



## **Appendix D**

### **Landscape and Visual Impact Assessment**

# WILFIELD PLAN CHANGE – PROVISION OF SMALLER LOTS

GW WILFIELD LTD

Landscape and Visual Impact Assessment

Project No. 2018\_005 | 5

## WILFIELD PLAN CHANGE

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## DCM URBAN DESIGN LIMITED

Level 3, 329 Durham Street North  
Christchurch 8013

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# 1. INTRODUCTION AND PROPOSAL

DCM Urban has been commissioned by GW Wilfield Ltd to prepare a Landscape and Visual Impact Assessment for a proposed Plan Change to provide a greater range of section sizes within the current Living 2A Zone, and to better reflect the current urban form of the Living 2 Zone, at Wilfield West Melton. The Change is proposed in part in response to market indications that there is very little demand for sections the size that are currently required in the Living 2A Zone. The increase in section sizes is consistent with the NZ Urban Design Protocol principle to provide 'Choice'. The proposal seeks to create a new zone being Living WM South Zone, with a mix of density provisions. The proposal, covering an area of 59.1ha and 14.3736ha, is located in the Living 2 and 2A zones respectively of the Selwyn District. The Living 2 zone currently allows for subdivision with an average lot size of 5,000m<sup>2</sup>. The Living 2A zone allows for a maximum of 10 lots with a minimum lot size of 1Ha.

The proposal seeks to rezone the Living 2 and 2A zones to Living West Melton South with the following amendments (changes underlined) to Table C12.1 Allotment Sizes in the Living Subdivision chapter of the Selwyn District Plan:

Living WM North	Minimum lot area of 500m <sup>2</sup> and maximum lot area of 3000m <sup>2</sup> (Appendix 20A)
<u>Living WM South</u>	<u>Minimum lot area of 1100m<sup>2</sup> and maximum lot area of 3000m<sup>2</sup> (Appendix 20)</u>
Living WM <u>North and South</u> Low Density	Minimum lot area of 3000m <sup>2</sup> and maximum lot area of 5000m <sup>2</sup> (Appendix 20A, <u>Appendix 20</u> )

In the Living 2 zone, the changes would only affect the larger existing properties along the southern boundary where the current lots could be subdivided down to 1100m<sup>2</sup> – these existing sites have not been developed. The larger sites along the northern boundary, adjacent to SH73, are heavily restricted in terms of dwelling placement due to noise setback requirements. The eastern boundary would remain largely unchanged with Low Density lots permitted (minimum lot area of 3,000m<sup>2</sup>). The largest changes would be in the Living 2A zone where the proposal would effectively allow for the creation of up to 41 x 2,000m<sup>2</sup> (average size) new lots assuming approximately 25% of the area is utilised for roading and reserves within the Living 2A zone (14.373ha). The current design proposal has 72 lots (in both the Living 2 and 2A areas) varying in size from 1,102m<sup>2</sup> to 4,059m<sup>2</sup> along with associated road and reserve infrastructure.

It is also proposed to change the Site Coverage rules to allow for a higher percentage of building coverage. The following changes to Table C4.12 Site Coverage for the Living WM South zone:

LOT SIZE	SITE COVERAGE
<1200m <sup>2</sup>	30%
1200-1800m <sup>2</sup>	25%
1800m <sup>2</sup> +	lesser of 20% or 500m <sup>2</sup> minus 36m <sup>2</sup>

The current Living 2A zone allows for 10% site coverage and a maximum of 10% hard surfacing. The proposal would not apply limits on hard surfacing. The figure below shows the proposed Replacement E20 ODP West Melton.

Refer to Page 6 of the attached Figures for the proposed Outline Development Plan.

## 2. METHODOLOGY

The landscape and visual impact assessment considers the likely effects of the proposal in a holistic sense. There are three components to the assessment:

1. Identification of the receiving environment and a description of the existing landscape character, including natural character;
2. The landscape assessment is an assessment of the proposal against the existing landscape values
3. The visual impact assessment is primarily concerned with the effects of the proposal on visual amenity and people, evaluated against the character and quality of the existing visual catchment.

### 2.1 LANDSCAPE DESCRIPTION AND CHARACTERISATION

Landscape attributes fall into 3 broad categories: biophysical features, patterns and processes; sensory qualities; and spiritual, cultural and social associations, including both activities and meanings.

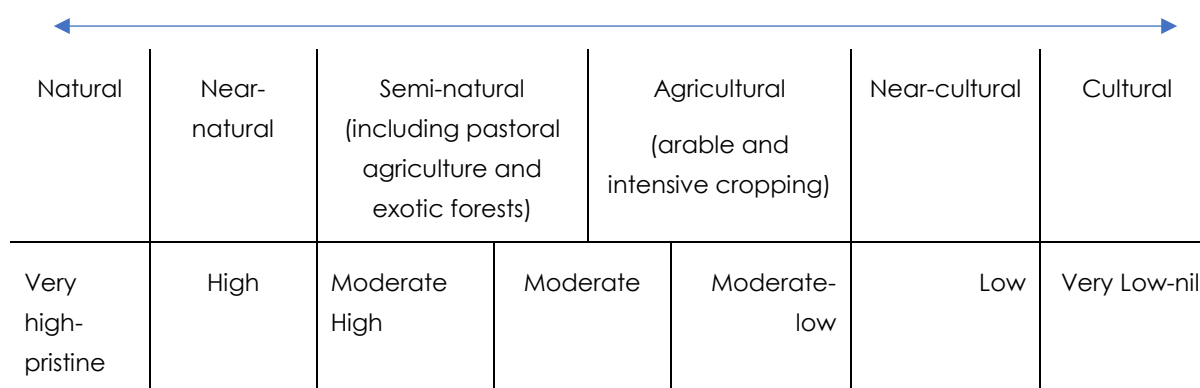
- Biophysical features, patterns and processes may be natural and/or cultural in origin and range from the geology and landform that shape a landscape to the physical artefacts such as roads that mark human settlement and livelihood.
- Sensory qualities are landscape phenomena as directly perceived and experienced by humans, such as the view of a scenic landscape, or the distinctive smell and sound of the foreshore.
- Associated meanings are spiritual, cultural or social associations with particular landscape elements, features, or areas, such as tupuna awa and waahi tapu, and the tikanga appropriate to them, or sites of historic events or heritage. Associative activities are patterns of social activity that occur in particular parts of a landscape, for example, popular walking routes or fishing spots. Associative meanings and activities engender a sense of attachment and belonging.

Describing the Landscape character is a process of interpreting the composite and cumulative character of a landscape, i.e. how attributes come together to create a landscape that can be distinguished from other landscapes. International best practice in characterisation has two dimensions of classification: the identification of distinctive types of landscape based on their distinctive patterns of natural and cultural features, processes and influences; and their geographical delineation. The characterisation of a landscape is not to rank or rate a landscape, as all landscapes have character,

but determine what landscape attributes combine to give an area its identity, and importantly to determine an area's sensitivity, resilience or capacity for change.

Natural character is a sub-category of Landscape Character. Under Section 6(a)<sup>1</sup> of the RMA natural character relates to the Coastal Environment, wetlands, lakes and rivers and their margins from inappropriate development.

**Table 1: Continuum of Natural Character**



Natural	Near-natural	Semi-natural (including pastoral agriculture and exotic forests)		Agricultural (arable and intensive cropping)		Near-cultural	Cultural
Very high-pristine	High	Moderate High	Moderate	Moderate-low		Low	Very Low-nil

## 2.2 LANDSCAPE VALUES

Following the descriptive phase of landscape assessment, an evaluative phase is undertaken whereby values or significance is ascribed to the landscape.

Where the District Plan has identified Outstanding Natural Features or Landscapes, the objectives, policies and rules contained within the plan are used as the basis for landscape significance or value, and it is these values which the proposal is assessed against. Where there is some uncertainty of the landscape value, such as when the District Plan has a broad description of an Outstanding Natural Landscape (ONL), but it is not site specific, or the site neighbours an ONL, it is often necessary to complete an assessment against the values of the District Plan for completeness sake. Most district plans have policies or objectives which are relevant to Landscape and Natural Character if proposed in a rural or sensitive environment.

An accepted approach, where the landscape value of the site is not identified in the District Plan under Section 6(b)<sup>2</sup> of the RMA, is to use criteria identified in Wakatipu Environmental Society Inc. & Ors v QLDC [2000] NZRMA 59 (generally referred to as the Amended Pigeon Bay criteria). The assessment criteria have been grouped into 3 broad categories or 'landscape attributes' which are to be considered:

1. Biophysical elements, patterns and processes;
2. Associative meaning and values including spiritual, cultural or social associations; and
3. Sensory or perceptual qualities.

<sup>1</sup> Section 6 (a): The preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use and development

<sup>2</sup> Section 6 (b): The protection of outstanding natural features and landscapes from inappropriate subdivision, use and development;

## 2.3 VISUAL ASSESSMENT METHODOLOGY

In response to section 7(c) of the RMA<sup>3</sup>, an evaluation is undertaken to define and describe visual amenity values. As with aesthetic values, with which amenity values share considerable overlap, this evaluation was professionally-based using current and accepted good practice rather than community-based. Amenity values are defined in the Act as *“those natural or physical qualities and characteristics of an area that contribute to people’s appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes.”* The visual assessment looks at the sensitivity of receptors to changes in their visual amenity through the analysis of selected representative viewpoints and wider visibility analysis. It identifies the potential sources for visual effect resulting from the Proposal and describes the existing character of the area in terms of openness, prominence, compatibility of the project with the existing visual context, viewing distances and the potential for obstruction of views.

The visual impact assessment involves the following procedures:

- **Identification of key viewpoints:** A selection of key viewpoints is identified and verified for selection during the site visit. The viewpoints are considered representative of the various viewing audiences within the receiving catchment, being taken from public locations where views of the proposal were possible, some of which would be very similar to views from nearby houses. The identification of the visual catchment is prepared as a desktop study in the first instance using Council GIS for aerials and contours. This information is then ground-truthed on site to determine the key viewpoints and potential audience. Depending on the complexity of the project a ‘viewshed’ may be prepared which highlights the ‘Theoretical Zone of Visual Influence’ (TZVI) from where a proposal will theoretically be visible from. It is theoretical as the mapping does not take into account existing structures or vegetation so is conservative in its results (given the scale and form of the proposal, the creation of a TZVI was not considered necessary).
- **Assessment of the degree of sensitivity of receptors to changes in visual amenity resulting from the proposal:** Factors affecting the sensitivity of receptors for evaluation of visual effects include the value and quality of existing views, the type of receiver, duration or frequency of view, distance from the proposal and the degree of visibility. For example, those who view the change from their homes may be considered to be highly sensitive. The attractiveness or otherwise of the outlook from their home will have a significant effect on their perception of the quality and acceptability of their home environment and their general quality of life.

Those who view the change from their workplace are considered to be only moderately sensitive as the attractiveness or otherwise of the outlook will have a less important, although still material, effect on their perception of their quality of life. The degree to which this applies depends on whether the workplace is industrial, retail or commercial. Those who view the change whilst taking part in an outdoor leisure activity may display varying sensitivity depending on the type of leisure activity. For example, walkers in open country on a long-distance tramp are considered to be highly sensitive to change while other walkers may not be so focused on the surrounding landscape. Those who view the

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<sup>3</sup> 7(c)

The maintenance and enhancement of amenity values.

change whilst travelling on a public thoroughfare will also display varying sensitivity depending on the speed and direction of travel and whether the view is continuous or occasionally glimpsed.

- Identification of potential mitigation measures: These may take the form of revisions/refinements to the engineering and architectural design to minimise potential effects, and/or the implementation of landscape design measures (e.g. screen tree planting, colour design of hard landscape features etc.) to alleviate adverse urban design or visual effects and generate potentially beneficial long-term effects.
- Prediction and identification of the residual effects after the implementation of the mitigation measures.

## 2.4 EFFECTS METHODOLOGY

Analysis of the existing landscape and visual environment is focused upon understanding the functioning of how an environment is likely to respond to external change (the proposal). The assessment assesses the resilience of the existing character, values or views and determines their capacity to absorb change. The proposal is assessed in its 'unmitigated' form and then in its mitigated form to determine the likely residual effects. The analysis identifies opportunities, risks, threats, costs and benefits arising from the potential change.

The assessment is based on the NZILA Best Practice Guide – Landscape Assessment and Sustainable Management (02.11.10) with a seven-point scale and the Quality Planning Websites, being:

EXTREME / VERY HIGH / HIGH / MODERATE / LOW / VERY LOW / NEGLIGIBLE

In determining the extent of adverse effects, the level of effects is along a continuum to ensure that each effect has been considered consistently and in turn cumulatively. This continuum may include the following effects:

- **Indiscernible Effects** No effects at all or are too small to register.
- **Less than Minor Adverse Effects** Adverse effects that are discernible day-to-day effects, but too small to adversely affect other persons.
- **Minor Adverse Effects** Adverse effects that are noticeable but will not cause any significant adverse impacts.
- **More than Minor Adverse Effects** Adverse effects that are noticeable that may cause an adverse impact but could be potentially mitigated or remedied.
- **Significant Adverse Effects that could be remedied or mitigated** An effect that is noticeable and will have a serious adverse impact on the environment but could potentially be mitigated or remedied.
- **Unacceptable Adverse Effects** Extensive adverse effects that cannot be avoided, remedied or mitigated.

## 2.5 PHOTOGRAPHY METHODOLOGY

All photos are taken using a Fuji Finepix 5600 digital camera with a focal length of 50mm. No zoom was used. In the case of stitched photos used as the viewpoint images, a series of 4 portrait photos were taken from the same position to create a panorama. The photos were stitched together automatically in Adobe Photoshop to create the panorama presented in the figures.

Reference: NZILA Education Foundation - Best Practice Guide – Landscape Assessment and Sustainable Management/ Best Practice Guide – Visual Simulations (2.11.10)

# 3. LANDSCAPE CHARACTER

## 3.1 LANDSCAPE DESCRIPTION AND CHARACTERISATION

West Melton has grown over recent years to become a substantial township, flanking both sides of West Coast Road. The majority of the township is on the northern side of West Coast Road with Preston Downs and Gainsborough residential developments extending through to Halkett Road. The developments are typically low density residential and are supported by a small commercial area, pub and petrol station. Houses are generally modern single storey dwellings with footprints ranging from 180m<sup>2</sup> to 260m<sup>2</sup>, are well landscaped and exhibit a high level of stewardship. The town is surrounded by open farm paddocks, being 4ha or larger with well-established shelter belts of exotic tree species delineating cadastral boundaries. Well-established vegetation also usually surrounds farm dwellings to provide shelter, but the character of the wider area would be considered open with a small level of compartmentisation.

The Wilfield development (the ODP area) is on the southern side of West Coast Road with access from Weedons Ross Road. The ODP Plan change area can be separated into two distinctive units.

The northern section, zoned Living 2 in the District Plan, is characterised by large lot residential developments with large, mostly single storey modern residential dwellings and sections yet to be developed. Topography in the area is flat with the only notable land form being the grassed bund immediately adjacent to the State Highway. Boundary treatments are either open style post and rail fences or close board timber fences up to 1.8m in height. There is little vegetation of note within the area with the exception of landscaping within individual sites, within the reserve and street trees. The plantings are of a high quality but are yet to be of a scale which visually dominates the built form of new dwellings. There are substantial trees and shelter belts within the immediate area but not within the northern section of the ODP area. The sections running along the southern edge of this section are yet to be developed. Running between the northern and southern sections of Wilfield is a transmission line with substantial metal pylons estimated to be 30m in height.

The southern section, being the Living 2A zone, is undeveloped. There are several houses and some road infrastructure to the south of Silver Peaks Drive, but these are zoned Living 2 zone and is largely still to be developed. The section is open apart from an existing pine shelter belt which runs along the western boundary, estimated to be 8m in height. The rest of the site is devoid of any vegetation of substance. The site is flat with an open character.

There are no Associative meaning or values including spiritual, cultural or social associations known to be associated to the site.

There are no sensory or perceptual qualities which are unique to the character area.

### 3.2 EFFECTS ON LANDSCAPE CHARACTER

In terms of the existing landscape character of the receiving environment, the proposal is considered to have Minor effects on the existing landscape character established under the permitted baseline. The permitted baseline is residential, albeit at a very low density, and while some of the sites are yet to be developed, the proposed densities promoted in the plan change will only have a Moderate magnitude of change on the residential character that is expected. The number of dwellings will increase potentially up to 41 dwellings in the Living 2A zone, from 10 dwellings, and 31 dwellings in the Living 2 zone but the proposed lot sizes will be consistent with other urban areas of West Melton. While the increase in dwellings may seem large, the proposed lots sizes are not drastically larger or smaller than those existing in wider West Melton area and the proposed development is similar in terms of bulk and location to the existing West Melton residential developments. Furthermore, this scale of development does not disturb the open, flat topography of the surrounding area. From an urban design perspective, I consider the changes will promote a more efficient use of the land without compromising the character of urban West Melton, appearing as a natural extension of the township. Furthermore, the developer is promoting the placement of larger lots (minimum of 3,000m<sup>2</sup>) along the eastern boundary, adjoining rural paddocks, to provide a buffer between higher density areas and existing farm land.

There is no loss of significant vegetation or changes to topographical features resulting from the proposal. The greatest changes are from the increased number of dwellings which will be built in the area and the potential loss of open character with less space between dwellings and installation of solid boundary fences. The developer is proposing the use of post and rail fencing along the boundary of the development and reserves to allow for the character of the development to remain more open. Over time landscape plantings on boundaries will compartmentalise the landscape into smaller units with an enclosed character but 'soft' edges. This is a key characteristic of the surrounding landscape context and will assist with the development assimilating into the receiving environment.

There are no effects on Natural Character elements from the proposal.

## 4. LANDSCAPE VALUES

The proposed ODP Plan Change covers two existing residentially zoned areas, being Living 2 and Living 2A, adjoining Inner Plains Rurally zoned land. The Selwyn District Plan has identified Outstanding Natural Landscapes and Features. The ODP is not located within a Landscape of value. There are some Objectives and Policies which are considered relevant to this Plan Change from a Landscape perspective:

#### **Objective B4.1.1**

*A range of living environments is provided for in townships, while maintaining the overall 'spacious' character of Living zones, except within Medium Density areas identified in an Outline Development Plan where a high quality, medium density of development is anticipated.*

The proposed Plan Change has given careful consideration and application of design treatment to such matters as road formation, kerbs, power supply, entry treatment, fencing (MM2, MM3), landscaping, lighting and the like will ensure the retention of open, spacious rural character. The Plan Change has also provided a buffer of low density lots along the eastern edge of the development to soften the transition into rural land. An overall 'spacious' character is likely to be maintained even with the increased density.

#### **Policy B4.1.10**

*Ensure there is adequate open space in townships to mitigate adverse effects of buildings on the aesthetic and amenity values and "spacious" character.*

The Plan Change includes green corridors and pedestrian connections through the development to retain a high level of public amenity and connectivity. With the use of open style fencing onto public spaces, the development will retain a relatively spacious character.

#### **Policy B4.1.11**

*Encourage new residential areas to be designed to maintain or enhance the aesthetic values of the township, including (but not limited to):*

- *Retaining existing trees, bush, or other natural features on sites; and*
- *Landscaping public places.*

There are no existing trees, bush or natural features on the site adversely effected. Wilfield Reserve has been landscaped to a high level of amenity, with an open character due to the use of open style fencing along its boundaries. This allows a high level of natural surveillance over the public space also.

## **5. VISUAL ASSESSMENT**

### **5.1 EXISTING VISUAL CONTEXT**

The visual context of the receiving environment is considered to be a 400m buffer around the ODP Boundary. Dwellings to the north of the site currently look south across onto the site with views over Silver Peaks Drive and Ridgeland Way, with the electricity transmission corridor, conductors and pylons in the background. Views from public areas to the south of the proposal, including Johnsons Road, are screened due to existing vegetation and shelterbelts running adjacent to the roadway and on private properties. For this reason, no viewpoints were selected to the south.

The series of key viewpoints were selected to show a representative sample of the likely visual effects which could result from the proposal (refer to Appendix 1 for the relevant photo). Viewpoints are generally located on public land, and where possible located as close as possible to existing or proposed residential dwellings. In assessing the potential effect of a proposal, the quality and openness of the view is considered as well as the availability of alternative views.

1. View south from Silver Peaks Road;
2. View south from the intersection of Barewood Grove and Silver Peaks Drive;
3. View south from the top of the playground at Wilfield Reserve, corner of Silver Peaks Drive and Fairmont Rise;
4. View east from outside 7 Ridgeland Way;

5. View west from outside 1015 West Coast Road.

In assessing the potential effects on visually sensitive receptors, the key viewpoints outlined above have been used as a reference point where it is considered that the effects are likely to be similar. The following table outlines the potential visual effects each Visually Sensitive Receptor might receive and how the effects may potentially be mitigated. The effects take into account the likely sensitivity of the receptor (based on type), combined with the likely magnitude of effects (a combination of distance from the proposal and degree of change) to determine what the likely residual effects from the proposal will be. Mitigation measures are outlined in Section 6.

**Table 2: Assessment of Effects on Visually Sensitive Receptors**

Viewpoint	Visually Sensitive Receptors (VSR)	Distance from Proposal (m)	Type of View (open, partial, screened)	Description of existing view	Sensitivity of VSR	Magnitude of Change	Effects (before mitigation)	Description of Effects	Mitigation Measures	Residual Effects (after mitigation)
1. View south from Silver Peaks Road	Future Residents at 121- 155 (odd numbers only)	30-50m	Open	Open views are currently available to the south of Silver Peaks Road to the Living 2A area. The southern boundary of the properties are fenced with a post and rail fence, with open views possible of the existing pylons and lines. Views are possible through the site through to existing, well established shelter belts on property boundaries to the south.	High	Low	Minor	The properties will have open views of the new dwellings, associated landscaping and boundary fences of both the Living 2 and 2A areas. The effects are similar to the permitted baseline, but the potential density of dwellings is higher which could result in Minor adverse effects if not mitigated. The greatest effects would be from the loss of open character, which is mitigated to a degree by the proposed pylon/ecological corridor which will ensure a certain level of amenity is maintained, albeit given the presence of the pylons which have a negative effect on amenity. By limiting close board fences, an open character can be maintained/created to reduce adverse effects to Less than Minor.	MM1, MM2	Less than Minor
2. View south from the intersection of Barewood Grove and Silver Peaks Drive	Residents at 76 Silver Peaks Road	270m	Open / Partial	Open and partial views are currently available of both the properties bordering the eastern edge of the development and across to the Living 2A zone. The views are across existing undeveloped residential properties and the proposed pylon/ecological corridor. The current outlook is rural in character	High	Very Low	Less than Minor	With the proposed changes, there will be an increase in the number of dwellings visible from this viewpoint. Under the permitted baseline, once dwellings are constructed, the character of the existing views will change to a residential character (from rural). The magnitude of change is considered to be very low when compared to the permitted baseline. Development controls on fencing (MM1, MM2) will assist in retaining an open character.	MM1	Indiscernible
3. View south from the top of the playground at Wilfield Reserve, corner of Silver Peaks Drive and Fairmont Rise	Users of the playground	180m	Open	Open views are currently available across Silver Peaks Drive to the pylon/ecological corridor and further south. No houses have been developed yet on the southern side of the road with the exception of the dwelling at 7 Ridgeland Way which is visible in the middle ground. Otherwise, the view has a rural character with open fields, the occasional dwelling and shelter belt plantings defining property boundaries.	Medium	Low	Less than Minor	With increased density, more dwellings will be visible from the playground. The view will be become more urban in character compared to the existing view but the difference, when compared to the permitted baseline, is considered to be Indiscernible. Once developed, under either situation the view will be suburban.	MM1	Indiscernible
4. View east from Ridgeland Way	Residents at 7 Ridgeland Way	60m	Open	Open views are currently available of the current Living 2A zone. The views are across existing undeveloped residential properties with the proposed pylon/ecological corridor to the north of the house. The current outlook is rural in character, but earthworks are visible along with existing residential development in Wilfield.	High	Moderate	More than Minor	The residents will be able to see more residential dwellings with the increase in dwellings in the living 2A zone the most apparent. The changes in the Living 2 zone will be less apparent with the increase being negligible. The existing open character to the north will be retained but views to the east will become more restricted as sections are developed and fencing is installed. Development controls on fencing (MM1, MM2) will assist in retaining an open character reducing residual adverse effects to Less than Minor.	MM1, MM2	Minor

	Residents at 6/197 Lawford Road	0m, 150m to dwelling	Partial	Open views are available from this property of the ODP area, with a shared boundary. Views from the dwelling are restricted however by shelter belt plantings close to the house.	High	Moderate	More than Minor	The property will have open views of the additional houses, with the character becoming more urban than the current permitted baseline where the average lot size would have been above 1 ha. The proposed low density lot sizes (MM5) along this boundary are still relatively large, being in excess of 3,000m <sup>2</sup> which will limit the number of dwellings visible, and limit adverse effects on this property's amenity. Proposed planting (MM3) along the shared boundary will further reduce adverse effects, appearing as a typical rural shelter belt. For all intents and purposes the shelter belt will appear as a normal rural boundary treatment.	MM3, MM5	Less than Minor
5. View west from outside 1015 West Coast Road	Residents at 1015 West Coast Road	0m	Screened	Views of the site are screened by an existing shelter belt of pine trees running along the boundary. The pines are estimated to be over 10m in height.	High	Very Low	Less than Minor	Although the property is immediately adjacent to the ODP area, views into the site are limited reducing any potential effects on amenity. By restricting the density on the eastern side of the ODP to 3,000m <sup>2</sup> lots, there will be an indiscernible level of effects with almost all lots along this boundary already at their minimum subdividable size.	MM5	Indiscernible

## 5.2 SUMMARY OF EFFECTS ON AMENITY

The likely effects on amenity are described above in the Assessment of Effects table. The highest effects, without mitigation, will be experienced by the residential properties at 6/197 Lawford Road and 7 Ridgeland Way. Open and full views of the site are available (although they are partially screened from the Lawford Road dwelling) and will share a boundary with several proposed lots, more than it would have compared with the current planning permitted baseline. It is proposed to mitigate potential effects on amenity by establishing a shelter belt along the eastern boundary (MM3) for the Lawford Road property as well placing a lower density of development on the eastern edge of the zone (MM5), resulting in Less than Minor residual adverse effects. It is anticipated that once the shelter belt is established (~5 years) that residential development will be screened entirely from this property. For all intents and purposes, it will appear as a typical rural shelter belt using species common to the immediate area. For 7 Ridgeland Way the adopted of open style fencing will assist in retaining a degree of openness, noting that residents could as of right plant boundary hedges, with residual visual effects remaining Minor.

To the north of the site, the properties on the northern side of Silver Peaks Drive will have open and full views across the existing plans pylon / ecological corridor where more residential dwellings will be visible than would have compared to the current planning rules. However, the degree of change above the permitted baseline is considered to be Minor, reducing to Less than Minor with the implementation of MM1 and MM2 to retain a degree of openness. The corridor is approximately 30m wide and provides a substantial buffer between the properties and the development, mitigating any potential visual effects from the increase in density. Adverse effects on openness can be successfully mitigated using post and rail fences and avoiding the installation of close board fencing on reserve boundaries. The proposed development will be similar to the existing residential development in which the residents live.

The effects on the residents at 7 Ridgeway Lane will be More than Minor due to the increased density of the development to the east of their property, reducing to Minor with the implementation of the proposed mitigation measures. All other Visually sensitive receivers are considered to have Less than Minor effects or less.

## 6. MITIGATION MEASURES

The following mitigation measures are suggested to either avoid, remedy or mitigate any potential effects on Landscape Character, Landscape Values and/or Visual Amenity. Some measures are typically incorporated into residential developments to ensure an open character with a high level of amenity is achieved:

### MM1 OPEN STYLE FENCING ADJACENT TO THE PYLON / ECOLOGICAL CORRIDOR

For new residential properties backing on the pylon/ecological corridor, fencing should be of an open character (post and rail, post and wire or similar) and not be higher than 1.2m in height. Hedge planting is an acceptable alternative.

MM2	<p>OPEN STYLE FENCING ADJACENT TO RESERVES</p> <p>Close board timber fences can have an adverse effect on the amenity of residential developments and the sense of space, particularly as lot sizes decrease and the distance between fences is less. Solid fences can also have a negative effect on the character and safety of public reserves by limiting the potential for passive surveillance from adjoining properties. The use of post and rail fencing has been successful in earlier stages of Wilfield and it is anticipated this will continue into this stage.</p>
MM3	<p>SCREEN PLANTING ALONG THE EASTERN BOUNDARY</p> <p>To mitigate potential effects on adjoining rural properties to the east from being able to see more houses, it is suggested a single row of trees is planted along the boundary. Fast growing species such as <i>Cupressus leylandii</i> 'ferndown' or similar are suggested to will achieve a substantial screen without creating adverse shading conditions for future residents. Trees are to be planted at centres no further apart than 3m with a temporary irrigation (dripline) system installed for the first two years of establishment.</p>
MM4	<p>PEDESTRIAN LINK FROM SILVER PEAKS</p> <p>A pedestrian link is created on the eastern end of the development to provide access into the pylon / ecological corridor as well as reducing walking distances between future dwelling, improving connectivity through Wilfield.</p>
MM5	<p>LOW DENSITY BUFFER</p> <p>Using lower density lots on the eastern edge of the development adjacent to existing rural land with assist with reducing 'urban-like' effects onto the open character of the adjoining properties.</p>

## 7. CONCLUSIONS

Overall, it is considered that the residual adverse effects on Landscape Character, Landscape Values and Amenity resulting from the proposal will be Less than Minor, at most, for the following reasons:

- In terms of landscape character, compared to a permitted baseline of 10 dwellings, the change in character is considered to be one of scale or density as opposed to landuse. The degree of openness will be less with the higher density but changes in 'openness' is more the result of boundary plantings or shelter belts than additional houses. Many rural-residential areas with allotment sizes up to 2ha in area can have an enclosed character resulting from residents 'compartmentalising' the landscape into smaller units with significant hedgerows. For this proposal, the increased density will result in more houses and the likelihood of smaller scale tree plantings than the current permitted baseline (10 lots) would, but both development options would result in a 'loss of open character'. The difference is considered Minor in terms of Landscape Character. The plan change area will be views as an extension of Wilfield

residential development and not as a standalone settlement with any effects on Landscape Character considered to be Minor.

- The proposal is not considered to have any effects on Natural Character.
- In terms of Landscape Values, the proposal is zoned for residential purposes, albeit at a lower density. The effects on Landscape Values are considered Less than Minor.
- In terms of visual amenity, the most affected parties are the residents at 7 Ridgeland Way, who will experience More than Minor adverse effects prior to mitigation, reducing to Minor with the implementation of mitigation measures MM1 and MM2. The effects on the residents at 6/197 Lawford Way will be Minor due to the increased density of the development to the west of their property, reducing to Less than Minor with the implementation of the proposed mitigation measures MM3 and MM5. The existing residential sections (houses yet to be constructed) on the northern side of the pylon/ecological corridor will experience Minor adverse effects, reducing to Less than Minor effects. The corridor is approximately 30m wide and provides a substantial buffer between the properties and the development, mitigating any potential visual effects from the increase in density. Adverse effects on openness can be successfully mitigated using post and rail fences and avoiding the installation of close board fencing on reserve boundaries. All other Visually sensitive receivers are considered to have Less than Minor effects or less.

David Compton-Moen



APPENDIX ONE - LANDSCAPE AND VISUAL IMPACT ASSESSMENT FIGURES

# **WILFIELD PLAN CHANGE, WEST MELTON**

FOR GW WILFIELD LTD

13 NOVEMBER 2018 - 2018\_005

REVISION 5 (STATUS - FINAL)

# CONTENTS

## WILFIELD PLAN CHANGE

Project no: 2018\_05  
Document title: Landscape and Visual Impact Assessment

Revision: 5  
Date: 13 November 2018  
Client name: GW WILFIELD LTD

Author: David Compton-Moen

File name: D:\DCM OneDrive\OneDrive - DCM Urban Design Limited\dcm urban share\4\_DCM  
- Projects\2018\_005 - Gillman Wheelans -West Melton LVIA\3\_Working Files\1\_InDesign\ 2018\_005 - GW\_  
PlanChange\_Wilfield\_LVIA

### DOCUMENT HISTORY AND STATUS

REVISION	DATE	DESCRIPTION	BY	REVIEW	APPROVED
-	24/08/2018	Draft LVIA Report	DCM		
1	30/08/2018	Draft LVIA Report - update figures	DCM		
2	03/9/2018	Draft Final LVIA Report	DCM	KS	
3	03/9/2018	Final LVIA Report	DCM	KS (Novo)	HW (Wilfield)
4	05/11/2018	Minor amendment to terminology	DCM	KS	HW
5	13/11/2018	Adjustment to lot numbers	DCM	KS	HW

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CONTEXT - EXISTING TOPOGRAPHY	4
CONTEXT - DISTRICT PLAN ZONING MAP	5
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SITE CHARACTER PHOTO AND VIEWPOINT LOCATIONS	7
SITE CHARACTER PHOTOS	8
KEY VIEWPOINT LOCATIONS	9
MITIGATION MEASURES	14

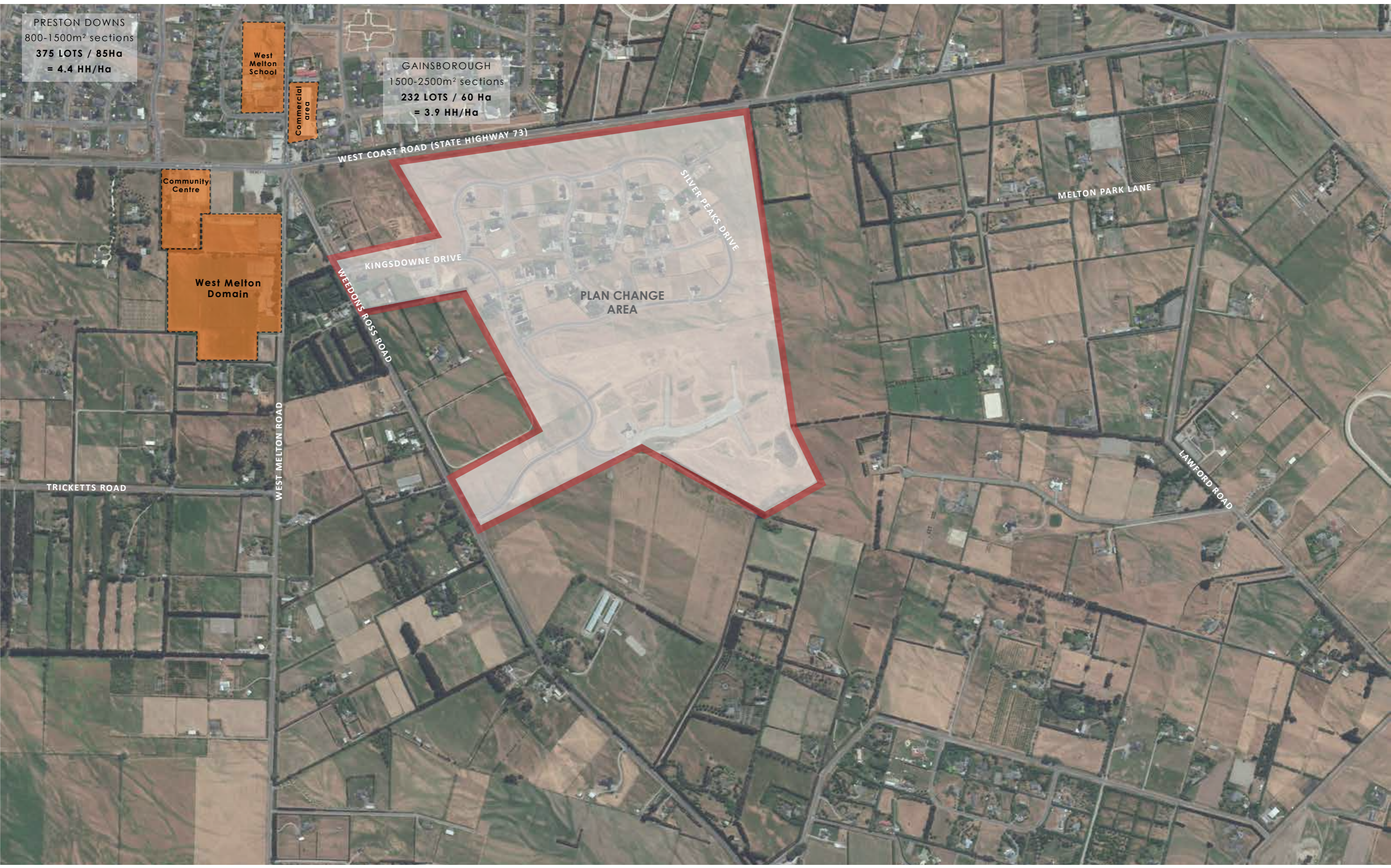
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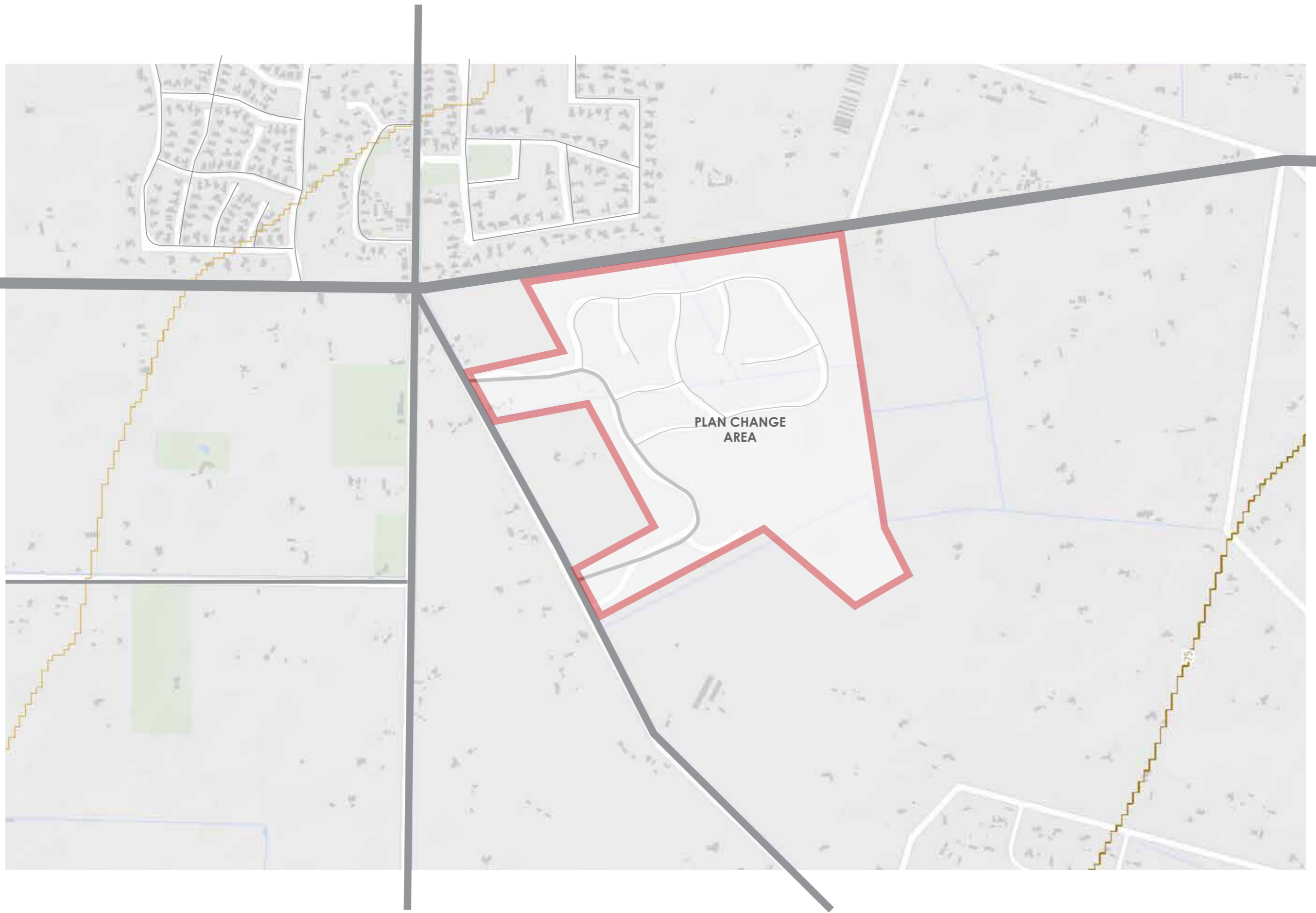
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Christchurch 8013

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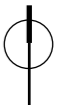


AERIAL MAP (1:10000@A3 APPROXIMATELY - TAKEN FROM CANTERBURY MAPS)

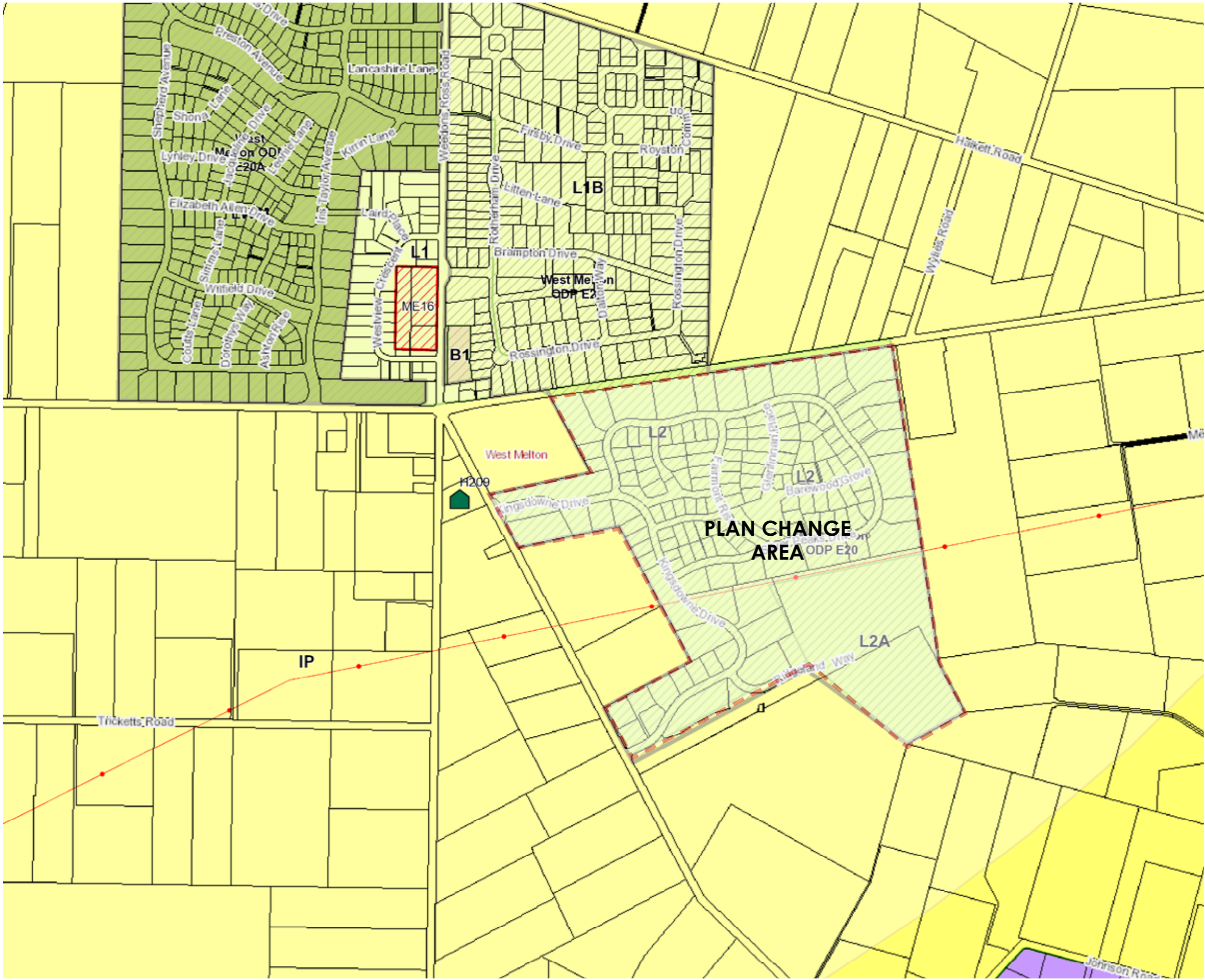
2018\_005 - LANDSCAPE AND VISUAL IMPACT ASSESSMENT FIGURES

CONTEXT - EXISTING TOPOGRAPHY 1:10000

0M 500M 1000M



PAGE: 4



LEGEND

- Population center and locality labels

Hydrographic feature labels

Parks, forests, and reserves labels

Road labels

Regional Boundaries

Territorial Authority Boundaries

Land Parcels

State highways outside Canterbury

Heritage Building

Protected Tree

Scheduled Sites

Statutory Acknowledgement Sites

Wāhi Taonga Management Sites

Power Transmission Lines

Fault Lines

Coastal Hazard

Railway

Contours Above Sea Level

160m

60m

2.74m

Silent File Areas

Archaeological Site

Wāhi Taonga Management

Designations

Non Operative

Operative

NZTA Widening Designation

CSM2 / MSRFL Designation

Forestry Exclusions Areas

Visual Amenity Landscape Zones

Outstanding Landscapes

Outstanding Natural Features

ChCh Int'l Airport Noise Contours

West Melton Observatory Zone

Ecan Defined Flood Zones

Lake Ellesmere Flood Area

Lower Plains Flood Area

Waimakariri Flood Plain

Priority Areas

Business

Residential

ODP Areas

Others
- Lincoln ODP Area 1

Lincoln ODP Area 2

Lincoln ODP Area 3

Lincoln ODP Area 4

Lincoln ODP Area 5

Lincoln ODP Area 6

Lincoln ODP Area 7

Lincoln ODP Area 8

Prebbleton ODP Area 1

Prebbleton ODP Area 2

Prebbleton ODP Area 3

Prebbleton ODP Area 4

Rolleston ODP Area 1

Rolleston ODP Area 10

Rolleston ODP Area 11

Rolleston ODP Area 12

Rolleston ODP Area 13

Rolleston ODP Area 3

Rolleston ODP Area 4

Rolleston ODP Area 5

Rolleston ODP Area 6

Rolleston ODP Area 7

Rolleston ODP Area 8

Rolleston ODP Area 9

Waterbody Generalization
- Planning Zones

High Country

Port Hills

Existing Development Area

Living 1

Living 2

Living 3

Living X

Living WM

Living Z

Living Z Deferred

Deferred Living

Business 1

Business 2

Business 3

Inner Plains

Outer Plains

Malvern Hills

Key Activity Centre







2018\_005 - LANDSCAPE AND VISUAL IMPACT ASSESSMENT FIGURES  
CONTEXT - SITE CHARACTER PHOTOS AND VIEWPOINT LOCATIONS





**A** EXISTING RESIDENTIAL DEVELOPMENT in Wilfield. Houses are typically single storey, 3-4 bedroom with double garages on lots ranging in size from 900m<sup>2</sup> to 5,000m<sup>2</sup>



**B** OPEN STYLE FENCING is used adjoining recreation reserves. It creates a more open character than close board timber fences and allows for passive surveillance over public spaces (CPTED) from adjoining houses.



**C** THE ROAD CHARACTER in Wilfield is typically of a high amenity which encourages low vehicle speeds



**D** PROVISION OF OPEN SPACE in Wilfield is high with a network of open spaces providing pedestrian connections through the development. Wilfield Reserve is within 100m of the Plan Change area and will be easily accessible to future residents



**E** THE OPEN CHARACTER of the southern boundary of Wilfield is maintained by the use of post and rail type fencing (as opposed to close board timber fencing). A griselinia hedge is visible in the foreground.



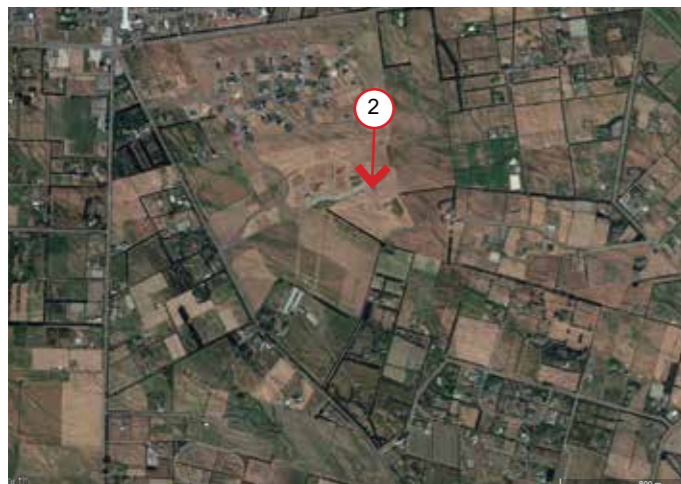
**F** ENTRANCE TO WILFIELD is characterised by the water race and rock lined pond. Open style fencing is used on the boundary with the entrance having a high level of amenity. There are no waterways in the Plan Change area.



A | PHOTO LOCATION



B | EXISTING VIEW



A | PHOTO LOCATION

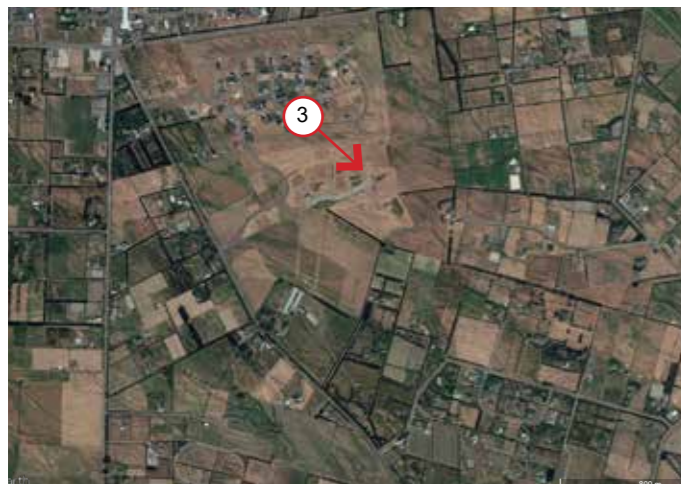


B | EXISTING VIEW

2018\_005 - LANDSCAPE AND VISUAL IMPACT ASSESSMENT FIGURES

② **VIEW SOUTH** FROM THE INTERSECTION OF BAREWOOD GROVE AND SILVER PEAKS DRIVE

Date of Photo: 1:36 PM JANUARY 24 2018  
 Eye Height: 1.7Metres  
 Camera: FUJI FINEPIX 5600  
 Focal Length (35mm Equivalent): 38mm



A | PHOTO LOCATION



B | EXISTING VIEW



A | PHOTO LOCATION



B | EXISTING VIEW



A | PHOTO LOCATION



B | EXISTING VIEW



## LEGEND

**MM1**

### **OPEN STYLE FENCING ADJACENT TO THE PYLON / ECOLOGICAL CORRIDOR**

For new residential properties backing on the pylon/ ecological corridor, fencing should be of an open character (post and rail, post and wire, pool fencing or similar) and not be higher than 1.2m in height. Hedge planting is acceptable.

**MM2**

### **OPEN STYLE FENCING ADJACENT TO RESERVES**

Close board timber fences can have an adverse effect on the amenity of residential developments and the sense of space, particularly as lot sizes decrease and the distance between fences is less. Solid fences can also have a negative effect on the character and safety of public reserves by limiting the potential for passive surveillance from adjoining properties. The use of post and rail fencing has been successful in earlier stages of Wilfield and it is anticipated this will continue into this stage.

**MM3**

### **SCREEN PLANTING ALONG THE EASTERN BOUNDARY**

To mitigate potential effects on adjoining rural properties to the east from being able to see more houses, it is suggested a single row of trees is planted along the boundary. Fast growing species such as Cupressus leylandii 'ferndown' or similar are suggested which will achieve a substantial screen without creating adverse shading conditions for future

**MM4**

### **PEDESTRIAN LINK FROM SILVER PEAKS**

A pedestrian link is created on the eastern end of the development to provide access into the pylon / ecological corridor as well as reducing walking distances between future dwelling, improving connectivity through Wilfield.

**MM5**

### **LOW DENSITY BUFFER**

Using lower density lots on the eastern edge of the development adjacent to existing rural land with assist with reducing 'urban-like' effects onto the open character of the adjoining properties.



A | PLAN SHOWING PROPOSED MITIGATION MEASURES  
1:5000 @ A3