

*D.J. & S.J. Anderson*  
PROPOSED PLAN CHANGE  
331 TRENTS ROAD PREBBLETON  
LANDSCAPE & VISUAL ASSESSMENT



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PHOTOGRAPHS 1 – 32

**D.J. & S.J. ANDERSON**  
**331 TRENTS ROAD PREBBLETON:**  
**LANDSCAPE & VISUAL ASSESSMENT**

## **1. INTRODUCTION**

- 1.1 This assessment has been prepared by Graham Densem landscape architect, in conjunction with Davie Lovell-Smith Ltd, planners, surveyors and engineers of Christchurch.
- 1.2 It concerns rural land at the intersection of Trents and Shands Road, Prebbleton. The owners intend to submit a Plan Change application, with the ultimate aim of subdividing the land for rural-residential housing. The applicants are D.J. & S.J. Anderson. They have owned the land for 20 years and operated it as a horse-training establishment.
- 1.3 The land is in the Inner Plains Zone of Selwyn District. Plan which does not provide for rural-residential activity. Under the RMA, District Plan and Regional Policy Statement consideration of any such change would include its effects on landscape and visual amenity. This assessment addresses those effects.
- 1.4 While the request being made is for rezoning of the land, on the basis of the size and orientation of the property and the proposed Outline Development Plan, I consider the layout in the Davie Lovell-Smith Plan P.16845 *Possible Subdivision of Lot 2, D.P. 51743* Option D dated May 2012, is a logical subdivision of the land. I have therefore used this as the basis of my assessment. I understand that the mixture of lot sizes could vary from that under the proposed rezoning and ODP. However, in my opinion, any variances are unlikely to change the conclusions I have reached in this assessment. A Landscape Concept Plan prepared by me accompanies this assessment.
- 1.5 I am a Non-Registered Landscape Architect practising under my own name in Christchurch. I have 38 years experience in landscape planning and design and have been a member of the NZ Institute of Landscape Architects for that length of time.
- 1.6 I am familiar with the Prebbleton area generally from previous involvement with rural-residential and urban-edge issues during the Selwyn Plan Review. In preparing this assessment I visited the site on 24<sup>th</sup> and 30<sup>th</sup> October 2012 and viewed recent developments around Prebbleton.
- 1.7 This assessment is accompanied by a **Graphic Attachment** containing 32 photographs of the site and locality with commentary.

## **2. SITE & SETTING: DESCRIPTION**

### **APPLICATION SITE**

- 2.1 The plan change application site comprises 9.2 ha of rural land in Selwyn District. It is on the north-east corner of Trents and Shands Roads, west of Prebbleton. It has frontages of 225m approximately on Shands Road and 400m approximately on Trents Road and is in the Inner Plains zone of the Selwyn District Plan.

Photographs of the site are found in the Graphic Attachment accompanying this assessment.

- 2.2 The property is run as a horse training facility. Its prominent features are
  - an 880 metre (4 furlong) sand-surfaced horse training oval;
  - paddocks and shelter trees surrounding and within the track;
  - the applicants' house and a stables area
  - Perimeter trees about 8 – 10m tall, trimmed to hedge-like form on three boundaries but growing more freely on the Trents Road boundary.
- 2.3 The site aligns generally north-west to south-east. Away from the perimeter trees, it has distant views south-east to the Port Hills (8 – 9 kms) and in suitable light conditions, north-west to the Canterbury foothills (70 kms approximately). Beyond these distant views, the visual landscape is internal to the site, being limited by the perimeter trees. Internal views extend to 200 – 400 metres within the training track area plus attractive smaller-scale views of 50 – 100 metres within tree-lined paddocks and the stables/house area on the Trents Road side of the property. (Photos 2 – 7).
- 2.4 Access to the site is off Trents Road in the vicinity of the house.
- 2.5 The site trees are visually prominent, comprising shelter belts on its margins and shelter and amenity trees in the house and stables areas and adjacent paddocks. Mostly these trees are not of significant value as individual specimens but collectively they create an attractive environment of rural shelter and enclosure.
- 2.6 The Shands Road frontage of the application site is lined with a continuous belt of evergreen trees about 6 – 8 metres high. These have been trimmed into a hedge on both their road and internal side and in width extend approximately 2 metres into the road reserve, beyond the property boundary. (Photos 33, 34).
- 2.7 The Trents Road frontage also is lined with trees about 8 – 10 metres tall. From the site entrance to the Shands Road intersection these differ from the Shands Road frontage trees in that they mostly are deciduous broadleaves and are not trimmed, but have crowns that spread above the road berm. This gives an attractive enclosed, leafy, rural feel to this section of Trents Road. From the site entrance to the Prebbleton end of the property, the frontage trees are a more regular conifer screen. (Photos 1, 6, 32).
- 2.8 A Selwyn District Council water race flows along the frontage of the plan change site in the berm of Trents Road. It is part of a system established decades ago for agricultural use and carries a healthy flow. Alongside the application site the race is incised a metre or more below berm levels, with steep sides. Dead grass indicates the sides are maintained by spraying. The berm itself comprises mown grass. (Photos 1, 24, 25).
- 2.9 The Report *'Soils of New Zealand Part 1'* (1968) shows the Prebbleton surrounds to be of Templeton-Eyre soil type and rates their potential as *'Class 1, slight limitations to pastoral use'*. The Canterbury Regional Policy Statement 2013 defines 'versatile soils' as those *'having few limitations for use, and suitable for primary production with few inputs such as additional nutrients or water.'* (CRPS 2013, Chapter 15, p.145). The soils of the Plan Change site thus are seen to be of value, as part of a belt through this part of Selwyn District.

- 2.10 **Summary:** The application site displays rural character typical of the Inner Plains of Selwyn District. This consists of a pattern of shelter hedging around horticultural or small stock holdings that is more-densely planted and of smaller scale than traditional mixed farming properties further out on the Plains. Properties are typically 4 – 10 hectares in size, compared to 50 – 200 hectares on the wider plains. Paddock sizes also are smaller, leading to the more-enclosed visual character. District-wide it is of above average value in terms of its soil type and productive capacities, although the soil type is common around Prebbleton.

#### **SETTING OF APPLICATION SITE:**

- 2.11 The application site is located west of Prebbleton Township, at the western end of a block enclosed by Shands, Trents, Springs and Blakes Roads ('the Trents-Blakes Block').

#### **Prebbleton Township**

- 2.12 Prebbleton was one of the earliest rural settlements outside Christchurch. Since World War 2 it has grown as a dormitory township and in the last 15 years its residential margins have grown exponentially on all sides. This is summarised in the Selwyn District Council document *'The Future of Prebbleton: Prebbleton Structure Plan'* of February 2010. The planning context of Prebbleton's growth will be discussed in s.5 below.

- 2.13 The school and shops, and to a lesser extent the churches, hall, pub, Domain, 'Meadow Mushrooms' factory, and the Springs Road bus routes are the focus of today's Prebbleton and the Structure Plan seeks to retain this focus.

#### **Rural Surroundings**

- 2.14 Since 1945 the rural surrounds of Prebbleton have undergone an intensification of land uses. The former mixed cropping-livestock farms have been subdivided into properties of 10 or 20 acres, typically comprising agricultural, horticultural and equestrian operations. As a result the visual landscape, while still rural, has become 'closed up' by the planting of tall perimeter shelter hedging, compared to the open paddocks of the previous larger grazing properties. These intensive rural areas generally form the 'Inner Plains' zone of the District Plan.

- 2.15 In the 'Trents-Blakes Block' west of Prebbleton, many intensified agricultural properties have over the last 15 years experienced further subdivision for residential growth. These have sections ranging from 2500m<sup>2</sup> to 3.5hectares. For example, the Kingcraft development near the application site has lots ranging from 1 to 2 hectares. (Photo 18)

- 2.16 The Selwyn Proposed Plan Change 32, discussed in section 4 below, defines 'rural residential' as *'residential units at an average density of between one and two households per hectare ...'* Under this definition, anything under 0.5ha is not considered rural, whereas anything above 1 ha is primarily considered a productive unit, as opposed to a residential one.

- 2.17 This size-based definition will be adopted throughout the following assessment. The 'Intensive Rural' land referred to above contains properties in the range from 1 - 8 ha, many being 4 ha (10 acres), which was the old Plan minimum. The

further-subdivided land is in a range of sizes but will now be used to refer to the narrowed-down range of residential lots between 0.5 and 1.0 ha in size, or ‘rural residential’, proposed in Plan Change 32.

- 2.18 In the ‘Trents/Blakes Block’ and land north of Blakes Road, rural residential further subdivision has occurred on a property-by-property basis, with some intervening properties remaining rural while others are subdivided for housing.
- 2.19 In the piecemeal further subdivision process little provision has been made for access between developments in the ‘Trents-Blakes Block’. An inflexible development pattern has emerged, particularly in the western half of the block, with no provision for connections to the Prebbleton School or commercial area, except along Trents or Blakes Roads. There also is a lack of provision for social links between existing and future residents in adjacent developments within the block.
- 2.20 Opportunities remain for links between Trents and Blakes Road within the westernmost part of the Trents-Blakes Block, where the properties are still rural, if the Council can co-ordinate the layouts as each of these comes up for development in the future.
- 2.21 Selwyn District Council (SDC) policies for rural-residential development will be discussed in s.4 below.

#### **Shands Road**

- 2.22 Shands Road, bordering the application site, is a busy arterial road carrying commuter and business traffic between Lincoln-Springston-Leeston and Christchurch. Vehicles travel at open-road speeds and there is significant traffic noise in the north-western quarter of the application site, although the traffic itself is unseen behind the boundary trees.
- 2.23 Many frontages along this part of Shands Road are lined with tall trimmed hedges or boundary trees. Views from the road are generally confined within the road corridor, with only occasional open views across paddocks. This section of Shands Road, including the application site, has a somewhat featureless rural character, due to the unvarying and enclosing nature of the hedging.
- 2.24 On Shands Road adjacent to the application site there is a grassed verge approximately 3 metres wide between the boundary trees and carriageway. A power line with wooden poles runs down the opposite side of Shands Road but there are no overhead lines on the application site side. There are however believed to be underground lines or pipes beneath the verge on the application site side.
- 2.25 A Transpower pylon line runs parallel to but west of Shands Road. It is about 250 metres north-west of the application site frontage and does not affect it directly, but is partly visible above the hedges, although of little significant visual impact.
- 2.26 The following Photos illustrate the issues raised: 12 – 18, 20, 22, 26 – 29, 33, 34.
- 2.27 Given developments in the ‘Trents – Blakes Block’ and the lack of natural barriers, it may be logical to consider Shands Road as a sustainable edge between the rural

residential area west of Prebbleton and the Inner Plains 'Intensive Rural' area between Shands Road and Templeton.

### **Trents Road**

- 2.28 Traffic on Trents Road is less heavy than Shands Road but still moderate, this being one of several local routes into Prebbleton from the west. Trents Road has less noise impact on the application site than Shands Road because although also an area of open-road speed limit, vehicle speeds are slower due to the compulsory stop at Shands Road.
- 2.29 Trents Road is bordered by intensive rural properties between Shands Road and Prebbleton. Adjacent to the application site the frontages on both sides generally are lined with trees, not trimmed into hedges but growing in their normal forms and spreading above the road verge (Photo 1). In places these trees are limbed up, allowing views into adjacent properties. The verges are grassed and without kerbs or footpaths, and this section of Trents Road has a more pleasant rural character than Shands Road (Photos 26 – 29).
- 2.30 The distance from Shands Road to Springs Road along Trents Road is about 1.6km. The 50km speed limit is about halfway along this distance and from here to the Springs Road intersection, Trents Road has an urban character, with a widened carriageway, kerbing and footpaths, and residential housing alongside.
- 2.31 A Council water race runs in the verge of Trents Road, on its north side (Photos 20, 23-30). This is an active race originating far to the west and continuing to the east of Prebbleton. It is for agricultural water supply and as far as possible it is kept separate from the runoff of adjacent properties (Photos 24 – 29)

### **Christchurch City**

- 2.32 The boundary between Selwyn District and Christchurch City is located on Marshs Road, 1700m north-east of the application site. Visually and functionally the boundary has no effect on the application site.
- 2.33 It has been a policy of the previous CRPS and Selwyn District Plan to maintain Christchurch and Prebbleton as separate settlements, with a belt of rural land between the two. Currently along Shands Road this rural belt is 850m wide, measured from factories in Christchurch City to the Aberdeen subdivision in Selwyn District. Partly this belt comprises open paddocks and partly hedged properties. While minimal, the rural belt currently maintains a sense of separation between Christchurch City and Prebbleton on Shands Road.

### **Motorway**

- 2.34 Stage 1 of the Christchurch Southern Motorway has been recently been opened as far as Halswell Junction Road and Stage 2 to Robinsons Road is currently in the consenting process. In the future the motorway stage 2 will cross Shands Road 1.2 kms north-east of the application site, with entrances and exits on Shands Road giving convenient vehicle access to central and southern Christchurch.
- 2.35 The motorway will not affect the application site visually but will affect rural character between Prebbleton and Templeton, with a lessening of naturalness and

change to the rural patterns. A lessened area of rural landscape will remain between Prebbleton and Templeton.

#### **Christchurch Earthquakes**

- 2.36 On-line earthquake maps shows 16 epicentres of Richter 3.8 – 5.2 within 3.5 kms of the application site during the 2010 – 2012, all shallow. The application site has not been affected more than Prebbleton generally and the landscape values of the site have not altered.
- 2.37 **Summary, Inner Plains:** The application site is within a rural-intensive area which has recently seen significant subdivision for rural-residential uses. The layout of these rural-residential developments does not provide for future access to Prebbleton within the Trents-Blakes Block and access from the plan change site to Prebbleton will be via Trents Road for the foreseeable future. Opportunities still exist for coordinated development within the westernmost part of the Trents-Blakes block.
- 2.38 The application site is bordered by Shands Road, a busy Arterial Road. This creates a noise issue for the site but no functional or visual issues so long as the boundary hedging remains. Shands Road is a hedged corridor but Trents Road more pleasantly open and 'leafy'.
- 2.39 The soil fertility of the area creates an ability to maintain rural character by healthy trees and gardens if rural-residential development occurs.

### **3. SITE & SETTING: LANDSCAPE CHARACTER**

#### **Application Site**

- 3.1 **Landscape character:** The plan change site can be characterised as part of an 'Intensive Rural' landscape. It remains a rural landscape although towards the urban end of that range. It remains rural because the land use of grazing and training horses is that of rural areas. Also because its land surface, while modified from the original state, predominantly comprises pasture, in a sustainable management regime. The developments are a small proportion of the site character, compared to the natural parts. There is significant tree planting, creating a landscape scale that, while reduced from the open spaces of the outer Plains, remains that of an intensive rural property and not the small spaces of an urban area.
- 3.2 **Landscape Values (site):** Landscape values can be grouped into the three categories 'Natural', 'Aesthetic' and 'Cultural', and each rated on a seven-point scale as follows:

SCALE OF LANDSCAPE VALUES						
<i>Very High</i>	<i>High</i>	<i>Moderate-High</i>	<i>Moderate</i>	<i>Moderate-Low</i>	<i>Low</i>	<i>Very Low</i>
<b>MOST VALUE</b>	<b>I halfway</b>					<b>LEAST VALUE</b>



- 3.3 On this scale the application site falls a little below the border between ‘Moderate’ and ‘Moderate-High’ in its combined natural, aesthetic and cultural values.
- 3.4 In **natural values**, nothing on this site is pristine or of high value, but the natural contours, drainage, pasture, soil, trees, bird life and fauna comprise a ‘Moderate’ level of value.
- 3.5 In **aesthetic values** the site is attractive, with its trees, spaciousness, ambience, horses, the distant mountain and Port Hills views, and leafy frontage on Trents Road. Nothing is dramatic or particularly memorable but the pleasant rural feel comprises a ‘Moderate’ level of aesthetic value.
- 3.6 In **cultural values** also this site is ‘Average’. It supports a viable rural economy and has a general value to the rural ‘ambience’ for passers-by and neighbours. No specific Tangata Whenua or heritage values are known. These issues are not ‘out of the ordinary’ and this site as of ‘average’ cultural values.
- 3.7 **Assessment, Site:** Combining these three measures of landscape value, on the seven-point scale, the application site should be regarded as in the ‘Moderate’ range, for its rural character and natural attributes.

#### **Rural Character around Prebbleton:**

- 3.8 The baseline character of the surrounding rural landscape is ‘Intensive Rural’. GoogleEarth shows about 60% of properties within a 1.5km radius of the plan change site appear to be small rural enterprises. Of the remainder, about 20% appear to be ‘Rural-Residential’ housing and 20% traditional mixed cropping/grazing farms.
- 3.9 Rural-Residential sites around Prebbleton generally are smaller than Intensive Rural ones, being 0.5 – 1 ha, compared to 4ha. They also have a developed internal infrastructure of streets, intersections, lighting and services, compared to Intensive Rural sites, as well as a greater density of houses. The traditional rural character of the wider Plains comprises larger mixed cropping-livestock farms of 50ha and up, with open pastures and views and a lesser density of trees than intensive properties.
- 3.10 There is a tension between the three land use types around Prebbleton, with urban pressures for intensification of rural land balanced by District Plan measures to maintain rural productivity.
- 3.11 The district around Prebbleton is of value for its rural character, naturalness and soils. The character derives from the sense of rural space and uses in contrast to Christchurch City and Prebbleton. The naturalness derives from the pastures, soil and groundwater processes and the trees. It also derives from the uncluttered character of the rural roadsides, the distant views to Port Hills and mountains, and the bird and animal life that co-exists with humans. The rural surrounds of Prebbleton can be characterised as pleasant but not notable, and its landscape values as moderate.
- 3.12 In these respects the values stated for the application site in 3.2 – 3.7 above also relate to the surrounding district. The application site can be considered typical of its surrounding area. It possesses some distinct values but none so important as to

demand preservation or to rule out change. It is desirable however that rural character and soil values be retained in any future change.

### Rural-Residential Character in Prebbleton

- 3.13 A range of different housing environments and section sizes has been established around Prebbleton, from regular and low density housing within the town to a range of rural-residential sizes. These are summarised in Table 4 of the SDC discussion document *'The Future of Prebbleton, Prebbleton Structure Plan'*, of 2010 (p. 13), noting that at 8.5 the 0.5 – 1.0 ha range is referred to as 'rural residential' development. The CRPS and subsequent work by SDC now defines rural residential development as that which has an average density of between 1 and 2 households per hectare.
- 3.14 A significant difference exists between the residential character of rural and the urban developments, although this is not clear-cut as some rural elements are found in urban areas and some urban elements in Rural-Residential areas. Around Prebbleton the following differences distinguish rural-residential areas from urban residential areas:
- Lesser built **Densities**, leading to greater feeling of spaciousness and greater naturalness in rural-residential areas;
  - Greater **Setback** of houses from carriageway in rural-residential areas, also leading to a more spacious feel in streets;
  - Greater **Tree Numbers** in rural areas, leading to a balancing of built elements (buildings, roading) by natural ones, in the visual environment;
  - **Tree Sizes**: The space for larger-sized trees to coexist with housing in rural-residential areas, making for a more varied visual and natural environment;
  - **Street Hardware** (paving, kerbs, drains, poles, lighting) is more visually-dominating in urban streets than rural-residential, because they occupy a greater proportion of the scene within towns;
  - **Frontages**, particularly fencing, more likely to be of open character in rural-residential areas, because privacy can be maintained by separation rather than barriers;
  - **Land use** likely to be more diverse, with space for a garden, horse paddock etc in rural-residential areas.
- 3.15 These differences provide the design basis for the plan change now proposed, seeking to maintain all possible rural character and avoid unnecessary urban elements. They are itemised within notes attached to the photos in the Graphic Attachment with this assessment. These establish the following principles:
- Generous numbers of trees will maintain a rural feel;
  - Careful selection of tree types and locations, particularly small-medium broadleaf deciduous trees, will maintain a rural feel while avoiding shaded environment near houses, particularly in winter;
  - Spaciousness of the ground plane can be achieved by keeping it open and mown, and by 'limbing up' trees so views are maintained below their canopies;
  - Integrating open swale drainage and holding ponds with streets, will maximise the sense of open space and add to the effect of openness;
  - Avoiding urban-type kerbing where possible;
  - The Trents Road water race diversifies natural character for adjacent sites;

- Social processes will be promoted by providing non-vehicle circulation (pedestrian, cycle) within rural-residential sites, by non-vehicle connections to Prebbleton on Trents Road, and by requiring links between neighbouring developments in the future;
- By generally retaining existing trees on the Trents Road frontage;
- On the Shands Road boundary of the plan change site, by reinforcing existing planting with a second row of trees, and incorporating a sound absorbent barrier (fence, bund) between the two rows.

## 4. PLANNING PROVISIONS FOR RURAL RESIDENTIAL AREAS

### CANTERBURY REGIONAL POLICY STATEMENT 2013

4.1 The Regional Policy Statement 2013 has the following policies relevant to this landscape assessment:

4.2 **Policy 5.3.1 Regional Growth (p.33-4)**

*To provide, as the primary focus for meeting the wider region's growth needs, sustainable development patterns that:*

- (1) *Ensure that any*
  - (a) *urban growth; and*
  - (b) *limited rural residential development**occur in a form that concentrates, or is attached to, existing urban areas and promotes a coordinated pattern of development.*
- (2) *.....*

4.3 **Policy 5.3.2 Development Conditions (pp. 34-5)**

*To enable development and regionally significant infrastructure which:*

- (1) *Ensures that adverse effects are avoided or mitigated, including where these would compromise or foreclose:*
  - (a) *Existing or consented regionally significant infrastructure;*
  - (b) *options for accommodating the consolidated growth and development of existing urban areas;*
  - (c) *the productivity of the region's soil resources, without regard for the need to make appropriate use of soil which is valued for existing or foreseeable future primary production, or through further fragmentation of rural land;*
  - (d) *the protection of sources of water for community supplies;*
  - (e) *significant heritage, cultural, or landscape values, and areas of high natural character;*
- (2) *....*

### ***Principal reasons and Explanation***

...

*Rural residential development is typified by clusters of small allotments usually in the size range of up to 2ha zoned principally for residential activity. Rural residential development will need to be well planned and coordinated in order to minimise adverse effects on such matters as: rural character and resources; rural infrastructure including the road network; and not foreclose development options in the vicinity of urban areas.*

*... Within the wider region it is important that areas zoned for rural residential development are located close to existing towns and villages so as to ensure efficient utility servicing and patterns of transport.*

#### 4.4 Policy 5.3.12 Rural Production (pp.43-4)

*Maintain and enhance natural and physical resources contributing to Canterbury's overall rural productive economy in areas which are valued for existing or foreseeable future primary production, by:*

- (1) avoiding development, and/or fragmentation which:
 
  - (a) forecloses the ability to make appropriate use of that land for primary production; ....**
- ...*
- (3) ensuring that rural land use intensification does not contribute to significant cumulative adverse effects on water quality and quantity.*

#### **Principal reasons and explanation**

*... Versatile soils (Classes I and II under the Land-use capability system) are that part of the soil resource that will support the widest range of productive uses with the least inputs. ...notwithstanding the current use of these soils, options for their future use for rural productive purposes should not be unnecessarily foreclosed. ... In order to maintain the rural productive base of Canterbury, separation and management of the interface between rural production and other activities sensitive to the effects of rural production, is necessary.'*

#### **SELWYN DISTRICT PLAN**

- 4.5 The proposed plan change site is in the Rural (Inner Plains) zone of Selwyn District. The District Plan seeks to manage Rural-Residential development in the zone through the recently proposed Plan Change 32 to the District Plan. This seeks to incorporate more detailed objectives and policies for assessing privately requested changes seeking a Living 3 zone, and general rules for managing rural residential activities.
- 4.6 **Proposed Plan Change 32** in paragraph 4.82 states that the **aesthetic values** of the Lower Plains section of Canterbury arise from *'the strong geometric patterning and the vastness of the plains, where the long uninterrupted views to the Alps provide a visual contrast. ... [In the Canterbury Regional Landscape Study Review , 2010] ... the Lower Plains are identified as being important but not identified as an Outstanding Natural Feature or Landscape ...'*
- 4.7 Regarding **rural residential character**, paragraphs 4.83 – 4.87 indicate a density of 1 household per hectare is the minimum required to deliver the character, amenity values and rural context that maintains rural residential character although scope for higher densities exists in the interests of choice, efficiency and better use of the rural resource.
- 4.8 The elements of rural residential character are stated as resulting from *'a myriad of factors, including the bulk, location, form and appearance of activities within any given area.'* The ability to achieve them is stated to be dependant on such factors as the number, size and orientation of lots, along with the configuration or proportions of subdivision layout and servicing requirements.

- 4.9 An emphasis is placed on avoiding the collective effects of too extensive or too high a density of development within predominantly low density rural settings, so residents of the rural residential development can truly experience the character and amenity of the setting in which they reside.
- 4.10 **Attachment 1** of the Plan Change document is a schedule of proposed amendments to the Partially Operative Selwyn District Plan, to incorporate the Living 3 zone into the Plan. These include an 'Indicative Road Cross Section – Living 3 Zone' and 'Fencing Typologies – Living 3 Zone' (Appendix 41 in Attachment 1). The following relevant amended Rules are proposed:

**Amendment 79: Residential Density, Anticipated Results:**

*'Living 3 zones are low density rural residential areas that contain a lower ratio of built form to open space than low density residential environments to achieve the character elements that are commensurate with rural residential areas, such as panoramic views, rural outlook and a sense of open space.'*

**Amendment 93: Preferred Growth Option Prebbleton; Policy B4.3.65:**

*'Consider any potential adverse effects of rezoning land for new residential, rural residential or business development at Prebbleton on the 'rural-urban landscape contrast of the area with Christchurch City, as identified in the RPS.'*

**Amendment 94: Preferred Growth Option Prebbleton: Policy B4.3.65  
Explanation and Reasons:**

*'Rural residential forms of development represent a change in character and land use attributes from rural activities that contribute to the rural landscape and amenity contrast with Christchurch City. It is therefore important that any additional living activities located outside the Urban Limits of Townships in the Greater Christchurch Urban Development Strategy area in the form of the Living 3 zone are managed to retain the 'rural-urban character and amenity contrast between rural zoned land and the territorial authority boundary with Christchurch City.'*

**Amendment 107: Buildings and Landscaping Reasons for Rules:**

*'The expectation of residents choosing to live in the Living 3 zone is for all to experience a semi-rural outlook that is distinct from low density residential areas provided for within townships. A key element to ensuring the sense of openness associated with rural residential character is achieved through the form and function of fencing. Rule 4.2.3 restricts opaque fencing in favour of more transparent designs, with a preference for the rural design vernacular that serves a practical function in the context of rural residential living environments. Fencing with high transparency achieves high levels of openness and reduce the appearance of land fragmentation, which helps to create the sense of ruralness that is expected of the Living 3 zone. Flexibility to construct solid fencing within 10 m of the side or rear of the principal building is considered appropriate for screening and privacy purposes. The setback provides for the establishment of a curtilage area for outdoor living purposes that will be linked to the dwelling from a visual perspective.'*

**Amendment 109: Permitted Activities – Buildings and Building Position:  
Rule 4.9.32:**

4.9.32 Any building in the Living 3 Zone shall have:

- (i) *A setback from any road boundary of not less than 20m*
- (ii) *A setback from any other boundary of not less than 15m'*

**Amendment 119: Restricted Discretionary Activities – Subdivision – Assessment Matters:**

*Add new Living 3 zone assessment matters to Rules 12.1.1.79-12.1.4.89, as follows:*

Rule 12.1.4.79 *The extent to which significant open space has been maintained and features that contribute to rural character have been retained;*

...

Rule 12.1.4.81 *Whether fencing achieves a high standard of transparency, with a preference for designs that express a rural vernacular, according with the typologies outlined in Appendix 41, and formulating mechanisms to ensure this fencing remains on an ongoing basis (such as consent notices);*

...

Rule 12.1.4.83 *Whether overall densities based on the level of development and open space anticipated for rural residential living environments have been achieved*

Rule 12.1.4.84 *Principal through roads, connections and integration with the surrounding road network and strategic infrastructure are provided, including the extent to which the proposal accords with the road cross sections and typologies provided within Appendix 42 and reflect the semi-rural nature of service appropriate for rural residential areas;*

Rule 12.1.4.85 *The extent to which site analysis using a comprehensive design process and rationale has been undertaken to recognise, and where appropriate, protect, maintain and enhance the following elements:*

- *existing water courses, water bodies and springs*
- *existing vegetation such as shelter belts, hedgerows and habitats for indigenous fauna*

...

- *preserve view shafts to the Port Hills*
- *provision of green linkages, ecological corridors and interface treatments on boundaries with rural or urban forms of development where appropriate*

...

- *indicate how the form and layout of the subdivision fits into the wider setting and is able to be integrated into these surrounds, including in particular, the provision of measures to retain rural landscape elements and view shafts to rural and landscape reference points*

Rule 12.1.4.86 *whether subdivision design:*

- *encourages dwellings and ancillary buildings to be well integrated into the surrounding context of the site*
- *avoids urban elements, such as street lights (except at intersections), formed kerb and channel, sealed footpaths, or prominent entrance features*

- *maintains rural residential character through the retention of a low ratio of built form to open space*
- ...

#### **Amendment 121: Part D: Definitions**

*Insert a new definition for 'rural residential activities*

*'Rural Residential Activity' means residential units at an average density of between one and two households per hectare, which are located within the Greater Christchurch Urban Development Strategy area of the District and outside the urban limits prescribed in the Regional Policy Statement.'*

- 4.11 The above Plan provisions will be considered in Section 6 below.

## **5. PROPOSED PLAN CHANGE**

- 5.1 The applicants seek to rezone their land to Living 3 to provide for rural residential development which is anticipated to create 16 lots of 0.5ha each approximately, with roads and services. A possible subdivision plan of the land accompanies the Plan Change Request, (refer Appendix E of the Request) showing a generalised proposed layout and other essential features.

- 5.2 Derived from the above analysis, the following list sets out matters which are important in maintaining rural character and environmental values of the site and its surroundings. They also provide for future non-vehicle linkages with Prebbleton and surrounding communities in the Trents-Blakes block. The matters of note are as follows:

1. Spaciousness:

- (a) section sizes shall be no less than 0.5ha, which enables wide separation between neighbouring houses;
- (b) site coverage shall be no greater than 10% on any given lot, ensuring the majority of the lot remains open for trees, gardens and natural processes;
- (c) no structures shall be erected within 15m of the property frontage;
- (d) no fences hedging or screen planting shall be erected on private street frontages or side boundaries within the 15m setback zone;
- (e) rural character shall be maintained in street design through openness at ground level, continuous grassed surfaces and tree planting.

2. Urban Character:

- (a) all surface drainage shall be by grassed swales and according to natural drainage principles;
- (b) street cross-sections shall emphasise grassed surfaces, avoiding kerbs and upstanding hardware in providing for essential services;
- (c) signage such as entrance identifiers and street names shall be coordinated in a rural style.
- (d) Fences, where erected, shall be of the farming vernacular, retaining a sense of openness.

3. Trees:

- (a) Extensive plantings of deciduous, evergreen and native trees will occur in streets and reserves, to establish a leafy skyline for the development;
  - (b) Tree Covenant Areas will be defined on private sections where the development borders neighbouring properties (north and east) and Trents or Shands Roads. No buildings will be permitted within these areas and existing boundary trees must be retained and maintained by the owner. New trees may be planted in these areas so long as they do not inconvenience neighbours;
  - (c) It is expected most owners will undertake further amenity plantings within their properties;
  - (d) Where appropriate, suitable existing trees within the site will be retained, including those which will be on private sections.
4. Water race:
- (a) The district water race on the Trents Road frontage will be regarded as an amenity asset and its banks rounded as far as possible within SDC requirements and the need to retain frontage trees;
5. Shands Road Frontage:
- (a) For the purpose of noise control, a noise absorbent fence will be constructed along the length of the new zone, immediately behind the existing frontage trees. A second line of amenity trees will then be planted on the residential side of the fence, to screen it from view. The trees will be within a designated 'Tree Area' as in 3(b) above;
6. Trents Road Frontage:
- (a) Where suitable, existing trees on the Trents Road frontage will be retained, to maintain the leafy rural feel of the road. This refers particularly to the half of the frontage nearest to Shands Road.
7. Linkages to Prebbleton:
- (a) A footpath/cycle route is possible along the north side of Trents Road, beside the water race. This would provide non-vehicle access to Prebbleton, in combination with other property owners and the SDC.
  - (b) Non-vehicle linkages could be established with future developments on neighbouring land. One could connect northwards to Blakes Road, which could cater for school children. Another could connect eastwards to the Kingcraft Drive area, which could link with surrounding communities and the Prebbleton Commercial area.

## 6. ASSESSMENT OF EFFECTS

### INTRODUCTION:

#### 6.1 Landscape effects occur in three forms:

- (i) those that affect the physical landscape of topography, soils, vegetation, flora, fauna etc (Physical Effects); and
- (ii) those that affect what people see in the landscape, or Visual Effects; and
- (iii) those that affect people's interpretations of what they see, or Landscape Character.



- 6.2 This section will identify and then assess the effects under these three categories. It also will discuss the effects in relation to the Selwyn District Plan and Canterbury Regional Policy Statement.

### **PHYSICAL EFFECTS**

- 6.3 The proposed development would change the ground surface and lessen naturalness through construction of roading, services, housing and hard paving on site. The site's natural values are moderate and not high and there are no significant natural values. Its versatile soils are Moderate-to-High in values but the majority will be retained in domestic lots, except where built on or paved. Natural soil processes and drainage will continue over a majority of the land surface. Streets will be modified through paving and the forming of swales but soil will remain an important element in supporting tree growth, natural drainage and the planned rural residential character.
- 6.4 Existing animal, insect and bird life will be disrupted but can be expected largely to adapt to the subdivided environment, given the high levels of natural surface and natural groundwater processes that will remain, compared to the relatively small proportion of built and paved surface.
- 6.5 Existing boundary trees will be retained except where clearance for the new access road will be necessary. Clearance of internal trees near the training track will be necessary to accommodate the new layout but trees around the existing house will be retained. Substantial new plantings are anticipated throughout the site, including those which future owners will initiate on each section. The overall tree count within the property will increase following subdivision, creating increased habitat and photosynthetic/carbon processes.
- 6.6 The roadside environments on Trents and Shands Road will remain largely unchanged, but with the possible addition of a paved footpath along Trents Road.

### **Conclusions, Physical Effects**

- 6.7 Effects on the natural environment will be significant but on balance not significantly negative. Large numbers of trees will be retained and new ones planted. Soil processes will be changed but will remain in a sustainable form over much of the land surface. The soil versatility will benefit tree growth in the proposed rural residential environment. The proposed rural residential environment would maintain most rural natural processes and would be sustainable.

### **VISUAL EFFECTS**

- 6.8 Lessening of the 'Inner Plains' rural scale will occur because of greater subdivision of the visual environment. However through the design devices proposed the rural residential environment will retain important elements of rural scale, openness and a predominance of vegetation (trees and grass), and a significantly spacious new rural residential environment will result.
- 6.9 The currently open horse paddocks will be replaced by a visual environment of houses, streets and sections. This will be a significant change but will be internal to the site, and an attractive, comprehensively planned rural residential environment will result.

- 6.10 Views to the Port Hills and Alps will be retained along roads and as glimpses within sections. This will be a decrease from the wide views currently available in the open horse paddocks, but will be a sustainable retention of key views along the roads.
- 6.11 Boundary trees will mostly remain within covenant areas and apart from tree clearance and intersection formation at the new entrance, the proposed living environment will remain internal to the site, visually. Externally the development will create no visual change for road users or neighbours, apart from the net positive change on Trents Road. A proposed noise barrier on the Shands Road frontage will be unseen from the road, behind existing trees. A planned second line of trees within the site will screen it from the general view of residents.
- 6.12 The roadside on Shands Road will be unchanged visually. If possible changes to the water race banks and footpath construction are agreed, some opening up of the Trents Road frontage would occur. However a majority of trees would be retained, the ground surface would be improved and new trees planted, with a net gain in visual environment once re-established. The new roadside also would be visually attractive and rural in appearance.

#### **Conclusions, Visual Effects**

- 6.13 There will be a significant change to the visual environment internally, within the site, with both positive and negative aspects. The proposed design ensures the environment will retain significant proportions of rural elements, namely trees, grass and a limitation on urban elements in the streets and frontages.

#### **EFFECTS ON LANDSCAPE CHARACTER**

- 6.14 The landscape character of the site will change from 'intensive rural' to 'rural residential', from the addition of residential uses and streets to what are currently horse paddocks. This is a significant change but would be almost entirely internal to the site, with little effects on neighbours or surrounding areas of the Inner Plains.
- 6.15 The existing environment has general values but no particular notable ones that would be lost. The District Plan identifies rural character as an element of value in the Inner Plains and, while changed, this would be retained in the planned rural residential environment. The new residential landscape is planned to comprehensively integrate the natural, visual and social elements, and is intended to ensure an attractive and sustainable rural living environment.
- 6.16 The net effect on rural character thus is concluded to be neutral in that, while one attractive sustainable environment is lost, another is created.
- 6.17 The new environment would be in keeping with its situation beside Shands and Trents Roads, and with the general pattern of development between Shands Road and Prebbleton. It keeps open the possibility of linkages to neighbouring land and Prebbleton, if these should be possible in the future. It therefore is regarded as positive to the future community patterns that could develop in the surrounds.

- 6.18 The current simple rural roadside character on Trents Road would be changed with the addition of footpath, earth shaping and tree changes, but with the comprehensive approach proposed, a sustainable rural character would continue.

#### **Conclusions, Effects on Landscape Character**

- 6.19 The changes to character are significant but with positive and negative elements, are neutral on balance. The new rural residential area is planned as an integrated development that will maintain rural character elements within the new residential use. The existing site environment has no particular notable character elements beyond its simple rural spaciousness. This will be lessened but not extinguished in the proposed environment.
- 6.20 In terms of landscape character, the proposed rural residential environment would be entirely suited to the area between Shands Road and Prebbleton, given the effects of Shands Road on one side, and Prebbleton Township plus its rural residential surrounds on the other.

#### **EFFECTS UNDER CANTERBURY REGIONAL POLICY STATEMENT**

- 6.21 The proposal fulfils the requirements for Regional Growth in **Policy 5.3.1 (1)**. It is a limited rural residential development that would be within a defined area west of Prebbleton, for which Shands Road is a most appropriate limit. No other obvious natural or cultural barriers exist between Shands Road and Prebbleton, that could form such a limit. Should some other limit closer to Prebbleton be maintained, there is no particular advantage in landscape character to maintaining land east of Shands Road as 'Inner Plains' rural. With coordinated planning over the coming years, the subject property could be effectively linked to, and thereby 'attached to' Prebbleton in the sense intended by Policy 5.3.1(1).
- 6.22 Regarding **Policy 5.3.2 (1)**, the proposal mitigates or potentially mitigates adverse effects on the following items that would be compromised or foreclosed:
- (b) options for consolidated urban growth are potentially maintained by providing for future linkages to Prebbleton, and by the natural barrier to further growth of Prebbleton that would be formed by Shands Road;
  - (c) Options for future soil productivity are not maintained in the form of the existing paddocks. However a potential for residential productivity is maintained at the development densities proposed, and the soil resource will support a thriving rural residential environment through tree growth;
  - (e) No particular notable heritage or landscape values are affected. The existing natural character is moderate, and no areas of high natural character are affected. Also, a sustainable new form of rural residential natural character would result.
- 6.23 Regarding **Policy 5.3.12 'Rural Production'**, the proposal would fragment and lessen the potential of the versatile soils for primary production in the traditional sense, However there is potential for small scale production of food or flower crops within each 1ha property, should the owners choose. It is expected that local produce will continue to grow in value in the future, and the versatile soils would be suited to such enterprise.

- 6.24 **Conclusion Regional Policy Statement:** The proposed development would substantially achieve or mitigate effects on the provisions of the Regional Policy Statement as regards urban growth, the soil resource and natural character. It is not contrary to those provisions.

#### **EFFECTS UNDER SELWYN DISTRICT PLAN**

- 6.25 The effects are assessed under the provisions of Proposed Plan Change 32. While not operative, those provisions are taken as representing the Council's intentions for managing rural residential development through a Living 3 zone.
- 6.26 The Plan Change document in **paragraph 4.82** identifies the geometric patterning, vastness and long views to the Alps as the basis of aesthetic values of the Lower Plains. It also identifies Lower Plains of Selwyn as being aesthetically important but not an Outstanding Natural Feature or Landscape. (paragraphs 4.6 – 4.9 above refer).
- 6.27 In its current state the application site has strong geometric patterning from the rectangular lot boundaries emphasised by perimeter planting, and from the oval training track. Externally, there would be little change to this patterning, with the overall lot boundaries and perimeter being unchanged. However within the site significant change would occur through removal of the training track and establishment of a new internal road and lot pattern. The change is significant internally but not significant outside the site.
- 6.28 Regarding 'vastness and long views' of the Plains, this currently is represented on site by the spaciousness of the internal paddocks and the long views to the Port Hills particularly, and less prominently, to the Alps. The existing site could hardly be called 'vast' but the spaciousness of the internal paddocks would be significantly lessened by the development. In Plan Change 31 the Council determined that rural residential sites retain rural spaciousness down to the 0.5 – 1.0 hectare size and on that basis the proposed development is within the range of aesthetic environments envisaged by the Council for a Living 3 zone.
- 6.29 While the size environment within sections will be reduced, long views to the Port Hills and Alps will be retained along the roadways, which are aligned in those directions, and in occasional glimpses within sections.
- 6.30 For these reasons it is concluded the proposal is in general accord with the Council's intentions under the Living 3 zone.
- 6.31 Plan Change 32, in Attachment 1, presents a schedule of **proposed amendments** to the partially operative District Plan, to establish a Living 3 zone. These are set out above in paragraph 4.10 of my Report. An assessment of the proposed development in relation to each amended clause now follows, stating Amendment Number and Topic (e.g. Am 79, Residential Density, etc), but without restating the wording. The wording can be seen in paragraph 4.10 above.
- 6.32 **Am 79, Residential Density:** The proposed development would maintain 'panoramic views', 'rural outlook' and 'a sense of open space' as envisaged for rural residential areas. This is not to the extent they exist currently on the site, but is commensurate with the range anticipated in the Living 3 zone.

- 6.33 **Am 93, Am 94: Preferred Growth Option Prebbleton:** The current site has no visual effects outside its perimeter plantings and neither would the proposed development. It therefore would not directly affect the 'rural-urban landscape contrast' with Christchurch City. As an outer limit to future Living 3 growth west of Prebbleton, the site would be a logical part of the Prebbleton surrounds. By maintaining Living 3 space standards, it would maintain a contrast with areas of the Inner Plains rural belt separating Prebbleton from Christchurch and Templeton.
- 6.34 **Am 107, Am 109: Buildings and Landscaping:** The development seeks to maintain a semi-rural sense of space by requiring transparent fencing types as set out in Appendix 41 of the Plan Change, and building setbacks of 20m from road boundaries or 15m from internal boundaries. It would comply with these amendments.
- 6.35 **Am 119: Assessment Matters, Subdivision:** The development would comply with the following matters:
- A significant sense of open space is maintained by building setbacks from roads, by section sizes and by building separation. Other features retaining or creating rural character are the existing perimeter trees, the numbers, type and 'limbed up' form of proposed street trees, the expansive grassed surfaces, the natural drainage swales and the street paving details, including absence of kerbing. (Rule 12.1.4.79);
  - Fencing will comply with Appendix 41 (Rule 12.1.4.81);
  - Overall densities of no more than 2 households per ha have been achieved (Rule 12.1.4.83);
  - Semi-rural Road and service designs are proposed, in accordance with the types in Appendix 42 (Rule 12.1.4.84);
  - The water race, existing boundary trees, views to the Port Hills are integrated comprehensively into the subdivision layout (Rule 12.1.4.85);
  - Within the confines of the perimeter plantings, the houses will integrate well with their sites, will retain low ratios of built form to open space, and will avoid unduly urban street designs (Rule 12.1.4.86).
- 6.36 **Conclusions, Selwyn District Plan:** The proposed development would be a sustainable rural residential environment that substantially achieves the proposed policies and Rules for Living 3 activities regarding trees numbers, fencing, frontage setbacks, street environments, natural drainage, spaciousness and provisionally, linkages to Prebbleton.

## 7. CONCLUSIONS

7.1 The following conclusions were reached above:

- The site is suited to further subdivision into rural residential lots.
- The site has moderate natural values but no particular distinctive landscape values would be lost through the development proposed.
- Rural residential development on the site would fit in with the pattern of residential and rural residential developments on the west side of Prebbleton.
- Shands Road forms a natural barrier to expansion west of Prebbleton.

- Effects on surrounding roads and neighbours will be minimal due to retention of existing perimeter plantings within covenant areas.
- Rural character would be maintained through section size, low site coverage, tree planting and an integrated approach to street, setback and fencing design.
- The development would not compromise rural-urban contrast between Prebbleton and Christchurch City.
- A noise wall along the Shands Road frontage will lessen traffic noise from that road.
- The development envisages footpath connection to Prebbleton along Trents Road and future connections within the Blakes/Trents Roads block as rural residential developments occur in the future

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2 May 2013

*DJ & SJ Anderson*  
*331 Trents Road*  
*Prebbleton*

# GRAPHIC ATTACHMENT FOR LANDSCAPE ASSESSMENT



GRAHAM DENSEM  
*landscape architects*

DAVIE LOVELL-SMITH LTD  
*Planners, surveyors, engineers*

**APRIL 2013**



## **ENVIRONMENTAL APPROACHES TO SELWYN DISTRICT PLAN POLICIES & CANTERBURY REGIONAL POLICY STATEMENT**

### **TREES**

*Generous tree numbers to maintain rural feel*

### **SPACIOUSNESS**

*Avoid closed-in feel of urban subdivisions*

### **WATER RACE**

*If possible, run water race through subdivision roads, for 'added value'*

### **NON-VEHICLE CIRCULATION**

*As far as possible, establish or provide for pedestrian & bike links to  
Prebbleton, particularly shops and school*

### **SHANDS ROAD**

*Provide for traffic noise and individual identity from road*





**PHOTO 1**

*Trents Road approaching Shands Road, view away from Prebbleton. A application site frontage on right.*





**PHOTOS 2, 3**    **GENERAL VIEWS WITHIN APPLICATION SITE**  
*Upper: Towards Port Hills from Shands Road end*  
*Lower: Towards Southern Alps from Prebbleton end*



**PHOTOS 4 – 7**

**LOCALITIES WITHIN APPLICATION SITE:**

- top left: House area and existing entrance from Trents Road.*
- top right: Trees, Shands Road frontage, view north from within the property.*
- lower left: Trees, Trents Road frontage (Prebbleton end), view west from within the property. Frontage trees in distance*
- lower right: Trees between House Block (on left) and horse paddocks, view westwards.*





**PHOTOS 8-11 BROADLEAF TREES OF SUITABLE SCALE TO MAINTAIN RURAL CHARACTER WITHOUT UNDULY SHADING A RESIDENTIAL ENVIRONMENT**

*Trees limbed up maintaining views beneath, open canopy above, not too tall, deciduous trees maintain winter light.*

*In these views are Alder; Ash; Ribbonwood; Chinese Elm; S.I. Lacebark; Pinoak; Kowhai (Upper Riccarton Domain; Villa Grove Upper Riccarton; Brookside Terrace, Bryndwr)*



# TREES

## ESTABLISHING GENEROUS TREE NUMBERS WILL MAINTAIN A RURAL FEEL IN RESIDENTIAL AREAS

- *Small areas on subdivision margins and streets heavily planted in double rows;*
- *Small-medium-sized trees, mostly deciduous, some natives and evergreens;*
- *Trees limbed up to maintain openness at ground level;*
- *Trees carefully positioned to avoid shading houses and living areas;*
- *Requires space for tree roots and canopies during and following subdivision, e.g. wider berms on streets, covenants on margins of residential sections;*
- *A careful planting plan & investment in plants as mitigation;*
- *Emphasis on tree planting rather than shrubs and ground covers*

### PHOTOS 12 - 14

*Upper & middle  
Kilne Lane & Trents Road, Prebbleton*

*Lower  
Ludecke Place, Upper Riccarton*





## PHOTOS 15 - 17

### *Upper & middle*

*Sense of rural spaciousness maintained by wide grassed areas at ground level (Lindsay Drive & Cairnbrae, Prebbleton)*

### *Lower*

*Sense of rural spaciousness broken by too much planting at ground level (Aberdeen, Prebbleton)*

IN THE UPPER VIEW, ENVIRONMENTAL FILTERING OF RUNOFF IS ACHIEVED BY THE GRASS, IN THE LOWER BY THE FLAX.

ALTHOUGH THE MIDDLE VIEW IS AN URBAN AREA, A SENSE OF SPACIOUSNESS STILL IS MAINTAINED



## SPACIOUSNESS

- *Grassed ground plane with minimal underplanting gives continuity;*
- *Trees limbed up to maintain long views*
- *Manage fences, frontages & waterway;*
- *Manage kerbs and street hardware;*
- *Wide berms;*
- *Simple & uncluttered.*

### PHOTOS 18 – 19

#### *Upper*

*Wide berm and absence of kerbing maintains rural feel (Kingcraft Place)*

#### *Lower*

*Incorporating local stream into roadside increases sense of space and naturalness (Waititi Stream, Brookside Tce, Bryndwr)*

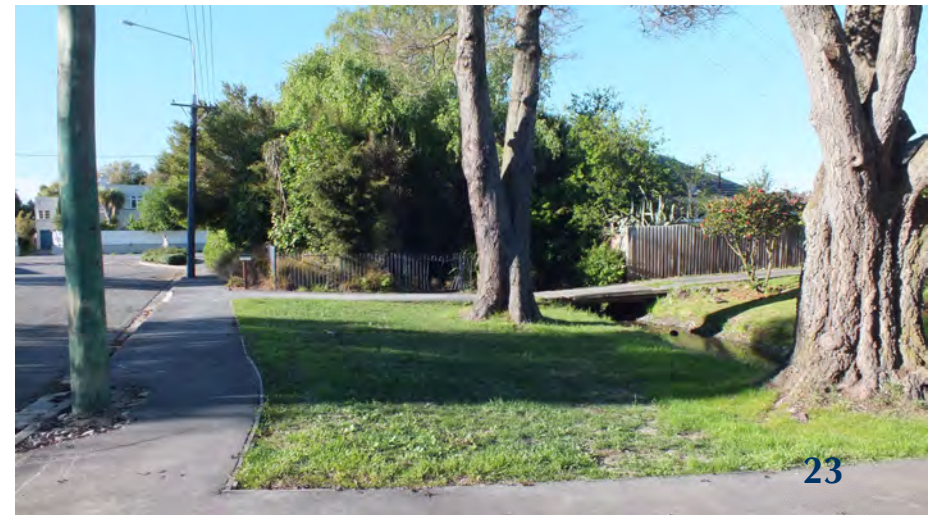


18



19





**PHOTOS 20 - 23**  
*Streetside streams and waterways.*  
*Trents Road, Prebbleton & Brookside Terrace, Bryndwr*



## WATER RACE

- *Aim to use existing water flow to enliven streets, roads & entrances, while maintaining SDC functions;*
- *If possible, divert into subdivision & down street margins, under trees, keeping in public areas (street berm) as far as possible and small 'village ponds' at two turning points;*
- *Stormwater needs to be kept separate from water race;*
- *Gradient of banks should be eased down and grassed where possible, and maintenance by weed killers minimised.*

).

### PHOTOS 24 – 25

*Two views of water race on  
Anderson frontage, Trents Road.  
See also Photo 1*



**TO MAINTAIN RURAL CHARACTER THE ROAD  
EDGE SHOULD AVOID KERBING OUTSIDE SPEED-  
RESTRICTED AREA, & AS FAR AS POSSIBLE  
FOOTPATH BE SEPARATED FROM THE ROAD  
FORMATION BY A GRASS STRIP.**

### **PHOTOS 26 - 28**

*Three views of the Trents Road environment  
to be traversed by pedestrians/cyclists  
between application site & Prebbleton.*

*Upper  
View towards Prebbleton from edge of  
application site frontage*

*Middle  
View away from Prebbleton at edge of  
speed restricted area.*

*Lower  
View towards Prebbleton at  
commencement of formed footpath &  
kerbing within 50kph area. Kerbing and the  
footpath location adjacent to the  
carriageway introduce an urban character.*



**26**



**27**



**28**





## NON-VEHICLE CIRCULATION

- *Developments within the Shands/Trents/Springs/Blakes Roads block have not provided for pedestrian or cycle circulation between properties or into Prebbleton shops and school;*
- *Within the Plan Change site, provision should be made for future links within the surrounding block;*
- *On part of the Plan Change frontage a footpath should be formed under trees beside the water race, as the start of a link to Prebbleton, noting this is a 100kph speed area;*
- *On road berms within proposed subdivision, keep generous widths, visual openness & convenient layout, to encourage walking.*

### PHOTOS 29 - 31

*upper:*

*Footpath, waterrace, grass and trees maintain aspects of rural character within 50kph area of Trents Road*

*Middle & Lower:*

*Blakes Road in 100kph area (middle) and 50kph area (lower). These would be the areas to be traversed between the application site & Prebbleton School if access through the rural-residential block were achieved in the future.*

# SHANDS ROAD

*Existing trees provide wind shelter, rural character, and visual separation between Shands Road traffic and private land.*

*Existing 'hedge' trees should be maintained in medium term, with a second row of mixed deciduous trees planted on private land behind. A 10-year programme should then be begun, to selectively remove short hedge lengths and establish new mixed trees in their place. The aim is a long-term 'leafy' frontage, compared to the existing 'hedge'. Not all existing 'hedge' trees need removing;*

*A new noise wall or bund to be 'buried' (visually) between the two tree rows, to lessen road noise for adjacent residents;*

*'Leafy' tree character will maintain a rural identity for the subdivision and road users on both Shands and Trents Roads;*

*Consider a corner 'icon' to add identity to the intersection, e.g. a setback and large copper beech + pond from water race, or similar.*







33



34

# **PHOTOS 32 - 34**

*33, 34 (this page)*

*Shands Road frontage of the Plan Change Site. Upper(33) is view towards Christchurch, with Trents Road intersection and application site on right. Lower (34) is view towards Springston, with application site on left.*

*32 (facing page)*

*Trents Road seen from Shands Road intersection, application site on left.*

