

## Graphic Attachment - Landscape

**EVIDENCE OF ANDREW WILLIAM CRAIG**

13 August 2025





Aerial photo source: Google Earth

**Figure 1**

Location and extent of the proposed activity area.

Photo-points 





Aerial photo source: Google Earth

**Figure 2**

Aerial photograph showing the extent of the receiving environment – dashed yellow line. The activity area occupies approximately 8,210m<sup>2</sup>, most of which is suspended above ground





**Figure 3** Indicating the location of residing parties within the dashed yellow lines, potentially subject to more than minor adverse visual effects





**Figure 4** Showing the generally simple landscape character of the proposed activity area.



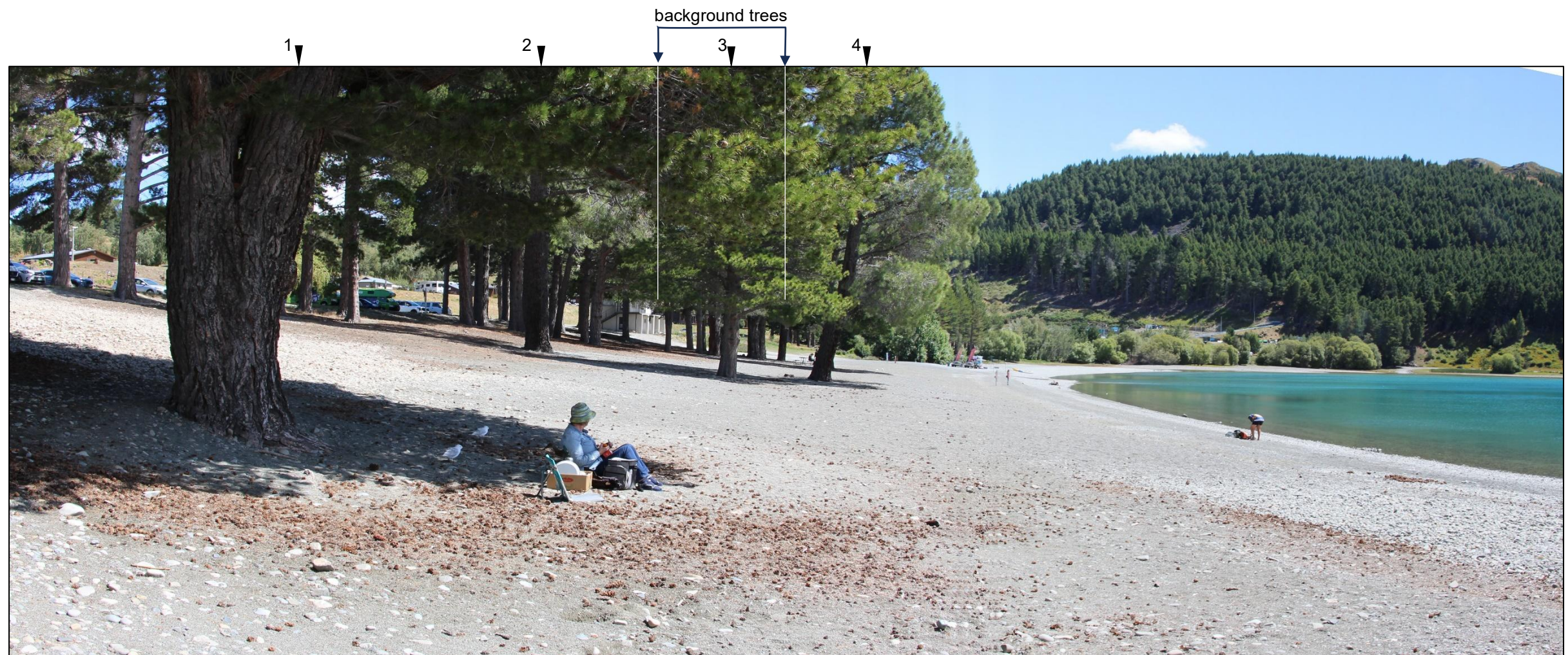
**Figure 5** Showing the proposed activity area in its entirety viewed from the northwest.





**Figure 6** The proposed activity area within its receiving environment setting.





**Figure 7** A quiet sunny day on the lake foreshore. The 4 foreground trees (numbered) and background group indicated by the arrows will be free of ropes course apparatus.



**Figure 8**  
Power boats ashore opposite the proposed activity area.





**Figure 9**

A photo-montage showing what the proposed activity will look like at close quarters as viewed from the existing concrete footpath.

Montage prepared by Mr Jamie Ward



**Figure 10d**

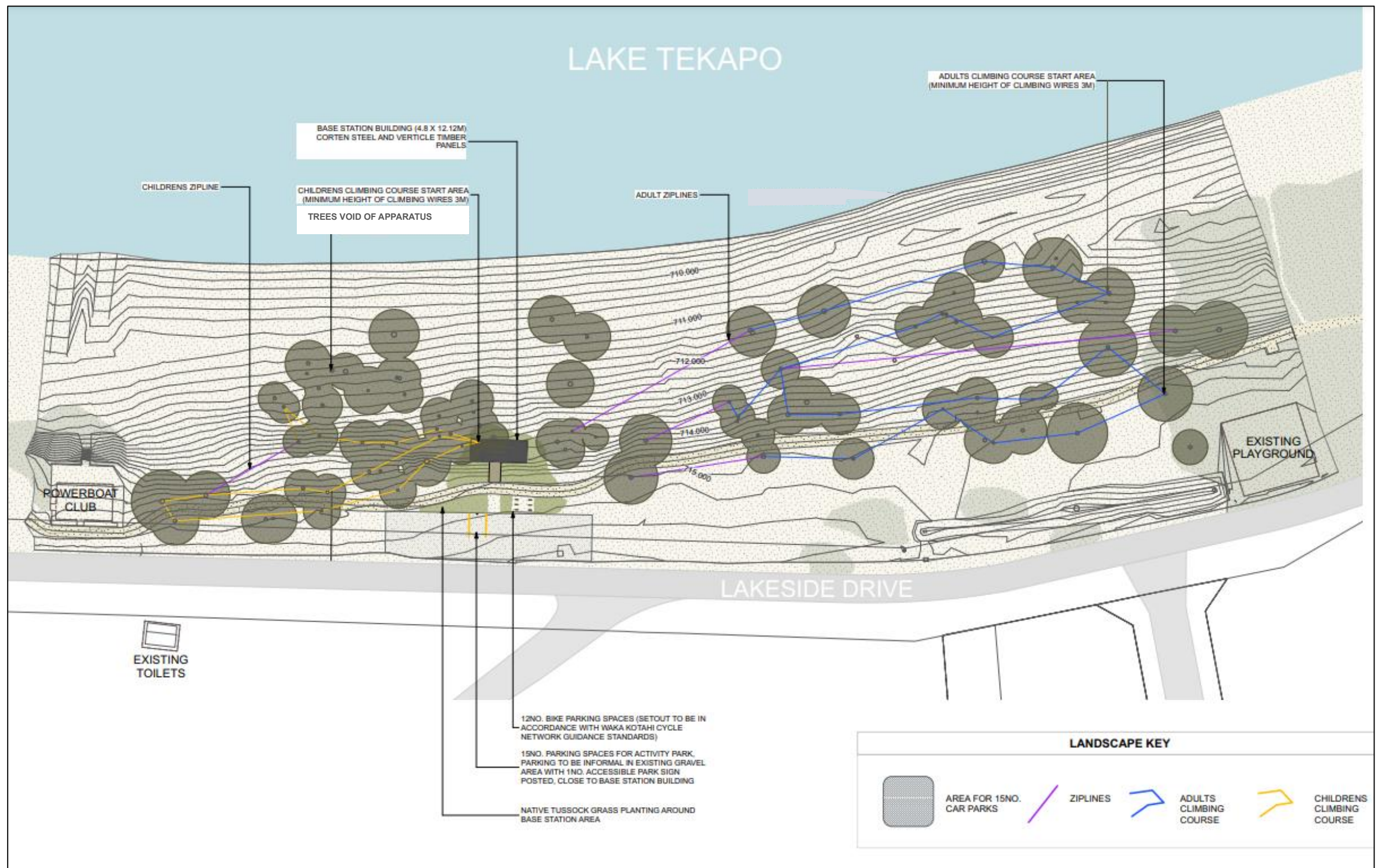
Shown is the grey colour of weathered macrocarpa beams.



**Figures 10a / 10b / 10c**

Images of a rope course similar to that proposed. Figures 10a & 10b *Tree Climb Adelaide* (Australia) and 10c *Adrenalin Forest* Christchurch





Plan prepared by DWG Landscape Architecture – August 2023

Figure 11 Activity area concept plan





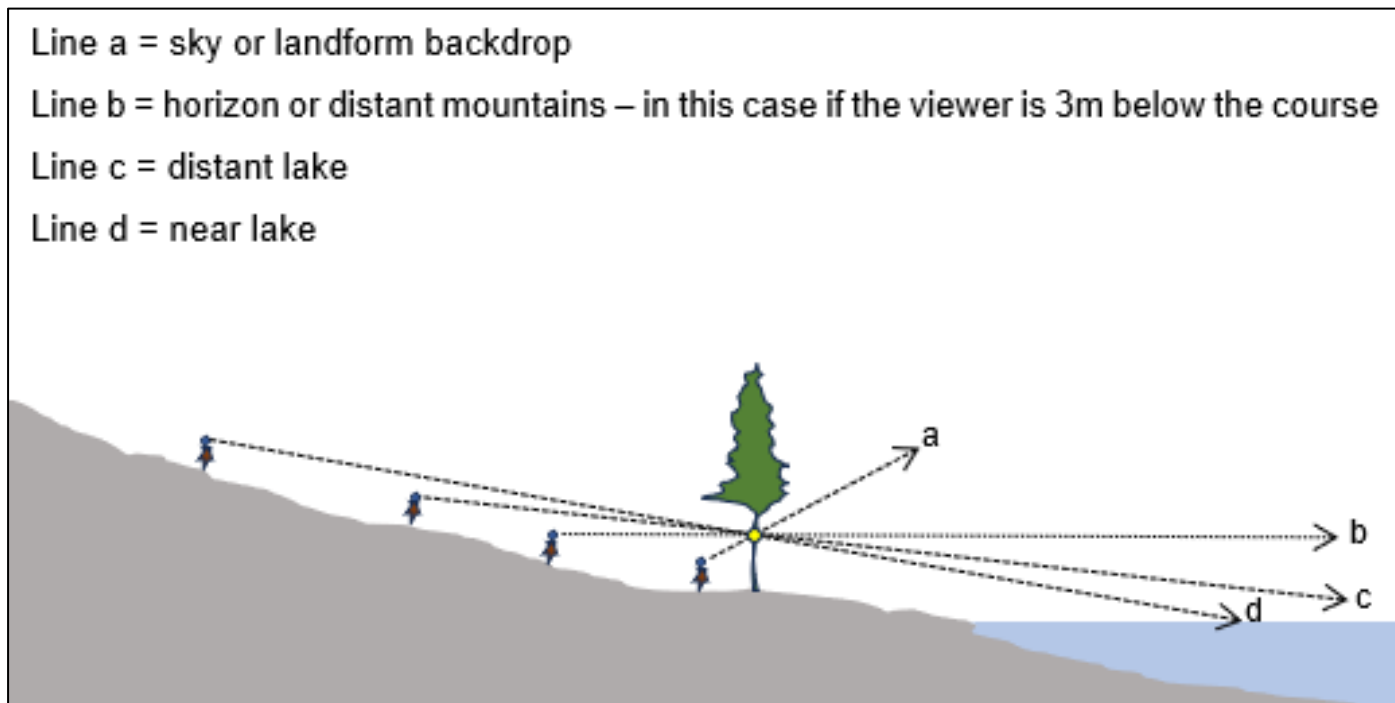
**Figure 12a** Before and after photographs from Lot 9, and montage, showing the site as it is now and then following installation of the proposed ropes course.



**Figure 12b** A photo-montage showing the ropes course as viewed from Station Bay subdivision.

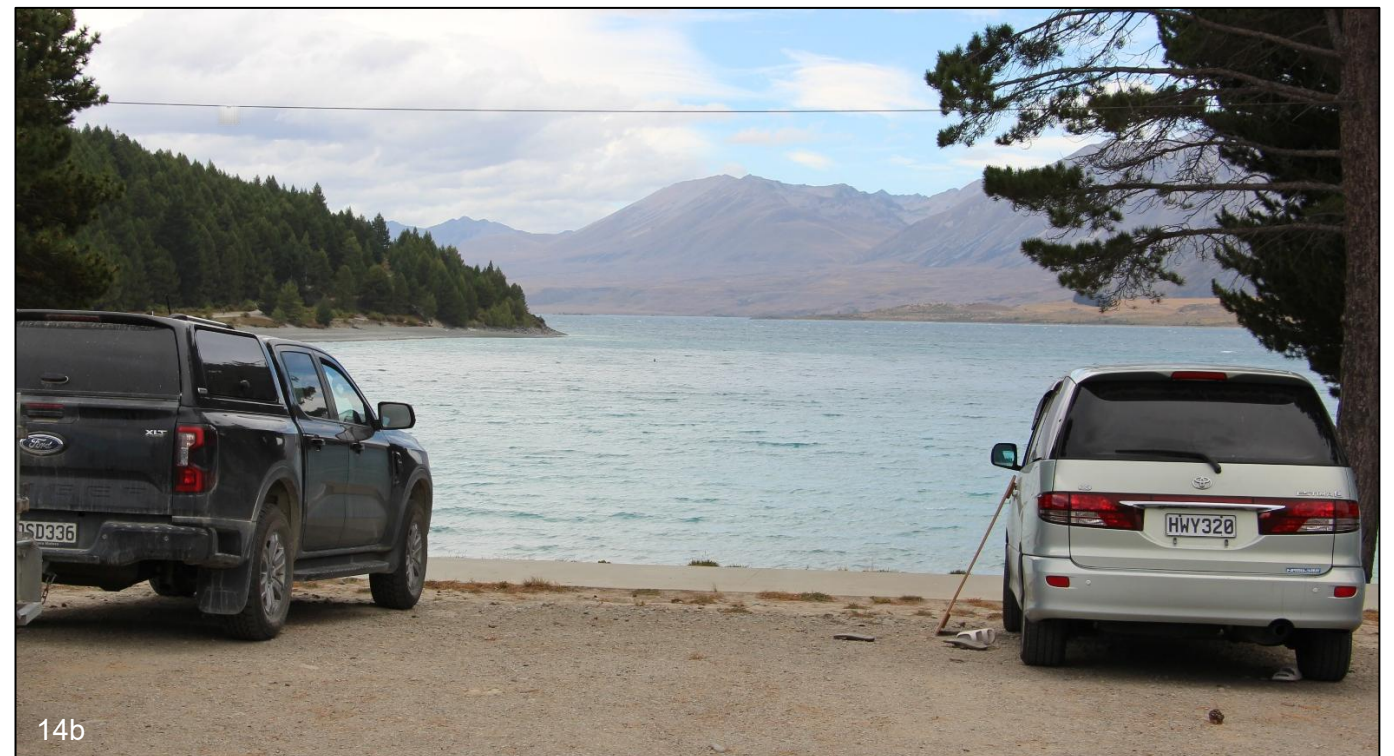
Photograph and Photo-montage  
prepared by DWG Landscape  
Architecture





**Figure 13**

Schematic cross section diagram showing, in principle, how the ropes course (denoted ) interrupts view backdrops, depending on the elevation of viewers. The actual effects of this are shown in the Figures 14,15 & 16 photographs below.



**Figures 14a & 14b**

Here a 12mm rope was strung between two trees at 5m above ground level. This illustrates the principles described in Figure 13 above, where the closer and lower one is the higher the rope or cable appears. Note that the rope does not intrude views of the lake surface.

**Figure 14c** on the next page shows the visual effect from Station Bay subdivision.





**Figure 14c** In this photograph the rope is barely visible as viewed from Lot 12 within Station Bay Subdivision. From this elevated vantage point, the lake forms the rope backdrop. Also note the presence of foreground trees that will increasingly screen views of the lake as they mature.





Graphic source: DWG Landscape Architecture

**Figure 15**

Map showing location of the Station Bay subdivision and submitter Lots 9,11 & 14 in relation to the proposed activity.





**Figure 16** The reciprocal view from directly opposite the base station showing that no buildings will have their views toward the lake obstructed by it. The silver birch trees shown in the photograph alongside the Lake Edge Lodge will obscure views to the lake and ropes course from some lots in the Station Bay subdivision.





**Figure 17**

The base building façade nearest to the footpath will occupy the space indicated in the above photograph. The building will be set down approximately 800mm below the footpath which will have the effect of anchoring the building to the landscape of its setting. Note too, that the horizontal proportion aligns with the contour of foreshore terrain.

*Note: colours may not represent final finish subject to proposed consent condition 11*





Limbs removed from these trees

**Figure 18** An artist's impression from the Station Bay website promoting the subdivision showing the photo-shopped removal of tree limbs so as to enhance views of the lake. The background photograph also appears to be taken with a telephoto lens which has the effect of drawing the lake and background mountains closer to the foreground dwelling – compare the 50mm photograph below.



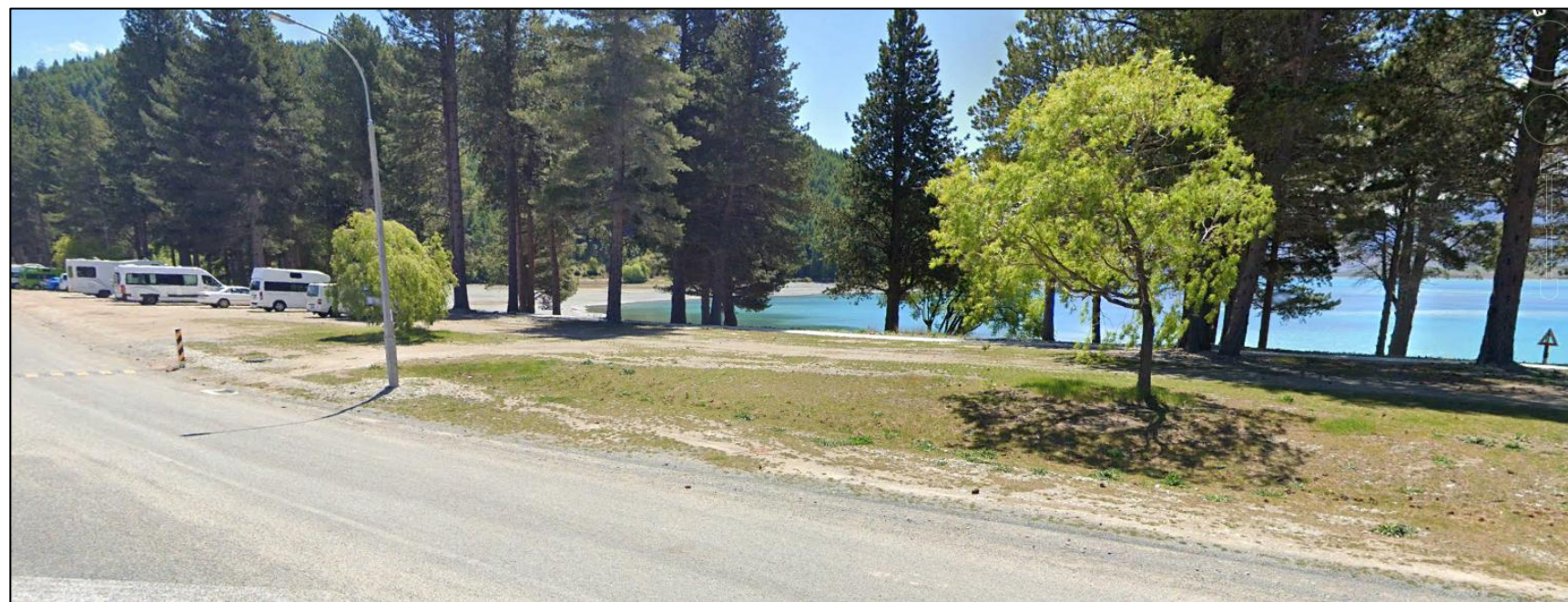
The trees subject to the photo-shopped limb removal

**Figure 19** View from the public walkway showing the existing scene. Note the recently planted native beech trees within the walkway.





**Figure 20** Showing the evergreen native beech trees (and other trees) planted alongside the public walkway that will eventually obscure views from the dwellings on Lots 9 and 10 – right hand side of the photograph.



**Figure 21**  
Recently planted willows will screen views of the lake and ropes course for a number of Lots in the Station Bay subdivision.