



APPENDIX ONE - URBAN DESIGN, LANDSCAPE AND VISUAL IMPACT ASSESSMENT FIGURES

WEST PREBBLETON PLAN CHANGE
FOR DAVIE LOVELL-SMITH LTD
7 DECEMBER 2020

REVISION C



WEST PREBBLETON PLAN CHANGE

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Client name: Davie Lovell-Smith

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C	7/12/2020	RFI Amendments	SB	DCM	



DCM URBAN DESIGN LIMITED

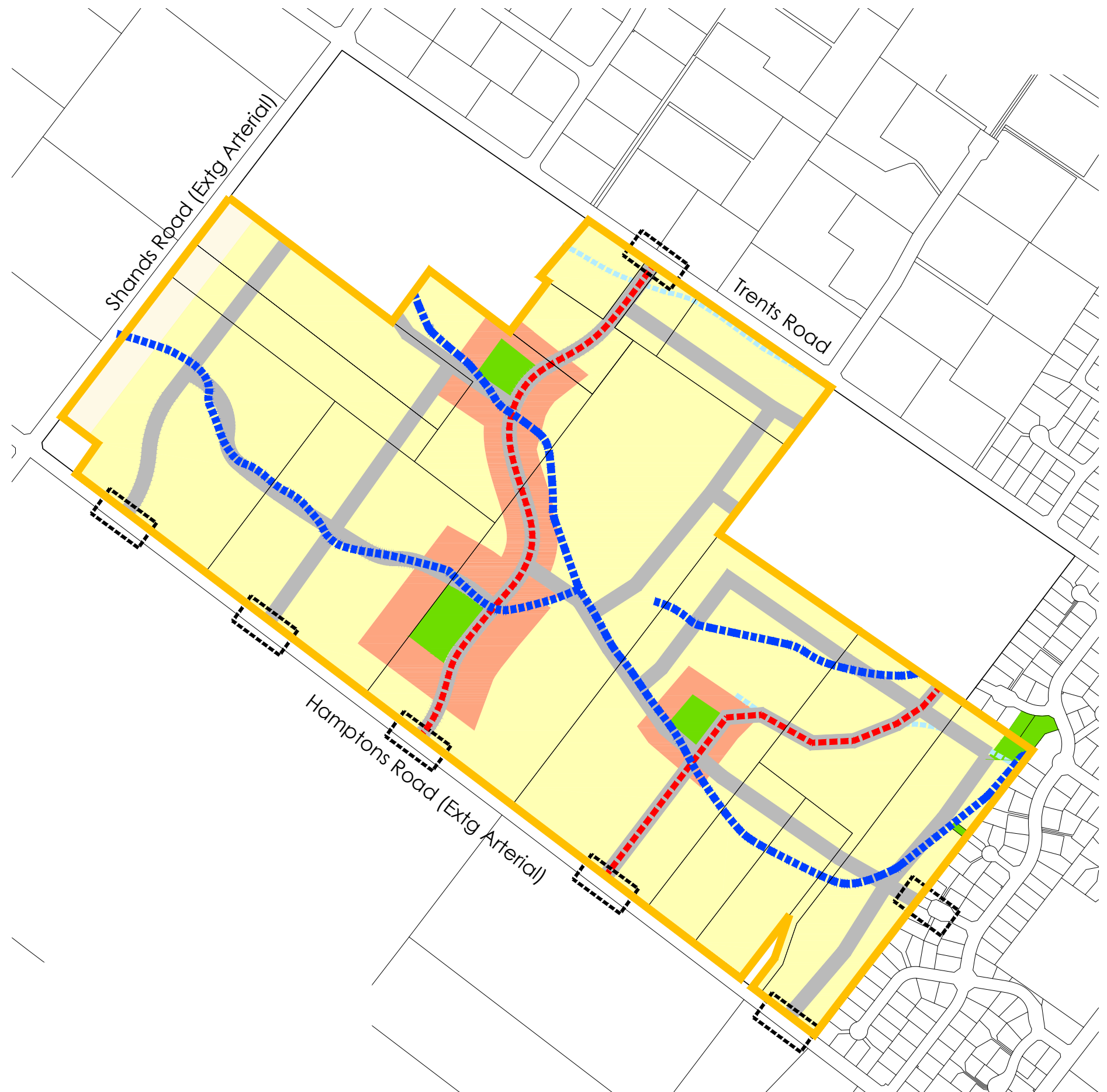
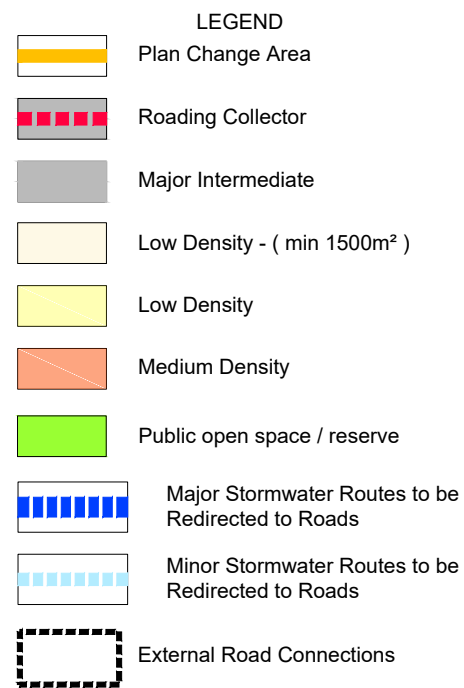
Level 3, 329 Durham Street North
Christchurch 8013

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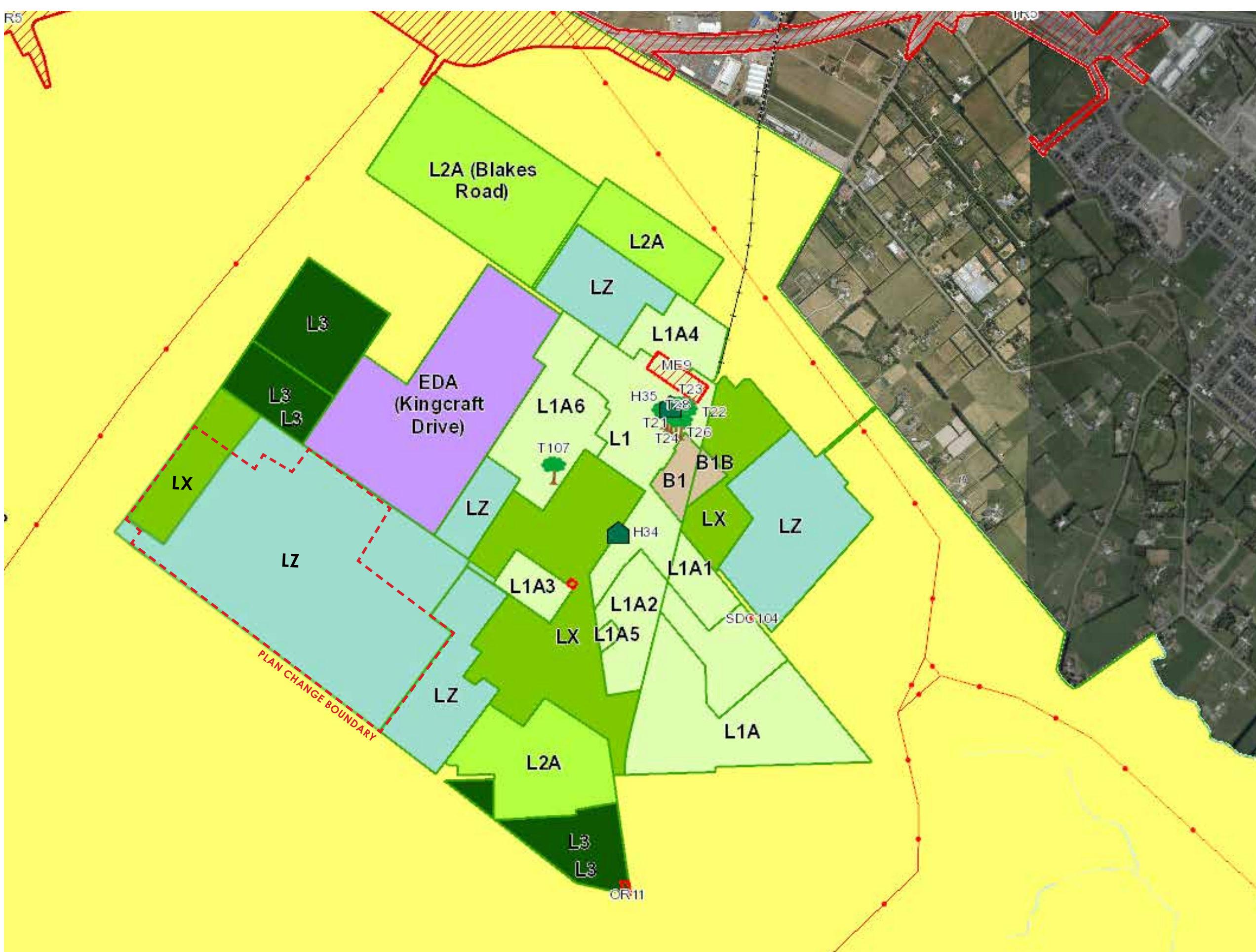


A. OUTLINE DEVELOPMENT PLAN

URBAN DESIGN, LANDSCAPE AND VISUAL IMPACT ASSESSMENT

PROPOSAL - OUTLINE DEVELOPMENT PLAN

WEST PREBBLETON PLAN CHANGE



LEGEND

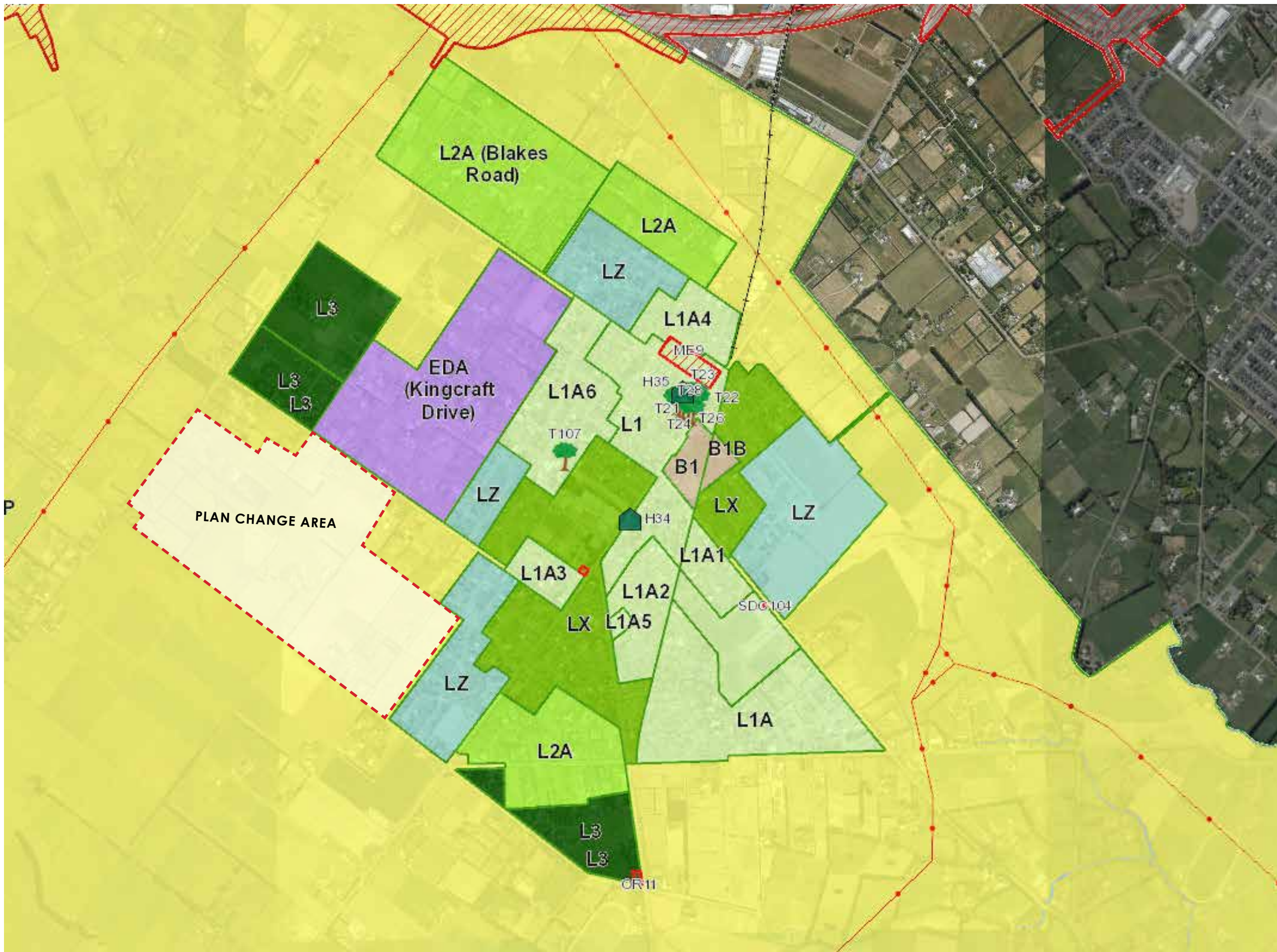
- Existing Development Area
- Living 1
- Living 2
- Living 3
- Living X
- Living Z
- Business 1
- Business 2
- Business 3
- Inner Plains
- Operative

Map / image source: Selwyn District Council

URBAN DESIGN, LANDSCAPE AND VISUAL IMPACT ASSESSMENT

PROPOSAL - DISTRICT PLAN ZONING

WEST PREBBLETON PLAN CHANGE



LEGEND

- Existing Development Area
- Living 1
- Living 2
- Living 3
- Living X
- Living Z
- Business 1
- Business 2
- Business 3
- Inner Plains
- Operative

Map / image source: Selwyn District Council



LEGEND

CHARACTER PHOTOS

- A Existing Vegetation
- B Open Space Network
- C High Amenity Areas
- D Residential Development

VIEWPOINT LOCATIONS

- 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

A. LOCATION MAP FOR CHARACTER PHOTOS AND KEY VIEWPOINTS

URBAN DESIGN, LANDSCAPE AND VISUAL IMPACT ASSESSMENT

CONTEXT - CHARACTER PHOTOS AND VIEWPOINT LOCATIONS

WEST PREBBLETON PLAN CHANGE



- A** Existing Vegetation - Within the Plan Change Area vegetation is primarily exotic and used for shelter belts, with clusters scattered through the wider site. Species such as Pine, Macrocarpa, Eucalyptus and Polar are common through the area.



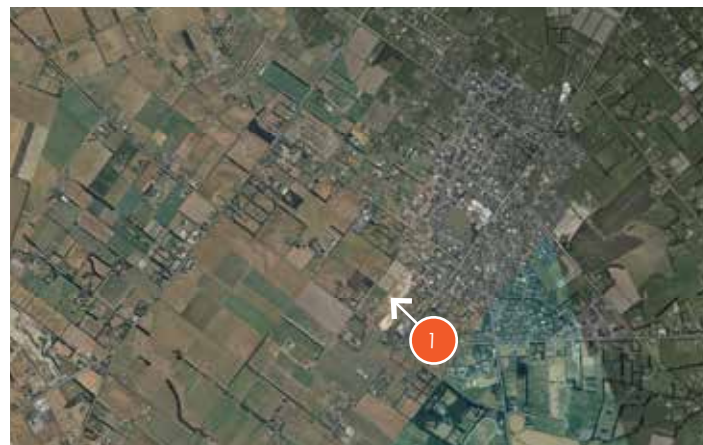
- B** Open Space Network - Existing subdivisions of Prebbleton have prominent networks of open spaces providing a green pedestrian connection through the existing development. The open nature of the network allows passive surveillance (CPTED) from adjoining houses.



- C** High Amenity Areas - A high level of amenity is achieved throughout the development with the existing road character. Open character is retained through the management of fencing and landscape planting of residential housing and the adjoining streets.



- D** Residential Development - Existing housing is predominantly single storey, 3-4 bedrooms with double garage on lots typically ranging from 600m² to 4000m². There are a variety of materials, colours and forms present throughout the development.



A. IMAGE LOCATION

APPROXIMATE PROPOSAL LOCATION



URBAN DESIGN, LANDSCAPE AND VISUAL IMPACT ASSESSMENT

VP1 - VIEW NORTH WEST FROM 1 GUINEA DRIVE

WEST PREBBLETON PLAN CHANGE

Image captured on Sony A6000
Focal length of 50mm
Date: 12th October 2020 at 10:44 am
Height of 1.7 metres
Photos merged in Photoshop CS to create panorama



A. IMAGE LOCATION

APPROXIMATE PROPOSAL LOCATION



URBAN DESIGN, LANDSCAPE AND VISUAL IMPACT ASSESSMENT

VP2 - VIEW NORTH EAST FROM 232 HAMPTONS ROAD

WEST PREBBLETON PLAN CHANGE

Image captured on Sony A6000
Focal length of 50mm
Date: 12th October 2020 at 10:38 am
Height of 1.7 metres
Photos merged in Photoshop CS to create panorama



A. IMAGE LOCATION

APPROXIMATE PROPOSAL LOCATION

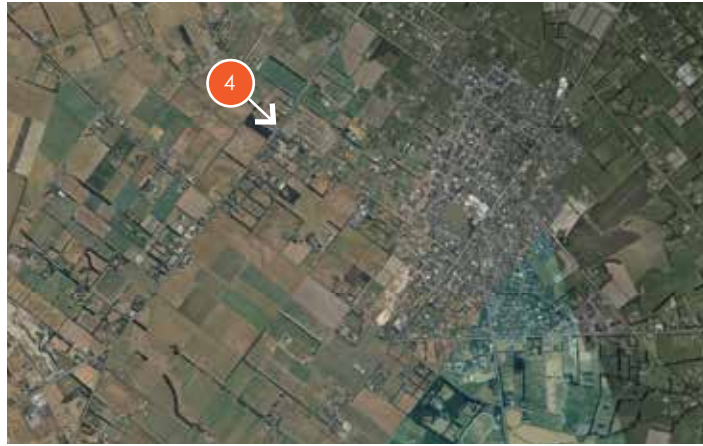


URBAN DESIGN, LANDSCAPE AND VISUAL IMPACT ASSESSMENT

VP3 - VIEW NORTH EAST FROM 250 HAMPTONS ROAD

WEST PREBBLETON PLAN CHANGE

Image captured on Sony A6000
Focal length of 50mm
Date: 12th October 2020 at 10:37 am
Height of 1.7 metres
Photos merged in Photoshop CS to create panorama



A. IMAGE LOCATION

APPROXIMATE PROPOSAL LOCATION

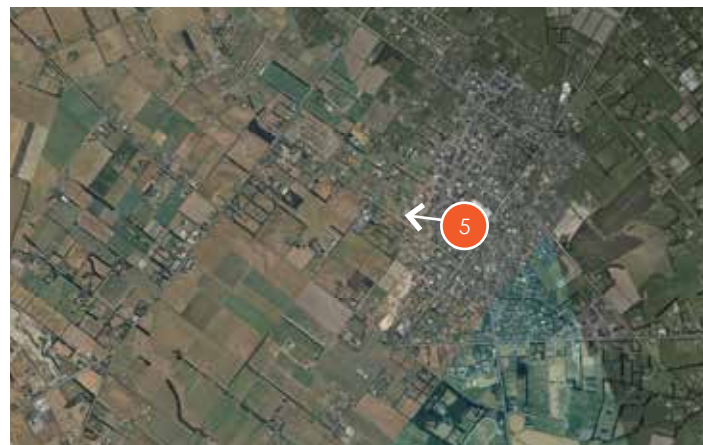


URBAN DESIGN, LANDSCAPE AND VISUAL IMPACT ASSESSMENT

VP4 - VIEW SOUTH EAST FROM 301 TRENTS ROAD

WEST PREBBLETON PLAN CHANGE

Image captured on Sony A6000
Focal length of 50mm
Date: 12th October 2020 at 10:31 am
Height of 1.7 metres
Photos merged in Photoshop CS to create panorama



A. IMAGE LOCATION

APPROXIMATE PROPOSAL LOCATION

