WEST PREBBLETON PLAN CHANGE, PREBBLETON

DAVIE LOVELL-SMITH LIMITED

Urban Design, Landscape and Visual Impact Assessment

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WEST PREBBLETON PLAN CHANGE UDLVIA

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1. INTRODUCTION AND PROPOSAL

DCM Urban has been commissioned by Davie Lovell-Smith Limited to prepare an Urban Design, Landscape and Visual Impact Assessment for a proposed Plan Change to provide a greater area of residential development in West Prebbleton. The proposal seeks to rezone a block from Rural Inner Plains to Living Z as an extension of the existing settlement of Prebbleton. The proposal, covering an approximate area of 67.5047ha, is currently zoned Rural Inner Plains in the Operative Selwyn District Plan. The proposal seeks to establish an Outline Development Plan (ODP) as a Living Z Zone with a mix of densities. The ODP is shown on page 3 of the attached figures.

LANDUSE AND DENSITY – The Plan Change area seeks to achieve a yield of ~820 Residential lots, being a mix of Medium Residential and General Residential Density with a density of at least 12hh/ha.

MOVEMENT NETWORK – The Plan Change area is bordered by Trents, Shands, Hamptons and the Hill View residential subdivision. Two collector roads are proposed running through the development from south to north, supported by a series of Major Intermediate Roads which connect to the existing local road network, including extensions to Guilder and Guinea Drives. No new road connections are proposed onto Shands Road given its Arterial status.

GREEN NETWORK – Several small open spaces/reserves are scattered throughout the Plan Change area, creating a green network with all future residents within a 200m radius of a reserve. The ODP connects with the existing Farthing Drive reserve and playground.

BLUE NETWORK – Major and minor stormwater conveyance swales and treatment are shown on the ODP. There are no existing waterways within the block.

The proposal has also been assessed against the Urban Design outcomes sought under the Selwyn District Plan for Outline Development Plans in Prebbleton.

2. METHODOLOGY

2.1 INTRODUCTION

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.

The methodology is based on the Landscape Assessment and Sustainable Management 10.1, (NZILA Education Foundation), dated 2.11.2010 and Visual Assessment Best Practice Methodologies (Lisa Rimmer) dated 4.11.2007.

2.2 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.

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

2.3 LANDSCAPE VALUES

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

Where Planning Documents have 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) 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.

2.4 VISUAL ASSESSMENT METHODOLOGY

In response to section 7(c) of the RMA, 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. 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.[1]

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 highly sensitive. The attractiveness or otherwise of the outlook from their home will have a

[1] Reference: NZILA Education Foundation - Best Practice Guide – Landscape Assessment and Sustainable Management/ Best Practice Guide – Visual Simulations (2.11.2010)

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 may be 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 also depends on factors such as 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 and a greater sensitivity to those commuting. For example, walkers or horse riders in open country on a long-distance trip may be 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 effects during operation without mitigation and the residual effects after the implementation of the mitigation measures.

2.5 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.

Assessing the magnitude of change (from the proposal) is based on the NZILA Best Practice Guide – Landscape Assessment and Sustainable Management (02.11.10) with a seven-point scale, being:

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

In determining the extent of adverse effects. taking into account the sensitivity of the landscape or receptor combined with the Magnitude of Change proposed, 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 (based on the descriptions provided on the Quality Planning website):

- **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.

The following table assists with providing consistency between NZILA and RMA terms to determine where effects lie.

NZILA Rating	Extreme	Very High	High	Moderate			Low	Very Low	Negligible
				Moderate-High	Moderate	Moderate-Low			
RMA Effects Equivalent	Unacceptable	Significant		More than Minor		Minor	Less than Minor		Indiscernible

The NZILA rating of 'Moderate' has been divided into 3-levels as a 'Moderate' magnitude of change to always result in either 'More than Minor' or 'Minor' effects but maybe one or the other depending on site conditions, context, sensitivity or receiving character and its degree of change. Identification of potential mitigation or offsetting 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/or generate potentially beneficial long-term effects.

Prediction and assessment identification of the residual adverse effects after the implementation of the mitigation measures. Residual effects are considered to be five years after the implementation of the proposed mitigation measures, allowing for planting to get established but not to a mature level.

2.6 PHOTOGRAPHY METHODOLOGY

All photos are taken using a SONY A6000 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.

2.7 STATUTORY DOCUMENTS

Relevant statutory documents in terms of Landscape Values and Visual Amenity are referred to below are the Resource Management Act 1991, and the Selwyn District Plan.

2.7.1 Resource Management Act 1991

Section 6 of the RMA identifies matters of national importance:

> *"In achieving the purpose of this Act, all persons exercising functions and powers under it, it relation to managing the use, development, and protection of natural and physical resources, shall recognise and provide for the following matters of national importance:*

s.6 (a) *The preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use and development;*

s.6 (b) *The protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development;*

s.6 (c) *The protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna."*

Other matters are included under Section 7:

"In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall have particular regard to-

(c) *The maintenance and enhancement of amenity values."*

2.7.2 Selwyn District Plan

Under the Selwyn District Plan, the site is zoned Inner Plains Rural.

The Selwyn District Plan recognises Outstanding Natural Landscapes (ONL) and Visual Amenity Landscapes (VAL) but the proposal is not located in either an ONL or VAL. There are several policies in the Rural Objectives and Policies of the Selwyn District Plan which relate to Landscape Values and amenity which have been addressed in 3.3 below.

The Selwyn District Plan outlines several design principles, in line with the New Zealand Urban Design Protocol and accord with the Selwyn District Council Subdivision Design Guide (September 2009), for Outline Development Plans (ODP) in the Prebbleton Living Z zone.

3. ASSESSMENT OF EFFECTS

3.1 EXISTING SITE CHARACTER

The receiving environment of the Lower Canterbury Plains is characterised by large open paddocks, with boundaries often delineated by well-established shelter belts of exotic species and rural dwellings surrounded by large trees. The relatively flat landforms flow from the base of the Southern Alps to the Port Hills in an assortment of agricultural fields, criss-crossed with roadways and shelterbelts. The existing site is bound by Trents road to the north and Hamptons Road to the south, and by neighbouring rural properties to the west and south. To the east of the proposal lies the western edge of Prebbleton Township, where expansion, with a typical suburban character, increases the number of dwellings, hard surfaces, and infrastructure present in the landscape. The proposal is located on relatively flat topography, on a site which is typical of a rural property within the Canterbury Plains and includes shelterbelt plantings and structures associated with rural activity. Overall, the topographical attributes of the receiving environment are low with no defining features.

The existing land type of the Lower Canterbury Plains was acknowledged by Boffa Miskell in the Canterbury Regional Landscape Study Review (2010) as forming part of the L2 – Lower Plains Land Type. A landscape

formed from low angle coalescing outwash fans and associated low terraces of the major rivers that slice through the plains, comprising Pleistocene glacial outwash gravels and minor inland dune belts.

Vegetation types in the receiving environment are predominantly exotic species. Vegetation is used primarily for shelterbelts running along the paddock boundaries and includes species such as Pinus radiata, Cupressus macrocarpa, Populus nigra 'Italica' and Eucalyptus varying in height between 7 – 15m. The shelter belts are orientated to block the prevailing winds and are primarily located to delineate property boundaries, around existing dwellings and along parts of the roads. The majority of the site is open grass fields, which are disrupted occasionally by clusters of vegetation, water races, and infrastructure such as sheds and residential dwellings.

Indigenous vegetation has been identified in the Canterbury Regional Landscape Study as being reduced to small, isolated, and scattered remnants because of the large-scale land use changes seen throughout the plains. This has resulted in 0.5% of the plains supporting native vegetation. This is seen in the existing vegetation patterns found on site, comprising largely of exotic species, which have been used for their ability to fulfil a role as fast growing shelterbelts. This is typical of the rural setting surrounding the site. Overall, the vegetation cover in the area has a low sensitivity to change, given the high level of fast growing introduced exotic species.

In terms of sensory qualities, the flat open geometric fields are back dropped by the Southern Alps to the west and the Port Hills to the east. Expansive views are often possible, though are intermittently screened by large shelter belts and buildings at various locations. The infrastructure and shelter belts, though disrupting the continual views, have become integral to the rural aesthetic and identity. The natural characteristic of the environment is considered to be modified, with a rural character as opposed to a natural character. The land surrounding the proposed site mirrors the overall character of the region.

In terms of built form, dwellings and farm structures are common throughout the wider area. The scale, character, form, and materiality of these structures vary throughout the receiving environment. There are a number of existing dwellings along Trents Road and Hamptons Road which are lower density residential properties with relatively open rural character and are delineated by exotic plating and shelterbelts. While neighbouring subdivisions, such as Sterling Park and Hillview Estate, have typical suburban character with medium density housing and high amenity streetscapes. The proposal is approximately 1.2km to the south of Prebbleton Township and less than 50m from existing medium density suburban developments.

Overall, the receiving environment has a rural, semi-open character with various structures including dwellings, auxiliary structures, power lines and exotic vegetation clustered throughout the area, partially along paddock edges. Compared to the land to the south and west, the Plan Change area is more compartmentalised into smaller landscape units.

3.2 EFFECTS ON LANDSCAPE CHARACTER

Landscape character is the combination and composition of biophysical elements such as topography, vegetation, built form and sensory qualities perceived by humans. Landscape character is also spiritual, cultural, and social associations.

The character of the receiving environment is semi- open, rural and is used principally for agricultural purposes with a moderate degree of compartmentalisation. The proposed development modifies the landscape from one that is semi-open and agricultural in character to one that is denser and more suburban in nature, where infrastructure and amenities are more concentrated. Aspects of rural character can and will be maintained through the mitigation of fencing types/position and landscape planting. The character of existing housing is typically single storey detached dwellings, which the proposal intends to continue, albeit at a higher density.

Natural character is highly modified, having been cleared for agricultural use. This is reflective in the lack of native vegetation present in the wider area. Existing amenity of the natural landscape is to be enhanced and retained through the planting and development of green and blue corridors through the proposal.

The network of green and blue enhances the amenity of the site and provides pedestrian/cyclist connections through the proposal and to adjoining developments. Limited access proposed from Shands Road into individual properties intends to retain the integrity of Shands Road and create a buffer between the existing rural landscape and proposed suburban development.

Overall, the character and land use of the area will shift from open and agriculturally focused to a more concentrated, high amenity development. Through mitigation measures, open character will be retained and enhanced, where possible.

3.3 EFFECTS ON URBAN AND LANDSCAPE VALUES

NATIONAL POLICY STATEMENT – 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 proposed plan change area is considered a natural extension of the existing residential development of Prebbleton. At the edge of existing residential settlement, the continuation of residential dwellings at a similar density is likely to be seen as an anticipated natural extension when compared to broader context. While the proposed density is relatively higher than the existing land use, the proposed plan change retains similar levels of density when compared to surrounding development and the receiving environment. It is considered appropriate for its setting on the edge of the township when considering the significant addition to development capacity that contributes to well-functioning urban environments. It is considered that the Plan Change area is an in-sequence development adding to development capacity of Prebbleton, while retaining a similar level to existing surrounding development.

SELWYN DISTRICT PLAN – TOWNSHIP VOLUME

The proposed plan change covers existing Rural Inner Plains zoned land. The Selwyn District Plan has identified Outstanding Natural Landscapes and Features. The ODP is not located within a Landscape of value. The Objectives and Policies which are considered relevant to this Plan Change from a Landscape perspective follow:

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 hierarchy, diversity of density, spatial layout, and existing and proposed green and blue networks to help retain the open and spacious rural character. The plan change provides a buffer of low density lots towards the boundary of the development to soften the transition into rural land from Shands Road. Existing Living Z at

Sterling Park naturally extends from Springs Road into the proposed development continuing the existing character while providing a higher density of living. ™

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 proposed plan change includes green corridors and pedestrian connections through the development to retain a high level of public amenity and connectivity through to existing development and into Prebbleton township. A variety of green spaces have been distributed throughout the proposed development helps provide amenity values attributed to a 'spacious character'. The use of large lot residential housing towards the boundary of the development further helps retain the spacious character by mitigating potential adverse effects of higher density development.

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.*

Several recreation reserves are one aspect of a larger green network which links through to surrounding development including Sterling Park. The network of green spaces is to be landscaped to a high level of amenity, ensuring an open character is maintained. This also allows a high level of natural surveillance over public spaces.

Policy B4.2.10

Ensure that new residential blocks are small in scale, easily navigable and convenient to public transport services and community infrastructure such as schools, shops, sports fields and medical facilities, particularly for pedestrians and cyclists.

The proposed plan change, though not displaying local roading, promotes the ability for residential blocks to have a north east – south west aspect and varying between 800 – 1200m. This provides block lengths that are small in scale to allow for walkability and easy navigation without overly relying on roading. The network of green spaces throughout the site also encourage a high degree of connectivity and permeability within and in/out of the proposal.

Policy B4.2.12

Ensure that subdivision designs encourage strong, positive connections between allotments and the street and other features, whilst avoiding rear allotments where practical.

Possible future connections to surrounding developments are included in the proposed plan change, helping to foster positive connections to existing development. High amenity spaces are located in areas of higher density development allowing for natural surveillance over public spaces. Allotments along Shands Road avoid access onto Shands Road by facing internally providing for a stronger relationship to internal streets.

Policy B4.3.2

In areas outside the Greater Christchurch area, require any land rezoned for new residential or business development to adjoin, along at least one boundary, an existing Living or Business zone in a township, except

that low density living environments need not adjoin a boundary provided they are located in a manner that achieves a compact township shape.

Policy B4.3.3

Avoid zoning patterns that leave land zoned Rural surrounded on three or more boundaries with land zoned Living or Business.

The proposed plan change adjoins existing Living and Business Zones to the north and east. The proposal does not leave rural zoned land with three or more boundaries against living or business zones.

Policy B4.3.64

Encourage land located to the east and west of the existing Living and Business zones, being those Living and Business zones that adjoin Springs Road, which is located as close as possible to the existing township centre as the first preferred areas to be rezoned for new residential development at Prebbleton, provided sites are available and appropriate for the proposed activity.

The proposed plan change is located to west of existing living zone adjoining Springs Road, building on the existing township network / footprint. The Plan Change is considered a continuation of existing residential development, as opposed to a standalone, isolated proposal.

Policy B4.3.65

Discourage further expansion of Prebbleton township north or south of the existing Living zone boundaries adjoining Springs Road.

The proposed plan change does not extend beyond the southern boundary of existing Living Zone which adjoins Springs Road, being located to the west of Prebbleton.

Policy B4.3.67

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

The proposed plan change avoids effects on the 'rural-urban' contrast between Prebbleton and Christchurch City by proposing new residential development to the south west of Prebbleton Township, naturally extending existing development and preserving the valued contrast as identified in the Regional Policy Statement.

It should be noted that the 'rural gap' between an industrial area of contrast of Christchurch City and Prebbleton is now only 500m in places, and of this space a large portion is occupied by the southern motorway. From a landscape perspective, the 'rural-urban' landscape contrast no longer exists.

SELWYN DISTRICT PLAN – LIVING Z (URBAN DESIGN)

Development that meets the District Plan policies, realises an overall increase in residential density, applies urban consolidation principles and assists in achieving a compact concentric settlement pattern for Prebbleton.

The proposed plan change encourages an increase in residential density, whilst localising development to naturally extend existing development. The proposal provides for a mix in living zones achieving an overall density of 12 households per hectare. By continuing existing development to the west of Springs Road, development is able to achieve a more compact centric settlement pattern around Prebbleton.

Provision for a range of section sizes and housing typologies to respond to the wider needs of the community, whilst achieving the prescribed minimum household densities and minimum average allotment sizes.

The Living Z zoning will allow for a variety of housing typologies within the proposal in order to achieve at least 12 households per hectare. The central medium density areas provided for development including comprehensive development with densities with a minimum average of 350m² and no minimum lot size and small lot (medium density) development with a minimum lot size of 400m² and average of 500m2. Low density development is to occur in the majority of the plan change area with densities at an average of 650m². On the boundary with Shands Road larger lots of a minimum of 1500m² are required by the ODP to enable houses to locate away from the road frontage thereby limiting the noise and amenity impacts of traffic along Shands Road. This combination of densities will enable development to be designed to respond to the level of existing and desired development in the surrounding community.

Subdivision layouts that integrate with adjoining neighbourhoods and incorporate existing land uses where appropriate. The wider context of the development area should influence the subdivision layout by protecting and enhancing cultural, ecological, heritage and Te Taumutu values and existing built features, such as amenity trees and water races.

The proposed subdivision layout will be developed in detail at a later stage, but the proposed ODP responds to existing access points within Sterling park, incorporating the proposal as a natural extension of this residential development. Both major and stormwater treatment systems have been incorporated within the wider design to inform both roading layout and green space dispersal. Existing water races are to be preserved where possible to inform and enhance the overall amenity of the proposal.

Layouts and urban design treatments that create a distinguishable sense of place, assist in enhancing the wider character and amenity of Prebbleton and deliver safe, vibrant and healthy living environments. Layouts should apply Crime Prevention through Environmental Design (CPTED) design principles.

By incorporating existing open spaces and connections into the overall layout of the proposal, the design aids in incorporating existing character and amenity of Prebbleton. A distributed network of green spaces helps provide for areas of recreation and custodianship to drive a sense of place within the proposed development.

Integrated and legible road hierarchy that supports safe and efficient connections and promotes walking and cycling. Road design and landscape treatments should contribute to the overall character of Prebbleton and assist in connecting residential development with open space reserves and other public assets and services within the township, such as the Domain, Primary School, Nature Park and the town centre.

A roading hierarchy has been produced as part of this plan change outlining existing arterial roads and proposed collector and intermediate roads within the site. The proposed roading hierarchy allows for defined entrances and exits within the subdivision and promotes lots within walkable dimensions. Wider connections to Prebbleton connect through existing greenspaces through Sterling Park and along Trents Roads which provide for possible walking and cycling connections into Prebbleton township.

Sustainable methods to treat and dispose of stormwater that protect groundwater resources and surface waterways (including springs, water/stock races) from contamination, while integrating with open space and reserves where appropriate.

A proposed blue water network allows for both major and minor stormwater areas, protecting ground water resources. These networks are interlaced through the green spaces and throughout the development, integrating them as part of the overall site design.

Installation of all the necessary infrastructure services within the ODP area, and the cost effective and efficient connection of those services to the wider network.

Necessary infrastructure is to be connected to the wider network in a cost effective and efficient manner.

SELWYN DISTRICT PLAN – RURAL VOLUME

Policy B4.1.1

Avoid residential density greater than 1 unit per 4 hectares in the Inner Plains outside the areas identified in Policies B4.1.3 to B4.1.6.

While the proposed plan change is not consistent with existing rural policy for the inner plains zone, the proposal aligns itself with the National Policy Statement on Urban Development 2020 by enabling people to live in an area of high demand within areas of other urban development. Additional housing supply would be achieved with a greater density of at least 12 households/hectare, responding to the changing needs and community of Prebbleton Township.

Policy B4.1.4(b)

Within the Greater Christchurch area covered by Chapter 6 to the Canterbury Regional Policy Statement, any new residential development at densities higher than those provided for in Policy B4.1.1 shall only be provided for in the Living 3 Zone in locations identified in the adopted Selwyn District Council Rural Residential Strategy 2014.

While the proposed plan change is not consistent with existing rural policy, the proposal aligns itself with the National Policy Statement on Urban Development 2020 by enabling people to live in an area of high demand within areas of other urban development. Additional housing would be supplied by achieving greater density of 12 households per hectare, responding to the changing needs and community of Prebbleton.

Policy B4.1.13

Encourage allotment boundaries to follow natural or physical features on the land, wherever practical.

Allowing for natural features within the development such as existing water races and overland flow paths to inform the boundaries of the development. Utilising reserve spaces and a wider green network helps provide sufficient space for allotment boundaries around these areas for restoration and recreation. By responding to the natural features of the landscape, the proposed plan change is able to maintain and enhance the amenity of the area for the community.

EFFECTS ON VISUAL AMENITY

The visual context of the receiving environment is considered to be a 1,000m offset from the edge of the proposed development. This distance has been used due to the receiving environment's flat topography, resulting in views from further away either not being possible or being indiscernible at distance. A 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 photos). 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 These were as follows:

1) View north west from 1 Guinea Drive
2) View north east from 232 Hamptons Road

3) View north east from 250 Hamptons Road

4) View south east from 301 Trents Road

5) View north west from 400 Trents 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 to the viewpoint and for a group of viewers. The viewpoint is a representative view, as close as possible to the view likely to be experienced from a private residence or property but obtained from a public location.

The following table outlines the potential visual effects each Visually Sensitive Receptor might receive. 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.

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 (from public location)	Sensitivity of VSR	Magnitude of Change	Description of Effects
1. View north west from 1 Guinea Drive	Residents of 1-10 Guinea Drive	<50m	Screened	The view from this point is of existing development within Prebbleton. Medium density housing frames the view on either side of the cul-de-sac road, with timber fencing and mature vegetation present in the background. Views of the proposal from this location are screened through existing development and established vegetation.	High	Negligible	The proposed plan change area is not visible from this location. Existing suburban development and mature vegetation screen all views of the proposal, resulting in effects anticipated to be indiscernible.
	Vehicle users along Guinea Drive				Low		
2. View north east from 232 Hamptons Road	Vehicle users along Hamptons Road	100m	Open	The existing view from this location has open sightlines over the proposed site. The views has a typically open character, consisting of open grass fields with open wire and pot fencing delineating boundaries. A water race is present in the foreground of the view, running alongside the road and under a private driveway visible. Exotic vegetation such as shelter belts and clusters of mature trees are present throughout the view, breaking into the skyline. Power lines are visible, running adjacent to Hamptons road on the right side of the view. The Port Hills are intermittently visible in the distance.	Low	Very Low	The proposed plan change area is openly visible. Fencing along the boundary of Hamptons Road will be managed to promote a more open character. The character of this view would change from more open and rural in nature to a more dense, suburban development. Current views of the Port Hills will remain. The proposed development will form the skyline. Effects are anticipated to be Less than minor as the development would appear as a natural extension of exiting development to the right of the view.
3. View north east from 250 Hamptons Road	Residents at 232 Hamptons Road	<50m	Open	The existing view from this location has open sightlines over the proposed site. The view has a typically open character, consisting mainly of open grass fields delineated by established shelterbelts and post and wire fencing. Exotic trees frame the view on either side, delineating the property from the roadside verge. The left side of the viewpoint has remaining stumps from mature trees being removed.	High	Low	The proposal, including stormwater management and green networks are openly visible from this view. While the development of dwellings reduces the open character of the landscape, the management of fencing along Hamptons Road boundary will retain aspects of openness. Development will form the skyline. The development of public green space and stormwater management corridors will promote a more open sense of character from this view. Effects are anticipated to be Less than minor.
	Vehicle users along Hamptons Road				Low		
4. View south east from 301 Trents Road	Vehicle users along Trents Road	<50m	Screened / Open	Views from this point look south down Trents Road and are dominated by mature, exotic vegetation which currently screens the proposal location. Faintly in the distance, the Port Hills are intermittently visible through small breaks in vegetation. Open post and wire fencing delineates properties either side of the road, with a small grass verge separating the fence and road.	Low	Low	From this view the proposed plan change area is openly visible. Where large lot residential is proposed along the boundary of the development, it is likely to act as a buffer between the existing rural landscape and more suburban development. The character of this view is likely to change from one rural in character to one that is denser and more suburban in nature. There is anticipated to be little change in open character of the site as it changes from screened views of vegetation to open views of suburban development, resulting in the effects of the proposal being Less than minor.
5. View north west from 400 Trents Road	Residents at 400 Trents Road	50 - 100m	Screened / Open	The existing view from this location has screened views of the proposed site. Mature trees frame either side of the view, running adjacent to Trents Road. To the left, boundaries are defined by open style post and rail fencing, while the right side is delineated by post and wire fencing. Power lines break into the skyline above the existing vegetation along the left side of the view. Large grass verges are visible between the road and property fencing.	High	Low	The proposal, including green open space, is openly visible from this view. While the development of dwellings reduces the open character of the landscape, the management of fencing along the Trents Road boundary will retain a sense of openness. Incorporating existing infrastructure along Trents Road into the development helps absorb the level of change. The character of the view would change from one more rural in nature to one more suburban. As the development would appear as an extension of existing development it is seen to have Less than minor effects.
	Vehicle users along Trents Road				Low		

3.4 SUMMARY OF EFFECTS ON VISUAL AMENITY

The likely visual effects are described above in the Assessment of Effects table.

The proposal would result in an overall change in visual amenity from a character which is semi-open and rural to one that is more developed and suburban in nature. The receiving environment will maintain a degree of openness through the inclusion of stormwater corridors and open green spaces throughout the site. Management of fencing and bulk and location o the development will also help create a sense of openness. The highest likely effects after mitigation will be experience by those residents closest to the proposal, along Hamptons Road and Trents Road. Though there is a change from rural to suburban, effects of the proposal are considered Less than Minor as the Plan Change will appear as an extension of the existing suburban pattern neighbouring the site. Views from existing suburban developments are predominantly screened through existing fencing and mature vegetation, resulting in Less than Minor to Negligible effects. Motorists have a temporary view of the development and are anticipated to expect change in landscape form rural to suburban character as they travel to/from Prebbleton Township. Effects for motorists are considered Less than Minor to Indiscernible.

Overall, the scale and bulk and location of the proposal would allow it to appear as a natural extension of existing development within Prebbleton, with the anticipated effects on visual amenity being Less than Minor.

4. MITIGATION MEASURES

The following mitigation measures are suggested to either avoid, remedy, or mitigate any potential effects on Urban Design, Landscape Character, Landscape Values and/or Visual Amenity from the proposed Plan Change:

MM1	Provide a diversity of house size and lot size to provide choice, with higher density development located close to high amenity and business areas. • This is provided for through the proposed location of Living X and Living Z zones and the corresponding provisions in the District Plan.
MM2	Create streets which have a high level of amenity, provide for different modal allocation, and allow for an efficient use of land by having a street hierarchy with different road reserve widths depending on their classification. Encourage the use of low impact design techniques including grass swales and detention basins • These considerations would be addressed through the detailed design and consenting of any subdivision proposal(s) within the plan change area.
MM3	Create a well-connected walking and cycling network which combines with the green / blue network and existing facilities connecting to key destinations (school, childcare, town centre), prioritising walking and cycling with a mix of on-road, separate, and off-road facilities to promote active transport modes • Key connections are identified on the ODP and may be supplemented through additional connections provided for at the time of subdivision consent.
MM4	Avoid direct vehicle access onto Shands Road for individual properties to allow for a high-

	quality landscape treatment along this corridor and minimize potential effects on this arterial road.
MM5	Provide a quantity of greenspace and facilities appropriate for the future population with green links extending through the plan change area and connecting with adjoining residential and rural areas. • This is provided for on the ODP.
MM6	Solid fencing should preferably be restricted to rear and side yards to retain an open character along streets and existing roads or at a minimum front boundary fencing will have restrictions. Side fencing should not extend forward of the front wall closest to the street of a house or would need to be limited in height. • This is a matter that would be incorporated into developer covenants that manage and implement specific design outcomes sought within the plan change area.

5. C O N C L U S I O N S

In terms of the National Policy Statement: Urban Development, Policy 8, the proposed Plan Change will add significant residential capacity with a proposed density of at least 12hh/Ha. This is higher than the recommended density in the Township objectives and policies for the Living Z zone, but is considered appropriate to meet the outcomes desired by the NPS:UD (2020). Any amenity effects on existing and future residents can be successfully mitigated through the proposed mitigation measures.

In terms of landscape character and values of the area, subject to the mitigation measures proposed, the proposal will result in an acceptable magnitude of change on the existing rural landscape character and values. The existing character of the Plan Change area is already highly modified with several large structures / buildings visible and a moderate level of compartmentalisation. The partially open character of the site will change to a character which is more compartmentalised into smaller units, but which can be partially mitigated through fencing controls and landscape planting to retain a high level of amenity.

In terms of visual amenity, the adjacent rural properties will experience a change in the openness of views across the space, noting that many of the adjoining properties and most of the Plan Change area is surrounded by well-established shelter belts and boundary plantings restricting views out and in. Adjoining suburban residential properties, current and future, overlooking the Plan Change area will have a mix of open, partial, and screened views of future development. Changes to experience by these residents are considered Very Low given the character of existing views and existing boundary treatment.