# Appendix 9: Kamo Marsh Landscape Assessment

# LANDSCAPE ASSESSMENT

## TULLOCH LIMITED

## PRIVATE PLAN CHANGE

**Prepared for:** 805, 815 and 819 North Road, Tullock Limited

**Prepared by:** Jade Au Morris, (Registered NZILA Landscape Architect)
Kamo Marsh Landscape Architects (KM)

**Date:** 14 May 2025
Revision: C

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# LANDSCAPE AND VISUAL EFFECTS ASSESSMENT

## CONTENTS


A. Introduction
B. Landscape Methodology
C. Description of the proposal
D. Relevant statutory provisions
E. Description of existing landscape
F. Landscape and visual effects
G. Conclusion


## ATTACHMENTS

The following landscape **Attachments** are referred to in this assessment:

| | |
|---|---|
| **Attachment A**: | Context and Photo Location Plan |
| **Attachment B**: | Landscape Mitigation Measures |
| **Attachment B1** – B2: | Mitigation Planting - Sections |
| **Attachment C**: | Invercargill District Plan Map |
| **Attachment D1 – D8**: | Potential Visibility Photos |

## A. INTRODUCTION

1. This landscape assessment has been prepared by Jade Au Morris (Registered NZILA Landscape Architect), on behalf of Kamo Marsh Landscape Architects (KM), to assess the potential landscape and visual effects of the future development 805, 815 and 819 North Road.

2. The proposal seeks consent for a private plan change to rezone the area of Rural land to Industrial 1 Zone (IND1Z-R1) land. This will enable activities which are listed in the Industrial 1 Activities, of the Invercargill City District Plan (ICDP) to be established on the site as a permitted activity.

3. KM's role within this proposal includes a site visit to undertake a landscape and visual assessment from surrounding public views and to provide landscape recommendations. This is to ensure that any potential adverse landscape and visual effects of future development within the proposed Industrial zone will be visually suitable within the surrounding Rural landscape.

## B. LANDSCAPE METHODOLOGY

4. The general structure of this report will follow the concept and principles of the *Te Tangi A Te Manu – Aotearoa New Zealand Landscape Assessment Guidelines.*

5. The methodology is consistent with the above guidelines and KM's role within this application includes the following:

- Desk-top research of the site zoning and Invercargill City District Plan (ICDP) policies, objectives, and assessment matters,
- A site visit to assess the potential adverse visual effects of the proposed plan change,
- Provide landscape recommendations to ensure the proposed development is visually appropriate within the receiving landscape,
- Consideration on measures to avoid, remedy and mitigate any potential adverse visual effects.

6. The site visit and landscape assessment has been undertaken by Jade Au Morris (Registered NZILA Landscape Architect), Senior Landscape Architect and Head of the Otago/Southland Region from Kamo Marsh Landscape Architects (KM).

7. The landscape assessment photos have been taken in accordance with the NZILA Best Practice Guidelines. All photos have been taken by Jade Au Morris from KM. The photos are a panoramic multiple image stitch, taken with a 50mm focal length in portrait orientation and stitched together using Microsoft Image Composite Editor. The view represents an approximate 124-degree horizontal field of view and an approximate 55-degree vertical field of view. The photos are taken at eyeline, approx. 1.6m above ground level.

5. To provide consistency on identifying the extent of landscape and visual effects, the effects rating scale used is a modification on the NZILA 7-point scale of effects, adopting the Guidelines for the Assessment of Landscape and Visual Effects, Supplementary Statement of Evidence of Bridget Mary Gilbert for Queenstown Lakes District Council, Topic 2 – Rural Landscapes, 29 April 2019 (refer **Appendix A**).

Table 1: Te Tangi A Te Manu – Aotearoa New Zealand Landscape Assessment Guidelines[1] 7-point scale:

| *Very Low* | *Low* | *Low – Moderate* | *Moderate* | *Moderate - High* | *High* | *Very High* |
|---|---|---|---|---|---|---|

[1] Lister, G., De Lambert, R., & Titchener, A. (2022). *Te Tangi a Te Manu: Aotearoa New Zealand Landscape Assessment Guidelines.*

## C. DESCRIPTION OF THE PROPOSAL

8. The following will outline the key components of the proposal which are pertinent to the assessment of the potential landscape and visual effects. *(Note: the project description of the AEE provides full details of the proposal).*

9. The proposal seeks:

- Approval to rezone the site from Rural to Industrial 1 (light) Zone (IND1Z-R1). This will permit light industrial activity as permitted in the ICDP,
- To retain the existing warehouse building,
- A new entry location onto SH6 (and close the existing entrance). It is understood that an appropriate entry point onto SH6 has been recommended by NZTA.
- The construction of light industrial buildings, car parking and an internal access road, refer plan change 'concept masterplan' for indicative layout,
- Landscape mitigation measures, as shown on **Attachment B**.

10. To ensure that any future development within the proposed IND1Z-R1 is visually appropriate within the wider Rural and Business 5 Zone, the following architectural and landscape design controls are proposed (refer **Attachment B**):

a) All new buildings and structures to have a recessive exterior wall and roof cladding with a light reflectance value (LRV) of less than 37%.

b) Signage: All building signage is either directed to the west towards North Road or directed inwards to the internal roads, reducing potential glare on the adjacent rural land (to the north, east and west). All signage to avoid bright and dominant colours and to comply with the relevant ICDP Rules.

c) External lighting:
   - To be set back a minimum of 3m from site boundaries and to not create light spill beyond the site boundaries,
   - Downlighting only, to reduce adverse effects on the night sky,
   - Security lighting to be sensor monitored where possible.

d) Building set back and native vegetation buffer. This will be located between the proposed IND1Z-R1 land and the adjacent Rural land. This will include:
   - Northern boundary – 3m building setback, planted with native vegetation.
   - North-eastern site corner – 7m building setback from edge of the existing drain, to be planted with native vegetation.
   - Eastern boundary – 13m building setback, which includes a 5m wide native planting buffer adjacent to the boundary.

- Southern boundary – The existing warehouse will be retained. The south-eastern portion of this boundary will include a 13m building setback to align with the set back of the existing building. A 5m wide native planting buffer will be located along the boundary.
- Western boundary – 10 building setback, to be a grass verge.

e) The native vegetation buffer will include (but not limited to) the following species:

- Pittosporum tenuifolium, Kohuhu
- Cordyline australis, Tī kōuka
- Coprosma propinqua, Mingimingi
- Aristotelia serrata, Wineberry
- Chionochloa flavicans, Toetoe
- Phormium tenax, Flax

The above species reflect plants found in the surrounding vicinity and are to be planted in natural clusters. Refer **Attachment B** for species install grade, spacing and approximate mature height.

f) Exotic *Cupressus x leylandii 'Leighton Green'*, Leyland Cypress trees are proposed to supplement the native vegetation buffer and achieve a greater screening height. These will reach beyond the maximum built structure height and compensate for the required site buildup. Refer **Attachment B** for species install grade, spacing and approximate mature height.

g) Plant establishment and maintenance: All plants shall include plant protection sleeves or a similar pest protection method. All planting and existing vegetation shall be maintained in accordance with the plan. If any plant or tree dies or become diseased it shall be replaced within 12 months as per the plant schedule and landscape plan.

## D. RELEVANT STATUTORY PROVISIONS

11. At present, the Invercargill City District Plan (ICDP) zones the site Rural Land (refer **Attachment C**). The proposal seeks approval for a private plan change, to rezone the Rural Land to Industrial 1 (light) Zone (IND1Z-R1). The ICDP, provides a list of permitted, discretionary and non-complying activities for this zone.

12. The following assessment shall refer to the relevant Rules, Objectives and Policies of the IND1Z-R1, while acknowledging the landscape character and qualities of the existing and surrounding Rural Land.

## E. DESCRIPTION OF EXISTING LANDSCAPE

13. For the purpose of this report, the proposed 'site' refers to the area of future light industrial development, which is proposed for 805, 815 and 819 North Road (refer **Attachment B**).

14. The proposed site is located in Lorneville, which is approximately 8km north of the Invercargill city centre. SH6/North Road is located on the western side of the site and connects Lorneville to Invercargill.

15. Approximately 2.0km to the south of the site, along SH6/North Road, is the northern edge of Waikiwi (suburb of Invercargill city). The land use either side of the highway consists of a diverse mixture of uses. Residential, semi-rural, peri-urban, small business and light industrial developments, interspersed through glimpses of rural farmland.

16. Approximately 600m north of the site, is the Winton-Lorneville Road (SH6) and Lorne Dacre Road (SH98) intersection. The roundabout is bordered by large scale agricultural warehouses and farm vehicle showrooms, with vibrantly coloured signage boards and farm vehicles located along the road boundary. This existing built development and activity reflects the land use and rural servicing of the surrounding vicinity.

17. Under the ICDP, the land on the western side of the roundabout is zoned Business 5 and the land to the east is zoned Rural. Although, zoned Rural, the landscape character at this intersection and in the surrounding vicinity is not typically 'rural'. Rather the built environment reflects that of a commercial character. This intersection acts as a gateway to Lorneville, reflecting the transition from rural land (to the north of the intersection) to the more industrial and commercial character of Lorneville and the mixed land uses evident further south, toward Invercargill.

18. Directly north, east and south of the subject site, the land is zoned Rural. To the north, is the Wat Buddha Samakhee. To the east the land is held in lifestyle blocks, characterised by open paddocks, residential dwellings, farm fencing, accessway and shelterbelts. Directly south of the site, are rural lifestyle blocks, characterised by smaller paddocks, farm fencing, shelterbelts, accessways and rural dwellings. Further south, rural residential dwellings line the SH6 and Beaconsfield Road. These are smaller lot sizes with associated domesticated activity.

19. The land to the west and northwest of SH6 is zoned Business 5. This zone begins opposite the site, extending north beyond the Lorneville roundabout. With a 10-metre building height limit, this zone is currently occupied by several large-scale warehouses and commercial buildings. Much of the Business 5 zone is still to be developed, therefore further change of the existing landscape character is anticipated.

20. Southwest of the site, on the western side of SH6, is Prime Range Fresh meat & fish exports. This commercial business is located opposite the site and is zoned rural in the district plan.

21. Near the site, well-established shelterbelts partially line the SH6. This reduces the visual catchment of some of the existing built development. However, there are also breaks in the shelterbelt, which provide intermittent views of the warehouses and built form. Due to this, views of large-scale buildings and industrial style development is not unexpected in surrounding vicinity.

22. The site itself is currently occupied by a large-scale warehouse which is approximately 200 x 100 x 8m high. This existing warehouse is set back approximately 60m from the road boundary and 13m from the southern boundary. In addition, there are 2 smaller scale buildings adjacent to SH6, surrounded by established vegetation. The remaining site is currently held in pasture, segmented by farm fencing and shelterbelts. Existing shelterbelts partially border the site and adjacent rural land to the north-west and south-east. The east end of the site slopes down to the neighbouring paddocks to the east. A modified drain also cuts diagonally across the far north-east corner of the site.

23. From SH6, Beaconsfield Road and the neighbouring rural land, the existing site is visible, with views of the existing warehouse, buildings and signage. Visibility of the site is limited to intermittent glimpses, visually contained by the framework of shelterbelts and existing built development in the vicinity.

## F. LANDSCAPE AND VISUAL EFFECTS

24. This landscape assessment shall address:

a) The potential adverse effects of the proposed private Plan Change on the existing visual amenity values of the surrounding Rural land,
b) The potential adverse effects of the proposed private Plan Change on the existing landscape character and quality,
c) The Rules, Objectives and Policies of the IND1Z-R1, which are relevant to the scope of the landscape assessment.

### A. Existing Visual Amenity Values

25. This report has assessed the key location in which the future development may be visible, this includes (refer **Attachment A**).

- State Highway 6 (SH6), Winton – Lorneville Highway (to the north of the roundabout),
- State Highway 6 (SH6), North Road (to the south of the roundabout),

- The residential dwellings lining Beaconsfield Road (to the south of the site),
- Neighbouring private properties within the Rural zone.

26. **Attachments D1 – D8** provides visual assessment photos from the identified public locations and commentary on the extent of potential visibility of the future development within the IND1Z-R1.

27. SH6 – Winton – Lorneville Highway (north of the roundabout)

(refer photo locations A, B and C, **Attachments D1-D2**)

28. When approaching Lorneville from the north, the landscape transitions from rural to industrial in both the character and visual amenity. To the north of Lorneville, the landscape is characterised by open paddocks, segmented by long shelterbelts, accessways, farm fencing, large farm buildings and scattered rural residential dwellings.

29. In contrast, the intersection between Winton-Lorneville Road (SH6) and Lorne Dacre Road (SH98) (refer photo Location C and E, **Attachment D**), which is approximately 500m north of the site, is bordered by large scale agricultural warehouses and farm vehicle showrooms, with vibrantly coloured signage boards and farm vehicles located along the road boundary. The existing built development surrounding the roundabout acts a gateway into Lorneville and reflects the rural servicing and land use of the surrounding vicinity.

30. Due to the foreground development and distance from the site, the proposed site is not visible from this section of the SH6 or the intersection. The proposal will have no adverse landscape and visual effect from the identified views along the Winton-Lorneville Highway.

31. SH6 – North Road (south of the roundabout)

(refer photo locations D, F and G, **Attachments D2-D4**)

32. Travelling towards the site, the land adjacent to the SH6 is a variety of established shelterbelts lining the road, open paddocks, warehouse developments with associated signage and industrial scale storage yards. The land on the western side of the SH6 is zoned Business 5.

33. From the identified locations (refer **Attachments A, D2-4**), the site itself is predominantly screened by the wider framework of existing shelterbelts lining the SH6 and the foreground development. On approaching the site, there are glimpse views of the deciduous vegetation on the street frontage.

34. Due to the lack of visibility and surrounding built environment, it is considered that any glimpse views of the proposed development will have a very low adverse effect on the existing visual amenity values from the identified views.

35. SH6 – North Road (adjacent to the site boundary)
    (refer photo locations H, I, J and K, **Attachments D4-D6**)

36. When adjacent to the site boundary on SH6, the northern portion of the site is partially screened by the deciduous trees lining the boundary. There is no screening on the southern side of the site, with views of the existing large warehouse building.

37. On the opposite side of the road, the land is zoned Business 5, and is currently occupied by the Prime Range Fresh building and associated car park.

38. Taking into account the existing warehouse on site and surrounding built development, the existing landscape does not reflect that of a typical rural character. It is considered that future development within the proposed IND1Z-R1 zone will be visually appropriate within the surrounding vicinity and will not appear out of context.

39. Furthermore, due to the surrounding development, potential views of the proposed site are limited to a small visual catchment, when adjacent to the site boundaries. It is further noted that this section of the road is an 80km zone, therefore, views of the site are fleeting.

40. To that end, the limited views of the future IND1Z-R1 zone from the SH6 will be visually cohesive within the receiving landscape and will have a low adverse effect on the existing visual amenity values of the landscape.

41. SH6 – North Road (south of the site)
    (refer photo locations L and M, **Attachments D6-D7**)

42. Similarly to when approaching the site from the north, the proposed site is only visible on approaching the site boundaries. Beyond this, the site is screened by the wider framework of shelterbelts and existing development.

43. Considering the built context in the immediate vicinity and within the site, the proposed IND1Z-R1 zone is considered appropriate to the site and will have a low adverse effect on the existing visual amenity values of the receiving landscape.

44. Beaconsfield Road (to the south of the site)
    (refer photo location P, **Attachment D8**)

45. From the existing private residential properties which line Beaconsfield Road, the proposed site and existing warehouse are visible, located in the context of the large farm buildings scattered within the wider rural zone.

46. It is acknowledged that the existing warehouse on site is large scale and highly visible, therefore, to protect the existing residential views from further development, the proposal includes a vegetated buffer to the site boundaries. This will aid in mitigating views of the future development and break the bulk of the future built forms. Furthermore, the proposal provides restrictions on the LRV of the exterior cladding, reducing potential glare which is currently experienced from the existing warehouse.

47. The proposed mitigation measures will ensure that any future development will be visually consistent to the receiving landscape and protect the nearby private views. Therefore, the proposed plan change will have a low adverse visual effect on the existing residential views.

48. Neighbouring private properties within the Rural zone.

49. The land to the north, east and south are zoned Rural, with a mix of lifestyle blocks and larger paddocks. The existing site boundaries are partially lined with exotic shelterbelts.

50. To maintain the visual amenity values of the neighbouring rural land, the proposal provides a building setback from adjoining boundaries and a vegetated buffer. This will visually soften the edge of the proposed light industrial zone, mitigating potential visual dominance of industrial activity for the neighbouring properties.

51. Taking into account the existing built development within the site and the surrounding vicinity, it is considered that the proposed plan change is suitable to the area and will have a low adverse effect on the neighbouring Rural zone.

**B. Existing Landscape Character and Quality**

52. The wider landscape is a framework of a variety of land uses, including large-scale warehouses, industrial and business activity, pastoral land and lifestyle blocks. The existing views of the site are occupied by the large warehouse, located in the nearby context of the Business 5 zone on the western side of SH6. As discussed, it is considered that the existing landscape does not reflect a typical rural character.

53. Potential views of the site are limited to a small visual catchment and from the identified views (as previously discussed in this report), future development within the proposed IND1Z-R1 will read as a small part of the wider built development in the vicinity.

54. In addition, much of the Business 5 zone is yet to be developed, therefore future development in the immediate vicinity is anticipated, which in turn will alter the perceived landscape character and quality.

55. Furthermore, the location of the proposed IND1Z-R1 is visually consistent with activities within the surrounding landscape and will not appear out of context in the landscape character and quality of the receiving environment or introduce densities which are inappropriate to the area.

## C. Relevant Rules, Objectives and Policies of the IND1Z-R1

56. *IND1Z-P1 Industrial 1 (Light) Zone: To provide for a range of light industrial, wholesaling, warehousing and service activities of a nature, size and scale appropriate near residential areas.*

*Explanation: The Industrial 1 Zone have been identified as areas of the District that can sustain industrial activities that are good neighbours to adjoining residential areas in terms of environmental effects. The activities carried out within the Industrial 1 Zone are to be of a scale appropriate to the urban environment.*

57. The proposed development will result in the site being segmented into smaller lots for light industrial activity and buildings, reflecting the smaller scale of future buildings for the site, in comparison to the existing large-scale warehouse. The proposed scale of built form will be sympathetic to the surrounding rural landscape and existing activity in the receiving landscape.

58. In addition, the opportunity is taken to provide building set back restrictions from the boundaries, this will provide suitable separation to adjoining rural properties.

59. *IND1Z-P6 Glare: To accept glare within the zone associated with large building surfaces, whilst ensuring freedom from nuisance from glare for nearby residential areas.*

*Explanation: By their nature and scale some glare from large building surfaces can be expected. However, glare can become a major nuisance or even a hazard if not considered in the operation of a site, the design of building elevations or in the design of moving signage, and the Council needs the ability to take enforcement action. Although a minor and transient inconvenience from glare is part of normal urban life, the effects of glare from within the Industrial 1 Zone on the adjoining residential areas should be controlled.*

60. Within the surrounding built environment, there does not appear to be controls on the Light Reflectance Values (LRV) of exterior cladding and roofing. The existing large warehouses and built forms in the vicinity, are clad in a variety of colours, with additional brightly coloured signage. However, to ensure that the future development in the proposed site is suitable within the adjacent Rural zone, new buildings and structures within the proposed site, will have a recessive exterior wall and roof cladding, with a LRV of less than 37%.

61. Furthermore, the majority of the future built form within the proposed site will be set back from the SH6 and therefore potential glare will have a low adverse effect from public views from SH6.

62. To further manage potential glare for nearby residential properties, the proposed mitigation planting will aid in breaking the bulk of the built form, reducing the extent of potential glare.

63. *IND1Z-P9 Lightspill: To manage effects of lightspill on adjoining residential zones and transportation networks.*

*Explanation: Lighting can be necessary for security and can also be a legitimate way of promoting a premises or enterprise. However, lightspill on to neighbouring properties can be a nuisance and an adverse environmental effect. Lightspill can also cause a hazard to transportation networks, including to aircraft, vehicles, trains, cyclists and pedestrians. It is necessary that the District Plan establishes limits around the amount of lightspill that can occur as a by-product to an operational industrial area.*

64. To mitigate potential adverse effects of light spill onto neighbouring properties, the following design controls are applied to all external lighting:

- To be set back a minimum of 3m from site boundaries and to not create light spill beyond the site boundaries,
- Downlighting only, to reduce adverse effects on the night sky,
- Security lighting to be sensor monitored where possible.

65. The above lighting controls will aid in mitigating potential light spill on to the adjoining rural land, the adjacent SH6 and the wider residential areas.

66. *IND1Z-P11 Signage Effects on Adjoining Zones: To protect the residential amenity in adjoining zones by controlling signage in the Industrial 1 Zone.*

*Explanation: Signage in the Industrial 1 Zone that is too large or otherwise over-prominent can affect the amenities of nearby residential areas. Signs can also reduce the safety and efficiency of the transportation networks if they are poorly located, distract drivers' attention or restrict visibility. Signs should be located and designed in a manner that avoids these effects.*

67. The neighbouring land is zoned Rural, with residential dwellings in the wider area. To reduce building signage towards the nearby properties, it is recommended that all building signage is either directed to the west towards North Road or directed inwards to the internal roads, to protect the amenity of adjoining zones. All signage will meet the ICDP rules and requirements.

68. *IND1Z-P15 Height of Structures: To control the height of structures in order to avoid adverse effects on the adjoining residential zone.*

*Explanation: The character of an area is influenced by the scale of buildings and the height of structures is a key component of scale. In the Industrial 1 Zone structures are expected to be kept in scale with the adjoining residential areas, and to be designed so as not to create adverse effects on the expected residential amenities such as shading or impositions on the feeling of open space and privacy.*

69. Future development within the proposed IND1Z-R1 will meet the ICDP height requirements and will be no higher than the existing warehouse on site.

70. In addition, all future buildings will meet the setback from boundary requirements as outlined on **Attachment B**, this is to avoid adverse visual and shading effects on the adjoining properties.

71. *IND1Z-P19 Amenity and Screening: To require the provision of adequate screening in order to avoid, mitigate or remedy potential reverse sensitivity effects with neighbouring residential land uses and to encourage amenity landscaping along street frontages as part of site development and maintenance.*

*Explanation: Where an Industrial 1 Zone adjoins a residential zone, screening and amenity planting will be required to avoid, remedy or mitigate any adverse effects of the industrial activity on the more sensitive residential neighbour by providing a physical, visual boundary. Ideally this amenity planting or screening will also provide a more pleasant frontage when viewed from the street or adjoining properties.*

72. The proposal includes a vegetated buffer on the north, east and south-eastern boundaries of the site. This is to mitigate potential adverse visual effects on the neighbouring properties and to break potential bulk views of built form from the residential properties in the wider vicinity.

73. The proposed planting will include native species which are found naturally with the local environment. The species range in form and height and will be arranged in natural planting clusters, rather than a structured shelterbelt. Further details on the proposed species heights, spacings and growth rates are provided on **Attachment B**.

74. The proposed planting will not reach a height where the future industrial development would be screened entirely from views, however, will soften views of the built form and reduce the potential visual impact on the nearby residential properties.

75. The proposal does not include a vegetated buffer on the western property boundary which adjoins North Road. Instead, this is to be retained as a 10m wide grass verge. It is not considered necessary to provide screening of the proposed IND1Z-R1 from North Road. Rather the set back from the road will provide a sense of openness and a view into the site from a short section of the road.

## G. CONCLUSION.

76. To conclude, the proposal seeks consent for a private plan change to rezone the site from Rural to Industrial 1 Zone (IND1Z-R1), this will enable activities which are listed in the Industrial 1 Activities to be established on the site as a permitted activity.

77. The site is in the vicinity to land zoned Business 5 (to the west) and adjacent to Rural land (directly north, east and south). The surrounding landscape reflects a variety of characteristics and land uses. Due to the wider built environment and existing development on the site itself, the site and surrounding landscape is not typically 'rural' in character and values.

78. To ensure that future development within the proposed IND1Z-R1 is visually sympathetic to the receiving landscape and does not disturb the existing public and private views, the opportunity is taken to provide architectural and landscape mitigation measures, to assist in reducing any potential adverse landscape and visual effects.

79. Taking into account the mitigation measures, limited visual catchment and surrounding built context, it is concluded that any views of future light industrial activity within the proposed site will have a low adverse landscape and visual effect.

**APPENDIX A**

Landscape and visual effects rating scales extracted from the Guidelines for the Assessment of Landscape and Visual Effects, Supplementary Statement of Evidence of Bridget Mary Gilbert for Queenstown Lakes District Council, Topic 2 – Rural Landscapes, 29 April 2019.

| Adverse Visual Effects Rating Scale | |
|---|---|
| **Effect Rating** | **Use and Definition** |
| **Very High** | Total loss of key elements / features / characteristics, i.e. amounts to a very significant negative change in visual amenity. |
| **High** | Major modification or loss of most key elements / features / characteristics, i.e. little of the pre-development visual amenity remains and amounts to a significant negative change in visual amenity values.<br>Concise Oxford English Dictionary Definition<br>High: adjective - Great in amount, value, size, or intensity. |
| **Moderate - High** | Modifications of several key elements / features / characteristics, i.e. the pre-development visual amenity remains evident but materially changed. |
| **Moderate** | Partial loss of or modification to key elements / features / characteristics, i.e. the pre-development visual amenity remains evident but is changed.<br>Concise Oxford English Dictionary Definition<br>Moderate: adjective - average in amount, intensity, quality or degree |
| **Moderate - Low** | Small loss of or modification to one or more key elements / features / characteristics, i.e. new elements are not uncharacteristic within the visual environment and do not disturb the pre development visual amenity. |
| **Low** | Very little material loss of or modification to key elements / features / characteristics. i.e. new elements integrate seamlessly into the pre-development visual environment.<br>Concise Oxford English Dictionary Definition<br>Low: adjective- 1. Below average in amount, extent, or intensity. |
| **Very Low** | Negligible loss of or modification to key elements/ features/ characteristics of the baseline, i.e. visual influence of new elements is barely discernible. |

| Adverse Landscape Effects Rating Scale | |
|---|---|
| **Effect Rating** | **Use and Definition** |
| **Very High** | Total loss of key elements / features / characteristics / values, i.e. amounts to a very significant negative change in landscape character and / or landscape values. |
| **High** | Major modification or loss of most key elements / features / characteristics / values, i.e. little of the pre-development landscape character remains and amounts to a significant negative change in landscape character and / or landscape values.<br>Concise Oxford English Dictionary Definition<br>High: adjective - Great in amount, value, size, or intensity. |
| **Moderate - High** | Modifications of several key elements / features / characteristics / values, i.e. the pre-development landscape character and / or landscape values remains evident but materially changed. |
| **Moderate** | Partial loss of or modification to key elements / features / characteristics / values, i.e. the pre-development landscape character and / or landscape values remains evident but is changed.<br>Concise Oxford English Dictionary Definition<br>Moderate: adjective - average in amount, intensity, quality or degree |
| **Moderate - Low** | Small loss of or modification to one or more key elements / features / characteristics / values, i.e. new elements are not uncharacteristic within the receiving landscape and do not disturb the pre development landscape character and / or landscape values. |
| **Low** | Very little material loss of or modification to key elements / features / characteristics / values. i.e. new elements integrate seamlessly into the pre-development landscape character and / or landscape values.<br>Concise Oxford English Dictionary Definition<br>Low: adjective- 1. Below average in amount, extent, or intensity. |
| **Very Low** | Negligible loss of or modification to key elements/ features/ characteristics / values of the baseline, i.e. influence of new elements on landscape character and / or landscape values is barely discernible. |

For the purposes of notification determination, an adverse effects rating of Moderate- Low corresponds to a 'minor' adverse effects rating. An adverse effects rating of 'Low' or 'Very Low' corresponds to a 'less than minor' adverse effects rating.
NB. These rating scales apply to adverse effects, not to positive effects.

CLIENT

Tulloch Limited

PROJECT NAME

# TULLOCH - LORNEVILLE

ADDRESS

805, 815 and 819 North Road, Lorneville Invercargill

## LANDSCAPE VISUAL ASSESSMENT

## RESOURCE CONSENT

14.05.2025

PREPARED BY

Kamo Marsh

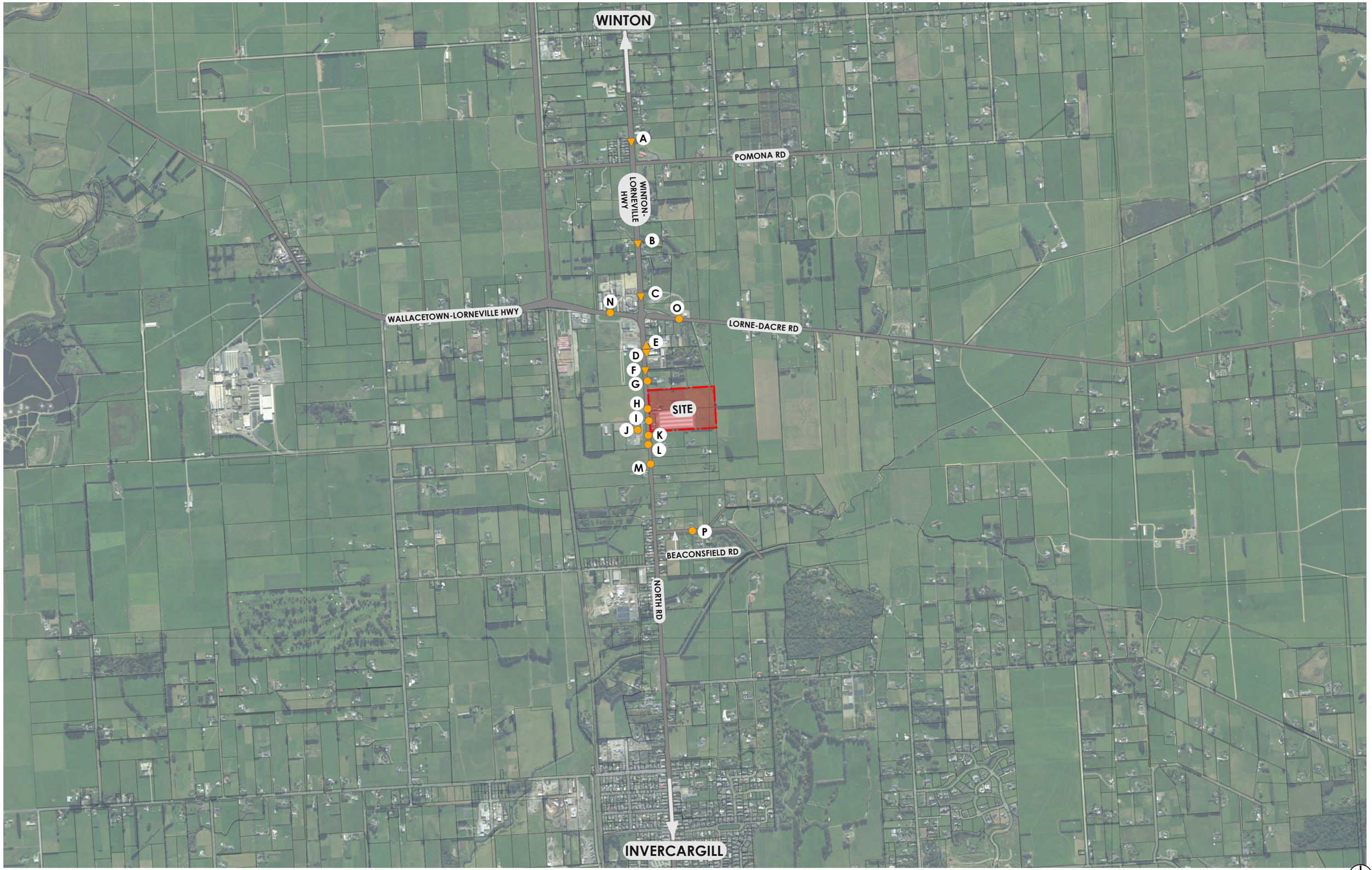
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REFERENCE NO.

5470Q

| SHEET NO. | STAGE | SHEET TITLE | REV |
|---|---|---|---|
| ATTACHMENT A | LANDSCAPE VISUAL ASSESSMENT | CONTEXT & PHOTO LOCATION PLAN | A |
| ATTACHMENT B | LANDSCAPE VISUAL ASSESSMENT | LANDSCAPE MITIGATION MEASURES | B |
| ATTACHMENT B1 | LANDSCAPE VISUAL ASSESSMENT | MITIGATION PLANTING - SECTIONS | A |
| ATTACHMENT B2 | LANDSCAPE VISUAL ASSESSMENT | MITIGATION PLANTING - SECTIONS | A |
| ATTACHMENT C | LANDSCAPE VISUAL ASSESSMENT | INVERCARGILL DISTRICT PLAN MAP | A |
| ATTACHMENT D1 | LANDSCAPE VISUAL ASSESSMENT | POTENTIAL VISIBILITY PHOTOS - A & B | A |
| ATTACHMENT D2 | LANDSCAPE VISUAL ASSESSMENT | POTENTIAL VISIBILITY PHOTOS - C & D | A |
| ATTACHMENT D3 | LANDSCAPE VISUAL ASSESSMENT | POTENTIAL VISIBILITY PHOTOS - E & F | A |
| ATTACHMENT D4 | LANDSCAPE VISUAL ASSESSMENT | POTENTIAL VISIBILITY PHOTOS - G & H | A |
| ATTACHMENT D5 | LANDSCAPE VISUAL ASSESSMENT | POTENTIAL VISIBILITY PHOTOS - I & J | A |
| ATTACHMENT D6 | LANDSCAPE VISUAL ASSESSMENT | POTENTIAL VISIBILITY PHOTOS - K & L | A |
| ATTACHMENT D7 | LANDSCAPE VISUAL ASSESSMENT | POTENTIAL VISIBILITY PHOTOS - M & N | A |
| ATTACHMENT D8 | LANDSCAPE VISUAL ASSESSMENT | POTENTIAL VISIBILITY PHOTOS - O & P | A |




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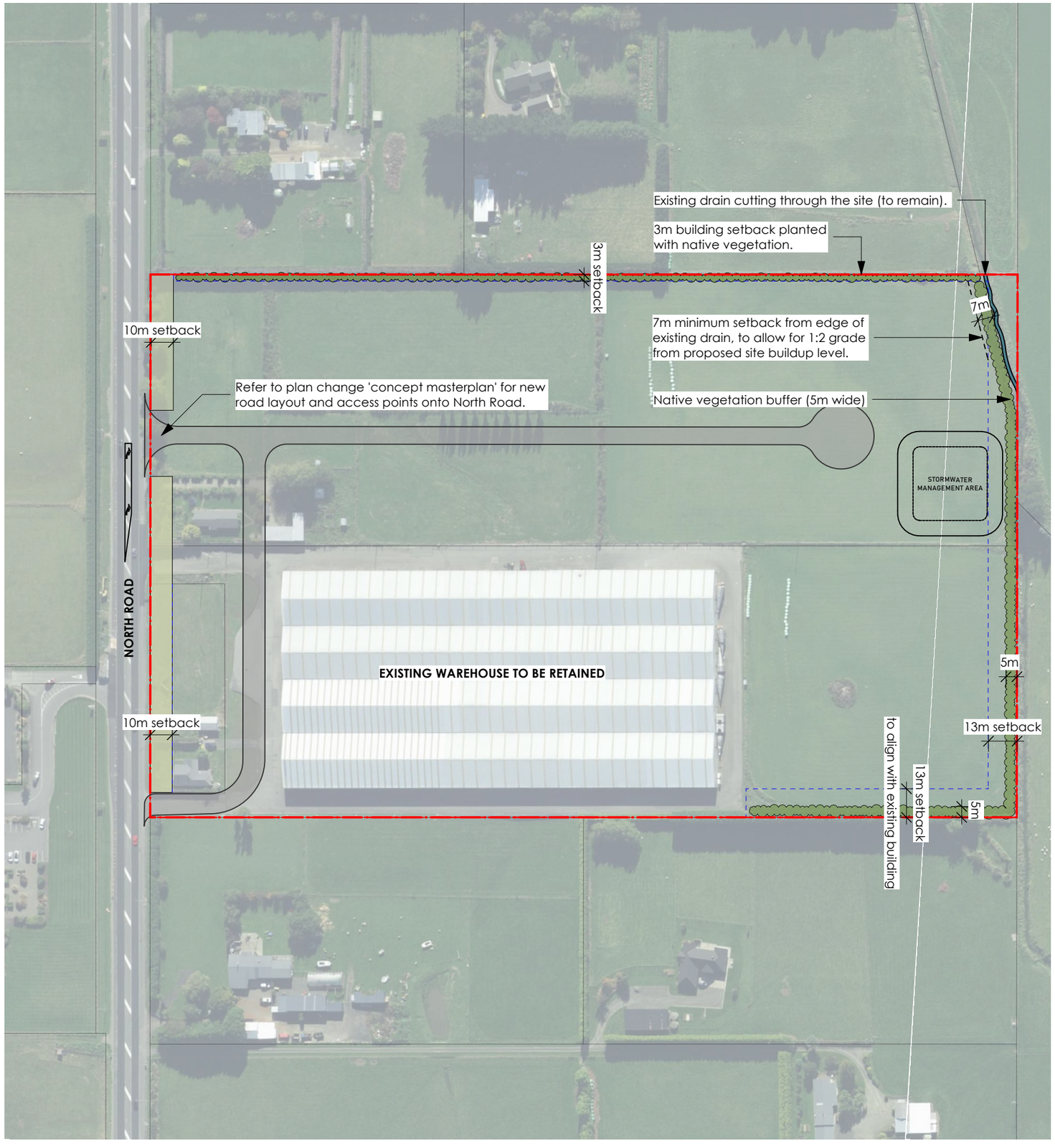
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**ATTACHMENT A**

# TULLOCH - LORNEVILLE
CONTEXT & PHOTO LOCATION PLAN




## LEGEND

- Site boundary
- Building setback
- Grass verge
- Proposed mitigation native planting (3-5m buffer, refer plan)

## PLANTING PALETTE

Native species to be planted within identified 3-5m buffer. Species list reflects planting in surrounding vicinity. Plants to be clustered in natural groupings.

| **Proposed Mitigation Native Planting** Native species to include (but not limited to) : | **Spacing (m)** | **Grade/ planted height** | **Growth rate / approx height after 5 yrs** | **Approx mature height** |
|---|---|---|---|---|
| *Pittosporum tenuifolium*, Kohuhu | 1.8 | 2.5L / 0.4m | Medium / 3m | 6m |
| *Cordyline australis*, Tī kōuka | 2 | 2.5L / 0.4m | Rapid/ 4m | 10m |
| Coprosma propinqua, Mingimingi | 1.8 | 2.5L / 0.4m | Rapid / 4m | 5m |
| *Aristotelia serrata, Wineberry* | 2 | 2.5L / 0.4m | Rapid / 4m | 6m |
| *Chionochloa flavicans, Toetoe* | 2 | 2.5L / 0.4m | Rapid / 3m | 4m |
| *Phormium tenax, Flax* | 1.8 | 2.5L / 0.4m | Rapid / 1.5 | 1.5m |

| **Proposed Mitigation Exotic Planting** Note: The following exotic species are required for faster establishment and superior height than native species: | **Spacing (m)** | **Grade/ planted height** | **Growth rate / approx height after 5 yrs** | **Approx mature height** |
|---|---|---|---|---|
| *Cupressus x leylandii 'Leighton Green'* | 9 | 80L/4.0m | Rapid / 8 | 30m |

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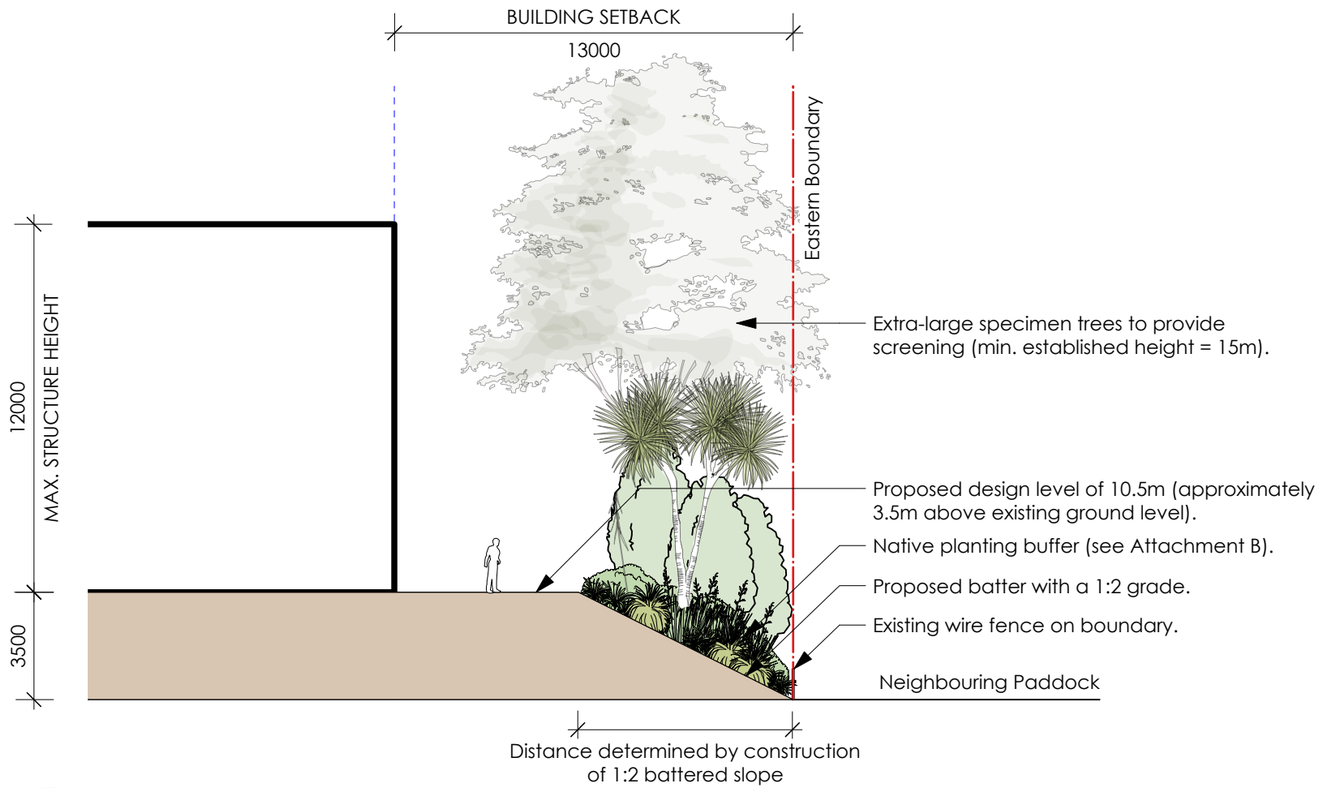
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**ATTACHMENT B**

# TULLOCH - LORNEVILLE
LANDSCAPE MITIGATION MEASURES




**B-B** **EASTERN SITE BOUNDARY - CROSS SECTION**
SCALE 1:200@A3

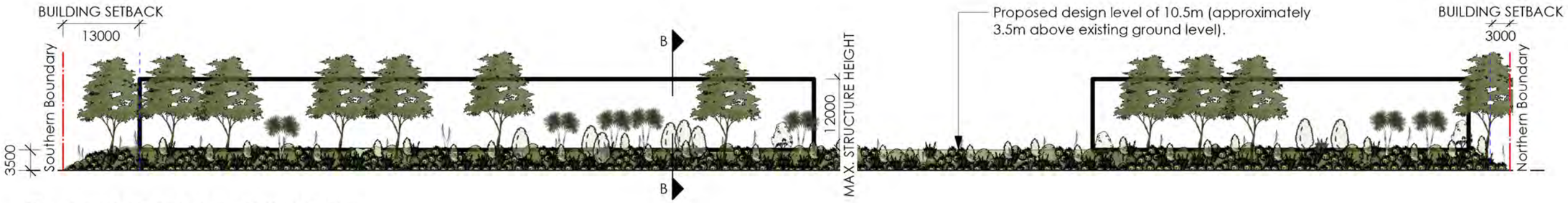



**Context Plan (refer to Attachment A)**
SCALE N.T.S.

**Note 1** : Trees in cross sections are shown at mature height, refer to Attachment B for size when fully established.

**Note 2** : Indicative buildings are shown at maximum height limit and minimum setback from boundaries.

**Note 3 :** Indicative earthworks only. Battering slope to be at 1:2 grade max.




**A-A** **EASTERN SITE BOUNDARY - FRONT ELEVATION**
SCALE 1:200@A3

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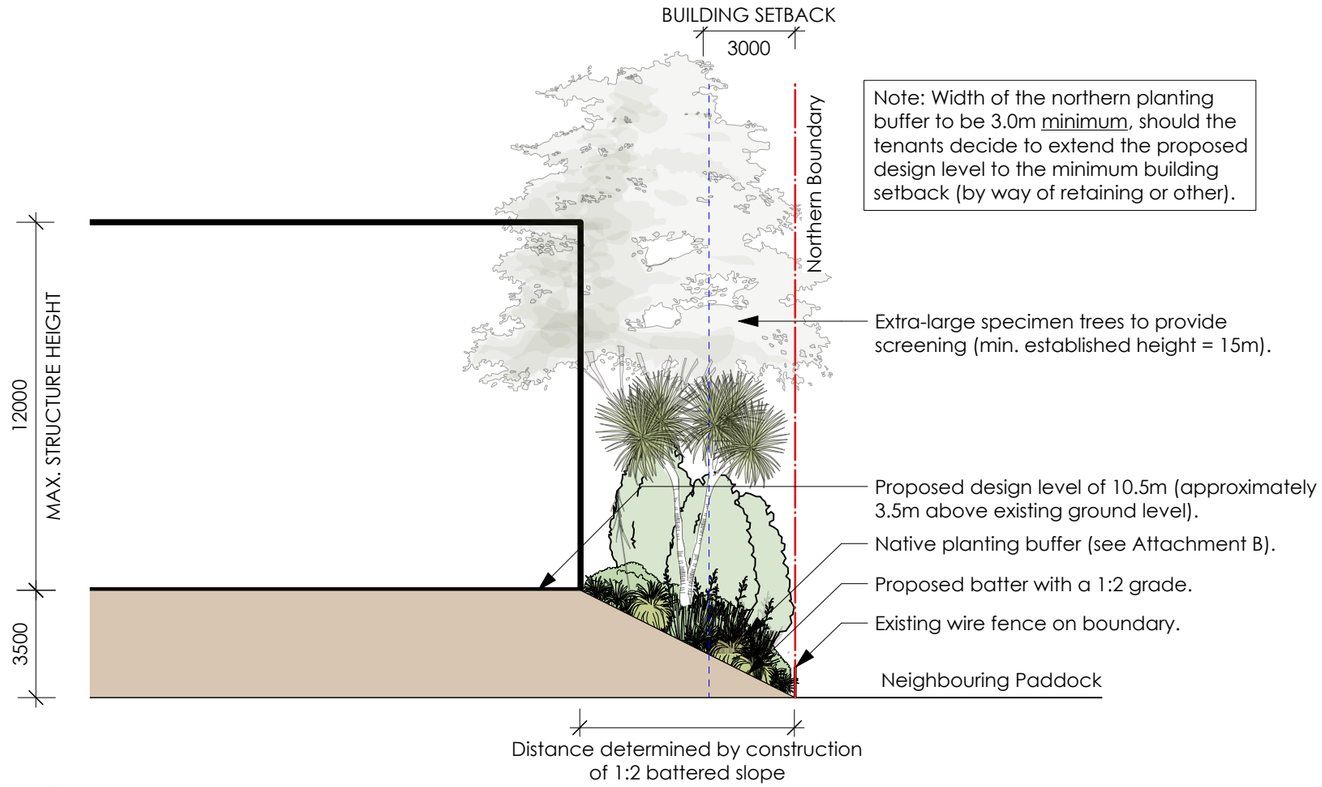
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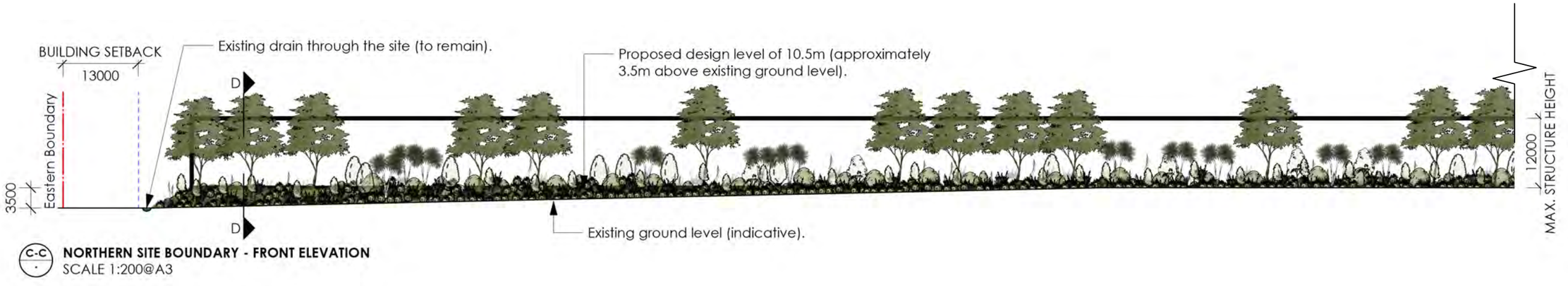
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| **SCALE** | M/S |
| **ISSUE** | RESOURCE CONSENT |
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**ATTACHMENT B1**

**TULLOCH - LORNEVILLE**
MITIGATION PLANTING - SECTIONS




**D-D NORTHERN SITE BOUNDARY - CROSS SECTION**
SCALE 1:200@A3




**C-C NORTHERN SITE BOUNDARY - FRONT ELEVATION**
SCALE 1:200@A3




**Context Plan (refer to Attachment A)**
SCALE N.T.S.

**Note 1** : Trees in cross sections are shown at mature height, refer to Attachment B for size when fully established.

**Note 2** : Indicative buildings are shown at maximum height limit and minimum setback from boundaries.

**Note 3 :** Indicative earthworks only. Battering slope to be at 1:2 grade max.

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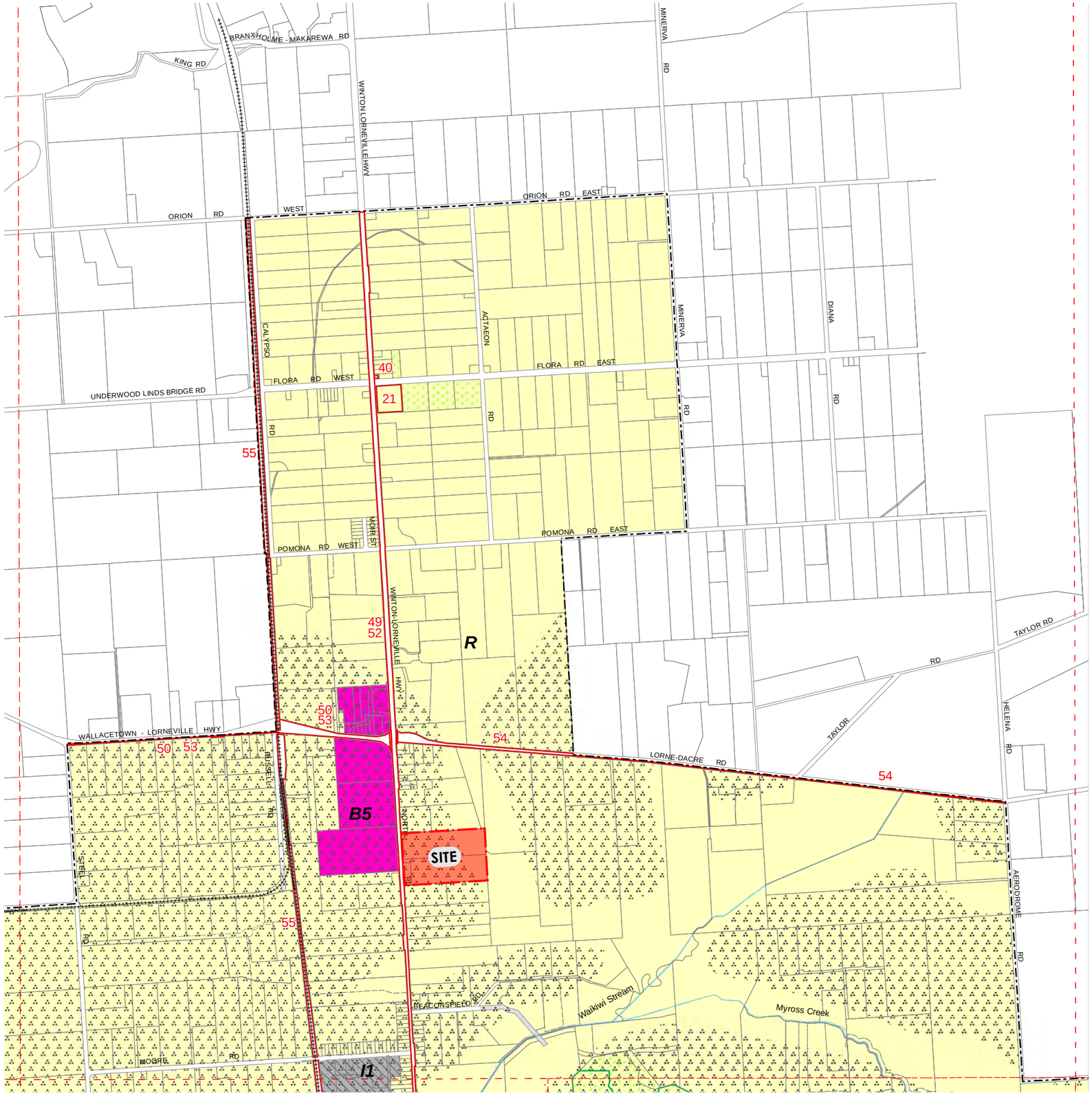
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**ATTACHMENT B2**

**TULLOCH - LORNEVILLE**
MITIGATION PLANTING - SECTIONS




## LEGEND

- R — Rural
- B5 — Business 5
- I1 — Industrial 1
- Rivers
- High Value Soils
- Reserves with Reserve Management Plans
- Areas of Significant Indigenous Biodiversity
- Designations
- Railway View Lines
- Grid Boundary
- Unformed Roaad
- Disctrict Boundary
- Railway


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# ATTACHMENT C

# TULLOCH - LORNEVILLE
INVERCARGILL DISTRICT PLAN MAP

## LOCATION A - VIEW FROM WINTON-LORNEVILLE HWY (APPROX 1.50KM FROM SITE)




**CONTEXT PHOTO:** PANORAMIC MULTIPLE IMAGE STITCH, 50mm FOCAL LENS
(TAKEN AT EYELINE 1.6m ABOVE GROUND LEVEL)
**SOFTWARE:** MICROSOFT IMAGE COMPOSITE EDITOR

LOCATION A PHOTO INFORMATION:
**VIEWING DISTANCE FROM SITE:** 1.50KM
**ORIENTATION (RELATIVE TO SITE):** NORTH
**GEOLOCATION:** 46°20'07.4"S 168°20'50.3"E
**TAKEN BY:** JADE AU MORRIS (KAMO MARSH)
**DATE:** JUNE 2024

## LOCATION B - VIEW FROM WINTON-LORNEVILLE HWY (APPROX 0.88KM FROM SITE)




**CONTEXT PHOTO:** PANORAMIC MULTIPLE IMAGE STITCH, 50mm FOCAL LENS
(TAKEN AT EYELINE 1.6m ABOVE GROUND LEVEL)
**SOFTWARE:** MICROSOFT IMAGE COMPOSITE EDITOR

LOCATION B PHOTO INFORMATION:
**VIEWING DISTANCE FROM SITE:** 0.88KM
**ORIENTATION (RELATIVE TO SITE):** NORTH
**GEOLOCATION:** 46°20'27.3"S 168°20'50.4"E
**TAKEN BY:** JADE AU MORRIS (KAMO MARSH)
**DATE:** JUNE 2024

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| **SCALE** | 1:3000@A3 |
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**ATTACHMENT D1**

# TULLOCH - LORNEVILLE
POTENTIAL VISIBILITY PHOTOS - A & B

## LOCATION C - VIEW FROM WINTON-LORNEVILLE HWY (APPROX 0.56KM FROM SITE)




**CONTEXT PHOTO:** PANORAMIC MULTIPLE IMAGE STITCH, 50mm FOCAL LENS
(TAKEN AT EYELINE 1.6m ABOVE GROUND LEVEL)
**SOFTWARE:** MICROSOFT IMAGE COMPOSITE EDITOR

LOCATION C PHOTO INFORMATION:
**VIEWING DISTANCE FROM SITE:** 0.56KM
**ORIENTATION (RELATIVE TO SITE):** NORTH
**GEOLOCATION:** 46°20'36.6"S 168°20'50.5"E
**TAKEN BY:** JADE AU MORRIS (KAMO MARSH)
**DATE:** JUNE 2024

## LOCATION D - VIEW FROM NORTH RD (APPROX 0.22KM FROM SITE)




**CONTEXT PHOTO:** PANORAMIC MULTIPLE IMAGE STITCH, 50mm FOCAL LENS
(TAKEN AT EYELINE 1.6m ABOVE GROUND LEVEL)
**SOFTWARE:** MICROSOFT IMAGE COMPOSITE EDITOR

LOCATION D PHOTO INFORMATION:
**VIEWING DISTANCE FROM SITE:** 0.22KM
**ORIENTATION (RELATIVE TO SITE):** NORTH
**GEOLOCATION:** 46°20'47.6"S 168°20'50.6"E
**TAKEN BY:** JADE AU MORRIS (KAMO MARSH)
**DATE:** JUNE 2024

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**ATTACHMENT D2**

**TULLOCH - LORNEVILLE**
POTENTIAL VISIBILITY PHOTOS - C & D

## LOCATION E - VIEW FROM NORTH RD TOWARDS WINTON-LORNEVILLE HWY (APPROX 0.22KM FROM SITE)




**CONTEXT PHOTO:** PANORAMIC MULTIPLE IMAGE STITCH, 50mm FOCAL LENS
(TAKEN AT EYELINE 1.6m ABOVE GROUND LEVEL)
**SOFTWARE:** MICROSOFT IMAGE COMPOSITE EDITOR

LOCATION E PHOTO INFORMATION:
**VIEWING DISTANCE FROM SITE:** 0.22KM
**ORIENTATION (RELATIVE TO SITE):** NORTH
**GEOLOCATION:** 46°20'47.6"S 168°20'50.6"E
**TAKEN BY:** JADE AU MORRIS (KAMO MARSH)
**DATE:** JUNE 2024

## LOCATION F - VIEW FROM NORTH RD (APPROX 0.12KM FROM SITE)




**CONTEXT PHOTO:** PANORAMIC MULTIPLE IMAGE STITCH, 50mm FOCAL LENS
(TAKEN AT EYELINE 1.6m ABOVE GROUND LEVEL)
**SOFTWARE:** MICROSOFT IMAGE COMPOSITE EDITOR

LOCATION F PHOTO INFORMATION:
**VIEWING DISTANCE FROM SITE:** 0.12KM
**ORIENTATION (RELATIVE TO SITE):** NORTH
**GEOLOCATION:** 46°20'51.4"S 168°20'50.5"E
**TAKEN BY:** JADE AU MORRIS (KAMO MARSH)
**DATE:** JUNE 2024

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**ATTACHMENT D3**

# TULLOCH - LORNEVILLE
POTENTIAL VISIBILITY PHOTOS - E & F

## LOCATION G - VIEW FROM NORTH RD (APPROX 0.05KM FROM SITE)




**CONTEXT PHOTO:** PANORAMIC MULTIPLE IMAGE STITCH, 50mm FOCAL LENS
(TAKEN AT EYELINE 1.6m ABOVE GROUND LEVEL)
**SOFTWARE:** MICROSOFT IMAGE COMPOSITE EDITOR

LOCATION G PHOTO INFORMATION:
**VIEWING DISTANCE FROM SITE:** 0.12KM
**ORIENTATION (RELATIVE TO SITE):** NORTH
**GEOLOCATION:** 46°20'53.8"S 168°20'51.0"E
**TAKEN BY:** JADE AU MORRIS (KAMO MARSH)
**DATE:** JUNE 2024

## LOCATION H - VIEW FROM NORTH RD (APPROX 0.01KM FROM SITE)




**CONTEXT PHOTO:** PANORAMIC MULTIPLE IMAGE STITCH, 50mm FOCAL LENS
(TAKEN AT EYELINE 1.6m ABOVE GROUND LEVEL)
**SOFTWARE:** MICROSOFT IMAGE COMPOSITE EDITOR

LOCATION H PHOTO INFORMATION:
**VIEWING DISTANCE FROM SITE:** 0.01KM
**ORIENTATION (RELATIVE TO SITE):** EAST
**GEOLOCATION:** 46°20'59.0"S 168°20'50.4"E
**TAKEN BY:** JADE AU MORRIS (KAMO MARSH)
**DATE:** JUNE 2024

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**ATTACHMENT D4**

# TULLOCH - LORNEVILLE
POTENTIAL VISIBILITY PHOTOS - G & H

## LOCATION I - VIEW FROM NORTH RD (APPROX 0.00KM FROM SITE)




**CONTEXT PHOTO:** PANORAMIC MULTIPLE IMAGE STITCH, 50mm FOCAL LENS
(TAKEN AT EYELINE 1.6m ABOVE GROUND LEVEL)
**SOFTWARE:** MICROSOFT IMAGE COMPOSITE EDITOR

LOCATION I PHOTO INFORMATION:
**VIEWING DISTANCE FROM SITE:** 0.00KM
**ORIENTATION (RELATIVE TO SITE):** EAST
**GEOLOCATION:** 46°21'01.5"S 168°20'50.2"E
**TAKEN BY:** JADE AU MORRIS (KAMO MARSH)
**DATE:** JUNE 2024

## LOCATION J - VIEW FROM NORTH RD (APPROX 0.07KM FROM SITE)




**CONTEXT PHOTO:** PANORAMIC MULTIPLE IMAGE STITCH, 50mm FOCAL LENS
(TAKEN AT EYELINE 1.6m ABOVE GROUND LEVEL)
**SOFTWARE:** MICROSOFT IMAGE COMPOSITE EDITOR

LOCATION J PHOTO INFORMATION:
**VIEWING DISTANCE FROM SITE:** 0.07KM
**ORIENTATION (RELATIVE TO SITE):** EAST
**GEOLOCATION:** 46°21'03.3"S 168°20'48.2"E
**TAKEN BY:** JADE AU MORRIS (KAMO MARSH)
**DATE:** JUNE 2024

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**ATTACHMENT D5**

**TULLOCH - LORNEVILLE**
POTENTIAL VISIBILITY PHOTOS - I & J

## LOCATION K - VIEW FROM NORTH RD (APPROX 0.03KM FROM SITE)




**CONTEXT PHOTO:** PANORAMIC MULTIPLE IMAGE STITCH, 50mm FOCAL LENS
(TAKEN AT EYELINE 1.6m ABOVE GROUND LEVEL)
**SOFTWARE:** MICROSOFT IMAGE COMPOSITE EDITOR

LOCATION K PHOTO INFORMATION:
**VIEWING DISTANCE FROM SITE:** 0.03KM
**ORIENTATION (RELATIVE TO SITE):** SOUTH
**GEOLOCATION:** 46°21'03.9"S 168°20'50.5"E
**TAKEN BY:** JADE AU MORRIS (KAMO MARSH)
**DATE:** JUNE 2024

## LOCATION L - VIEW FROM NORTH RD (APPROX 0.08KM FROM SITE)




**CONTEXT PHOTO:** PANORAMIC MULTIPLE IMAGE STITCH, 50mm FOCAL LENS
(TAKEN AT EYELINE 1.6m ABOVE GROUND LEVEL)
**SOFTWARE:** MICROSOFT IMAGE COMPOSITE EDITOR

LOCATION L PHOTO INFORMATION:
**VIEWING DISTANCE FROM SITE:** 0.08KM
**ORIENTATION (RELATIVE TO SITE):** SOUTH
**GEOLOCATION:** 46°21'05.5"S 168°20'50.5"E
**TAKEN BY:** JADE AU MORRIS (KAMO MARSH)
**DATE:** JUNE 2024

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**ATTACHMENT D6**

# TULLOCH - LORNEVILLE
POTENTIAL VISIBILITY PHOTOS - K & L

## LOCATION M - VIEW FROM NORTH RD (APPROX 0.20KM FROM SITE)




**CONTEXT PHOTO:** PANORAMIC MULTIPLE IMAGE STITCH, 50mm FOCAL LENS
(TAKEN AT EYELINE 1.6m ABOVE GROUND LEVEL)
**SOFTWARE:** MICROSOFT IMAGE COMPOSITE EDITOR

LOCATION M PHOTO INFORMATION:
**VIEWING DISTANCE FROM SITE:** 0.20KM
**ORIENTATION (RELATIVE TO SITE):** SOUTH
**GEOLOCATION:** 46°21'10.2"S 168°20'50.5"E
**TAKEN BY:** JADE AU MORRIS (KAMO MARSH)
**DATE:** JUNE 2024

## LOCATION N - VIEW FROM WALLACETOWN-LORNEVILLE HWY (APPROX 0.50KM FROM SITE)




**CONTEXT PHOTO:** PANORAMIC MULTIPLE IMAGE STITCH, 50mm FOCAL LENS
(TAKEN AT EYELINE 1.6m ABOVE GROUND LEVEL)
**SOFTWARE:** MICROSOFT IMAGE COMPOSITE EDITOR

LOCATION N PHOTO INFORMATION:
**VIEWING DISTANCE FROM SITE:** 0.50KM
**ORIENTATION (RELATIVE TO SITE):** NORTH-EAST
**GEOLOCATION:** 46°20'40.3"S 168°20'40.7"E
**TAKEN BY:** JADE AU MORRIS (KAMO MARSH)
**DATE:** JUNE 2024

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| **ISSUE** | RESOURCE CONSENT |
| **REVISON** | A |

**ATTACHMENT D7**

# TULLOCH - LORNEVILLE
POTENTIAL VISIBILITY PHOTOS - M & N

## LOCATION O - VIEW FROM LORNE-DACRE RD (APPROX 0.40KM FROM SITE)



**CONTEXT PHOTO:** PANORAMIC MULTIPLE IMAGE STITCH, 50mm FOCAL LENS
(TAKEN AT EYELINE 1.6m ABOVE GROUND LEVEL)
**SOFTWARE:** MICROSOFT IMAGE COMPOSITE EDITOR

LOCATION O PHOTO INFORMATION:
**VIEWING DISTANCE FROM SITE:** 0.40KM
**ORIENTATION (RELATIVE TO SITE):** NORTH-WEST
**GEOLOCATION:** 46°20'42.2"S 168°21'01.8"E
**TAKEN BY:** JADE AU MORRIS (KAMO MARSH)
**DATE:** JUNE 2024

## LOCATION P - VIEW FROM BEACONSFIELD RD (APPROX 0.60KM FROM SITE)




**CONTEXT PHOTO:** PANORAMIC MULTIPLE IMAGE STITCH, 50mm FOCAL LENS
(TAKEN AT EYELINE 1.6m ABOVE GROUND LEVEL)
**SOFTWARE:** MICROSOFT IMAGE COMPOSITE EDITOR

LOCATION P PHOTO INFORMATION:
**VIEWING DISTANCE FROM SITE:** 0.60KM
**ORIENTATION (RELATIVE TO SITE):** SOUTH-WEST
**GEOLOCATION:** 46°21'23.1"S 168°21'00.9"E
**TAKEN BY:** JADE AU MORRIS (KAMO MARSH)
**DATE:** JUNE 2024

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**ATTACHMENT D8**

# TULLOCH - LORNEVILLE
POTENTIAL VISIBILITY PHOTOS - O & P

CLIENT

Tulloch Limited

PROJECT NAME

# TULLOCH - LORNEVILLE

ADDRESS

805, 815 and 819 North Road, Lorneville Invercargill

## LANDSCAPE VISUAL ASSESSMENT

## RESOURCE CONSENT

14.05.2025

PREPARED BY

Kamo Marsh

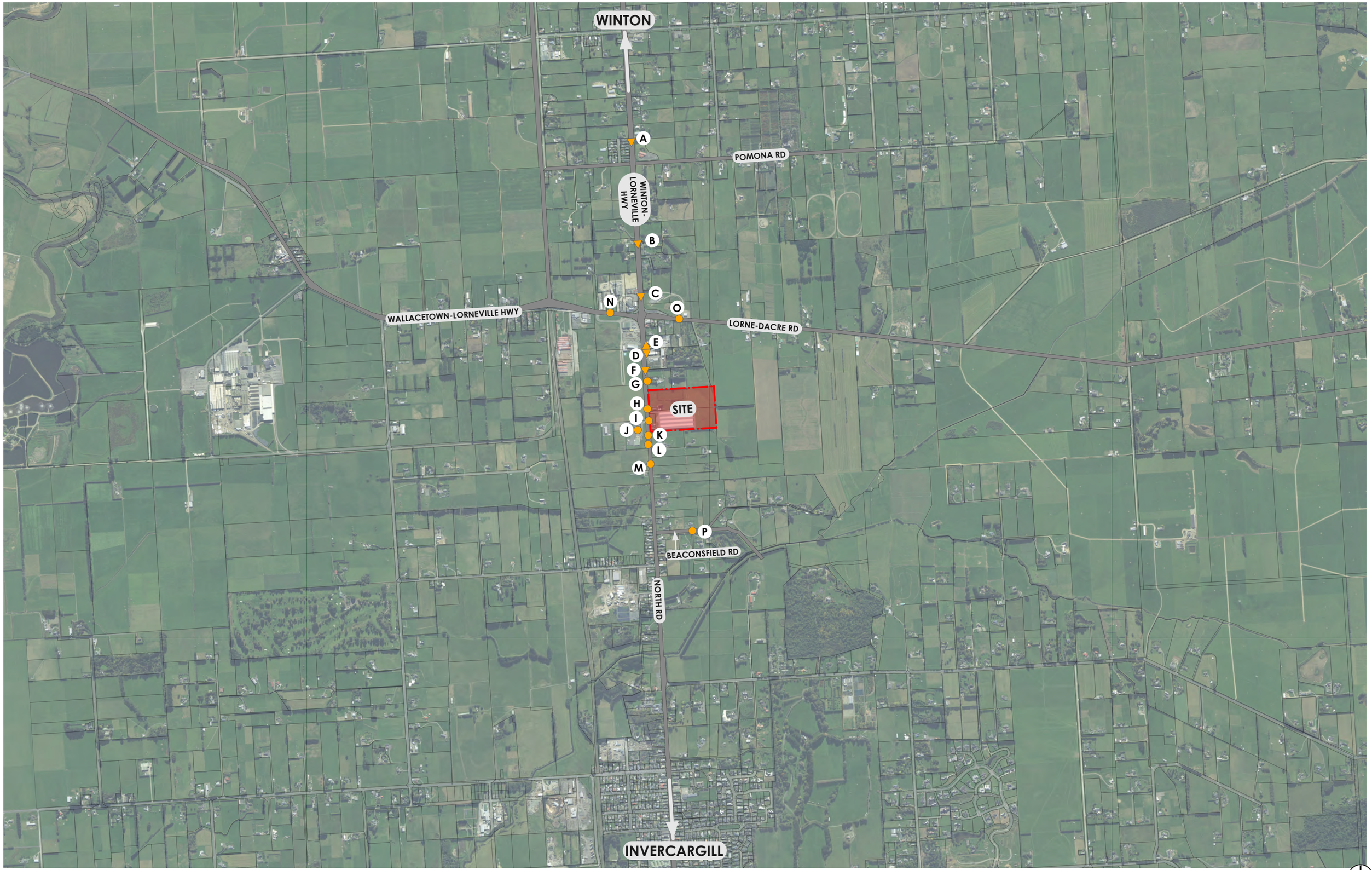
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Mountain Club, Level 3, 36 Grant Road, Queenstown 9300

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| SHEET NO. | STAGE | SHEET TITLE | REV |
|---|---|---|---|
| ATTACHMENT A | LANDSCAPE VISUAL ASSESSMENT | CONTEXT & PHOTO LOCATION PLAN | A |
| ATTACHMENT B | LANDSCAPE VISUAL ASSESSMENT | LANDSCAPE MITIGATION MEASURES | B |
| ATTACHMENT B1 | LANDSCAPE VISUAL ASSESSMENT | MITIGATION PLANTING - SECTIONS | A |
| ATTACHMENT B2 | LANDSCAPE VISUAL ASSESSMENT | MITIGATION PLANTING - SECTIONS | A |
| ATTACHMENT C | LANDSCAPE VISUAL ASSESSMENT | INVERCARGILL DISTRICT PLAN MAP | A |
| ATTACHMENT D1 | LANDSCAPE VISUAL ASSESSMENT | POTENTIAL VISIBILITY PHOTOS - A & B | A |
| ATTACHMENT D2 | LANDSCAPE VISUAL ASSESSMENT | POTENTIAL VISIBILITY PHOTOS - C & D | A |
| ATTACHMENT D3 | LANDSCAPE VISUAL ASSESSMENT | POTENTIAL VISIBILITY PHOTOS - E & F | A |
| ATTACHMENT D4 | LANDSCAPE VISUAL ASSESSMENT | POTENTIAL VISIBILITY PHOTOS - G & H | A |
| ATTACHMENT D5 | LANDSCAPE VISUAL ASSESSMENT | POTENTIAL VISIBILITY PHOTOS - I & J | A |
| ATTACHMENT D6 | LANDSCAPE VISUAL ASSESSMENT | POTENTIAL VISIBILITY PHOTOS - K & L | A |
| ATTACHMENT D7 | LANDSCAPE VISUAL ASSESSMENT | POTENTIAL VISIBILITY PHOTOS - M & N | A |
| ATTACHMENT D8 | LANDSCAPE VISUAL ASSESSMENT | POTENTIAL VISIBILITY PHOTOS - O & P | A |




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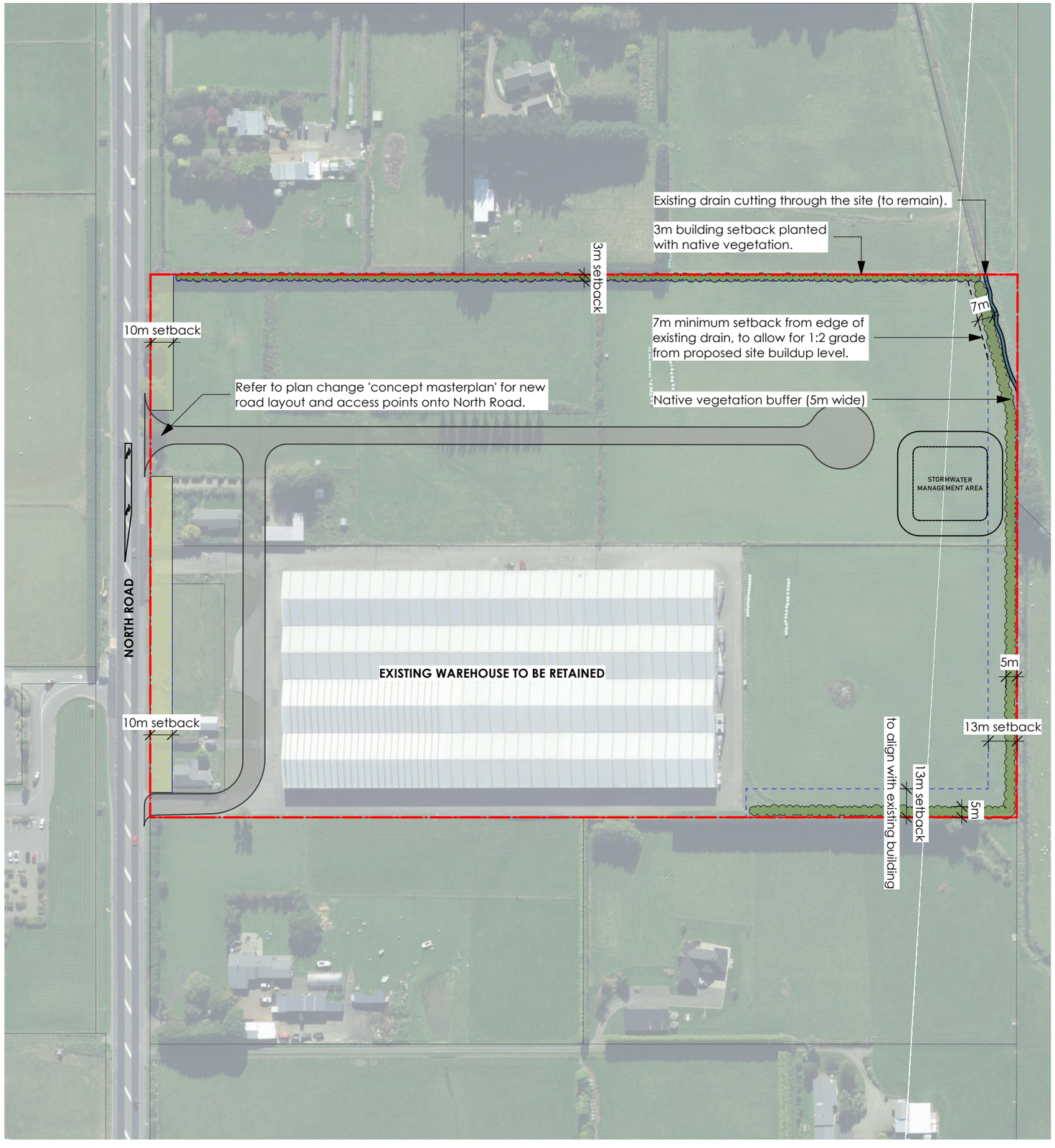
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**ATTACHMENT A**

# TULLOCH - LORNEVILLE
CONTEXT & PHOTO LOCATION PLAN




## LEGEND

- Site boundary
- Building setback
- Grass verge
- Proposed mitigation native planting (3-5m buffer, refer plan)

## PLANTING PALETTE

Native species to be planted within identified 3-5m buffer. Species list reflects planting in surrounding vicinity. Plants to be clustered in natural groupings.

| **Proposed Mitigation Native Planting** Native species to include (but not limited to) : | **Spacing (m)** | **Grade/ planted height** | **Growth rate / approx height after 5 yrs** | **Approx mature height** |
|---|---|---|---|---|
| *Pittosporum tenuifolium*, Kohuhu | 1.8 | 2.5L / 0.4m | Medium / 3m | 6m |
| *Cordyline australis*, Tī kōuka | 2 | 2.5L / 0.4m | Rapid/ 4m | 10m |
| Coprosma propinqua, Mingimingi | 1.8 | 2.5L / 0.4m | Rapid / 4m | 5m |
| *Aristotelia serrata, Wineberry* | 2 | 2.5L / 0.4m | Rapid / 4m | 6m |
| *Chionochloa flavicans, Toetoe* | 2 | 2.5L / 0.4m | Rapid / 3m | 4m |
| *Phormium tenax, Flax* | 1.8 | 2.5L / 0.4m | Rapid / 1.5 | 1.5m |

| **Proposed Mitigation Exotic Planting** Note: The following exotic species are required for faster establishment and superior height than native species: | **Spacing (m)** | **Grade/ planted height** | **Growth rate / approx height after 5 yrs** | **Approx mature height** |
|---|---|---|---|---|
| *Cupressus x leylandii 'Leighton Green'* | 9 | 80L/4.0m | Rapid / 8 | 30m |

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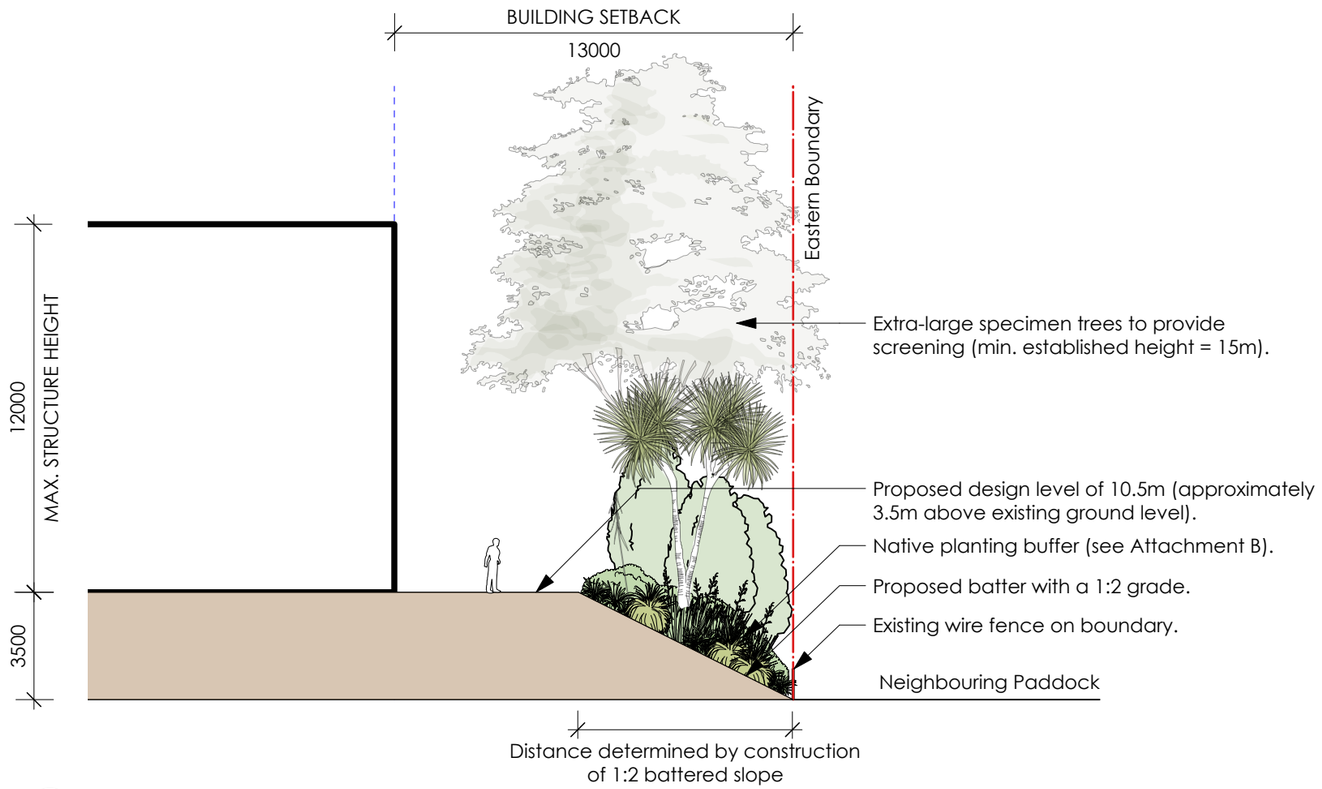
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**ATTACHMENT B**

# TULLOCH - LORNEVILLE
LANDSCAPE MITIGATION MEASURES




**B-B** **EASTERN SITE BOUNDARY - CROSS SECTION**
SCALE 1:200@A3

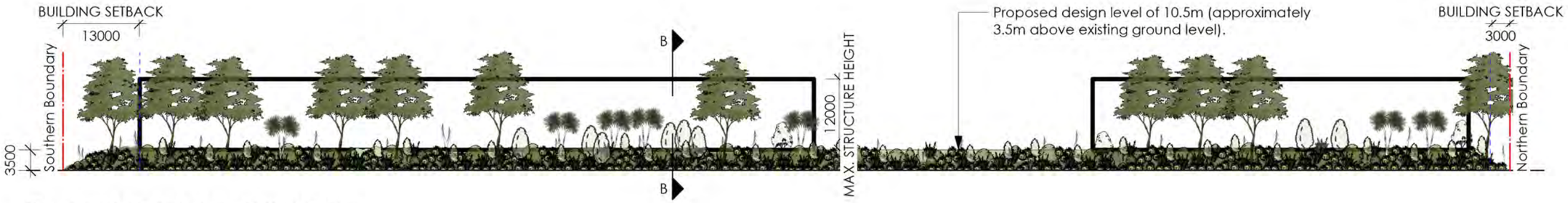



**Context Plan (refer to Attachment A)**
SCALE N.T.S.

**Note 1** : Trees in cross sections are shown at mature height, refer to Attachment B for size when fully established.

**Note 2** : Indicative buildings are shown at maximum height limit and minimum setback from boundaries.

**Note 3 :** Indicative earthworks only. Battering slope to be at 1:2 grade max.




**A-A** **EASTERN SITE BOUNDARY - FRONT ELEVATION**
SCALE 1:200@A3

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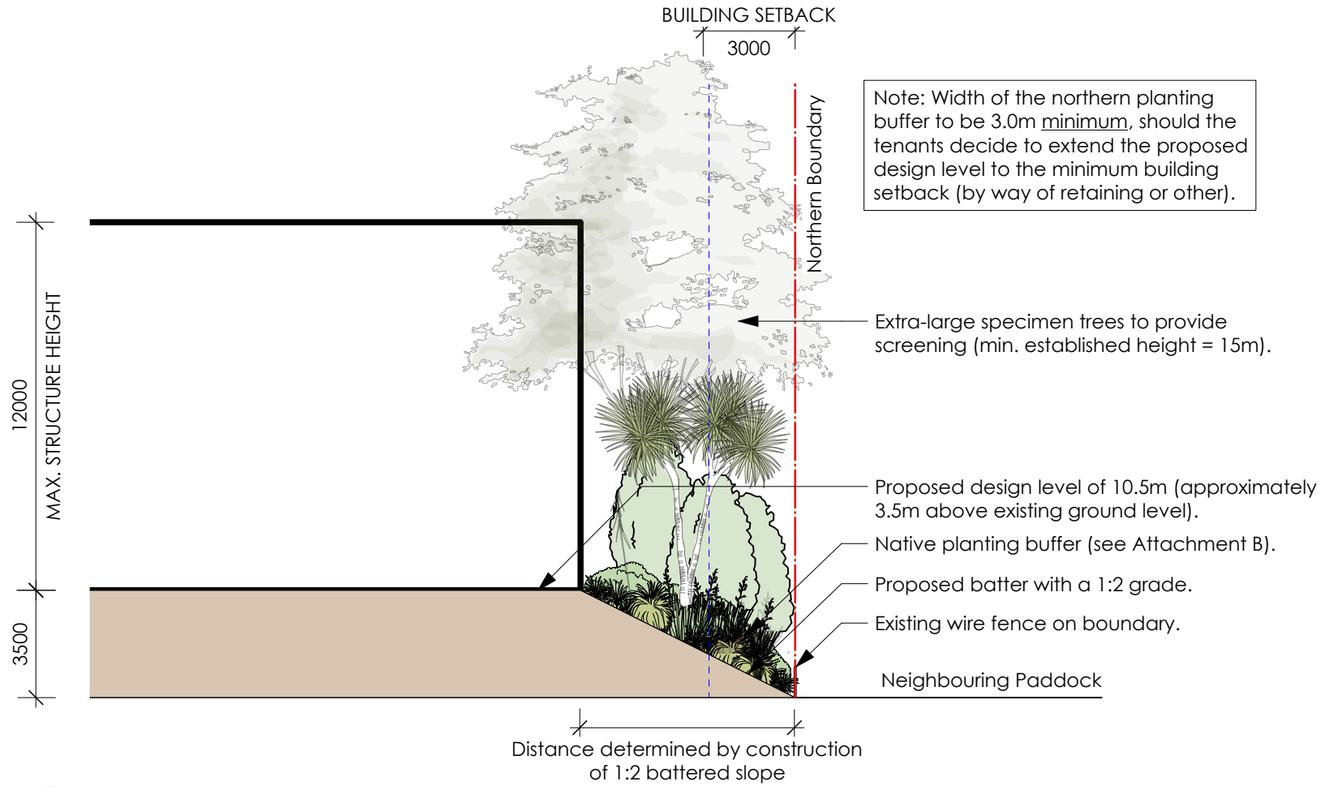
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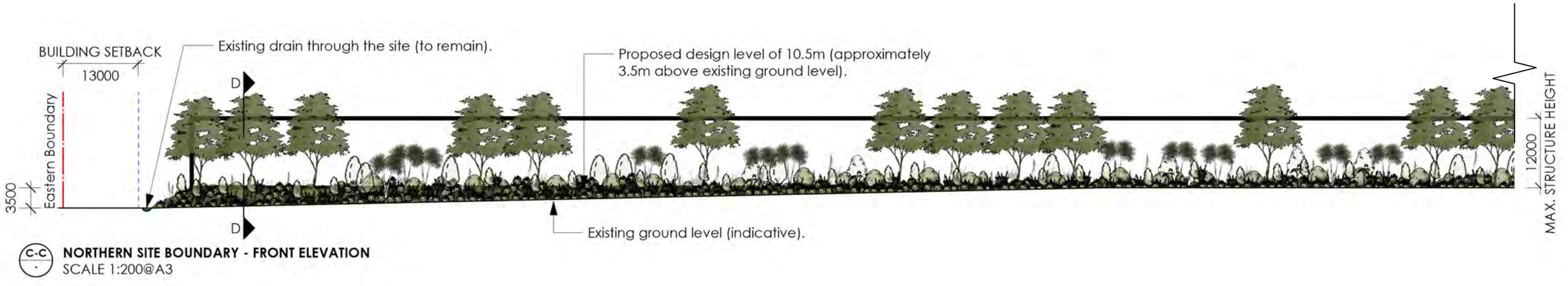
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| **SCALE** | M/S |
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**ATTACHMENT B1**

**TULLOCH - LORNEVILLE**
MITIGATION PLANTING - SECTIONS




**D-D NORTHERN SITE BOUNDARY - CROSS SECTION**
SCALE 1:200@A3




**C-C NORTHERN SITE BOUNDARY - FRONT ELEVATION**
SCALE 1:200@A3




**Context Plan (refer to Attachment A)**
SCALE N.T.S.

**Note 1** : Trees in cross sections are shown at mature height, refer to Attachment B for size when fully established.

**Note 2** : Indicative buildings are shown at maximum height limit and minimum setback from boundaries.

**Note 3 :** Indicative earthworks only. Battering slope to be at 1:2 grade max.

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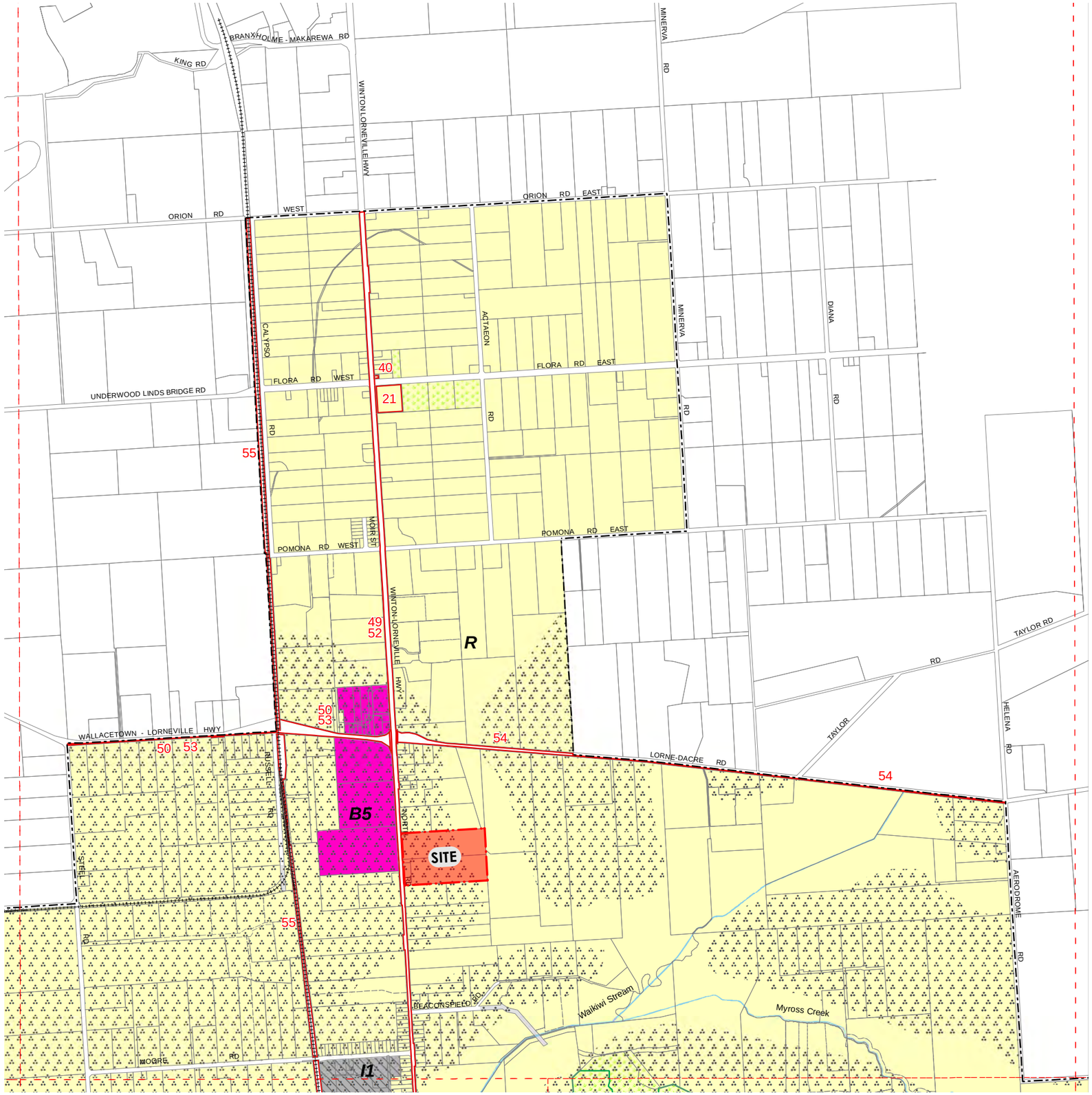
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**ATTACHMENT B2**

**TULLOCH - LORNEVILLE**
MITIGATION PLANTING - SECTIONS




## LEGEND

- R — Rural
- B5 — Business 5
- I1 — Industrial 1
- Rivers
- High Value Soils
- Reserves with Reserve Management Plans
- Areas of Significant Indigenous Biodiversity
- Designations
- Railway View Lines
- Grid Boundary
- Unformed Roaad
- Disctrict Boundary
- Railway


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# ATTACHMENT C

# TULLOCH - LORNEVILLE
INVERCARGILL DISTRICT PLAN MAP