



Proposed Subdivision - Terrace Street, Bannockburn
Graphic Attachment to Evidence

27 September 2024

Document Information

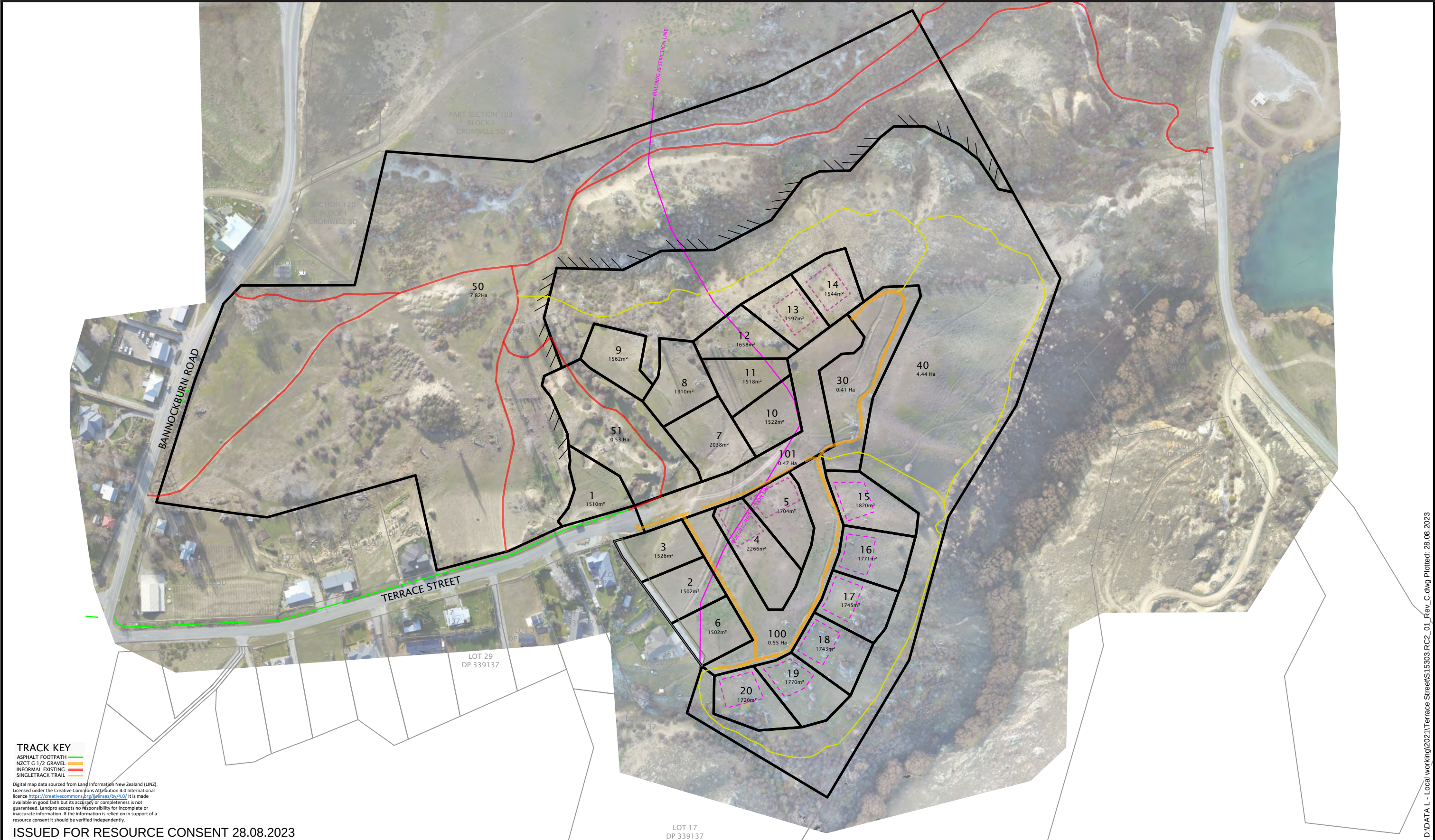
Project
Proposed Subdivision
Address
Terrace Street, Bannockburn, Otago
Client
D. J Jones Family Trust and N.R Searell Family Trust
Document
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Status
For Review
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Prepared By
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Project Number: 20026
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Peer Reviewed: Tony Milne

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Proposed Subdivision Master Plan





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Client

JONES SEARELL FAMILY TRUST

NOTES

- All dimensions shown are in metres unless otherwise shown

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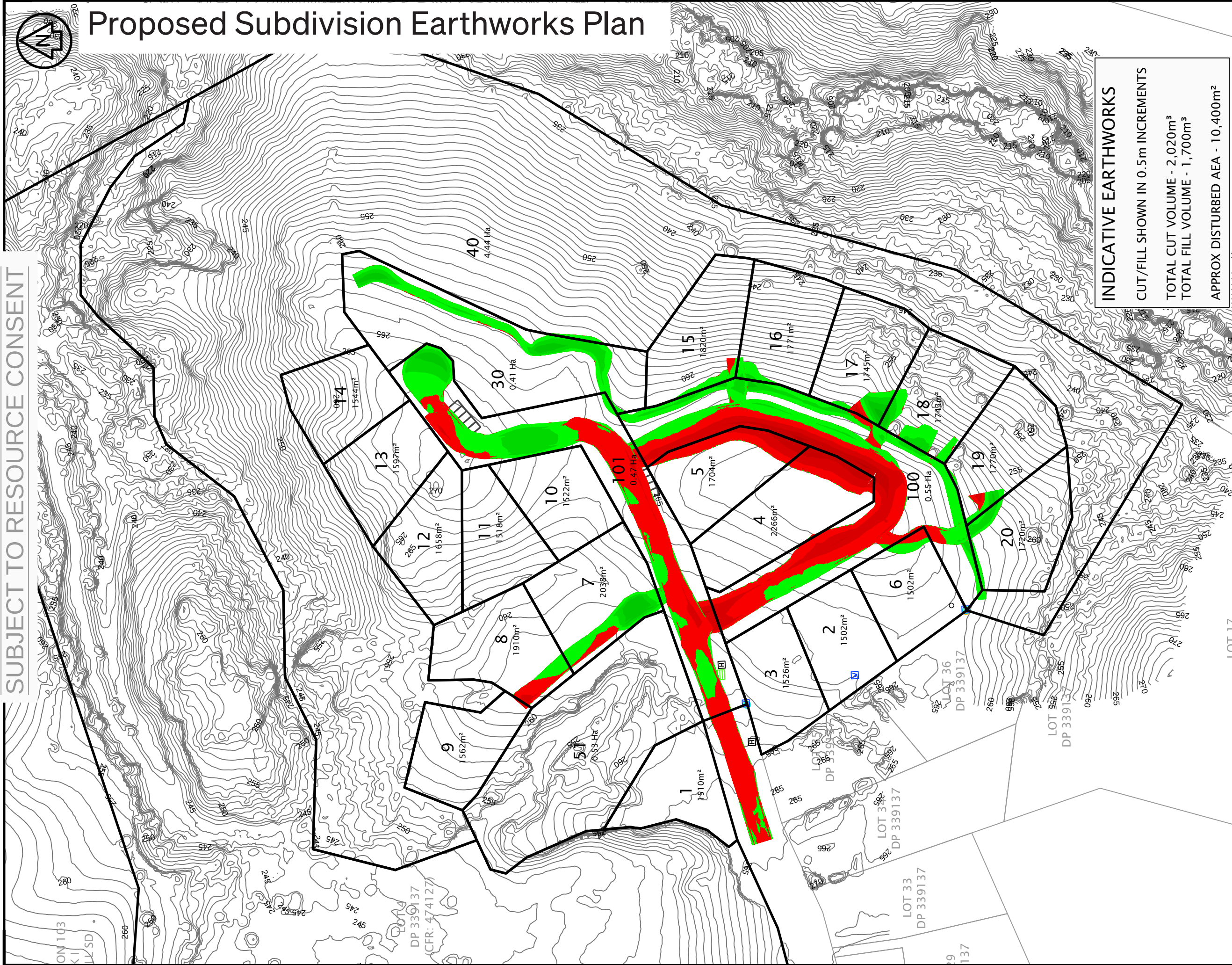
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OVERVIEW: LOTS 1 - 20, 30, 40, 50, 51, 100 & 101
BEING PROPOSED SUBDIVISION OF LOT 4 DP 339137
TERRACE STREET, BANNOCKBURN

Rev.	Date	Revision Details	By	Surveyed	Signed	Date	Job No.	Drawing No.
A	16.11.22	ADD BLR	RAF	DRONE		SEP 16	S15303	RC2_01
B	11.04.23	LOT 200 SPLIT INTO LOTS 30, 40 & 51	RAF	Drawn	Signed	Date	Scale	1:1,250 @ A1 1:2500 @ A3
C	25.08.23	ISSUE FOR CONSENT APPLICATION	RAF					
				RAF		19.07.22		
				Designed	Signed	Date	Datum & Level	Rev.
				RAF		12.07.22	NZTM 2000 & MSL	C



Proposed Subdivision Earthworks Plan



INDICATIVE EARTHWORKS

CUT/FILL SHOWN IN 0.5m INCREMENTS

TOTAL CUT VOLUME - 2,020m³TOTAL FILL VOLUME - 1,700m³

APPROX DISTURBED AEA - 10,400m²

Rev.	Date	Revision Details	By	Surveyed	Signed	Date	Job No.	Drawing No.
A	25.08.23	UPDATE EARTHWORKS FOR REVISED LOTS	RAF	DRONE		SEP 16	S15303	12_01c
				Drawn	Signed	Date	Scale	
						14.02.22		
				Designed	Signed	Date	Datum & Level	Rev.
				R & M		NOV '21	NZTM 2000 & MSL	A

ISSUED FOR EROSION & SEDIMENT CONTROL PLANNING 28.08.2023

Client

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NOTES

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INDICATIVE EARTHWORKS PLAN
PROPOSED SUBDIVISION OF LOT 4 DP 339137
TERRACE STREET, BANNOCKBURN

Proposed Subdivision Landscape Plan

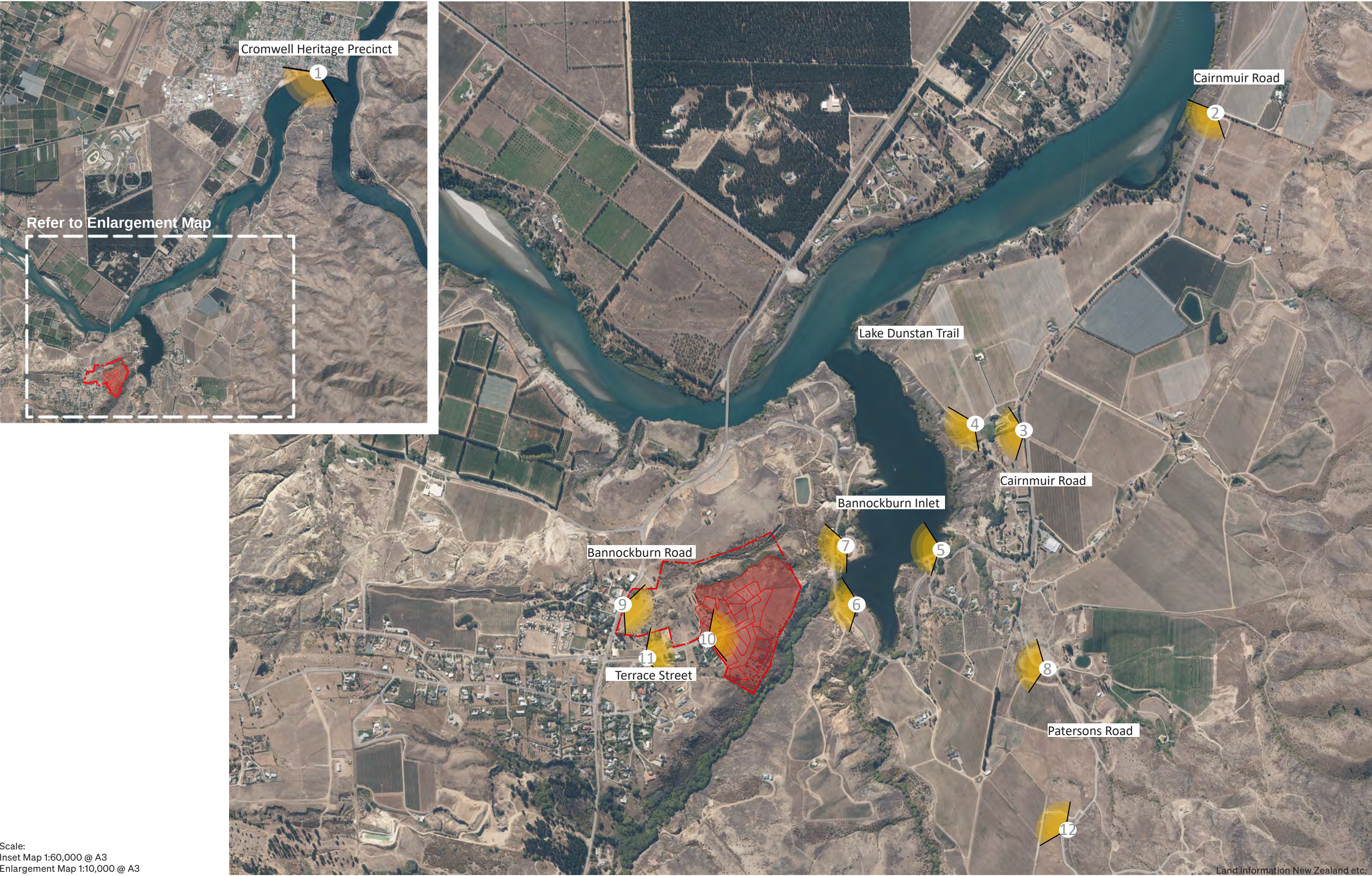


Legend	
	Overall Property Boundary
	Building Line Restriction
	Residential Lot
	Building Platform
	Road Reserve
	Private Reserve
	Balance Lot
	Easement
	Road
	Proposed Paths/ Trails
	Car Parking
	Proposed Mitigation Planting
	Street Trees Type 1
	Street Trees Type 2
	Potential Soakpit and Secondary/ Tertiary Over Land Flow Path Locations



Scale: 1:2,500 @ A3

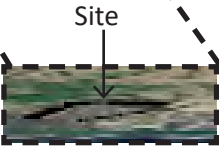
Viewpoint Locations Map



Viewpoint Photographs



Viewpoint Photograph 1: Cromwell Heritage Precinct
Date: 25 September 2024
Time: Between 10:00 and 12:00
Camera: Olympus OM-D E-M10 MarkII 50mm Focal Length

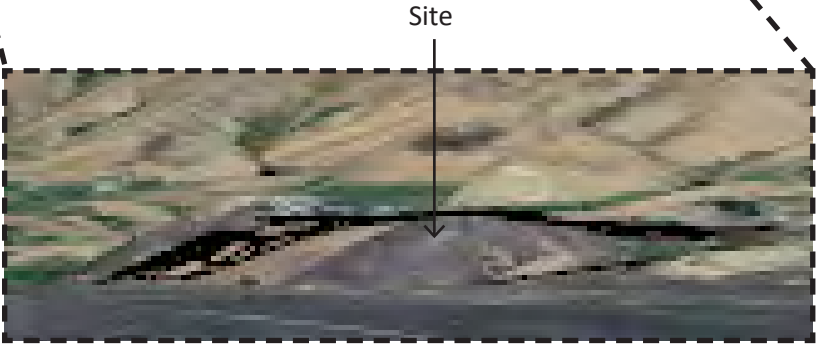


Viewpoint Photograph 1: Cromwell Heritage Precinct
Google Earth Model.

Viewpoint Photographs



Viewpoint Photograph 2: Cairnmuir Road
Date: 25 September 2024
Time: Between 10:00 and 12:00
Camera: Olympus OM-D E-M10 MarkII 50mm Focal Length

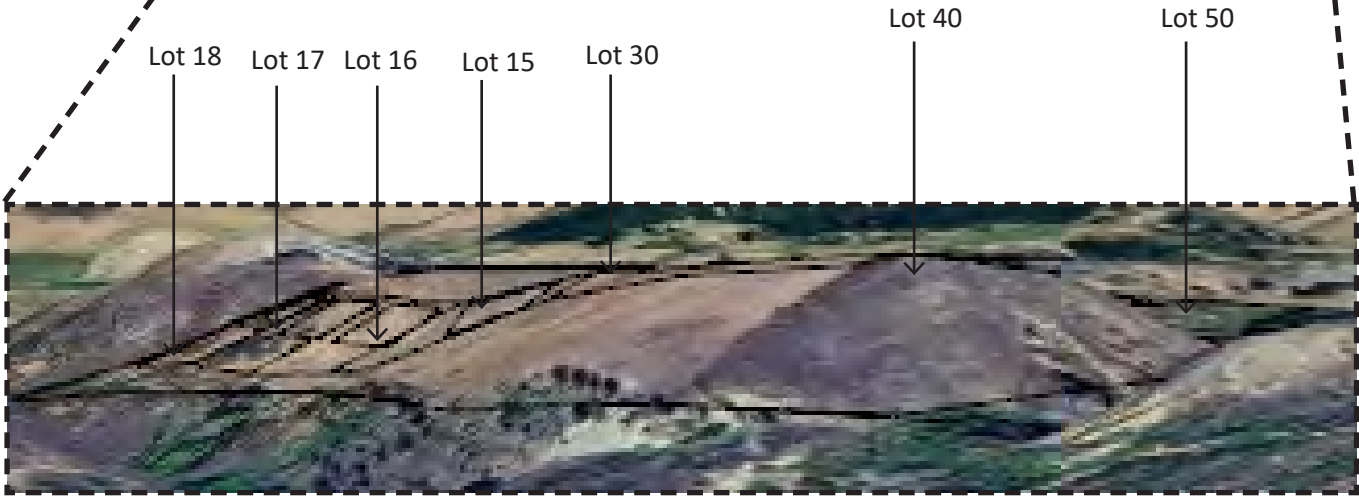


Viewpoint Photograph 2: Cairnmuir Road
Google Earth Model.

Viewpoint Photographs



Viewpoint Photograph 3: Cairnmuir Road
Date: 25 September 2024
Time: Between 10:00 and 12:00
Camera: Olympus OM-D E-M10 MarkII 50mm Focal Length

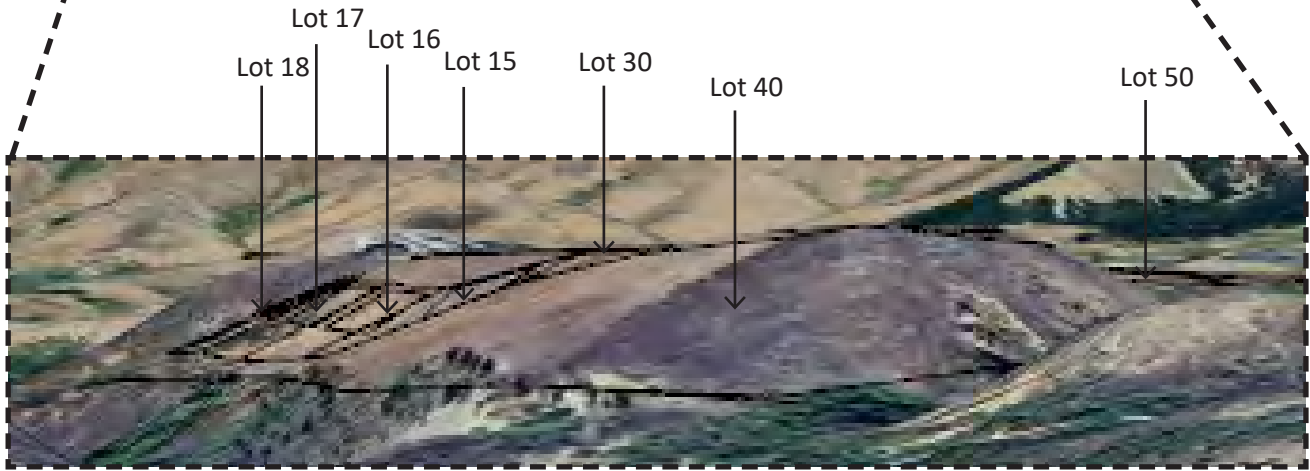


Viewpoint Photograph 3: Cairnmuir Road
Google Earth Model.

Viewpoint Photographs

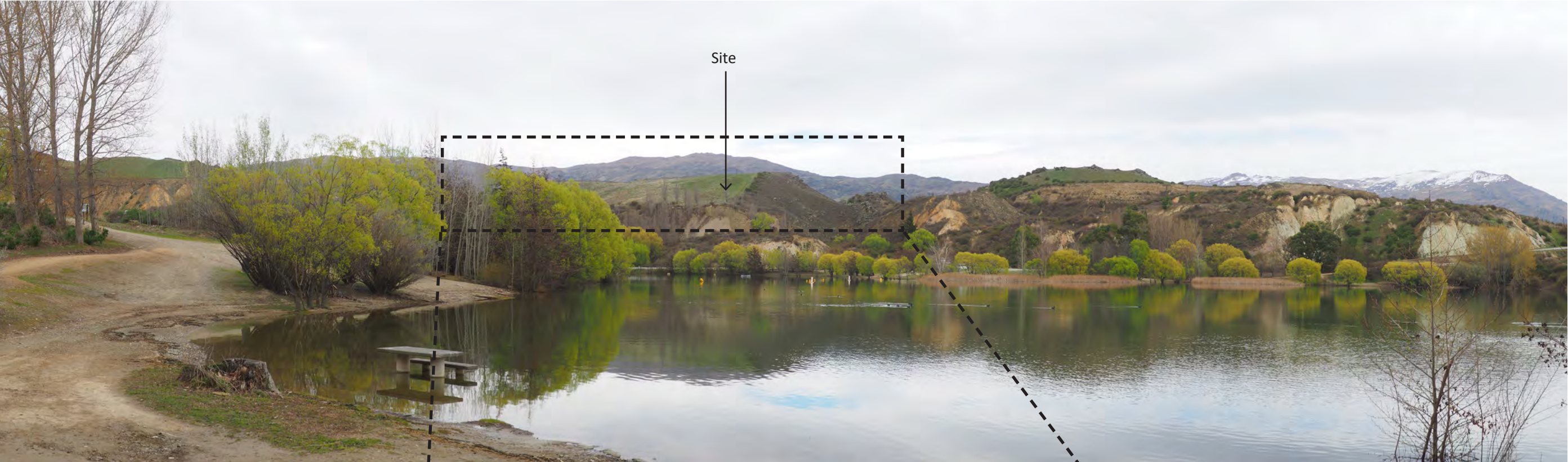


Viewpoint Photograph 4: Lake Dunstan Trail
Date: 25 September 2024
Time: Between 10:00 and 12:00
Camera: Olympus OM-D E-M10 MarkII 50mm Focal Length

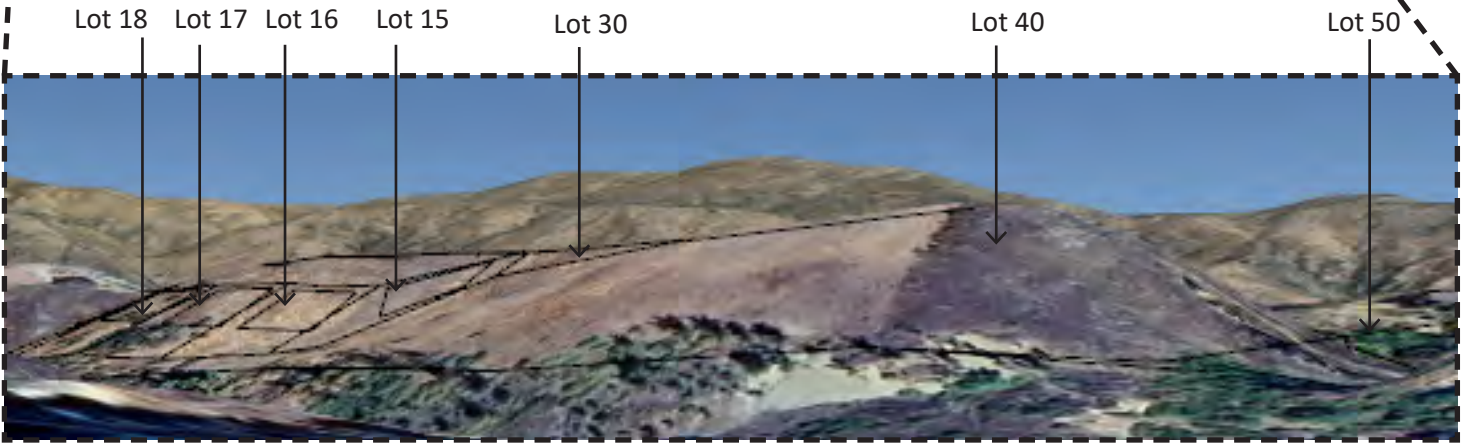


Viewpoint Photograph 4: Lake Dunstan Trail
Google Earth Model.

Viewpoint Photographs



Viewpoint Photograph 5: Bannockburn Inlet
Date: 25 September 2024
Time: Between 10:00 and 12:00
Camera: Olympus OM-D E-M10 MarkII 50mm Focal Length

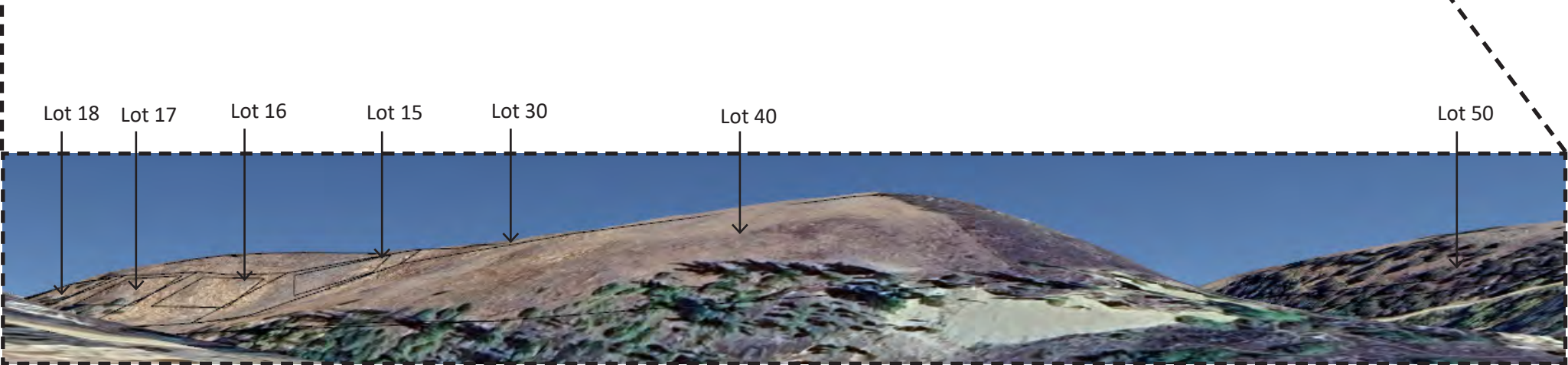


Viewpoint Photograph 5: Bannockburn Inlet
Google Earth Model.

Viewpoint Photographs

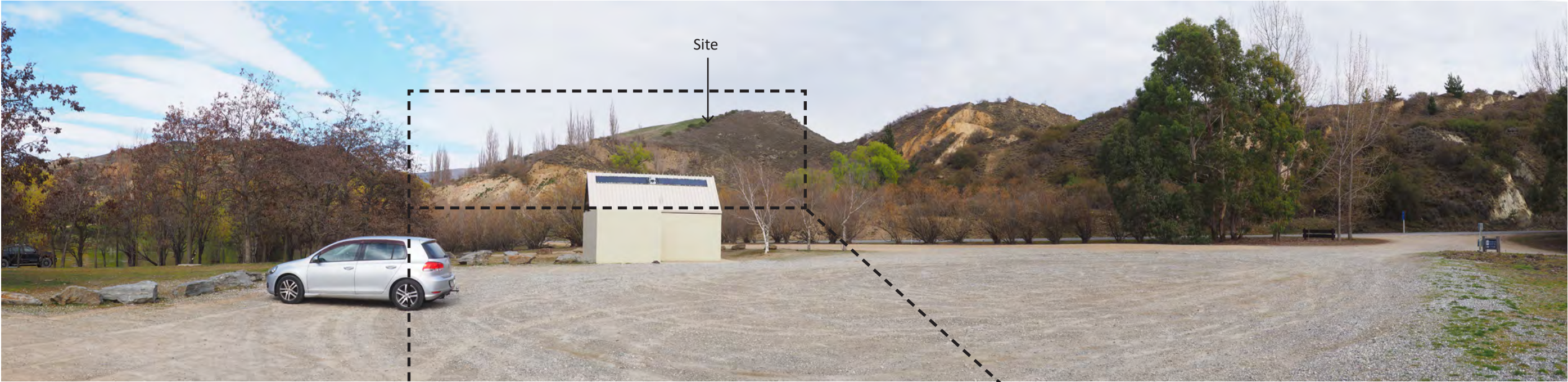


Viewpoint Photograph 6: Bannockburn Inlet Recreation Reserve
Date: 25 September 2024
Time: Between 10:00 and 12:00
Camera: Olympus OM-D E-M10 MarkII 50mm Focal Length

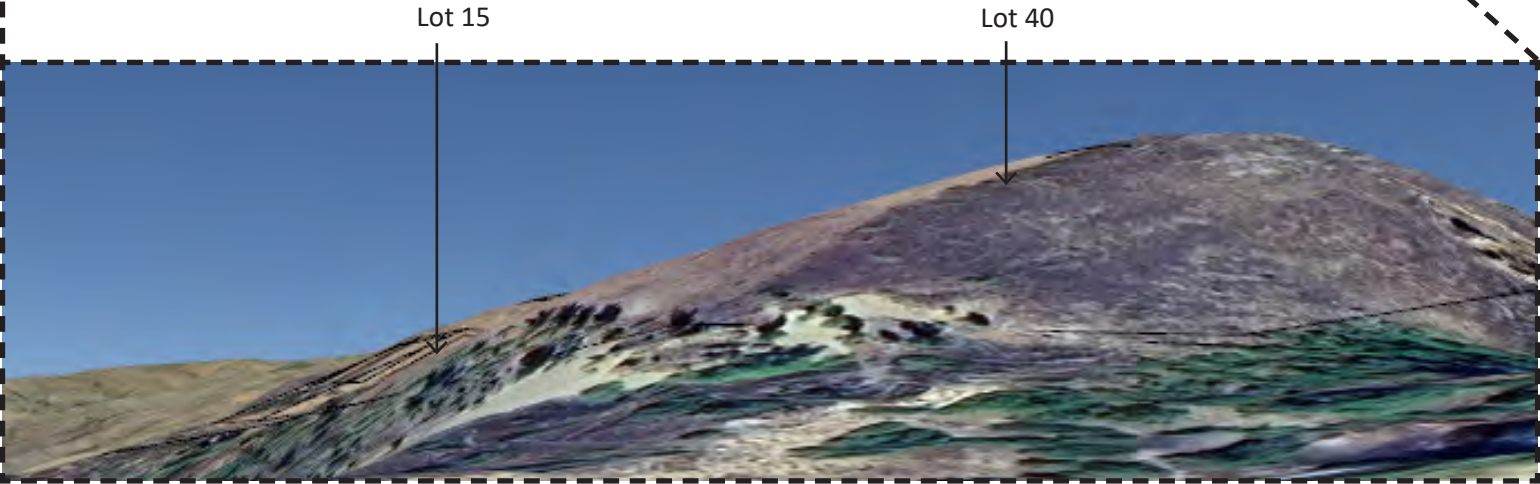


Viewpoint Photograph 6: Bannockburn Inlet Recreation Reserve
Google Earth Model.

Viewpoint Photographs



Viewpoint Photograph 7: Bannockburn Inlet Recreation Reserve
Date: 25 September 2024
Time: Between 10:00 and 12:00
Camera: Olympus OM-D E-M10 MarkII 50mm Focal Length

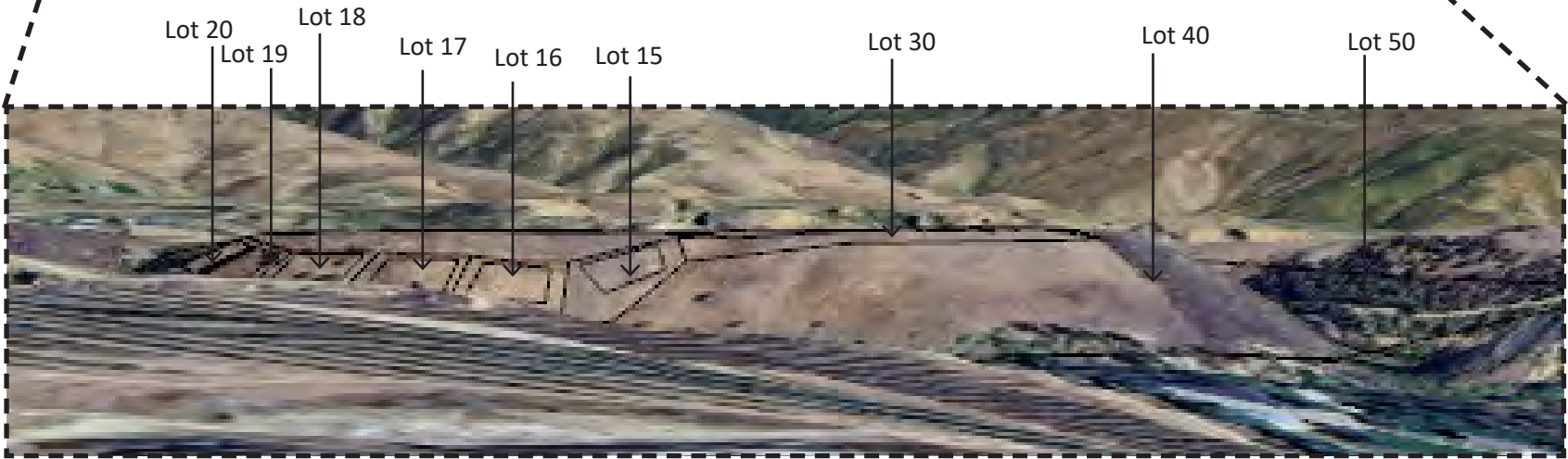


Viewpoint Photograph 7: Bannockburn Inlet Recreation Reserve
Google Earth Model.

Viewpoint Photographs



Viewpoint Photograph 8: Patersons Road
Date: 25 September 2024
Time: Between 10:00 and 12:00
Camera: Olympus OM-D E-M10 MarkII 50mm Focal Length

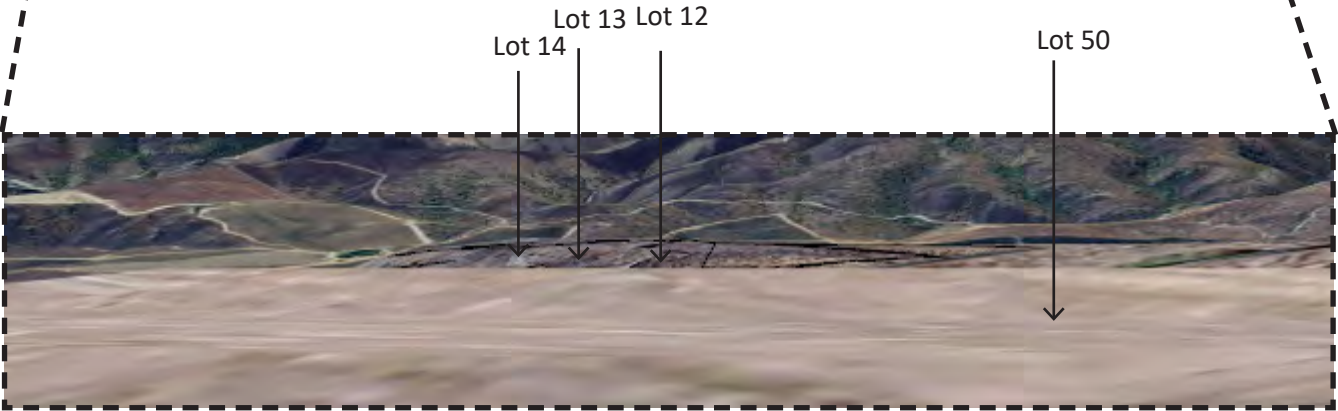


Viewpoint Photograph 8: Patersons Road
Google Earth Model.

Viewpoint Photographs



Viewpoint Photograph 9: Bannockburn Road
Date: 25 September 2024
Time: Between 10:00 and 12:00
Camera: Olympus OM-D E-M10 MarkII 50mm Focal Length



Viewpoint Photograph 9: Bannockburn Road
Google Earth Model.

Viewpoint Photographs



Viewpoint Photograph 10: Terrace Street
Date: 25 September 2024
Time: Between 10:00 and 12:00
Camera: Olympus OM-D E-M10 MarkII 50mm Focal Length

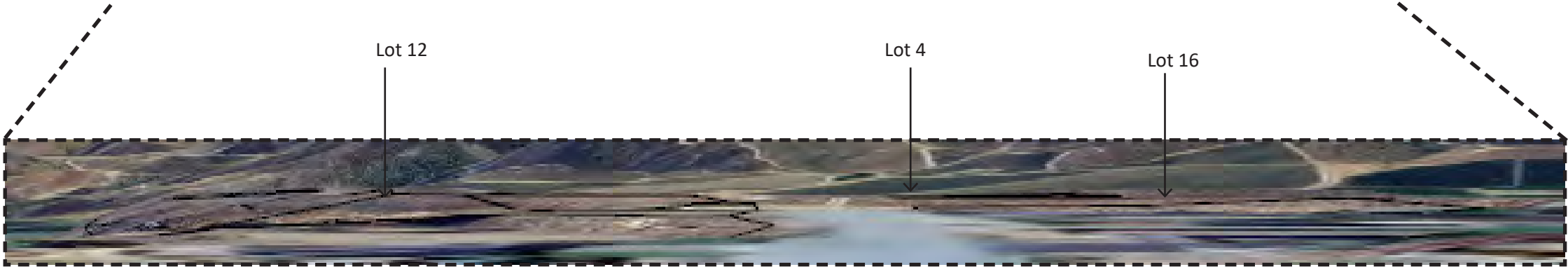


Viewpoint Photograph 10: Terrace Street
Google Earth Model.

Viewpoint Photographs



Viewpoint Photograph 11: Terrace Street
Date: 25 September 2024
Time: Between 10:00 and 12:00
Camera: Olympus OM-D E-M10 MarkII 50mm Focal Length

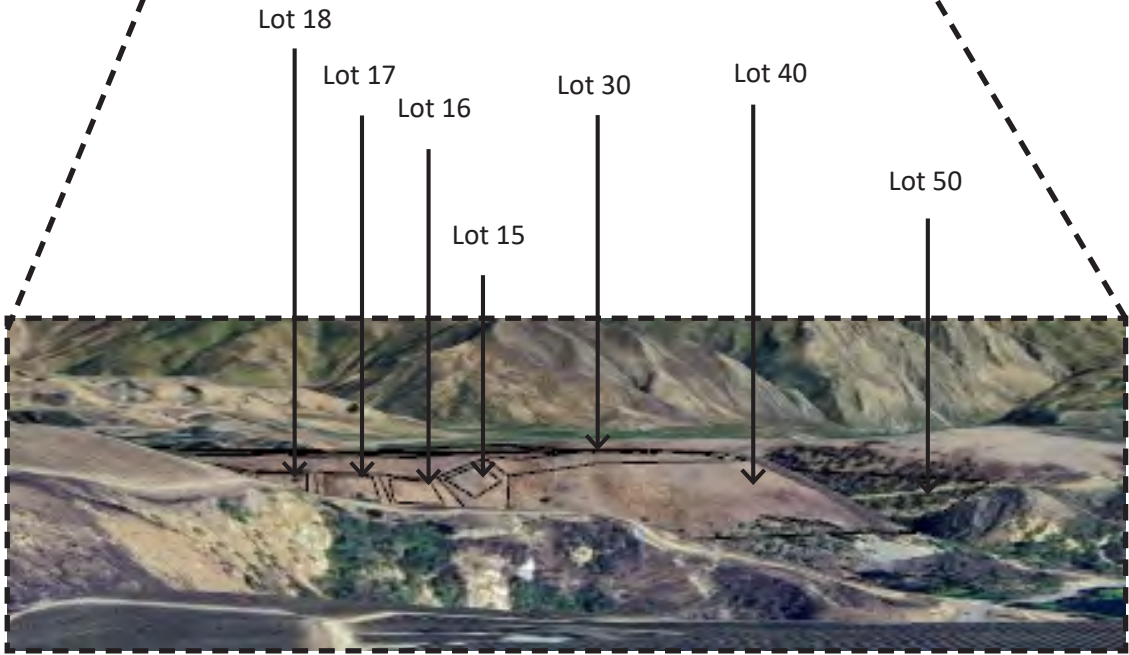


Viewpoint Photograph 11: Terrace Street
Google Earth Model.

Viewpoint Photographs



Viewpoint Photograph 12: Patersons Road
Date: 25 September 2024
Time: Between 10:00 and 12:00
Camera: Olympus OM-D E-M10 MarkII 50mm Focal Length



Viewpoint Photograph 12: Patersons Road
Google Earth Model.

Zone of Theoretical Visibility (ZTV) Maps - Viewpoint 1

Legend

Property Boundary

Proposed Building Platform

Viewpoint 1

Visible areas from Viewpoint 1

Building Line Restriction

1DEM/8DEM Boundary

Methodology
A Zone of Theoretical Visibility (ZTV) analysis has been undertaken to illustrate where the proposed subdivision extension may potentially be seen from.

A ZTV is a common tool used to determine the potential visibility of a site. This was performed in ArcGIS Pro, where 8m DEM (Digital Elevation Model) LIDAR data was obtained through LINZ (NZ 8m Digital Elevation Model, 2012), and 1m DEM LIDAR data was obtained from Landpro, 2016.

The 8m DEM elevation data may not capture fine details in elevation changes which can result in smoothing of the terrain and a loss of important features. The NZ 8m Digital Elevation Model was merged together with 1m DEM LIDAR data from Landpro to increase the surface elevation accuracy within and surrounding the site. 1m DEM data provides more detailed and precise terrain representation.

A ZTV is a calculation to determine a set of unobstructed sight lines from a given viewpoint. A single viewpoint has been placed on Cromwell Heritage Precinct. An offset of 1.6m above ground level has been applied to the surrounding DEM surface to account for the average eye-level height of a person walking or driving.

An offset of 0m, 4.2m and 7.5m above ground level was applied to the surrounding area to model a 0m, 4.2m and 7.5m theoretical building height.

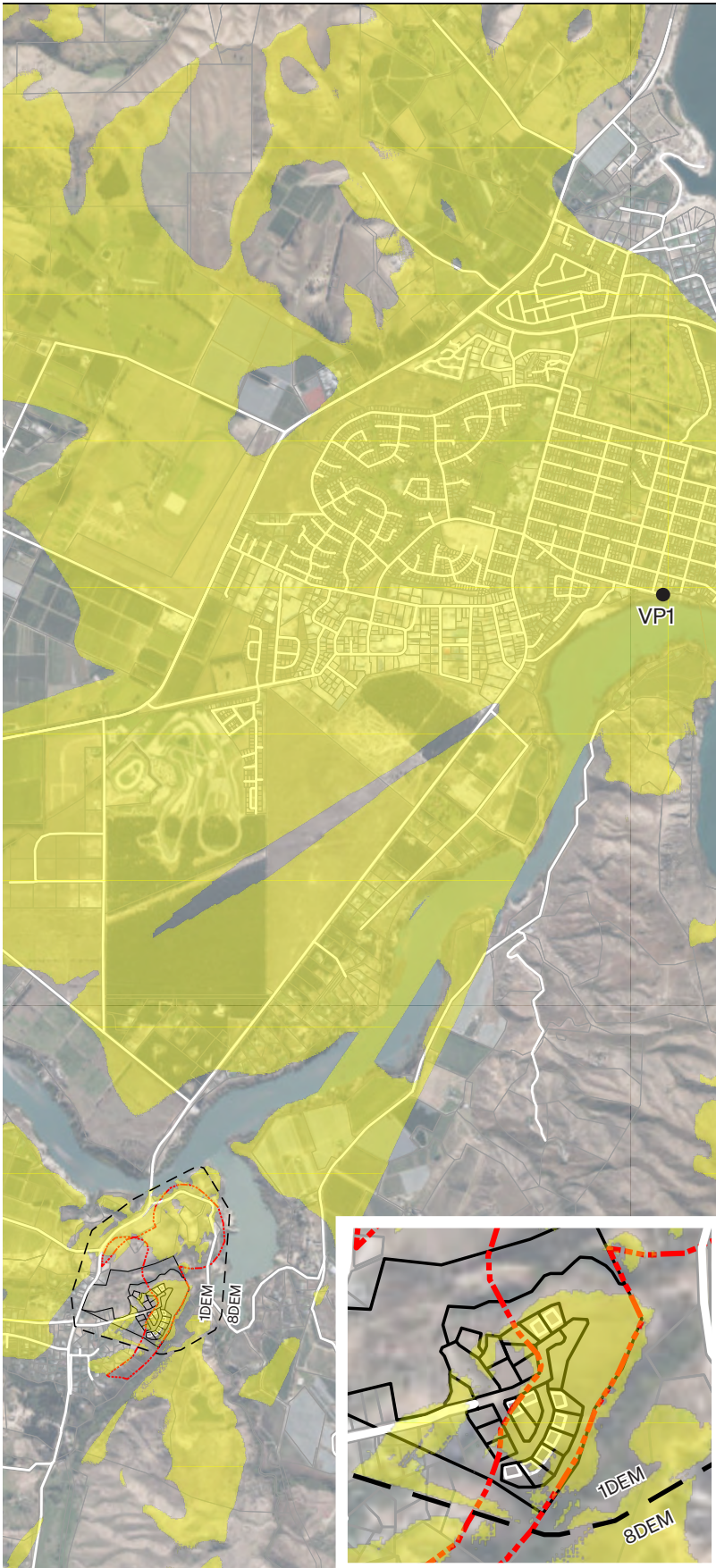


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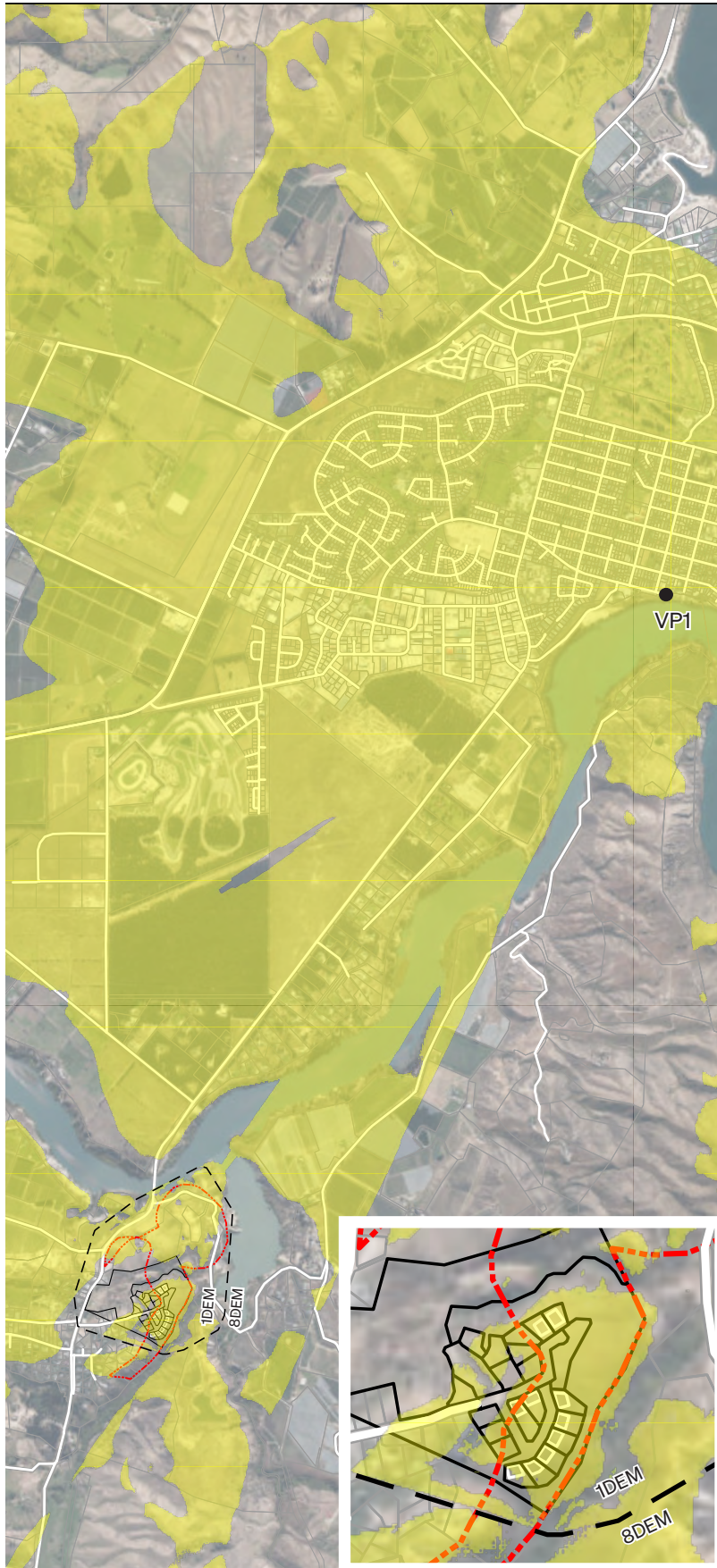
Data Source: NZ 8m Digital Elevation Model (2012), Eagle Technology NZ, Landpro 2016



0m theoretical building height



4.2m theoretical building height



7.5m theoretical building height

Zone of Theoretical Visibility (ZTV) Maps - Viewpoint 2

Legend

Property Boundary

Proposed Building Platform

Viewpoint 2

Visible areas from Viewpoint 2

Building Line Restriction

1DEM/8DEM Boundary

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A ZTV is a calculation to determine a set of unobstructed sight lines from a given viewpoint. A single viewpoint has been placed on Cairnmuir Road. An offset of 1.6m above ground level has been applied to the surrounding DEM surface to account for the average eye-level height of a person walking or driving.

An offset of 0m, 4.2m and 7.5m above ground level was applied to the surrounding area to model a 0m, 4.2m and 7.5m theoretical building height.

Scale: 1: 40,000 @A3

Data Source: NZ 8m Digital Elevation Model (2012), Eagle Technology NZ, Landpro 2016

RMM

0m theoretical building height

4.2m theoretical building height

7.5m theoretical building height

Proposed Subdivision

Terrace Street, Bannockburn

20

Zone of Theoretical Visibility (ZTV) Maps - Viewpoint 3

Legend

Property Boundary

Proposed Building Platform

Viewpoint 3

Visible areas from Viewpoint 3

Building Line Restriction

1DEM/8DEM Boundary

Methodology
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An offset of 0m, 4.2m and 7.5m above ground level was applied to the surrounding area to model a 0m, 4.2m and 7.5m theoretical building height.

Scale: 1: 40,000 @A3

Data Source: NZ 8m Digital Elevation Model (2012), Eagle Technology NZ, Landpro 2016

RMM

0m theoretical building height

4.2m theoretical building height

7.5m theoretical building height

Proposed Subdivision

Terrace Street, Bannockburn

21

Zone of Theoretical Visibility (ZTV) Maps - Viewpoint 4

Legend

Property Boundary

Proposed Building Platform

Viewpoint 4

Visible areas from Viewpoint 4

Building Line Restriction

1DEM/8DEM Boundary

Methodology
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An offset of 0m, 4.2m and 7.5m above ground level was applied to the surrounding area to model a 0m, 4.2m and 7.5m theoretical building height.

Scale: 1: 40,000 @A3

Data Source: NZ 8m Digital Elevation Model (2012), Eagle Technology NZ, Landpro 2016

RMM

0m theoretical building height

4.2m theoretical building height

7.5m theoretical building height

Proposed Subdivision

Terrace Street, Bannockburn

22

Zone of Theoretical Visibility (ZTV) Maps - Viewpoint 5

Legend

Property Boundary

Proposed Building Platform

Viewpoint 5

Visible areas from Viewpoint 5

Building Line Restriction

1DEM/8DEM Boundary

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A ZTV is a calculation to determine a set of unobstructed sight lines from a given viewpoint. A single viewpoint has been placed on Bannockburn Inlet. An offset of 1.6m above ground level has been applied to the surrounding DEM surface to account for the average eye-level height of a person walking or driving.

An offset of 0m, 4.2m and 7.5m above ground level was applied to the surrounding area to model a 0m, 4.2m and 7.5m theoretical building height.

Scale: 1: 40,000 @A3

Data Source: NZ 8m Digital Elevation Model (2012), Eagle Technology NZ, Landpro 2016

RMM

0m theoretical building height

4.2m theoretical building height

7.5m theoretical building height

Proposed Subdivision

Terrace Street, Bannockburn

23

Zone of Theoretical Visibility (ZTV) Maps - Viewpoint 6

Legend

Property Boundary

Proposed Building Platform

Viewpoint 6

Visible areas from Viewpoint 6

Building Line Restriction

1DEM/8DEM Boundary

Methodology
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An offset of 0m, 4.2m and 7.5m above ground level was applied to the surrounding area to model a 0m, 4.2m and 7.5m theoretical building height.

Scale: 1: 40,000 @A3

Data Source: NZ 8m Digital Elevation Model (2012), Eagle Technology NZ, Landpro 2016

RMM

0m theoretical building height

4.2m theoretical building height

7.5m theoretical building height

Proposed Subdivision

Terrace Street, Bannockburn

24

Zone of Theoretical Visibility (ZTV) Maps - Viewpoint 7

Legend

Property Boundary

Proposed Building Platform

Viewpoint 7

Visible areas from Viewpoint 7

Building Line Restriction

1DEM/8DEM Boundary

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An offset of 0m, 4.2m and 7.5m above ground level was applied to the surrounding area to model a 0m, 4.2m and 7.5m theoretical building height.

Scale: 1: 40,000 @A3

Data Source: NZ 8m Digital Elevation Model (2012), Eagle Technology NZ, Landpro 2016

RMM

0m theoretical building height

4.2m theoretical building height

7.5m theoretical building height

Proposed Subdivision

Terrace Street, Bannockburn

25

Zone of Theoretical Visibility (ZTV) Maps - Viewpoint 8

Legend

Property Boundary

Proposed Building Platform

Viewpoint 8

Visible areas from Viewpoint 8

Building Line Restriction

1DEM/8DEM Boundary

Methodology
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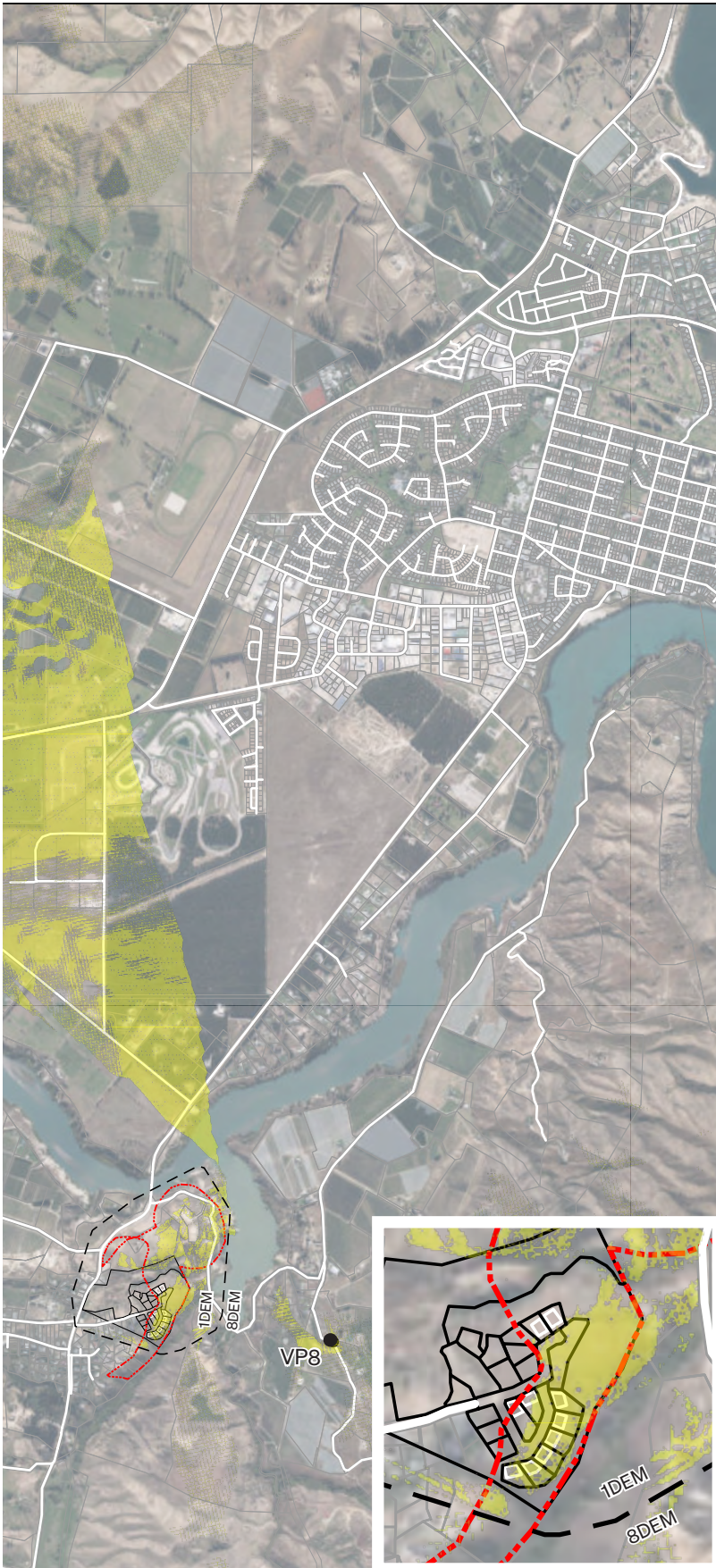
A ZTV is a calculation to determine a set of unobstructed sight lines from a given viewpoint. A single viewpoint has been placed on Patersons Road. An offset of 1.6m above ground level has been applied to the surrounding DEM surface to account for the average eye-level height of a person walking or driving.

An offset of 0m, 4.2m and 7.5m above ground level was applied to the surrounding area to model a 0m, 4.2m and 7.5m theoretical building height.

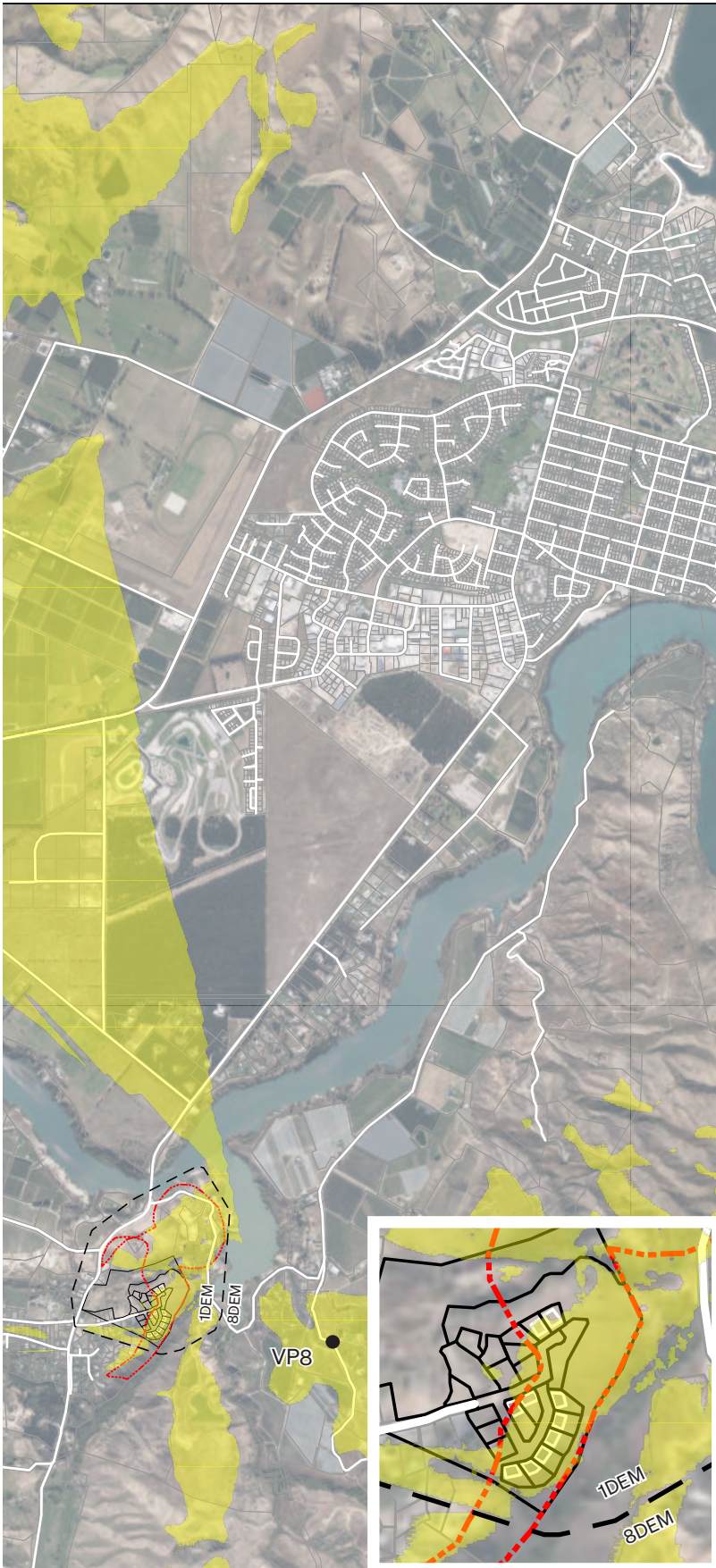


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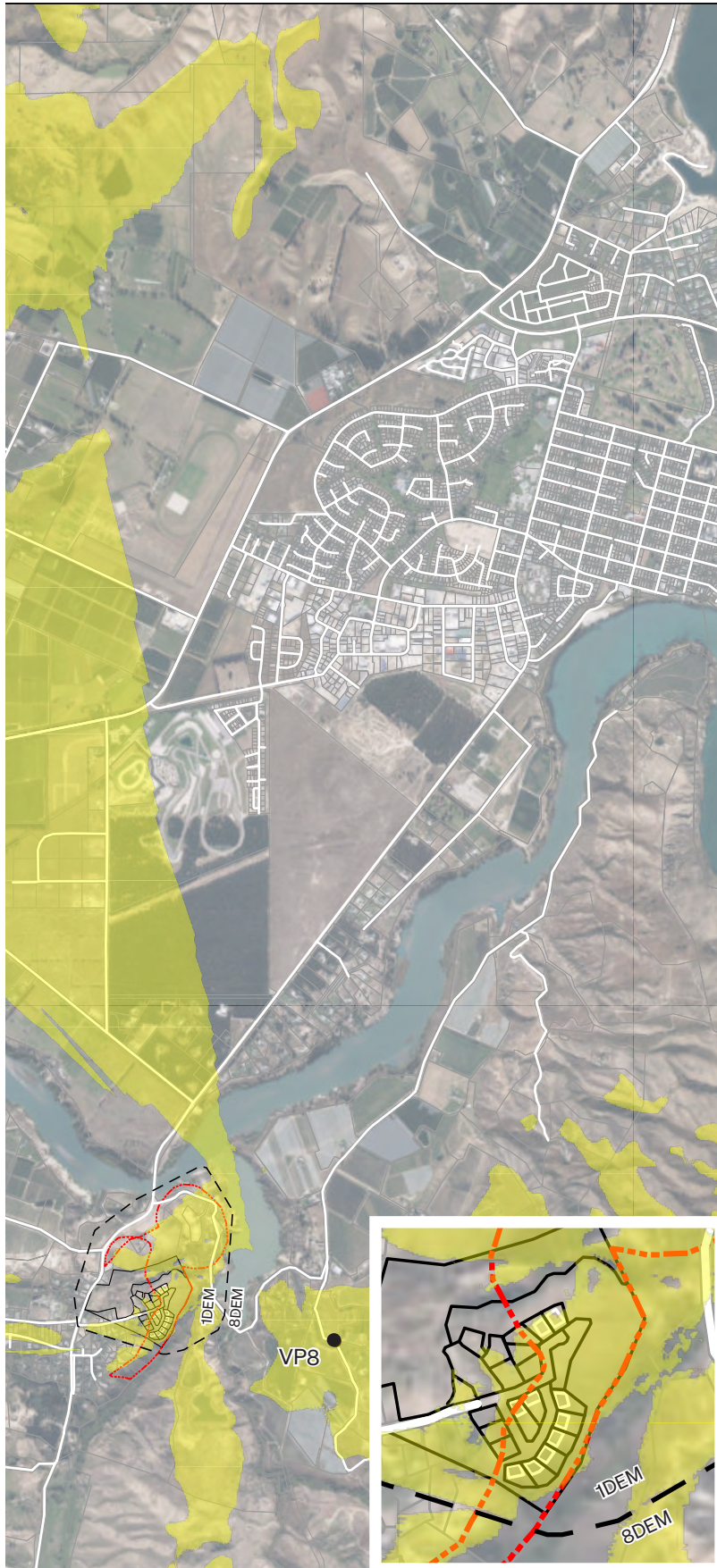
Data Source: NZ 8m Digital Elevation Model (2012), Eagle Technology NZ, Landpro 2016



0m theoretical building height



4.2m theoretical building height



7.5m theoretical building height

Zone of Theoretical Visibility (ZTV) Maps - Viewpoint 9

Legend

Property Boundary

Proposed Building Platform

Viewpoint 9

Visible areas from Viewpoint 9

Building Line Restriction

1DEM/8DEM Boundary

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An offset of 0m, 4.2m and 7.5m above ground level was applied to the surrounding area to model a 0m, 4.2m and 7.5m theoretical building height.

Scale: 1: 40,000 @A3

Data Source: NZ 8m Digital Elevation Model (2012), Eagle Technology NZ, Landpro 2016

RMM

0m theoretical building height

4.2m theoretical building height

7.5m theoretical building height

Proposed Subdivision

Terrace Street, Bannockburn

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Zone of Theoretical Visibility (ZTV) Maps - Viewpoint 10

Legend

Property Boundary

Proposed Building Platform

Viewpoint 10

Visible areas from Viewpoint 10

Building Line Restriction

1DEM/8DEM Boundary

Methodology
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A ZTV is a common tool used to determine the potential visibility of a site. This was performed in ArcGIS Pro, where 8m DEM (**Digital Elevation Model**) LIDAR data was obtained through LINZ (NZ 8m Digital Elevation Model, 2012), and 1m DEM LIDAR data was obtained from Landpro, 2016.

The 8m DEM elevation data may not capture fine details in elevation changes which can result in smoothing of the terrain and a loss of important features. The NZ 8m Digital Elevation Model was merged together with 1m DEM LIDAR data from Landpro to increase the surface elevation accuracy within and surrounding the site. 1m DEM data provides more detailed and precise terrain representation.

A ZTV is a calculation to determine a set of unobstructed sight lines from a given viewpoint. A single viewpoint has been placed on Terrace Street. An offset of 1.6m above ground level has been applied to the surrounding DEM surface to account for the average eye-level height of a person walking or driving.

An offset of 0m, 4.2m and 7.5m above ground level was applied to the surrounding area to model a 0m, 4.2m and 7.5m theoretical building height.

Scale: 1: 40,000 @A3

Data Source: NZ 8m Digital Elevation Model (2012), Eagle Technology NZ, Landpro 2016

RMM

0m theoretical building height

4.2m theoretical building height

7.5m theoretical building height

Proposed Subdivision

Terrace Street, Bannockburn

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Zone of Theoretical Visibility (ZTV) Maps - Viewpoint 11

Legend

Property Boundary

Proposed Building Platform

Viewpoint 11

Visible areas from Viewpoint 11

Building Line Restriction

1DEM/8DEM Boundary

Methodology
A Zone of Theoretical Visibility (ZTV) analysis has been undertaken to illustrate where the proposed subdivision extension may potentially be seen from.

A ZTV is a common tool used to determine the potential visibility of a site. This was performed in ArcGIS Pro, where 8m DEM (Digital Elevation Model) LIDAR data was obtained through LINZ (NZ 8m Digital Elevation Model, 2012), and 1m DEM LIDAR data was obtained from Landpro, 2016.

The 8m DEM elevation data may not capture fine details in elevation changes which can result in smoothing of the terrain and a loss of important features. The NZ 8m Digital Elevation Model was merged together with 1m DEM LIDAR data from Landpro to increase the surface elevation accuracy within and surrounding the site. 1m DEM data provides more detailed and precise terrain representation.

A ZTV is a calculation to determine a set of unobstructed sight lines from a given viewpoint. A single viewpoint has been placed on Terrace Street. An offset of 1.6m above ground level has been applied to the surrounding DEM surface to account for the average eye-level height of a person walking or driving.

An offset of 0m, 4.2m and 7.5m above ground level was applied to the surrounding area to model a 0m, 4.2m and 7.5m theoretical building height.

Scale: 1: 40,000 @A3

Data Source: NZ 8m Digital Elevation Model (2012), Eagle Technology NZ, Landpro 2016

RMM

0m theoretical building height

4.2m theoretical building height

7.5m theoretical building height

Proposed Subdivision

Terrace Street, Bannockburn

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Zone of Theoretical Visibility (ZTV) Maps - Viewpoint 12

Legend

Property Boundary

Proposed Building Platform

Viewpoint 11

Visible areas from Viewpoint 11

Building Line Restriction

1DEM/8DEM Boundary

Methodology
A Zone of Theoretical Visibility (ZTV) analysis has been undertaken to illustrate where the proposed subdivision extension may potentially be seen from.

A ZTV is a common tool used to determine the potential visibility of a site. This was performed in ArcGIS Pro, where 8m DEM (Digital Elevation Model) LIDAR data was obtained through LINZ (NZ 8m Digital Elevation Model, 2012), and 1m DEM LIDAR data was obtained from Landpro, 2016.

The 8m DEM elevation data may not capture fine details in elevation changes which can result in smoothing of the terrain and a loss of important features. The NZ 8m Digital Elevation Model was merged together with 1m DEM LIDAR data from Landpro to increase the surface elevation accuracy within and surrounding the site. 1m DEM data provides more detailed and precise terrain representation.

A ZTV is a calculation to determine a set of unobstructed sight lines from a given viewpoint. A single viewpoint has been placed on Paterson Road. An offset of 1.6m above ground level has been applied to the surrounding DEM surface to account for the average eye-level height of a person walking or driving.

An offset of 0m, 4.2m and 7.5m above ground level was applied to the surrounding area to model a 0m, 4.2m and 7.5m theoretical building height.

Scale: 1: 40,000 @A3

Data Source: NZ 8m Digital Elevation Model (2012), Eagle Technology NZ, Landpro 2016

RMM

0m theoretical building height

4.2m theoretical building height

7.5m theoretical building height

Proposed Subdivision

Terrace Street, Bannockburn

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