Appendix E

Landscape and Urban Design Assessment

LINCOLN SOUTH PLAN CHANGE

FOR ROLLESTON INDUSTRIAL DEVELOPMENTS LIMITED

28 OCTOBER 2020
PROJECT. 2020_113
REVISION D

LINCOLN SOUTH PLAN CHANGE - URBAN DESIGN STATEMENT

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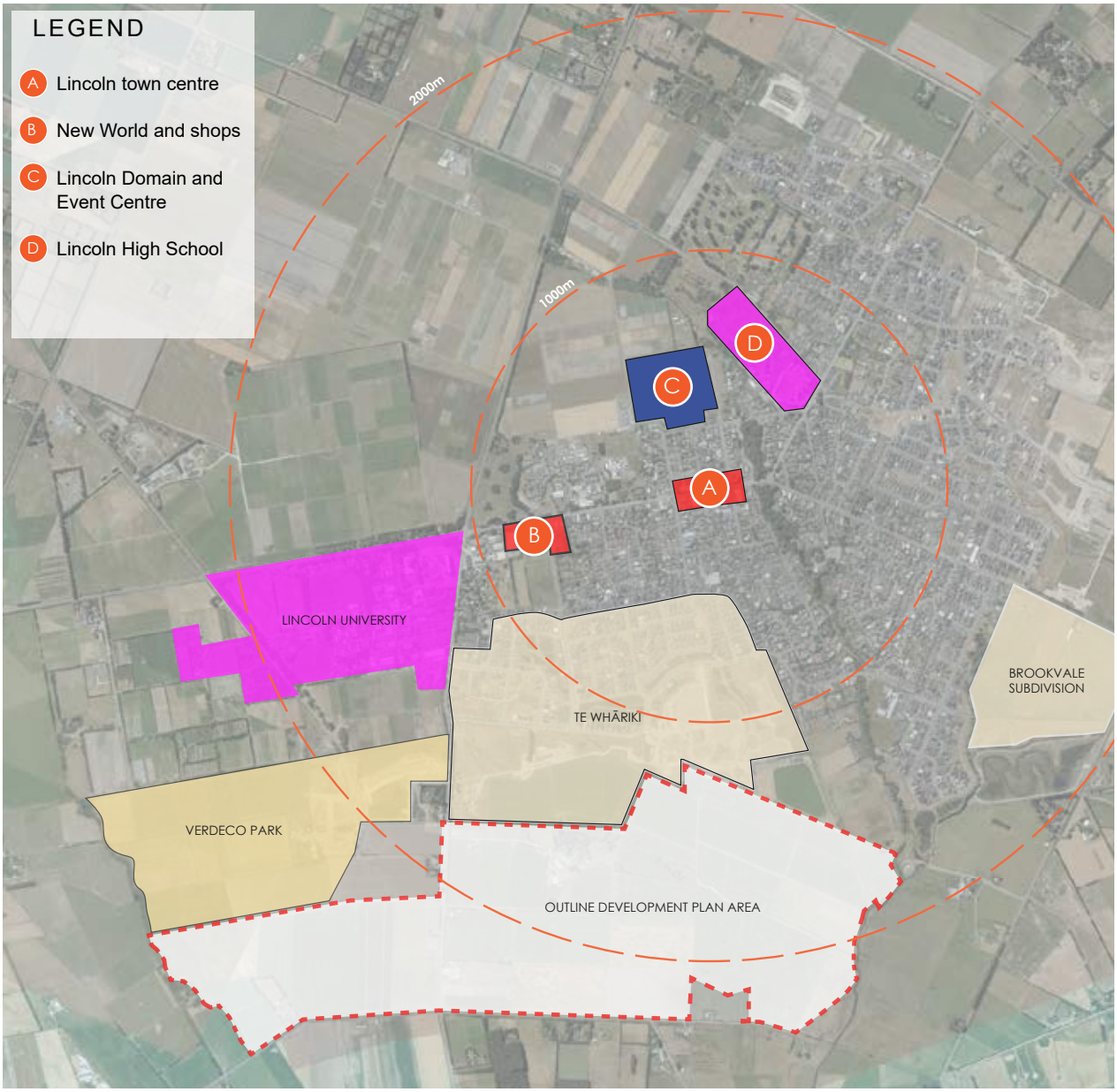
CONTENTS

INTRODUCTION

DCM Urban and Inovo Projects Limited have been commissioned by Rolleston Industrial Developments Limited to prepare an Urban Design Statement and Outline Development Plan (ODP) for approximately 186Ha area on the southern edge of the existing settlement. Input into this plan and statement has also been provided by:

- Mainland Surveying - Survey
- Novo Group Limited - Planning and Traffic
- E2 Environmental - Stormwater
- Coffey - Geotechnical and PSI



LOCATION MAP (nts)

LOCATION AND CONTEXT

Lincoln South Plan change site is approximately a 186ha area immediately to the south of Lincoln township, adjacent to the Te Whariki (Residential - Living Z) and Verdeco (Residential - Living Z, Living 3 and Business 2) developments, straddling either side of Springs Road. The site extends south to Collins Road. The land is currently zoned Rural – Outer Plains. Stage 4 of Te Whariki is currently under development, consisting of approximately 360 lots, typically ranging in size from 430-1000m^2. The development is supported by an extensive blue and green network running through the area, providing a mix of amenity and informal recreation values to current and future residents. Dwellings are typically single storey ranging in size from 150-220m^2, with a range of materials and forms.

The plan change site is typically flat, sloping down from northwest to southeast towards LI and the LII River. Vegetation and landcover is predominantly open grass paddocks with large vegetation restricted to internal and road boundaries. Shelter belts, including poplar and macrocarpa species, line Springs Road but otherwise the ODP is free of any significant vegetation with the exception of around the Homestead and Springs Creek. Springs Creek traverses the eastern half of the ODP before linking with the LII River.

CURRENT LINCOLN ODP'S - GROWTH AREAS

There are 8 Outline Development Plans currently in the Selwyn District Plan for Lincoln. Each ODP is at a different stage of development with a brief summary below:

ODP 1 – TE WHARIKI SUBDIVISION

Three stages of this subdivision have been completed and the fourth (final – 34.0ha with a net density of 10.6HH/ha) stage is currently under construction, due for completion next year. Stages 1-3 are mostly built out with only lots remaining in the final stage, being 360 lots with an average lot size of 647m^2.

ODP 2 – LIFFEY SPRINGS AND ARARIRA SPRINGS PRIMARY – TE PUNA O ARARIRA

The subdivision design is currently underway for Brookvale as an extension of the existing development of Liffey Springs, extending the township up to the intersection of Edward Street and Ellesmere Road. The development comprising of approximately 248 general residential lots and 40 medium density lots. All of the sites within Liffey Springs, west of the LII River have been, constructed.

ODP3 – ROSEMERRYN AND FLEMINGTON DEVELOPMENT

Stages 1-11 of Rosemerryn have been constructed and sold with Stages 13, 14 and 16 currently on the market. Eventually the development will extend out to Ellesmere Road with the development of Stages 15, 17-24. The residential development is supported by a small commercial development. Stages 1-5 of Flemington have been constructed and sold, with Stages 6-11 sold and awaiting construction, and Stage 12 currently on the market. The development is proposed to be supported by a small commercial development.

ODP 4 – BARTON FIELDS

In northern Lincoln and currently under construction.

ODP 5 - VERDECO

The residential area of this ODP is complete with the Business area yet to be established.

ODP 6 - 'VEGE BLOCK' MEDIUM DENSITY

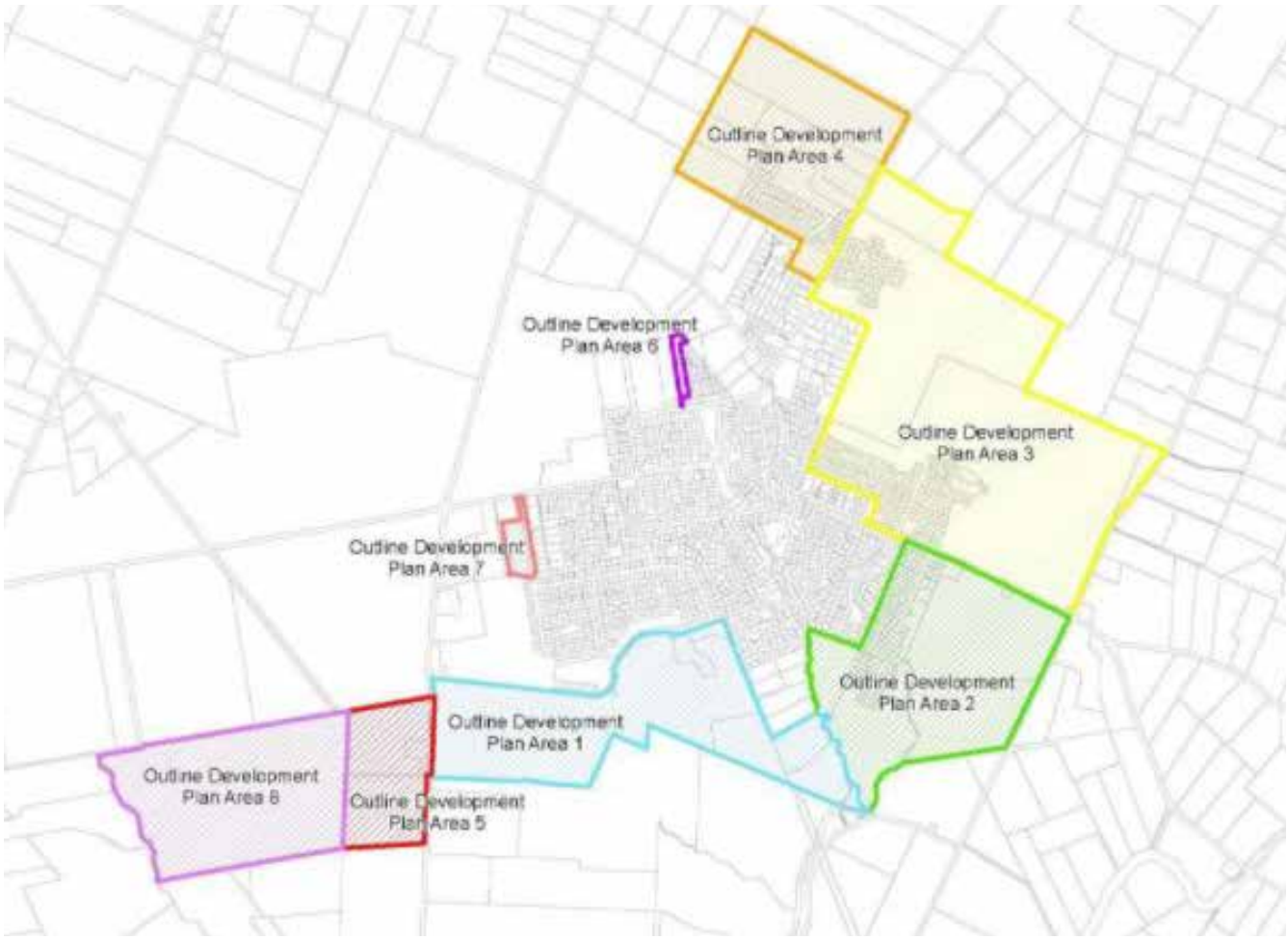
Is designed to achieve a density in excess of 15hh/Ha but is yet to be developed.

ODP 7 - VERNON DRIVE BUSINESS 3 TO LIVING Z ZONE

Is designed to achieve a density in excess of 20hh/Ha but is yet to be developed.

ODP 8 - VERDECO PARK

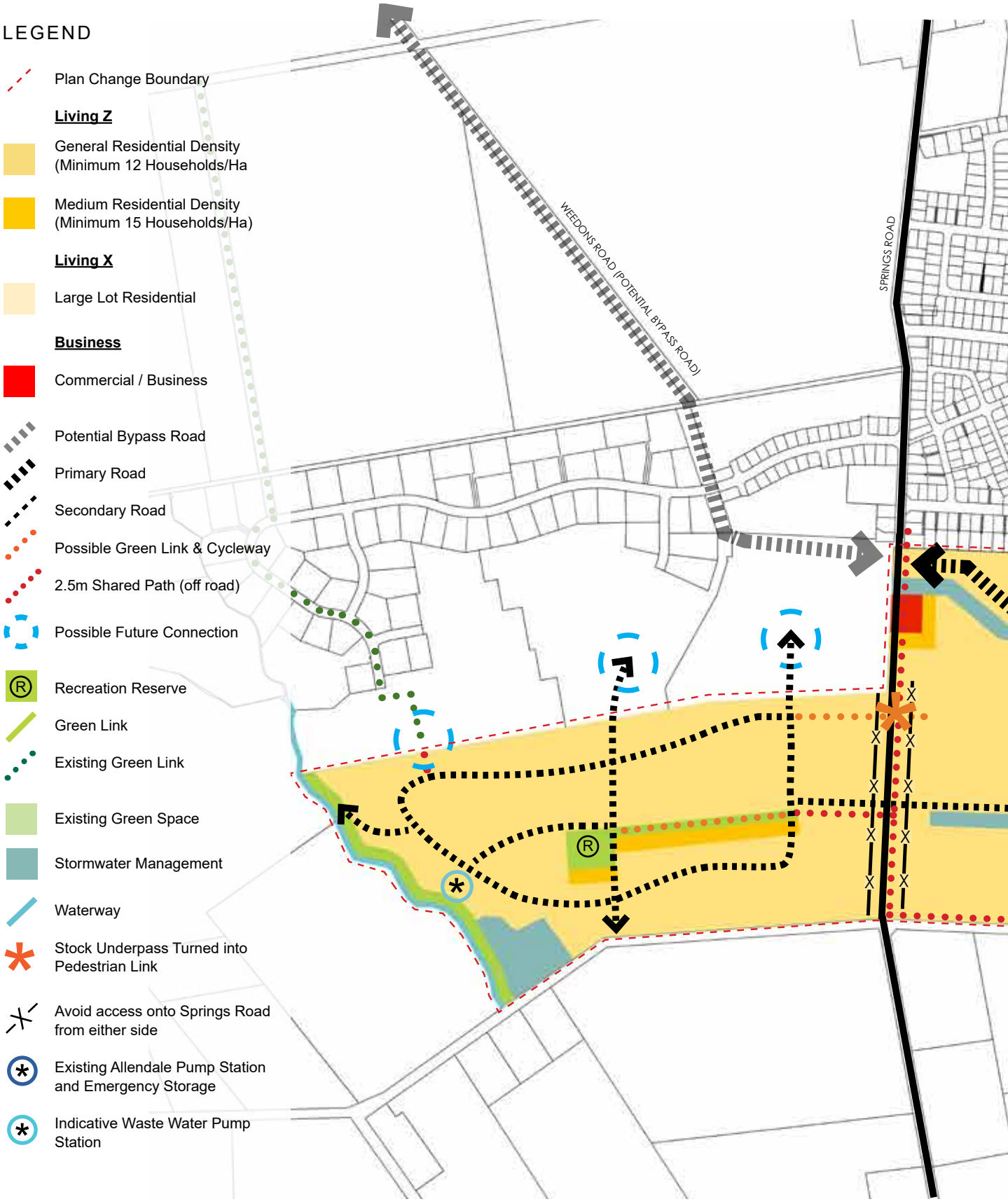
Comprises rural residential lots with a general approach of locating smaller lots (minimum of 3,000m^2) around the outside of the site. Currently under construction.



The image above was sourced from the Operative Selwyn District Plan, highlighting 8 current ODP areas in Lincoln. The majority of these ODP's are either built out, under construction or in the design phase.

CURRENT OPD MAP (source: eplan.selwyn.govt.nz)

OUTLINE DEVELOPMENT PLAN (ODP)




MOIRS LANE
SPRINGS CREEK
ELLESMERE ROAD
COLLINS ROAD

LANDUSE AND DENSITY

(CONTEXT, CHARACTER, CHOICE)

The ODP area is designed to achieve a minimum net density of 12 households per hectare with higher density residential units located within Medium density (15hh/Ha) areas adjacent to key open spaces and green corridors. Three residential densities are proposed within the ODP being Medium Density Small Lot; General Residential and Large Lot Residential. The aim is to create diversity and variety of housing typology without compromising lifestyle. The provision of smaller residential lot sizes are recognised as an important method to reduce sale prices and meet the demands of a greater proportion of the community, particularly first home buyers seeking a warm, energy efficient home that meets modern lifestyle needs. The density provides for a mix of dwelling types and lot sizes to cater to a wide range of the residential market. It allows for people of different ages and incomes to mix and create a diverse community, as well as for people to move within the development as their needs change.

LANDUSE	MINIMUM INDIVIDUAL LOT SIZE	AVERAGE LOT SIZE
Living X	2,000m^2	1,400m^2 (minimum)
Living Z - Low Density	500m^2	600m^2 (minimum)
Living Z - Medium Density (small lot)	400m^2	500m^2 (maximum)

The ODP adopts three zone types from the District Plan, being: Living Z, Living X and Business. The Living Z zone is a natural extension of the existing Te Whāriki and Verdeco developments. A small commercial area, or neighbourhood shops, is proposed at the intersection of Springs Road and the proposed primary road. This development will be designed to serve the new community with day to day products, with likely tenants being a dairy, takeaways and a café.

KEY ASPECTS

- Diversity of house size and lot size to provide choice
- Provision of higher density with higher amenity areas
- Retention and protection of the Homestead

LEGEND

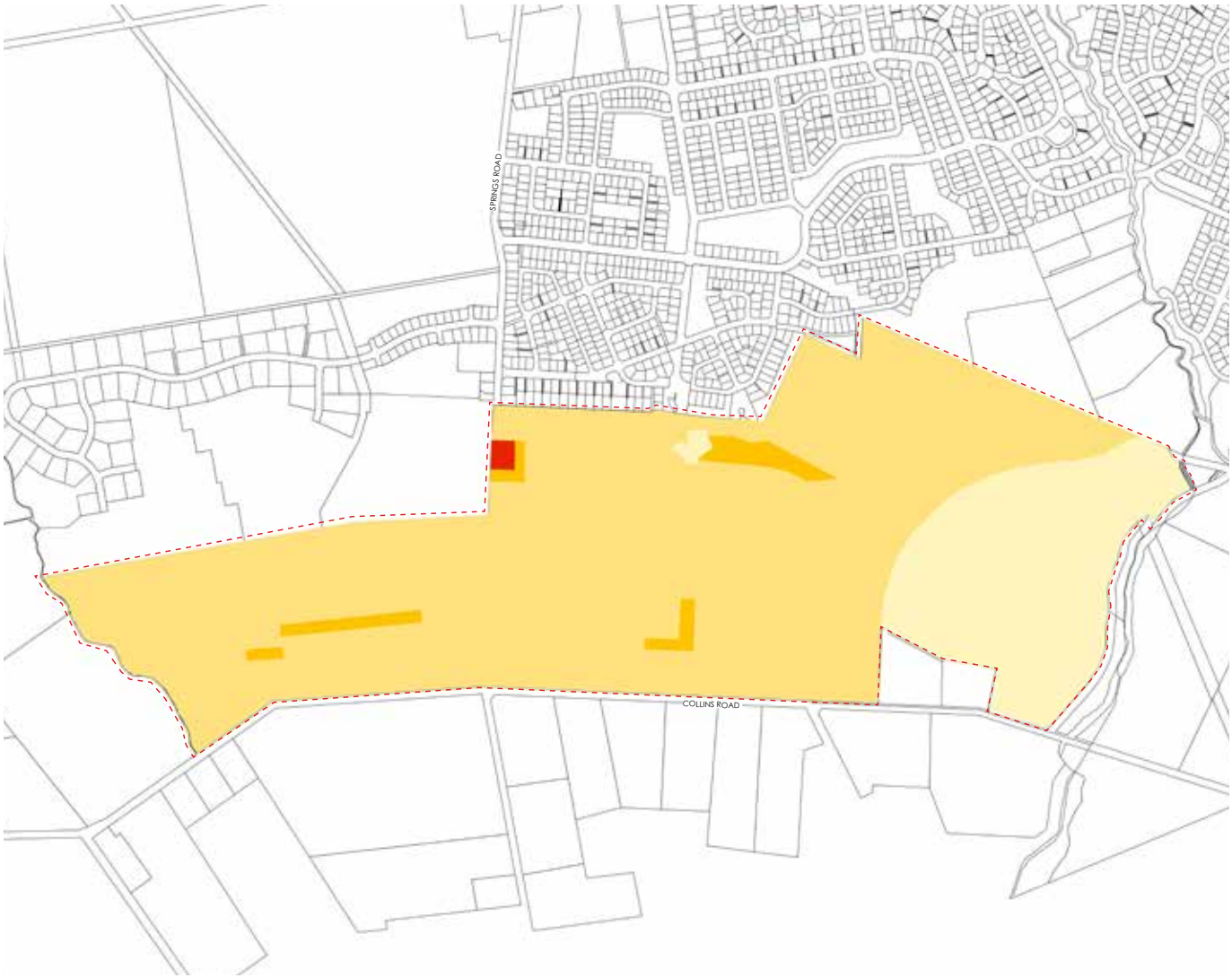
Study Boundary

LIVING Z
General Residential Density
(Minimum 12 Households/Ha)

Medium Residential Density
(Minimum 15 Households/Ha)

LIVING X
Large Lot Residential

BUSINESS
Commercial / Business



LANDUSE AND DENSITY MAP (nts)

The ODP provides a minimum net density of 12 households per hectare with higher density develop located near high amenity spaces or close to commercial amenities.

MOVEMENT AND CONNECTIVITY

(CHOICE, CONNECTIONS, CUSTODIANSHIP AND COLLABORATION)
Walkability and connectivity are key principles of the ODP with a hierarchy of street types and connections provided throughout the area. The aim of the movement network is to provide a range of modal options for residents, to reduce car-dependancy for short local trips while recognising private vehicle use is necessary for longer trips. The ODP encourages connectivity using primary and secondary routes running through the area from west to east, with a future primary connection from Springs Road through to Moirs Lane. The routes will connect through to existing roads where possible, including Springs, Collins, the Verdeco development and Moirs Lane. The Primary Road's connection with Springs Road is proposed to align where it is possible to connect to a Potential Bypass Road through ODP Area 5 (Verdeco Business 2B and Living Z area) and then on to an unformed section of Weedons Road.
The primary road route will include a 2.5m wide minimum shared path separate from the main carriageway, and is likely to function as a collector road. The development of housing in this location would be developed to minimise interruption to pedestrian/cycle/vehicle movements by encouraging the use of consolidated vehicle crossings or laneways depending on the adjoining typology. Both primary and secondary routes will provide pedestrian and cycle facilities on both sides of the road, street trees and parking.

Smaller tertiary streets (not shown) or local/neighbourhood streets will ideally run north-south to create a highly connected and permeable neighbourhood. These roads are not shown to allow future design flexibility at the final subdivision stage. The design of the local streets will encourage slow vehicle movements combined with pedestrian and cycle facilities, either separate or shared depending on the design of the street. The layout of the blocks will have a predominantly north-south orietnation where possible to maximise solar gain into rear yards (outdoor living spaces) of all properties.

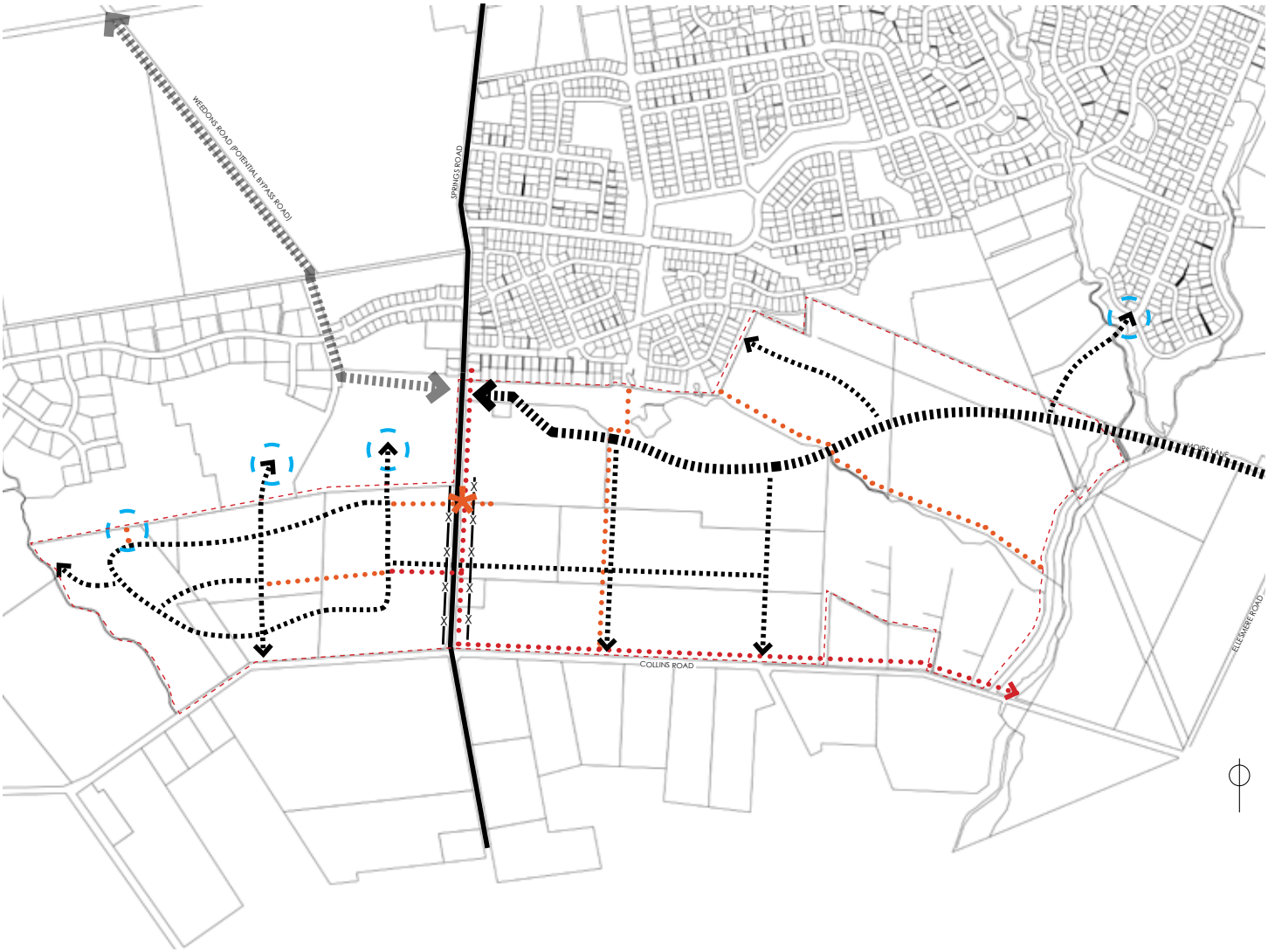
Supporting the road network, off road pedestrian and cycle paths connect through to existing networks in Te Whariki, Liffey Springs and the Rail Trail.

KEY ASPECTS

- Street heirarchy providing different modal allocation
- Connection with a potential bypass road highlighted in Lincoln ODP Area 5 (Verdeco)
- A well-connected network which combines with the green / blue network and existing facilities connecting to key destinations (school, childcare, town centre)
- A high level of legibility created through street heirarchy
- Prioritising walking and cycling with a mix of on-road, separate, and off-road facilities to promote active transport modes
- Direct access onto Springs Road for individual properties should be avoided
- Streets with a high level of amenity

LEGEND

- Study Boundary
- Potential Bypass Road (Weedons Road
- Primary Road
- Secondary Road
- 2.5m Shared Path (off road)
- Possible Green Link & Cycleway
- Possible Future Connection
- Avoid direct access onto Springs Road from either side
- Stock Underpass Turned into Pedestrian Link



MOVEMENT AND CONNECTIVITY MAP (nts)

Providing for a variety of different modal options over a well-connected movement network provides future residents with choice.

GREEN / OPEN SPACE NETWORK

(Choice, Connections, Custodianship and Collaboration)
The Green network proposed builds on the existing network through Te Whāriki and the Springs Creek corridor to provide a green strip running through the eastern half of the Plan Change area providing amenity to a large number of future residents. The network also combines with the movement network to provide shared off-road facilities connecting through to Ararira Springs Primary – Te Puna o Ararira, the homestead and the future playground being developed in Te Whāriki.

The ODP proposes four additional Neighbourhood reserves within the project boundary to provide amenity for residents, the majority of residents being within a 5minute walk, or 500m radius of the spaces. It is likely the sizes of the reserves will range between 3,000m^2 and 6,000m^2 with the exact size and position of these reserve being determined at the time of subdivision. These reserves will be 'tied' to the location of higher density developments, providing amenity for residents on smaller sections.

Linking the ODP to existing Te Whāriki residential development, green links 10-20m wide are proposed, and in many cases will be integrated with landscape features such as natural waterways and stormwater management areas/corridors.

It is not anticipated that a Sport and Recreation Park (2.5Ha or more) is required within the study area, given the site's close proximity to Lincoln University's fields and Lincoln Domain and Event Centre (1.8km away).

KEY ASPECTS

- Integrating green, blue and movement networks to create a high level of connectivity, amenity and active travel options
- Celebrating Springs Creek as an important natural feature of the ODP area, to create a sense of place
- Provides sufficient space near waterways and wetland areas to enable habitat protection as well as providing access for future residents

LEGEND

Study Boundary

Green Link

Existing Green Space

Recreation Reserve

Existing Green Link

500m and 800m Walkable catchment

GREEN / OPEN SPACE MAP (nts)

The ODP connects with existing green spaces to provide a high level of amenity for future residents. The design recognises the importance of Springs Creek traversing the eastern half of the ODP to create future residential dwellings with a high degree of amenity and space.

BLUE NETWORK

The blue network is an integral component of the ODP area with several springs and waterways present. Springs Creek traverses the eastern half of the ODP area, starting at the Homestead and running east before combining with LII River. LII River is positioned along the eastern boundary of the ODP area along with a waterway from the Te Whāriki development directed to the north of the development. The Te Whariki development includes several stormwater detention basins along its southern boundary which are planted with native species and contain walking and cycling paths. Springs Creek is a spring fed tributary of the LII River with headwater springs situated within the grounds of the historic 'Chudleigh' homestead. The creek alignment has been modified over time to straighten the channel and improve its drainage function. There is opportunity to enhance and incorporate this natural feature into the wider green and blue network of the site.

Stormwater management areas are proposed in the southwestern and southeastern corners of the ODP. The intention is for stormwater to be separate from natural waterways, ensuring water is treated before it can enter LII River. Stormwater runoff from the majority of the site will be conveyed by a network of swales and pipes to two proposed Stormwater Management Areas (SMA's) for treatment and attenuation before being discharged into the LII River to the east and an existing private drain to the west of the site. Detailed design of the SMA's will be determined by the developer in collaboration with Council at the subdivision stage and in accordance with Environment Canterbury requirements.

The spring-fed Lincoln Main Drain (LMD) crosses the northeast portion of the site from northwest to southeast and serves as the main drain outlet for the Te Whariki subdivision. The drain is to be diverted to the northern boundary of the development site but detailed design will ensure its ongoing function is not compromised. There is opportunity to naturalise and enhance the LMD as part of the wider green and blue network of the site.

KEY ASPECTS

- Separation of stormwater from natural waterways
- Use of low impact design techniques including grass swales and detention basins
- Development setback, via a reserve, from Springs Creek

LEGEND

Study Boundary

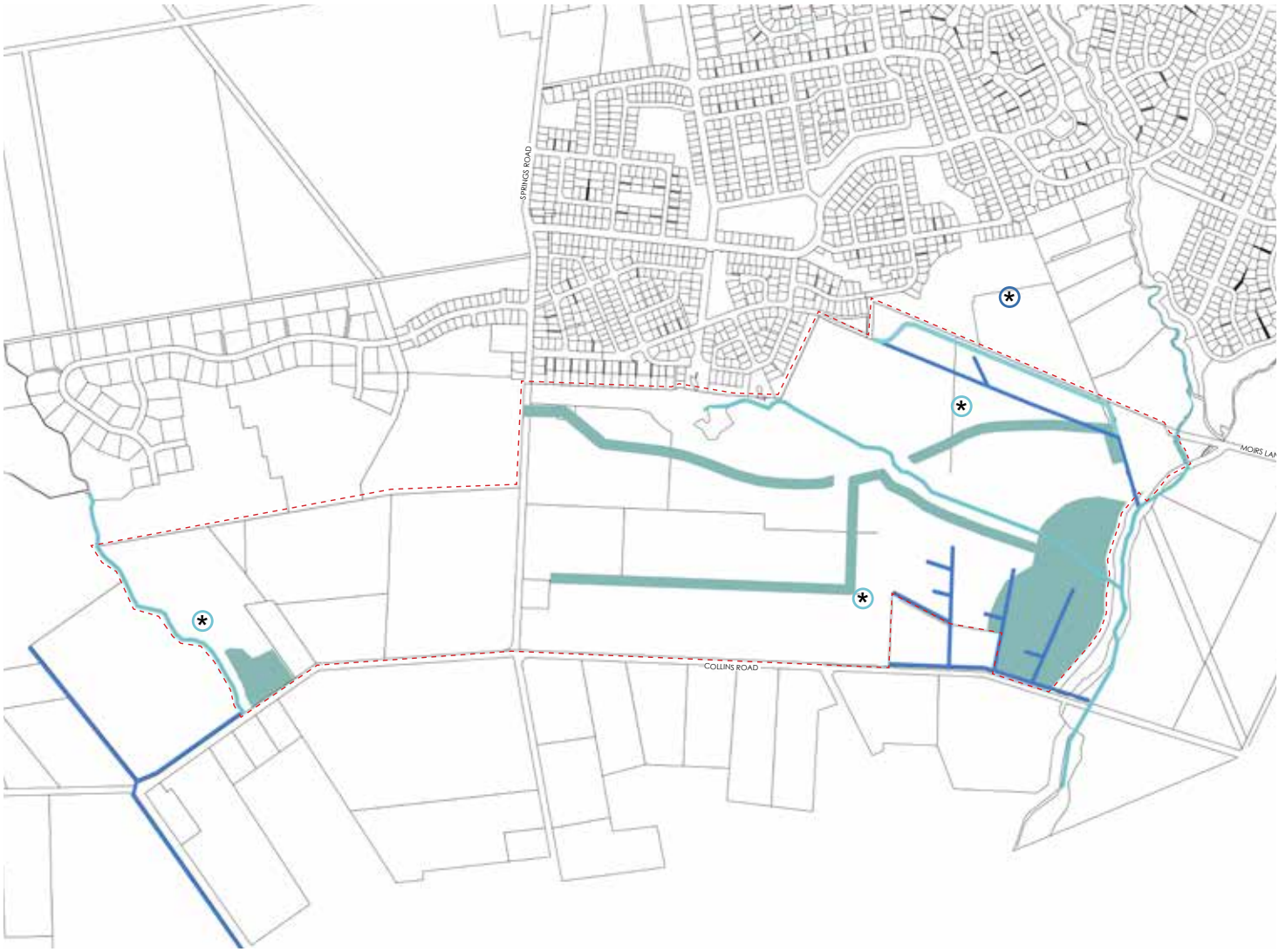
Waterway

Existing Allendale Pump Station and Emergency Storage

Stormwater Management System / areas

Existing Drain

Indicative Waste Water Pump Station



BLUE NETWORK MAP (nts)

SUMMARY AND CONCLUSIONS

The proposed Lincoln South Plan Change is a natural extension of existing residential development occuring to the south of the existing developments of Te Whāriki and Verdeco. Covering an area of approximately 186Ha, the ODP will provide a mix of house and lot sizes in a location which is well served by existing and future amenities. A strong green and blue network provides a base for the development, recognising and protecting natural features in the area.

Many of the Lincoln's ODP's have been developed, or are in the process of being developed creating the need to identify future growth areas for the township over the coming years. The ODP will:

- Provide a diversity of house size and lot size to provide choice
- Locate higher density with higher amenity areas
- Retain and protect heritage and cultural elements, including the Homestead
- Create a street heirarchy providing different modal allocation
- Create a connection with a potential bypass road highlighted in Lincoln ODP Area 5 (Verdeco)
- Continue a well-connected network which combines with the green / blue network and existing facilities connecting to key destinations (school, childcare, town centre)
- Create a high level of legibility created through street heirarchy
- Prioritise walking and cycling with a mix of on-road, separate, and off-road facilities to promote active transport modes
- Avoid direct access onto Springs Road for individual properties
- Create streets with a high level of amenity
- Provide a quantity of greenspace and facilities appropriate for the future population
- Integrate green, blue and movement networks to create a high level of connectivity, amenity and active travel options
- Celebrate Springs Creek as an important natural feature of the ODP area, to create a sense of place
- Provide sufficient space near waterways and wetland areas to enable habitat protection as well as providing access for future residents
- Ensure stormwater is kept separate from natural waterways prior to treatment
- Encourage the use of low impact design techniques including grass swales and detention basins
- Ensure a development setback, via a reserve, from Springs Creek

URBAN DESIGN PRINCPLES

The design principles that underpin this ODP are in line with the Ministry for the Environment's design guide for urban New Zealand "People Places Spaces" which is endorsed by the 'New Zealand Urban Design Protocol'.

PRINCIPLE	PURPOSE
Consolidation and dispersal	Density and Landuse - To promote higher-intensity development around existing or new nodes and lower density on the periphery. This allows local communities, businesses and public transport to be strengthened and resource efficiencies achieved, while reducing environmental impacts on peripheral areas.
Integration and connectivity	Movement Networks – To promote development that is integrated and connected with its surrounding environment and community. This facilitates ease of access, economy of movement and improved social interaction.
Diversity and adaptability	Variation in typology and lot size - To promote choice through the provision of a diverse mix of compatible activities and uses, so built environments can adapt over time. This facilitates the ability to respond efficiently to social, technical and economic changes.
Legibility and identity	Strong Green and Blue network - To promote environments that are easily understood by their users, and that display a strong local identity and appropriate visual character. This facilitates an enhanced usage, enjoyment and pride in local places.
Environmental responsiveness	Strong Green and Blue Network - To promote urban environments that are responsive to natural features, ecosystems, water quality, reduced energy usage and waste production.

LINCOLN SOUTH PLAN CHANGE, LINCOLN

ROLLESTON INDUSTRIAL DEVELOPMENTS LIMITED

Landscape and Visual Impact Assessment

Project No. 2020_113 | B

LINCOLN SOUTH PLAN CHANGE LVIA

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1. INTRODUCTION AND PROPOSAL

DCM urban has been commissioned by Rolleston Industrial Developments Limited to prepare a Landscape and Visual Impact Assessment for a proposed Plan Change to provide a greater area of residential development in Lincoln South. The proposal seeks to create a new zone as an extension of the existing settlement of Lincoln. The proposal, covering an approximate area of 186ha, is currently zoned rural and located within the Outer Plains Zone respectively of Selwyn District Plan. The proposal seeks to establish an Outline Development Plan (ODP) within the following zones: Living X, Living Z, and Business 1. The ODP is shown on page 3 of the attached figures.

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 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.

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

- 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.

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 Outer 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.

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 Collins Road to the south and by neighbouring rural properties to the east and west. To the north of the proposal lies the southern edge of Lincoln 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 activities. 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, with small amounts of native species located near some waterways. Vegetation is used predominantly for shelter belts 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 is 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 area. The scale, character, form, and materiality of these structures vary throughout the receiving environment. There are a number of existing dwellings along Collins Road, including 1, 36, 47, 87, 107, 117, 185 and 221, along Springs Road at 1506, 1472, 1480, 1482 and 1484, as well as a number of proposed dwellings in the neighbouring subdivisions of Te Whāriki and Verdeco park. The closest residential property is approximately 80m from the proposed site boundary. Some of these dwellings are supported by additional infrastructure such as sheds and storage buildings. These residential lots are typically separated by large open fields and exotic vegetation. The proposal is approximately 1km to the south of Lincoln Township and 300m from existing medium density housing which has a rural suburban character.

Overall, the receiving environment has a rural, open character with various structures including dwellings, auxiliary structures, power lines and exotic vegetation clustered throughout the landscape. The character of the region is captured through the views across flat topography to the Southern Alps and Port Hills, the scattered and sporadic vegetation, the structured shelter belts, and the irregular location of housing in relation to one another.

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 open, rural and is used principally for agricultural purposes. The proposed development modifies the character of the landscape from a more open and agricultural to a more suburban character. Where infrastructure and amenities are concentrated. Aspects of rural character will be maintained through the mitigation of fencing and landscape planting. A sense of open character is promoted through the proposed bulk and location as it is not greater than current infrastructure and vegetation, such as shelterbelts. To retain open character where possible, higher density development is to be concentrated towards the centre of the site, with lower density dwellings towards the boundary allowing blue and green networks to provide a buffer between the existing rural and proposed suburban land types. The character of existing housing is typically single storey detached dwellings, which the proposal intends to continue at a higher density.

The natural landscape character is highly modified, having been cleared for agricultural land use. This is reflective in the lower quality waterways and native vegetation present in the area. Existing amenity of the natural landscape is to be enhanced and retained through the planting and development of green corridors following Springs Creek and LII River. The network of blue and green corridors enhances the amenity of the site and provide pedestrian/cyclist connections to adjoining developments and access to areas which are not currently accessible. Limited access proposed from Springs Road into the development intends to retain the integrity of Springs Road and maintain aspects of open character by creating a high amenity corridor.

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 and significant landscape components will be retained and enhanced, where possible.

3.3 EFFECTS ON 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 proposed plan change area is considered to naturally extend existing residential development at Te Whāraki, Verdeco Park, and Liffey Springs to the south of Lincoln Township. 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. 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 Lincoln, while retaining a similar level to existing surrounding development.

SELWYN DISTRICT PLAN – TOWNSHIP VOLUME

The proposed plan change covers existing Outer 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. 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, existing and proposed green and blue networks, and heritage protection to help the retention of the open and spacious rural character. The Plan Change has also provided a buffer of low density lots along the eastern edge of the development to soften the transition into rural land and celebrate Springs Creek and the L II river. 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. Celebrating Springs Creek and the L II river as a protected waterway throughout the development helps preserve the aesthetic and amenity values of the local character. The use of large lot residential housing against the eastern edge of the creek 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.*

The proposed plan change aims to maintain and enhance existing vegetation along Springs Creek and to incorporate this natural feature into the wider green and blue network of the site. Habitat protection for waterways and wetland is ensured by allowing for sufficient space between development promoting the possibility of restoration and creating a wider sense of place. Several recreation reserves are one aspect of a larger green network which links through to surrounding development such as Te Whāraki and Verdeco Park. The green network 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 the public space.

Policy B4.2.4

Encourage the retention of natural, cultural, historic, and other features within a subdivision and for allotment boundaries to follow natural or physical features, where it maintains the amenity of an area.

The retention and restoration of natural features within the development such as the existing Homestead, Springs Creek, the L II River, existing springs, and a wetland area would act to maintain and improve amenity 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 can maintain and enhance the amenity of the area.

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 – south 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 use of green networks throughout the site also encourage a high degree of connectivity and permeability within and in/out of the proposal. Off-road shared paths, including utilising an existing stock underpass, further encourage alternative modes of transport such as cycling and walking. Proposed community infrastructure has been centralised around open space networks and key nodes within the development.

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. Higher density units open onto high amenity spaces building on the positive relationships associated with these land uses. Allotments along Springs Road avoid access onto Springs 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. The proposal does not leave rural zoned land with three or more boundaries against living or business zones.

Policy B4.3.58

Ensure stormwater disposal from any land rezoned for new residential or business development will not adversely affect water quality in the LI or LII waterbodies; or exacerbate potential flooding from the LI or LII waterbodies "downstream".

The proposed plan change addresses potential adverse water quality through a combination of on-site stormwater management and wetland restoration allowing or a 'natural' cleaning of run off before entering waterways. Sufficient setback for built form has been provided for around the Springs Creek and L II waterways to reduce first flush run off and to aid in mitigating potential flooding issues. To further mitigate flooding issues, development of housing is restricted to the south east of the site to avoid building on known floodplains.

Policy B4.3.59

Achieve integration between the rezoning of land for new residential development at Lincoln and associated provisions for utilities, community facilities and areas for business development.

Areas for community facilities and business development has been incorporated into the proposed plan change. These areas are centralised within the development and are accessed through the green network providing for convenient access.

Policy B4.3.61

Consider any potential adverse effects of rezoning land for new residential or business development to the north of Lincoln Township 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 Lincoln Township and Christchurch City by proposing new residential development to the south of Lincoln Township, naturally extending existing development and preserving the valued contrast as identified in the Regional Policy Statement.

SELWYN DISTRICT PLAN – RURAL VOLUME

Policy B4.1.1

Avoid residential density greater than 1 unit per 20 hectares in the Outer 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 outer plains zone, the proposal aligns itself with the National Policy Statement on Urban Development 2020 by enabling people to live in a an area of high demand within areas of other urban development. Additional housing would be supplied by achieving greater density within the range of 12 to 15 hh/hectare, responding to the changing needs and community of Lincoln Township.

Policy B4.1.2

Except in the Inner Plains area, allow a house to be built on any sized allotment, provided:

a) *The balance of land area needed to comply with Policy B4.1.1 is kept free of dwellings by covenant or some other method*

b) *The house allotment is of an appropriate size and shape to avoid adverse effects on adjoining properties, the road network, or potential reverse-sensitivity effects; and*

c) *The number of houses clustered together on small allotments is kept small, to avoid creating new villages or settlements; and*

d) *The balance of land area adjoins the house allotment and is of a shape that maintains the sense of "open space".*

The proposed plan change promotes lots with an east -west orientation on a variety of lot sizes to promote appropriate housing variety for the lot size. While the development presents a more suburban context, key areas such as the existing homestead, L II River, and Springs Creek achieve a balance of land that incorporates a high level of public amenity and connectivity to promote a more 'open' sense of space. The use of large lot residential housing against the eastern edge of the site further helps retain the spacious character by mitigating potential adverse effects of higher density development.

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 within the range of 12 to 15 units per hectare, responding to the changing needs and community of Lincoln Township.

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 the existing Homestead, Springs Creek, the L II River, existing springs, and a wetland area to form the development would act to maintain and improve amenity 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.

3.4 EFFECTS ON VISUAL AMENITY

The visual context of the receiving environment is considered to be a 2km 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 south west from Allandale Land Rail Trail
2) View north from 1 Collins Road
3) View North from 61 Collins Road
4) View north east from 1585 Springs Road
5) View north west from 221 Collins Road
6) View south east from 1491 Springs Road
7) View south from 111 Southfield Drive

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 south west from Allandale Lane Rail Trail	Pedestrians and cyclists accessing the rail trail	<50m	Open	The view from this point is of large open grassed paddocks, with boundaries delineated by open style post and wire fencing. Existing vegetation is sporadic and dispersed in large clusters. Established vegetation frames the background of the view, partially screening existing residential development.	Medium - High	Minor	The proposed plan change area is openly visible. Where large lot residential is proposed along the boundary of the development, these would likely act as a buffer between the existing rural landscape and more suburban development. While there will be a loss in the existing 'open' character, as the development appears as a natural extension of existing development it is seen to have minor effects.
2. View north from 1 Collins Road	Residents at 1 Collins Road	100m	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 with open tyle timber fencing and post and wire fencing which delineate boundaries. A stream can be seen in the foreground with overgrown grass along the edges. Shelterbelts and mature vegetation is present in the background, with rooflines of existing development present in the distance, forming the skyline. The port hills frame the horizon to the right.	High	Minor	Stormwater management and key green and blue networks are openly visible form this view with proposed development in the distance. While development of dwellings reduces the open character or the landscape, the retention and restoration of vegetation and access around existing waterways such as the LII River encourage a sense of openness. Effects are anticipated to be minor.
3. View north from 61 Collins Road	Residents at 61 Collins Road	<50m	Open	This viewpoint has an expansive view of open grass paddocks with irrigators. The fields are lined with shelterbelt planting and post and wire fencing, the fence line in the foreground is surrounded by overgrown grass. Rooflines of existing development are visible in the background, spanning across the viewpoint horizon	High	Minor	The proposed plan change area is openly visible. Fencing along the boundaries of Collins 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. As the development would appear as a natural extension of existing development it is seen to have minor effects.
	Vehicle users along Collins Road				Low		
4. View north east from 1585 Springs Road	Vehicle users along Springs Road and Collins Road	<50m	Open	Open views from this point look across Springs Road onto open grass fields. Post and wire fencing spans the foreground of the view, separating the paddock from the roadside grass berm. Power lines are visible, running adjacent to Springs Road to the right side of the view. Shelterbelt planting and existing residential development is visible in the distance. Faintly visible in the background of this view is the Southern Alps mountain range.	Low	Minor	The proposed plan change area is openly visible. Fencing along the boundaries of Springs Road will be managed to promote a more open character. Incorporating existing infrastructure along Springs Road into the development helps absorb the level of change. The character of this view would change from more open and rural in nature to a more dense, suburban development. Development will form the skyline. As the development would appear as a natural extension of existing development it is seen to have minor effects.
5. View north west from 221 Collins Road	Residents at 221 Collins Road	50 - 100m	Open	This viewpoint looks towards the proposed site over Collins Road. Existing views are partially screened by a mature shelterbelt lining the road. Beyond the shelterbelt is open grass fields bounded with other shelter belts. Post and wire fencing is visible from this location to delineate the boundary of grass fields to the roadside verge.	High	Minor	The proposal, including stormwater management and key green and blue networks are openly visible form this view. While development of dwellings reduces the open character of the landscape, the management of fencing along the Collins Road boundary will retain openness. The retention and restoration of vegetation around the stream on the western boundary of development promotes a more open sense of character. Effects are anticipated to be minor.
	Vehicle users along Collins Road				Low		
6. View south east from 1491 Springs Road	Residents at 1491 Springs Road	<50m	Open and Partial	Views from this point are partially open looking from Springs road to the proposed site. The foreground is framed by an open style timber fence at the entrance of a private driveway. Shelterbelts are visible throughout the view alongside post and wire fencing separating paddocks. A single dwelling and various farm sheds are present in the background. From this location views of the Port Hills are disrupted by vegetation and existing infrastructure.	High	Minor	From this view there would be open views over the development, including a stormwater network and a small commercial centre. Dwellings along Springs Road and the stormwater corridor will retain a sense of openness through the management of boundary fencing. Areas of more intensive development, such as the business zone and medium residential density, are clustered together to not only provide amenity in a centralised location, but to reduce the overall visual impact in the broader context of the site. Development will form the skyline. Given the surrounding level of permitted baseline development, including commercial activity, effects are anticipated to be minor.
	Vehicle users of Springs Road				Low		
7. View south from 111 Southfield Drive	Residents at 111 Southfield Drive	500m	Screened	Views of the proposal are currently screened through existing development and vegetation. Native vegetation which lines wetland margins and road medians is prominent from this view. The view is dominated by roading infrastructure, street lighting and existing residential properties. Views from this location look towards the extension of residential development currently under construction.	High	Negligible	Views of the proposed plan change area are not visible from this location due to existing and future development. Effects are negligible.
	Vehicle users of Southfield Drive				Low		

3.5 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 character from open and rural to one that is more dense and suburban in nature. The receiving environment is to maintain aspects of openness through the restoration and retention of green and blue corridors and providing connectivity and accessibility throughout the wider site. Management of fencing and bulk and location of the development will also help create a sense of openness throughout the site. The highest likely effects after mitigation will be experienced by those residential properties closest to the proposal, along Collins road. Though there is a change from rural to suburban, from this location the effects are minor as the proposal is an extension of the existing development present in the background. Views from Te Whāriki are screened by the existing level of development and have negligible effects. Motorists have a temporary view of the development and are anticipated to expect change in land from rural to suburban as they travel to/from Lincoln 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 Lincoln, with the anticipated effects being minor.

4. 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 from the proposed Plan Change. Several of the measures are adopted from the Urban Design Statement prepared for this application:

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	Locate higher density towards the centre of the development, buffered by lower density development along the edges of the plan change • This is provided for through the proposed Living Z zoning for the majority of the site and Living X zoning at its eastern extent.
MM3	Retain and protect heritage and cultural elements, including the Homestead and Springs Creek from inappropriate development • This is provided for through the proposed Living X zoning around the Homestead, and buffers adjacent to Springs Creek identified on the ODP.
MM4	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.

MM5	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.
MM6	Avoid direct vehicle access onto Springs Road for individual properties to allow for a high-quality landscape treatment along this corridor, creating a high amenity southern entrance into Lincoln • This is provided for on the ODP.
MM7	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.
MM8	Provide an approximate 20m wide landscape, green corridor along either side of Springs Creek and LII River which can be used to amenity, stormwater and recreation purposes. Any design should ensure untreated stormwater is kept separate from natural waterways prior to treatment. Provide sufficient space near waterways and wetland areas to enable habitat protection as well as providing access for future residents • This is provided for on the ODP. Detailed stormwater design matters would be confirmed at the time of any subdivision and discharge consent applications.
MM9	Solid fencing should preferably be restricted to rear and side yards to retain an open character along streets and existing roads (in particular Springs and Collins) 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. CONCLUSIONS

In terms of the National Policy Statement: Urban Development, Policy 8, the proposed Plan Change will add significant residential capacity with a proposed density ranging between 12 and 15 hh/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 proposed, the proposal will result in an acceptable magnitude of change on the existing rural landscape character and values. Key landscape features, including Springs Creek, LII River and natural springs will be retained and protected from development. Medium density areas will be 'internalised' within the development with lower density development providing a buffer with adjoining rural areas. The site will change from one rural and open in character to one which is more compartmentalised and suburban in nature, with the change partially mitigated through fencing controls and landscape planting.

In terms of visual amenity, the rural properties will experience a change in the openness of views across the space, noting that many of the adjoining properties are surrounded by well-established shelter belt and boundary plantings restricting views out. 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. In many cases these views will be across stormwater areas or are separated from the site by Liffey Creek, allowing for any future development to be assimilated into the existing residential character of Lincoln. The setback from existing walkways and extensions to existing walkways, while a physical attribute, will provide significant amenity to existing residents by allowing access to areas which are not currently accessible.

APPENDIX ONE - LANDSCAPE AND VISUAL IMPACT ASSESSMENT FIGURES

LINCOLN SOUTH PLAN CHANGE

FOR CARTER

28 OCTOBER 2020

REVISION B (STATUS - FINAL)

LINCOLN SOUTH PLAN CHANGE

Project no: 2020_113
Document title: LANDSCAPE AND VISUAL IMPACT ASSESSMENT
Revision: B
Date: 28 October 2020
Client name: Rolleston Industrial Developments Limited

Author: David Compton-Moen
File name: \\GOOSE\Storage\4_DCM - Projects\2020_113 Carter Lincoln South Plan Change\3_Working Files\3_InDesign\2020_113 Carter Lincoln South Plan Change_LVIA_A

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REVISION	DATE	DESCRIPTION	BY	REVIEW	APPROVED
A	23/10/2020	LVIA Figures	DCM	DCM	
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DCM URBAN DESIGN LIMITED

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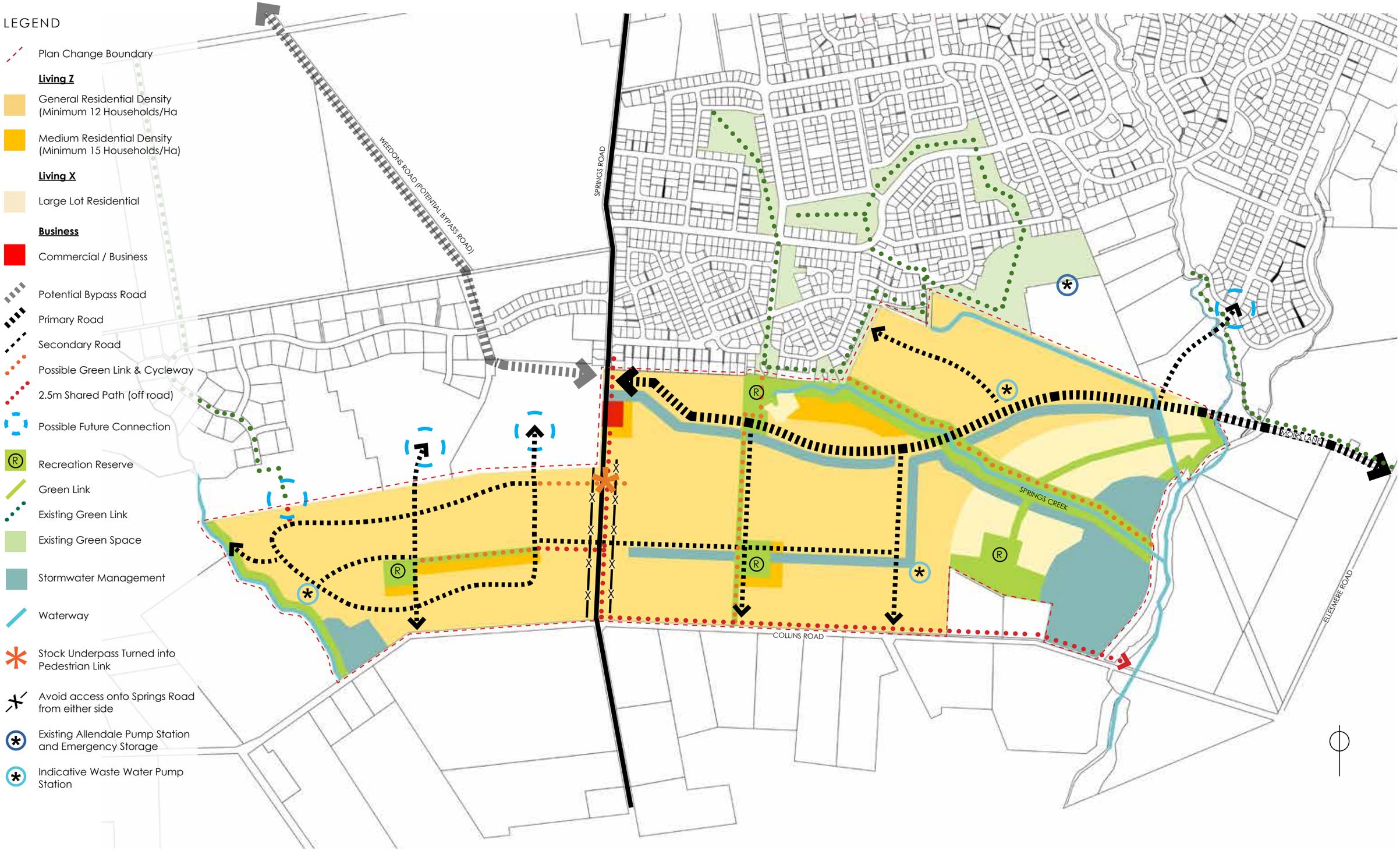
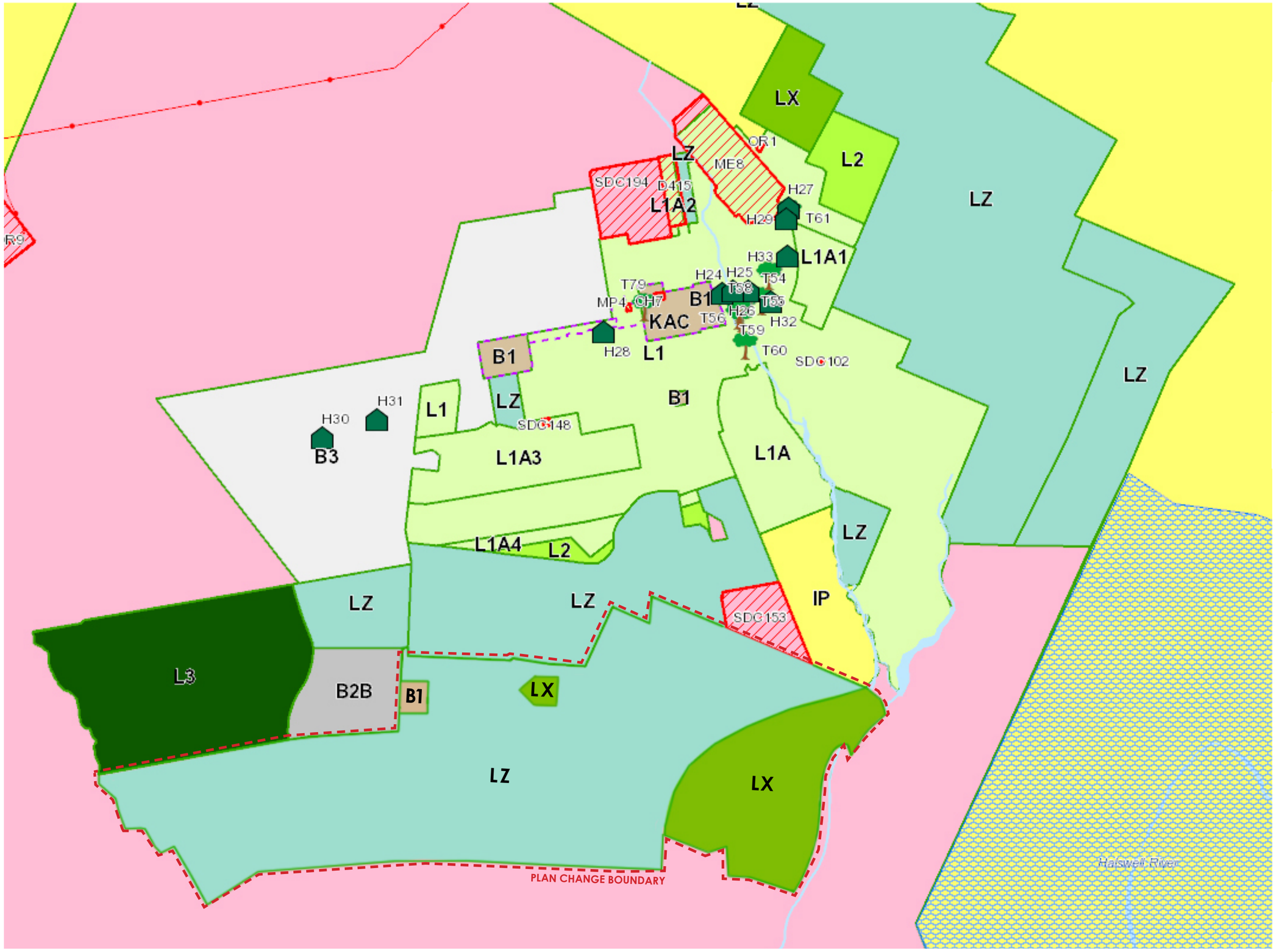
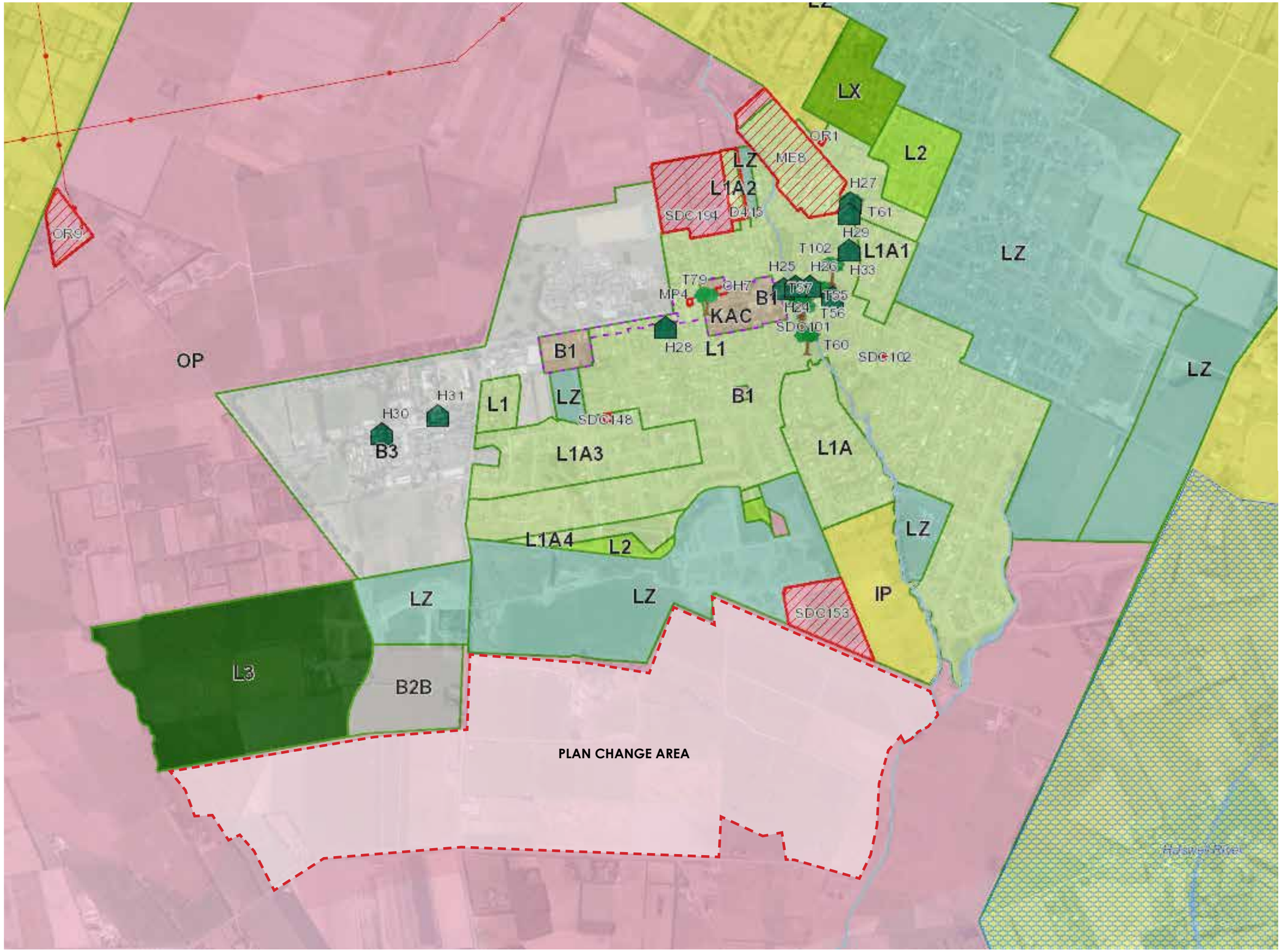
CONTENTS



A. OUTLINE DEVELOPMENT PLAN



Map / image source: Selwyn District Council



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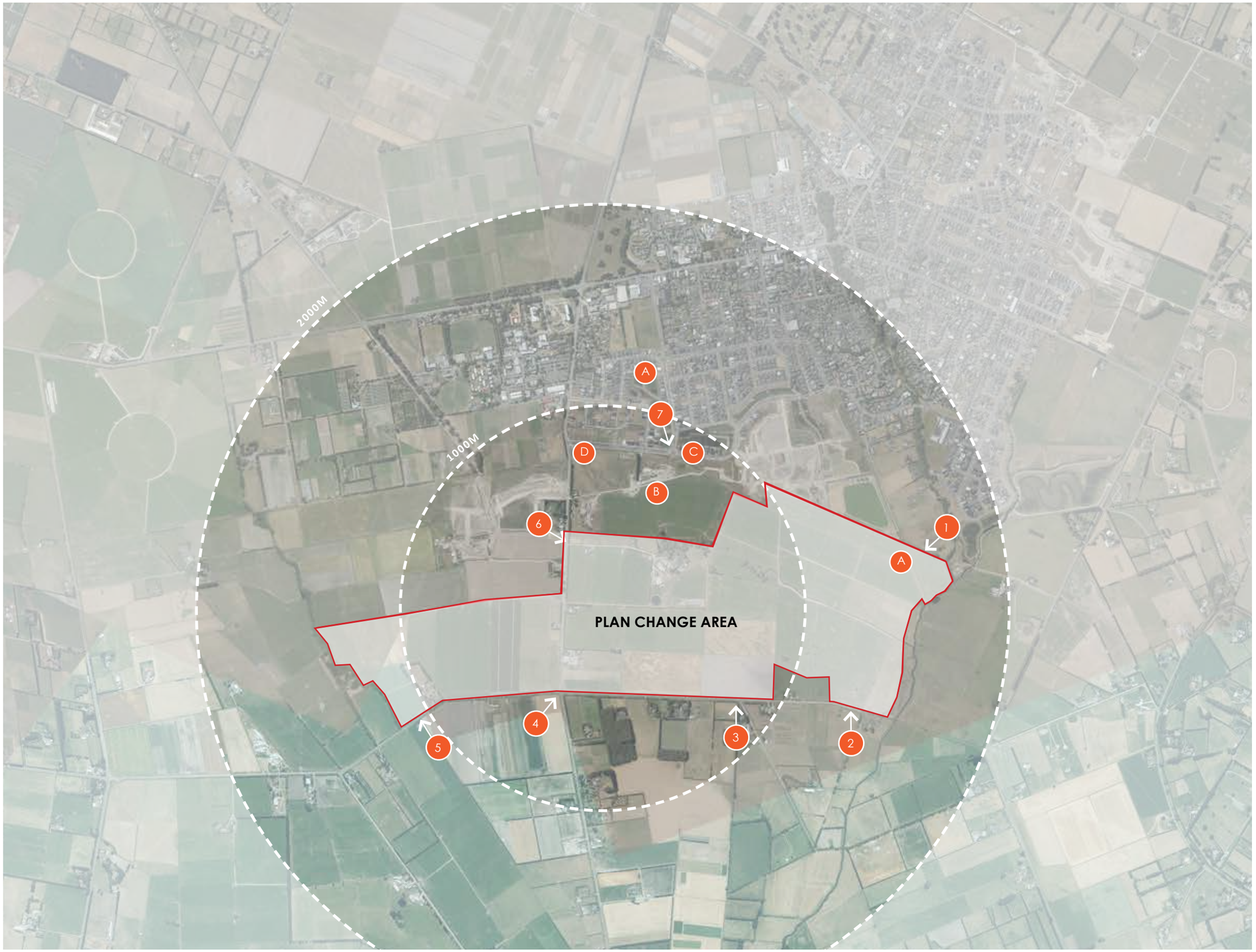


LEGEND

CHARACTER PHOTOS

- A Existing Vegetation
- B Open Space Network
- C Blue Network
- D Residential Development

VIEWPOINT LOCATIONS

1. View South West from Allandale Lane, Rail Trail
2. View North from 1 Collins Road
3. View North from 61 Collins Road
4. View North East from 1585 Springs Road
5. View North West from 221 Collins Road
6. View South East from 1491 Springs Road
7. View South from 111 Southfield Drive

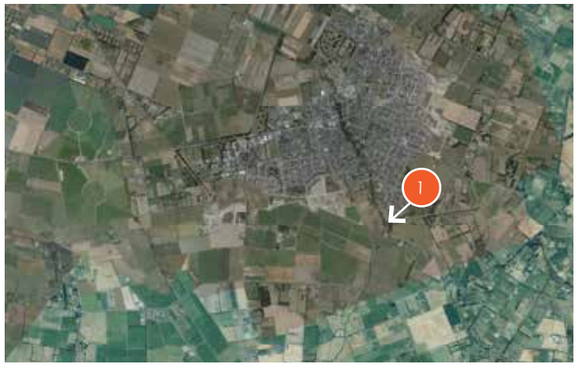
A. LOCATION MAP FOR CHARACTER PHOTOS AND KEY VIEWPOINTS

A Existing Vegetation - Within the Plan Change Area vegetation is primarily exotic and used for shelterbelts, with small pockets of native plantings near some waterways. Species such as Pine, Macrocarpa, Eucalyptus and polars are common through the area. Within surrounding developments vegetation is primarily native throughout reserves, water margins and streetscapes.

B Open Space Network - Te Whariki has a prominent network of open spaces providing a green pedestrian connection through the development. The open nature of the network allows passive surveillance (CPTED) from adjoining houses.

C Blue Network - A high level of amenity is achieved throughout the development with the existing blue network. Residential housing adjoining wetland reserves have open style fencing which helps to obtain aspects of natural open character.

D Residential Development - Existing housing is predominantly single storey, 3-4 bedrooms with double garage on lots typically ranging from 600m² to 1000m². There are a variety of materials, colours and forms present throughout the development.



A. IMAGE LOCATION

APPROXIMATE PROPOSAL LOCATION

LANDSCAPE AND VISUAL IMPACT ASSESSMENT

VP1 - VIEW SOUTH WEST FROM ALLANDALE DRIVE, RAIL TRAIL

LINCOLN SOUTH PLAN CHANGE

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

A. IMAGE LOCATION

APPROXIMATE PROPOSAL LOCATION

LANDSCAPE AND VISUAL IMPACT ASSESSMENT

VP2 - VIEW NORTH FROM 1 COLLINS ROAD

LINCOLN SOUTH PLAN CHANGE

Image captured on Sony A6000
Focal length of 50mm
Date: 12th October 2020 at 12:32 pm
Height of 1.7 metres
Photos merged in Photoshop CS to create panorama

A. IMAGE LOCATION

APPROXIMATE PROPOSAL LOCATION

LANDSCAPE AND VISUAL IMPACT ASSESSMENT

VP3 - VIEW NORTH FROM 61 COLLINS ROAD

LINCOLN SOUTH PLAN CHANGE

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

A. IMAGE LOCATION

APPROXIMATE PROPOSAL LOCATION

LANDSCAPE AND VISUAL IMPACT ASSESSMENT

VP4 - VIEW NORTH EAST FROM 1585 SPRINGS ROAD

LINCOLN SOUTH PLAN CHANGE

Image captured on Sony A6000
Focal length of 50mm
Date: 12th October 2020 at 12:20 pm
Height of 1.7 metres
Photos merged in Photoshop CS to create panorama

A. IMAGE LOCATION

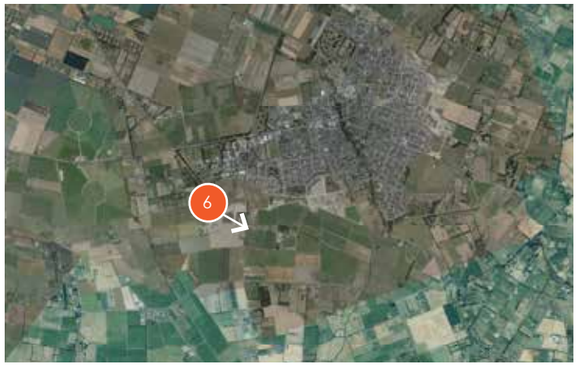
APPROXIMATE PROPOSAL LOCATION

LANDSCAPE AND VISUAL IMPACT ASSESSMENT

VP5 - VIEW NORTH WEST FROM 221 COLLINS ROAD

LINCOLN SOUTH PLAN CHANGE

Image captured on Sony A6000
Focal length of 50mm
Date: 12th October 2020 at 12:23 pm
Height of 1.7 metres
Photos merged in Photoshop CS to create panorama



A. IMAGE LOCATION

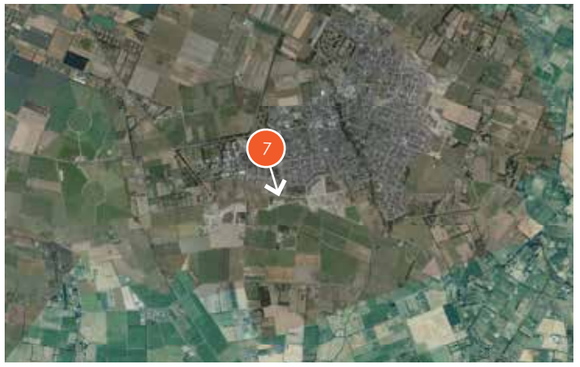
APPROXIMATE PROPOSAL LOCATION

LANDSCAPE AND VISUAL IMPACT ASSESSMENT

VP6 - VIEW SOUTH EAST FROM 1491 SPRINGS ROAD

LINCOLN SOUTH PLAN CHANGE

Image captured on Sony A6000
Focal length of 50mm
Date: 12th October 2020 at 12:17 pm
Height of 1.7 metres
Photos merged in Photoshop CS to create panorama



A. IMAGE LOCATION

APPROXIMATE PROPOSAL LOCATION

LANDSCAPE AND VISUAL IMPACT ASSESSMENT

VP7 - VIEW SOUTH FROM 111 SOUTHFIELD DRIVE

LINCOLN SOUTH PLAN CHANGE

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