

BRAEBURN PROPERTY LTD - PORTLINK
Subdivision and Land Use Consent 320 & 320A Cumnor Terrace, Christchurch

VISUAL ASSESSMENT PEER REVIEW / ASSESSMENT GRAPHIC ATTACHMENTS



Prepared by Jeremy Head for CCC
NZILA Landscape Architect (Registered)

17 May 2023



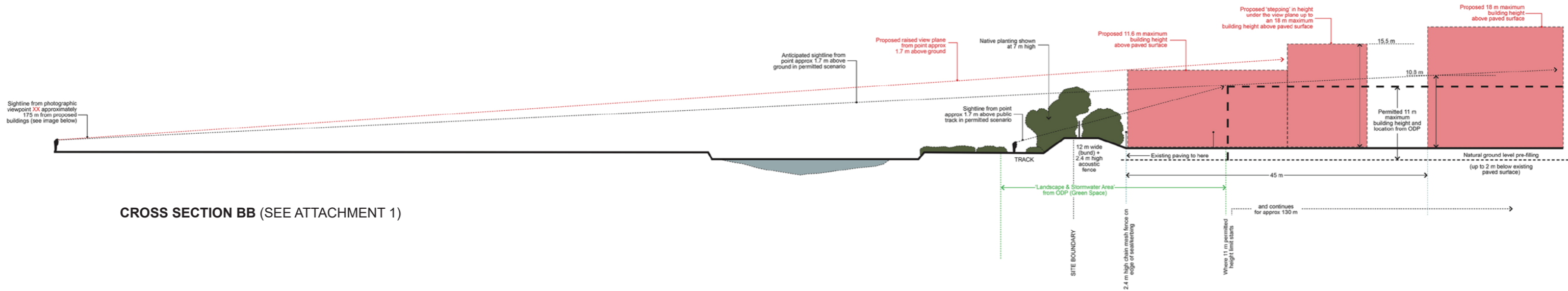
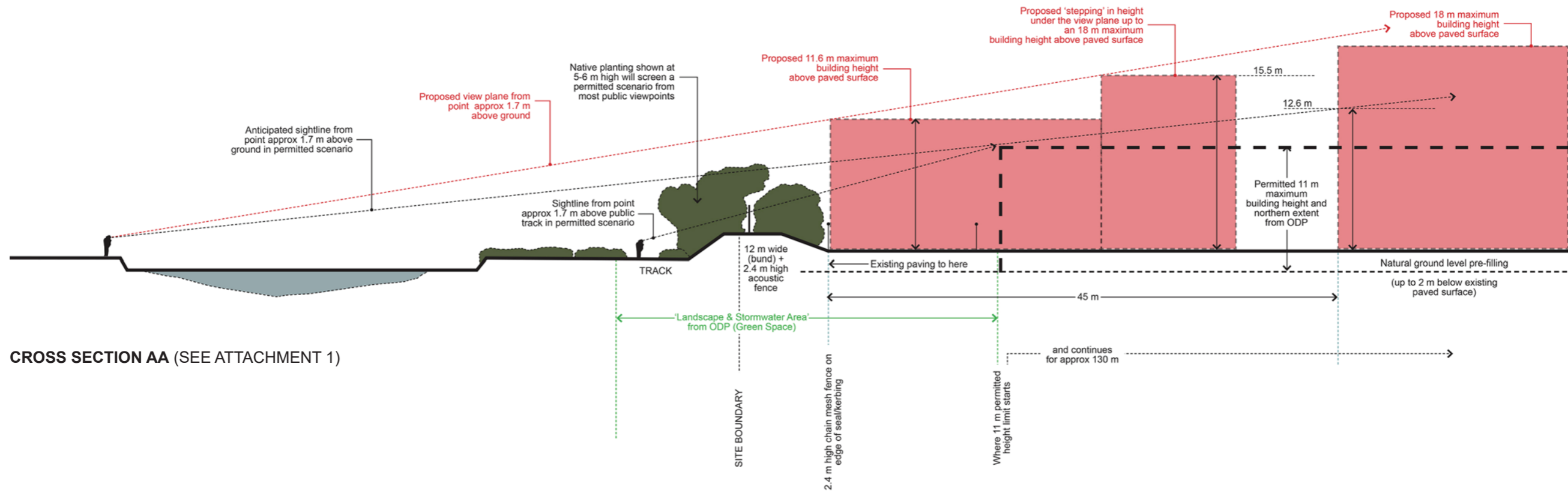
Key

- Receiving environment
- Photographic viewpoint locations

ATTACHMENT 1 RECEIVING ENVIRONMENT & PHOTOGRAPHIC VIEWPOINTS PLAN

BRAEBURN PROPERTY LTD 320 & 320A CUMNOR TERRACE, CHRISTCHURCH

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ATTACHMENT 2 VIEWING PLANES

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Photographic viewpoint 1 from outside 869 Ferry Road looking southwest to site. Note containers stacked as high as approximately 15.6 m (6 containers). Note permitted maximum height of 11 m from natural ground level pre filling / 3.5 containers (dotted yellow line). At the permitted height, more of Montgomery Spur beyond would be visible. The Proposal will also extend the built form further right. *Photograph by J.Head 8 May 2023 (50 mm focal length with images stitched to form panorama).*



Photographic viewpoint 2 from Tow Path public track looking southwest to site. Note permitted maximum height of 11 m from natural ground level pre filling / 3.5 containers (dotted yellow line), where the existing native planting provides an effective buffer to these views. The Proposal also extends the built form further right. *Photograph by J.Head 8 May 2023 (50 mm focal length with images stitched to form panorama).*



Photographic viewpoint 3 from public reserve looking southwards to site. Note containers stacked as high as approximately 15.6 m (6 containers). At the permitted maximum height of 11 m from natural ground level pre filling / 3.5 containers (dotted yellow line) would be visible. At the permitted height, the upper level of the built forms would sympathetically follow / partly sit below the natural ridgeline of Montgomery Spur. *Photograph by J.Head 8 May 2023 (50 mm focal length with images stitched to form panorama).*



Photographic viewpoint 4 from the end of Dyers Road / Tunnel Road roundabout looking southwards to site. At the permitted maximum height of 11 m from natural ground level pre filling / 3.5 containers (dotted yellow line) would be visible and Montgomery Spur would be a more prominent backdrop seen from this busy public intersection. *Photograph by J.Head 8 May 2023 (50 mm focal length with images stitched to form panorama).*



Photographic viewpoint 5 from outside 35 Gould Crescent looking southwest to site. Note permitted maximum height of 11 m from natural ground level pre filling / 3.5 containers (dotted yellow line). At the permitted building height, industrial buildings would be almost hidden from public / street view and potentially from some residences along Gould Crescent. *Photograph by J.Head 8 May 2023 (50 mm focal length with images stitched to form panorama).*



Photographic viewpoint 6 from the public track along the true left of the Opawaho (Heathcote River) looking southeast, relatively close to site. Note permitted maximum height of 11 m from natural ground level pre filling / 3.5 containers (dotted yellow line). At the permitted building height, much of the crater rim would be screened from view. The Proposal brings the built forms closer to this viewpoint, essentially 'lifting' the yellow dotted line higher. Note height of native vegetation (approximately 5 m at most) below containers and how tall this and other new planting would need to be to screen the industrial built forms from view. *Photograph by J.Head 8 May 2023 (50 mm focal length with images stitched to form panorama).*



Photographic viewpoint 7 from Gould Reserve looking southeast. *Photograph by J.Head 8 May 2023 (50 mm focal length with images stitched to form panorama).*



Photographic viewpoint 8 from outside 27 Gould Crescent looking southeast to site. Permitted maximum height of 11 m from natural ground level pre filling / 3.5 containers (dotted yellow line) where the upper level of the built forms would sympathetically follow / sit below the natural ridgeline of the Crater Rim and Mount Pleasant Spur. Note part of the crater rim would likely be screened by 20-25 m high buildings in the 'no height restriction area' viewed from here. *Photograph by J.Head 8 May 2023 (50 mm focal length with images stitched to form panorama).*



Photographic viewpoint 9 from footpath beside Gould Crescent looking southeast to site. At the permitted maximum height of 11 m above natural ground (pre filling) 3.5 containers would be visible (dotted yellow line) and the upper level of the built forms would sympathetically follow / fall below the natural ridgeline of Mount Pleasant Spur. *Photograph by J.Head 8 May 2023 (50 mm focal length with images stitched to form panorama).*



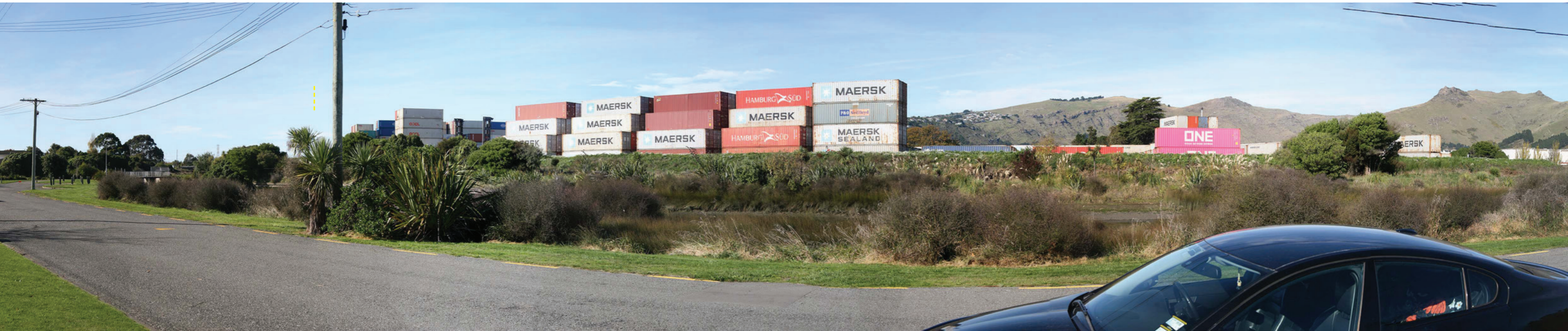
Photographic viewpoint 10 from pedestrian / cycle bridge over the Opawaho (Heathcote River) looking southeast to site. At the permitted maximum height of 11 m above natural ground (pre filling), 3.5 containers would be visible (dotted yellow line), the upper level of the built forms would sympathetically follow / fall below the natural ridgeline of Mount Pleasant Spur. *Photograph by J.Head 8 May 2023 (50 mm focal length with images stitched to form panorama).*



Photographic viewpoint 11 from pedestrian / cycle path on true right of the Opawaho (Heathcote River) looking north to Gould Crescent residences. Note pleasant levels of amenity due to lack of front fence at 27A and Gould Reserve on corner in centre of image and proximity to river environment. Note two storey houses at 27A (left) and 32 Gould Crescent (right) where the sight lines would be flatter from 'upstairs' providing greater visibility of the over-height buildings. The Proposal extends the built form further left. *Photograph by J.Head 8 May 2023 (50 mm focal length with images stitched to form panorama).*



Photographic viewpoint 12 from cul de sac head on Long Street looking south. Site visible at left. Note pleasant levels of residential amenity due to general lack of / low front fences and native riparian vegetation on riverbank. *Photograph by J.Head 8 May 2023 (50 mm focal length with images stitched to form panorama).*



Photographic viewpoint 13 from outside 24 Long Street looking east. Stacked containers currently 4 high / approximately 10.5 m, close to the permitted 11 m maximum building height. Note future loss of visibility of Mount Pleasant Spur / Crater Rim when site is fully developed to permitted standards. *Photograph by J.Head 8 May 2023 (50 mm focal length with images stitched to form panorama).*



Photographic viewpoint 14 looking towards residence at 90 Barton Street. Note low front fence to street and sunny aspect, including childrens play equipment where views to the site are part of the northern outlook. *Photograph by J.Head 8 May 2023 (50 mm focal length with images stitched to form panorama).*



Photographic viewpoint 15 from outside 90 Barton Street looking northeast to site. Permitted maximum height of 11 m from natural ground level pre filling / 3.5 containers (dotted yellow line) shown. *Photograph by J.Head 8 May 2023 (50 mm focal length with images stitched to form panorama).*



Photographic viewpoint 16 from near northeastern corner of site viewed from public track. Permitted maximum height of 11 m from natural ground level pre filling / approximately 3.5 containers (dotted yellow line). See insert above. The proposal also extends the built forms closer, essentially 'lifting' the yellow dotted line higher. Note general / typical condition and appearance of shipping containers. *Photograph by J.Head 8 May 2023 (50 mm focal length with images stitched to form panorama).*



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ATTACHMENT 11 POSSIBLE SCENARIO

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