

## **Appendix 4: Landscape Matters and Visual Assessment**



# PLAN CHANGE 71

LEVI ROAD FOUR STARS DEVELOPMENT LTD AND GOULD DEVELOPMENTS LTD

## RFI - Landscape matters and visual assessment

revised in response to additional RFI by Liz White, planning consultant

10/ 05 / 2021 | Final

report by

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# 1. INTRODUCTION AND SCOPE

This Statement has been prepared in response to the Request for Information from SDC dated 2 February 2021.

*2. Please provide a landscape assessment which identifies the existing natural and heritage features of the site and their values.*

*3. The future use of the Council-owned land to the northeast of the plan change area has not been finalised, and may include a district park, full residential use, or something in-between. Your proposal therefore needs to provide for flexible scenarios along this boundary.*

## APPENDIX 2 – URBAN DESIGN STATEMENT

*19. Please provide an amended urban design statement addressing the whole plan change area, including ODP Area 4, and addresses the following comments from Gabi Wolfer:*

*a. Please provide a visual assessment of the impacts for the residential neighbours to the west of the proposed site and rural sites to the south. Please describe how you propose to mitigate a compromised rural outlook, including any proposed amendments to District Plan provisions.*

*b. How will the proposed residential development integrate with the adjoining rural land, including managing potential reverse sensitivity effects associated with farming operations?*

As the above requests were made by the SDC urban designer this reply addresses the matters from an urban design perspective. However, for the purpose of consistency the landscape assessment methodology and criteria set out in 'Landscape Assessment and Sustainable Management 10.1' (NZILA Education Foundation), dated 2.11.2010, as well as Visual Assessment and Best Practice were used for this assessment. Both are commonly used as assessment tools and constitute best urban design practice.

# 2. METHODOLOGY

A standard assessment approach has been used to identify the existing natural features and character including any heritage features of the site and its surroundings and to assess the potential effects of the proposed development on existing visual character and rural/urban amenity.

A combination of desk top analysis and field assessment has been undertaken to identify the potential visibility of the proposed development from surrounding areas.

In broad terms, the assessment consists of the:

- a) Identification of the key elements or attributes of the proposed development;
- b) Identification of the landscape values and character of the site and the surrounding area;
- c) Identification of relevant assessment criteria within the context of the relevant statutory instruments, 'Best Practice' and Urban Design Guide; and
- d) Assessment of the effects of the proposed residential development on the existing visual character and rural/urban amenity.

By considering the above, the likely effects of the proposed development are able to be identified and rated.

The methodology used in this assessment is in line with the requirements set out in the Landscape Assessment and Sustainable Management 10.1, (NZILA Education Foundation), dated 2.11.2010 and Visual Assessment Best Practice.



## 3. STATUTORY DOCUMENTS / REGULATORY FRAMEWORK

### 3.1 RESOURCE MANAGEMENT ACT

Section 6 - Matters of National importance:

*"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 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."*

Section 7 - Other Matters

*"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."*

The site is not located in either an Outstanding Natural Landscapes (ONL) or a Visual Amenity Landscapes (VAL). With regard to section 7(c), the Selwyn District Plan provides more detailed guidance in the form of objectives and policies which will be covered in segment 4.5

### 3.2 NATIONAL POLICY STATEMENT - URBAN DEVELOPMENT

Although it makes no specific reference to landscape matters Policy 8 clearly states that

*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.*

Although the site is in close proximity to the township and is bounded on sides by either existing residential development or residentially zoned land SDC has not identified the Site as a future development area. This is due to the airport noise contour overlay constraining development on approximately 25% of the site. This noise contour has retracted over the last 10 years and initial discussions with Christchurch Airport Limited indicate that there is a high likelihood that this contour line will further retract due to changes in flight paths and technological advancements. The contour could potentially be fully removed from the application site over the short term.

With regard to the visual assessment we have therefore treated the entire site as a potential residential development area that can through strategic staging of the development respond to any potential uncertainty around the retracting noise contour line.

### 3.3 OPERATIVE SELWYN DISTRICT PLAN

Under the Operative Selwyn District Plan, the Site is zoned Inner Plains Rural. 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 taken into consideration. Refer to 4.5

## 4. ASSESSMENT OF EFFECTS LANDSCAPE AND URBAN

### 4.1 EXISTING SITE CHARACTER

For the purpose of this assessment the Site is the combined area of ODP 4 and ODP 5. The Site is located approx. 750m to the south east of the town centre and bounded by Levi Road to the north, Lincoln Rolleston Road to the west, rural land / future District Park to the east and Nobeline Drive to the south.

The Site measures approximately 61 ha across several individual rural properties. Typical of the rural edge of Rolleston the site is flat with shelterbelts delineating individual properties or functioning as internal windbreaks. Shelterbelts are of varying heights and densities, and also provide privacy between the properties on narrower land parcels.

Similar to the surrounding rural environment, the site itself also includes shelterbelt planting associated with rural activities and domestic curtilage planting to support rural style living. Both vegetation types create visual focal points within the landscape. Shelterbelts include species such as *Cypressus macrocarpa*, *Pinus radiata* some *Populus nigra* 'Italica' and several standalone *Eucalyptus* trees, they vary significantly in height between 5m to over 15m. The largest and longest shelterbelts run in a northwest to southeast direction to provide shelter from the prevailing easterly winds. There are some clusters of various exotic trees and some smaller native shrubs on-site that form either part of larger gardens around existing dwellings or have been planted along driveways. These well-established trees provide a sense of scale and a counterpoint to the otherwise flat topography. They also act as a visual screen for residential activities and provide shade.

The land contains smaller rural residential lifestyle blocks with a common domestic curtilage around larger individual dwellings and two larger rural property in the northern part of the site with a horse training facility, race training track and associated stables and storage buildings but is otherwise dominated by flat pastoral land used for grazing. There are no natural landscape or heritage features on site of any significance.



fig 1. aerial view of combined Site





fig 2. view from Levi Road across the potential future reserve into the site towards stables



fig 3. view into the site from Levi Road onto ODP area 4 through gap in boundary vegetation



fig 4. view from from Nobeline Drive onto southern part of the Site

All dwellings are located towards the perimeter of the Site interfacing with Levi or Lincoln Rolleston Road. Properties feature mostly single storey houses, plus auxiliary buildings such as stand-alone garages, sheds, and other structures associated with rural living. Along the Lincoln Rolleston Road three existing rural residential dwellings are located with direct access off the road but with a generous setback from the road boundary. Dwellings and associated garages and sheds can be seen in parts screened by established boundary vegetation and larger landscaped gardens. Through intermittent gaps between the dwellings open farm land can be seen beyond the domestic curtilage.

All road boundaries are planted with rural hedges including some mature trees and display open style rural post and wire fencing. There are two larger gaps in the vegetation enabling views deeper into the Site from the north and the west as well as wide open views from Levi Road across the neighbouring rural site and similarly open views into the site from Nobeline Drive.

Access points to the Site are either rural style formal driveways to each individual property, flanked by trees allowing glimpses of the well set back dwellings or gated entry points onto farm tracks, which allow access to, and views into the rural site.

The site can clearly be divided into 3 parts. The larger northern and southern portion are dominated by wide open grassed farmland with very limited to no vegetation cover apart from linear shelterbelt and boundary vegetation. In comparison the narrower central portion has a slightly denser vegetation cover due to the established gardens around the existing dwellings.

There are no natural landscape or heritage features on site of any significance.



fig 5. rural lifestyle property on Lincoln Rolleston Road with dwelling set back from road boundary and screened from view



fig 6. view from Lincoln Rolleston Road onto of a rural dwelling with domestic curtilage

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## **4.2 LANDSCAPE CHARACTERISTIC OF THE RECEIVING ENVIRONMENT**

### **Residential environment (north and west)**

Opposite the site across Levi Road and parts of Lincoln Rolleston Road a typical suburban character is evident with a suburban density of dwellings, increases in hard surfaces and general infrastructure present in the landscape. These residential characteristics are also evident in the vegetation around individual properties and within the street scape. Trees are generally exotic species and of a smaller stature to prevent excessive shading. Streets have a distinct residential character with hard surfaces dominating and intermittent street trees in a linear arrangement and ornamental vegetation to front yards. Properties are surrounded by solid 1.8m fencing to internal boundaries with roof lines showing prominently.

There are still some sites on Lincoln Rolleston Road remaining that are of a semi-rural character with larger properties and dwellings hidden behind tall boundary planting. However, it is clearly evident that this area west of the site is rapidly transforming into a full residential character.

### **Rural environment (east and south)**

The environment surrounding the site to the east is characterised by wide open paddocks with boundaries delineated by open style rural fencing and sporadic vegetation. The Port Hills in the south form a strong backdrop to views from the site across the smaller rural lifestyle blocks on Nobeline Drive. The key characteristics of the rural environment are the flat topography and distinct lack of vegetation which enables open views across the grassed paddocks to the wider landscape.

### **Topography**

The proposed Site is located on relatively flat land typical for rural properties within the Canterbury Plains. There are no topographical attributes within the site itself and no defining features. There are no natural elevations or features such as natural waterways within the Site. The site naturally drains towards the south but most runoff goes straight to ground due to the porosity of the local soil.

### **Vegetation**

Typical for the Canterbury Plains the vegetation in the surrounding rural environment is used predominantly for shelter belts to block the prevailing easterly winds and runs along property boundaries or edges of paddocks. They include similar species as those found on the site (Macrocarpa, Pinus, Poplars and several standalone Eucalyptus 5m to over 15m in height) and are predominantly planted along property or road boundaries.

Vegetation types in the surrounding rural residential blocks to the south on Nobeline Drive are mainly exotic species, with small amounts of native species located near dwellings in private gardens.

Vegetation in the adjoining residential environment to the north and west is also predominantly exotic but of a smaller scale and larger variety, including typical garden planting such as ground covers and shrub planting as well as trees ranging from 4m - 8m in height. Although new residential developments to the west have introduced more native species, exotic plants in particular exotic trees still dominate the landscape.

Due to the large-scale land use changes seen throughout the plains, including the site, there are only remnants of indigenous vegetation left in the wider surrounding environments but none have been identified on site or in close proximity to the site. The existing vegetation pattern found on site is largely made up of exotic species typical of the rural setting and used as hedge/ shelterbelt planting. As a result, the site and wider area has a low sensitivity to change, given the high level of fast growing introduced exotic species.

### Sensory qualities

Within the Canterbury Plains flat open fields sit against a backdrop of the Southern Alps to the west and the Port Hills to the east. This creates opportunities for expansive views that are intermittently interrupted by large shelter belts or rural structures which have become integral to the rural aesthetic and identity. The natural characteristic of the environment is therefore considered to be modified, with a rural character as opposed to a natural character. (refer to Canterbury Regional Landscape Study Review (2010) by Boffa Miskell).

The land surrounding the proposed site mirrors the overall character of the region. The wide, open nature of the site allows for views to the Port Hills giving a sense of scale and provide a landmark for orientation in the otherwise flat topography.

### Built form in the rural environment

Whilst the scale, character, form, and materiality of structures varies throughout the wider receiving environment, dwellings and farm structures are common throughout the rural area. To the east the rural environment is free of buildings. It displays the typical rural characteristics of the area, being a generally open rural landscape intersected by shelterbelts, drainage channels and open style rural wire fencing. The large open paddocks allow views into the site and to the Port Hills to the south-east from Levi Road . There are no structures visible apart from fences and the life style blocks on Nobeline Drive to the south.



fig 7 - driveway into northern rural property off Levi Road



fig 8 - typical rural dwelling on Nobeline Drive



fig 9 - large rural property



fig 10 - lifestyle blocks Nobeline Drive



The rural residential properties around Nobeline Drive are typical examples of the rural lifestyle blocks scattered around the perimeter of rural townships. They often accommodate large dwellings surrounded by a larger domestic curtilage that can include swimming pools and tennis courts as well as storage sheds for small scale farming equipment. Beyond these built up zones the remaining land is typically flat and used for grazing and small scale horticulture. Nobeline Drive is a fairly new development with recently planted gardens which makes the dwellings and sheds stand out strongly in the landscape. This will over time reduce as hedges and trees mature providing the rural dwellings with visual and physical shelter and reduce their prominence.

Post and rail as well as post and wire fences form the boundary between Nobeline Drive and the Plan Change Site. Without any shelterbelts views across the boundary into the site and vice versa are available. The Port Hills form a prominent backdrop to all views to the south.

### **Built form in the urban environment**

To the north across Levi Road the receiving environment is residential in character. It displays a typical suburban subdivision pattern with a suburban density of dwellings, increased amount of hard surfaces and general infrastructure present in the landscape. Dwellings are mainly single storey detached houses on sections demarcated by closed internal boundary fencing. Driveways and front yard structures such as low fencing and letter boxes create a regular rhythm of build form with narrow 2 to 4m gaps between dwellings. Combined with a residential roading standard with footpaths, and regular street tree planting the streetscape within the development has a strong residential character.

Levi Road forms a 'transitional' boundary from residential to rural on the southern side of the township.

The streetscape reflects this semi-urban and semi-rural character with a soft berm and open style fencing to the southern side and a standard residential road edge treatment with kerb, footpaths and regularly spaced driveways to the north giving it a residential character.



fig 11 - typical residential street scape north of Levi Road



fig 12 - view of Goldrush Lane residential environment



fig 13 - typical residential dwellings and density west of Lincoln Rolleston Road



fig 14 - example of a remaining larger lot west of Lincoln Rolleston Road

The receiving environment on the western side of Lincoln Rolleston Road is currently undergoing a transition from rural lifestyle / larger residential lots to an urban neighbourhood and residential character with a suburban density of dwellings, increases in hard surfaces and general infrastructure present in the landscape. Recent developments like Falcons landing have introduced typical suburban subdivision patterns with mainly single storey detached residential dwellings and residential street scapes where surfaces and built form dominate.

There are still a few larger individual properties remaining that will most likely be either demolished or integrated into a residential development in the future.

A larger open unbuilt site stretches from Lincoln Rolleston Road through to Broadlands Road. It is in Council ownership and designated for future residential development that will create a direct urban link to Foster Park, Rolleston High School and several community and recreational facilities in walking distance to the site. Once developed this will bring the urban built form right up the site western Site boundary.

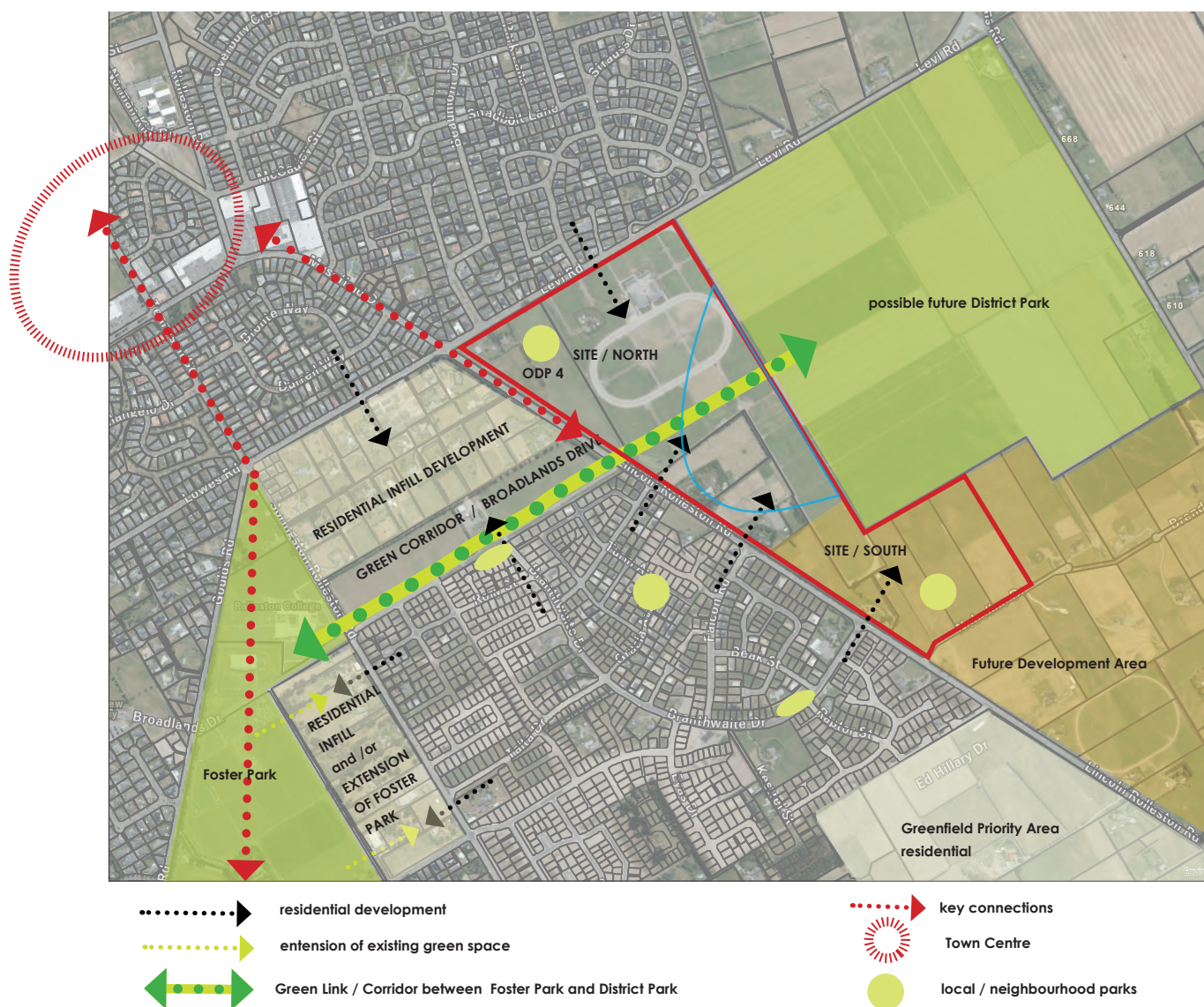


Overall, the receiving environment can be divided into two categories with their own specific characteristics:

1. a rural, open character with various structures including dwellings, auxiliary structures, power lines and exotic vegetation clustered throughout the landscape to the south and east with the Port Hills as a visual backdrop;
2. a suburban, built up character with established detached residential dwellings, associated domestic scale landscaping, dominant property fencing, and residential streets with kerbs and channel, footpaths and regularly spaced driveways.

### Future developments and anticipated changes

The graphic below shows the expected growth pattern in this eastern area of Rolleston between Foster Park and the future District Park. Due to the high amenity and proximity to the town centre as well as large recreational and important community facilities, all available areas north and south of the Broadlands Drive green corridor should be developed as denser residential neighbourhoods. This will allow the urban form of Rolleston to consolidate and to significantly improve the connectivity between these main destinations



The area to the east of the site is owned by the SDC and was originally set aside as a District Park due to the noise contour overlay fully covering this area and restricting development. Depending on the extent of the likely retraction of the contour line this area could become available for residential development at least in parts. It is therefore prudent to consider all three possible landuse options that could occur on the adjacent land to the east of the Site and ensure the ODP and proposed residential environments can respond with a measure of flexibility to any of the following scenarios:

- a. Rural activities similar to that currently taking place - consider reverse sensitivities and rural outlook;
- b. District Park - consider good connectivity, passive surveillance, high amenity;
- c. Residential activities - consider connectivity and cohesion as well residential amenity and integration.

### 4.3 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. (Landscape Assessment and Sustainable Management 10.1, (NZILA Education Foundation))*

The site is located directly on the rural / urban interface and therefore displays a generally rural character with several suburban characteristics along roads where it meets the current edge of the township. It is used principally for a rural residential purpose and small scale rural activities such as horse breeding /training and grazing.

#### **Natural landscape character**

The wider natural landscape is the Canterbury Plains with the Southern Alps and Port Hills as visual landmarks in the distance. These identifying features can only really be experienced where views from public spaces are unobstructed and along streets that are aligned with specific viewshaft such as Lincoln Rolleston Road.

The natural landscape character of the receiving environment is already highly modified, due to the changes introduced by agricultural land use and the proximity to the township. This is reflected in the surrounding rural environment with very limited vegetation cover and several dwellings and structures to support a rural lifestyle and limited, small scale farming activities taking place on site. Apart from selected clusters of trees and shelterbelts, the key contributor to the amenity of the natural landscape is the sense of open space and the views to the surrounding landscape this openness allows. Beyond this there are no discernible natural landscape features.

The development proposed in the Plan Change will modify this character of the landscape from a rural environment to a more suburban character, where buildings, infrastructure and amenities are more concentrated and visible. This is in keeping with the residential development on the opposite sides of Levi Road and Lincoln Rolleston Road.

Some aspects of the open character of a rural site will be maintained in the development through the following measures:

- a. provision of a large reserve at the eastern end of the green corridor creating open views into the rural landscape and a gateway into the District Park;
- b. provision of additional reserves centrally located within the northern and southern part of the site;
- c. the retention of clusters of established trees within the site around existing dwellings where these dwellings will be integrated into the future subdivision layout; the mitigation provided by fencing and landscape planting towards the rural environment to the east and south.

#### **Open space character and amenity**

The proposed development incorporates three open spaces. An elongated larger open space extending Broadlands Drive across the site to create a green link between Foster Park in the west and the District Park in the east, and two additional local neighbourhood reserves to the south and north.

The open spaces break up the built form, retain a sense of openness for the site and allow for longer distance views towards the Port Hills to the south and towards the open space of the future reserve. This green corridor and all recreational reserves offer opportunities for bulk plantings of native vegetation and large specimen trees which will enhance the natural amenity of the site.

The character of existing housing to the north and west is typically detached dwellings, which the proposal intends to continue to provide a natural extension of the existing urban character with a high street amenity.

To retain open character where possible, medium density development will be concentrated towards the centre of the site or co-located adjacent to larger open space.

In addition, the retention of some existing dwellings with their larger established gardens creates small pockets of lower densities throughout the site.

### **Rural vegetation character and amenity**

Most of the rural vegetation occurs along the site boundary on Levi and Lincoln Rolleston Road. As a result of the proposed development both roads will continue transforming from a semi-rural to a fully urban road with direct access to residential driveways on both sides. Frontages alongside the development area will be upgraded to urban standard in line with the existing developed areas to the west and north. This will be undertaken as part of future subdivision. Dwellings will address the street with front doors, habitable room windows etc. as required by the current district plan rules for the Living Z zone ensuring active frontage and promoting passive surveillance of the street space, increasing levels of real and perceived safety.

The sparse rural vegetation within the site, primarily shelterbelts, will be removed as their scale makes them incompatible with residential development. The result will be initially a sparsely site but once the green corridor and the two neighbourhood reserves are developed and the residential private gardens establish, the new residential vegetation character will emerge. The tree-lined east - west axis through the site will enhance the amenity and provide pedestrian/cyclist connections to adjoining developments, the large reserve on Site and the future District Park. The neighbourhood reserves will provide a high amenity environment appropriate for residential living and another area for larger scale planting including clusters of trees and native vegetation.

Although the rural vegetation character will be removed it will be replaced with a residential character and associated vegetation of a similar if not higher amenity.

### **Edge treatment and mitigation measures ( rural / district park)**

The ODP needs to balance the current interface with the rural environment as well as anticipate that the urban area will extend on this land in the future. The area east of the site could be developed in three different ways :

- A. Rural activities
- B. Residential development
- C. District Park/ Reserve

A. It is unlikely that the activity east of the site will remain rural in the long term, as the area is owned by SDC and was identified in the Rolleston Structure Plan as a future District Park. However, the development proposed by the Plan Change needs to be able to address visual amenity and reverse sensitivity related issues along this boundary whilst the activities adjacent are still of a rural nature. Currently the area is used for low intensity farming primarily grazing and is visually open allowing full views into the Plan Change site. The properties are separated by an open style rural wire fence and no dwellings are visible from the proposed site.

With regard to Visual Amenity it would be the Levi Road environment including a few selected dwellings currently experiencing angled views across this boundary into the PC site that would be affected by the proposed change in character. These minor effects can be mitigated by using a consistent open style rural fence along the boundary coupled with intermittent evergreen shrub planting and tree planting on the new residential properties to partially screen dwellings. Additional clusters of canopy trees can be added within the transport links to further add height and volume and break the 'skyline' created by multiple roof lines .

With regard to reverse sensitivity with rural activities the same boundary treatment is recommended with an additional open wire fence on the rural side to prevent stock from damaging plants.

Individual residential properties that require additional protection from wind or for privacy reasons can either use additional boundary vegetation i.e. hedge or use individual screens that are slightly set back to enable evergreen planting to be positioned in front facing the rural boundary.

The above measures can be incorporated into developer covenants at subdivision stage, as appropriate.





B. In the case of residential development occurring on the adjacent site to the east, the boundary treatment will be one of standard internal boundary between private lots guided by the relevant planning rules of the operative District Plan. The proposed future transport links will provide good connectivity for all modes of transport and additional local / pedestrian connection can be introduced at subdivision stage where the finer grain details are resolved.

C. The District Park would create a large, open space with a variety of public recreational functions adjacent to the development offering a very high landscaped amenity for future residents. In this case, passive surveillance from the dwellings along the boundary is critical and can be achieved in several ways but will depend on the final landscape design and overall layout of the reserve. No perimeter road to the reserve is proposed by the Council therefore access to properties along the edge will have to be internal from the west and several public links have been identified on the ODP to allow access through to the District Park.

The operative District Plan will ensure that the reserve edge treatment is consistent and presents an activated and high amenity interface. The current fencing rules for fences along reserve boundaries will provide appropriate guidance for the reserve interface with maximum fencing height restrictions and the requirement to provide passive surveillance over public spaces. The fencing style should be consistent along the full boundary i.e. open fencing if above 1.2m height, to create a cohesive look. In addition, layered landscaping on the reserve side and within properties will assist to transition the scale of the built-up form into the reserve landscape and allow privacy screening and screening of service areas.

### **Edge treatment and mitigation measures ( rural - Nobeline Drive )**

Nobeline Drive may need to be widened to accommodate increased traffic and to bring it in line with the required urban road standards.

Sections along these boundaries will be accessed directly from Nobeline Drive. The benefits of this include:

- a. Dwellings address the street with front doors, habitable room windows etc. ensuring active frontage and promoting passive surveillance of the street space;
- b. Dwellings can locate their primary private outdoor spaces to the rear on the north side of the dwellings to maximize solar access for habitable rooms, ensure privacy and allow an open and spacious character without the need for privacy fencing along the road interface;
- c. Dwellings along this boundary can enjoy a rural outlook and sense of address which offers a greater variety of living conditions and character.

The rural neighbours on the south of Nobeline Drive are on new lifestyle blocks and well set back from the road boundary (70m and 270m). Rural dwellings to the east on Nobeline Drive are in closer proximity (50m) and share an internal boundary with the site. Although Nobeline Drive itself has been developed into smaller 4ha rural residential lifestyle blocks all dwellings enjoy an open rural outlook onto the site to the north and the wider farmland to the east and south.

All these dwellings have already started to grow hedge type planting and trees along boundaries to act as windbreaks and generous landscaped gardens around the dwellings themselves to provide amenity and privacy.

To retain as much of the rural character as possible and provide a high visual amenity a consistent low and/or open style rural fence is recommended along the boundary coupled with tree planting within the road reserve to partially screen dwellings and to break the 'skyline' created by multiple roof lines. The proposed landscaping treatment and planting within private front yards will create a visual buffer partially screening views into the new development thus maintaining a sense of openness and creating a high amenity outlook for all.

These measures can be incorporated into developer covenants at subdivision stage, as appropriate.

### **In summary**

In all the eastern and southern interface scenarios discussed above the character of the area will shift from open and agriculturally focused to a more concentrated, high amenity residential development. However, through a combination of mitigation measures such as special edge treatment to the rural environment and introduction of the large reserve with native vegetation and the additional smaller links, some open character, open viewshafts and selected rural landscape components will be retained.

#### 4.4 EFFECTS ON LANDSCAPE VALUES

SDC has not identified the Plan Change Site as a development area due to the noise contour overlay extending over approximately 25% of the site. However, urban / residential growth is evident around three sides of the site. Full residential development is occurring to the north and west, to the south a rural residential character is gradually emerging which is expected to intensify as the area has been identified as a Future Development Area.

The proposed Plan Change Site will naturally extend the existing residential development at Levi and Lincoln Rolleston Road respectively. The continuation of residential dwellings at a similar density at the edge of a township is part of a natural extension of the urban form of a settlement and can be visually and physically integrated without altering the core landscape values.

To ensure coherence the plan change has adopted the same residential zone Living Z in response to the already existing zones adjacent to the Site. While the proposed overall density for the plan change Site is marginally higher than the existing Living Z zones and will initiate change to the site itself and the immediate neighbours, the proposed plan change retains a density that will largely be indistinguishable on the ground when compared to surrounding residential development. It is considered appropriate for its setting on the edge of the township and therefore does not change the overall landscape values experienced within the wider receiving environment.

Within the context of the township of Rolleston the proposed development will also add significant capacity that contributes to a well-functioning urban environment. In particular the proposed east-west green corridor extending Broadlands Drive through the site and connecting the Foster Park recreational areas with the potential future District Park will be a significant contributor to the wider green network and urban connectivity of Rolleston.

In particular, with the likely introduction of the new District Park to the east it is paramount that the Site is developed as a residential environment to be able to create the high amenity environment and passive surveillance required for the public spaces within the green corridor. Should the Site remain rural it will retain its rural characteristics but also become an isolated space inaccessible by the public and prevent the necessary connectivity between the two major green spaces that is essential for well-functioning urban environments and Rolleston.

#### 4.5 SELWYN DISTRICT PLAN

The site is currently zoned Inner Plains Rural. The Objectives and Policies which are considered relevant to this Plan Change from a Landscape and visual assessment perspective are:

##### *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.*

As shown in the design concept the proposed Plan Change has given careful consideration to the specific parameters of the site and surrounding environment. The Plan Change provides for a range of living environments within a fairly flexible LZ zone with regard to lot sizes and dwelling sizes. A spacious character of the residential zone is achieved through high amenity streetscapes in particular application of design treatment to such matters as road formation, kerbs, power supply, entry treatment, fencing, landscaping, lighting etc and will ensure the retention of overall open spacious character within the streets.

Medium density housing, whilst not specifically identified on the ODP, will be located within the centre of the site and co-located with open space and reserves or within high amenity, low traffic street environments to allow it to visually integrate.

#### *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 has also given careful consideration to the placement of open spaces and reserves to maximise the retention of an open, spacious character.

Reserves are of an appropriate size and have appropriate fencing and landscaping treatment to ensure a ‘spacious’ character is likely to be maintained even with the increased density. Pedestrian connections through the Site link the open space to existing and new destinations providing a high level of public amenity and connectivity. The use of open style fencing onto public spaces ensures the development will retain a relatively spacious character.

The Plan Change also provides landscape treatment and open style fencing along the edge of the development to soften the transition into rural land.

#### *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.*

With the absence of strong natural or physical features on site, the east -west green corridor and view shafts to the Port Hills have guided the layout that underpins the proposed ODP. The main reserve is strategically located at the end of the green corridor creating an entry point into the future District Park and allowing open views into the rural environment to the east. Key north south roads aligns with views to the south-east where the silhouette of the Port Hills can be seen as a backdrop to the rural landscape.

Removal of individual trees and large shelterbelts will be required where they are not compatible with residential development due to their size. Whilst this will alter the character of the site it will not adversely affect the natural values of the site. The large open spaces created by the reserves will be landscaped using predominantly native vegetation introducing a new aesthetic value to the site.

The extension of Broadlands Drive through the Site will form an avenue style, tree lined street leading to the future District Park and will be landscaped to a high level of amenity. This Green Corridor will provide a sense of open space and strongly inform the character of the development.

This high amenity is supported by the use of open style fencing along reserve boundaries and public walkways and allows a high level of natural surveillance over the public space.

Clusters of mature existing trees can be retained around existing dwellings that will be integrated into the subdivision layout and, wherever possible, individual mature specimen trees will also be retained within the future streetscape. The retention of mature trees provides an immediate sense of scale and breaks up the roofscape of a denser development pattern. The selection of existing trees that can be integrated into the residential layout should be undertaken at subdivision design stage to ensure they are compatible and suitable for a residential environment.

#### *Policy B4.1.13*

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

With no strong natural or physical features on the Site roads follow the subtle contours and natural drainage pattern of the Site which creates a fluid and intuitive layout avoiding the rectilinear alignment of lot boundaries. New ‘natural’ elements such as the Green Corridor and central reserve will influence the alignment of boundaries of allotments in their vicinity. Road alignments and allotment boundaries will also respond to the integration of existing dwellings and associated established landscaped gardens. As a result, the proposed development pattern follows a logical and intuitive subdivision layout that is responsive to the local onsite parameters as well as wider contextual connections and physical features of the surrounding landscape.

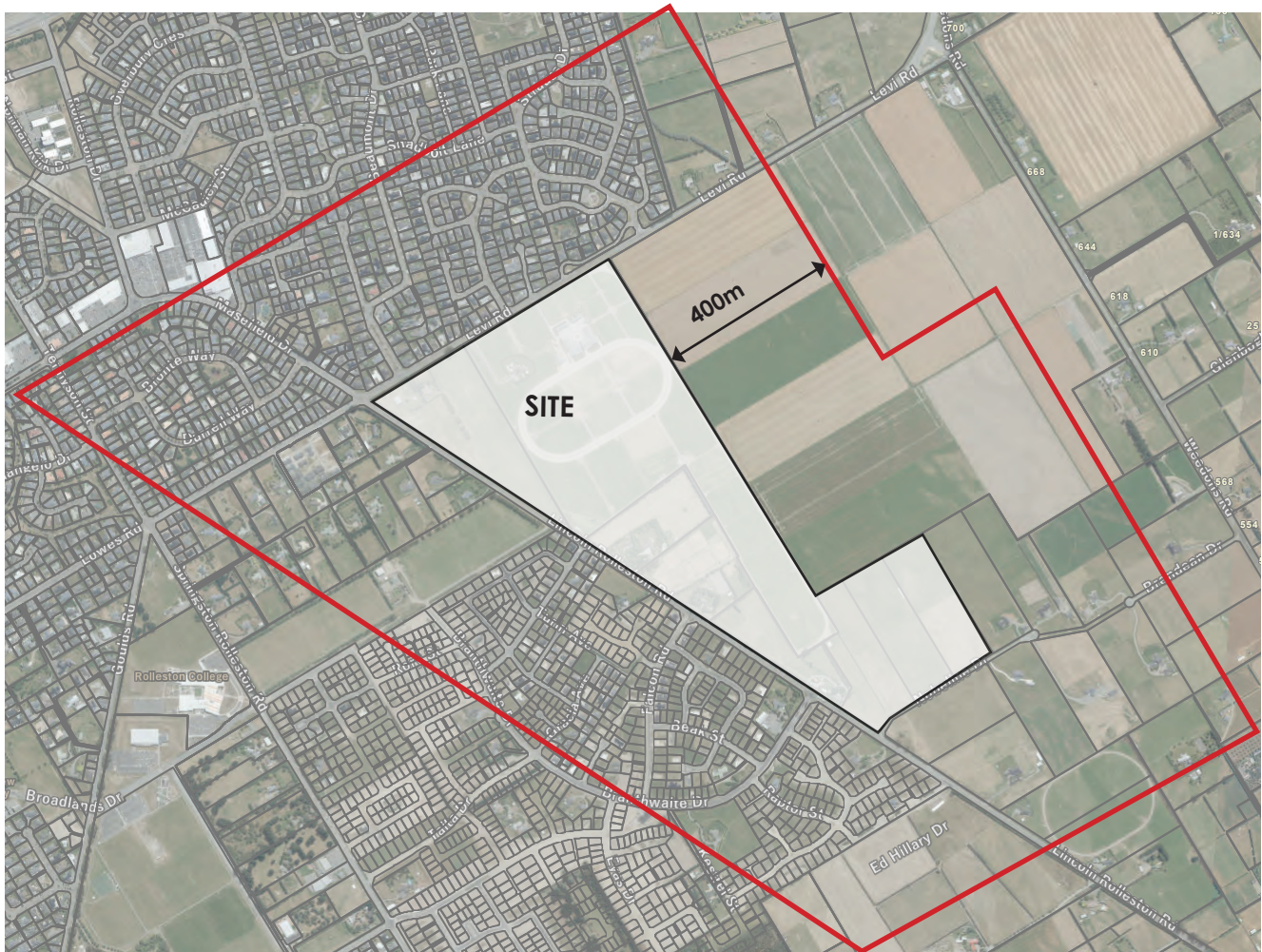


## 5. VISUAL ASSESSMENT

### 5.1 EXISTING VISUAL CONTEXT

The visual context of the receiving environment is considered to be an approximately 400m buffer around the ODP boundary.

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



#### Views from the North

Where dwellings to the north of the site do not have their own boundary vegetation or tall, closed fencing blocking views, they experience views across Levi Road either onto a rural hedge or filtered views slightly deeper into the site through open style post and rail fencing onto the existing rural dwelling and their associated landscaping, tree lined driveways, farm sheds and stables.

Views from public areas to the north of the site occur from residential street and when travelling along Levi Road and Goldrush Lane.

#### Views from the East

There are no dwellings on the rural land to the east apart from the rural lifestyle blocks on Nobeline Drive that would be affected by the proposal and will be covered in the segment 'Views from the South'.

However, as this area could be developed in the future into a public recreational reserve generic viewpoints have been added. It can be expected that there will be vegetation within the reserve itself and along the boundary to the site in private properties which will remove the completely open views that are currently available. To ensure good passive surveillance over the recreation reserve is achieved landscaping should be intermittent so that views remain fairly open between the reserve and the proposed development.

### **Views from the South**

Nobeline Drive residents have a mostly rural outlook with open views into the southern part of the site and across the area of the future District Park all the way to Levi Road where the residential dwellings on Goldrush Lane introduce a more residential backdrop. Angled views towards the north-west into the site are less open due to large shelterbelts creating a backdrop to the rural outlook.

### **Views from the West**

Apart from one larger open stretch of approximately 200m there are currently only limited views into the Site from the west across Lincoln Rolleston Road either through small gaps in the boundary vegetation or where farm and dwelling access points are located.

Where residential development has occurred dwellings have an open view of the road but views into the site tend to be blocked by the current tall and dense boundary vegetation on the PC site - however once this is removed they will experience open views onto the proposed development.

The remaining larger lots along this Road in proximity to the Levi Road roundabout have large boundary vegetation on their properties screening views from dwellings toward the road and into the Plan Change site.

The key viewpoints outlined above have been used as a reference point where it is considered that the effects are likely to be similar with regard to the potential effects on visually sensitive receptors.

The table in Appendix A lists the potential visual effects for each view or group of views and how the effects may potentially be mitigated. The effects take into account the likely sensitivity of the receptor or affected party (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.

Detailed mitigation measures will be covered in Section 6 of this document.

## **5.2 SUMMARY OF EFFECTS ON VISUAL AMENITY WITHOUT MITIGATION**

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 introduction of a green corridor and additional neighbourhood reserves providing connectivity and accessibility throughout the wider site. Management of fencing and bulk and location of the development as per the LZ requirements in the operative plan will also help create a sense of openness throughout the site. The likely effects on amenity are described in the Assessment of Visual Effects table - Attachment A

### **Rural neighbours**

The most significant effects, without mitigation, will be experienced by the small rural lifestyle properties to the south and south-east on Nobeline Drive, which currently experience open rural views into and across the Site and have an access road of a rural standard and character.

There is currently no vegetation on these properties to screen the views onto proposed development. However, this is a fairly recent rural lifestyle development and some young hedge type boundary planting is evident on the eastern properties at the end of Nobeline Drive, most likely planted to provide shelter from the prevailing wind. Over time this vegetation will be able to screen views into the development with only taller roof lines visible above.

The southern properties on Nobeline Drive are sufficiently setback for the effects to be minor and landscape mitigation is possible on either the Plan Change site, the affected rural property and within the Nobeline Drive road reserve .

For all residents on Nobeline Drive the proposal would change the current mainly rural outlook to one that is partially residential in character but with sufficient alternative rural views still remaining to the south and to the east. Nobeline Drive itself will at least partially be required to be upgraded to the required urban road standards and may need to be widened to accommodate increased traffic. This will transform the road from a rural road to a semi-rural / residential road. To the south the rural character of the road should be retained to transition into the rural environment. The Nobeline Drive area is within a Future Development Area and has been identified for future residential development for many years (eg. in Rolleston Structure Plan 2009). Residents can therefore reasonably expect a change to a residential character within this area.

### **Reverse sensitivity**

While mitigating potential effects on the visual amenity for rural properties is possible, reverse sensitivity between the rural and residential activities also needs to be considered.

There are no concerns about adverse effects with regard to visual amenity or reverse sensitivity for the smaller rural lifestyle block to the east and south as the activities are compatible. There is recently planted boundary vegetation on the rural property as part of their landscaping and edge treatment that will provide an adequate screen between the existing rural dwelling and the proposed new dwellings once established. The boundary vegetation can be maintained at a 5-6m height which is still suitable in a residential environment.

Overall the Nobeline Drive environment site is already less rural in nature due to the number of dwellings and therefore less sensitive to residential intensification.

Reverse sensitivity to the eastern neighbour /future district park can be addressed through mitigation measures such as appropriate fencing to prevent stock from reaching into residential garden as well as planting on residential properties to create a denser visual and physical screen for privacy if required. However, the area is currently used for grazing and will most likely be a desirable outlook for residents.

### **Residential neighbours**

There are no adverse effects on openness for most residents along Lincoln Rolleston Road and Levi Road where views into the site are currently blocked by dense/tall vegetation and shelterbelts surrounding the site.

Most properties along the northern part of Lincoln Rolleston Road also display their own dense boundary planting preventing any views into the site. For these residents, the visual amenity experienced from their property will remain the same once the development is completed and the large on-site shelterbelts are removed.

For properties on Lincoln Rolleston Road and Levi Road that are currently experiencing either views into the site or onto the rural hedge, their view will change from rural to suburban in character. The effects without mitigation however are minor as the proposal is an extension of their existing development in character and visual amenity.

Some mitigation of the effects is possible to improve the overall amenity and provide a sense of open character and rural characteristics through street tree planting, consistent open style fencing requirements and planting requirements on private allotments. A further mitigating factor is the fact that the adverse effects are only experienced from driveways and south-facing parts of the property; the north facing outdoor areas are not affected. The combination of all the above mitigation reduces the effects on these existing residential properties to less than minor. In addition, the proposed development will be similar to the existing residential development in which the residents live and the scale, density and location of the proposal would allow it to appear as a natural extension of existing developments with the anticipated effects overall being less than minor.

Motorists, cyclists and pedestrians along both roads currently have fleeting views into the Plan Change site. Their experience will change with the introduction of the urban road standards and driveways and dwellings addressing the street ensuring active frontages and passive surveillance of the street space.

This change from rural to urban is already occurring along these road stretches and is anticipated. A change in land use and visual amenity from rural to suburban is expected as they travel to/from Rolleston township. Effects on road users are therefore considered less than minor to indiscernible.

## 6. MITIGATION MEASURES

The following mitigation measures are suggested to either avoid, remedy or mitigate any potential effects on Landscape Character, Landscape Values and/or Visual Amenity.

Some measures are key components of well-functioning urban environments and typically incorporated into residential developments to ensure an open character with a high level of amenity is achieved:

MM1 - provision of an east-west green corridor and large reserve as a gateway to the future District Park.

MM2 - provision of recreational reserves / neighbourhood parks.

This is provided for on the ODP. Detailed design matters will be confirmed at the time of subdivision consent applications.

MM3 - Retention of some of the established trees and garden vegetation around those existing dwellings that will be integrated can provide immediate scale, visual points of reference and a break in the roof lines of the development. Decisions on any retention of trees should be undertaken at detailed design stage. This can be addressed at subdivision stage ( see District Plan assessment matters 12.1.4.41 ).

MM4 - Density distribution that is responsive to the amenity of the Site and adjoining sites.

This is provided for through the proposed Living Z zone which is a fairly flexible residential zone allowing for a range of lot sizes, including medium density. Higher densities and smaller lots would be located towards the centre of the development and adjacent to high amenity open space and high amenity street environments, whilst low density lots would create a buffer along the southern and eastern edge of the plan change adjacent to existing rural land on Nobeline Drive. This will assist with reducing 'urban-like' effects onto the open character of the adjoining properties.

MM5 - High Amenity Street Scape.

The proposed green corridor will include an avenue style tree-lined extension of Broadlands Drive. In addition the ODP proposes a roading layout that allows for an efficient use of land by having a clear street hierarchy with different road reserve and carriage way widths in direct response to expected traffic flows. Key roads align with views to the Port Hills to the south to provide a point of orientation and smaller local roads are deliberately designed to reduce traffic flow and speed to create a high amenity residential streetscape with a focus on pedestrian movement.

MM6 - consistent low / permeable fencing adjacent to reserves ( as required by operative District Plan rule 4.17 ).

Closed board timber fences can have an adverse effect on the amenity of residential developments and the sense of space, particularly as lot sizes decrease and the distance between fences is less. Solid fences can also have a negative effect on the character and safety of public reserves by limiting the potential for passive surveillance from adjoining properties.

MM7 - Rural fencing and planting along the eastern boundary.

To mitigate potential visual amenity and reverse sensitivity effects on the adjoining larger rural property to the east, it is suggested that an open style low rural fence is used in combination with the ability for future lot owners to undertake tree planting and evergreen shrub planting on private property. While grazing occurs on the farm land to the east a secondary open wire fence can be positioned to protect the planting.

These matters can be incorporated into developer covenants at subdivision stage.



MM8 - Lot size along the southern boundary and lower part of the eastern boundary where it adjoins Nobeline Drive properties.

To mitigate potential visual amenity effects on the adjoining rural residential property to the south and east on Nobeline Drive it is suggested that adjacent Living Z properties are low density to allow space for boundary planting on private properties along the eastern and southern boundary without shading residential activities as appropriate

Considering that the area to the south and east have been identified as a Future Development Area (refer to Our Space 2018-2048) and development will be guided into this area in the future, no further mitigation measures are required and no reverse sensitivity issues are expected to arise.

MM9 - Nobeline Drive and boundary treatment.

Use a cohesive low/permeable fencing to provide a cohesive streetscene ( to be implemented through developers covenants as appropriate. Use street tree planting in road reserve to break the roof line of denser development.

MM10 - Levi Road and Lincoln Rolleston Road boundary treatment

If fencing is required to road frontages low open style rural fencing is recommended to achieve a cohesive street scape and can be incorporated into developer covenants. Hedge type planting on private property by future lot owners can be used to achieve additional privacy for outdoor living areas if required.

MM11 - Streetscape- Lincoln Rolleston Road and Levi Road

New street trees on Lincoln Rolleston Road and Levi Road will provide a partial vegetation screen for views into the denser development. The upgrade of the road from a rural standard to a residential standard, whilst changing the appearance, will improve the amenity for pedestrians and cyclists.

## 7. CONCLUSION

Overall, it is considered that with successful implementation of the mitigation measures the residual adverse effects on Landscape Character, Landscape Values and Visual Amenity resulting from the proposal will be less than minor, at most, for the following reasons:

### **Landscape character**

The change in character is considered to be one of landuse intensity with the area already exhibiting a mixed semi-rural and semi residential character due to the current residential expansion on the edge of the Rolleston township. The degree of openness will be less with residential dwellings establishing, however this difference is considered overall less than minor in terms of Landscape Character as the plan change area will be viewed as a natural extension of the residential development of Rolleston and not as a standalone settlement.

### **Natural Character**

The proposal is not considered to have any effects on Natural Character as the natural character is already heavily modified within the rural environment and the site does not currently have any natural features that contribute to the wider natural character.

### **Landscape Values**

The proposal Site is zoned as Inner Plains. It is bounded on two sides by urban residential development and on the other two sides by rural residential land and a future regional park. Residential development extending into the site can therefore be anticipated. The majority of the Landscape Values can therefore be maintained. With successful implementation of the relevant mitigation measures the remaining effects on Landscape Values are considered less than minor and the proposal is considered consistent with the National Policy Statement for Urban Development and the general urban growth patterns evident in for Rolleston.

### **Visual amenity**

The most affected parties after successful implementation of mitigation measures are the rural lifestyle dwellings to the south and south east on Nobeline Drive with less than minor effects remaining which will further reduce once the trees and boundary vegetation grows to sufficient height and width.


The effects on the residents on Lincoln Rolleston Road and Levi Load are considered less than minor without mitigation due to the fact that the existing dwellings are either

- a. well set back from the road boundary and have well established visual screening through dense boundary vegetation on their properties, or
- b. are already part of a residential development and the proposed development will be of a similar scale and density and character for it to be perceived as a natural extension of existing developments.

Adverse effects experienced by the public are considered less than minor as they are intermittent and fleeting. They only occur on public streets and no reserves or public open spaces are affected.



APPENDIX A  
Visual assessment table and views

 1  
Viewpoint and area where visual assessment of viewpoint applies





VISUAL ASSESSMENT TABLE - 5.1a

VIEWPOINT	VISUALLY SENSITIVE RECEPTORS (VSR)	DISTANCE FROM PROPOSAL	TYPE OF VIEW (open , partially screened, intermittent fleeting etc )	DESCRIPTION OF EXISTING VIEW	SENSITIVITY OF VSR	MAGNITUDE OF CHANGE	DESCRIPTION OF EFFECTS	MITIGATION MEASURE
1. View south from <b>Levi Road East</b>	Residents at 72 Levi Road and 23,25,27,and 29 Goldrush Lane	60 m to 200m between dwellings and PC site	open	These dwellings have driveways and front yards facing either Gold Rush Lane or Levi Road with no or low fencing and limited boundary vegetation on their property. They experience rural views across Levi Road into the eastern farmland (future District Park) with the Port Hills in the background (main outlook) and angled views across into the site. These secondary views are unobstructed by vegetation through open post and wire fencing onto the existing rural sheds and stables.	very low due to views occurring on the south from driveways, entries and kitchen/ bedrooms not affecting indoor or outdoor living areas	moderate	The properties continue to have open views onto the rural eastern farmland (District Park) which is their main outlook. However, they will also experience open views of the new dwellings, associated landscaping and boundary fences of the Plan Change area. The greatest effects would be the change from rural to residential character and the loss of open character. By providing a consistent low open post and rail fence and private property boundary planting to screen dwellings as well as tree planting along the eastern boundary an open residential character with rural references can be created to reduce adverse effects to less than Minor.	MM 7  MM 10 MM11
2.a,b View south from <b>Levi Road</b>	Residents at 1, 9,11,19,21 Goldrush Lane and 1 and 2 bellbird place 1 and 2 Ruby drive and 136, 138, 140, 148, 150,152, 154, 156, 158, 160 Levi Road	min 30 m between dwellings (width of road reserve 22m plus standard 4m dwelling setback	screened	These dwellings have driveways and front yards facing Levi Road with limited boundary vegetation or fencing on their property blocking views. They experience views from their front yard across Levi Road onto low post and rail fencing and a tall a rural hedge. Glimpses into the site are also possible along a tree lined rural driveway to the existing rural dwellings and associated landscaping through a narrow gap in the rural hedge.	very low due to dwellings turning their back onto Levi Road	moderate	The greatest effects would be the change from rural to residential character experienced from their front yards with open views of the new dwellings, associated landscaping and boundary fences on the Plan Change area.	MM 10 MM11
3. View south from <b>Levi Road West</b>	Residents at 142, 144, 146,	min 30 m between dwellings (width of road reserve 22m plus standard 4m dwelling setback	open	These dwellings have driveways and front yards facing Levi Road with limited boundary vegetation or fencing on their property blocking views. They experience views from their front yard across Levi Road and low post and rail fencing into the site onto open paddocks and shelter belts located deeper within the site.	very low due to dwellings turning their back onto Levi Road	moderate	The greatest effects would be the loss of open views and the change from rural to residential character experienced from their front yards. They will experience open views of the new dwellings, associated landscaping and boundary fences on the Plan Change area. Consistent low open post and rail fence and private property boundary planting to screen dwellings as well as street tree planting will assist in creating an open residential character with rural references to will reduce adverse effects to less than Minor.	MM 10 MM11
4.a,b View east from <b>Lincoln Rolleston Road typical larger residential</b>	Residents at 3 Lowes Road 353, 341, 333, 285, 215 Lincoln Rolleston Road 8 Branthwaite Drive	min 50m between dwellings (width of road reserve 22m plus standard large dwelling setback)	screened	Due to either tall fencing or dense screening vegetation on their property these properties experience only very limited views onto Lincoln Rolleston Road through the driveway/access and experience no views onto the plan change area due to a large hedge completely enclosing the site.	very low due to extensive screening vegetation on own properties	low	The greatest effects would be the change from rural to residential character experienced when exiting their property as the existing dwellings are well screened and only experience glimpses of the new residential development through gaps in their boundary vegetation or along their driveways.	no mitigation required however MM10 and MM11 will have a mitigating effect
5. View east from <b>Lincoln Rolleston Road Broadlands Drive extension</b>	317 Lincoln Rolleston Road	NA / no dwelling	screened	This property has no dwellings on site and currently very limited views onto Lincoln Rolleston Road and no views the site due to dense boundary vegetation screen	N/A no dwelling present and not a publicly accessible site	low	The expected future development on this site will most like be of a similar nature a the proposed development of the PC and would be highly compatible with no adverse visual effects the high amenity the proposed the green corridor could be considered a positive effect	no mitigation required however MM10 and MM11 and MM1 will have a beneficial effect
6. a,b,c View east from <b>Lincoln Rolleston Road typical residential</b>	Residents at 315, 313, 303, 305, 281, 279, 277, 269, 267, 265, 261, 259, 257, 255, 253, 251, 249, 225 Lincoln Rolleston Road 1, 2 Reuben Avenue 1, 2 Falcon Road 7, 8, 9 Eleonora Lane 5, 6 Fox Lane	min 30 m between dwellings (width of road reserve 22m plus standard 4m dwelling setback	screened	These dwellings have driveways and front yards facing Lincoln Rolleston Road with limited boundary vegetation or fencing on their property blocking views. They experience views across the road onto densely vegetated boundaries on the PC site with open style rural fencing. Glimpses into the site are possible through rural driveways onto screened rural dwellings that are well set back from the road boundary	low due to screening	moderate	The greatest effects would be the change from rural to residential character experienced from their front yards with open views of the new dwellings, associated landscaping and boundary fences on the Plan Change area.	MM 10 MM 11

VISUAL ASSESSMENT TABLE - 5.1b

VIEWPOINT	VISUALLY SENSITIVE RECEPTORS (VSR)	DISTANCE FROM PROPOSAL	TYPE OF VIEW (open , partially screened, intermittent fleeting etc )	DESCRIPTION OF EXISTING VIEW	SENSITIVITY OF VSR	MAGNITUDE OF CHANGE	DESCRIPTION OF EFFECTS	MITIGATION MEASURE
7. View north from Nobeline Drive south	Residents at 8 Nobeline Drive  202 Lincoln Rolleston Road	(no dwelling)  2min 90m (width of road reserve 20m plus min 70m setback to existing dwellings )	open  open	The rural property on 202 Lincoln Rolleston Drive experiences long distance open views from the outdoor areas of the dwelling across its own rural property, another rural site and Nobeline Drive into the PC the site. Some landscaping in their own garden will block selected parts of this view but it remains other unobstructed. Due to the distance views the silhouette of the southern Alps can be seen above the tall shelterbelts of the PC site on clear days	low due to 90m distance between PC area and dwelling	low	The greatest effect would be the loss of the undeveloped long distance view across the PC site and the change of Nobeline Drive from a rural to a mixed rural and residential character. The effects can partially be mitigated through careful design of the Nobeline Drive street scape by incorporating rural elements and through strategic street tree planting and planting in private properties to screen dwellings, in particular rooflines.  The large distance to the PC site also mitigates effects	MM 8 MM 9  alternative views into the rural environment are available to the south and east
8. View north from Nobeline Drive east	Residents at 34 and 45 Nobeline Drive	min 50m	predominantly open	The primary rural outlook of this property is the unobstructed view directly north - northwest from their dwelling and outdoor areas across its own rural property into the future District Park all the way to Levi Road and the silhouette of the southern Alps in the far distance. It also experiences angled open views into the PC the site onto the long shelterbelts. Some landscaping in their own garden and the emerging planting along their western boundary with the PC site is to gradually starting screen parts of this view.	moderate to low due to min 50m distance between PC boundary and rural dwelling	moderate	The greatest effects would be the general change from rural to residential character and the loss of open character along the western boundary of the this rural property. By providing a consistent low open post and rail fence and private property boundary planting to screen dwellings as well as street tree planting, an open residential character with rural references can be created to reduce adverse effects.  The distance to the PC site also mitigates effects	MM 7 MM 8 MM 9  several alternative views into the rural environment are available to the north south and east
9. View west from Rural land to the east	NA	no dwelling on site	open	unobstructed views are available across the shared boundary across open post and wire fencing into the site onto the long shelterbelts	NA	moderate	NA	MM 7 MM1



VIEWPOINT 1  
Levi Road East



View south- east across levi Road and the future District Park to the Port Hills



view - Zoom into site



View south- west from south berm of Levi Road across the corner of future District Park into the site onto stables and form shed



View - Levi Road (east) looking west towards Lincoln Rolleston Road



View - typical dwelling on Goldrush Lane



View - Goldrush Lane and Levi Road ( east) looking east towards Weedons Road



VIEWPOINT 2a  
Levi Road



View from Goldrush Lane towards the site



views of Site showing Levi Road boundary treatment



view into Site along rural driveway to stables



view from pedestrian link to Site



View - Levi Road and Goldrush Lane looking west towards Lincoln Rolleston Road



view west at 128 Levi Road



View west at 134 Levi Road



view into pedestrian link to Lloyds Close



138 Levi Road



136 Levi Road



1 Ruby Drive



2 Bellbird Place



VIEWPOINT 3  
Levi Road



views into the site (ODP 4) through gap in boundary vegetation on Levi Road



views into the site (ODP 4) through gap in boundary vegetation on Levi Road



View east from gumtree on Levi Road towards 144 and 142 Levi Road



Large gumtree - landmark along Levi Road



146 Levi Road



144 Levi Road



142 Levi Road



VIEWPOINT 2b  
Levi Road



View from 154 Levi Road looking east showing Site ODP4 boundary hedge



View from 154 Levi Road looking across showing Site ODP4 boundary hedge



View into Site along rural driveway to rural dwelling on ODP 4



view from pedestrain link to Site



View - centre of road at 148 Levi Road looking towards Lincoln Rolleston Road



View - from Gum tree looking towards 148 and 150 Levi Road



View from roundabout looking east down Levi Road



61 Lincoln Rolleston Road



154 Levi Road



152 Levi Road



150 Levi Road



148 Levi Road



VIEWPOINT 4a and 5  
Lincoln Rolleston Road



View 5 - across Lincoln Rolleston Road into Site (ODP4)



View 5 - low boundary planting allowing views into Site (ODP 4) from Lincoln Rolleston Road



View 4a from roundabout looking south down Lincoln Rolleston Road



View 5 from 333 Lincoln Rolleston Road south (ODP4) to left and SDC BroadlandsDrive extension to right



317 Lincoln Rolleston Road



333 Lincoln Rolleston Road



341 Lincoln Rolleston Road



351 Lincoln Rolleston Road



353 Lincoln Rolleston Road



3 Lowes Road





Views into site through boundary vegetation along Lincoln Rolleston Road



Views into site through rural driveways



views to site through gaps in vegetation and farm gates

## VIEWPOINT 6a Lincoln Rolleston Road Reuben Avenue



View into Reuben Avenue - Typical residential character west of Lincoln Rolleston Road



303 Lincoln Rolleston Road



1 Reuben Avenue



2 Reuben Avenue



2 Reuben Avenue



313 Lincoln Rolleston Road



315 Lincoln Rolleston Road





View north along Lincoln Rolleston Road showing boundary treatment of the Site



4c - Views into typical Site boundary planting on Lincoln Rolleston Road



4b - View into Site via driveway of rural residential dwelling



4d - View into Site through farm gate

## VIEWPOINT 4b,c,d Lincoln Rolleston Road



4b View of access to 328 Lincoln Rolleston Road



4b View onto boundary hedge 328 Lincoln Rolleston Road



4d View of 215 Lincoln Rolleston Road - access



4d View of 215 Lincoln Rolleston Road - from Nobeline Drive



4c View of Lincoln Rolleston Road looking south with boundary hedge of 8 Branthwaite Drive to the right



4c View from Site onto large corner site 8 Branthwaite Drive



VIEWPOINT 6b  
 Lincoln Rolleston  
 Road  
 Falcon Road



View through farm gate into site onto rural dwelling 274 Lincoln Rolleston Road



typical boundary planting on Site



View into Site through farm gate 274 Lincoln Rolleston Road



View north from 253/251 Lincoln Rolleston Road - typical residential road frontage of Falcons Landing development



View onto site from corner of Falcon Road



View west into Falcon Road



Typical example for dwellings 249 to 261 Lincoln Rolleston Road



one of several empty site on Lincoln Rolleston Road



View of corner properties 1 and 2 Falcon Road



access to a back property 263 Lincoln Rolleston Road



1 Falcon Road



1 Falcon Road



2 Falcon Road



VIEWPOINT 6c  
Lincoln Rolleston Road  
Branthwaite Drive



view to site from corner of Branthwaite Drive



view to site from corner of Branthwaite Drive looking south to Nobeline Drive



Branthwaite Drive street amenity - pedestrain / cycle way



View into Banthwaite Drive



View from Branthwaite Drive looking onto site



201 to 209 Lincoln Rolleston Road



5,6,8 Fox Lane and 9 Eleonora Lane backing onto Lincoln Rolleston Road



residential character of Branthwaite Drive



VIEWPOINT 7  
Nobeline Drive



view into Nobeline Drive from Lincoln Rolleston Road



view north across site towards rural dwelling on Site 232 Lincoln Rolleston Road



view north start of from Nobeline Drive into the Site



view of Nobeline Drive into southern part of the Site



views north across site to Levi Road with Southern Alps in the back ground



zoom-in to Levi Road residential area with Southern Alps in the back ground



views into rural properties south of Nobeline Drive ( 8 Nobeline Drive, 202 Lincoln Rolleston Road )with the silhouette of the Port Hills in the background



zoom-in to 202 Lincoln Rolleston Road across 8 Nobeline Drive



VIEWPOINT 8  
Nobeline Drive  
East



view across the Site towards the future District Park



prominent view to Port Hills from Nobeline Drive ( alternative views) zoom



view back from Nobeline Drive to Lincoln Rolleston Road



46 Nobeline Drive ( zoom)



34 Nobeline Drive



45 Nobeline Drive rural dwelling



45 Nobeline Drive shed



47 Nobeline Drive rural Dwelling



47 Nobeline Drive shed



**VIEWPOINT 9**  
**Levi Road East**



view from the future District Park across rural fencing into Plan change site



view from Levi Road across future District Park towards southern part of the Site with Port Hills in the background