



Appendix C

Landscape and Visual Effects Assessment



WILFIELD PLAN CHANGE – PROVISION OF SMALLER LOTS

GW WILFIELD LTD

Landscape and Visual Impact Assessment

Project No. 2020_079 | C

WILFIELD PLAN CHANGE

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1. INTRODUCTION AND PROPOSAL

DCM Urban has been commissioned by GW Wilfield to prepare a Landscape and Visual Impact Assessment for a proposed Plan Change to provide a greater area of residential development at Wilfield, West Melton. The proposal seeks to create a new zone as an extension of the WM South Zone. The proposal, covering an area of 32.7ha, is located within the Inner Plains zone respectively of the Selwyn District, and is an extension of the existing residential area.

The immediate adjoining area is typified by large lot residential and rural-residential developments with a high level of stewardship. The Living 2 zone currently allows for subdivision with an average lot size of 5,000m². The Living 2A zone allows for a maximum of 10 lots with a minimum lot size of 1Ha.

The proposal seeks to rezone the Plan Change area from Inners Plains 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 ² and maximum lot area of 3000m ² (Appendix 20A)
<u>Living WM South</u>	<u>Minimum lot area of 1100m² and maximum lot area of 3000m² (Appendix 20)</u>
Living WM <u>North and South</u> Low Density	Minimum lot area of 3000m ² and maximum lot area of 5000m ² (Appendix 20A, <u>Appendix 20</u>)

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 ²	30%
1200-1800m ²	25%
1800m ² +	lesser of 20% or 500m ² minus 36m ²

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.

2.2 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)² 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.

2.3 VISUAL ASSESSMENT METHODOLOGY

In response to section 7(c) of the RMA³, 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

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

³ 7(c) The maintenance and enhancement of amenity values.

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 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 180m² to 260m², 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 Outline Development Plan area) is on the southern side of West Coast Road with access from Weedons Ross Road. The ODP area is undeveloped and located to the south of existing Wilfield development, within the Inner Plains zone in the District Plan.

The southern section of Wilfield, being the identified ODP area, is substantially undeveloped. On the northern boundary of the identified ODP area, within the zoned Living 2 and 2A, there are several houses and roading infrastructure present. There is little vegetation of note within the area. There is one pine shelter belt, estimated to be 7m in height, located along the eastern boundary of the site. On the western boundary, along Weedons Ross Road, is a small cluster of exotic trees. The rest of the site is devoid of any vegetation of substance. The site is flat with an open rural-residential 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, with the Plan Change area viewed as a natural extension of the Wilfield development. The proposed low density residential development promoted in the plan change will only have a Moderate magnitude of change on the Inner Plains rural character. While the increase in dwellings may seem large, the proposed lots sizes are appropriate for the 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 3,000m²) along the eastern boundary, adjoining rural paddocks, to provide a buffer between higher density areas and existing farm land.

There is minor loss of significant vegetation or changes to topographical features resulting from the proposal. The greatest changes will be the potential loss of open character with more dwellings/buildings, road infrastructure 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 and more rural-like. 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

NATIONAL POLICY STATION – URBAN DEVELOPMENT

Policy 8: Local authority decisions affecting urban environments are responsive to plan changes that would add significantly to development capacity and contribute to well-functioning urban environments, even if the development capacity is:

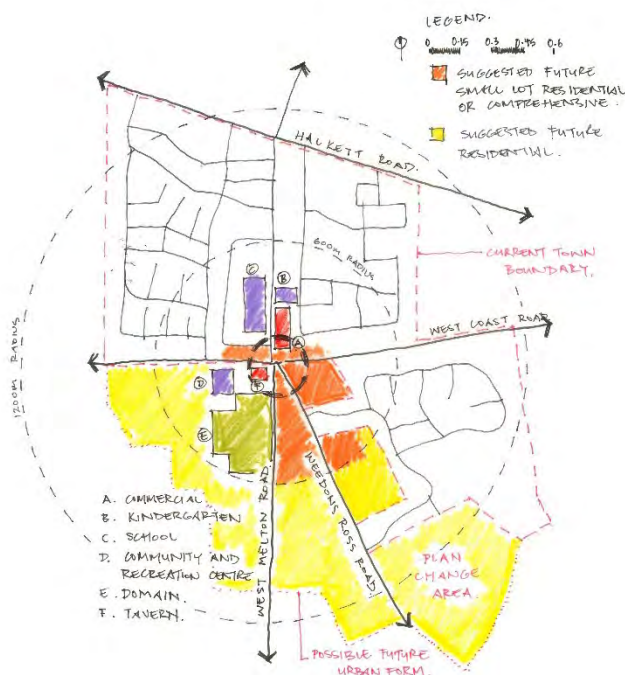
- a. unanticipated by RMA planning documents; or*
- b. out-of-sequence with planned land release.*

The Plan change area is considered a natural extension of the Wilfields development in West Melton, being of an anticipated density for residential dwellings on the edge of the existing settlement. While the proposed density is relatively low, I consider it appropriate for its setting on the edge of the township. I consider that the Plan Change area is a in-sequence development adding to development capacity in West Melton, but at an appropriate level.

As a point of comparison, I would expect the land on the corner of West Coast Road (SH73) and Weedons Ross Road (708 Weedons Ross Road) to be suitable for more intensive development, potentially with the development of Small Lot Residential or Comprehensive residential (Medium density). This site is within 400m of the main commercial area, the Community and Recreation Centre, West Melton Tavern and West Melton Domain. This site, being approximately 5.5Ha in area, would allow for potentially 150 homes adding significantly to local development capacity.

The illustration below shows how, from an urban form perspective, West Melton could develop in the future. At present the township is weighted on the northern side of West Coast Road but with several township amenities on the southern side including the Community and Recreation building, the Domain, and the Tavern it is possible future urban development will be located to the south. West Melton currently does not have any medium density development, typically being low-density residential and large-lot residential development. With pressure to provide additional housing, it maybe likely that lots closer to the town centre intensify, with lower density residential provided to the south. The proposed Plan Change, although approximately 1km (12minute walk) from the town centre (West Coast Road), is considered within an acceptable radius from an urban form perspective.

A conceptual sketch showing the proposed Plan Change in relationship to existing town amenities and potential future urban growth.



SELWYN DISTRICT PLAN

The proposed ODP Plan Change covers existing 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 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.*

The removal of some existing trees or bush is negligible, with no natural features of significance on the site adversely effected. The neighbourhood park is one aspect in a larger green network which links through to Wilfield Reserve. The green network 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

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 from Silver Peaks Drive and Ridgeland Way. Views from public areas to the south and to the east of the proposal are screened due to existing vegetation and shelterbelts on private properties. For this reason, viewpoints from these locations have not been selected.

The series of key viewpoints were selected to show a representative sample of the likely visual effects which could result from the proposal. 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 east from 623 Weedons Ross Road
2. View south from 1 Ridgeland Way
3. View east from 585 Weedons Ross Rad
4. View north from 557 Weedons Ross 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 east from 623 Weedons Ross Road	Residents at 623 and 611 Weedons Ross Road and 91 Kingsdowne Road	50m	Open	Views from this location are currently open and look directly to the Plan Change area. Views are visible across the site in all directions, with established trees and shelter belts visible in the background. Existing development in Wilfield is visible to the north, with open views maintained through post and rail fencing.	High	Moderate	More than minor	The properties will have open views of the new dwellings, associated landscaping, and boundary fences of the Plan Change area. With existing Wilfield development visible to the left of this view, the greatest effects would be the loss of open character shown beyond this. By limiting close board fences, an open character can be maintained /created to reduce adverse effects to Minor.	MM1	Minor
2. View south from 1 Ridgeland Way	Existing and future residents of Ridgeland Way	50m	Open	Open views are currently available from existing properties along Ridgeland Way. Views of the ODP area are visible across undeveloped residential lots and from developed residential housing. The current outlook is rural in character and the character has been maintained with the use of post and rail fencing on public land.	High	Low	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). Changes will be less than minor after existing development is complete, as the ODP area will be an extension.	MM1	Less than Minor
3. View east from 585 Weedons Ross Road	Residents at 585 and 581 Weedons Ross Road	50m	Open/Partial	Open and partial views are currently available looking across the Inner Plains Zone towards existing Wilfield development. Currently, some views of the ODP area are screened by a cluster of mature exotic trees. The view has a rural character with open fields, while some dwellings and shelter belts are visible in the far background.	High	Moderate	More than minor	The visibility and increase in number of dwellings will alter the character of the area for the surrounding residents, changing from an open rural area to one more urban in character. An open character can be somewhat maintained through limiting the use of close board fences alongside the inclusion of landscaping and post and rail fencing.	MM1	Minor
4. View north from 557 Weedons Ross Road	Residents at 557 Weedons Ross Road	50m	Open	Views from this location are currently open and are framed to the right by an existing shelter belt. The current view is rural in character. Established mature trees and shelter belts are visible in the background. Structures are visible in the background, primarily large farm storage sheds.	High	Moderate	More than Minor	The residents will be able to see an increase in residential dwellings. Views will become more urban in character and open character will be reduced. Development controls on fencing will assist in retaining some open character, reducing the effects of development on the residents.	MM1	Minor

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 of 623-557 Weedons Ross Road. Open and full views of the site are available. The open style fencing will assist in retaining a degree of openness, noting that residents could as of right plant boundary hedges (majority of which already exist), which would fully screen the development from within their property. It is proposed to mitigate potential effects on amenity by establishing a shelter belt along the south east boundary (MM3), as well placing lower density development on the south east edge of the zone (MM5).

The adverse effects on openness for residents along Ridgeland Way can be successfully mitigated using post and rail fences and avoiding the installation of close board fencing where possible. The proposed development will be similar to the existing residential development in which the residents live. With the successful implementation of mitigation measures, the effects on these residents is seen to be less than minor.

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 RESERVES AND BOUNDARIES

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.

MM2 SCREEN PLANTING ALONG THE SOUTH EAST 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 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.

MM3 PEDESTRIAN LINK

A pedestrian link is created through the development to provide direct access into the neighborhood park and existing green corridor through Wilfield. This

improves the connectivity of Wilfield, connecting the existing and future development.

MM4

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.

7. CONCLUSIONS

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

- In terms of landscape character, the change in character is considered to be one of landuse intensity with the area already exhibiting a rural-residential character. The degree of openness will be less with residential dwellings establishing. 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. The difference is considered Minor in terms of Landscape Character. The plan change area will be viewed as an extension of Wilfield residential development and not as a standalone settlement.
- The proposal is not considered to have any effects on Natural Character.
- In terms of Landscape Values, the proposal is zoned as Inner Plains, the Landscape Value is to be maintained with the inclusion of low-density housing where the development adjoins rural land. The effects on Landscape Values are considered Minor and the proposal is considered consistent with the National Policy Statement for Urban Development.
- In terms of visual amenity, the most affected parties are the residents between 557 and 623 Weedons Ross Road, with residual Minor effects following the implementation of the proposed mitigation measures. The effects on the residents of Ridgeland Way are considered Minor due to the increased density of the development surrounding them, reducing to Less than Minor with the implementation of the proposed mitigation measures. Adverse effects on openness can be successfully mitigated using post and rail fences and avoiding the installation of close board fencing on reserve boundaries.

David Compton-Moen



APPENDIX ONE - LANDSCAPE AND VISUAL IMPACT ASSESSMENT FIGURES

WILFIELD PLAN CHANGE, WEST MELTON
FOR GW WILFIELD LTD.

07 October 2020
Project no. 2020_079
REVISION B



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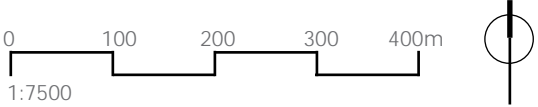
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Christchurch 8013

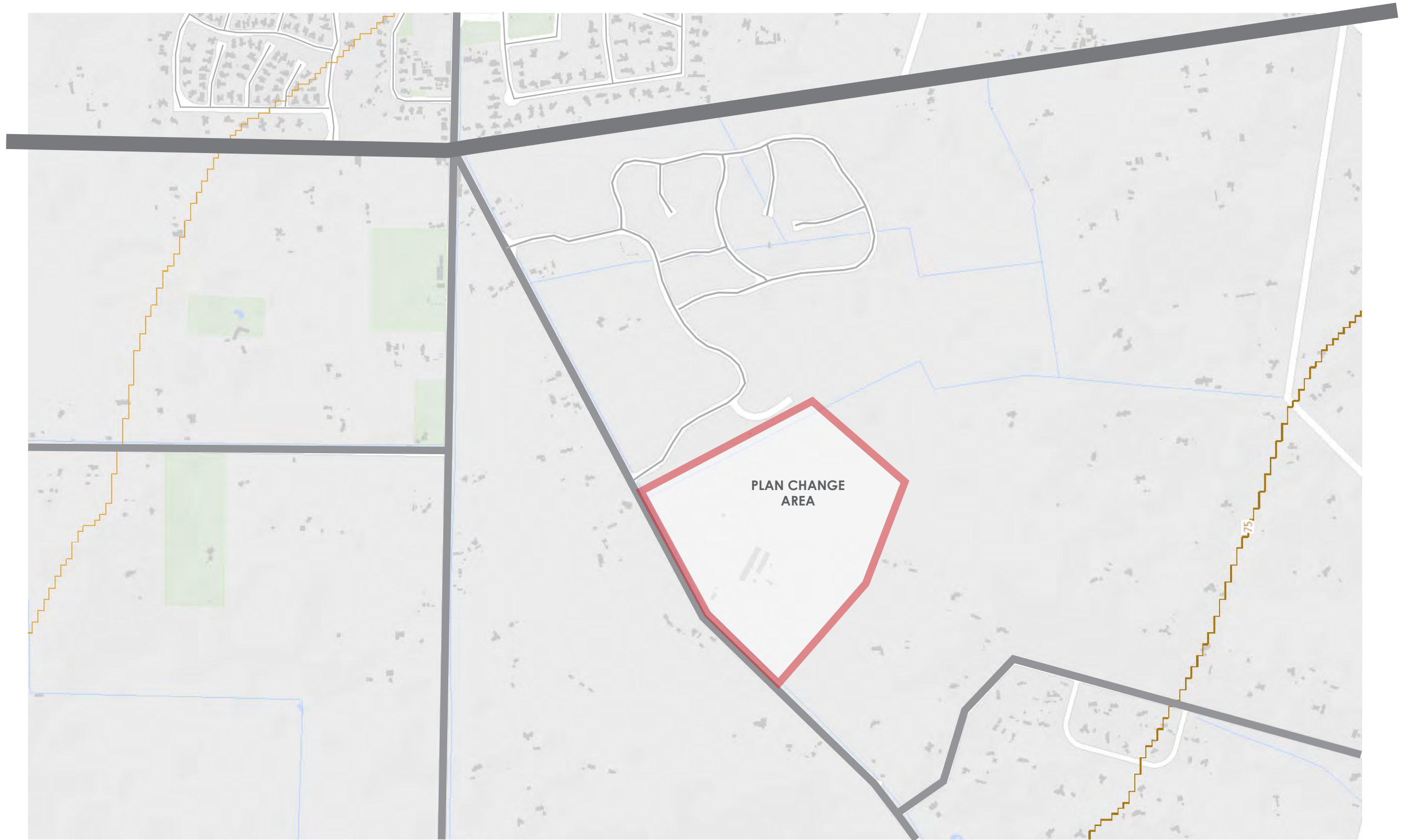
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A. AERIAL PHOTO SHOWING THE PLAN CHANGE AREA

Map / image source: Canterbury Maps





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Map / image source: Canterbury Maps

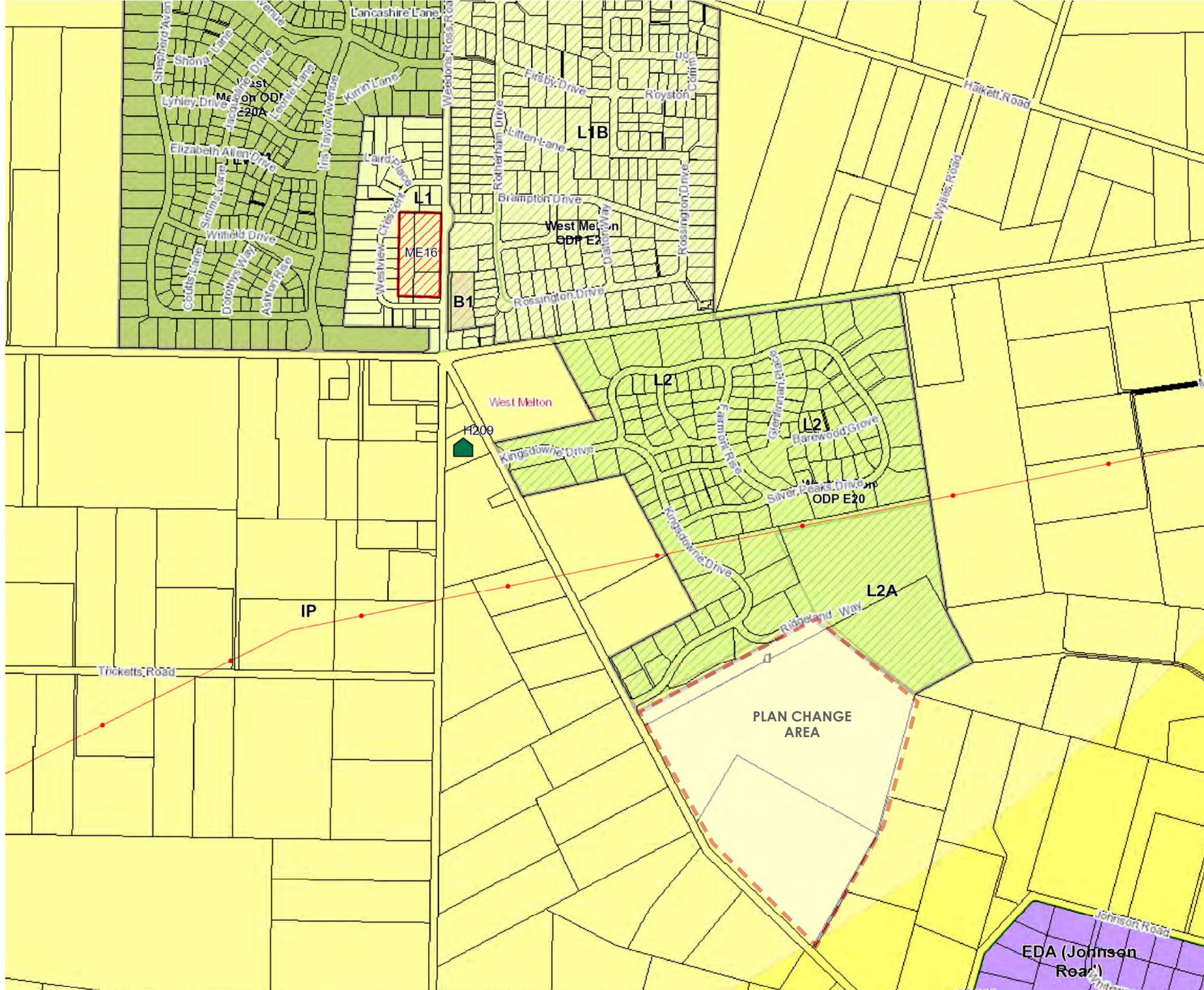
LANDSCAPE VISUAL IMPACT ASSESSMENT

CONTEXT - EXISTING TOPOGRAPHY

PLAN CHANGE - WILFIELD, WEST MELTON

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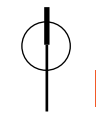


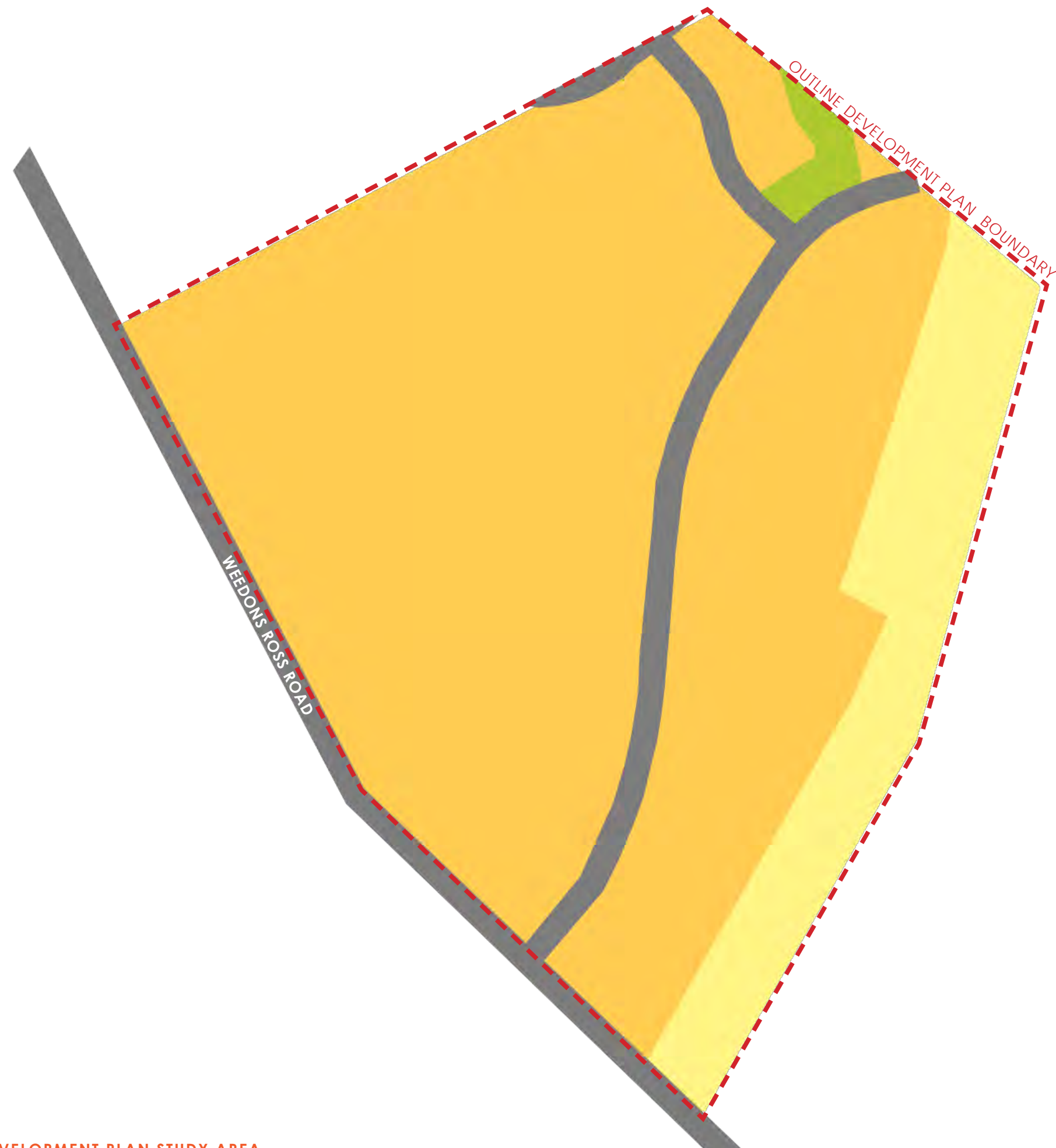
LEGEND

- Population center and locality labels
- Hydrographic feature labels
- Parks, forests, and reserves labels
- Road labels
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- Territorial Authority Boundaries
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- State highways outside Canterbury
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 - Rolleston ODP Area 1
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 - 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

A. DISTRICT PLAN MAP SHOWING PROPOSED SIGN LOCATION

Map / image source: Selwyn District Council





LEGEND

- LOW DENSITY
- MEDIUM DENSITY
- RESERVE

A. PLAN SHOWING THE OUTLINE DEVELOPMENT PLAN STUDY AREA

LANDSCAPE VISUAL IMPACT ASSESSMENT

PROPOSAL OUTLINE DEVELOPMENT PLAN

PLAN CHANGE - WILFIELD, WEST MELTON



LEGEND
VIEWPOINT LOCATIONS

- 1 VP1 - VIEW South East from 623 Weedons Ross Road
- 2 VP2 - VIEW South from 7 Ridgeland Way
- 3 VP3 - VIEW East from 585 Weedons Ross Road
- 4 VP4 - VIEW North from 557 Weedons Ross Road





EXISTING RESIDENTIAL DEVELOPMENT in Wilfield. Houses are typically single storey, 3-4 bedroom with double garages on lots ranging in size from 900m² to 5,000m²



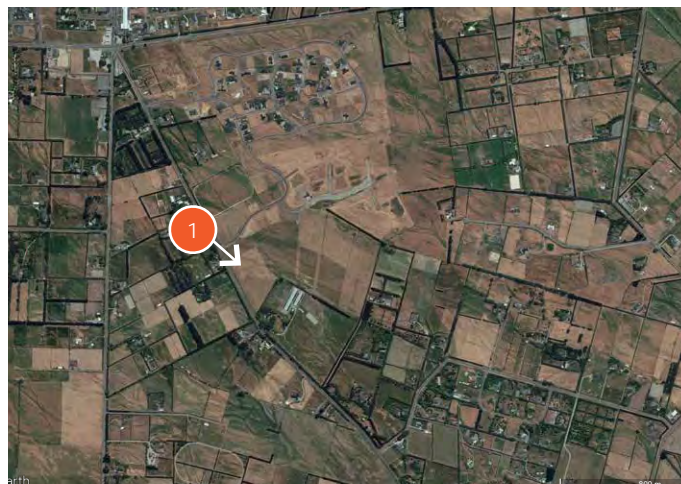
EXISTING OPEN STYLE FENCING in Winfield along the boundary where development adjoins open rural space or shares a boundary with Weedons Ross Road



PROVISION OF OPEN SPACE in Wilfield is high with a network of open spaces providing pedestrian connections through the development. Wilfield Reserve is within 600m of the Plan Change area neighbourhood park and will be easily accessible to future residents



THE OPEN CHARACTER of the Inner Plains zone where the existing southern boundary of Wilfield adjoins the Plan Change area. Existing development is defined by open style post and rail fencing



VIEWPOINT LOCATION



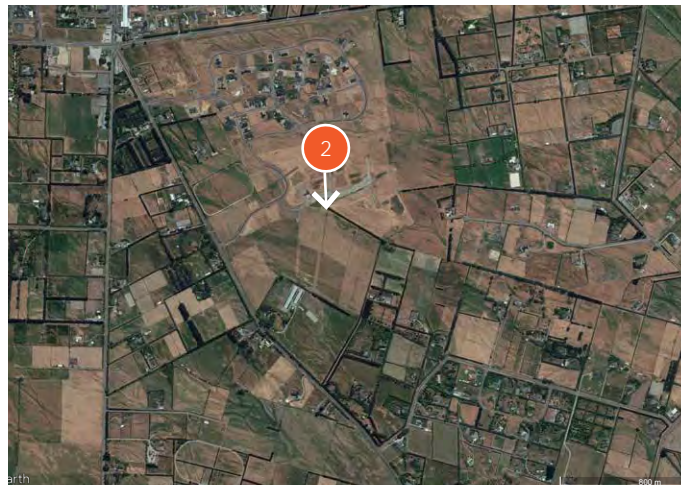
A. EXISTING VIEW

LANDSCAPE VISUAL IMPACT ASSESSMENT

1 VP1 - VIEW SOUTH EAST FROM 623 WEEDONS ROSS ROAD

PLAN CHANGE - WILFIELD, WEST MELTON

Date: 26th September 2020 at 7:15am
Height of 1.7 metres
43°31'56.82"S 172°22'33.41"E



VIEWPOINT LOCATION



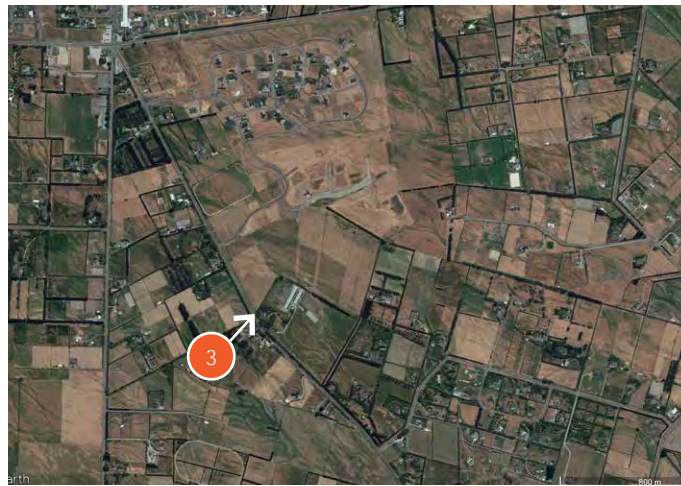
A. EXISTING VIEW

LANDSCAPE VISUAL IMPACT ASSESSMENT

2 VP2 - VIEW SOUTH FROM 1 RIDGELAND WAY

PLAN CHANGE - WILFIELD, WEST MELTON

Date: 26th September 2020 at 7:24am
Height of 1.7 metres
43°31'50.05"S 172°22'46.36"E



VIEWPOINT LOCATION



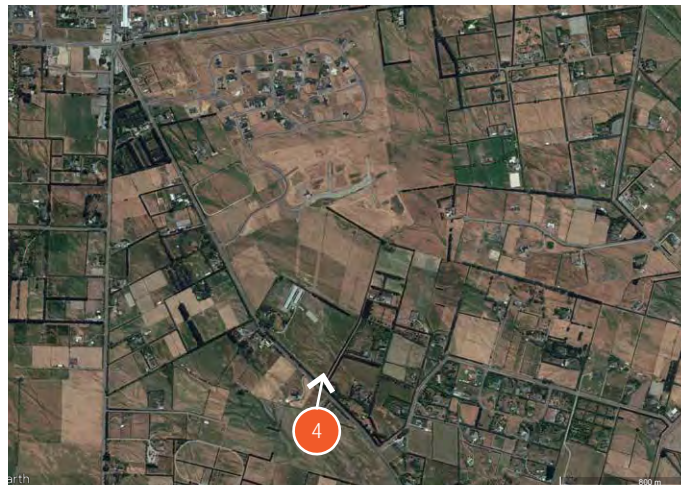
A. EXISTING VIEW

LANDSCAPE VISUAL IMPACT ASSESSMENT

3 VP3 - VIEW EAST FROM 585 WEEDONS ROSS ROAD

PLAN CHANGE - WILFIELD, WEST MELTON

Date: 26th September 2020 at 7:17am
Height of 1.7 metres
43°32'04.60"S 172°22'38.90"E



VIEWPOINT LOCATION



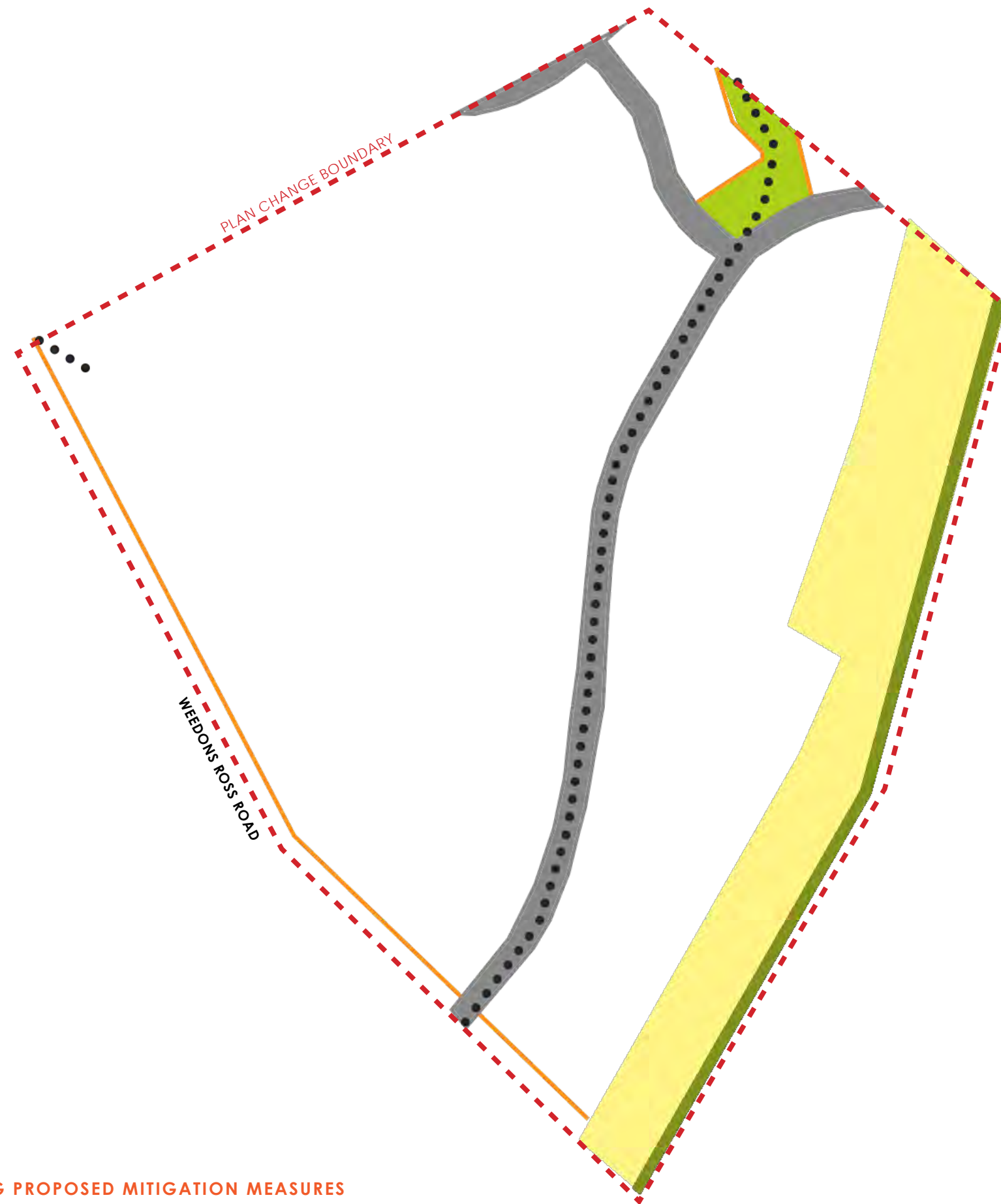
A. EXISTING VIEW

LANDSCAPE VISUAL IMPACT ASSESSMENT

4 VP4 - VIEW NORTH FROM 557 WEEDONS ROSS ROAD

PLAN CHANGE - WILFIELD, WEST MELTON

Date: 26th September 2020 at 7:20am
Height of 1.7 metres
43°32'14.86"S 172°22'51.69"E



LEGEND

MM1

OPEN STYLE FENCING ADJACENT TO RESERVES AND BOUNDARIES

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.

MM2

SCREEN PLANTING ALONG THE SOUTH EAST 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 residents.

MM3

PEDESTRIAN LINK

A pedestrian link is created through the development to provide direct access into the neighborhood park and existing green corridor through Wilfield. This improves the connectivity of Wilfield, connecting the existing and future development.

MM4

LOW DENSITY BUFFER

Using lower density lots on the south east 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

LANDSCAPE VISUAL IMPACT ASSESSMENT

MITIGATION MEASURES

PLAN CHANGE - WILFIELD, WEST MELTON

