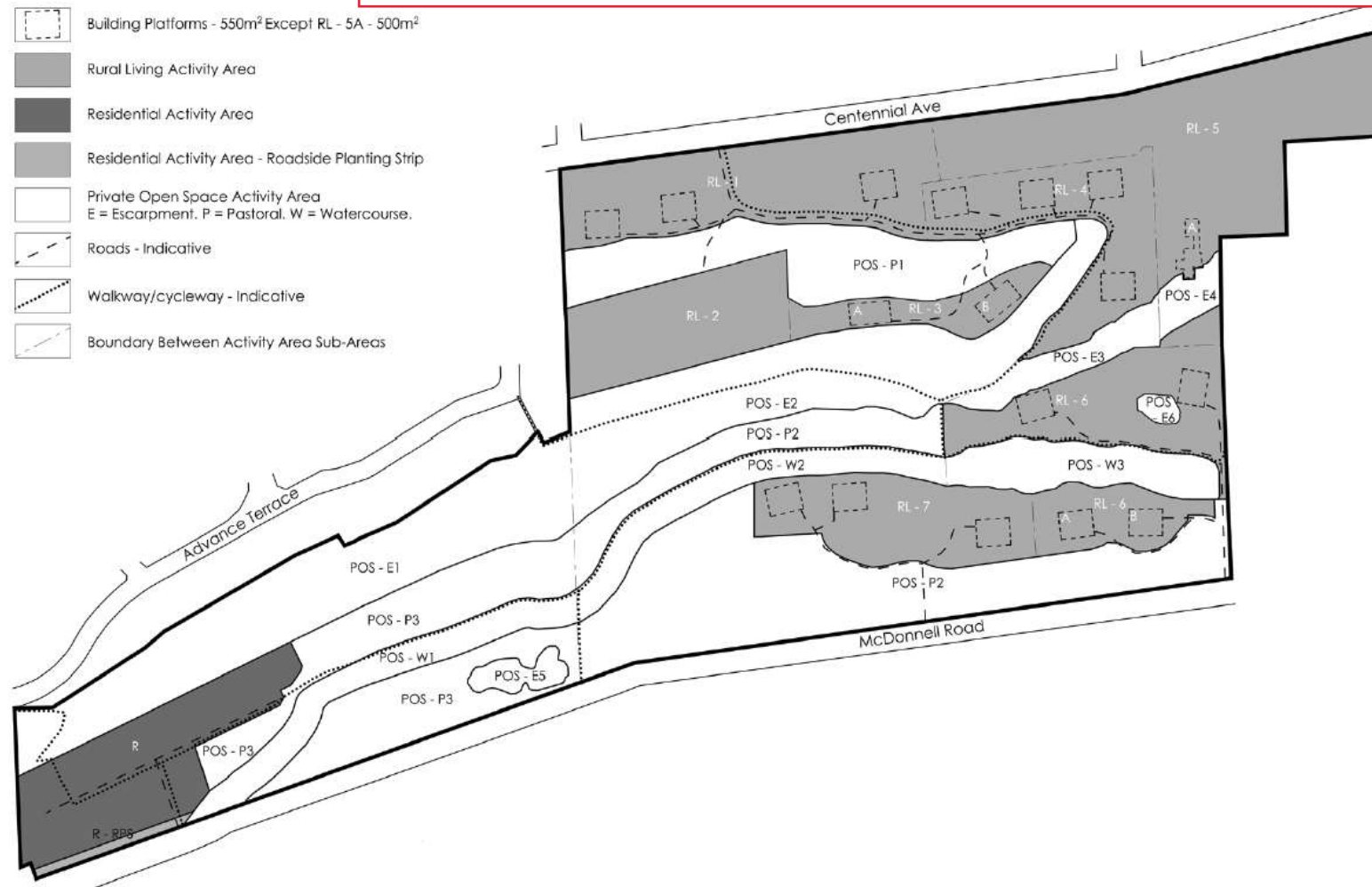


MOUNT SOHO TRUST - APPLICATION FOR REFERRAL - LANDSCAPE REPORT - VIVIAN+ESPIE - ATTACHMENT 1
THE STRUCTURE PLAN OF THE OPERATIVE ARROWTOWN SOUTH SPECIAL ZONE

LEGEND

-  Building Platforms - 550m² Except RL - 5A - 500m²
-  Rural Living Activity Area
-  Residential Activity Area
-  Residential Activity Area - Roadside Planting Strip
-  Private Open Space Activity Area
E = Escarpment, P = Pastoral, W = Watercourse.
-  Roads - Indicative
-  Walkway/cycleway - Indicative
-  Boundary Between Activity Area Sub-Areas



ARROWSOUTH - STRUCTURE PLAN

Date: 15 August 2014
 Scale: 1:3000 @ A3

MOUNT SOHO TRUST - APPLICATION FOR REFERRAL - LANDSCAPE REPORT - VIVIAN+ESPIE - ATTACHMENT 2:
EXTRACT FROM APPENDIX H OF THE WAKATIPU BASIN LAND USE PLANNING STUDY - LANDSCAPE CHARACTER UNIT 24 (ARROWTOWN SOUTH) WORKSHEET

Landscape Character Unit	24: Arrowtown South
Landform patterns	The unit encompasses the flat to gently rolling land on the south side of Arrowtown and includes the steep escarpment that currently defines the south western edge of the village.
Vegetation patterns	Extensive exotic amenity planting around buildings and throughout the public golf course. A mix of native and weeds species along watercourses. Native and amenity pond edge plantings (in golf course) Scrub and weeds throughout escarpment. Extensive amenity plantings anticipated throughout the Arrowtown Lifestyle Retirement Village SHA (unbuilt).
Hydrology	A watercourse (running roughly parallel with McDonnell Road) and amenity ponds.
Proximity to ONL/ONF	Unit adjoins ONL (WB) along east boundary. Mid to long-range views to surrounding ONL mountain context.
Character Unit boundaries	North: Arrowtown Urban Growth Limit East: ONL / study area boundary South: cadastral boundaries West: McDonnell Road, toe of hummocky hill landform pattern
Land use	Golf course, rural residential (Arrowtown South Structure Plan) and retirement village (Arrowtown Lifestyle Retirement Village SHA) uses dominate. Open grazing land is required along the McDonnell Road frontage of the Arrowtown South Structure Plan area.
Settlement patterns	The Arrowtown South Structure Plan (or Special Zone) area anticipates a reasonably spacious patterning of rural residential development together with extensive riparian and escarpment restoration, pastoral areas and a landscape framework throughout the south western edges of Arrowtown to create an attractive edge to the settlement in conjunction with the adjacent golf courses and roads. NB the consented but unbuilt building platforms for the Arrowtown South SP do not appear on Council's mapping data. It would appear there are a total of 14 consented but unbuilt platforms between McDonnell Road and Centennial Avenue. The Arrowtown Lifestyle Retirement Village SHA anticipates an urban patterning of buildings ranging from one storey units along the McDonnell Road edge to three storey buildings in the central western margins of the area. Typical lot sizes: <ul style="list-style-type: none"> • Predominantly 4-10ha. • Some larger lots 10-20ha.
Proximity to key route	Located on Centennial Avenue and Mc Donnell Road, both of which comprise a popular routes between Arrowtown and SH6 / Arrow Junction.
Heritage features	Four heritage buildings / features identified in PDP.
Recreation features	No Council walkways / cycleways through the unit.
Infrastructure features	Reticulated sewer in part. No reticulated water and stormwater although it is expected that the Arrowtown Lifestyle Retirement Village SHA will be fully serviced.

Landscape Character Unit	24: Arrowtown South
PDP zoning	Arrowtown South Special Zone, Rural
Visibility/prominence	<p>The area is visible from the elevated streets along the western edge of Arrowtown. The relatively close proximity and (reasonably) similar elevation means that the unit is prominent in the outlook.</p> <p>The unit is also visible from McDonnell Road and Centennial Avenue.</p> <p>Like The Hills, the unit is also visible from the western edges of the Crown Terrace, the tracks throughout the ONL to the east (Mt Beetham environs) and the zigzag lookout. The diminishing influences of distance and relative elevation in conjunction with the relative unimportance (visually) of the unit within the wider panorama reduces the unit's prominence.</p>
Views	<p>Key views relate to the view out over the area from the tracks throughout the ONL to the east (Mt Beetham environs) and the zig zag lookout. In these views the area reads as a part of the swathe of relatively low lying, undulating rural/rural residential land flanking Arrowtown.</p> <p>The outlooks from McDonnell Road, Centennial Avenue and the western margins of Arrowtown comprise a golf course and rural residential landscape on the edge of Arrowtown. The relatively wild and unkempt escarpment forms a prominent element in views from McDonnell Road. The recently approved Arrowtown Lifestyle Retirement Village SHA comprising a distinctly urban one - three storey high density retirement village development will also be visible in each of these outlooks (albeit to a varying degree depending on location). From within the unit, key views are expected to relate to the attractive long-range views to the surrounding ONL mountain setting.</p>
Enclosure/openness	A variable sense of enclosure and openness deriving primarily from localised landform and vegetation patterns. The escarpment to the north east of the unit and the hummocky landform of The Hills to the south west provide containment to the McDonnell Road portion of the unit.
Complexity	Generally, a relatively complex unit as a consequence of the landform and vegetation patterns (golf course area), together with the dense arrangement of buildings (SHA area).
Coherence	A limited perception of coherence as a consequence of the varying landform and vegetation patterns and the somewhat anomalous urban character of development associated with the approved SHA located at some distance from the legible village edge (i.e. the escarpment).
Naturalness	The unit displays a low level of naturalness as a consequence of the level of existing and anticipated built development together with the golf course patterning. The relatively wild and unkempt character of the escarpment counters this to a limited degree.
Sense of Place	<p>Generally, the unit reads as part of the swathe of golf courses and rural residential development that frame the western and southern edges of Arrowtown and effectively function as a 'greenbelt' to the village.</p> <p>However, this 'greenbelt' effect, together with the legibility of the escarpment as a robust defensible edge to Arrowtown has been significantly compromised by the Arrowtown Lifestyle Retirement Village SHA which confers a distinctly urban character in a prominent and sizeable part of the unit.</p>
Potential landscape issues and constraints associated with additional development	<p>Role of unit as a 'greenbelt' to Arrowtown.</p> <p>Role of the escarpment as an edge to the village.</p> <p>Ensuring existing development character does not sprawl westwards and southwards into the existing, 'more rural' areas.</p> <p>Public golf course facility.</p>

Landscape Character Unit	24: Arrowtown South
Potential landscape opportunities and benefits associated with additional development	<p>Golf course landscape potentially suited to accommodating a reasonably high level of development (e.g. Millbrook). Close proximity to Arrowtown. Close proximity to urban infrastructure. Large-scaled lots suggest potential for subdivision. Urbanising effects of the approved Queenstown Country Club SHA suggest a tolerance for (sensitive) urban development. Potential for integration of walkways/cycleways. Riparian restoration potential. Easy topography.</p>
Environmental characteristics and amenity values to be maintained and enhanced	<p>Views from McDonnell Road and Centennial Avenue to the surrounding mountain/river context. Reinforcing/ re-establishing a robust and defensible edge to Arrowtown.</p>
Capability to absorb additional development	<p>High</p>
Recommended landscape planning strategies	<p>For rural residential development or large lot urban development Assessment criteria to address building height, building colours/materiality, building coverage, accessory buildings, domestic infrastructure, external lighting, fencing/gates, framework planting to integrate buildings, views from public places and neighbouring dwellings to the surrounding mountain context and vegetation retention to maintain a parkland character. Encouraging a comprehensive development plan approach to achieve a coordinated and cohesive development outcome. Retention of covenanted vegetation features. Coordination of landscape treatment along Centennial Avenue and McDonnell Road to maintain and frame key viewshafts to the mountains to the north and east. Integration of a robust defensible edge along the southern edge of the unit including a 100m width 'no building' area.</p> <p>For Medium Density or Low Density urban development Requirement for a Structure Plan process to achieve a coordinated and cohesive development outcome with a clearly legible and robust defensible edge at the southern end of unit and consideration of views from public places and neighbouring dwellings to the surrounding mountain context.</p>



Photograph 1: Typical character of unit on east side of McDonnell Road (Arrowtown development visible on top of escarpment)



Photograph 2: Typical character of unit on east side of McDonnell Road (Arrowtown development visible on top of escarpment)



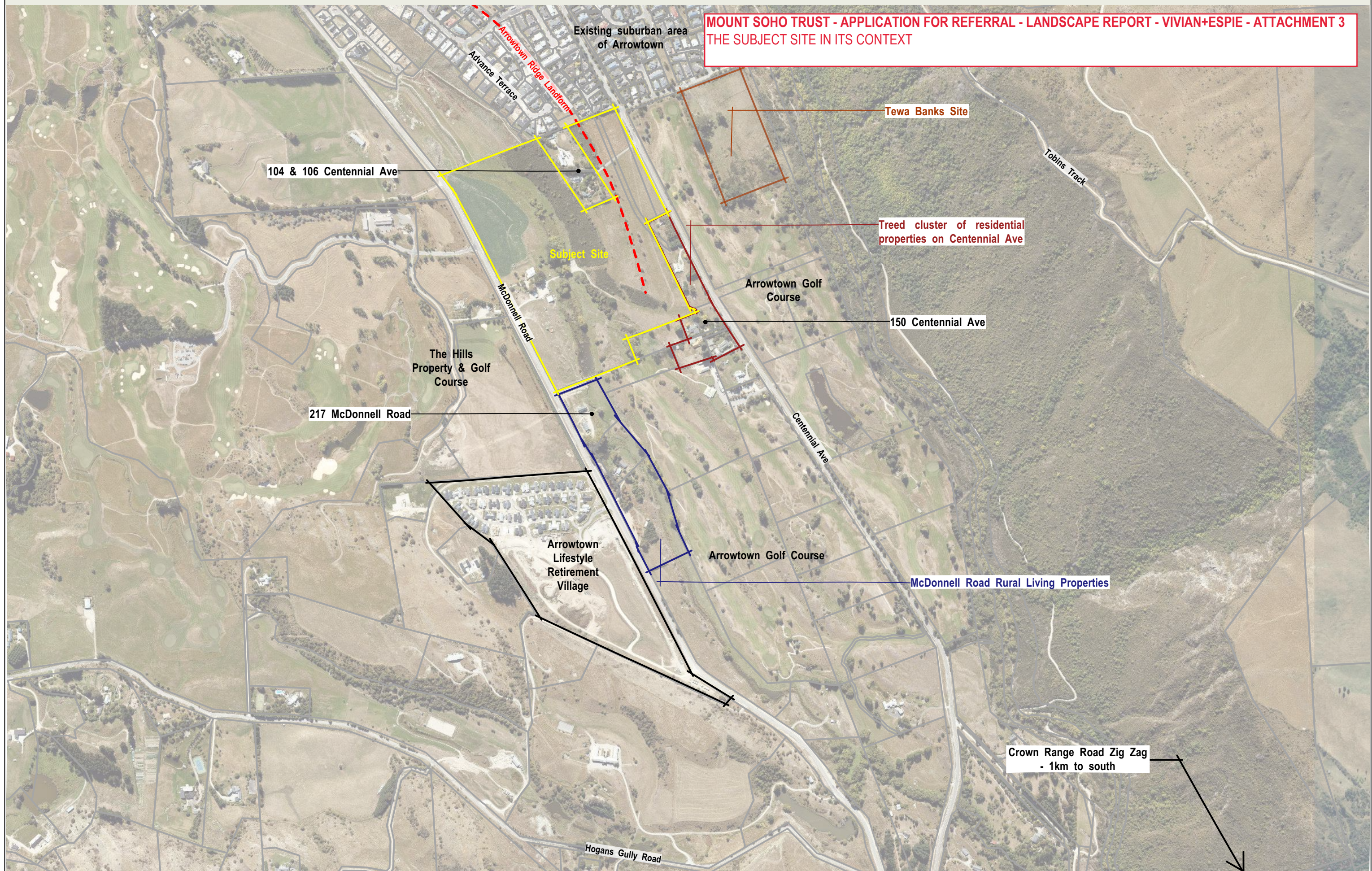
Photograph 3: Typical character of unit on west side of McDonnell Road (Arrowtown Retirement SHA environs)



Photograph 4: Typical character of unit adjacent Centennial Avenue on south side of Arrowtown



Photograph 5: Typical character of urban development at south end of Arrowtown



REF: 1730
 DATE: 05.05.22
 SCALE: 1:7500 @ A3

Context Plan

Mount Soho Trust

vivian+espie
 resource management and landscape planning

vivian+espie Limited Resource Management and Landscape Planning
 PO Box 2514
 Physical Address 1/2118 Glenda Drive Frankton, Queenstown
 Tel +64 3 441 4189 Fax +64 3 441 4190 Web www.vivianespie.co.nz





Jopp St

Centennial Ave

Advance Tce

Open Space Terrace Face

Natural Wetland

Constructed Wetland

Wedding Venue

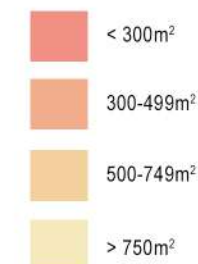
Muter Homestead

Open Space

Open Space

McDonnell Rd

LEGEND:



TOTAL SITE AREA: 172,255m²
TOTAL LOT AREA: 53,555m² (31%)
TOTAL ROADS: 12,378m² (7%)
TOTAL OPEN SPACE: 106,332 (62%)





Jopp St

Centennial Ave

Advance Tce

McDonnell Rd

RL-1

RL-5

RL-4

POS - P1

A

RL-3

B

A

POS - E4

POS - E2

POS - P2

POS - W2

POS - E3

RL-6

POS - E6

POS - W3

RL-7

RL-6

POS - P2

A

B

LEGEND:

- Building Platforms - 550m² Except RL - 5A - 500m²
- Rural Living Activity Area
- Residential Activity Area
- Residential Activity Area - Roadside Planting Strip
- Private open Space Activity Area
E = Escarpment. P= Pastoral. W= Watercourse.
- Roads - Indicative
- Walkway/cycleway - Indicative
- Boundary Between Activity Sub-Areas
- Proposed lot layout in red
- Site boundary (dash-dot)

