









## Vegetation Protection Areas (VPA) Overview

A series of VPAs are proposed. These areas set out where existing and proposed vegetation will be protected and maintained. The VPAs variously screen views into the site, create privacy between the site and neighbours, achieve ecological outcomes and provide amenity for residents and visitors.

- 1 **VPA1. Upper cycle trail VPA**  
Recently planted mountain beech follow the contour of the cycle trail. This planting will in time screen views into the village from the trail and provided privacy screening between the trail and the site. This planting will add to the other native shrub and tree planting proposed in the gullies that climb Christine's Hill (VPA6). In addition, this planting will help mitigate the visual effects of the existing trail formation itself.
- 2 **VPA2. Lower cycle trail VPA (refer cross section S1)**  
This is a 5m wide vegetated buffer to create privacy between the site and the trail. There is a recently planted Leyland Cypress shelterbelt which is generally offset 6-10m from the existing public trail formation. This shelterbelt will be maintained between 3.5 - 4.5 meters. There is a Portuguese Laurel shelterbelt to the east side of the cypress shelterbelt, which will be maintained to a height of 2-2.5m. The remaining area of VPA2 will be planted with native trees and shrubs. Spacing and species are to be as per the Native Revegetation Planting table on page 43.
- 3 **VPA3. South west VPA (refer cross section S2)**  
Existing mounds planted with mountain beech and native shrubs screen views of the village from neighbours directly adjoining the south boundary of the site. These plantings are positioned at a distance as to allow views to the wider topography but screen lower level views directly into the site. There is an existing Portuguese Laurel shelterbelt on the boundary which will be maintained to a height between 2-2.5m to provide privacy screening.
- 4 **VPA4. South central VPA (refer cross section S3)**  
A dense shelterbelt of mature evergreen conifers to the south of the site creates a screen between neighbours directly adjoining the south boundary of the site and the village. These are required to be retained in a Tree Protection Area under RM171280.
- 5 **VPA5. South east VPA**  
Stands of existing mature willow trees are protected to mitigate visual effects of the village when viewed from the south neighbour.
- 6 **VPA6. Revegetation VPA**  
This VPA contains the native revegetation planting. There will be tracks and landscape features such as ponds, swales and boardwalks through this VPA.
- 7 **VPA7. East VPA**  
Dense groves of existing mature exotic trees, including oak, beech elm and conifers, create a dense visual barrier between Arrowtown - Lake Hayes Road and the village. There is a gap where earthworks for the road were required. Additional planting has been undertaken in the gap. An existing track runs through the south end of the VPA to an existing farm shed beneath the trees.
- 8 **VPA8. North VPA**  
This VPA protects existing mature poplar trees which will mitigate views into the village from the neighbouring property to the north and from the crest of the cycle trail.
- 9 **VPA9. Homestead Avenue VPA**  
The avenue of trees that flank the homestead driveway and the giant sequoia by the homestead are already protected under the District Plan because of their heritage status.
- 10 **VPA10. North East VPA**  
Mature existing poplars and recently planted mountain beech screen views into the village from Arrowtown - Lake Hayes Road.

## Open Pastoral Areas (OPA) Overview

A series of OPAs are proposed to respect sensitive areas of pastoral land, namely Christine's Hill and the East Paddocks that front Arrowtown - Lake Hayes Road.




- 1 **OPA1. Christine's Hill**  
Christine's Hill is highly visible from the south, west and east due to its elevated nature and therefore forms an important part of the landscape. This OPA will cover all the hill land within the site apart from the incised gullies of the ephemeral watercourse and the batters of the cycle trail where native planting is proposed.
- 2 **OPA2-4. East Paddocks**  
The East Paddocks are located along the arterial Arrowtown - Lake Hayes Road making them frequently viewed by the public. They hold a high level of visual amenity and provide relief from the vegetated sections of the road to the north and south.
- 3
- 4
- 5 **OPA5. South OPA**  
Due to the elevated nature of the southern neighbours dwelling it affords views of the Mill Creek floodplain. This area is to be protected as an open pastoral area to preserve this neighbour's existing visual amenity.

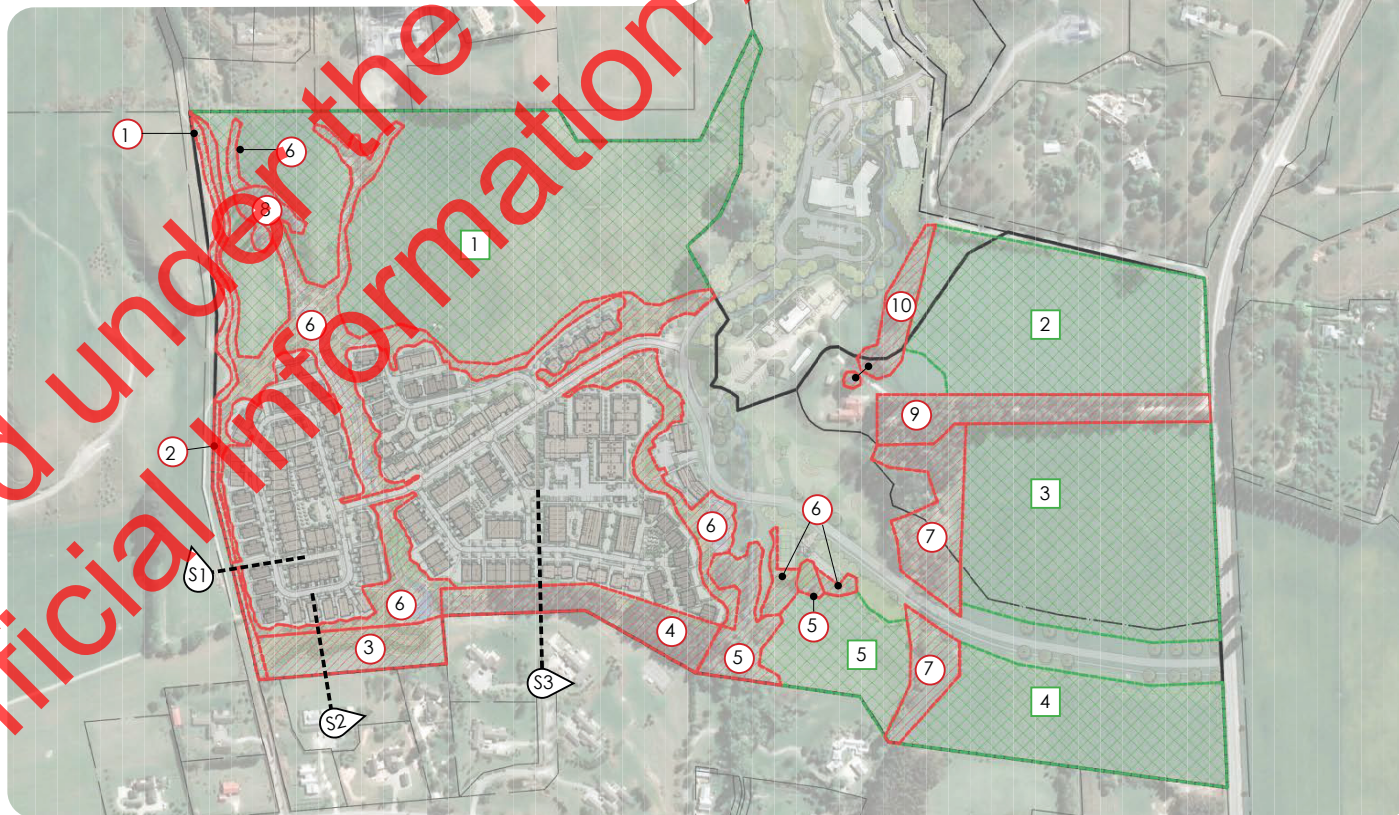
## Other Protected / Required Vegetation

The shelterbelts on the neighbouring land to the west cannot be removed in accordance with consent conditions imposed by RM100375.

Tree and riparian plantings associated with the Waterfall Park Access Road are required to be maintained under the consent conditions of RM171280. Extensive existing and proposed native and exotic plantings in the Waterfall Park area to the north are a requirement of implementing RM180584.

Key:

-  Open Pastoral Area (20.0Ha)
-  Vegetation Protection Area (7.5Ha)
-  Cross sections (Refer next page)





# KEY:

## Stand Alone (SA)



## Semi-Detached (SD)



## Square (SQ)



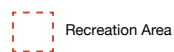
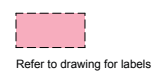
## Terrace (TC)



## Apartment (APT)



## Upper/Lower Village Buildings

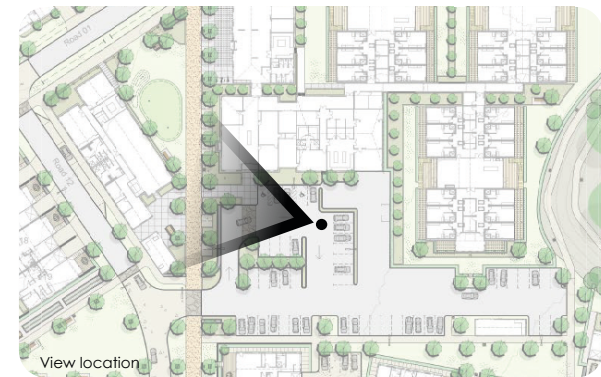


- Care Home
- Clubhouse
- Medical Centre
- Care Home Back of House
- Village Main Entrance Building
- Active Recreation
- Childcare Centre
- Community Shed
- Maintenance Shed

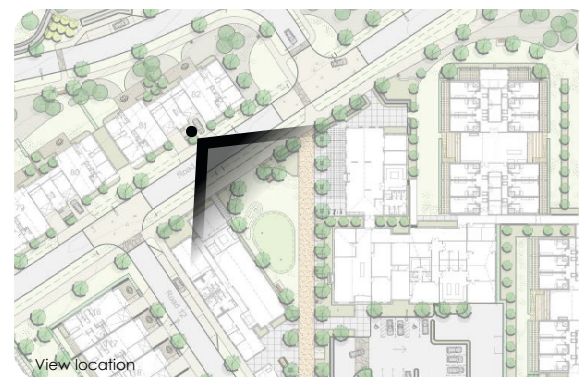




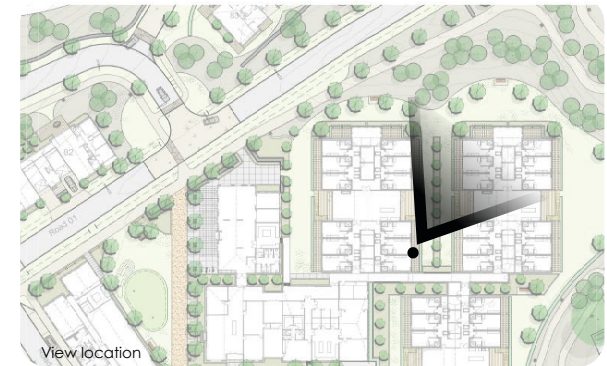




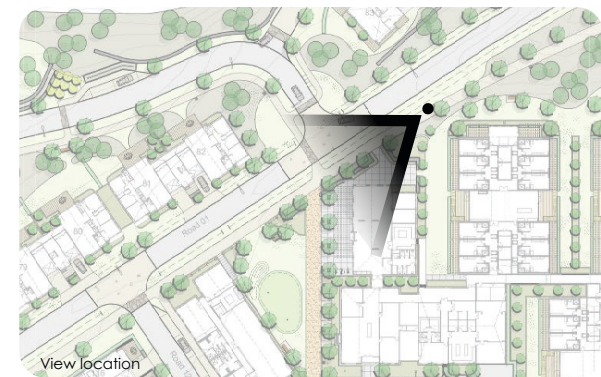








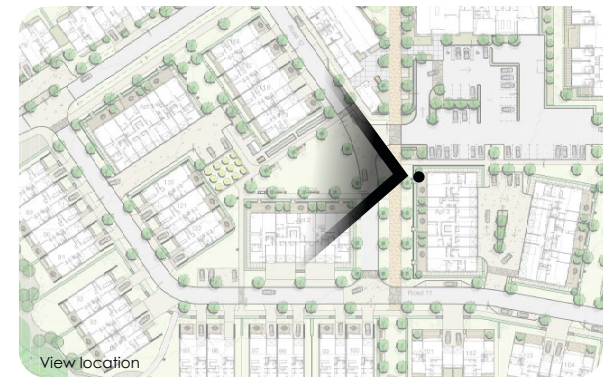
















Northbrook - West Precinct Shared Space and Vegetable Garden Render  
July/2020







