Annexure Four: Landscape Report

PLAN CHANGE

COLES RURAL RESIDENTIAL SUBDIVISION, ROLLESTON

Landscape Assessment

Prepared by:
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Introduction

1. The Coles parcel of land at Rolleston requires a Plan Change to become rural-residential land. This land is located east of Park Lane subdivision and south of SH1.

2. This landscape assessment is required to determine the effects of rezoning Lot 4 to L3 (rural residential). The Selwyn District Council has not specified a lot size for the L3 zone, so the lot sizes will be determined by the Outline Development Plan. However, Proposed Change 1 to the Canterbury Regional Policy Statement and the Draft Land Use Recovery Plan specify that rural residential lots must average between 1-2 dwellings per hectare. A complete description of the proposal is set out in the Plan Change Request document.

Rural Character

3. The rural landscape character for the surrounding area of Rolleston is typical of the Canterbury Plains landscape. It is a simple composition of hedgerows and shelter belts (mainly conifers, eucalyptus and poplars), homesteads, farm dwellings and sheds surrounded by shelter belts and large trees, flat and open fields of pasture and crops. Roads are generally straight, linear and directional.

4. Common to the home block is a tree-lined driveway from which one enters a more gardenesque landscape in contrast to the landscape beyond the dwellings.

5. It is a very simple and uncluttered landscape yet utilitarian and well defined to meet the conditions of the plains. There is also little elaboration to the simplicity of the landscape and the geometry is based around fence alignments.

6. This is the landscape one encounters in the area between Park Lane and Weedons Road, and SH1 and Levi Road. It is therefore important that any relevant landscape elements be retained for the development, but more importantly that such elements as shelter belts, large trees, open fences and hedges be incorporated into the subdivision design, thereby reinforcing the landscape character of the existing rural environment.

Site Context and Character

7. As with most of the rural land surrounding Rolleston it is flat and open punctuated by the depressions of old river courses and shelter belts. Pastoral farming, cropping and isolated farm dwellings surrounded by shelter belts completes the picture of this typical plains landscape.

8. There are no unique features about the location other than this land and its activities contribute to the overall pattern of the Canterbury Plains.

9. This Coles site is on the perimeter of Rolleston township. The site is open pasture with a dwelling and farm sheds near to SH1. From the highway half the site is highly visible with panoramic views to adjacent land, where the land use activity is of a similar type.

10. Currently this rural land abuts the Coles residential site where smaller residential lots and reserves have been proposed.

Proposed Plan Change

11. The proposed rezoning and ODP will result in an alteration to the existing rural environment. The existing house adjacent to SH1 will

remain but everything else will be removed or change its use. The average lot size will be 5000m^2 and they range from 2500m² to 1.05ha.

12. Shelter trees do exist on the site. Macrocarpa trees perform this function adjacent to the existing house and farm buildings. However, these will be removed because they are considered to be inappropriate trees for the close proximity to the proposed location of houses. The only other shelter trees is a belt of poplars aligned in an east-west direction, located part way within the site. Many of these trees will be retained because they are located on new allotment boundaries.

13. Generally the larger lots are located within the centre of the subdivision, these being located within the internal roading structure. The outer allotments on the south and east sides of the subdivision will all have a rural outlook. To the north, trees along SH1 will screen the development from travellers, while on the west side the proposed residential development of the Coles block will be apparent.

14. The roading network consists of a ring road with two entrance and exit points. All road reserves are 18m in width within which will be a carriageway (8 to 10m), stormwater swale, grass berm and tree planting. Although there are no reserves the amenity component of the subdivision rests with each allotment having sufficient open space, trees and setback to create an impression of rural character, as well as some allotments having views over rural land.

15. Some large poplar trees will be retained around the existing house, but the existing shelter belts will be removed. Due to the large allotment size, there is potential for many trees within the allotments. Within the road environs the applicant will plant trees such as oak, plane, elm and poplar, all of which are hardy to the Rolleston conditions, of large dimension and assist to capture the rural

character within the subdivision. These trees, wide berms, plus the generous setbacks of houses will give a relaxed impression to the street scene.

16. Adjacent to SH1 a strip of approximately 20m wide will be planted with poplar and oak trees to give a bucolic appearance to the subdivision for passing motorists. This will augment the existing line of oak trees which currently screens views into the proposed subdivision. The appearance of the allotments will be controlled by numerous provisions for rural residential subdivision. These will include building height, site coverage and boundary setbacks, boundary fencing, and the road reserve appearance.

17. The allotment size in many ways determines the amenity of the development. The large sized allotments will allow residents to have amenities of open space, privacy and seclusion from neighbours, views of the rural environment to the east and south from the larger peripheral allotments and large vegetable and amenity gardens.

Southern Motorway

18. The proposed southern motorway will join SH1 at the northeast corner of this subdivision. In order to safeguard the rural landscape amenity and character of the subdivision large trees will be planted as a shelter belt along the east boundary. This will maintain the visual outlook for the occupants of the allotments on the east boundary, and reduce the appearance of potential car movements.

Landscape and Visual Effects

19. The landscape and visual effects of the subdivision on the rural character and amenity of the surroundings will now be assessed.

20. We are mainly concerned about….."*the appreciation of pleasantness, aesthetic coherence and cultural and recreational attributes*" (s 7c). For this site relevant elements are openness, unimpeded long distance views, and a planar and geometrical appearance of the landscape.

21. The site will change from an open and pastoral space to a modified one of built structures. This development will form an appropriate transition to the rural land beyond. Given the very low residential density and open space, the natural character will still be a dominant feature. Those who will be affected by this change will be travellers on SH1, neighbours in Park Lane Estate and Coles residential block subdivision and adjacent rural properties.

22. A summary of the landscape and visual effects of these changes due to the proposed Plan Change will include the following:

    - Loss of some long distance views of a pastoral landscape
    - Creation of a modified landscape with built structures and associated driveways and roading
    - Removal of some shelter belts and grassland
    - New appearance of a more diverse landscape with the addition of large trees, gardens and lawns and roading
    - Soft landscape frontage to SH1 creating a foreground landscape for travellers to appreciate, as well as the retention of oak trees

23. Rural residential developments generally create a high amenity environment. Further, given the advent of time, say 7 to 10 years, the growth of trees and shrubs will partially screen and soften this rural residential development.

Viewpoints

State Highway 1

24. The main view to the site is gained from the state highway from both northerly and southerly directions. It is a 100km/h zone, and for the subdivisions length, and beyond, the view is only a filtered one for much of the year due to a long line of oak trees, spaced at 5.0m centres. The dense foliage from September to May assists to create this effect. The travellers view therefore is focused in a forward direction either on the trees or the road ahead, rather than experiencing lateral views across pastoral farmland or a potential subdivision. With the loss of leaves from the oaks trees in winter time then the view over the site is more apparent. This is a good reason why views should be even more filtered by large trees planted within the subdivision.

Coles Residential

25. From the future streets and allotments of the adjoining Coles residential (LZ) subdivision (west side of the proposed site) views will be gained of the site. The only direct views will be from those 15 allotments on the eastern boundary of the residential subdivision. These views will be punctuated by lawn, trees and shrubs and open space between houses allowing a more appealing amenity than in a residential subdivision. Otherwise the views will be from the connecting streets between the two subdivisions.

Other locations

26. There are no other public viewpoints, although views from two other houses on the periphery will be experienced.

27. On the northeast boundary of the subdivision adjacent to SH1 is a private house and allotment. Although there are shelter trees on the house sites western boundary, from upstairs within the house, views

will be gained over the adjacent proposed subdivision. However, the view will be out to two large sections of 1.05ha and 0.8ha. This will allow views between houses where trees, shrubs and lawns will exist. It will be a changed view from the current one the residents experience, but there will be a lot of open space which will result in a rural amenity, albeit with the addition of a built pattern of development.

Internal Effects

28. The landscape and visual effects occuring from within the subdivision will be determined by the elements of the development, such as allotments size, roading, setback of houses, street amenity, road width and berm treatment. As well, over a period of time, the effects of a greater density of buildings to what currently exists will be softened by leafy trees and developing gardens.

29. The internal appearance will include a number of very large allotments ranging from 3000m² to over 1ha. Generally there are large allotments on the periphery or the subdivision, these relating to the wider rural landscape.

30. The allotments will manifest themselves with a large amount of open space, generous setbacks from the internal road, a diversity of large trees and shrubs so as to soften and partially screen buildings, as well as assisting to integrate the development into the rural environment.

31. The outlook from the peripheral allotments could be either introspective, (lawns, trees, shrubs) or outward (to the rural land beyond), while the outlook from the centrally located sites will be more introspective. Having said that, the latter type allotments are of a good size. The central lots (located ‘inside’ of the internal road) range

from 4100m^2 – 6000m^2 with just one at 3500m^{2}This allows for a reasonable amount of open space with lawn, trees and gardens and will create a pleasant amenity for the occupants.

32. The outlook from the 6 allotments adjacent to the residential subdivision (western boundary) is of a lesser quality, mainly because of the smaller allotment size (2530 to 2960m²) and outlook to the west being into small allotments resulting in the close proximity of neighbours and the road. However, the allotment size is sufficient for large gardens with trees, shrubs and lawn. With a 20m setback of the house from the road the appearance from the internal road will be one of grass berms extending into the private allotments, giving a spacious appearance from the road.

33. The overall appearance and amenity from within the subdivision will be a pleasant and spacious environment in which to live. The built structures will be offset by lawns, trees and gardens within the allotments as well as the streetscape of large trees at regular intervals and wide berms.

34. The specific rules of the Plan Change are concerned with maintaining the rural character and amenity. The best method of achieving this is with appropriate landscape treatment on each allotment. This will assist to make the built structures recessive elements in the natural environment. The proposed framework planting of large rural type trees will reinforce allotment boundaries and road alignments, act like shelterbelts throughout the subdivision, reduce the overall visual appearance of the built environment and create a more comfortable environment in which to live. Large trees such as those outlined in Appendix 1 will assist to maintain a rural-residential appearance and the retention of the internal shelterbelt will give a ready-made rural character. Other methods that will contribute to creating this effect will be:

- 20m front yard setbacks
- 15m side and backyard setbacks
- Rural style fencing

35. These provisions will assist to reduce the visual appearance of buildings from the roadway and allow vistas to hills and mountains beyond and provide vegetation between buildings so as to create a more informal rural character with high visual amenity. This will be different to the regimented pattern of residential subdivision development.

Statutory Requirements

36. Under the Selwyn District Plan, Plan Change 32, the objectives and policies are set out for Rural-Residential development. The following is an assessment that shows that this Plan Change is consistent with Plan Change 32's approach to Rural-residential development.

37. Policy 3.4.3 (b) sets out a number of amenity outcomes that should exist in rural residential living areas:
    - Easy and safe traffic movement
    - Openness and rural character
    - Avoid the collective effects of high densities of built form
    - Avoid reserves, walkways etc
    - Avoid kerb and channel, paved footpaths, large entrance features and ornate street furniture and lighting, but promote wide berms
    - Fencing and hedging styles to respond to a rural vernacular.

38. All of these policies have been met with the design of the subdivision. The informality of the details will reflect the rural character such as open grassed swales for stormwater collection, wide grassed berms and an avoidance of footpaths, street furniture, reserves, dense

housing and entrance ways. The overall appearance will be simple and bold and lacking in ornate detailing.

39. The same applies to Rule 12.14, which sets out more detail for proposed rural residential subdivisions. Specific rules apply to the following design components:

- Maintenance of open space which contributes to rural character. Large setbacks (20m), grassed berms, generous spaces between houses (min. of 30m), large trees such as poplars, oaks, limes and large allotments are all components that will assist to maintain the ruralness of the location.
- Transparent fencing – boundary and internal fences could be post and wire or post and rail. This will allow the openness to continue throughout the subdivision, without it being segmented.
- That the overall housing density reflects the rural environment. Low density housing with an average allotment of 5000m² will allow components of the rural environment to be incorporated into this subdivision.
- Appropriate roading cross sections and typologies will be applied. These will be of an informal and rural nature with wide grass berms in which to incorporate stormwater swales and large trees. No kerb and channel and foot paths have been included in the design.
- Maintain existing vegetation where appropriate. Parts of the central shelter belt of poplars will be maintained so as to reduce the visual appearance of the whole of the subdivision, and to retain an element typical of the rural scene.
- The form and layout of the subdivision requires integration into its surroundings so as to retain view shafts into the rural landscape. By including rural landscape components (wide berms, generous housing setbacks, large trees, shelterbelts) then the built structures will become integrated and partially

screened to become recessive to the rural landscape. View shafts will exist between buildings and out to the rural landscape such as to the Port Hills in an eastward direction and long distance views to the mountain foothills. These long distance views will be retained from many allotments.

- Urban elements of ornate lighting, kerb and channel and footpaths will be avoided so as to maintain the simple and bold rural landscape character.
- Maintenance of rural-residential character by low density housing with the proposed average density being 5000m^2.
- To reduce potentially adverse landscape and visual effects. The southern motorway could contribute to this effect so to avoid this occurring dense planting along the eastern boundary will assist to reduce movement and glare.

Conclusion

40. A change in landscape character and amenity will occur to this parcel of land. The modification will be from an open pastoral landscape to a more built up environment. However, there will be a considerable amount of open land to incorporate elements that are prevalent in the surrounding rural environment such as large amenity trees and gardens, wide berms, shelter trees, farm fences and grassed stormwater swales.

41. Within a timeframe of 7 to 10 years the new landscape will soften, screen, and integrate the built elements. The development will be a transition between the residential development of Park Lane and Coles, and others on Rolleston-Lincoln and Levi Roads to the open rural landscape beyond.

Appendix

Large rural type trees to be used as framework planting for road reserves and allotments:

Liriodendron tulipifera	tulip tree
Populus yunanensis	Chinese poplar
P. tremula	aspen poplar
Platanus orientalis	plane tree
Quercus caneriensis	Algerian oak
Q. cerris	Turkey oak
Q. palustris	pin oak
Q. petraea	sessile oak
Tilia plataphyllos	large leafed lime
T. petiolaris	weeping silver lime
Ulmus glabra	wych elm

Plan Change

Coles Rural-Residential Subdivision, Rolleston

Landscape Assessment

Graphic Supplement

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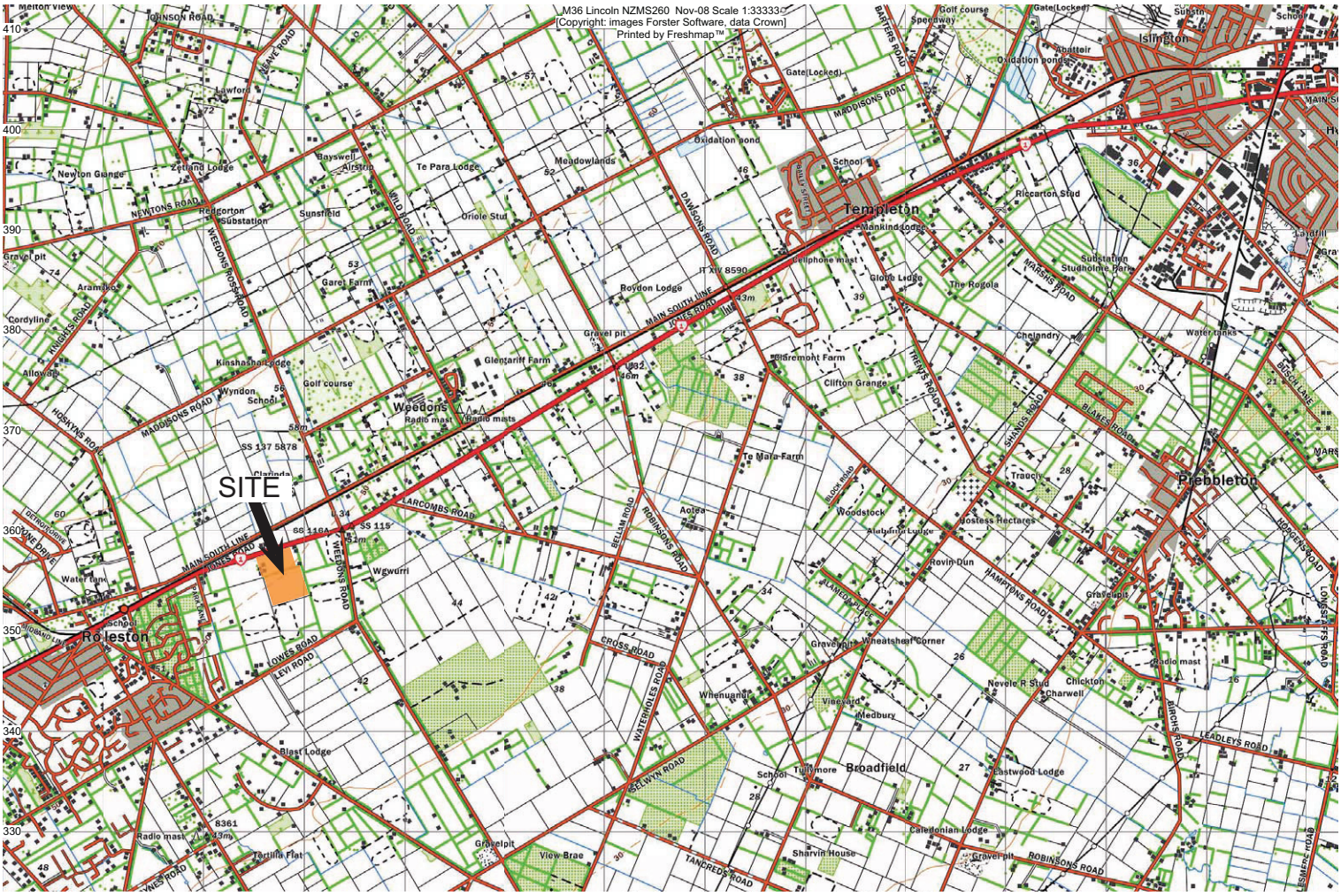

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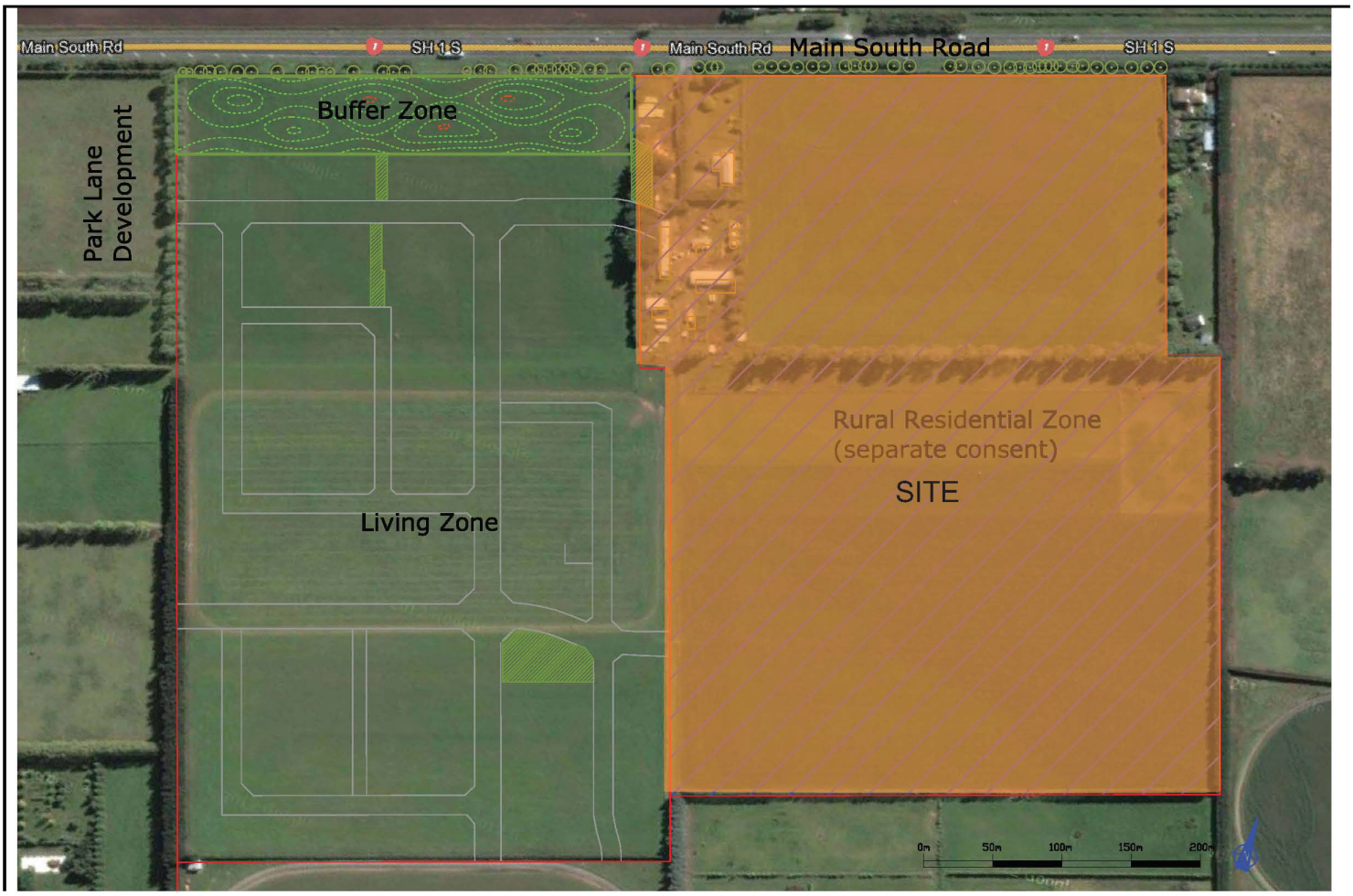
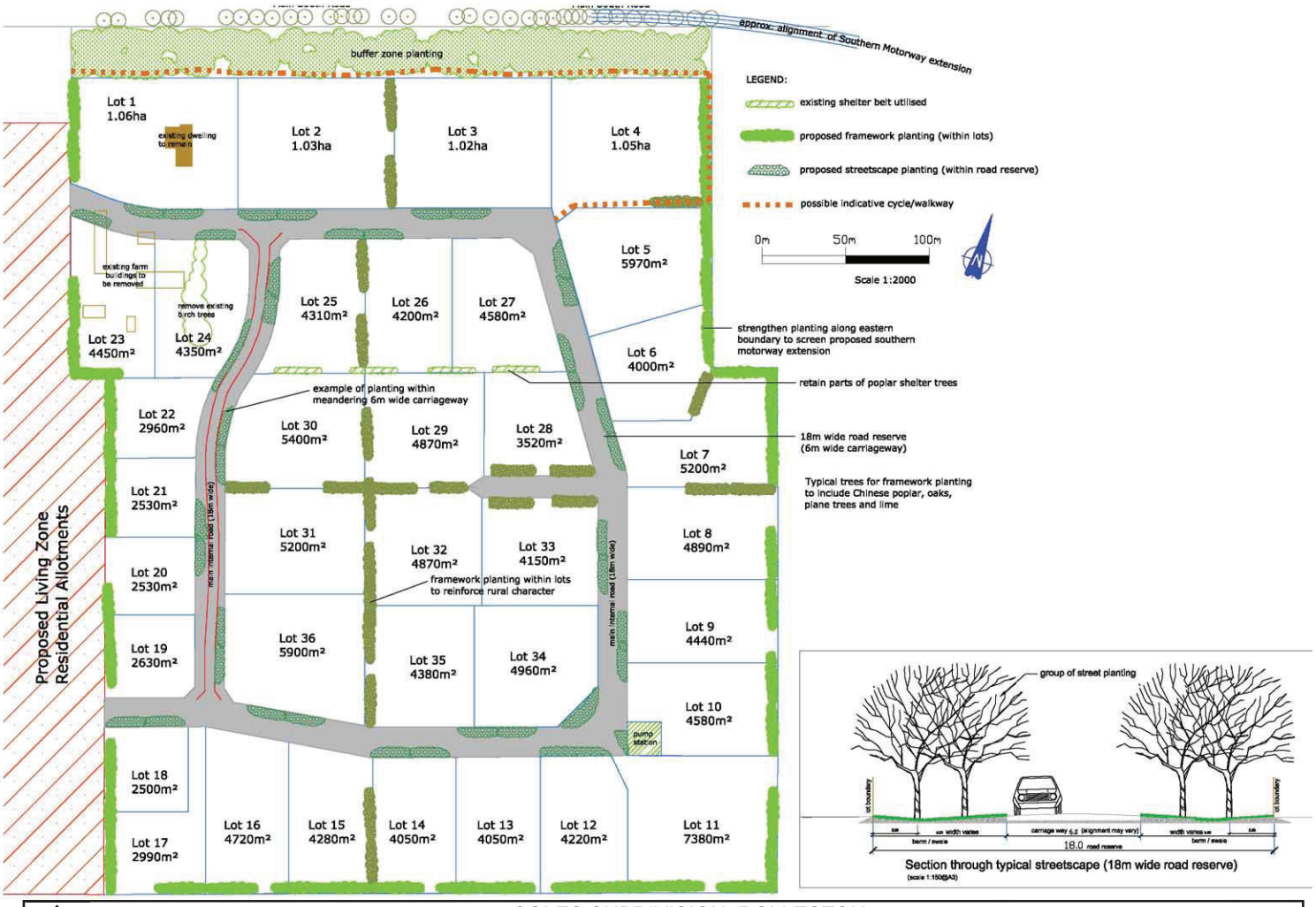
COLES SUBDIVISION, ROLLESTON
Rural-Residential Development

1.0 Location Map

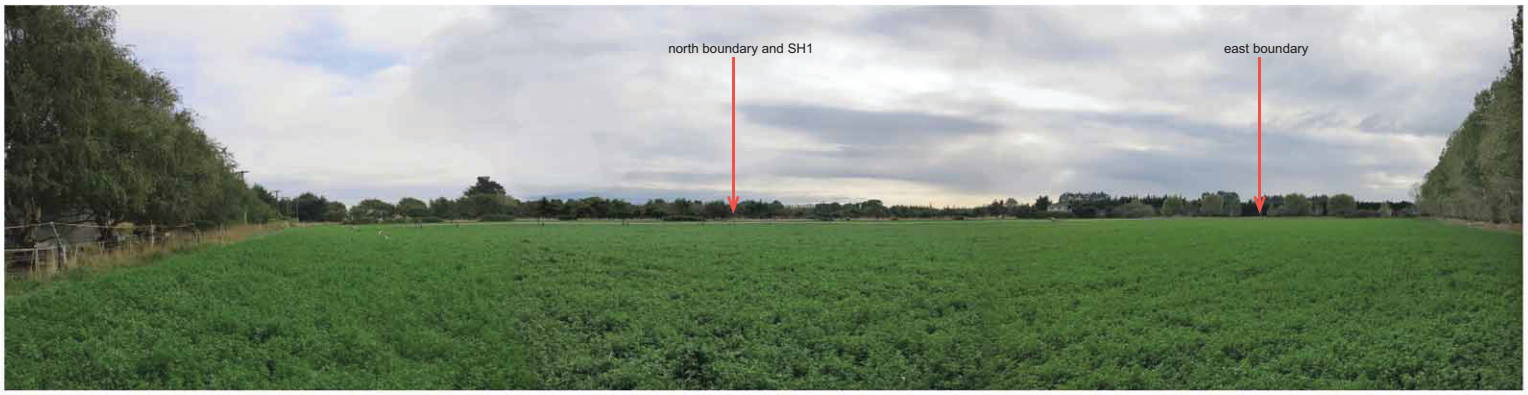
Landscape Assessment
April 2013


Main South Rd
SH 1 S
Main South Rd
Main South Road
SH 1 S
Buffer Zone
Park Lane Development
Rural Residential Zone
(separate consent)
SITE
Living Zone
0m
50m
100m
150m
200m


N
JONES ROAD
MAIN SOUTH ROAD (SH1)
Proposed NZTA motorway extension
SITE


buffer zone planting
approx. alignment of Southern Motorway extension
LEGEND:
existing shelter belt utilised
proposed framework planting (within lots)
proposed streetscape planting (within road reserve)
possible indicative cycle/walkway
0m
50m
100m
Scale 1:2000
Lot 1
1.06ha
existing dwelling to remain
Lot 2
1.03ha
Lot 3
1.02ha
Lot 4
1.05ha
Lot 5
5970m²
existing farm buildings to be removed
remove existing birch trees
Lot 23
4450m²
Lot 24
4350m²
Lot 25
4310m²
Lot 26
4200m²
Lot 27
4580m²
Lot 6
4000m²
strengthen planting along eastern boundary to screen proposed southern motorway extension
retain parts of poplar shelter trees
example of planting within meandering 6m wide carriageway
Lot 22
2960m²
Lot 30
5400m²
Lot 29
4870m²
Lot 28
3520m²
Lot 7
5200m²
18m wide road reserve (6m wide carriageway)
Typical trees for framework planting to include Chinese poplar, oaks, plane trees and lime
Lot 21
2530m²
Lot 31
5200m²
Lot 32
4870m²
Lot 33
4150m²
Lot 8
4890m²
Lot 20
2530m²
framework planting within lots to reinforce rural character
Lot 19
2630m²
Lot 36
5900m²
Lot 35
4380m²
Lot 34
4960m²
Lot 9
4440m²
Lot 10
4580m²
pump station
Lot 18
2500m²
Lot 17
2990m²
Lot 16
4720m²
Lot 15
4280m²
Lot 14
4050m²
Lot 13
4050m²
Lot 12
4220m²
Lot 11
7380m²
Proposed Living Zone
Residential Allotments
main internal road (18m wide)
main internal road (18m wide)
group of street planting
Section through typical streetscape (18m wide road reserve)

5.1 Viewpoint 1, View from southwest corner of the site, looking in a northeast direction of the southern section of the site



5.2 Viewpoint 2, View from farm buildings looking in a northeast direction of the northern section of the site

6.1 Viewpoint 3, View from northeast corner of the site looking in a southwest direction of the northern section of the site

6.2 Viewpoint 4, View from northwest corner of the site looking to the southwest across the future residential site

7.1 Viewpoint 5, View from southwest of the site, looking to the northwest across the future residential site

8.1 Poplar trees, many of which will be retained as part of the middle shelterbelt

8.2 Existing house

8.3 Existing farm buildings

8.4 Existing farm buildings

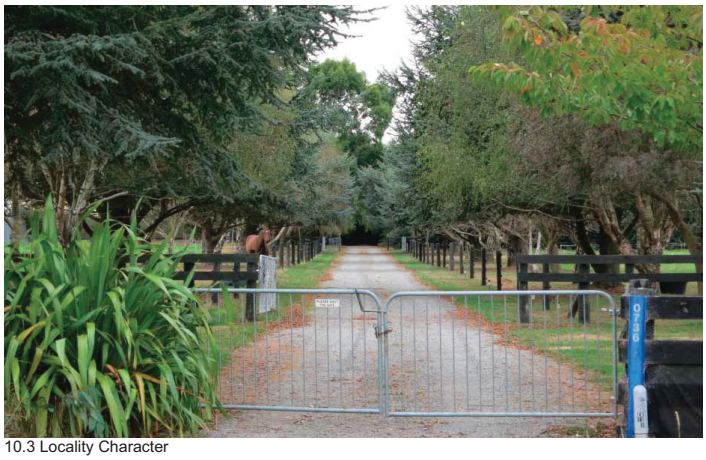
9.1 Existing oak trees screening the proposed rural-residential subdivision

9.2 Existing oak trees screening the proposed rural-residential subdivision

9.3 Existing oak trees screening the proposed rural-residential subdivision

10.1 Locality Character

10.2 Locality Character



10.3 Locality Character

10.4 Locality Character

tulip tree

Chinese poplar

large leafed lime

Turkey oak

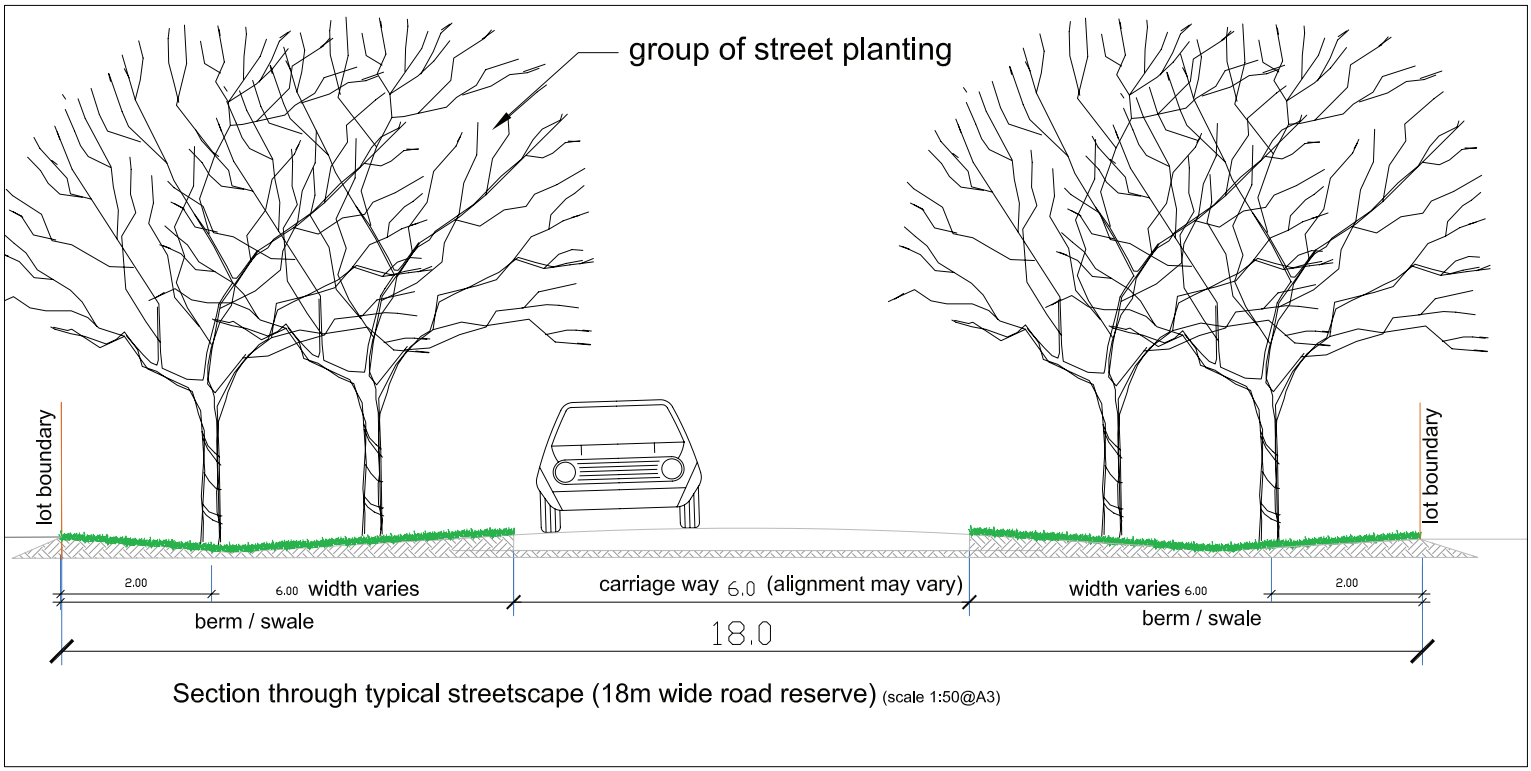
pin oak

wych elm

12.1 Post and rail fence

12.2 Post and rail fence

12.3 Post and wire horse fence



Appendix 42: Outline Development Plan - Living 3 Zone, East Rolleston, Road Section