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24th May 2021

Selwyn District Council
CHRISTCHURCH

Attn. Jonathan Clease, Consultant Planner

By email only: jonathan@planzconsultants.co.nz

Dear Jonathan

Re: Request for Further Information –

1. In your letter dated 5 May 2021, you advised:

Further clarification is however sought on two matters regarding first the link between the ODP and the subdivision rule package, and secondly the link between the suite of mitigation set out in the landscape report and the effectiveness of the rule package/ODP in ensuring this mitigation is delivered.

This letter seeks to clarify these two outstanding matters.

Density Rules and ODP

2. The ODP has been revised to include areas noted as 'Indicative Living Z Zone (Medium Density)' and is attached (with the ODP narrative) as **Attachment 1**. The medium density areas will contribute to a minimum average density for the LZ zoned part of the Site of 12 households/ha. Showing the areas of medium density housing on the ODP is considered to be consistent with the Operative District Plan rules framework. The ODP narrative has also been amended to include a statement that the ODP area as a whole, excluding the L3 zoned area, shall achieve a minimum density of 12 hh/ha. This is consistent with the recommendations of Our Space Greater Christchurch Settlement Update 2019 for new greenfield areas in inner Selwyn (and Waimakariri) Districts.
3. An assessment of the potential yield of low and medium density Living Z Zone sections based on the revised ODP layout has confirmed that development of the Site can achieve 12 households/ha (just) with the current Living Z density requirements for Prebbleton. The proposed amendments to the Operative District Plan regarding Living Z zone density in Prebbleton have been deleted and no amendments to density rules are proposed. The revised Plan Change

proposed amendments to the Operative District Plan are attached as **Attachment 2**.

Landscape Mitigation and Implementation

4. You seek clarification regarding how the landscape/urban design mitigation measures recommended in the a+Urban assessment will be delivered, including further amendments to the District Plan provisions, and/or alternative measures.
5. A revised Landscape and Visual Assessment is attached (**Attachment 3**). This includes some changes to the recommended treatment of the ODP eastern boundary, in recognition that the rural land to the east is a potential future township growth path and that a small pocket of medium density housing is now proposed in the south east corner of the Site (see also email dated 24th May 2021 which provides a more detailed explanation from a+Urban). A shared access drive running up the eastern boundary, accessed from Hamptons Road, will facilitate a larger setback for the medium density dwellings, and, along with existing boundary vegetation, will reduce any potential visual effects resulting from the increased density on the eastern neighbour.
6. Developer covenants (at the time of subdivision) are proposed to manage fencing along road frontages and with rural zone boundaries. This is consistent with the approach adopted by several other current private plan change requests (including PC 73, 69 and 78).

Yours Sincerely,



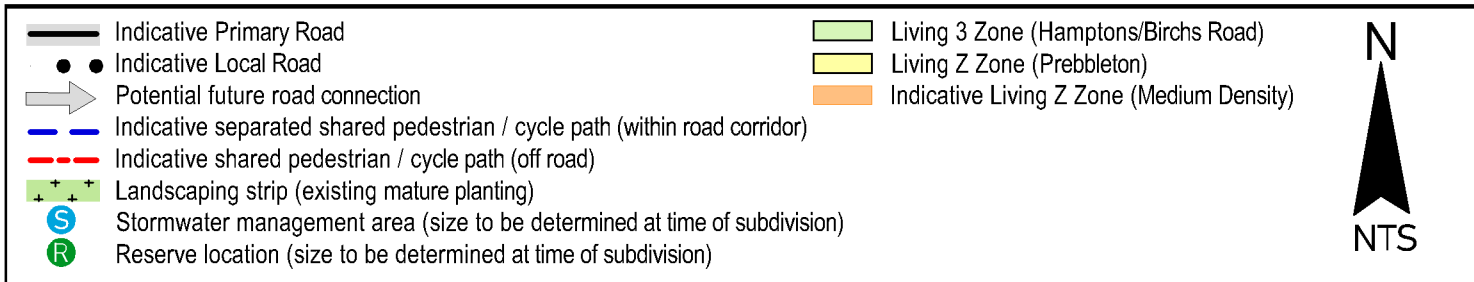
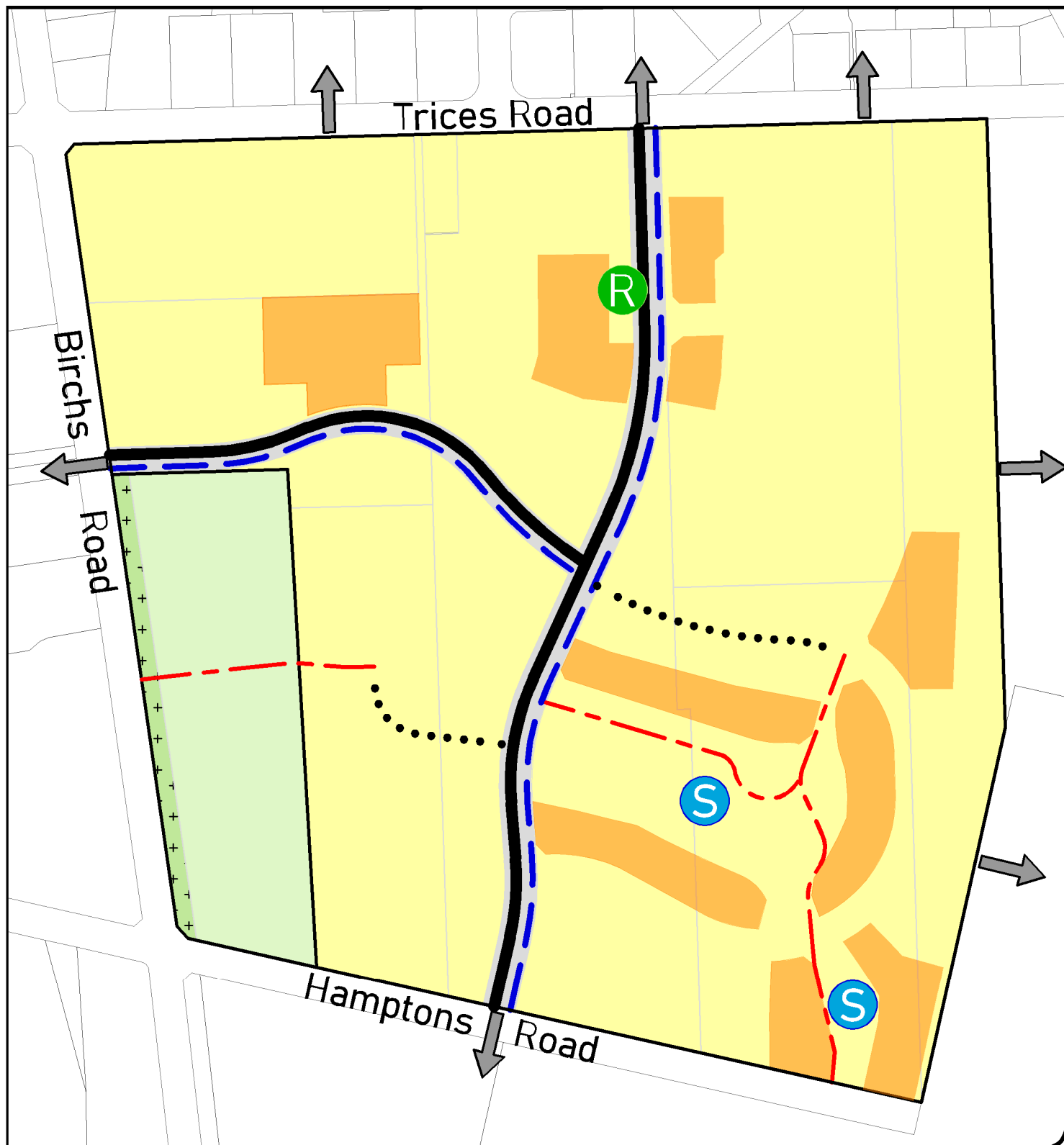
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Attachments

Attachment 1	Revised Outline Development Plan & Narrative
Attachment 2	Revised District Plan Amendments
Attachment 3	Revised RFI Landscape Matters & Visual Assessment

Prebbleton 5 Development Area Operative District Plan



Revised PC 72 (Trices Road Rezoning Group) ODP Narrative (21/5/21)

Revisions highlighted in yellow.

Context

This area covers an area of 28.7ha. It is bound by Trices Road to the north, Birchs Road to the west and Hamptons Road to the south. The development area is contained by residential land to the north, rural land to the east, large lot residential to the west, and the Birchs Road reserve to the south of Hamptons Road.

The distance to the town centre is approx. 1.5 km for the Trices or Birchs Roads access part of the Site and 2.25km for the southern part of the Site, and well within a 10 to 20 minutes walking distance.

Land Use and Density

Varying densities, which respond to the context of the area and support a range of sections sizes, housing typologies, and land use activities, are encouraged.

Suitable locations for higher density in the form of comprehensive medium density and /or small lot medium density can be provided taking into account: centrality to the Site, presence of high amenity open space, landscape features that assist in providing a sense of scale, connectivity and accessibility. Indicative locations for medium density housing are shown on the ODP. A minimum net density of 12 households per ha shall be achieved, averaged over the ODP area, excluding the proposed Living 3 (Hamptons/Birchs Roads) zone.

Low density large lot sections are to be established along Birchs Road towards Hamptons Road. This is in keeping with the existing Large Lot development opposite. It will also facilitate retention of a wide area with layers of established specimen trees and varied undergrowth creating a strong landscaped edge to the road.

Management of fencing along road frontages and with rural zone boundaries can retain an appropriate degree of openness (recognizing that adjoining land to the east is a potential township future growth path, and that Birchs Reserve lies to the south). Any appropriate measures can be incorporated into developer covenants.

Access and Transport

The proposed arrangement of movement corridors as defined by the ODP primarily ensure the proposed future development is

- integrated with the surrounding context
- anticipates future connection as required
- provides appropriate internal connectivity within the ODP area.

The proposed roading network is focused around a north-south road that connects Trices Road with Hamptons Road. A second major connection is to Birchs Road and the Rail Trail. This movement corridor provides alternative walking and cycling options to the town centre and the school, and will give easy access to the existing public transport route between Lincoln and Christchurch providing a good alternative to commuting by car.

This overarching road layout creates the key connectivity across the Site and integrates the new residential development into the existing neighbourhood and wider Prebbleton development pattern along established movement corridors. It will provide the primary routes into the Site, and functions as a key distributor for the ODP area.

Cycling and walking are provided for by a mix of separate dedicated shared cycle and pedestrian paths, off-road cycle and pedestrian paths, and local road cycling on the road supported by footpaths. In combination these will allow a safe and enjoyable journey through the new residential areas to the sporting and recreational facilities in the reserve.

Further connectivity within the ODP area and to immediate neighbours is provided through additional local roads (to be confirmed at detail subdivision stage) to all desirable destinations such as the neighbourhood park and the large utility reserve.

These roads will provide safe cycling options and footpaths to complete the pedestrian and cycle friendly environment.

Open Space, Recreation, and Community Facilities

Two public open spaces are included in the ODP area to add amenity to the neighbourhood, give relief for more compact residential clusters, and provide residents with the opportunity for recreation.

The local 900m² pocket park has been 'placed over' a group of established specimen trees off Trices Road. This will provide long-term protection for the trees and create a small reserve in the northern portion of the site in close proximity to existing dwellings, and close to the main entry into the development.

This northern green space has the opportunity to function as the 'green gateway' into the Site and offers a 'spatial break' and casual meeting place for the community.

The stormwater management areas in the south of the Site create similar focal points, albeit much larger in scale. The stormwater reserves will occupy approximately 1.35 hectares and 0.25 hectares respectively. Their main purpose will be a utility reserve however the ephemeral nature of these means that they are dry the majority of the year and can double up as temporary recreational space.

Here the green spaces function as a local park for the neighbourhood, and a break in the built environment to balance out the more built up environment of medium density parcels in close proximity. Walkways will be routed through these green spaces providing access to the reserve for the neighbourhood. This promotes social interaction between a diverse range of residents and creates a hub for the local community.

The location of the reserves is such that all residents within the ODP area are able to access open space within a 400m walking radius or less. To provide easy access and adequate passive surveillance all reserves have a minimum of two road frontages.

Servicing

The development can be serviced by connections in to the existing Council services for water and sewer.

The Living Z allotments will be serviced by a gravity network which in turn will require a new pump station.

The stormwater management system is designed to achieve hydrologic neutrality, i.e. peak flows post development match pre-development peak flows. The use of Stormwater Management Areas best achieves that; it has the added advantage of being designed to provide an open recreation space with walkways and appropriate plantings to add to the amenity and quality of the environment within the development. The stormwater system design takes into account the nature of flooding through the Site.

Detailed stormwater solutions are to be determined by the developer in collaboration with Council at subdivision stage and in accordance with Environment Canterbury requirements.

PC 72 - Trices Road Rezoning Group – Revised Amendments to Operative District Plan (21/5/21)

Additions shown in bold and underlined. Deletions show as strike out and in bold. RFI amendments (16/3/21 and 21/5/21) are highlighted in yellow).

The names of the owners and occupiers of the land to which this application relates are as follows:

Table 1

Registered Owner	Address	Appellation Title	Area (ha)
Grant James Crabbe Mark James Crabbe Rosemary Joyce Crabbe	341 Trices Road	Lot 1 DP 73583	2.0236
Anne Elizabeth Sweney Mark Raymond Sweney	329 Trices Road	Lot 2 DP 73583	2.3868
Gina Ann Cridge Timothy John Cridge	32 Hamptons Road	Lot 1 DP 3896	2.4237
Lee Michael Christopher Robinson	327 Trices Road	Lot 1 DP 5284	0.1279
Bronwyn Jeffs Evan Ross Jeffs	321 Trices Road	Lot 1 DP 78905	8.0000
Anthony Edwin George Barbara Ellen George Hugh Simon Lindo	311 Trices Road	Lot 1 DP 360577 Lot 2 DP 360577	8.1200
John Barrett Tania Barrett	299 Trices Road	Pt RS 2423	2.8327
Helen Nancy Tuff Lawrence Napier Tuff	42 Hamptons Road	Pt RS 3122 RS 39794	2.7864
TOTAL			28.7011

Preferred Relief

- Amend Operative Selwyn District Plan Planning Maps by rezoning the land identified above except for the land owned by Helen Nancy and Lawrence Napier Tuff Pt RS 3122 (2.4827 ha) and RS 39794 (0.3037 ha) ('the Tuff land') from Rural Inner Plains to Living Z; and rezone the Tuff land from Rural Inner Plains to Living 3 **(Rural Residential Hamptons/Birchs Roads)**; and
- Insert Outline Development Plan Area 5 attached in **Appendix 1** to ensure a coordinated and consistent approach to land development; and

c) Amend Table C12.1 as follows

Township	Zone	Average allotment size not less than
Prebbleton	Living Z	Low Density: Average allotment size of 700m ² with a minimum individual allotment size of 550m ² except for Prebbleton ODP Area 5 shown on Appendix 42 where

		the average allotment size shall be not less 650m², with a minimum allotment size of 500m²
	Living 3 Hamptons) and Living 3 (Hamptons/Birchs Road)	5000m ² minimum average allotment size (calculated across all allotments in the ODP area) and 4000m ² minimum allotment size.

d) Amend Rule 4.9.18 as follows

4.9.17 Any building in the Living 3 Zone (Trents Road/Shands Road, Prebbleton (as shown on the Outline Development Plans in Appendix 19) **and the Living 3 Zone (Hamptons/Birchs Road (as shown on the Outline Development Plan in Appendix x)** shall be set back at least:

- (i) 15 metres from any road boundary except on corner lots where a minimum setback of 10m applies to one road boundary
- (ii) 10 metres from the boundary of Lot 1 DP 5252
- (iii) 5 metres from any other boundary

e) Any consequential, further or alternative amendments to the Operative Selwyn District Plan to be consistent with and give effect to the intent of this application and the interests of the Applicant.

Less Preferred Relief:

f) Option 1: Rezone all of the land owned identified in Table 1 above Living Z.

g) Option 2: Rezone all of the land identified in Table 1 above as Living 3A (with a minimum average lot size not less than 2000m² and minimum lot size 1000m²) except for the Tuff land to be rezoned Living **3 (Hamptons/Birchs Road)**; and

h) Amend Table C12.1 Allotment sizes to include two rural residential zones at Trices Road Prebbleton as follows:

Living 3A
(Prebbleton Trices Road) Minimum average lot size 2000m², minimum lot size 1000m²;
or
Living 3
(~~Prebbleton Trices Road~~ **Hamptons/Birchs Road**) Minimum average lot size 5000m², minimum lot size 3000m².

i) Option 3: Rezone all of the land identified in Table 1 above Living 3 **(Hamptons/Birchs Road)**

j) Any consequential, further or alternative amendments to the Operative Selwyn District Plan (including an amended ODP as necessary under the alternative less preferred

relief) to be consistent with and give effect to the intent of this application and the interests of the Applicant.



PLAN CHANGE 72
TRICES ROAD / BIRCHS ROAD PREBBLETON
RFI 4 - Landscape matters and visual assessment

revised in response to additional RFI by SDC planning consultant

18 / 05 / 2021 | Final

report by
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Document Status	Final revised in response to additional RFI by SDC planning consultants
Author	Nicole Lauenstein
Date	18 May 2021

1. INTRODUCTION AND SCOPE

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

RFI 4. - Please provide a landscape assessment which includes:

- a. identifying the existing natural and heritage features of the site and their values;*
- b. discussing any fencing issues; and*
- c. elaborating on the location of public green space and its function and use within the development – in particular, how a 900m² pocket park is considered appropriate in size and location.*

These requests were made by the SDC urban designer and as result this reply addresses the matters from an urban design perspective. 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 are best urban design practice.

2. METHODOLOGY

A standard assessment approach has been used to identify the existing character 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.

SDC has identified the Site as a future growth area for rural-residential development which clearly indicates that residential expansion of the township is anticipated.

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

The Site measures approx. 28.7 ha across several individual properties (each property ranging between 2ha and 8ha in size). Typical of the area, 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. The existing site is bounded by Birchs Road to the west, Trices Road to the north, Hamptons Road to the south and by neighbouring rural properties to the east and west.

The land primarily contains rural residential lifestyle blocks with a common domestic curtilage around larger individual dwellings. All dwellings are located towards the perimeter of the Site interfacing with Trices, Birchs and Hamptons Roads. Properties feature mostly single storey houses, plus auxiliary buildings such as stand-alone garages, sheds, and other structures associated with rural living. The Site also features a horse training track and related stables. Several bare paddocks are used for grazing, and there is a small wooded area planted with pine trees.

Current road boundaries are either planted up with rural hedges including some mature trees, or display open style rural fencing, enabling views deeper into the Site.

In addition, along Birchs Road, a larger strip of established trees and varied undergrowth creates a strong landscaped edge to the road.

Access points to the Site are mostly located off Trices Road; featuring rural style driveways for each individual property, flanked by trees allowing glimpses of the well set back dwellings. There are additional gated entry points onto farm tracks off all surrounding roads, which allow access to and views into the site.



fig 1 - Site Aerial



fig 2. example of a rural dwelling with domestic curtilage and farm sheds



fig 3. view across the site from Hamptons Road showing the flat rural paddocks, shelterbelts, scattered shade trees and open style fencing



fig 4. view into the site from Trices Road showing rural dwelling with associated curtilage and tree planting

4.2 LANDSCAPE CHARACTERISTIC OF THE RECEIVING ENVIRONMENT

Residential environment (north and north west)

The Site lies at the southern edge of Prebbleton Township. Opposite the site across Trices Road and parts of Birchs 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 with roof lines showing prominently.

Rural environment (east and south)

The environment surrounding the site to the east and south is characterised by small rural lifestyle blocks and open paddocks with boundaries either delineated by fencing and sporadic vegetation or by well-established shelter belts of exotic species. Rural dwellings within the site are surrounded by large trees and display a traditional domestic curtilage.

Topography

The proposal 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 waterways within the Site. The site naturally drains towards the south east. Although the landform of the site is flat the proximity to the Port Hills to the south east creates a backdrop and sense of containment for this site. The various peaks, valleys, spurs and rocky outcrops of the Port Hills offer interesting viewshafts and provide a sense of scale to the landscape.

Vegetation

Vegetation types are mainly exotic species, with small amounts of native species located near waterways and in suburban stormwater reserves.

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.

The site itself includes shelterbelt plantings 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 *Cyprinus macrocarpa*, *Pinus radiata* some *Populus nigra* 'Italica' and standalone Eucalyptus, they vary significantly in height between 5 – over 15m.

There are several clusters of various exotic trees 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 act as a visual screen for residential activities and provide shade.

Vegetation in the adjoining residential environment to the north 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 - 10m in height.

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.

The existing vegetation pattern found on site is largely made up of exotic species typical of the rural setting. 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.

Built form

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.

There are 5 dwellings on site and all are located towards the perimeter interfacing with Trices, Birchs and Hamptons Roads. The dwellings themselves are mostly single storey houses, plus auxiliary buildings such as stand-alone garages, sheds, and other structures associated with rural living.

The existing dwellings facing Trices Road are reasonably close to the boundary for a rural setting and partially visible through open style rural fencing, whereas the dwellings along Birchs and Hamptons Road are well screened by vegetation. Trices Road therefore already displays a semi residential character, whilst Birchs and Hamptons Road retain a more rural character.

To the east of the Site, two rural properties share a boundary with the Site. The northern property is a very narrow rural lifestyle block accessed from Trices Road with a large dwelling and established curtilage, including a pool, a tennis court, and other auxiliary buildings occupying approx. 50% of the land. The remainder of the adjoining property is left as open bare land with no productive farming activities taking place. It is understood that one of the auxiliary buildings is tenanted and a portion of the site is used for light commercial activity. A separate access provides for these two activities immediately bordering the site boundary.

The other rural neighbour to the east, is a small farm with a single dwelling surrounded by open pastoral land. This site is accessed via Hamptons Road. 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. Along the shared boundary, a combination of a double post and wire fence with a row of Cypressus at approx 6m spacings creates a vegetation screen between the site and the rural property that allows for intermittent views. This shelterbelt is located on the rural property and seems to be maintained to approx 4m in height. Refer to photographic documentation attached.

To the north across Trices Road the receiving environment is residential in character. It displays a typical suburban subdivision pattern with mainly single storey detached residential dwellings on a variety of sites ranging from the suburban average 600m² site to the larger 2000m² to 3000m² peri-urban sites.

Trices Road forms a soft '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.

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

Within the context of this assessment it is important to consider that the area to the south of the Site, across Hamptons Road, has been identified as a future reserve to service all of Prebbleton and will contain recreational and community services and activities. The reserve is planned to have community sports fields and associated parking and service facilities, such as public changing rooms, toilets, club rooms and storage. The existing drainage channel will be transformed into a naturalised waterway with native extensive re-vegetation.



fig 4 - BIRCHS ROAD PARK - Draft Concept Plan (SDC)

The Operative Selwyn District Plan B4.1.3 specifically provides for rural residential development through the Living 3 zone for sites identified in the Rural Residential Strategy 2014. That Strategy has identified the plan change site as Prebbleton Preferred Rural Residential Area 8, but notes that a further plan change application is required for rezoning for rural residential purposes (L3). The landowners have not proceeded with a rural residential rezoning application to date because their preferred zoning is urban residential (apart from the Tuff block on the Birchs/Hamptons Rds corner). The full context for this statutory framework is set out in the Urban Design Statement accompanying the application.

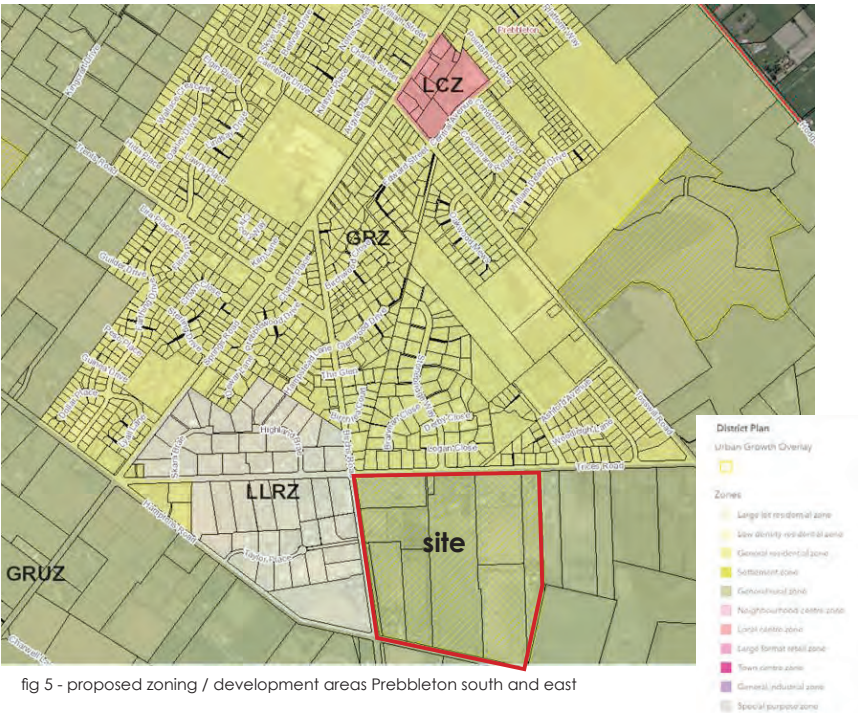


fig 5 - proposed zoning / development areas Prebbleton south and east

Urban form and short to medium term growth patterns (south / east)

The illustration below shows how, from an urban form perspective, the south-east area of Prebbleton could develop in the future. This possible urban form is guided by several key elements

- already proposed and approved development areas south and east (DA)
- the introduction of the new recreation reserve to the south
- natural landscape features that can form urban boundaries such as waterways, changes in landform / topography and established large and dense vegetation buffers

To the south the reserve and the natural waterway provide a defendable natural urban boundary. The intersections on Tosswill and Hamptons Road already create natural gateways into the township with tall trees acting as landmarks in the predominantly flat landscape. These gateways are easily recognised from a distance when approaching Prebbleton from the east and the south. The eastern extent of urban growth is less defined with a lack of strong natural boundary features to define boundaries. Wherever possible dense and tall rural vegetation that can assist in holding the urban form to avoid it spreading beyond the Tosswill Road gateway.

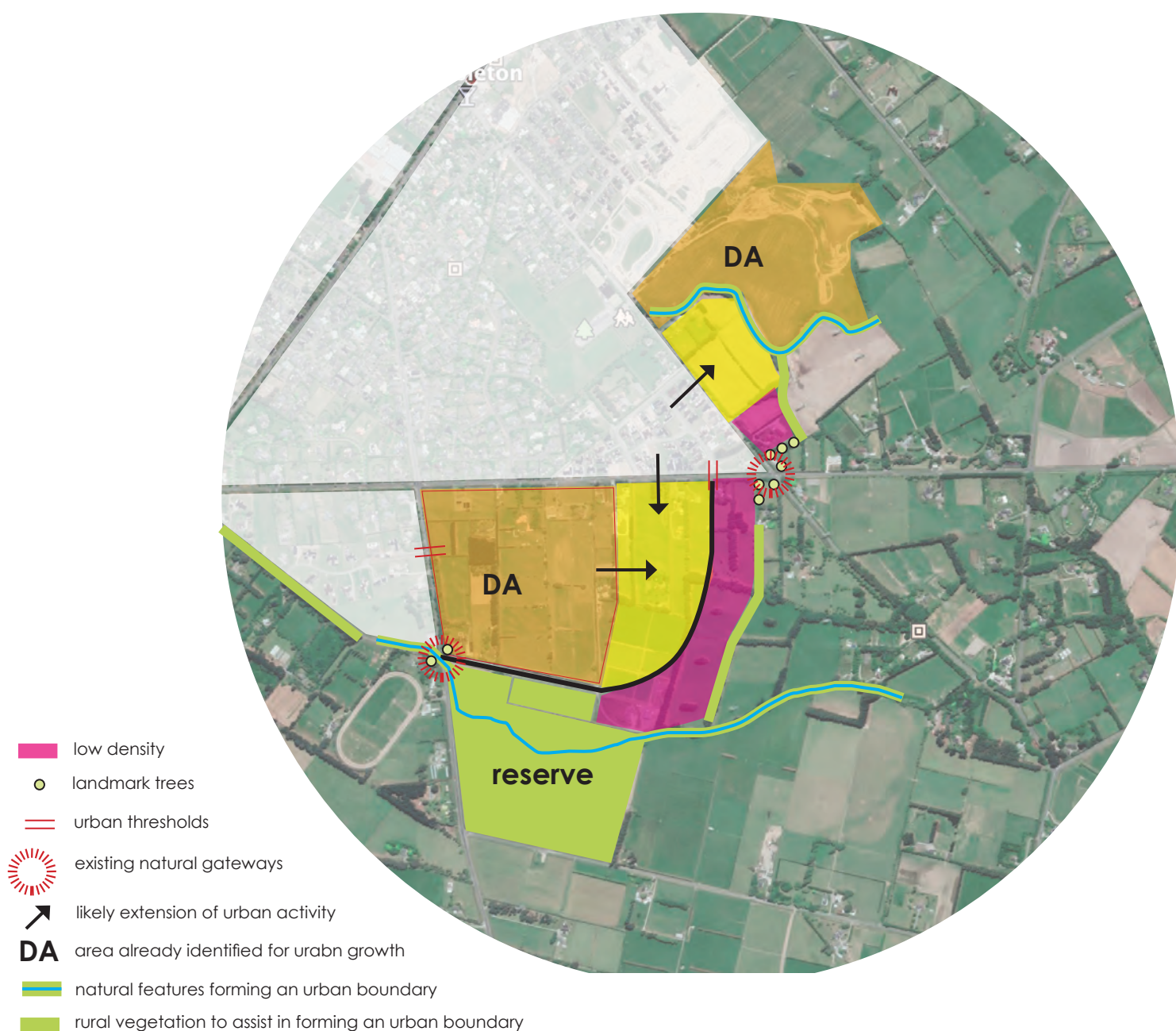


fig 6 - urban form and growth pattern Prebbleton south-east

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.

The site is located directly on the rural / urban interface and therefore displays a generally rural character with several suburban characteristics along Trices Road where it meets the current edge of the township. It is used principally for a rural residential purpose and some selected very small scale rural activities such as horse riding and sheep grazing due to sizes of the individual rural properties (4-8ha).

The natural landscape character is already highly modified, due to the changes introduced by agricultural land use. This is reflected in the site itself 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.

The proposed development will modify the character of the landscape from rural lifestyle block 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 Trices and Birches Roads.

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

- provision of a large utility reserve with a stormwater basin centrally located within the site
- the retention of several clusters of established trees within the site around existing dwellings and along the edge of Birchs Road
- the mitigation provided by fencing and landscape planting towards the rural environment to the east and the future reserve to the south

Open space character and amenity

The proposed development incorporates a larger open space in line with the dominant view shaft to the south east towards the Port Hills through the location of a central large stormwater reserve/management area? This large open space will break up the built form and allow for longer distance views towards the Port Hills. Stormwater reserves/management areas are also a good environment for the introduction of bulk plantings of native vegetation enhancing the natural amenity of the site.

In addition, the retention of some existing dwellings with their larger established garden plantings creates small pockets of lower densities throughout the site. Deeper lots will also be located along eastern site boundaries providing a buffer between the existing rural and proposed suburban land types. The character of existing housing is typically detached dwellings, which the proposal intends to continue at a higher density.

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.

Rural vegetation character and amenity

The tree lined north - south axis through the site enhances the amenity and provides pedestrian/cyclist connections to adjoining developments and the future recreational reserve.

The lower density development proposed to the southern portion of Birchs Road allows the retention of a well-established and densely vegetated edge to the site which currently creates a gateway into Prebbleton.

Property access off Birchs Road in this portion is limited to retain the integrity of Birchs Road and maintain aspects of the rural landscape character.

Rural edge treatment and mitigation measures

The eastern edge of the site shares a boundary with two distinctly different rural properties.

The northern lifestyle block is very narrow and contains a large dwelling and established curtilage, including a pool, a tennis court, and other auxiliary buildings. The current boundary treatment consists of a rural wire fence and dense hedge planting of approx. 4m in height. It is well established and suitable for residential environments. Along this part of the eastern boundary no mitigation measures would therefore be required.

The southern property is a slightly larger rural block used for low intensity farming i.e grazing. It has the characteristics of the wider rural environment with a single dwelling surrounded by a generally open rural landscape intersected by shelterbelts, drainage channels and open style rural wire fencing.

The existing farm dwelling is well set back from this eastern boundary (approx.100m to the southeast) which ensures that the rural outlook for this dwelling can be **maintained by retaining** the mitigating hedge type boundary planting along the boundary with the Site.

Overall, the character and landuse 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, introduction of a large reserve with native vegetation, and the retention of established trees, some open character, viewshafts and selected landscape components will be retained and enhanced.

4.4 EFFECTS ON LANDSCAPE VALUES

The SDC has identified this Site as Area 8 in the Rural Residential Strategy and as such indicates that development is anticipated in the future. The proposed plan change area will naturally extend existing residential development at Trices and Birchs 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. The plan change has therefore adopted two different residential zones in response to the already existing zones adjacent to the Site:

- Residential Living Z is proposed for the majority of the site extending the current Living Z zone on Trices road into the site; and
- Living 3 for the southern portion of Birchs Road in direct response to the adjacent lower density residential area.

While the proposed overall density for the plan change Site is marginally higher than the existing Living Z zones adjacent in Prebbleton, 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 development. It is considered appropriate for its setting on the edge of the township and follows along an anticipated growth path as identified by SDC. It therefore does not change the overall landscape values experienced within the wider receiving environment.

Within the context of the small township of Prebbleton the proposed development will also add significant capacity that contributes to well-functioning urban environments.

With the introduction of the new recreational reserve to the south of Hamptons Road it is paramount that the Site is developed as a residential environment to ensure good connectivity between the township and the new Reserve. 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 that is essential for well-functioning urban environments.

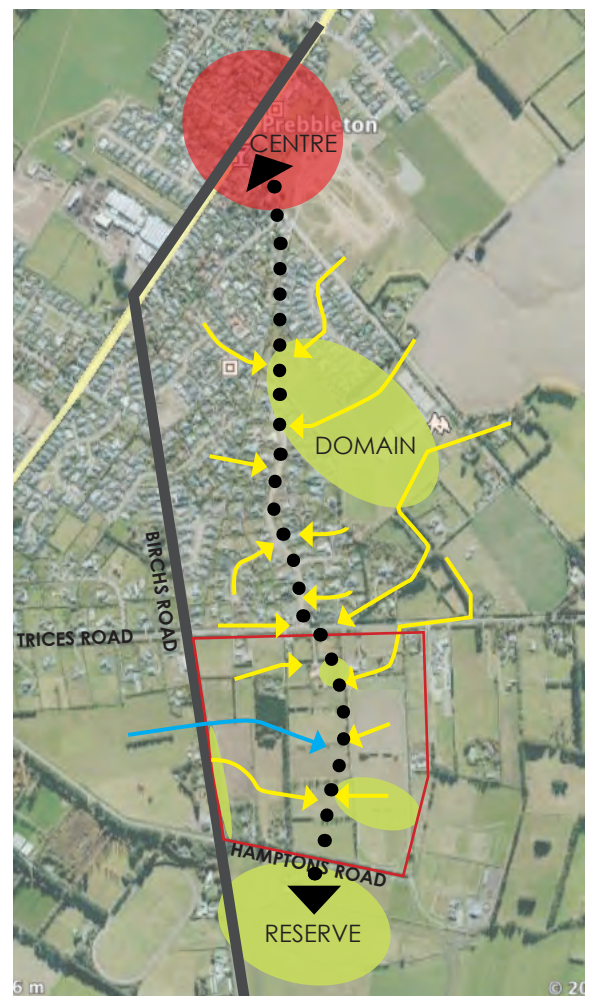


fig 7 - Key Link between town centre - local domain - future reserve

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.

The proposed Plan Change has given careful consideration and application of design treatment to such matters as road formation, kerbs, power supply, entry treatment, fencing (MM2, MM3), landscaping, lighting and the like will ensure the retention of open, spacious rural character. The Plan Change provides a variety of density within the Living Z zone with higher densities colocated with reserves to retain an overall 'spacious' character.

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 a large stormwater reserve/management area centrally located within the site which breaks up the built environment. Pedestrian connections through the development 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 and towards the rural environment ensures the development will retain a relatively spacious character.

Policy B4.1.11

Encourage new residential areas to be designed to maintain or enhance the aesthetic values of the township, including (but not limited to):

- *Retaining existing trees, bush, or other natural features on sites; and*
- *Landscaping public places.*

With the absence of strong natural or physical features on site, the natural drainage pattern and view shafts to the Port Hills have guided the layout that underpins the proposed ODP. The stormwater reserve is located in a natural low point and aligns with a view 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 space created by the stormwater reserve will be landscaped using predominantly native vegetation introducing a new aesthetic value to the site.

A cluster of mature existing trees is retained to create a small reserve / small pocket park. Both reserves are linked via an avenue style, tree lined street leading to the future recreational reserve to the south and will be landscaped to a high level of amenity with an open character. This 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 also. Wherever possible individual mature specimen trees will be retained within the future streetscape as the retention of mature trees provides an immediate sense of scale and breaks up the roofscape of a denser development.

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 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. Other existing and natural elements that influence the alignment of boundaries are the large central reserve and the integration of existing dwellings and associated landscaped gardens. By responding to these existing elements and natural features of the landscape, the proposed plan change is able to maintain and enhance the amenity of the area for the community.

5. VISUAL ASSESSMENT

5.1 EXISTING VISUAL CONTEXT

The visual context of the receiving environment is considered to be an approx. 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.

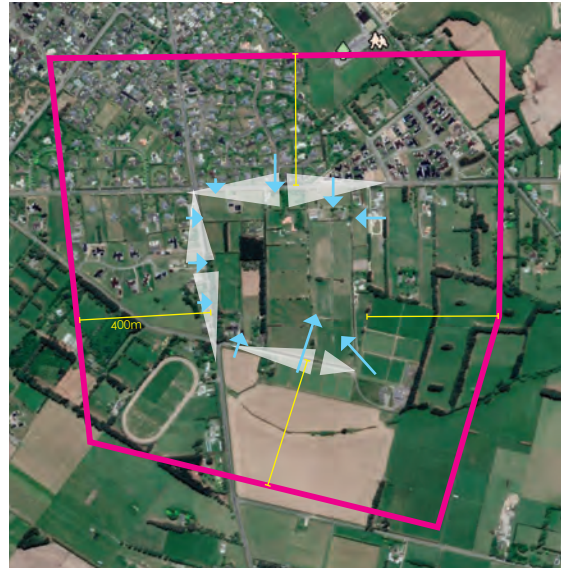


fig. 8 visual assessment area

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 Trices 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 dwellings and their associated landscaping, tree lined driveways, farm sheds and farming related equipment and structures. Views from public areas to the north of the site only occur along Stonebridge Way and when travelling along Trices Road.

Views from the East

Views from the smaller lifestyle block to the east of the proposal are screened by existing vegetation and shelterbelts on the rural property. For this reason, viewpoints from these locations have not been selected. Views from the larger rural block across the eastern boundary are screened by an existing row of trees (planted at 5-6m spacings, 4m height) with intermittent small gaps allowing glimpses into the site. The row of trees is located on the rural property and planted between two lines of rural post and wire fencing.

Views from the South

There are currently no private dwellings or public reserves within the visual assessment area to the south of the site. However, as this area will be developed in the future into a public recreational reserve two viewpoints have been added. It is currently not clear how much of the existing vegetation along the boundary will be retained by the proposed reserve but it can be expected that there will be vegetation within the reserve itself and along the boundary to Hamptons Road. To ensure good passive surveillance over the recreational reserve views should remain fairly open between the reserve and the proposed development.

Views from the West

There are currently no views into the Site from the west across Birchs Road apart from a very small gap in the existing vegetation where a farm access point is located.

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 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 AMENITY

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 likely effects on amenity are described in the Assessment of Visual Effects table - Attachment A

The highest effects, without mitigation, will be experienced by the larger rural property along the eastern edge, which currently experiences intermittent views into the Site from the existing dwelling across the eastern boundary. The existing planting is located on the rural property and provides adequate screening up to a 4m height for most of the boundary, however roof lines will be visible above that height which will change the current rural outlook. Considering that there are already taller gum trees included in the row of tree planting and that all trees along this edge can grow to a height of over 10m the rural residents could as of right increase the overall height of the boundary hedges, which could fully screen the development from within their property.

While mitigating potential effects on the visual amenity is possible, reverse sensitivity between the rural and residential activities also needs to be considered. A potential increase in height of the existing boundary trees could create additional shading and will require the location of deeper Living Z lots along this part of the eastern boundary to enable dwellings to create a larger boundary setback to the east. This will also allow for more generous planting within the individual residential sites further assisting in screening views. With respect to the proposed small area of MD housing in the south east corner, a shared access from Hamptons Road will be sited along the east boundary creating a larger setback here for dwellings.

There are no concerns about adverse effects with regard to visual amenity or reverse sensitivity for the smaller rural lifestyle block to the east. There is dense 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. Although dense the boundary vegetation is medium height approx. 5m which is still suitable in a residential environment. It can be expected that established boundary vegetation will be maintained at this height as it would otherwise shade the outdoor living areas of the existing dwelling on the narrow lifestyle block. Overall the site is already less rural in nature due to the number of buildings and activities undertaken on site and therefore less sensitive to residential intensification.

There are no adverse effects on openness for residents along Birchs Road and part of Trices Roads where views into the site are currently blocked by dense/tall vegetation and shelterbelts surrounding the site.

Most properties along Birchs and Trices Road also display their own dense boundary planting and /or solid closed 2m fencing towards the street 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.

Minor adverse effects remain for those properties on Trices and Birchs Road that are currently experiencing views into the site. In response to that no mitigation measures are required for the Birchs Road properties as dwellings are far set back from the road which renders the effects less than minor. For those Trices Road properties with open views into the site the proposed street tree planting, consistent open style fencing requirements and planting on private allotments will provide appropriate mitigation. 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 Trices Road properties to less than minor. In addition, the proposed development will be similar to the existing residential development in which the residents live.

Along the northern stretch of Birchs Road using open style post and rail fences and avoiding the installation of close board fencing, where possible, is recommended. This will ensure passive surveillance over the rail-trail and create a residential character with driveways coming directly off Birch Road consistent with the treatment of the rail-trail in the residential areas in the Township of Lincoln.

The highest likely effects after mitigation will be experienced by those residential properties closest to the proposal, along Trices and Birchs Road that are currently enjoying a semi-rural outlook. Though there is a change from rural to suburban, from this location the effects are less than minor as the proposal is an extension of the existing development in character and visual amenity.

Motorists, cyclists and pedestrian along Birchs Road and Trices Road have a temporary view of the development and are anticipated to expect change in landuse and visual amenity from rural to suburban as they travel to/from Prebbleton township. Effects on road users are considered less than minor to indiscernible.

Overall the scale and bulk and location of the proposal would allow it to appear as a natural extension of existing development within Prebbleton with the anticipated effects being less than minor

6. MITIGATION MEASURES

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

Some measures are 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 - integration of a large Stormwater Management Area (SMA) / open space and a recreational reserve
This is provided for on the ODP. Detailed stormwater design matters will be confirmed at the time of any subdivision and discharge consent applications.

MM2 - Retention of established trees

This is provided for on the ODP. 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).

MM 2.1 - A larger cluster of mature exotic trees will be retained by creating a small reserve of approx. 900m² in the northern part of the Site in close proximity to the main entry off Trices Road. This measure will ensure that these trees can be retained without negatively affecting and shading adjacent properties. The small pocket park will be publicly accessible with two road boundaries and will significantly add to amenity of the surrounding streetscape and higher density of the proposed development.

MM 2.2 - The existing boundary vegetation along the southern part of the Birchs Road will be retained and vehicle access for individual properties will be limited as a result of the proposed lower density Living 3 Zone. Retaining the existing large trees along this corridor contributes to the high amenity southern entrance into Prebbleton.

MM3 - Provision of a well-connected walking and cycling network

This is provided for on the ODP.

Key connections are identified on the ODP and may be supplemented through additional connections provided for at the time of subdivision consent. Two shared pedestrian/cycle ways separated from the carriageway are proposed for the key links providing non-vehicular connectivity through the site, connecting the existing developments to the west and north with the future reserve to the south.

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

This is provided for through the proposed Living Z zoning for the majority of the site and Living 3 zoning along parts of Birchs Road.

Living Z is a fairly flexible residential zone allowing for a range of lot sizes, including medium density. Higher density and smaller lots would be located towards the centre of the development and adjacent to high amenity open space and high amenity street environments, interspersed with larger lots to break up the built environment. This will assist with reducing 'urban-like' effects onto the open character of the adjoining rural properties where required.

The small pocket of medium density lots in the south-east corner of the site will provide its own mitigation by creating a larger building setback to the boundary due to the location of a shared access drive running up the eastern boundary accessed from Hamptons Road. In addition to the existing boundary vegetation, this larger setback will significantly reduce any potential visual effect resulting from the increased density on the eastern rural neighbour.

MM5 - High Amenity Street Scape

The proposed road cross sections show streets which have a high level of amenity with avenue style tree planting on the main north-south axis and the key east west link to Birchs Road. These main road connections link the internal open spaces and connect to open space destinations beyond the site. This road design provides for safe co-location of different modes of transport and allows for an efficient use of land by having a clear street hierarchy with different road reserve and carriage way widths.

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

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 screen planting along the southern portion of 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:

- a) the double line of rural post and wire fencing be retained to avoid disturbing the roots of the existing vegetation screen
- b) where gaps in the boundary vegetation exist future lot owners undertake tree planting and evergreen shrub planting on private property.
- c) new fencing should it be required is of an open style.

Matters a) and b) can be incorporated as requirements into developer covenants at subdivision stage.

MM8 - Lot size along the southern portion of the eastern boundary

To mitigate potential visual amenity effects on the adjoining larger rural property to the east, it is suggested that adjacent Living 3 properties are either low density to allow space for boundary planting on private properties along the eastern boundary as appropriate, or in the case of medium density lots dwellings are setback from the boundary by a shared access.

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

MM7 and MM8 combined will achieve a substantial screen without creating adverse shading conditions for future residents. Considering that the rural dwelling is more than 100m set back from this boundary the combination of these measures are sufficient to ensure the effects the proposed development has on the visual amenity are mitigated. These measures are also addressing reverse sensitivities should the rural activities intensify.

MM9 - Low density living 3 buffer on Birchs Road

The Living 3 zone along the southern part of Birches Road is a direct response to the surrounding residential densities and the site-specific features. It assists in integrating a large lifestyle property with an extensive landscaped garden and allows the retention of the established vegetation, including several large trees, along the road boundary which currently form a natural gateway into Prebbleton. The large properties of the Living 3 zone allow dwellings to be significantly set back from the road boundary to avoid shading by the tall trees and reduces the number of access points onto private property cutting through the vegetation strip.

MM10 - Trices and Hamptons 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 Trices Road and Hamptons Road

New street trees on Trices and Hamptons 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 pedestrian 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 rural-residential character. 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 Prebbleton 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 but has been identified as a future Living 3 Zone (Area 8 in the Rural Residential Strategy 2014) indicating that residential development is anticipated. The Landscape Values can therefore be maintained with the inclusion of larger lots where the development adjoins rural land. 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 urban growth patterns identified for Prebbleton.

Visual amenity

The most affected party is the rural dwelling to the south east, with less than Minor effects remaining following the successful implementation of the proposed mitigation measures and once the trees grow to a sufficient height.

The effects on the residents on Birchs Road are considered Less than Minor without mitigation due to the fact that the existing dwellings are either well set back from the road boundary and/or already have well established visual screening through dense boundary vegetation on their properties.

The effects on most Trices Road residents are considered Less than Minor without mitigation due to well established visual screening through dense boundary vegetation or tall solid fencing along their road boundary.

The effects on those residents on Trices Road that currently experience views into the Plan Change site are considered Minor without mitigation. However, these will reduce to Less than Minor with the successful implementation of the proposed mitigation measures.

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

 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 Trices Road East	Residents at 292, 294, 296, 302, 304 Trices Road	min 30 m between dwellings (width of road reserve 22m plus standard 4m dwelling setback)	partially screened	These dwellings do have 1m open style fencing and no boundary vegetation on their property blocking views. They experience views from their front yard across Trices 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 dwellings and their associated landscaping and farming related equipment and structures.	low due to views occurring on the south from driveways, entries and kitchen/ bedrooms not affecting indoor or outdoor living areas	moderate	The properties will have 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 street tree planting, an open residential character with rural references can be created to reduce adverse effects to less than Minor	MM 10 MM11
2. View south from Trices Road Centre / Stonebridge Way	Residents at 8 and 10 Logan Place and 4 Stonebridge Way	min 30 m between dwellings (width of road reserve 22m plus standard 4m dwelling setback	screened	Due to either tall fencing or dense screening vegetation on their property boundary these properties experience no views across Trices Road.	very low due to dwellings turning their back onto Trices Road	low	The greatest effects would be the change from rural to residential character experienced when travelling along Trices Road to and from their dwellings and possible glimpses through vegetation from south facing backyards.	MM 10 MM11
3. View south from Trices Road West	Residents at 4 Stonebridge Way and 19 to 22 Brahman Place and 89 Birchs Road	min 30 m between dwellings (width of road reserve 22m plus standard 4m dwelling setback	screened	Due to either tall fencing or dense screening vegetation on their property boundary these properties experience no views across Trices Road.	very low due to dwellings turning their back onto trices Road	low	The greatest effects would be the change from rural to residential character experienced when travelling along Trices Road to and from their dwellings and possible glimpses through vegetation from south facing backyards.	MM 10 MM11
4. View east from Birchs Road North	Residents at 360 Trices Road and 86, 100, 106 Birchs Road	min 30 m between dwellings (width of road reserve 22m plus standard 4m dwelling setback	screened	Due to either tall fencing or dense screening vegetation on their property boundary these properties experience only very limited views onto Birchs Road through the drive way access and experience no views onto the plan change area due to a large hedge completely enclosing the site.	low due to extensive screening vegetation on own propeties	low	The greatest effects would be the change from rural to residential character experienced on Birchs Road. The existing dwellings are well screened only experiencing glimpses of the new residential development through gaps in vegetation and along their driveways.	MM 6 MM 11
5. View east from Birchs Road centre/ pedestrian link	Residents at 112 Birchs Road	min 30 m between dwellings (width of road reserve 22m plus standard 4m dwelling setback	partially screened	This property has open views onto Birchs Road but no views onto the proposal site due to existing tall dense, vegetation.	low	low	The greatest effects would be the change from rural to residential character experienced on the northern part of Birchs Road which can be seen from this property when looking north east However, this would be in parts expected as this view is towards the township	MM 6 MM 9 MM 11
6. View east from Birchs Road South	Residents at 114 , 116 Birchs Road	min 30 m between dwellings (width of road reserve 22m plus standard 4m dwelling setback	screened	Due to either tall fencing to the entire property (114) or dense screening vegetation around the dwelling (116) these properties experience only very limited views across Birchs Road and no views into the proposal site due to existing vegetation strip	low due to screening vegetation on own propeties	very low	Effects will be the tidy up of the vegetation strip on the proposed development and the introduction of a limited number (2) driveways	MM 6 MM 9 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 Hamptons Road West (future recreational reserve)	future public recreational reserve	min 40m (width of road reserve 20m plus min 20m setback to existing dwellings)	screened	<p>The reserve has no views on to the road or the site due to a 5m tall hedge on its boundary. Only the large trees on the corner of Hamptons and Birchs road will be visible above the vegetation.</p> <p>Should the hedge be removed views into the site remain screened by the existing boundary vegetation on 32 and 42 Hamptons Road</p>	very low	low	<p>The greatest effect would be the change from rural to residential character experienced from the public reserve. However, overlooking by a residential environment is desirable and encouraged to ensure passive surveillance over the public space.</p> <p>Additional positive effects are the improvements in amenity of the streetscape and connectivity with direct pedestrian and cycle links through the plan change site to the residential part of Prebbleton</p>	MM 3 MM 6 MM 11
8. View north from Hamptons Road East rural	2 Hamptons Road farmland no dwellings	20m road reserve	screened with intermittent views	From these paddocks there are open views north onto Hamptons Road but only a few intermittent views into the site where farm access gates break the existing shelterbelts surrounding the plan change area	very low	moderate	<p>The rural paddocks will have open views of the new dwellings, associated landscaping and boundary fences of the Plan Change area as well as views into a landscaped open space / storm water with a public walkway. 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 street tree planting, an open residential character with rural references can be created to reduce adverse effects to Less than Minor</p>	MM 1 MM 11 MM 3
9. View west from Rural Neighbour East (southern portion)	Residents at 2 Hamptons Road	approx 100 m south east of proposal	screened with intermittent views	The rural residence experiences open views for approx. 100m over their own garden and rural land until a 4-5m tall hegde of cyperuses and young gum trees on their property blocks and the tall shelterbelt on the southern boundary of the paln change area block all views into site.	low	moderate	<p>The greatest effects would be the change from rural to residential character experienced from living spaces and outdoor areas facing north west. Although the majority of the new dwellings of the proposal will be screened by the to 4-5m tall existing boundary vegetation, part of the roof line will be visible above the hedge. There will also be views of the new dwellings, associated landscaping and boundary fences on Hamptons Road in the distance. The effects on the residence are however are significantly mitigated by the 100m distance between the dwelling and the Plan Change site</p>	MM 1 MM 10 MM 11
10. view west from Rural Neighbour east (northern portion)	Residents at 289 Trices Road	min m between dwellings (width of road reserve 22m plus standard 4m dwelling setback	majority screened	<p>Due to a 5m tall hedge on their property the residential part experiences no views into the site. The work yard has open views into the site through a 70m gap in the boundary vegetation onto small paddocks and a row of trees</p> <p>The remaining open paddocks have sufficient boundary planting to screen views</p>	low	low	<p>The greatest effects would be the change from rural to residential character experienced on Trices Road itself and the views onto dwellings, associated landscaping and boundary fences through the 2 larger gaps within the boundary vegetation affecting the work yard and the paddocks beyond</p>	MM 10 MM 11

VIEWPOINT 1
Trices Road East



views to site from 292, 294, Trices Road



views to site from 296, 302 and 304 Trices Road



views to site from 296, 302 and 304 Trices Road



View south-west from 294 Trices Road onto north east corner of site



304 Trices Road



302 Trices Road



292, 294 and 296 Trices Road

VIEWPOINT 2
Trices Road Centre



view to site at 10 Logan Close



view to site at 10 Logan Close



views to site at 4 Stonebridge Way and 8 Logan Close



view to site at 4 Stonebridge Way



View east from Stonebridge Way



View south from Stonebridge Way



View west from Stonebridge Way



Stonebridge Way



4 Stonebridge Way



8 Logan Close



10 Logan Close

VIEWPOINT 3
Trices Road west



view to site from 5 and 7 Stonebridge Way



view to site from 19-22 Braham Close and 89 Birchs Road



view to site from 19 - 22 Braham Close and 89 Birchs Road



View east from 21/22 Braham Close / Trices Road



View west from 21/22 Braham Close / Trices Road



view to 89 Birchs Road



view to 19 - 22 Braham Close and 89 Birchs Road



view to 5 and 7 Stonebridge Way

VIEWPOINT 4
Birchs Road North



View to site from 86, 100, 106 Birchs Road



View centre of Birchs Road looking south



View rail trail looking north



View north from rail trail across Birchs Road onto 86 and 100 Birchs Road



100 Birchs Road drive



86 Birchs Road view into property towards shed



86 Birchs Road drive



86 Birchs view towards dwelling / garden



360 Trices Road

VIEWPOINT 5
Birchs Road Centre



view to site from 112 Birchs Road and pedestrian link



View from 112 Birchs Road looking north-east across Birchs Road towards site (329 Birchs Road)



View west from 21/22 Braham Close / Trices Road



100 Birchs Road



pedestrian link Birchs Road



pedestrian link to Taylor Place with Taylor Place dwellings in the background approx. 130m away



106 Birchs Road Drive

VIEWPOINT 6
Birchs Road South



view to site from 296, 302 and 304 Trices Road



view to site from 114 Birchs s Road



view to site from 116 Birchs Road



View of Birchs Road towards southern gateway into Prebbleton



View along rail trail looking north



View north Birchs Road/Hamptons Road intersection



128 Birchs Road / utility



116 Birchs Road paddock



116 Birchs Road Dwelling



116 Birchs Road Dwelling



114 Birchs Road

VIEWPOINT 7
Hamptons Road West



view to site (42 Hamptons Road) from future reserve



view to site (access to 42 Hamptons Road)



viewsto site (32 Hamptons Road) from future reserve



view into site from future reserve



view east from Birchs Road along Hamptons Road with Port Hills in the background



view west along Hamptons Road to Birchs Road showing existing hedge to future reserve



Large gum tree at Birchs and Hamptons Road intersection



view of boundary vegetation / future reserve



view to unoccupied dwelling / future reserve



view into future reserve through narrow gap in hedge



view onto hedge of future reserve

VIEWPOINT 8
Hamptons Road East



views to site from 2 Hamptons road south paddocks



view to site from 2 Hamptons Road through gap in hedge



view to site from Hamptons Road east



view east from Birchs Road along Hamptons Road
with Port Hills in the background (zoom)



view east along Hamptons Road



view west along Hamptons Road towards Birchs Road



2 Hamptons Road dwelling and access



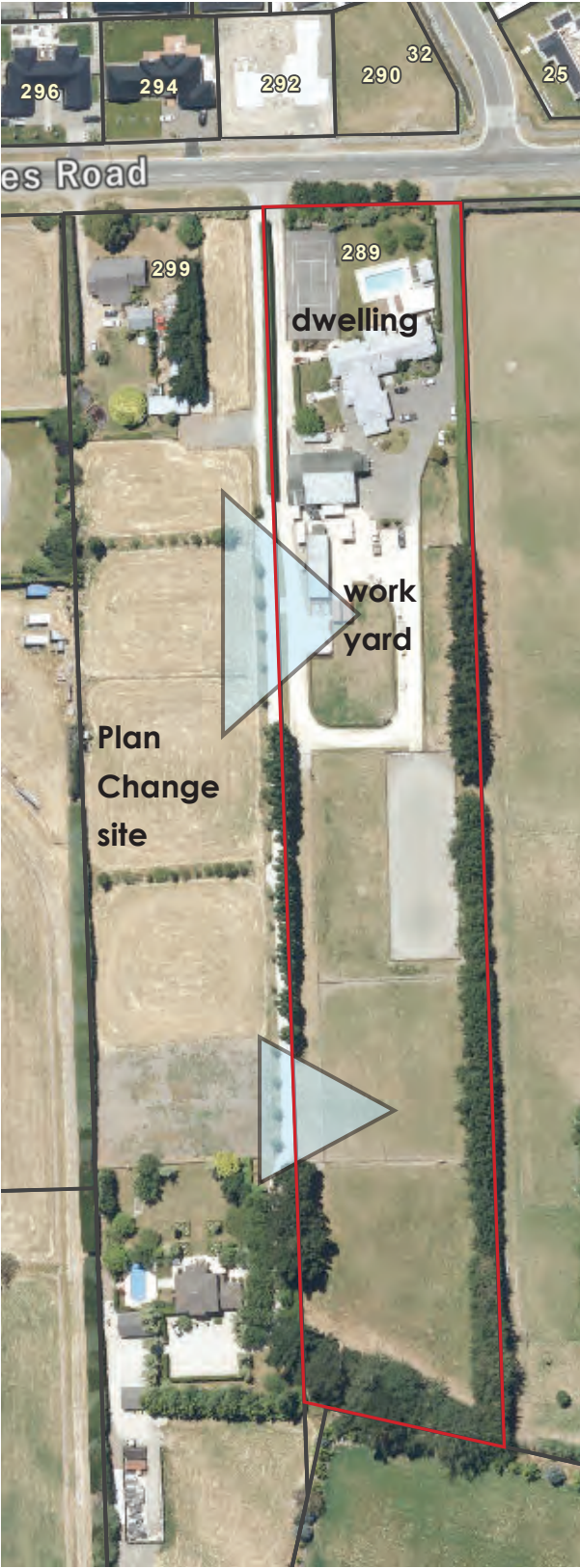
key viewshaft to Port Hills



view onto paddock 2 Hampton Road

VIEWPOINT 9
Rural neighbour East
northern portion

Due to limited access to the neighbouring property this aerial has been added to show gaps in existing boundary vegetation



view of boundary treatment between 289 Trices Road and plan change site



view into 289 Trices Road showing dwelling and landscape curtilage



view up driveway 299 Trices Road with work yard 289 to left and 299 paddock to the right



views form work yard towards the Plan Change site through gap in boundary vegetation

VIEWPOINT 10
Rural neighbour East
southern portion

Due to limited access to the neighbouring property this aerial has been added to show gaps in existing boundary vegetation



2 Hamptons Road Drive



existing rural dwelling 2 Hamptons Road(zoom)



view west through gap in shelterbelt towards 2 Hamptons Road paddocks



view along eastern boundary looking north from south east-corner of Plan Change site



looking north



looking east



looking south east towards rural dwelling

views of eastern boundary between Plan Change area and rural neighbour 2 Hamptons Road - photos taken from Plan Change site looking east