

ANNEXURE 8
Visual and Landscape Assessment



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LANDSCAPE AND VISUAL EFFECTS ASSESSMENT REPORT

Prepared for
DENWOOD TRUSTEES LTD. Springs Road, Lincoln

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Expert Witness	Landscape Assessment	Planning	Design
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CONTENTS

INTRODUCTION	3
THE EXISTING ENVIRONMENT	3
Landscape character	3
Landscape values	6
The Canterbury Regional Landscape Study 1993	6
PROPOSED PLAN CHANGE	7
RELEVANT STATUTORY DOCUMENTS	10
The Resource Management Act 1991	11
The Canterbury Regional Policy Statement 1998 & 2010	11
Chapter 12A of Canterbury Regional Policy Statement	12
The Selwyn District Plan	13
The Selwyn District Council Rural-Residential Background Report 2010	16
EFFECTS ON LANDSCAPE AND AMENITY	17
External effects	18
Springs Road	18
Northern boundary including rail corridor	22
Western boundary	26
Southern boundary	28
Existing residents	29
Future occupiers of adjacent areas zoned for development	31
Users of relevant public places/facilities	32
OTHER REASONABLE USES	32
University expansion	32
Conventional residential	33
Permitted baseline	33
Staus quo	34
CONCLUSIONS	34
Summary of external effects of the proposed Plan Change	36
The Outline Development Plan (ODP)	36
Other Plan Provisions	38
Amenity and Landscape experience following the Plan Change	39
The effects of the proposed Plan Change in relation to the relevant statutory documents	40
The Selwyn District Council Rural Residential Background Report	40
The Selwyn District Plan	42
The Canterbury Regional Policy Statement and Chapter 12A	45
The Resource Management Act 1991	46
Overall conclusion	46

INTRODUCTION

1. Denwood Trustees request a Private Plan Change in relation to an area of land south of and neighbouring Lincoln University on Springs Road (the 'site'). For the purposes of this report, the 'site' refers to a portion of the 'Denwood Block' – that is, the area of land westward of the LZ and B2B zones (both deferred, but under appeal). The Denwood Block and site is shown mapped on attachment 1. I have been engaged to assess and report on the effects of the proposed Plan Change with regards to the 'site' only, that relate to landscape and amenity issues.
2. The details of the proposed Plan Change are set out in the Private Plan Change Request document that has been prepared by Fiona Aston Consultancy Ltd. In summary, the proposed Plan Change seeks the rezoning of the site from Rural Outer Plains Zone to Living 3 (a rural residential zoning). The proposal incorporates a requirement for all development of the site to be in accordance with an Outline Development Plan (ODP) that is included as part of the Plan Change application.
3. The intention of the proposed zoning is to provide for rural residential development. The result of the ODP and the various planning mechanisms that are incorporated into the proposed Plan Change is that a specific type and configuration of rural residential development will be provided for.
4. Following consultation with the Selwyn District Council, the proposal has been amended and an ODP (outline development plan) has been prepared by myself. The ODP plan, Attachment 12 is discussed in this report and forms the basis of my landscape and visual effects assessment.

THE EXISTING ENVIRONMENT

Landscape Character

5. At the macro scale, the site is located in the Lower Plains Land Type¹. This land type comprises the broad very low angle coalescing outwash fans and associated low

¹ Canterbury Regional Landscape Study, Volume 1, prepared for the Canterbury Regional Council, Boffa Miskell and Lucas Associates, October 1993, page 15

terraces of the major rivers (Rakaia and Waimakariri in this case). The site is towards the eastern edge of this land type. While the topography of the wider area in general appears flat, it slopes subtly towards the south to Lake Ellesmere. The substrates here are deep gravels topped with fertile loessial-based soils and characterised with a relatively high water table. Historically the area would have been periodically inundated by Lake Ellesmere prior to the lake level being artificially controlled.

6. The eastern edge of the site adjoins the LZ (deferred) and B2B (deferred) zones located on the western side of Springs Road, the northern boundary is marked by a section of the disused Lincoln-Springston rail corridor, now owned by Lincoln University and the irregular shaped western limit of the site is defined by a watercourse and associated vegetation. The southern boundary adjoins another rural block.
7. The rectangular shaped site covers approximately 55ha and adjoins the existing urban boundary at Lincoln. Land on the opposite side of Springs Road ('Lincoln Dairy Block') is zoned a mix of L1A2, L1A3, L1A4, L1, L2 and LZ under Plan Change 7 (Rolleston and Lincoln) to the Selwyn District Plan ('PC7'). The site is excluded from the Urban Limits (UL) in chapter 12A of the Regional Policy Statement.
8. The site is largely visually open from all sides and is currently and has historically been used for market-gardening purposes. The site appears flat, but on closer inspection has a high point in the centre with localized drainage falling to the east (Springs Road) and to the west (watercourse). There is an older 2-storey occupied and separately fenced off dwelling (Woods home) with some associated outbuildings located approximately centrally on the block. This built enclave is surrounded by some vegetation, which contains a number of tall trees and would be integrated with the development of the site. Two low gorse hedges and the driveway access subdivide the site further into three large paddocks. A water race runs longitudinally down the block entering the site near the ROW and cell phone tower and discharges into the waterway to the west.
9. Well separated from the Woods home are five other occupied dwellings on separate titles located fronting Springs Road, which are within the LZ (deferred zone). Apart from one larger 'rural-residential' sized lot, these five properties fronting Springs Road are on smaller domestic-scaled sections and include gardenised surrounds, some of which have high levels of amenity. There is a sixth dwelling located to the southeast of the site on the west side of Springs Road, within the B2B (deferred) zone.

10. The Denwood Block boundaries are all fenced with post and 7-wire stock fences. Some alternative fence types are evident around the residential dwellings previously mentioned which adds to their more residential character.
11. A cell telecommunications tower (Vodafone) is located inside the site near the boundary with the proposed LZ (deferred) Zone. I understand that Vodafone leases the land that includes the tower and its associated small fenced compound from the applicant.
12. The wider rural landscape in which the site sits is predominantly open. The surrounding farmed blocks appear moderately large, geometric in form with their boundaries and fencelines often demarcated with shelterbelts and hedgerows. Verdant pasture predominates. The Denwood Block was partially being prepared for sowing at the time of my fieldwork, with part of the block cleared of crops.
13. Because of the flat topography, distant views to the Southern Alps, and Banks Peninsula are largely unobstructed save for the occasional shelterbelt, groupings of trees and sporadic homesteads and outbuildings. The shelterbelts in the vicinity range in type and age from older well-clipped evergreen coniferous belts to young deciduous close-planted broadleaf species and mixed hedgerows. There are also sporadic clumps of informally grouped large trees of mixed species composition, usually around homesteads and outbuildings to provide shelter and more intimate living environments in an otherwise expansive landscape.
14. The surrounding rural landscape zoned Rural Outer Plains ('OP') is presently utilized in a number of ways including but not limited to: dairying, cropping, market gardening, grazing, and for residential purposes. The Lincoln University campus, part zoned B3 is visually prominent to the north with its collection of taller buildings and many mixed-style outbuildings. Part of the campus that adjoins the northern boundary of the site constitutes the bulk of the university's cropping and animal research trial plots and is divided up into intensive paddocks, plots, tunnel houses etc most of which are separately fenced from each other, and part of which is zoned OP. Bordering the northern side of the rail corridor and partially screening the campus from the south are a mix of planting types including Lombardy poplar (trimmed low to facilitate overhead services), eucalypts, conifers, gorse and tree lucerne and other various trees and shrubs. There is some earth bunding enclosing what appears to be some sort of

waste transfer area immediately west of the road that bisects the campus running north-south.

15. The public road environment is typically rural, characterised by broad mown grass verges at various states of upkeep, minimal kerb and channeling, open stormwater swales/drains, stock underpasses, hedge and shelterbelt planting (deciduous and evergreen), overhead powerlines and post and wire and timber rail fences.
16. Overall, the landscape character of the site and surrounding area is that of a working rural landscape. However, the proximity of Lincoln township, Lincoln University and its tall buildings, the nearby Crown Research Institutes (CRIs) and the occasional domestic-scaled development reduces the rural character to a degree.
17. Under the current Selwyn District Plan the permitted baseline allows for subdivision for the purposes of rural activities down to a 20 hectare minimum lot density. In the absence of this proposed private Plan Change, this would allow for 2 separate titles within the site.

Landscape Values

18. I have not undertaken a specific study of community-held values pertaining to the site and area in general. However, several statutory documents do provide some indication of the perceived value, which I will discuss below:

Canterbury Regional Landscape Study:

19. This document states that with regards to landscape values; *"To many New Zealanders the Plains landscape is the very essence of Canterbury. The contrast between the unmodified 'natural' hills and the manicured patchwork quilt of the plains has been recognised as distinctive through literature, art and visitor data"... To geomorphologists, the Canterbury Plains are classic outwash plains... To tangata whenua, the plains contain the great taonga, the rivers and wetlands"*².
20. The study goes on to say under 'Degree of Naturalness';

² Canterbury Regional Landscape Study, Volume 1, prepared for the Canterbury Regional Council, Boffa Miskell and Lucas Associates, October 1993, page 39.

21. *"Because of the lack of landform variety, it is the landcover and land use patterns that dominate the character of the Plains. The landscape is perceived as un-natural apart from its soils, the limited remnant natural features such as wetlands, forest, shrubland, and grassland pockets, and the braided rivers. The latter are the most important natural feature. Viewed from higher ground or from the air the Plains are certainly expressive of their formation but at a scale not readily experienced at ground level. An elevated vantage point is best from which to experience the subtlety of the natural soil and drainage patterns that occur across much of the landscape. The developed Plains are very important to the region's landscape image, however their lack of naturalness suggests that they do not meet the criteria of S6(b)"³.*
22. The 'Lower Plains' land type sits within a larger landscape category 'Low Altitude Plains Landscapes'. Typically this comprises 'shallow droughty soils and variable loess cover'⁴...
23. I understand that the Canterbury Regional Landscape Study is currently undergoing a review (2010) and that the findings for this area are not significantly different from the original 1993 study.

PROPOSED PLAN CHANGE

24. I am familiar with the information and plans that make up the proposed Plan Change. In this assessment I will not review all of the various plan provisions and mechanisms that are proposed to direct the changes to the landscape. Others will cover this. This assessment will focus on the changes to the landscape set out by the Outline Development Plan (ODP) - Attachment 12. It is my understanding that any development not in accordance with the ODP would be at minimum a discretionary activity requiring resource consent.
25. The landscape change that would occur following implementation of the ODP would change the environment from several large open rural paddocks containing a house, various outbuildings and gardens (belonging to Dennis Woods) to a rural-residential land use. The Woods house would be incorporated into the development. A mix of lot sizes is envisaged. This is to allow scope for several larger lots that may support some small-scale farming activity. These larger lots (minimum size of 6000m²) would

³ Canterbury Regional Landscape Study, Volume 1, prepared for the Canterbury Regional Council, Boffa Miskell and Lucas Associates, October 1993, page 40.

⁴ Ibid, page 39.

be located along the southern boundary of the site, while the relatively smaller (3000m²) lots would be located in the western, northern and eastern parts of the site. In the central part of the site, lots with an average size of 4000m² have been provided for. In addition to the site area set aside for private use, provision would be made for a roading network that would be more or less set in a grid format reflecting the most practical circulation of the site and to respond to roading patterns typically found on the flat parts of Canterbury.

26. The western boundary of the site containing part of the stream corridor would be improved as part of the development through selected vegetation removal and management and eradication of unwanted species. Native species⁵ would be planted here to increase biodiversity and quickly form a closed canopy system reducing weed invasion while creating an alternative experience in the wider landscape with a current bias towards large exotic plantings.
27. Part of this riparian corridor would include a privately owned esplanade strip and walkway⁶ linking to the stormwater management area/reserve and the road corridor. There would also be the potential for this path to connect with the railway corridor at the north end of the site and to Springs Road although this would be subject to an agreement with Lincoln University. It is envisaged that significant improvements would be made to the amenity of this area over what exists now.
28. The public reserves, which include the stormwater management area and small walkway/cycle link to the B2B(deferred) zone, would be high amenity areas, intended to form destination points and linkages for residents and the public. Open mown lawn spaces with large shade trees would be provided for passive outdoor activities at the stormwater management area. There would be pleasant internal views to a mixed type of planting fringing and within the area - planting, which as I understand it would also serve as stormwater retention and filtration. There would be clear views into the stormwater 'open space' from the road reserve. A path and cycleway network would be included as part of the development, which would link with the adjacent privately owned esplanade reserve.
29. The road environments would be 'soft-engineered' – open grassed swales would carry the roading stormwater and there would be no formed kerb and channeling. Wide grassed berms and informally placed large-scale rural trees would help to create a

⁵ Native species would be selected based on what would have locally occurred here (i.e. locally indigenous)

⁶ The walkway would be formed in a compacted crusher dust to 1.5m wide.

leafy 'country lane' atmosphere. Trees used would be largely deciduous but include some evergreen, and would be largely exotic (not native) for general large-scale rural compatibility. Non-invasive species that would be used are listed below:

- *Alnus* spp (alder)
- *Castanea* and *Aesculus* spp (chestnut)
- *Cupressus* spp (macrocarpa)
- *Eucalyptus* spp (gum)
- *Fagus* spp (beech)
- *Fraxinus* spp (ash)
- *Juglans* (walnut)
- *Liquidambar* spp (liquidambar)
- *Platanus* spp (plane)
- *Podocarpus* spp (totara)
- *Populus* spp (poplar)
- *Quercus* spp (oak)
- *Robinia* spp (locust)
- *Tilia* spp (lime)
- *Ulmus* spp (elm)

30. Footpaths would not be formed, but rather, pedestrians would walk on the road or along the wide grassed berms. Road verge management would be such that grass would be encouraged to grow longer between mowings to avoid an overly urban and manicured appearance, and where pedestrians walk, a grass 'strip' would be mown at normal intervals (see Attachment 13). Street lighting would be of a design compatible with a rural character and would avoid a utilitarian or suburban style while meeting any SDC technical and planning requirements.
31. A 1.8m high wooden fence will be established along the northern boundary to the new zoning in stages complementing the development of the site. A shelterbelt, capable of being maintained at a height of 5m will be planted inside the fence, to provide a visual buffer to the university. This buffer and fencing will also serve to mitigate any potential reverse sensitivity effects that might occur.
32. The south boundary of the site will be planted in a double tree row to form a strong physical edge to the site and the rural residential land use within, but also to provide an element of southerly shelter to any occupants along this side of the site. This planting will help to mitigate any reverse-sensitivity effects that may occur from the agricultural land use to the south. Views will be clearly available between the trees (spaced at 10m apart) and over time, under the merging and establishing canopies and between the trunks to the wider rural landscape to the south.

33. In addition to the layout and overall character described above, the detail of the proposed Plan Change would include a suite of provisions that will control the way in which the overall site and individual lots can be developed in order to maintain a rural-residential character and which include such aspects as:
- Built site coverage.
 - Building height.
 - Building setbacks from boundaries.
 - Minimum landscaping requirements to be carried out on any private lot.
 - How the road reserve areas are developed in terms of materials and the maintenance of; provision of stormwater swales, provision of walkability, and cycle ways.
 - The type, height and extent of any permitted boundary fencing.
 - Building densities.
 - The character and type of road plantings inside the site.
 - The character, design and management of the 'Landscape Buffer and Dwelling Setback' to the B2B (deferred) zone.
 - The character and design of the riparian reserve to the west end of the site.
 - Other specific covenants on individual allotments.
34. The general layout of the proposed new rural residential zone can be seen on the attached ODP. It is the changes to the site and changes to the site's context arising from this that I have assessed with regards to any effects on landscape character and rural amenity.

RELEVANT STATUTORY DOCUMENTS

35. I consider the statutory documents listed below relevant to any effects on landscape and rural amenity arising from the proposed Plan Change:
- The Resource Management Act 1991(RMA),
 - The Canterbury Regional Policy Statement (RPS),
 - Chapter 12A of the Canterbury Regional Policy Statement,
 - The Selwyn District Plan (Including Proposed Plan Change 32).
36. In addition, the Selwyn District Council Rural Residential Background Report (a non-statutory document) gives some guidance regarding criteria for selection of preferred rural residential areas in the District.
37. The following section will summarise the guidance that the above documents provide in an assessment of the landscape effects of the proposed Plan Change. Following my assessment of the effects of the proposed Plan Change in the subsequent section,

I will test the consistency of the proposed Plan Change with these documents in the conclusion.

The Resource Management Act 1991

38. Part II (Purpose and Principles) of the Act sets out matters to be taken into consideration when carrying out assessments of the effects of development on landscape and amenity. This is found under all parts of Section 5 (Purpose) and Section 7 (Other Matters – specifically b,c,f, and g).

The Canterbury Regional Policy Statement

39. The Canterbury Regional Policy Statement (CRPS) forms the basis for the development of Regional and District Plans. Landscape matters are discussed in Chapter 8. To summarise, the CRPS states its primary issue on landscape as *'any adverse effect on the integrity, distinctive characteristics and contribution to a regional sense of identity of wetlands, the coast, lakes and rivers, natural features and landscapes, indigenous flora and fauna, heritage values, and the relationship of Tangata Whenua with these things'*.
40. The Objectives of Chapter 8 then seek to protect or enhance these *'wetlands, natural features and landscapes, indigenous biodiversity, ecosystems, historical and cultural heritage, places and buildings'* where they contribute to Canterbury's distinctive character.
41. In Part 4: 'Summary of Significant Resource Management Issues of the Region', Chapter 8 - the issues pertaining to Landscape, Ecology and Heritage are found as set out below:

"Adverse effects of the use, development, and protection of natural and physical resources on the integrity, distinctive characteristics, and contribution to a regional sense of identity of:

- (a) wetlands, including their overall area and functioning,*
- (b) the natural character of the coastal environment, wetlands, lakes, rivers, and their margins.*
- (c) natural features and landscapes including their cultural, amenity and recreational values.*
- (d) indigenous vegetation, habitats of indigenous fauna and ecosystems.*
- (e) the historical and cultural heritage of Canterbury including its amenity and recreational values.*

(f) the relationship of Tangata Whenua and their culture and traditions with their ancestrallands, water, sites, wahi tapu, and other taonga”.

42. In Part 20: 'Integration of Resource Management Processes', Chapter 20.4 – regional significance is discussed. Firstly, an area of land has to meet a series of criteria (labeled '(1) Matters'). These matters, listed a-k outline what constitutes regional significance under a series of headings. From testing the site against these criteria, it unsurprisingly meets none of them and therefore does not reach the status as a landscape of regional significance.

Chapter 12A of the Canterbury Regional Policy Statement:

43. Chapter 12A (C12A) provides for rural residential development, which it defines as meaning *“Residential units outside the Urban Limits at an average density of between 1 and 2 households per hectare”*⁷. Policy 13 sets out a list of criteria that Councils need to follow when defining areas for additional rural residential development in their Plans. Most of these criteria are related to planning and infrastructure concerns, however of relevance to landscape are the following from;

(iv) ‘The location of any proposed Rural Residential development shall’:

“not give rise to significant reverse sensitivity effects with adjacent rural activities, including quarrying and agricultural research farms, or strategic infrastructure;

*where adjacent to or in close proximity to an existing urban or rural residential area, be able to be integrated into or consolidated with the existing settlements”*⁸.

and from;

(v) ‘An Outline Development Plan is prepared which sets out an integrated design for subdivision and land use, and provides for the long-term maintenance of rural residential character’.

and from:

*(vi) ‘A Rural Residential development area shall not be regarded as in transition to full urban development’*⁹.

⁷ Regional Policy Statement, Chapter 12A, P24, .

⁸ Regional Policy Statement, Chapter 12A, P24

⁹ Ibid, pages 29-30.

The Selwyn District Plan

44. Part B1.4 of Volume 2 of the Plan mentions landscapes and its values held by the community. The Plan identifies outstanding natural landscapes in the following way:

*"A 'shared values' approach was adopted. The Council consulted with residents, landowners, occupiers, tūngata whenua and interest groups about any areas or natural features which they considered to be outstanding in each geomorphic area. The participants then identified activities which they thought had effects which were appropriate and inappropriate within these outstanding areas or natural features. The discussions were facilitated by a professional landscape architect, and form the basis of the policies and rules in this plan. Throughout this process the Canterbury Plains were identified as special, but did not meet the rigorous test that section 6(b) requires when determining landscapes are 'outstanding'."*¹⁰

45. The subject site does not fall within any identified outstanding natural landscapes or contain any features identified on the planning maps. The portion of the Selwyn Plains between Christchurch City and a line extending from West Melton to Tai Tapu is identified as providing a significant rural landscape in contrast with the urban landscape of the city¹¹. The site is outside of this area.
46. The proposed Plan Change removes a section of the Rural (OP) Zone and replaces it with a Rural Residential Zone (L3) increasing the Districts' capacity for provision of rural residential living. The proposed Plan Change intends to provide a high amenity rural living environment. The new area of zoning will enable development consistent with the included ODP.
47. Landscape and amenity matters are addressed in the Plan in both the Rural and Township volumes and contain a number of objectives and policies that any new development must meet.
48. In the SDP, Rural Volume / Part B – Growth of Rural Area the issues identified are largely concerned with how the demand for varied living opportunities might be met in the rural zone, how the potentially adverse effects of development can affect natural and physical resources, and rural character, the problems created through reverse

¹⁰ Ibid, Part B1.4, page B1-034.

¹¹ Ibid, Part B1.4, 12.

sensitivity and the dilemma of how residential density can be managed solely through subdivision methods.

49. Because the site context includes a rural, business, and future mixed living zones, the objectives and policies relating to amenity need to be addressed under the Township volume too. In the Township Volume an additional issue identified is concerned with the effect of any activity that makes townships *'less pleasant places to live or work in'*. Reverse sensitivity is also an issue identified in the Plan for the more built up areas.

50. It is important that the re-zoning of the site from rural to rural residential does not offend the policies and objectives outlined above. With regards to landscape matters, the specific policies and objectives are:

Rural Volume:

Objectives B3.4.1, B3.4.2, and, Policies B3.4.1, B3.4.3, B3.4.5, B3.4.6, B3.4.16, B3.4.19.

Township Volume:

Objectives B3.4.1, B3.4.2, B3.4.3, Proposed B3.4.6 and, Policies B3.4.2, B3.4.3, Proposed B3.4.3(a).

51. The Plan anticipates that by implementing the objectives and policies from Section B3.4 the quality of the environment following this Plan Change should result in:
- *'Variation in activities in the rural area on the Plains.*
 - *Buildings are low rise (1 or 2 storey) and surrounded by vegetation cover rather than hard standing.*
 - *Utilities are made of low reflective materials.*
 - *Nuisance effects may occur from time to time from temporary or seasonal activities, but these effects should be mild and typical of the rural environment.*
 - *Buffer zones are maintained between residential activities and activities with which they may be incompatible'* ¹².
52. Proposed Plan Change 32 introduces a specific overarching objective and policy to provide for rural residential development in Living 3 zones. Objective B3.4.6 seeks to manage rural residential activities through the Living 3 zone, and in terms of the landscape seeks to *'avoid significant adverse landscape and visual effects on rural*

¹² Selwyn District Plan - Rural Volume | PART B - People's Health, Safety and Values, page B3-047.

character and amenity', 'assists in concentric and consolidated townships and to retain the distinctiveness between rural and urban environments. Proposed policy B3.4.3(a) seeks to 'not significantly undermine the consolidated management of urban growth or result in the loss of a clear separation between townships and the rural environment'

53. In terms of Policy B3.4.3(a) rural residential living environments are expected to deliver the following amenity outcomes and levels of services:
 - Appropriate subdivision layouts and household numbers that allow easy and safe movement through and between neighbourhoods,
 - achieve the necessary degree of openness and rural character and avoid the collective effects of high densities of built form,
 - public reserves, parks and peripheral walkways are avoided unless it is appropriate to secure access to significant open space opportunities that benefit the wider community,
 - suburban forms of services are avoided, such as kerb and channel road treatments, paved footpaths, large entrance features, ornate street furniture and street lighting (unless at intersections),
 - fencing that is reflective of a rural vernacular - in particular constructed fencing that is largely transparent or alternatively where boundaries are demarcated with plantings.

54. Amendment 119 to Proposed Plan Change 32 lists several assessment matters relevant to landscape (listed below). The ODP and relevant provisions and mechanisms have generally addressed these, specifically:
 - Rule 12.1.4.79 (see paras 25,33,129,130,140-142,156,166)
 - Rule 12.1.4.80 (see paras 26,69,151)
 - Rule 12.1.4.81 (see paras 31,33,141)
 - Rule 12.1.4.84 (see paras 25,29,30,33,53,106,128)
 - Rule 12.1.4.85 (see paras 16,26,32,57,83,89,92,93,121,125,134,139,154,158,164,171)
 - Rule 12.1.4.86 (see paras 29-32,53,60,94,102,103,129,130,133,137,140-142,150,153,156,162,168)
 - Rule 12.1.4.87 (see paras 27,30,133,136)

The Selwyn District Council Rural Residential Background Report

55. The Selwyn District Council has prepared a report to '*...inform (the) Proposed Plan Change 17 to incorporate rural residential provisions into the Selwyn District Plan to sustainably manage development on the periphery of townships within the UDS Area of the District*'¹³. The report was adopted by Council on the 22nd February 2011. This report identifies ways that limited amounts of rural residential development could be accommodated in the eastern part of the District and lists several factors that have prompted this study. The report also '*...prescribes the criteria to ensure that rural residential households are: (a) Located and distributed in the most appropriate areas throughout the eastern portion of the District; (b) Able to achieve the anticipated levels of rural residential character; and (c) Consistent with the identified number,, the staging of development and the principles guiding rural residential activities detailed in Proposed Change 1 to the Regional Policy Statement (Chapter 12A)*'¹⁴.

The report finds that lot sizes in the range of 0.3ha to 2ha as being '*...able to best demonstrate the form, function and character anticipated for rural residential activities. Rural residential activities in the context of this report are defined as being: "Residential units outside the Regional Policy Statement Urban Limits at an average density of between one and two households per hectare"*'.

56. The report is divided up into 6 sections. Section 1 outlines the background as to why the study was necessary in the first place, the processes involved and how the outcomes will inform PC17. Section 2 sets down the policy context of PC17. Section 3 describes the existing rural resource and why rural residential development is required in the District and the inherent issues and opportunities associated with this type of development. Section 4 discusses the principles at play that will guide PC17 and the criteria developed for selecting 'preferred locations' for rural residential development. Section 5 assesses each township to test how rural residential development may be accommodated and Section 6 outlines the criteria for the selection of preferred locations for rural residential development based on the principles and assessments from sections 4 and 5.
57. Lincoln is discussed in detail in section 5. The township is identified as a 'Key Activity Centre' indicating its '*...strategic capacity to accommodate intensive residential and*

¹³ Selwyn District Council Rural Residential Background Report, February 2011, Cover.

¹⁴ Ibid, page 3.

*business growth in the next 30 years'*¹⁵ and goes on to summarise the key points of the Lincoln Structure Plan.

58. Section 6 effectively summarises much of the previous material in the report and lists several criteria that SDC consider important when selecting preferred locations for rural residential development. These criteria are found in Table 8. A number of the elements listed apply to rural residential activities in general.
59. Also relevant from the report with regards to the site for maintaining and enhancing landscape value and rural amenity can be found in Section 3; Overview of PC17 under 'Rural land resource' (paragraph 3.5), under 'Intensification, diversification and loss of rural productivity' (paragraphs 3.20, 3.25); under 'Rural residential development and its context within the Canterbury Plains' (all paragraphs); Section 4; Guiding Principles under 'Landscape Values' (paragraphs 4.5), and 'Rural Residential Character' (paragraphs 4.6 and 4.7).
60. In paragraph 3.81, the 'Peri-urban' form of development is anticipated to accommodate the majority of households to rural residential activity. This proposal is consistent with 'peri-urban development', that is, development adjoining existing townships in the District.

EFFECTS ON LANDSCAPE AND AMENITY

60. The primary change to the landscape following this Plan Change will see the site change from several large open paddocks, containing the Woods dwelling, various outbuildings and some associated amenity/shelter planting to a pattern of built development, still within a predominantly open space setting, infrastructure and planting as indicated on the attached ODP. These changes will affect the way the area is perceived and will alter the current levels of rural amenity and landscape character. There will be effects on observers from outside the site, such as neighbours, travelers passing by on Springs and Collins Roads, local residents who pass through the contextual area in day-to-day activities, and by the users of the site itself. People associated with Lincoln University - in particular with the research areas to the south side of the campus will notice a change in the landscape character and amenity to their south.

¹⁵ Ibid, page 65.

External effects

61. When considering and articulating how the proposed plan change will affect the landscape character and rural amenity, for convenience, I have separated out any potentially affected parties under several main groups including:

- Users of Springs Road,
- Lincoln University and the rail corridor,
- occupants westwards and southwards of the site,
- existing residents nearby,
- future occupiers of adjacent areas zoned for development and
- users of relevant public places/facilities.

The site from Springs Road – existing situation

62. When travelling south along Springs Road (70kph zone), the majority of the site opens up visually following a slight bend in the road coinciding with the end of a stretch of roadside planting (adjacent to Lincoln University). However most of the foreground to middle ground from this vantage point forms a future LZ zone (Attachment 1). A clipped macrocarpa hedge along the eastern side of Springs Road opposite the site blocks further eastward views prompting more interesting and alternative westward views across the Denwood block. Distant views westwards are clearly available across the open landscape past a cellphone tower, distant clump of large established trees (and the Woods home), and then beyond this to a line of planting associated with the watercourse located on the western boundary of the site. On clear days there would be views further west to the alps. At the time of my visit the land cover was in a feed crop although at certain times the site would be cleared and ploughed for sowing, exposing the site soils. The Springs Road boundary is demarcated with a post and 7-wire fence and there are overhead powerlines in place. From this part of Springs Road, the site is not fully visible, partly screened by a small enclave of residences and planting fronting the road approximately halfway along the eastern frontage. This can be seen in viewpoint 1 below.



63. Travelling further southwards the small enclave of houses is encountered. This cluster of buildings relatively close together in this rural landscape precludes a section of views into the site, as the houses are surrounded by fences and planting. Of note, these houses are located inside the proposed LZ (deferred) zone portion of the Denwood block. The northernmost house in this group (Worner property) has a notably high amenity - largely attributed to its larger lot size and substantial planting. The remaining properties could be described as more modest in character, but nevertheless display moderate levels of amenity. This can be seen in viewpoint 4 below.



64. Southwards beyond these houses the site once again opens up to views from the road as before. The Woods home is visible once again with its tree-lined driveway extending into the site and running adjacent to the south boundary of the last house in the above group. Another separate dwelling and planting becomes visible towards the southeastern corner of the block. There is a group of medium sized macrocarpa and pines growing near this house in the worked paddock and a line of four black poplars are located along the Springs Road frontage nearby. This can be seen in viewpoint 5 below. A short distance southwards beyond this house is the block's southeast corner and just outside of this on the neighbours land is a stock underpass beneath Springs Road.



65. Neighbouring landuse activities on the eastern side of Springs Road opposite the site are similar, that is, open paddocks, with some buildings well setback from the road, while others are located nearer the road. Road boundary planting varies in type and levels of maturity. Opposite the block, in particular, opposite the LZ (deferred) zone, views eastwards are fully screened by a macrocarpa hedge. Further southwards, views east beyond the road environment are more open, buffered by a deciduous shelterbelt.

The site from Springs Road – proposed changes

66. As described above, views into the Denwood block from Springs Road are limited to a degree by the strip of existing houses and planting which effectively splits views of the site into two separate viewsheds. Divided views are not uncommon in this area, which is more intensively farmed and where the wider landscape is frequently broken up by roadside plantings, shelterbelts and buildings. Where deeper views into the landscape are available around and between the above, views are again often interrupted with more distant groups of plantings and lines of shelterbelts and buildings. A similar planted character is proposed in the ODP.
67. The single site access point is located on Springs Road and would be formed across and become integrated with the future LZ zone. The site access point would be designed to comply with standard SDC requirements on layout and sightlines and lighting etc. Any constructed threshold design (e.g. walls, gates etc) would be sensitively designed taking account of the 'simple' rural character here and would not be overly obtrusive or showy. Tree planting would extend into the site and alongside the internal roadsides (planted by the developer). Over time it would be expected that the tree planting at the Springs Road access point would coalesce overhead forming an attractive leafy 'archway' into the site.
68. The proposed 'Landscape buffer and dwelling setback' will buffer the change in activities within but will also create in itself a pleasant rural amenity suggestive of a passive rural character as opposed to a working rural character that may otherwise be signified by a formal highly managed shelterbelt aesthetic. Intermittent views will be available into the site, however it would be unlikely that uninterrupted distant mountain views and views beyond the site would remain - likely disrupted by private planting, and associated planting implemented as part of the development.
69. There will be oblique views possible south of the site at the intersection of Springs and Collins Roads looking across the neighbouring farmland, which is currently relatively open. However, the south boundary to the site is proposed to be planted, and with the larger lots located here and any additional planting which would doubtless be concentrated south of the buildings to provide shelter from southerly winds- it is unlikely that any additional buildings would be overly noticeable from this direction.
70. Any views from the northeast looking into the site are across open paddocks zoned LZ (deferred). At the boundary between the LZ and B2B (deferred) zones and the site, a, 30-50m wide 'Landscape Buffer and Dwelling Setback' would be implemented prior to any

built construction work taking place. This will likely include mounding/fencing between the rural residential and business activity for noise mitigation purposes.

71. The northern portion of the buffer (between the LZ and L3 zones) is to make provision for a possible future bypass route. This would remain as open space until such time as the bypass was implemented. If and when the bypass is constructed, part of this 30m strip would include a noise mitigation mound or acoustic fence, or combination of the two located within the LZ (deferred) zone.
72. The southern portion of the buffer (between the B2B deferred and L3 zone) will be located wholly within the L3 zone. Part of the 50m wide buffer would comprise a grassed mound. This mound would be located adjacent to the B2B zone. Large scale tree planting would be implemented in addition to the mound to further physically separate the business activity from the rural residential activity and would include a range of deciduous and evergreen tree species (see list under my paragraph 29 capable of reaching heights at maturity in excess of 20m tall). A portion of the buffer towards the rural residential development would comprise a setback for buildings in the L3 zone.
73. I do not consider that there will be any significant adverse effects on rural character and amenity experienced from Springs Road compared with the status quo. Currently the eastern site boundary is unremarkable. Several additional dwellings will be visible at the northeastern part of the site in the short to medium term while the buffer planting and private landscape areas establish.

The site from the northern boundary including the rail corridor – existing situation

74. A decommissioned rail corridor runs east-west along the northern boundary of the site. While the northern side of the corridor is planted and fenced from the campus, (and appearing as if in separate ownership) it is part of Lincoln University. This corridor would once have included the section of railway connecting Lincoln and Springston railway stations.
75. The corridor is not gated at Springs Road and access is relatively easy – partially 2WD accessible - although one would only enter for special reasons. It certainly does not appear to be widely used.
76. Presently the corridor includes a single lane metal surface (best suited to 4WD), from Springs Road, which converts to full grass from about halfway down the site's north

boundary. The corridor's physical width varies due to variations in fence placement along the university side and tapers to walking width at the extreme west end. Approximately level with the Woods home a ROW¹⁶ spurs off to the northwest bisecting the University. Opposite this intersection is a cellular communications tower located on the site and accessed via a gate. This can be seen in viewpoint 11 below left.



77. Overhead powerlines run down both sides of the rail corridor for part of the length, then reduce to a single row along the boundary shared with the site from the junction with the ROW. The rail corridor's ground level matches the site for the most part, and towards the western end it appears to become elevated on a bund - however this is more to do with historically maintaining a level grade for rail use as the surrounding land naturally drops towards the west and the watercourse.
78. Planting on the northern side of the rail corridor fenceline varies along the length. At the Springs Road end, the planting is Lombardy poplar, kept topped to allow for the overhead utilities. This can be seen in viewpoint 3 above. Where the overhead lines reduce to a single row the planting is left to grow in a natural less managed state. The planting also becomes more mixed and includes willow, poplar, eucalypts, conifers and small fruit trees. Also present along the rail corridor boundaries are sporadic gorse, broom and tree lucerne.
79. There is what appears to be a small waste transfer/recycling area enclosed by an earth bund located to the west of the road spur (part of the university). The university land adjacent to the site's northern boundary (apart from the rail corridor already discussed) is utilized primarily by the university's plant science research unit and is broken up into a series of gridded trial plots including both animal and plant research. These plots are

¹⁶ Previously a legal road and effectively forms the southern limit of Weedons Road.

mostly separately fenced off from one another and there are some tunnel houses visible towards the western end.

80. Views into the site from the rail corridor are fully unencumbered. The entire northern block boundary is fenced with a standard rural post and 7-wire fence, part of which includes sporadic remnants of a low gorse hedge. The Woods home and shelter planting is the only visual interruption on site to views south of the site to the distant landscape. This view includes hedgerows and groups of trees, and is dominated by the large skyscape. Two low gorse hedges and the Woods driveway (and driveway planting) separates the site into several large paddocks. The largest south paddock is hidden from view, although the gorse hedge does not affect wider landscape views. The residential enclave along Springs Road screens a small part of the block beyond. There are pleasant views southeastwards to Banks Peninsula that are largely uninterrupted. This can be seen in viewpoints 14 & 17 below.



81. Views northwards into the university are buffered by a row of mixed shelterbelt planting on university land, which is generally single row. There are also some openings that render the built up and busy nature of the campus clearly evident. A range of mixed outbuildings and workshops are visible beyond the intervening trial plots and beyond this, the high-rise buildings of the central campus including a water tower and chimney

emerge above the peripheral mixed tree and lower stature built pattern. Vehicle movements and staff and students at work outdoors can be seen from time to time. The more developed, built up nature of the campus is screened from further view once the ROW is passed heading west. This can be seen in viewpoints 8 & 9 below.



The site from the northern boundary including the rail corridor – *proposed changes*

82. As described above, there is already considerable planting in place along the northern side of the rail corridor, which will buffer most views into the Denwood block and subject site from the north. Though this planting is on neighbouring land and cannot be technically included as mitigation to the proposed development, it is highly likely that it would remain in place as it currently provides some measure of southerly shelter to Lincoln University's outdoor research plots.
83. Currently, views into the site are possible from the campus to the north - more so from the eastern portion of the campus (zoned B3) where boundary planting is less dense. The trial plots extend to the planted north boundary of the rail corridor which means anyone working on them is close to the corridor (and site) and so would have a heightened awareness of the changes to the landscape beyond. Of relevance, this part of the Denwood block (eastward of the site) forms a LZ (deferred) zone. Notwithstanding any future LZ zoning here, a 30-50m wide planted buffer would over time screen a significant portion of the oblique views across to the L3 zone from the university and eastern end of the rail corridor.

84. Rural residential lots with a minimum size of 3000m² will be accommodated adjacent to the northern boundary of the site. In consultation with the University, boundary treatment has been agreed as comprising a 1.8 m high wooden fence to be erected along the common boundary to complement any staging of the L3 land, and a row of shelter belt trees behind the fence, to be maintained at a height of 5m.
85. Notwithstanding any existing planting along the university's southern boundary, over time any views into the site at ground level from the university would be predominantly screened by the timber fence and shelterbelt - significantly lessening the visual effects of any built development.
86. From the rail corridor itself it would be unlikely even in absence of the shelterbelt reaching maximum height, that any built development was visible above the timber fence. However, as previously mentioned, the rail corridor owned by the university does not appear to be well used by the university (or for that matter anyone) to any significant degree other than perhaps to move stock or for utilities maintenance although this is purely speculative.
87. It is conceivable that the university could expand southwards into the rail corridor strip in the future, although the land gain would be minimal, and the subsequent loss of vegetation and cost of removal to achieve this would be disproportionate. It would be fair to say that any change in the pattern of use for this strip would be fanciful.

The site from the western boundary – existing situation

88. The irregular shaped west boundary of the site is characterised by what initially appears to be a natural meandering stream. I understand that the origins of this waterway are artificial, constructed by the landowners over a century ago to facilitate site drainage although doubtless some sort of natural watercourse would have pre-existed given the slope of the land. The banks are presently gentle and of varying widths. Vegetation observed is predominantly willow, which is generally dense, supporting blackberry and other weed species. Poplars are also evident. There are some more open sections along this vegetation corridor, which have a lower amenity, dominated by weed species such as gorse, broom and blackberry. However, the overall amenity is 'moderate', and at distance, the waterway corridor forms a rare 'natural' vegetated pattern in an otherwise highly geometrically patterned and open landscape context. This can be shown in viewpoints 15 & 16 below.



89. Beyond the western site boundary and watercourse corridor the landscape opens up visually, but becomes relatively more intensively farmed than on the eastern side of the stream corridor (and site) with smaller land-holdings and increased numbers of dwellings visible within more substantially planted settings. The appearance here in part leans towards a rural-residential rather than solely rural character. This can be shown in viewpoint 19 below.



The site from the western boundary – *proposed changes*

90. It would be fair to conclude that the vegetation along the watercourse currently precludes views into the site from the west. There are currently two homes located west of the planted corridor here approximately 300-400m distant on small rural landholdings which would enjoy some eastward views to the tops of Banks Peninsula over this vegetation. As part of the proposal, where the stream and planting is within the site, there will be some thinning out of the invasive willow species, removal of other smaller stature weed species and a concurrent increase in native riparian planting with the aim to improve this part of the site's natural character. Therefore it is possible that some gaps may open up in this vegetated screen in the short term. While this restoration work would occur immediately following approval of this Plan Change, the maturation rates of the native species would

conservatively be over a 7-10 year period. Over time, the vegetated character would change subtly from a predominantly deciduous composition to a native evergreen type. The benefit of this restoration will be to reduce the pool of invasive weeds (and seedbank) currently located here, improve biodiversity and create a unique natural streamside planting sequence - over time forming a closed canopy significantly reducing weed establishment and further spread.

91. To summarise, there may be some intermittent views into the site from the west following the partial vegetation clearance, however the remaining willow structure planting will provide a degree of buffering to any site development. Also of note, the two houses west of the site are partially enclosed with tree and shrub planting for shelter and amenity purposes which would further buffer views to the site. In conclusion, the rural outlook and amenity from this quarter would be largely unchanged.

The site from the southern boundary – existing situation

92. Views into the site from the south have not been assessed from the neighbouring property. However, the site boundary here is unplanted and views are entirely unimpeded from the bulk of the neighbouring land, which is under an agricultural landuse. The Woods home and planting plus the driveway planting are clearly visible. Beyond the site to the north, the taller university buildings are seen rising above the extensive planting that characterises the university campus. The neighbouring farm appears to have its 'homestead' located towards the southwest corner of its block - approximately 350m distant, largely surrounded with its own shelterbelt and mixed amenity planting, which would fully screen some views to the site. There is an older cottage located along Springs Road approximately 130m distant from the site. This house has some sporadic planting around it allowing some degree of views to the site to the northwest. The amenity of its fenced curtilage is low and the grounds have a utilitarian appearance overall.

The site from the southern boundary – proposed changes

93. The south boundary to the site will be planted in a double row of mixed large-scale trees of both evergreen and deciduous species. The belt is intended to form a high amenity buffer to the site. However, views in and out would be maintained to a large degree between the 10m spaced trees and over time, under the merging and establishing canopies and between the trunks. This planting would be implemented by the developer and be protected by way of covenants on each of the 'south' lots.

94. The individual lots adjacent to this boundary would include a 40m setback from the southern site boundary. Within the 30m of the remaining setback each lot owner would be required to plant a minimum of 10 trees from the selection of listed species (see species list at paragraph 29) prior to issue of Building Permit. The lots adjacent to this boundary will have a minimum size of 6000m², to allow an opportunity for some small farmlet-type rural activity.
95. For the landowners farming the land to the south of the site, their northern views would change from a similar pastoral aesthetic to one of rural residential activity with associated tree planting. The lots along the south boundary are larger than the site average at 6000m² minimum and the incorporation of a 40m building setback and large-scale tree planting within this setback will lessen any potential reverse sensitivity effects.
96. In conclusion, the outlook would change from the status quo, but would nevertheless retain a rural rather than urban character and an overall improved amenity attributed to the proposed larger lots and tree planting. Built development would be well buffered and the dominant elements would over time become the substantial tree belt and additional covenanted tree planting.

Existing residents – existing situation

97. There are several existing residential properties around the site and these have been discussed above. Generally speaking the residences around the site are within their own planted enclaves – whether these be larger and include implement sheds and farm associated outbuildings or smaller scaled domestic styled gardens. Because the contextual area is flat and is largely open to the cold southwest winds that would blow unchecked across Lake Ellesmere and flat plains between, it is no surprise, and indeed critical that dwellings have substantial shelter placed strategically around them. Notwithstanding this, there are often viewshafts let into the planting to allow selected views towards the Port Hills to the east, mountains to the west and for northerly aspect.
98. The closest residents to the site are located in the row of what would become four houses¹⁷ north of the Woods driveway on Springs Road. These residents would have some views westwards beyond their own boundary plantings and fences into the site - from this direction late afternoon sun and pleasant open rural vistas would be available.

¹⁷ There are currently five dwellings in the row. The southernmost dwelling would be removed to allow for the formation of the 50m wide 'Landscape Buffer and Dwelling Setback area'.

Existing residents – proposed changes

99. For the occupiers of these four dwellings, the views to the site would change from a largely unobstructed vista¹⁸ across paddocks and the Woods home, outbuildings and planting to a scene in the short term characterised by a series of houses, vehicle movements and immature planting. Regardless of the proposed L3 zone, the landscape setting for these dwellings will change significantly when the intervening land is developed for urban purposes in accordance with the currently LZ (deferred) and B2B (deferred) zoning (the deferred status is subject to appeal).
100. A 30-50m wide buffer strip would be constructed prior to any buildings commencing construction, which incorporates a 3m high earth mound for that portion between the B2B and L3 zone. This mound would immediately screen the lower parts of any structures in the L3 zone. The relatively dense planting that would be planted on the mound/within the buffer would further increase the screening of any buildings over time.
101. To these residents, any effects of the changes to the landscape following a re-zoning to L3 would be minimised further by distance, as they will have the proposed LZ (deferred) land and B2B (deferred) land between them and the site. The 30-50m wide planted buffer strip would also lessen any introduced built effects.
102. As already mentioned, the eastern part of the Denwood block, outside of the site, is zoned LZ (deferred) and B2B (deferred). Denwood Trustees has lodged an appeal with the Environment Court, which seeks removal of the deferred status. Regardless of when the intervening land is developed, the planted buffer would be implemented following approval of this Plan Change, which would provide in the medium to long term a fully vegetated screen to any development.
103. In summary, the rural outlook for these residents is currently dominated by open space and agricultural activities. This would largely remain following a re-zoning to L3 as there would be a considerable setback given the intervening LZ (deferred) and B2B (deferred) zones. I understand that this land will continue to be used for farming purposes until such time as the deferred status is lifted. Distant westward views would terminate at the 30-50m wide and 3m tall (along the B2B boundary) buffer planted in a mixed tree and shrub planting. This planted buffer would in itself have high levels of amenity compatible

¹⁸ These existing dwellings include fences and planting along their western boundaries, which would partially obstruct views to the site.

with a treed rural character. It should also be noted that these dwellings are now within a future LZ zone.

104. To summarise, the outlook would change from the status quo, replaced with levels of amenity associated with typical rural residential development - that is, dwellings separated from one another by a matrix of open spaces and planted areas.

Future occupiers of adjacent areas zoned for development

105. A major vehicular access point to Lincoln Land Developments (LLD) is indicated to be located at a point approximately halfway between the Denwood blocks's northeastern corner and the Worner property. It follows that Dairy Block residents entering, and more specifically exiting the development would look westwards across Springs Road into the Denwood block and subject site.

106. Currently, views towards the site from LLD are across open paddocks to the distant streamside planting along the site's western boundary and the wider landscape beyond. The Woods home would be visible in the extreme left of the view beyond the group of residences currently located along the western side of Springs Road.

Future occupiers of adjacent areas zoned for development – proposed changes

107. For LLD residents when entering or leaving their site, the outlook in the short term would be similar to that described above [104]. The site's access point would be located directly opposite the proposed Springs Road access to the LLD site. For LLD residents exiting their site, views into the Denwood site would be possible westwards down the site access. The 6.0m wide carriageway is proposed to be formed within a 19m wide road reserve with substantial tree planting set along the verges. It is anticipated that a degree of openness will prevail where natural patterns and elements will contribute to a high amenity outlook.

Users of relevant public places/facilities – existing situation

108. While the lower plains are well serviced by good quality roads, Springs Road is one of the main routes for travelers heading south towards Lake Ellesmere, especially when travelling from Lincoln township and the university. Some of the attractions are; Coes Ford picnic area (located on the Selwyn River), the Selwyn Huts and Lower Selwyn

Huts for fishing (also located on the Selwyn River), which is popular for fishing and swimming. Lake Ellesmere is also a popular destination for duck shooting and birdwatching and for passive recreational purposes. Access to the Lake is available at Timbervale Point near Harts Creek. For local Maori, Taumutu is a spiritual place located near the artificial outlet to the lake (see Attachment 3).

109. All of these destinations to the south and west of the site mentioned above are potentially accessed first via Springs Road and therefore bypassing the site. Presently anyone travelling southwards past the site would perceive it as the first area of predominantly rural land south of built-up Lincoln and the campus. From the site southwards the landscape patterns and character remains largely contiguous until the lake is reached.
110. No public places adjoin the site (except roads). There is presently no physical public access to or within the site. The rail corridor and ROW is the only way in which the more adventurous public would be able to access views into the site from these defacto public access points (owned by Lincoln University, but separately fenced from the main campus grounds). The entryways to these accessways are not gated or posted as private land at the public road ends (Springs Road and Ellesmere Junction Road).

Users of relevant public places/facilities – proposed changes

111. The rural character and amenity of the site and the changes that would occur following this Plan Change have been covered in detail under the above user group headings. It is not necessary to repeat them here, as the perceived effects would be the same or lesser for people passing the site on the public roads.

OTHER REASONABLE USES

112. It is worth considering what other reasonable activities could be accommodated on the site given a rezoning and to evaluate how the proposed activity compares. The Lincoln Structure Plan does not include any provision for the site.

University expansion

113. Lincoln University could potentially expand southwestwards. Possible landuse could support buildings for teaching, research and development, student and staff

accommodation. Open spaces could be used as sports fields, carparking or for horticultural and farming purposes. Some of the above activities may require large multi-storied buildings.

114. Many of the above changes and their effects on the landscape character and rural amenity could be significant – especially with the introduction of large non-residential style buildings into the area. The existing campus is relatively built up with a network of roadways, footpath linkages and paved areas and it would be reasonable to expect a similar pattern to develop with any expansion.
115. Alternatively, in the event that the plant and animal research activities took over the site, any effects on the landscape would be more benign with the inevitable segregation of the many different trial plots through planted shelterbelts and hedgerows.
116. And likewise, with a university-owned working farm landuse, the site may appear little different to its current state; the only changes possibly the sight of grazing animals and more visible irrigation methods.

Conventional residential

117. The site could be placed under conventional residential densities, owing to its proximity to LLD and continue the similar urban density proposed there. The proximity to the university and B2B zone would make it a potentially worthwhile location for future residential expansion including a component of student accommodation whether privately or university owned. This type of landuse would see an intensive use of the land, potentially with a more urbanized form including fences and relatively low percentages of planting given outlook and shading constraints and the normal expectations of access to sun and light. As well as the landscape character and amenity changes, this type of development would likely require more significant infrastructure, e.g. street lighting, sewerage and stormwater reticulation, plus a number of council owned reserves requiring upkeep.

Permitted baseline subdivision

118. In paragraph 17 I mention that a subdivision down to 2 titles of 20ha minimum would be permitted as of right. This could allow for up to two separate dwellings placed into the site. This may result in two small 'farmlets', which would be at a scale not out of

character with much of the surrounding rural landscape, which is generally small scale, a landuse, which traditionally has been anticipated by the Plan.

Staus quo

119. The current landuse could continue with minor changes to vegetation cover and cropping type depending on market demand. Of note, the current landuse (market gardening) naturally places a high demand on water and fertilizer uses, with the occasional loss of exposed topsoil during high wind events.

CONCLUSIONS

Summary of external effects

120. In summary, with regards to any potentially adverse effects following this Plan Change, I believe the following points are relevant.
121. There are a series of existing houses along Springs Road, which screen some views of the site. Notwithstanding this, the proposed L3 zone will be set back some 380-480m from the Springs Road boundary, part of which will comprise a substantial vegetated buffer and will in time be developed for urban purposes.
122. There will be a considerable change in landuse (from agricultural/pastoral to rural residential) observed from the south as the site boundary currently excludes any screening ability - therefore in the short term the site changes will be obvious. The specific boundary planting and required planting within the building setbacks as proposed in the ODP will mitigate the potential impact of these changes – especially in the medium to long term. I would conservatively expect - given the excellent growing conditions that the buffer/screening ability of the tree planting to start to take effect after 7-10 years, based on planting large grade plants (i.e. 1.8-3.0m tall). The trees listed in paragraph 29 are long term trees, many of which would comfortably exceed 50 years in age maintaining good health and would over time only increase in their screening/buffering capability as they approached maturity.
123. From the university to the north, any changes to the site following the Plan Change will be partly immediately screened by the proposed 1.8m tall timber fence. This will be particularly relevant when views from ground level are taken into account. In the

medium to long term the proposed shelterbelt capped at 5m will provide additional screening of all but the tallest parts of any 8m tall buildings. Notwithstanding this, it is anticipated that any dwellings located along the northern part of the site (3000m² minimum lot size) will be well set back from the shelterbelt to afford adequate access to sunlight and ample north facing outdoor living and lawn areas. This setback will further reduce visible structures when view angles are taken into account – especially from a ground level perspective.

124. West of the site, any changes to the landscape following the Plan Change will be well buffered, if not fully screened by the vegetation associated with the waterway. I consider that there will be no adverse effects on these neighbours.
125. Disregarding any development of the future LZ zone, to the occupiers of the four houses along the western side of Springs Road, their western rural outlook will become less expansive. However, their foreground views across open paddocks will not change. The character of the proposed buffer will mitigate any built change beyond – especially in the medium to long term and introduce an alternative treed character to their views (by which time the LZ and B2B will be developed in any case).
126. Given the proximity of Lincoln University, the CRIs, Lincoln Township and the future Dairy Flat town expansion, I consider that the proposed Plan Change will bring about a change in the landscape that would not be unexpected or without precedent. In addition the intervening land between the site and Springs Road has been zoned LZ (deferred) and B2B (deferred). The watercourse near the western site boundary and the significant vegetation proposed along the site's southern boundary will provide a defined physical edge to the site while forming a logical extension and connection to Lincoln township's residential pattern to the east and north. The site forms an appropriate southern 'wrap' to the settlement of Lincoln and its associated facilities.
127. I consider that there will be a change in the rural landscape experience for occupiers in, and visitors to the area compared with the status quo, but given the details set down in the ODP, the site will maintain a degree of rural character and the amenity will be enhanced over time as the site matures and vegetation patterns prevail over built forms.

Summary of Internal effects

128. The way in which the site would be developed following a Plan Change is shown in the attached ODP and further detailed in the suite of provisions listed earlier in paragraph 33. The above mechanisms will dictate the levels and type of landscape character and amenity any occupants or visitors to the site will experience.

The Outline Development Plan (ODP)

129. The ODP breaks the site into several broad areas inter-connected with a bisected loop road, which would have a prevalent leafy, treed character. The roadways would include a 6.0m wide formation, no kerb and channelling, open grassed swales on both sides and no formed footpaths. A conscious effort has been made to allow for an environment that has little in common with a more visibly engineered suburban development. The appearance of the road reserve would not be dominated by hard landscaping, but rather by natural patterns and textures. Large scale informally placed trees of mixed species would be placed around the road corridors on both sides in short belts, clumps, and as individual specimens (see Attachment 13).
130. The larger of the lots¹⁹ would be located in the southern part of the site, while the relatively smaller lots²⁰ would be located around the northern western and eastern sides of the site. Concentrated centrally in the site, within the loop road would be the central allotments averaging 4000m² in size. To ensure that a significant degree of unbuilt open space is accommodated within the development, 15m setbacks from the rear boundaries (that is, the boundaries not shared with the road reserve) of the central allotments is provided for - which combines to effectively form two 30m wide strips running east-west. These would allow occupants of these allotments an open natural outlook to largely open space, but which would likely also include some tree planting by various individuals. In effect, these privately owned unbuilt areas would provide a degree of rural open character within the site (see Attachment 13).
131. To provide for further open space, a 20m road setback from all lot boundaries is included in the ODP. This will ensure that a minimum of 59m of unbuilt area is maintained within the road reserve, and that a significant feeling of openness combined with rural-scale trees occurs inside the development (see Attachment 13).

¹⁹ 6000m² minimum size.

²⁰ 3000m² minimum lot size.

132. Because of the large lot sizes and predominance of abundant privately owned open space over built elements, public reserves are limited in number and size. There are only two in total, the stormwater management area and the smaller reserve link with the B2B (deferred) zone via the buffer.
133. The stormwater management area detains site stormwater via the roadside swales, runoff that will ultimately discharge into the existing watercourse. An esplanade reserve that would be placed in private ownership would link with the stormwater management area reserve.
134. A formed walkway and cycleway would be included in the two reserves facilitating all weather access. The linkage to the B2B (deferred) zone is to provide for a continuous link across the Denwood block to Springs Road and similar circulation routes in LLD and Lincoln township. With the large rural-residential lots as proposed there will be considerable open space naturally occurring on private allotments which reduces the need for large areas of additional publicly owned open space that may burden the local authority. Nonetheless, the reserves created will have a high rural amenity and are also intended to attract and convey visitors to the site. Other areas of planting such as the site boundaries will be protected by way of covenants on individual titles rather than creating publicly owned reserve strips.
135. Like the road planting, the boundary planting will also be of mixed species type, which will enhance the current rural amenity in itself. Views out to the wider landscape from within the private allotments will be possible predominantly to the south. To the east, the B2B buffer will preclude views and likewise, views beyond the site to the west will be screened by the dense existing and proposed vegetation along the watercourse.
136. While the anticipated up to 115 allotments are intended to be separated to a degree by the substantial tree planting and private landscaping requirements, it is important that a degree of openness exists where neighbours are not isolated from one another and that the development does not feel segregated from the wider rural landscape. The large lot sizes, limitations on boundary fencing and general dominance of openness over built elements, will ensure that high levels of openness prevail for residents.

137. There are intended to be no formed footpaths or cycleways other than within the two reserves, and privately owned esplanade strip. Cyclists are intended to share the road with vehicular traffic and pedestrians and would be able to walk along the grassed verges or road edges if desired.
138. The western, northern and eastern lots and internal lots and are likely to be in the 3000m²-5000m² range respectively, with the southern boundary lots at a minimum lot size of 6000m². Generous provision of open space will be achieved through maximum 10% site coverage or 500m² building footprint – whichever is the lesser, a 5m building height limit on the central and southern lots and substantial dwelling setbacks.

Other Plan Provisions

139. A suite of plan provisions has been summarised in paragraph 33. These will be detailed further in the planning component of this Plan Change request and are not duplicated here.
140. The proposed plan provisions are concerned primarily with maintaining or enhancing the rural character and amenity of the area. The main technique in achieving this is through the treatment of boundary plantings and individual landscaping requirements for each allotment. The outcome sought is to create a highly natural environment where built forms are subservient to natural patterns.
141. Other ways of achieving significant open space and a less built appearance within the site will be through building setbacks from road and site boundaries. Road setbacks will be 20m within the site and 40m from the south site boundary. The 40m setback will be required to be part planted, with landscape plans submitted for Council approval prior to a dwelling permit on each lot being granted²¹, the intent being to buffer views to houses from the surrounding landscape and to allow for a physical and visual link between roadside planting and planting on private properties.
142. Boundary fencing of allotments with solid built fences will not be permitted except along the boundary with Lincoln University²². Hedges or 1.2m tall post and wire rural type fences would be permitted. The outcome sought is to encourage a living environment where open space and an informal rural character with a high visual amenity prevails

²¹ A minimum 10 trees from the list in [29] would be required within the 30m portion of the setback *beyond* the 10m peripheral planting on any allotment along the south site boundary.

²² Outdoor activities could be fenced within the specified 400m² houses curtilage area.

rather than a compartmentalised pattern of suburban development where overly solid fencing can dominate the scene - especially where placed on front boundaries where roadways can take on a channelised less pedestrian-friendly appearance.

143. Site coverage will be restricted to a maximum of 10% or a maximum built footprint of 500m² – whichever is the lesser, irrespective of lot size. Building heights will be limited to 5m (single storey only) within the central and southern allotments. A curtilage area²³ of an additional 400m² will be permitted per allotment. This will ensure that any built development will not be overly tall and dominate the more sensitive OP zone to the south. Similarly, the (single storey) lower building heights within the central allotments will ensure that natural elements and patterns predominate in these relatively smaller internal lots. Open space interspersed with significant plantings will be prevalent. Views will be maximized across the site between allotments and from the road reserves.

Amenity and landscape experience following the Plan Change

144. The type of amenity experienced by residents of the L3 zone will be of living in a semi-rural setting. The landscape will not be fully rural, nor will it be suburban in character. The overall average²⁴ (approximately 4300m²) lot size will enable residents to enjoy a large degree of individual open space and privacy from neighbours if so desired. Quietness and seclusion will be easily available. There will be opportunity for some views out from the site to the rural landscape to the south where residents located in the larger allotments around the periphery here can experience the wider rural landscape and farming activity.
145. Occupiers of any larger lots may opt to carry out some type of productive rural land use although this would obviously be limited to hobby-type farming. However, these potential landuses would help to reinforce a rural residential character to people within and looking into the site.
146. It is my understanding through discussions with others experienced in the rural residential market that the current and projected demand for allotment sizes is primarily in the 3000-7500m² bracket. Evidently larger lot sizes such as 1 hectare and over are

²³ Curtilage could include pools, courtyards, decks, tennis courts, washing lines, hard-stands but excludes driveways and vehicle turning areas.

²⁴ Based on actual developable area - that is, the area of the site excluding the road reserve, stormwater management area and part of the 'landscape buffer and building setback' to the B2B zone (the 15m wide strip adjacent to the B2B zone). This overall figure was then divided by 115 (lots).

less favourable now as people find the upkeep onerous. The philosophy of providing for an approximately average 4300m² lot size is to enable large rural style 'gardens' similar to the scale and style of gardens that can be found around traditional farm homesteads. The ODP provides for a series of inter-connected, well-managed gardens. The lots will also be large enough for some small-scale rural activities e.g., keeping poultry, pet sheep etc. A mix of lot sizes is also anticipated and provided for by the L3 zone subdivision rules. The fertile site soils will ensure that plant establishment and growth rates are at an optimum, pressure to irrigate during dry spells will be lower, rather than what might be experienced on poor, stony soils elsewhere in the District.

The effects of the Proposed Plan Change in relation to the relevant statutory documents

The Selwyn District Council Rural-Residential Background Report 2010

147. The background report sets out a series of criteria that any rural residential development should be consistent with. I have discussed matters what I consider relevant in paragraphs 52-58 of this report.
148. In my view, the proposed Plan Change is highly consistent with the matters set out in the background report. In particular under 'Landscape Values' in Section 4 'Guiding Principles of PC17', it lists the primary findings with relation to landscape values that would be represented through good rural residential development. The ODP meets all of these criteria.
149. Under paragraph 4.6 the importance of maintaining a distinct character of rural residential development when compared with rural or residential development is introduced and then described through a series of bullet points in paragraph 4.7. The proposal meets the below listed characteristics ensuring that the development has a distinctly different character than rural or residential development achieved in the following ways:
150. Site coverage is relatively low with wide setbacks, which significantly differs with the adjacent Lincoln township's dense residential character. Openness and separation between dwellings is readily achieved.

151. The ODP ensures that the proposed development is not fragmented, or that it would erode rural character, nor does the proposed development constitute ribbon development extending away from supporting infrastructure, and instead connections with integrated infrastructure servicing are easily met through proximity to established systems. The development minimises reverse sensitivity effects through wide setbacks, a fence and generous buffer planting.
152. A strong physical boundary between the proposed rural residential zone and the rural landscape is achieved primarily through two methods. The first is the existing physical separation between the site and the rural zone to the west achieved by the stream and its associated vegetation located along the western site boundary. This stream and planting will be retained and where possible enhanced. The second method is the introduction of substantial boundary tree belts, framing the rural residential development within by a distinctive and substantial enduring 'edge'. This will avoid what could appear as a 'transitional' urban to rural landscape character. The ODP does not solely rely on private landowners planting to achieve this goal.
153. Urban motifs are consciously avoided and a natural 'soft-engineered' character is proposed.
154. Development standards controlling the ratio of built form to open space such as building setbacks, building height, maximum built footprints and required landscaping ensure that land uses are not in conflict with anticipated levels of rural amenity and that a rural residential character is met.
155. The proximity to another settlement, in this case Lincoln, but also to the university ensures that any problems with integrating this type of development in the Rural Outer Plains which are typically less built, and more open are avoided. The proposed development will be 'appended to' other development, and not appear as an 'island' in an otherwise largely open rural landscape.
156. However, there are some aspects of the landscape section of the background report that the proposal is not on first appearance as consistent with, which I will discuss below:
157. The development forms a relatively large node and a number of the allotments will be internal, physically separated from the surrounding rural landscape, which may impede

the feeling for some, of living within a rural area. However, this has been addressed to a degree by placing the larger lots along the southern boundary, which will improve the likelihood of retaining glimpses out to the rural landscape to the south through the perimeter tree belts from the internal allotments and part of the roading network. In addition, the wide setbacks provided within the site allow for further appreciation of open space.

158. Within the development, it is my opinion that there will be a high level of amenity and rural character created through the ODP and landscape requirements on private owners. Notwithstanding the above, the site is adjacent to a university, part zoned B3, and on the edge of Lincoln township and several CRIs, which reduces its rural setting considerably.
159. As the site is adjacent to Lincoln township, the proposed development could be seen to compromise future growth in this direction, however the site is not included in the Lincoln Structure Plan or PC7 as a living zone and the proximity to the university - specifically its research area suggests it may be more difficult to achieve a more intensive living zone here. Proposed Plan Change 32 seeks to locate rural residential zones adjoining townships.
160. In summary, the proposal meets much of the relevant landscape criteria from the background report discussed above. Where any criteria have not been reached, this has also been discussed. The Report has been carefully considered in formulating this proposal.

The Selwyn District Plan

161. Under [44] I list the relevant objectives and policies with regards to protecting rural character and amenity. In this report I have discussed in detail the existing landscape character of the site and context and how the proposed changes will affect this character. There will be changes to the rural landscape, however it is my opinion that these changes will not adversely affect any transient users or residents' appreciation of the area's current levels of rural amenity and landscape character.
162. Regarding the provisions from the Plan that I set out under [49], I consider that a change in the current land use from rural agricultural to rural residential will have

negligible effects on the areas ability to provide for a pleasant place in which to work and live²⁵.

163. Notwithstanding future approved activities nearby, the local area is currently under several different land uses including business, farming, education, research and living. The proposal will add another type of activity to this sequence, but one that has a lesser effect and higher rural compatibility to many of the above. The maintenance of rural character and avoidance of reverse sensitivity effects is comfortably achieved via the ODP through low built coverage incorporating generous open space, the provision of a substantial buffer planting belt around the periphery of the site²⁶ and generous setbacks from site and internal lot boundaries.
164. The Plan anticipates that residential activities occur within the rural area and that residents should *"...expect to tolerate mild effects associated with day to day farming activities and temporary effects associated with seasonal activities"*²⁷. However, in my view, the sites proximity to largely benign land uses combined with the substantial peripheral tree planting, any effects on occupants of the proposed L3 zone will be well buffered.
165. The ODP contains several key aspects that serve to avoid, remedy or mitigate significant adverse effects on the amenity values of the rural area²⁸. The primary potentially adverse effect will be through the introduction of a series of dwellings into an otherwise open, agricultural landscape. This built change has been mitigated through significant site boundary planting, landscape requirements on private owners and through generous building setbacks. Notwithstanding this, the site is currently almost fully devoid of any significant vegetation cover. The proposal includes a significant addition of large-scale amenity tree cover. This particular change in character will clearly enhance the amenity values of the area.
166. The introduction of a series of residential buildings to the area will obviously increase the building density in the rural zone. The Plan recognises that rural character is maintained largely through a predominance of vegetation cover over built forms²⁹. The ODP, while at a building density much lower than in townships, addresses this policy in

²⁵ Selwyn District Plan - Rural Volume | Part B, Objective B3.4.1, page B3-034

²⁶ Ibid, Objective B3.4.2, page B3-034

²⁷ Ibid, Policy B3.4.1, pages B3-035/6

²⁸ Selwyn District Plan - Rural Volume | Part B, Policy B3.4.3, page B3-037

²⁹ Ibid Policy B3.4.5, pages B3-038/9

the provision of a low site coverage (achieved through maximum site coverage of 10% or maximum built footprint requirements of 500m²—whichever is lesser). In addition, significant buffer planting and private landscaping requirements are proposed, the intention being that over time, the site will be characterised by significant vegetation cover, with the built forms either fully screened or buffered from views from the wider rural landscape. To further reinforce this, covenants on titles on the southern and internal allotments are proposed where maximum height limits of 5m are set. Furthermore reflectivity values are limited to a maximum of 35% RV in natural grey, green and brown hues³⁰ for all buildings.

167. The location of the site dictates that only its access point adjoins a public road. To ensure that space is available for substantial tree planting and that their longevity is assured (i.e. the trees won't become a future nuisance to any occupant), wide setbacks are proposed, with the larger setbacks specified for the south boundary of the site. The size of the lots combined with the maximum allowable built footprints will ensure that privacy and outlook is maintained to acceptable levels³¹.

168. Reverse sensitivity is a legitimate issue when placing a new residential activity into the rural landscape. Occupants of newly formed residential areas can place pressure on neighbours who have been operating established farming practices. The Plan recognises this and attempts to manage it first through allowing any potentially affected pre-existing parties to take part in the consenting process³². The Plan stipulates that the *"...most common tool to mitigate reverse sensitivity effects is to maintain appropriate buffers or separation distances between activities"*³³.

169. The ODP addresses reverse sensitivity by:

- Placing the largest allotments along the southern boundary of the site reducing the potential number of neighbours.
- Providing a 40m building setback from the southern site boundary.
- Providing as part of the initial development phase a 10m wide planted belt along the southern site boundary comprising large-scale rural trees planted at 10m spacings in a staggered row, which over time would form a significant planted buffer.

³⁰ Ibid Policy B3.4.6, page B3-039

³¹ Ibid Policy B3.4.16, page B3-044

³² Selwyn District Plan - Rural Volume | Part B, Policy B3.4.18, page B3-045

³³ Ibid Policy B3.4.19, page B3-046

- Providing as part of the initial development phase a 1.8m tall timber fence and shelterbelt capped at 5m height along the northern boundary of the site, which will form an immediate screen (fence) and significant planted screen in the medium to long term.
- 30 – 50m Landscape and Dwelling Setback between the L3 zone and the B2B and LZ (deferred) zones

170. Earlier in this report, I mention that the Township Volume of the Plan needs to be considered as part of this assessment. The relevant objectives and policies and how these have been addressed in the proposal have been adequately described above and don't need to be replicated here.

The Canterbury Regional Policy Statement and Chapter 12A

171. Earlier in the report the CRPS and chapter 12A is covered as it sets out various criteria that help to guide an assessment of effects in determining whether or not any changes are appropriate (or not) to the rural character of an area.

172. The Proposed Plan Change will provide for development that:

- provides an average density of between 1 and 2 residential units per hectare;
- In my understanding does not trigger significant reverse sensitivity effects, although matters beyond landscape character and visual are outside my area of expertise;
- is integrated with the urban fabric of Lincoln township, while retaining its own distinctive rural residential character, and is not a transition zone from urban to rural;
- avoids significant ecological effects;
- constitutes an integrated design for subdivision and land use, and provides for the long-term maintenance of rural residential character;
- does not compromise Canterbury's regional sense of identity;
- and therefore can meet the criteria set out in C1 for Council to follow with regards to selecting sites for rural residential development.

173. In addition to the above, when the area in which the site is located is tested under the listed criteria in the CRPS, it does not meet the status of a landscape of regional significance.

The Resource Management Act 1991

174. Following my assessment of effects, I find that the Proposed Plan Change is consistent with the sections of the Act that I cover earlier in this report.

Overall Conclusion

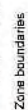
175. The change in character following the implementation of the ODP will see the site change from one of a largely open, intensive agricultural character to a rural residential pattern of built development. Incorporated with the built development will be a substantial vegetated component. The use of the land following this Plan Change would replace a high input-output market gardening activity utilizing substantial amounts of fertilizer and water with a far more benign and ornamental use incorporating significant additional tree cover and minimal long term soil disturbance and structural change. There will be a minor reduction in the level of rural amenity experienced by neighbours and passers-by in the short term, but in the medium to long term, the ever-increasing degree of site vegetation will increase current levels of amenity, replacing a working agricultural landscape with a pleasant treed environment. However - in a broad sense, due to the existing sites character and location near a relatively built up part of the rural landscape and because of the specifics contained within the ODP the effects will be largely unnoticed and insignificant. In my opinion, the levels of amenity and rural character experienced inside and outside the site will be maintained, and in the longer term, enhanced.

Jeremy Head
Registered NZILA Landscape Architect
June 26, 2012

graphic attachments

to accompany the Landscape Assessment of
Jeremy Everett Head

December 2011



Proposed Plan Change, Springs Road, Lincoln

December, 2011
air photo base from EC67 G/S





attachment 2 Denwood Site - local context

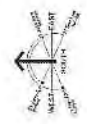
Proposed Plan Change, Springs Road, Lincoln

December, 2011
 all plans made from GoogleEarth

Part of Denwood Block proposed to be rezoned to Rural Residential (L3)



Relevant public places/facilities



attachment 3 Denwood Site - wider context

Proposed Plan Change, Springs Road, Lincoln

December 2011
June 12/14/2014 (update from February 2014)



From viewpoint 1, northeast corner of Denwood Block looking southwest. Rail corridor at right.



From viewpoint 2, northeast corner of Warner property on Springs Road looking towards Lincoln University



From viewpoint 3, Looking westwards down Rail corridor.

attachment 4 Denwood Block - photographic images

Proposed Plan Change, Springs Road, Lincoln

all photographic items will standard admin rules by J.Hood, October 14, 2010 unless noted otherwise
December, 2011



From viewpoint 4, southeast corner of row of residences on Springs Road looking northwards



From viewpoint 5, looking southwestwards into part of site south of Woods driveway (at right)

attachment 5 Denwood Block - photographic images

Proposed Plan Change, Springs Road, Lincoln

December, 2011
all photographs taken with standard 35mm lens by J. Hest, October 14, 2010 unless stated otherwise



From viewpoint 6, at southeast corner of Derwood block looking north (neighbours stock race at left)



From viewpoint 7, at southeast corner of Derwood block looking south down Springs Road.

attachment 6 Derwood Block - photographic images

Proposed Plan Change, Springs Road, Lincoln

at photograph taken with standard camera lens by J. Head, October '14, 2010 unless stated otherwise



From viewpoint 8, on Rail Corridor looking northeasterly into Lincoln University



From Viewpoint 9, on Rail Corridor looking northeasterly into Lincoln University near Westons Road

attachment 7 Denwood Block - photographic images

Proposed Plan Change, Springs Road, Lincoln

December, 2011

all photographs taken with standard 35mm lens by J. Neill, October 14, 2010 unless stated otherwise



From viewpoint 10, on Rail Corridor looking westwards from junction with Weedons Road (Transfer station behind mound at centre right)



From viewpoint 11, looking south into site & cell phone tower from junction with Weedons Road



From viewpoint 12, on Rail Corridor looking south-westwards to Woods home (telephone tower)

attachment 8 Denwood Block - photographic images

Proposed Plan Change, Springs Road, Lincoln

as photographed from view point 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 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From viewpoint 13, on Rail Corridor looking northeastwards into Lincoln University research area



From viewpoint 14, on Rail Corridor looking east across site to Banks Peninsula

attachment 9 Denwood Block - photographic images

Proposed Plan Change, Springs Road, Lincoln

December, 2011
all photographs taken with standard 35mm lens by J. Head, October 14, 2010 unless stated otherwise



From viewpoint 16, on Rail Corridor looking west across site to stream boundary



From viewpoint 16, on Rail Corridor looking west near west boundary to site

attachment 10 Denwood Block - photographic images

Proposed Plan Change, Springs Road, Lincoln

December, 2011
all photographs taken with standard 35mm lens by J. Neale, October 14, 2010 unless stated otherwise



From viewpoint 17, on Rail Corridor looking east across site from near west boundary



From viewpoint 18, on Rail Corridor west of site boundary looking back at stream and vegetated character



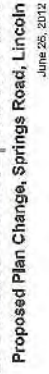
From viewpoint 19, on Rail Corridor west of site boundary looking west to neighbouring rural landscape character

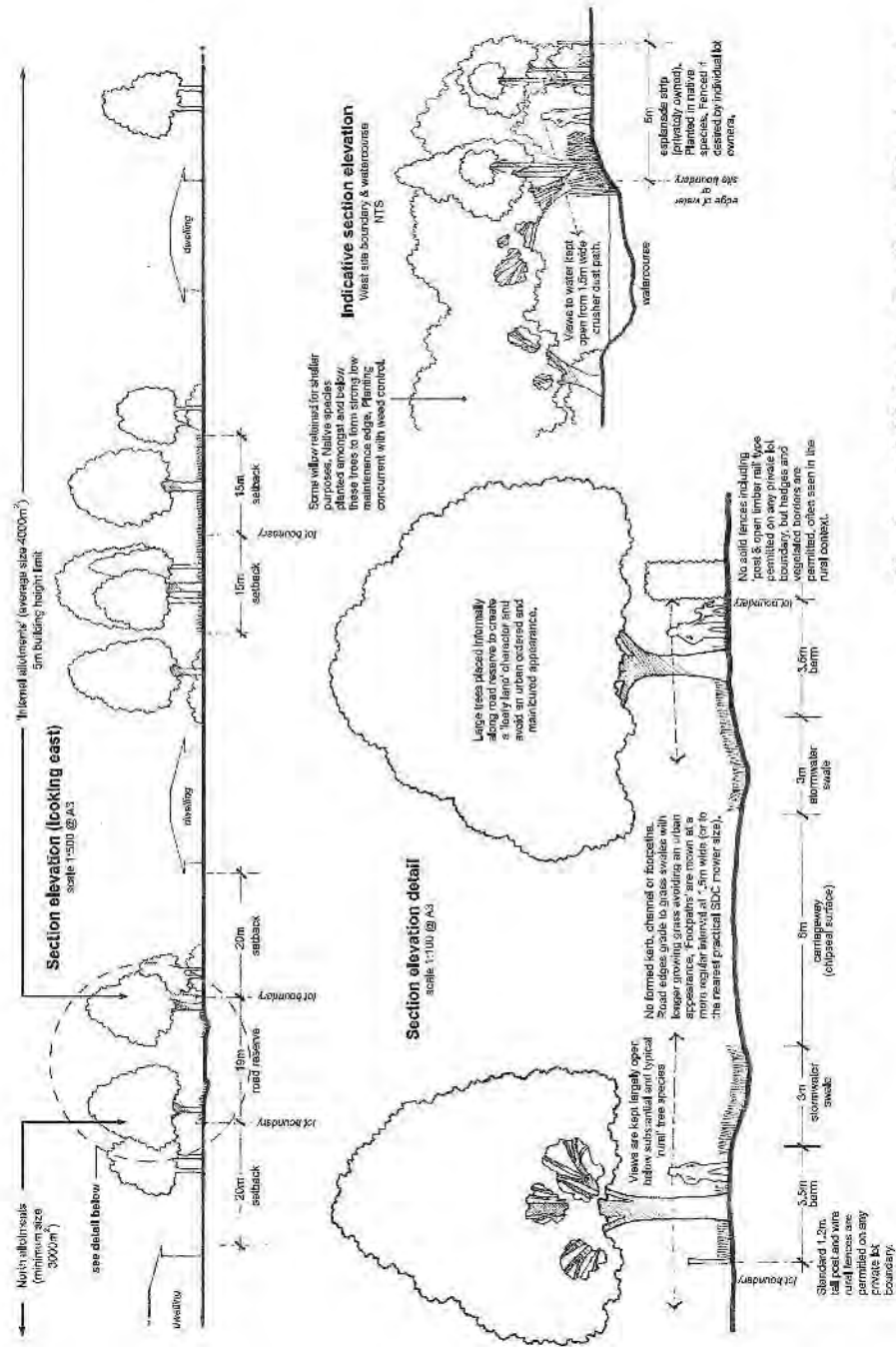
attachment 11 Denwood Block - photographic images

Proposed Plan Change, Springs Road, Lincoln

December 2011

all photographs taken and edited at 50mm lens by J. Ward, October 14, 2010 unless stated otherwise





attachment 13 Cross-Sectional Treatments
Proposed Plan Change, Springs Road, Lincoln
June 26, 2012