



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

FALCONS LANDING EXTENSION PLAN CHANGE  
FOR YOURSECTION LIMITED

PROJECT No. 2020\_117  
09 FEBRUARY 2021  
REVISION B



FALCONS LANDING EXTENSION, ROLLESTON PLAN CHANGE

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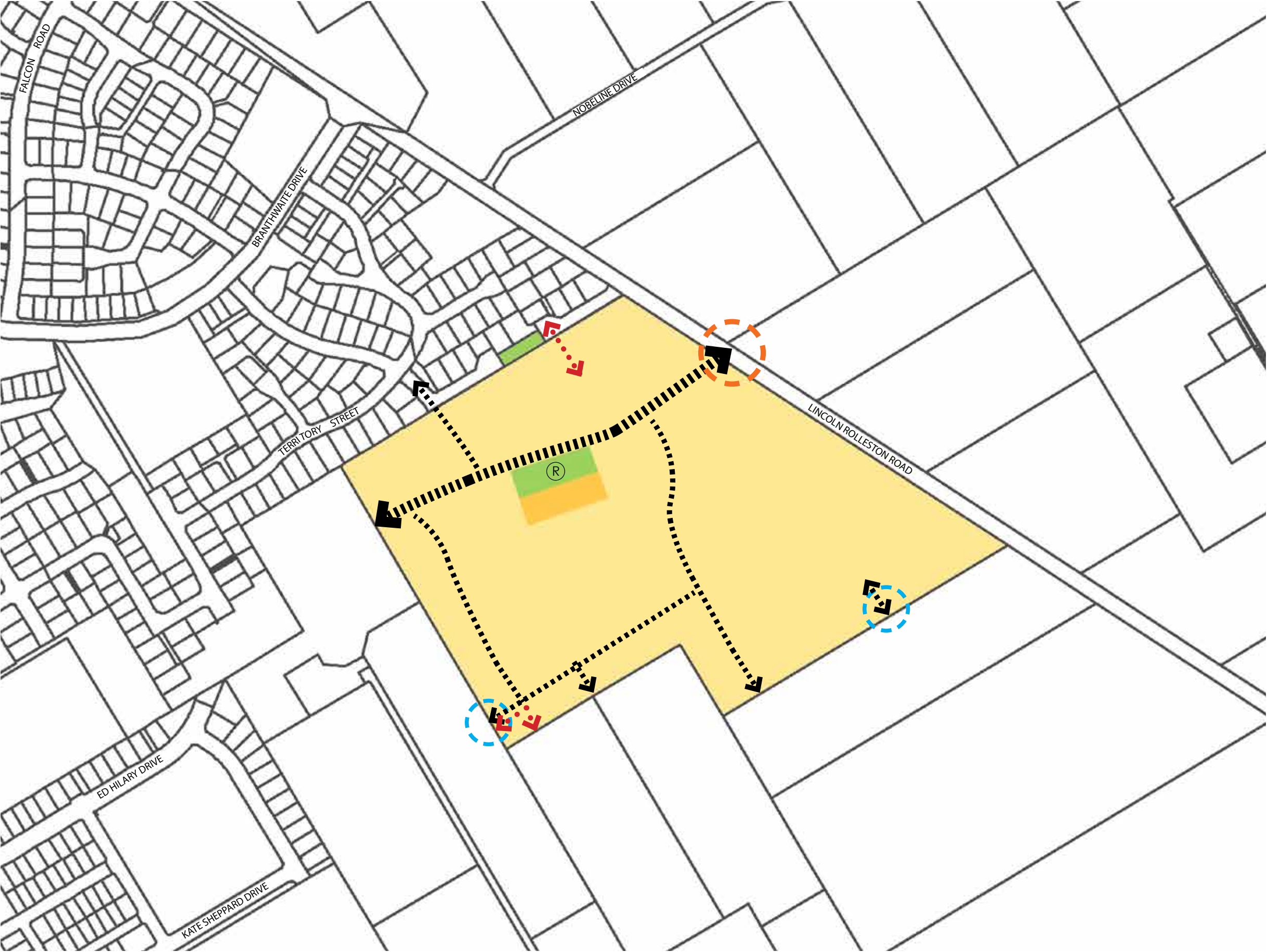
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LEGEND

- Plan Change Boundary
- Living Z**
  - Low Density
  - Medium Density
- Primary Road
- Secondary Road
- Shared Pedestrian / Cycle Path (off road)
- Possible Future Connection
- Proposed Roundabout
- Recreation Reserve

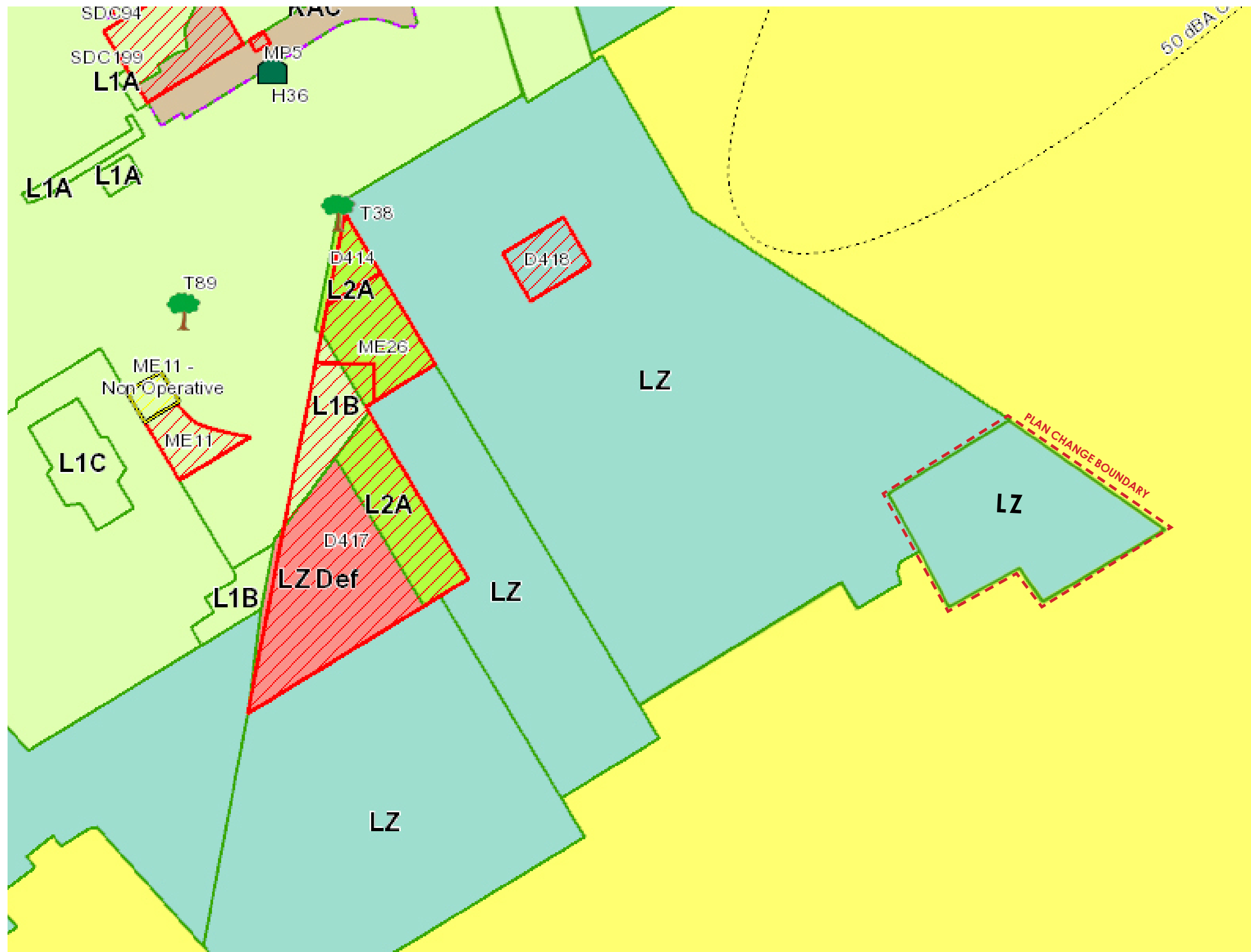


A. OUTLINE DEVELOPMENT PLAN

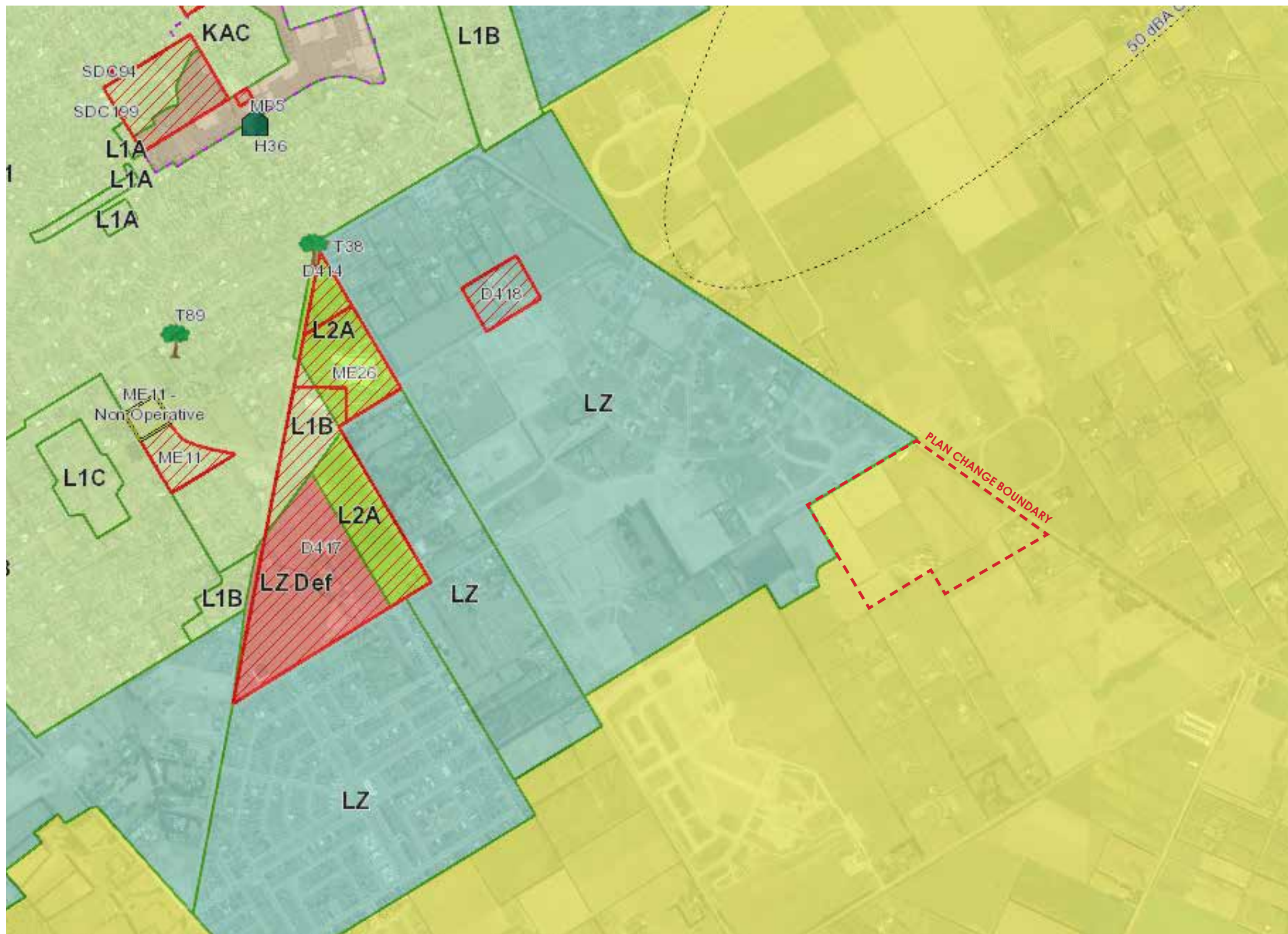
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PROPOSAL - OUTLINE DEVELOPMENT PLAN

FALCONS LANDING EXTENSION PLAN CHANGE

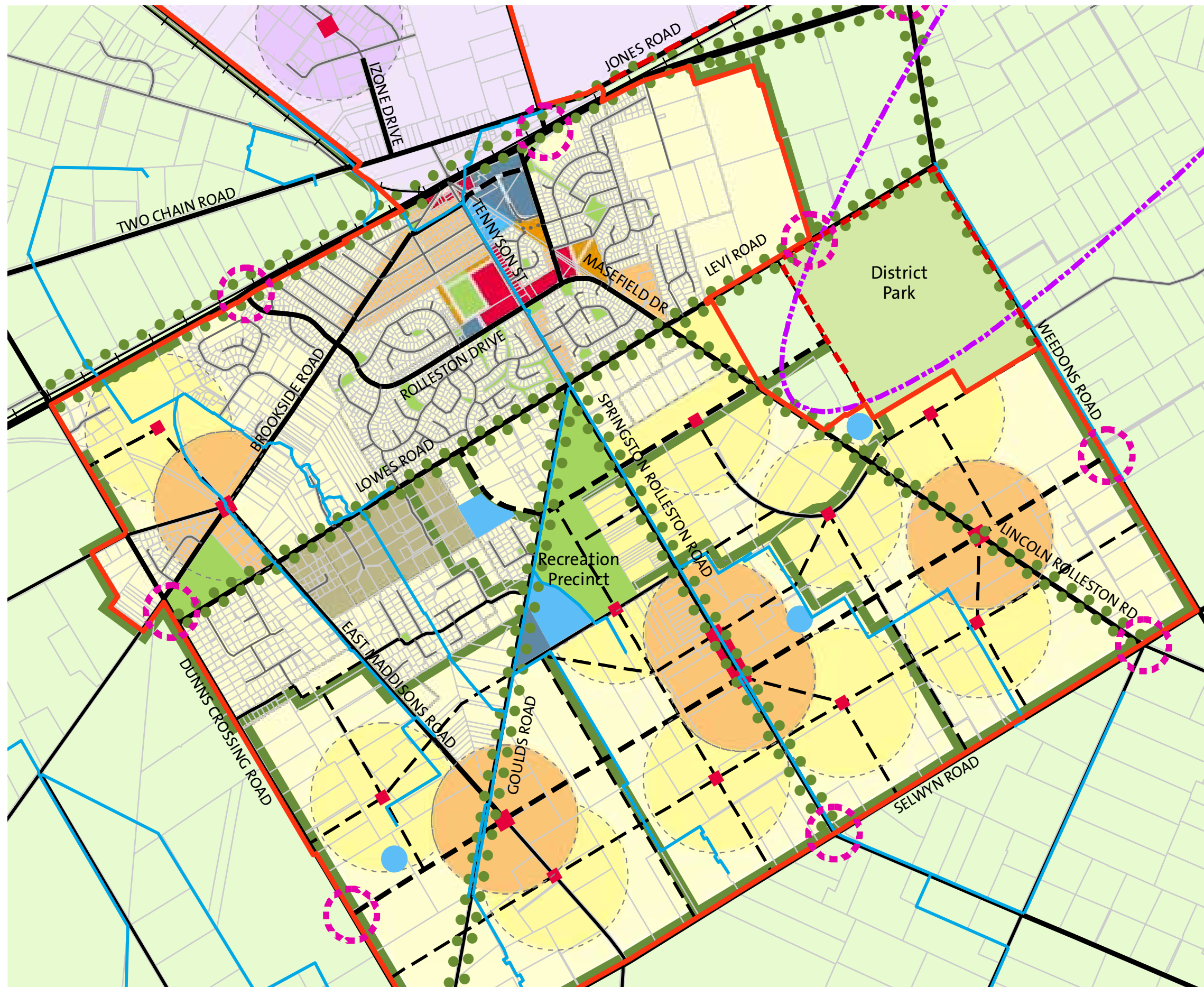






Map / image source: Selwyn District Council

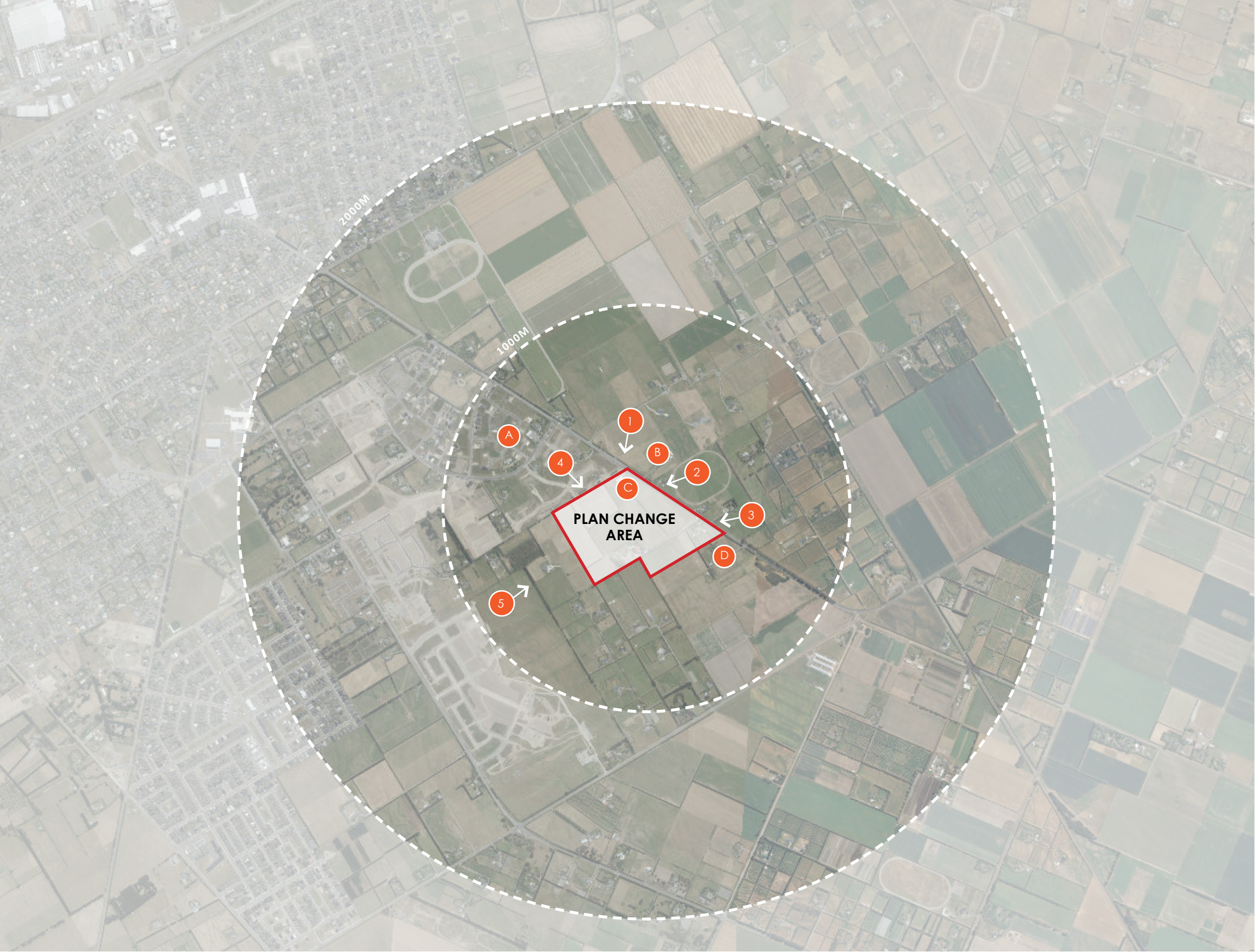




## LEGEND

- Study Area
- Railway
- National Arterial
- Main (primary) roads
- Proposed main (primary) roads
- Local (secondary) roads
- Proposed local (secondary) roads
- Local (minor) roads
- Walking and Cycling Link
- Town Centre
- Neighbourhood Centre
- Local Centre
- Comprehensive Housing
- Medium Density Residential (20HH/Ha)
- Medium Density Residential (15HH/Ha)
- Low Density Residential (10HH/Ha)
- Low Density Residential (7HH/Ha)
- Community Facilities
- Education Facilities
- Green Corridors and Green Belt
- District Park
- Recreation Precinct and Reserves
- Rural land
- Avenue Planting
- Izone Southern Business Hub
- Water Races
- Noise Contour
- 5 Minute Walk (400m)
- Key Gateways





**LEGEND**

**CHARACTER PHOTOS**

- A** Residential Development
- B** Rural Residential Housing
- C** Existing Vegetation
- D** Surrounding Land Use

**VIEWPOINT LOCATIONS**

- 1** View south from 8 Nobeline Drive
- 2** View west from 178 Lincoln Rolleston Road
- 3** View west from 153 Lincoln Rolleston Road
- 4** View south east from 1 Flight Close
- 5** View north east from 5 Clement Avenue

**A. LOCATION MAP FOR CHARACTER PHOTOS AND KEY VIEWPOINTS**





- A** Residential Development - Existing housing is predominantly single storey, 3-4 bedrooms with double garage on lots typically ranging from 650m<sup>2</sup> to 800m<sup>2</sup>. There are a variety of materials, colours and forms present throughout the development.



- B** Rural Residential - Properties are typically screened by mature vegetation and are setback from the roadside. Housing changes between single and double storey and has a variety of colours and styles present. Vegetation around the dwellings is predominantly exotic and is sporadically clustered.

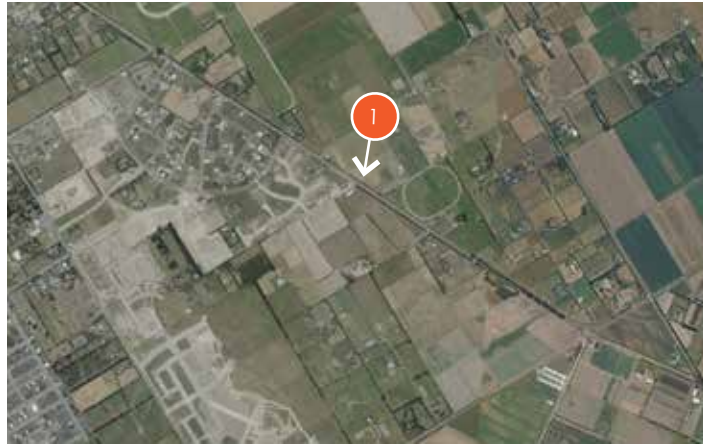


- C** Existing Vegetation - Within the Plan Change area vegetation is primarily exotic and is typically sporadic in bulk and location. Species such as Pine, Macrocarpa and Eucalyptus are common through the area, used for shelterbelts and privacy.



- D** Land Use - Majority of the existing land within and surrounding the Plan Change area (excluding residential development) is occupied for rural activity. Infrastructure such as irrigation, sheds and auxiliary structures are common through the landscape and an aspect typical in rural character.





A. IMAGE LOCATION

APPROXIMATE PROPOSAL LOCATION



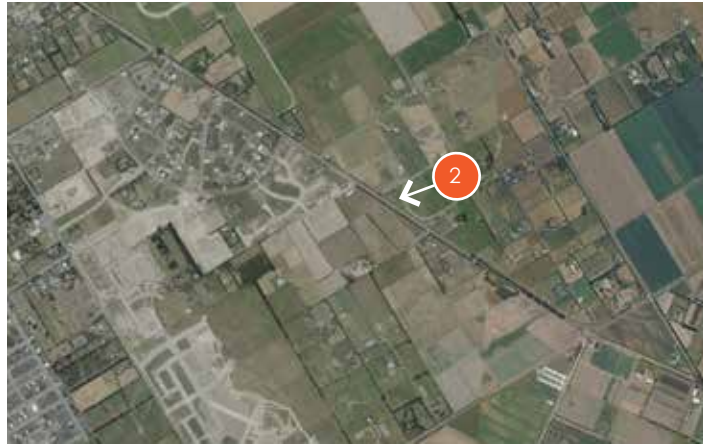
URBAN DESIGN, LANDSCAPE AND VISUAL IMPACT ASSESSMENT

## VP1 - VIEW SOUTH FROM 8 NOBELINE DRIVE

FALCONS LANDING EXTENSION PLAN CHANGE

Image captured on Sony A6000  
Focal length of 50mm  
Date: 13th October 2020 at 1:09 pm  
Height of 1.7 metres  
Photos merged in Photoshop CS to create panorama





A. IMAGE LOCATION

APPROXIMATE PROPOSAL LOCATION



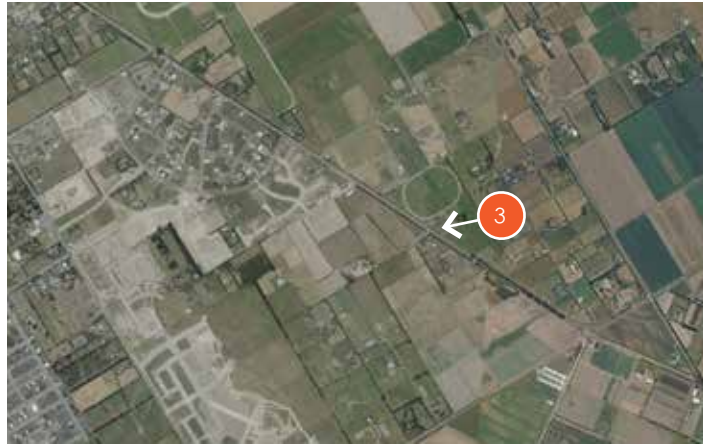
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## VP2 - VIEW WEST FROM 178 LINCOLN ROLLESTON ROAD

FALCONS LANDING EXTENSION PLAN CHANGE

Image captured on Sony A6000  
Focal length of 50mm  
Date: 13th October 2020 at 1:12 pm  
Height of 1.7 metres  
Photos merged in Photoshop CS to create panorama



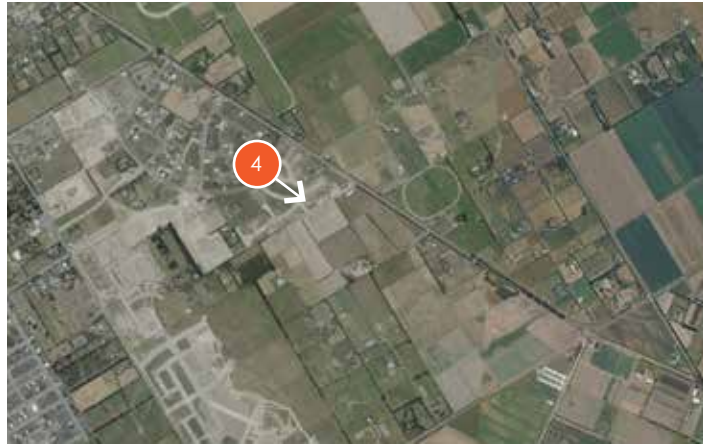


A. IMAGE LOCATION

APPROXIMATE PROPOSAL LOCATION







A. IMAGE LOCATION

APPROXIMATE PROPOSAL LOCATION



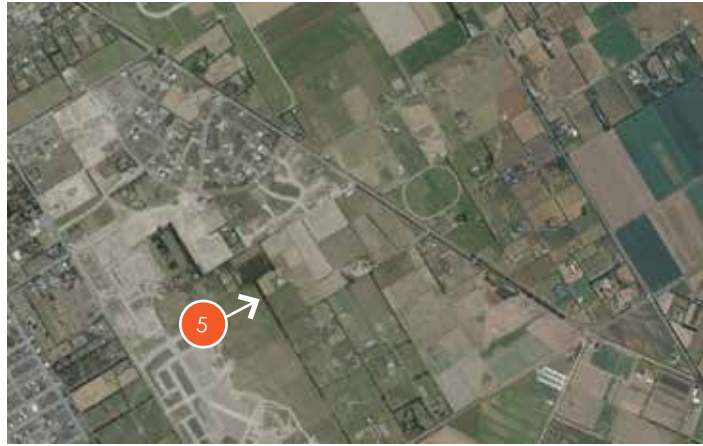
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## VP4 - VIEW SOUTH EAST FROM 1 FLIGHT CLOSE

FALCONS LANDING EXTENSION PLAN CHANGE

Image captured on Sony A6000  
Focal length of 50mm  
Date: 13th October 2020 at 1:30 pm  
Height of 1.7 metres  
Photos merged in Photoshop CS to create panorama





A. IMAGE LOCATION

APPROXIMATE PROPOSAL LOCATION



URBAN DESIGN, LANDSCAPE AND VISUAL IMPACT ASSESSMENT

VP5 - VIEW NORTH EAST FROM 5 CLEMENT DRIVE

FALCONS LANDING EXTENSION PLAN CHANGE

Image captured on Sony A6000  
Focal length of 50mm  
Date: 13th October 2020 at 1:46 pm  
Height of 1.7 metres  
Photos merged in Photoshop CS to create panorama