



APPENDIX 2 - LANDSCAPE AND VISUAL IMPACT ASSESSMENT FIGURES

GIBBSTON VILLAGE PROPOSAL GIBBSTON VALLEY STATION

02 May 2024
PROJECT NO. 2024_020
REVISION D



GIBBSTON VILLAGE PROPOSAL

Project no: 2024_020
Document title: LANDSCAPE AND VISUAL IMPACT ASSESSMENT FIGURES
Revision: D
Date: 02 MAY 2024
Client name: GIBBSTON VALLEY STATION

Author: Angelu Suerte Felipe I Nadine Kirkton
File name: 2024_020_Gibbston Village - LVIA Appendix 2 Figures_D

DOCUMENT HISTORY AND STATUS

REVISION	DATE	DESCRIPTION	BY	REVIEW	APPROVED
A	24/04/2024	DRAFT ISSUE	ASF	DCM	DCM
B	19/05/2024	DRAFT ISSUE	ASF	DCM	DCM
C	01/05/2024	DRAFT ISSUE	ASF	DCM	DCM
D	02/05/2024	FAST TRACK ISSUE	ASF	CG	DCM



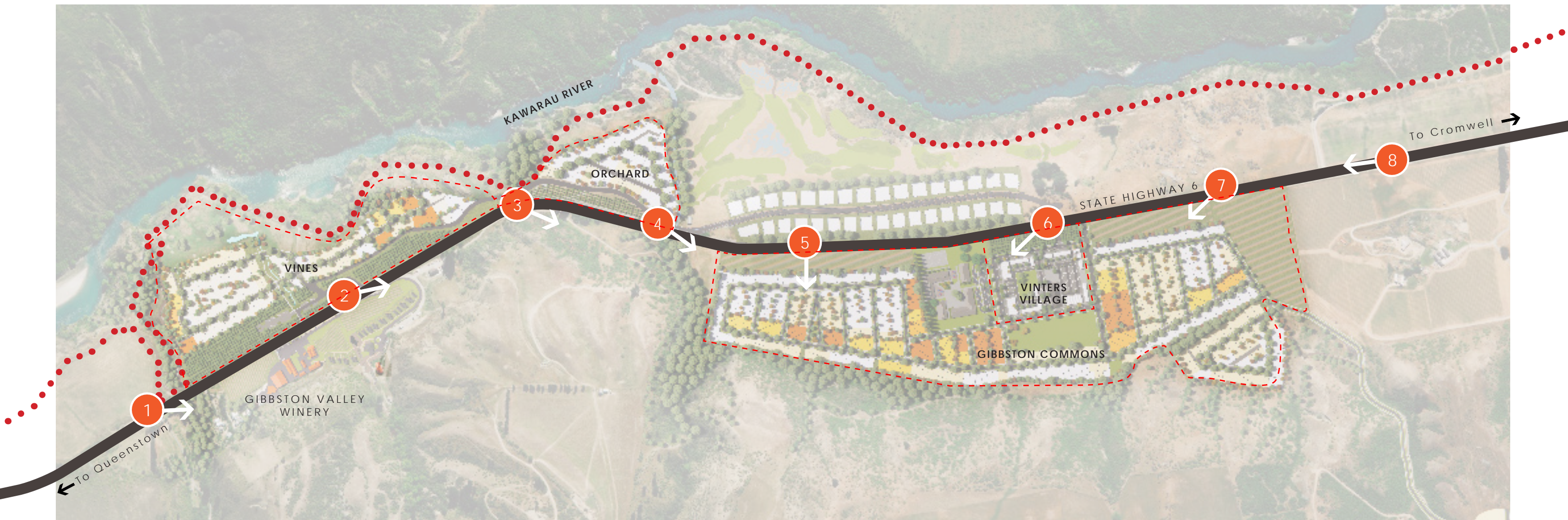
DCM URBAN DESIGN LIMITED

10/245 St Asaph Street, Christchurch 8011

COPYRIGHT: The concepts and information contained in this document are the property of DCM Urban Design Limited. Use or copying of this document in whole or in part without the written permission of DCM Urban Design Limited constitutes an infringement of copyright.

CONTENTS

PROPOSAL - MASTERPLAN AND VIEWPOINT LOCATION	1
CONTEXT - LOCATION PLAN	2
CONTEXT - GIBBSTON VALLEY RESORT EXISTING STRUCTURE PLAN	3
CONTEXT - QLDC DISTRICT PLANNING MAP	4
VP1 - VIEW EAST FROM SH6	5
VP2 - VIEW EAST FROM SH6	6
VP3 - VIEW SOUTHEAST FROM SH6	7
VP4- VIEW SOUTHEAST FROM SH6	8
VP5- VIEW SOUTH FROM SH6	9
VP6- VIEW SOUTHWEST FROM SH6	10
VP7- VIEW SOUTHWEST FROM SH6	11
VP8- VIEW WEST FROM SH6	12



A. MASTERPLAN (1:8,000 @ A3)

Map / image source: Queenstown Lakes District Council

LEGEND

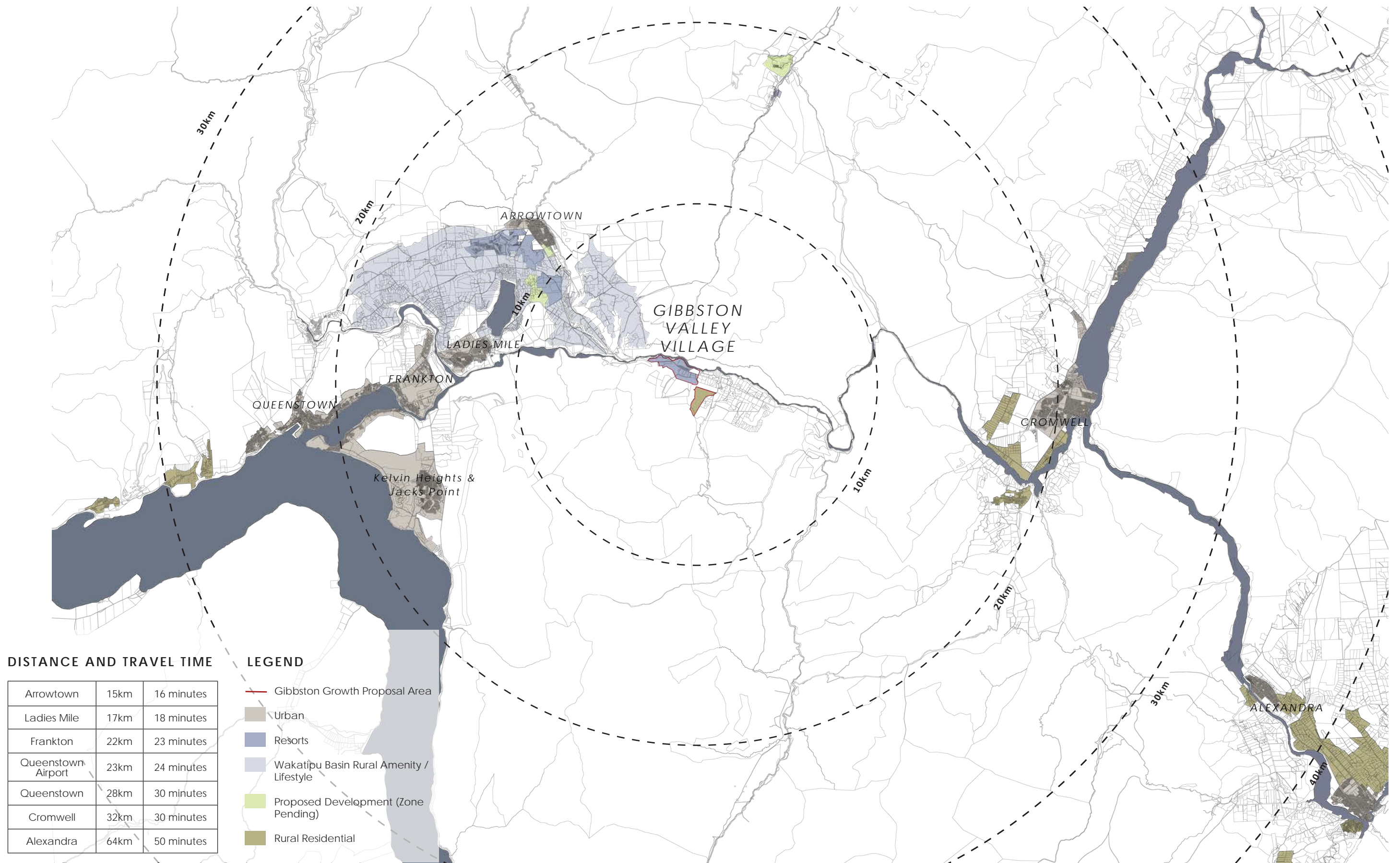
..... Gibbston River Trail

— State Highway 6 Route

VIEWPOINT LOCATION

- 1 VP1 - View East from SH6
- 2 VP2 - View East from SH6
- 3 VP3 - View Southeast from SH6
- 4 VP4 - View Southeast from SH6
- 5 VP5 - View South from SH6

- 6 VP6 - View Southwest from SH6
- 7 VP7 - View Southwest from SH6
- 8 VP8 - View West from SH6



A. LOCATION PLAN (1:200,000 @ A3)

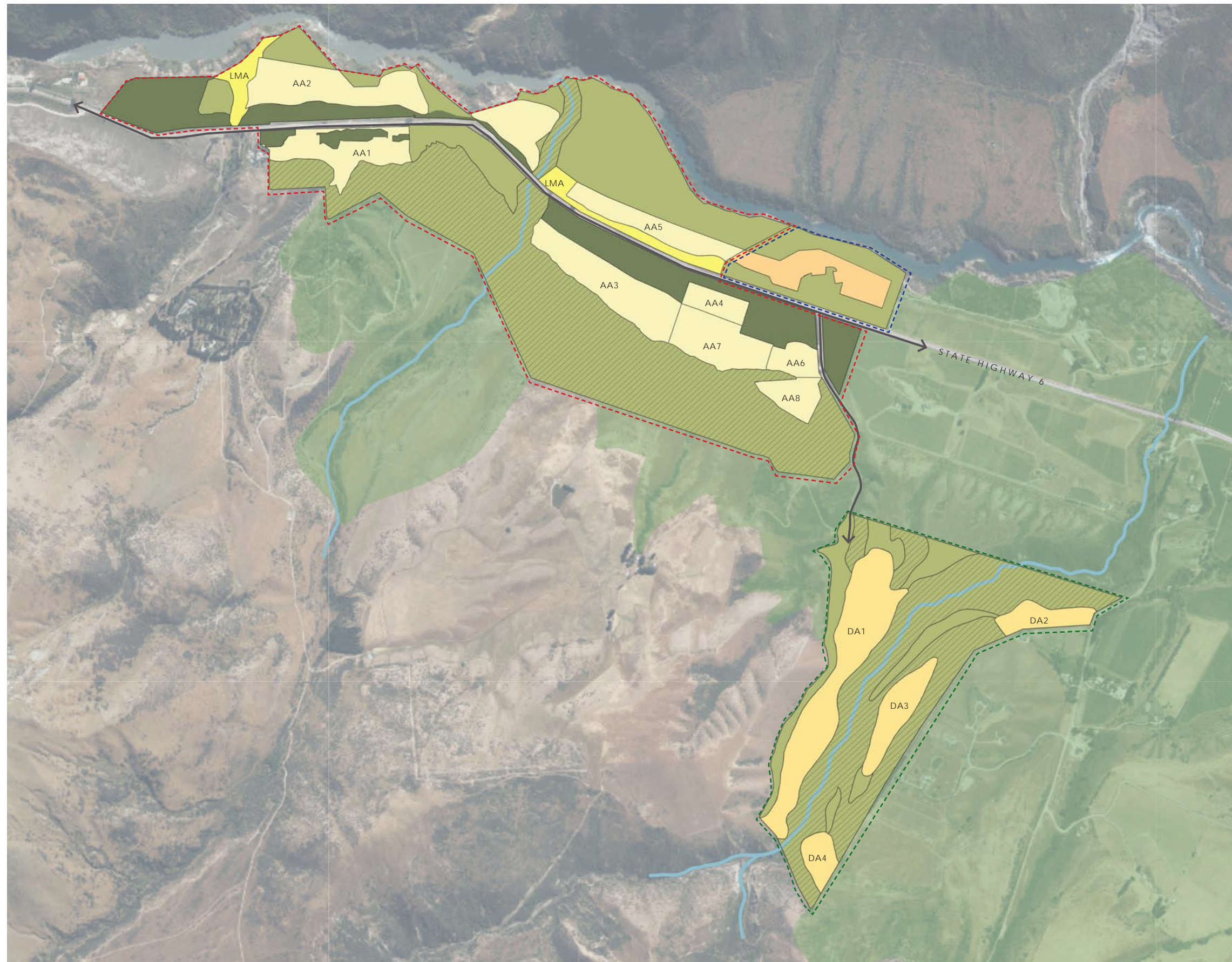
Map / image source: Land Information New Zealand

LANDSCAPE AND VISUAL IMPACT ASSESSMENT

CONTEXT - LOCATION PLAN

GIBBSTON VILLAGE PROPOSAL





LEGEND

- - Gibbston Resort Zone Boundary
- - Rural Visitor Zone Boundary
- - The Rockery Boundary
- Creeks
- Existing Road Network
- Activity Area
- Developable Area (Rural Visitor Zone)
- Developable Area (The Rockery)
- Landscape Management Area
- Productive Landscape Planting
- Open Space and/or Recreation Area
- No Build Area
- Gibbston Character Area

A. STRUCTURE PLAN (1:15,000 @ A3)

Map / image source: Queenstown Lakes District Council

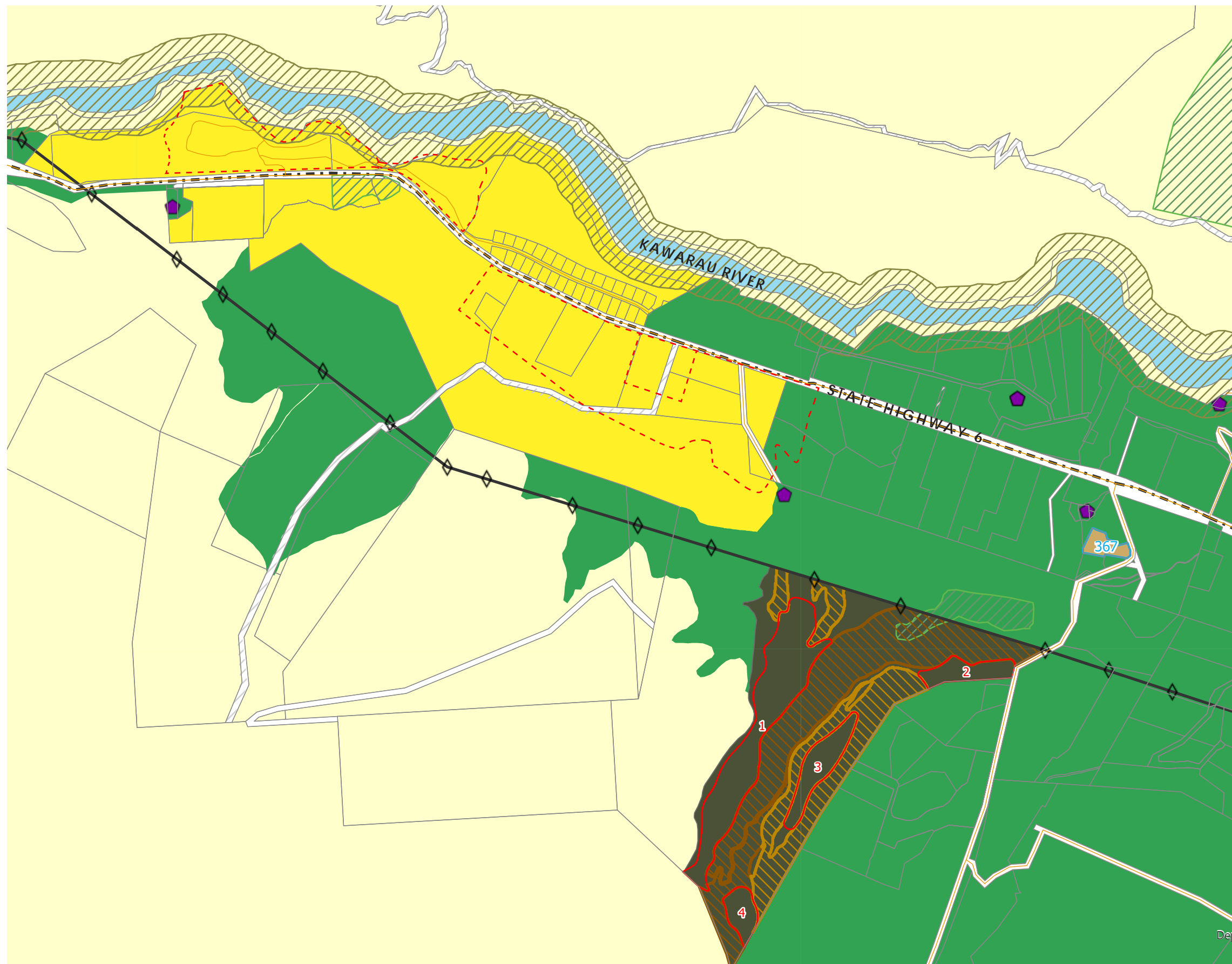
LANDSCAPE AND VISUAL IMPACT ASSESSMENT

CONTEXT - GIBBSTON VALLEY RESORT EXISTING STRUCTURE PLAN

GIBBSTON VILLAGE PROPOSAL

0 125 250 375 750m
Scale 1:15,000 @ A3





LEGEND

-- Gibbston Village Proposed Development Area

ZONES

Rural
 Gibbston Resort
 Gibbston Character
 Rural Visitor

OVERLAY

Wahi Topuna/ Outstanding Natural Features
 Significant Natural Areas
 Historic Heritage Feature
 Transpower Line Support

DEVELOPMENT AREAS

Rural Visitor Zone Activity Areas

SPECIFIC CONTROLS

Moderate to High Landscape Sensitivity Area
 High Landscape Sensitivity Area

A. WIDER LOCATION PLAN (NTS)

Map / image source: Queenstown Lakes District Council

LANDSCAPE AND VISUAL IMPACT ASSESSMENT

CONTEXT - QLDC EXISTING ZONING PLAN

GIBBSTON VILLAGE PROPOSAL

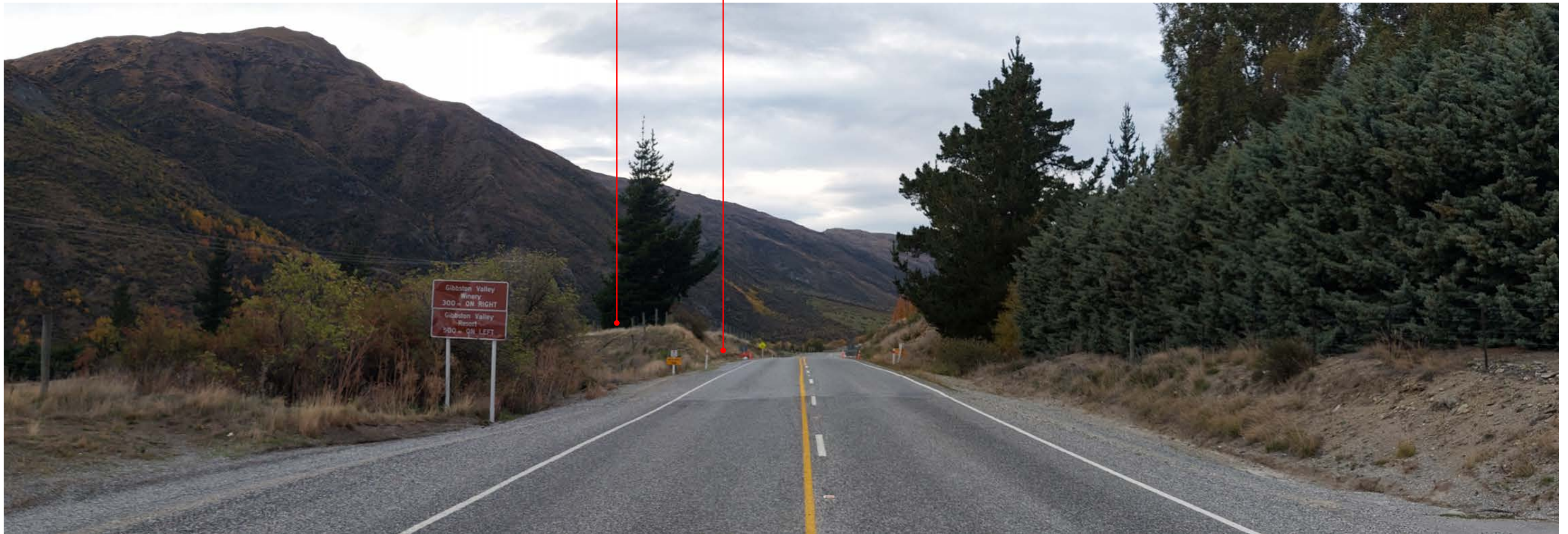




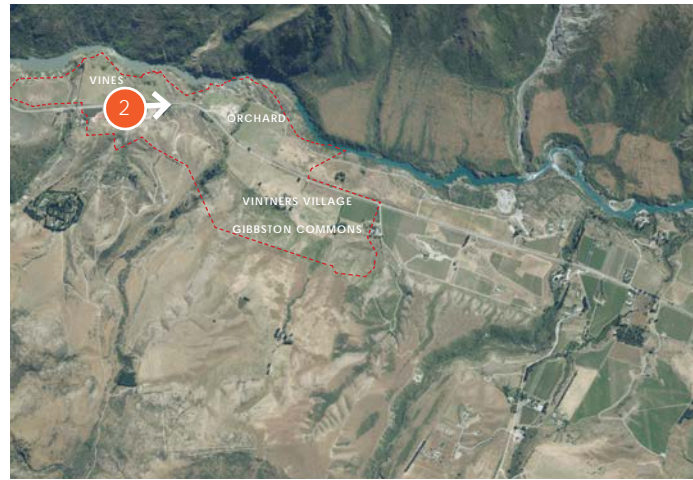
A. IMAGE LOCATION

Approximate location of 'The Vines' Residential Neighbourhood (**screened**)

State Highway 6 berms featuring mounds (retained) offering both functional and aesthetic benefits. The location screens the proposed development within 'The Vines', effectively mitigating any visual and noise-related effects, while enhancing the overall outlook of the area. The form integrates with the surrounding natural environment and further enhanced with vegetation for a cohesive landscape.



B. EXISTING VIEW



A. IMAGE LOCATION

Approximate location of 'The Vines' Residential Neighbourhood (**screened**)

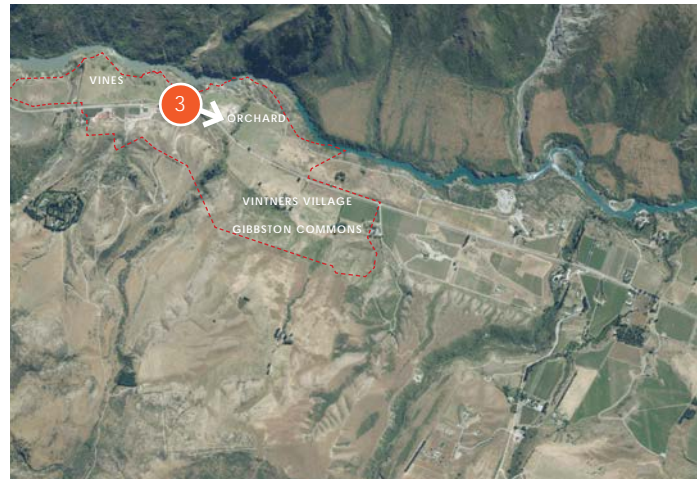
State Highway 6 berms featuring mounds (retained) offer both functional and aesthetic benefits. The location partially screens the orchard development (maximum 7m building height) and fully screens 'The Vines' effectively mitigating any visual and noise-related effects and enhancing the overall outlook of the area, while the form integrates with the surrounding natural environment and the ranges.

Shelterbelts provide additional height for further screening.

Solid fencing provide additional height to mitigate any adverse noise related effects from SH6 for Gibbston Valley Lodge & Spa. Similar mitigation could be used for the proposed Gibbston Village.



B. EXISTING VIEW



A. IMAGE LOCATION

State Highway 6 berms featuring mounds (retained) offer both functional and aesthetic benefits. The location predominantly screens the proposed orchard area (maximum 7m building height), effectively mitigating any visual and noise-related effects and enhancing the overall outlook of the area. The form integrates with the surrounding natural environment. The existing break between the mounds is to allow access from State Highway 6 to the already permitted residential development at 'The Reserve' (AA5). This will be closed as a solid and continuous mound once construction reaches completion.

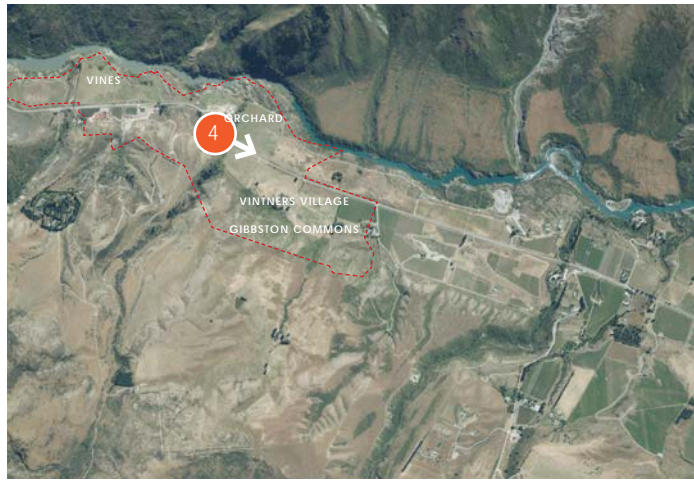
Existing shelterbelt frames the road curve and keeps vehicle user's attention to the road while preventing views of the proposed development within 'Gibbston Commons'.

Approximate location of The Orchard (screened)

Approximate location of 'Gibbston Commons' residential development (screened)



B. EXISTING VIEW



A. IMAGE LOCATION

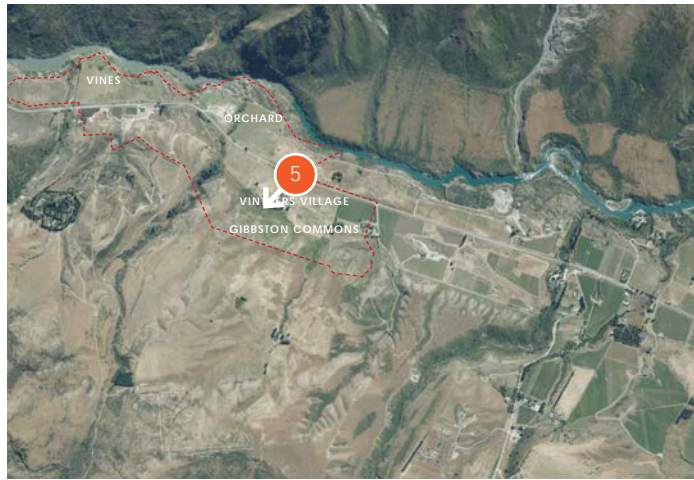
Approximate location of The Orchard (**screened**)

Vegetation leading up to Toms creek, forming a dense natural screening

'Gibbston Commons' Residential development (**screened**)



B. EXISTING VIEW



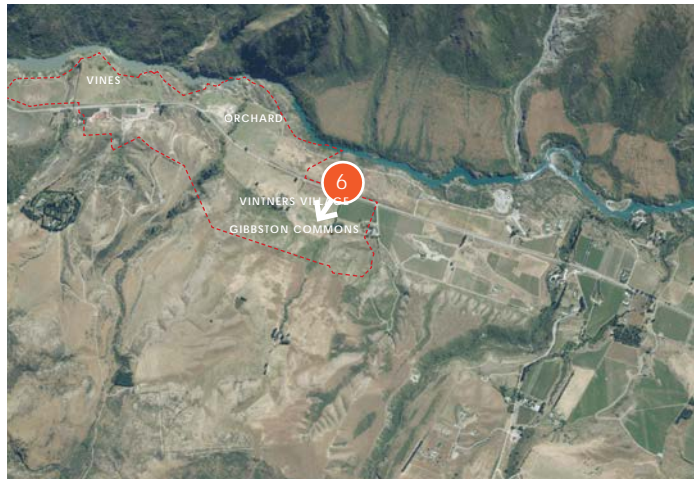
A. IMAGE LOCATION

Approximate location of the 'Gibbston Commons' residential development

A masterplan and design guide are prepared for the frontage of the 'Gibbston Commons' residential properties, aimed at enhancing both aesthetics and functionality. The proposed approach integrates multiple layers of landscape features, including post and rail fencing, hedging, trees, vineyard planting, and orchard planting, creating a visually rich and diverse environment. In addition, street trees, hedging, and amenity planting will enhance the residential areas. Collectively, these layers of landscape features will serve to **partially screen** and mitigate views of the built environment, including buildings (restricted to a maximum height of 7m for residential structures) and hardscape materials. These various layers of landscape strategies enhances the overall outlook of the area.



B. EXISTING VIEW



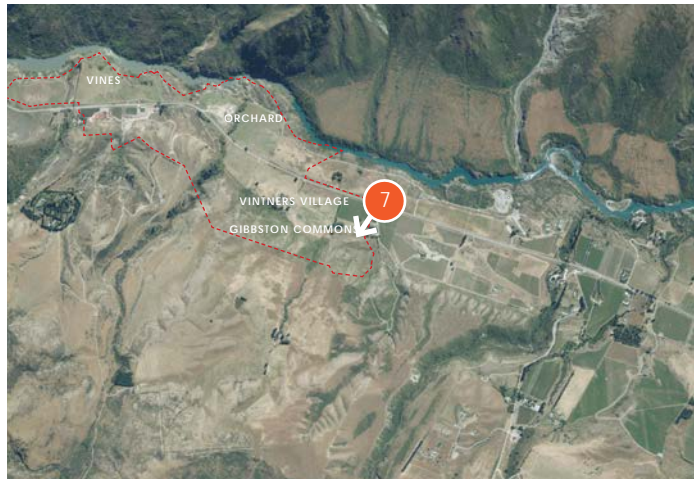
A. IMAGE LOCATION

Approximate location of 'Vintners Village' commercial area (8m maximum building height)

A comprehensive masterplan and design guide are prepared which addresses the frontage of 'Vintners Village' community area, focusing on enhancing both aesthetics and functionality. The proposed approach integrates multiple layers of landscape features, including post and rail fencing, hedging, trees, vineyard plantings, and orchard plantings, creating a visually rich and diverse environment. Additionally, street trees, hedging, and amenity plantings will enhance the communal spaces. Collectively, these layers of landscape features will **partially screen** and mitigate views of the built environment, including structures (restricted to a maximum height of 8m for community facilities) and hardscape materials. These various layers of landscape strategies enhances the overall outlook of the area.



B. EXISTING VIEW



Approximate location of 'Gibbston Commons' residential development

A. IMAGE LOCATION

A comprehensive masterplan and design guide are prepared which addresses the frontage of 'Gibbston Commons' residential properties, aimed at enhancing both aesthetics and functionality. The proposed approach integrates multiple layers of existing and proposed landscape features, including post and rail fencing, hedging, trees, vineyard planting, and orchard planting, creating a visually rich and diverse environment. In addition, street trees, hedging, and amenity planting will adorn the residential areas. Collectively, these layers of landscape features will serve to **partially screen** and mitigate views of the built environment, including buildings (restricted to a maximum height of 7m for residential structures) and hardscape materials. These various layers of landscape strategies enhances the overall outlook of the area.



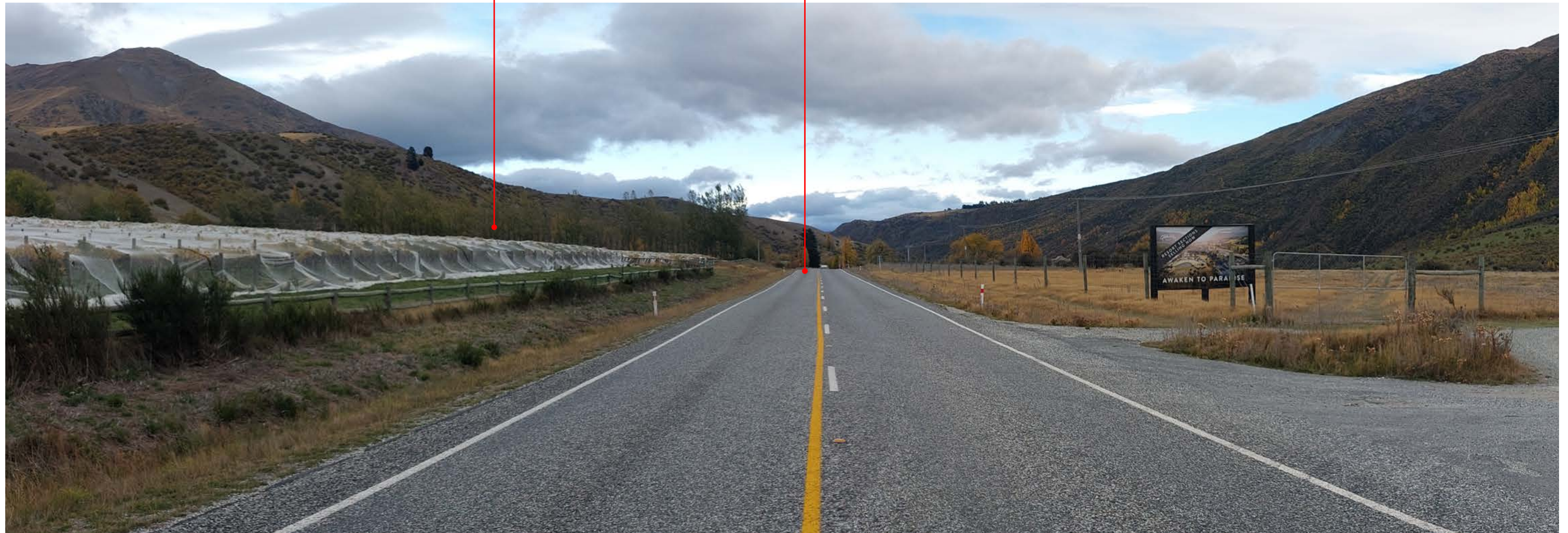
B. EXISTING VIEW



A. IMAGE LOCATION

The combination of existing shelterbelts, to be retained, with the incorporation of proposed landscape features such as fencing, hedging, trees, vineyard plantings, and orchard plantings will collectively serve to **screen** the 'Gibbston Commons' residential development. These diverse elements collectively contribute to softening the visual impact of the development, with the post and rail fencing and hedging offering immediate coverage, while the trees, vineyards, and orchards provide additional layers of screening over time. This comprehensive approach ensures a balanced and visually appealing landscape that harmoniously integrates with the surroundings while providing privacy and tranquility for residents.

Approximate location for proposed roundabout



B. EXISTING VIEW