



**PLAN CHANGE 76**  
**EAST MADDISONS ROAD ROLLESTON**  
**RFI - Urban Design / Landscape Matters**  
**Visual Assessment**

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 11 February 2021.

*RFI 9. As previously mentioned, there are a significant number of plan change requests currently lodged with Council, and consideration is required to be given to the position of key movement linkages and reserves between this plan change, the existing environment and other plan change requests. Details of other plan changes can be found on Council's website.*

*RFI 10 The plan change request has been reviewed by Council's Manager – Open Space and Property.*

*RFI 11 The ODP shows a single recreation reserve at the northern end of the development area and the request documents mention "creating a landscape feature for the development by creating a neighbourhood park". However, it does not appear that consideration has been given to the provisions of open space in the surrounding area, including the location of an existing reserve on Chris Drive to the north. The proposed location exceeds the Council's distribution criteria of 500m and, as such, the location of the proposed reserve as shown on the ODP is not supported. However, a neighbourhood reserve (of around 2,000 m<sup>2</sup>) is desirable in this area, but this should be more centrally located and ideally be next to medium density areas. Given this, please either:*  
*a. provide an assessment as to why this location was chosen or the rationale for its need and position; or*  
*b. amend the application as per the above comment.*

*RFI 12. Please also provide a landscape assessment incorporating an open space assessment.*

*RFI 20. The plan change has been reviewed by Council's Senior Urban Designer and it is requested that an urban design and landscaping statement be supplied which provides a contextual analysis of the site, its characteristics and its surrounds, including consideration of the constraints and opportunities of the wider area.*

As part of the RFI response the concept design and ODP have been reviewed and changes to the layout were made to provide and/or improve the following aspects:

ODP Area 10, 12 and proposed Plan Change 70 (to the south) to align with the proposed ODP to the Site;

- a) Provision of a direct north-south primary road connection from Brenley Drive/ Chris Drive new subdivision to ODP for proposed Plan change 70;
- b) Provision of an east-west primary road connection from East Maddisons Road to possible future development to the west
- c) Provision of a mix of low and medium density housing areas with a minimum net density of 12 households per hectare averaged over the ODP area;
- d) Provision of pedestrian and cycle links within and through the ODP area to connect to adjoining urban areas;
- e) Provision of a neighbourhood park of 2000m<sup>2</sup> in a central location;
- f) Shifting of the main access off East Maddisons Road to a more central location with adequate distance to other Intersections.

The **urban design and landscape matters** as well as the **Visual Assessment covered in this report** are based on the following revised Urban Design Concept and revised ODP

## 1.1 REVISED URBAN DESIGN CONCEPT AND REVISED ODP

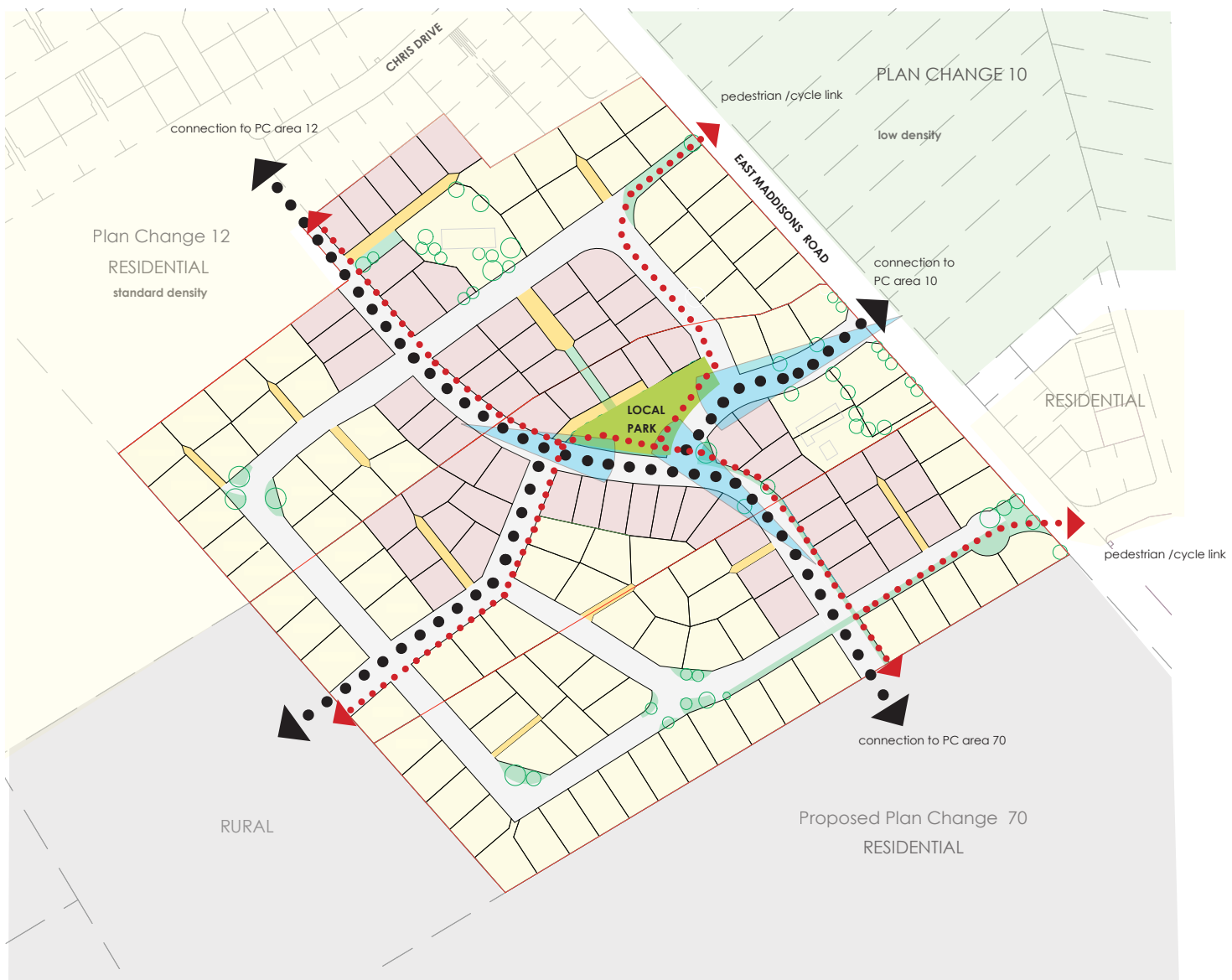
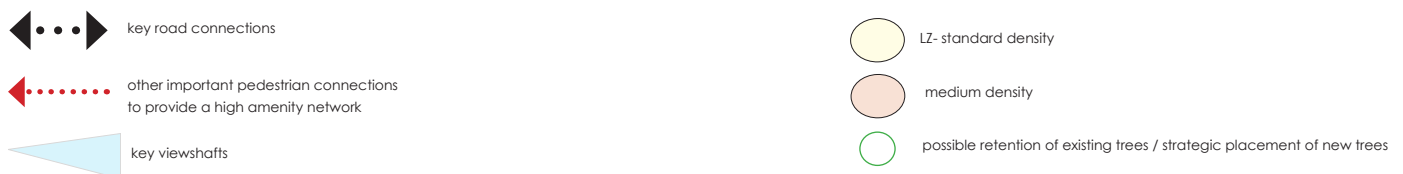


fig 1- concept plan - indicative layout



### Connectivity - in reply to RFI 9

- The neighbourhood reserve has been repositioned in a more central location within the ODP area.
  - The following key links are provided:
    - local road links to the existing adjoining urban areas, ODP Area 12 to the north and ODP Area 10 to the east
    - a roading link to connect with the proposed Plan Change 70 road layout to the south (Faringdon Far West)
    - a future possible link to the Future Development Area to the west aklo part of Plan Change 70
- These roads form the main vehicular connection into and through the development. All roads will be local roads with a high amenity residential streetscape and generally slow traffic movements to support residential living.
- Pedestrian and cyclist use the well connected internal road network. 'On-street' cycling will be a safe mode of transport on the local roads. The main pedestrian pathways lead to the central neighbourhood park and all local roads will have at a minimum one footpath for pedestrian amenity.
  - In addition, two separate shared cycle and pedestrian links onto East Maddisons Road are proposed to provide a finer grain for the pedestrian network and more permeability of the development towards the east; the Town Centre and the local destinations, such as Foster Park and the local high school.



## DEV-R010 EAST MADDISONS



### Green spaces - in reply to RFI 10 and 11

- The local neighbourhood park will be approx. 2000m<sup>2</sup> and provide a gathering / recreational space for the development. It is located within less than 400m of any new dwelling on site, encouraging pedestrian and cycling movement over the use of cars.
- The Neighbourhood park is strategically located to support the proposed medium density areas. In conjunction with the main roads the park will break the development into 4 quarters creating a clear and legible layout.
- Roads are aligned to create edges to the park on at least two sides providing good public access and passive surveillance.
- The geometry of the park and the roads leading up to it is deliberate, to enable views into the development towards the green space, and at the same time views along the north south road towards the Port Hills in the background.
- Other smaller 'green pockets' are envisaged within the road reserve and the Medium Density areas to create focal points, opportunities to integrate existing trees / plant new street trees, create local shortcuts and generally break up the denser built form to create a high amenity. The locations of such green pockets will be determined at subdivision stage and are not identified on the ODP.

### Medium density - in reply to RFI 10 and 11

- The majority of the medium density areas are located within the centre of the site co-located with the larger open green space, or have been located in proximity adjacent to the existing dwellings on larger lots and existing larger gardens. This approach ensures that the denser built appearance of the Medium Density areas is broken up by open space and landscaped areas, where trees can provide visual screening of the intensified roofscapes.

## 2. ASSESSMENT 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 section 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.*

*Our Space 2018-2048 Greater Christchurch Settlement Pattern Update* has identified the Site as a future development area for residential development which clearly indicates that residential expansion of the township into this western side of Rolleston 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 section 4.5

## 4. ASSESSMENT OF EFFECTS - LANDSCAPE AND URBAN

(in response to RFI 12 and 20)

### 4.1 EXISTING SITE CHARACTER

The Site measures approx. 13 ha across three individual properties (each property ranging between 4ha and 5ha 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 East Maddisons Road to the east, a new residential subdivision under construction that wraps around the northern boundary and part of the western boundary and by neighbouring rural properties to the south and west.

The land contains three rural residential lifestyle blocks with a common domestic curtilage around larger individual dwellings. All dwellings are well set back from East Maddisons Road behind dense vegetation screens. Properties feature single storey houses, plus auxiliary buildings such as stand-alone garages, sheds, and other structures associated with rural living. Beyond the domestic curtilage of each dwelling the remaining land is used as horse paddocks with a smaller horse riding / jumping/ training area.

The East Maddisons Road boundary is fully planted up with a rural hedge including some mature trees. Through open style rural fencing occasional views deeper into the Site are available where small gaps in the planting occur. Access points to the Site on East Maddisons Road feature rural style driveways for each individual property, flanked by trees allowing glimpses of the dwellings, stables or sheds.



fig 3-5. existing rural dwellings with domestic curtilage and sheds



fig 6. aerial view of the Site



fig 7. typical view across paddocks with edge of domestic curtilage to left



fig 8. typical views across paddocks and horse jumping area on Site



## 4.2 URBAN AND LANDSCAPE CHARACTERISTIC OF THE RECEIVING ENVIRONMENT

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

To the north and north-west of the site (Chris Drive) a new residential subdivision is currently under construction. Although there are still bare patches of land the typical suburban character is evident with a suburban density of dwellings, increases in hard surfaces and general infrastructure present in the landscape. Once completed and established these residential characteristics will also be 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** (south and south west)

The environment surrounding the site to the south west 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 shelterbelts of exotic species. Rural dwellings within the site are surrounded by large trees and display a traditional domestic curtilage. The area has the characteristics of rural lifestyle blocks typical for rural land at the periphery of urban development.

It has been identified as a future development area (FDA) and a further change in character can therefore be anticipated over time. However, for the purpose of this assessment, and the potential possible visual effects on the environment, the current status quo has been considered as the receiving environment.

### **Mixed semi rural semi urban environment** (east across East Maddisons Road )

The larger residential properties on East Maddisons Road are unusually shaped long narrow sites. They are a result of a historic development pattern. Most have a single dwelling with smaller auxiliary building such as garden sheds or garages and used for residential purposes only. Their size does not allow even small scale rural activities to occur. The properties display some rural characteristic in their boundary vegetation and dwelling setbacks but due to their narrow 20-40m road frontages create a residential street pattern.

### **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 within the Site apart from remnants of a small water race.

Shelterbelts around the periphery of the Site and between properties create a sense of containment for, and block any views into and out of, the site. Only from the southern-most property and along East Maddisons Road itself can views to the Port Hills be experienced. Due to the flat topography, opening up the Site through the removal of shelterbelts would introduce new opportunities for viewshafts towards the Port Hills for residential areas to the north.

### **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 *Cypressus macrocarpa*, *Pinus radiata* some *Populus nigra* 'Italica' and standalone *Eucalyptus*, they vary significantly in height between 5m to 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.

Due to the existing shelterbelts on the site and the surrounding rural properties views to the Port Hills are blocked. Opening up the site through the removal of rural shelterbelts will change the sensory qualities of the current more 'enclosed' spatial setting and create opportunities for interesting viewshafts to the various peaks, valleys, spurs and rocky outcrops of the Port Hills. These longer distance viewshafts will provide a sense of scale to the wider landscape typical for Rolleston.

### **Built form**

Whilst the scale, character, form, and materiality of structures varies throughout the wider receiving environment, the receiving environment includes a wide variety of built forms from typical residential dwellings in subdivisions to smaller lifestyle blocks with larger dwellings, to the rural area where dwellings and farm structures are common throughout.

Suburban - To the north 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 in size from the suburban average 600m<sup>2</sup> site to smaller medium density sites of approx. 450m<sup>2</sup>. The adjacent area to the northwest of the site is currently being developed and initial plans show a similar density and layout pattern which will result in a similar residential character.

Peri-urban - To the east across East Maddisons Road the built form is also residential in nature but due to the larger properties gaps between dwellings are often larger and the built form therefore appears less dense. Towards the lower part of East Maddisons Road the density of the built form increases again to a typical suburban residential character and terminates in a two storey building complex housing a preschool at the intersection with Goulds Road. The area between East Maddisons and Goulds Road has been identified for infill development and will over time transition into a suburban residential neighbourhood

Rural - Properties to the west and south accommodate larger dwellings with a traditional domestic curtilage and a variety of auxiliary farm structures. Dwellings are well set apart and are absorbed into the wider rural landscape.

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.
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 urban changes in the receiving environment

Within the context of this assessment it is important to consider that the surrounding areas have all been identified for residential development either as a green field area for residential infill or as a future development area. This indicates that it can be expected that this entire south west corner of Rolleston will intensify with residential development.

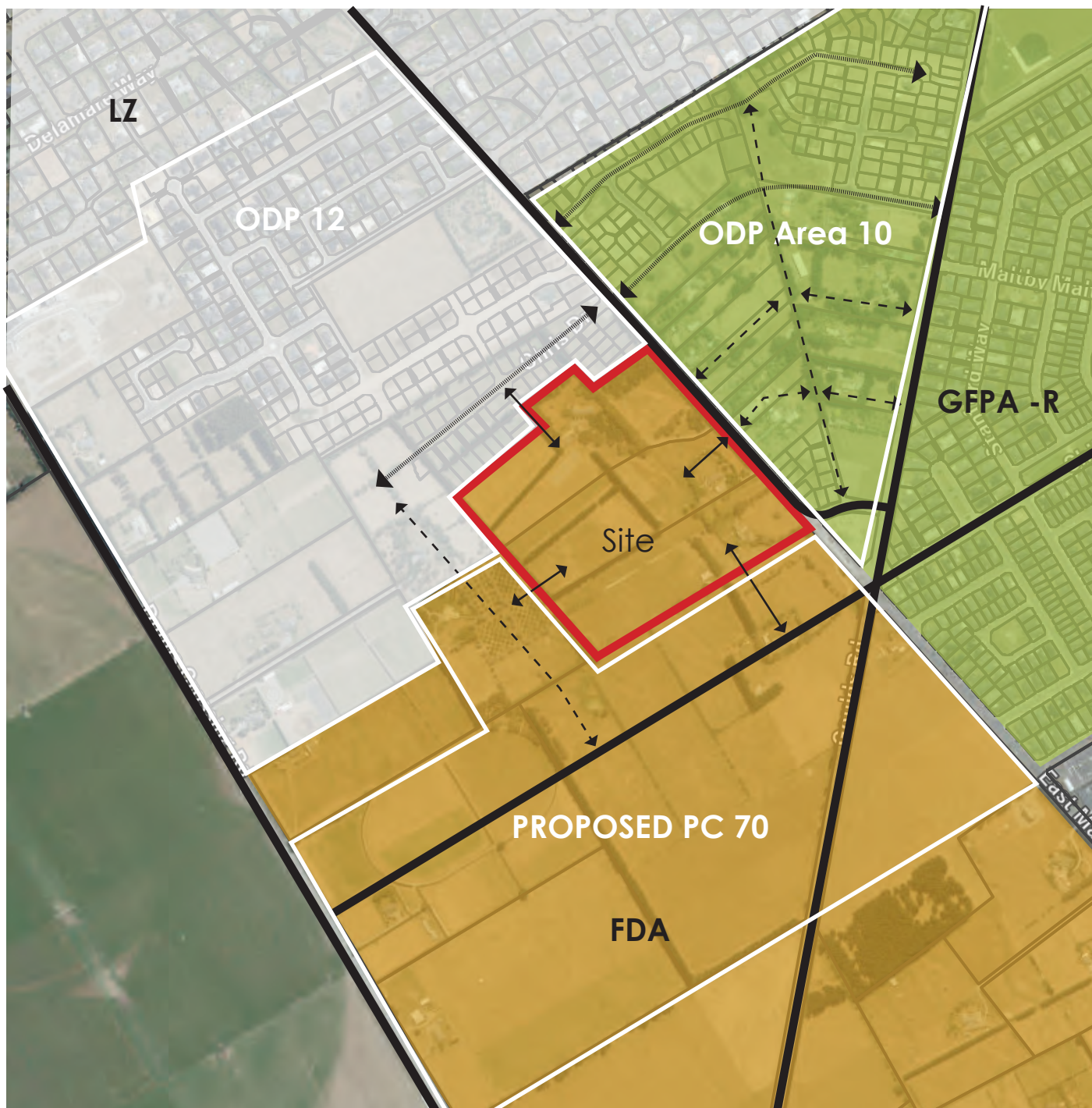









fig 9- future zoning / residential development areas Rolleston south-west

-  key roads
-  local connections into the site
-  local connections beyond the site
-  possible future connections beyond the site
-  green field priority areas residential (GFPA - R)
-  residential areas already zoned / under construction
-  future development area (FDA)



The illustrations below show future development areas in relation to the site.

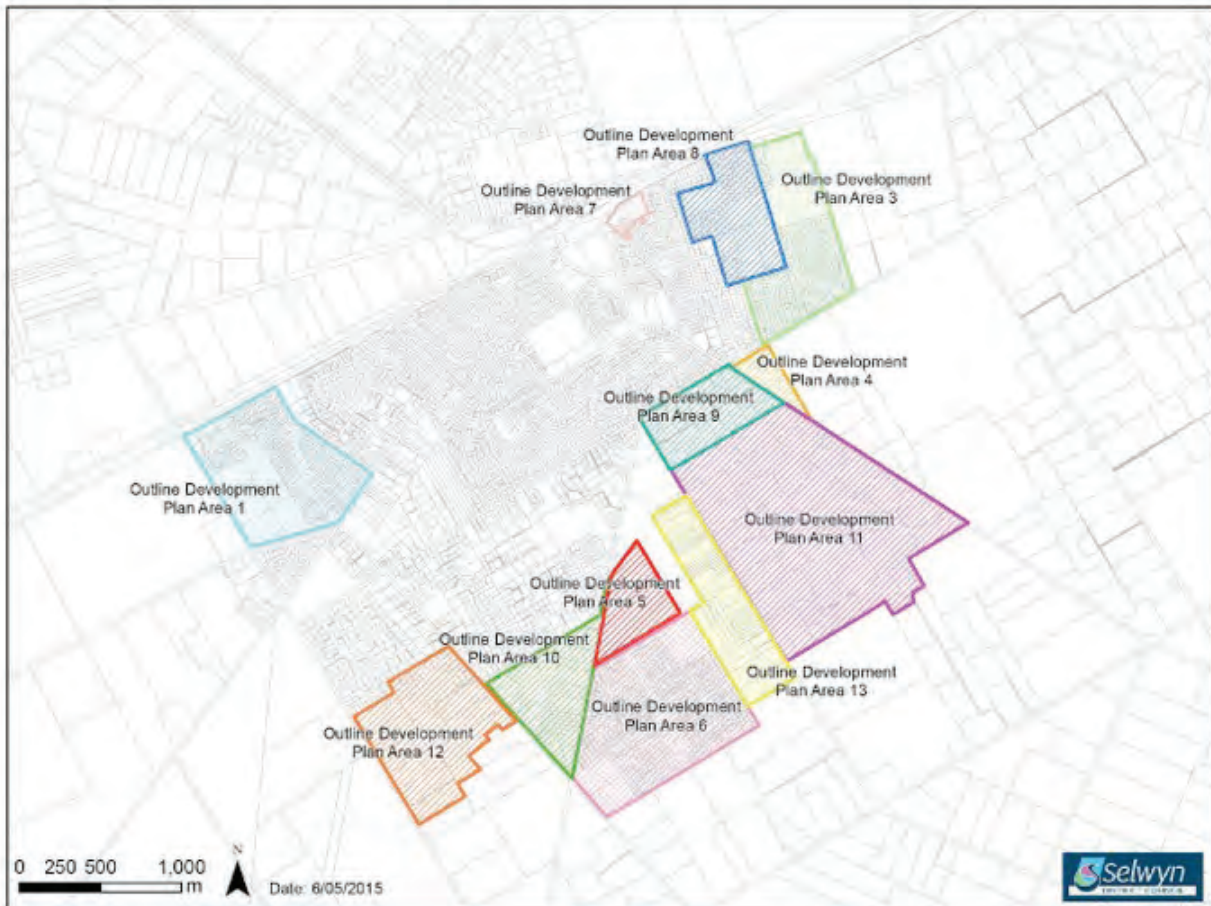


fig 10 - overview of ODP Areas



fig 11 - ODP Area 12

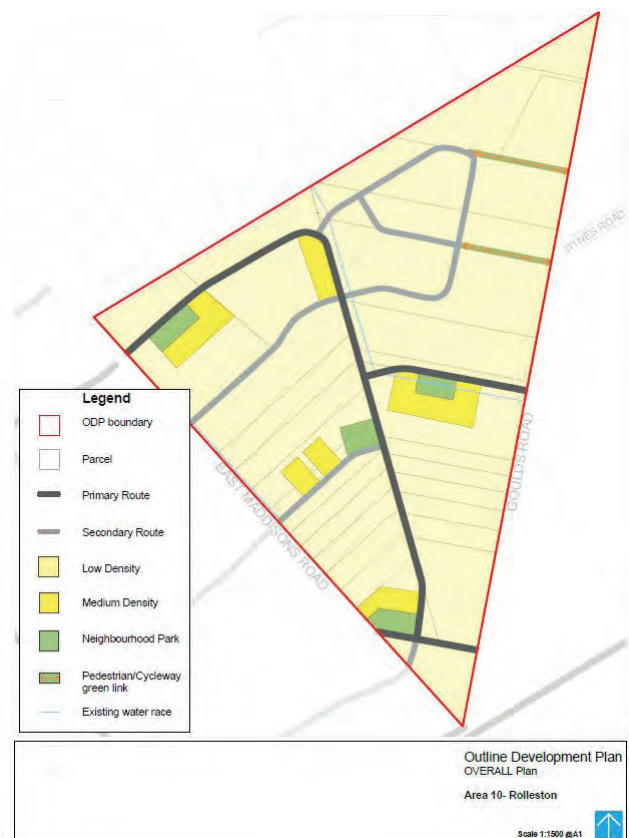


fig 12 - ODP Area 10



## Outline development plans to guide future development

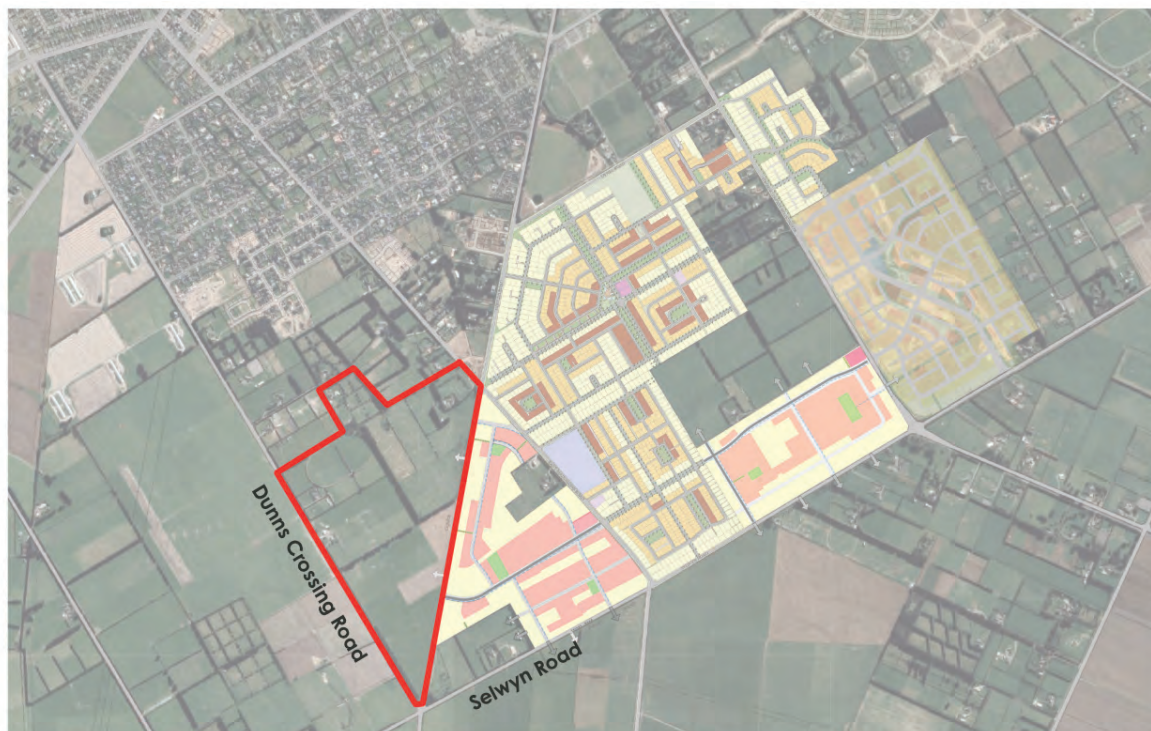
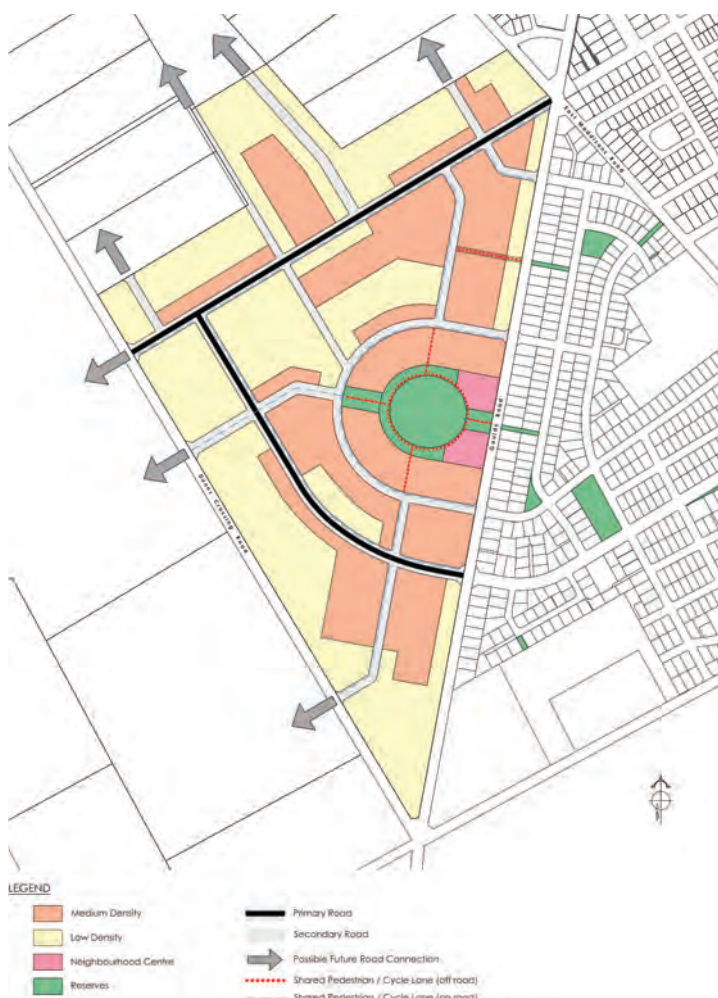


fig 13 - proposed PC 70

Faringdon Far West in existing and developing context



ODP - Faringdon Far West

fig 14 - proposed PC 70 ODP

### Consistency and connectivity

The revised ODP for the Site has taken the available information provided by other approved and proposed ODP's into account and has placed road links as well pedestrian and cycle links to ensure good connectivity between neighbourhoods can be achieved.

- a) Provision of a direct north-south primary road connection from ODP 12 to proposed Plan Change 70;
- b) Provision of an east-west primary road connection from East Maddisons Road/ ODP 10 to possible future development to the west;
- c) Provision of a mix of low and medium density housing areas with a minimum net density of 12 households per hectare averaged over the ODP area to create a cohesive LZ residential character in keeping with ODP 10, 12 and proposed PC 70;
- d) Provision of pedestrian and cycle links within and through the ODP area to connect to adjoining urban areas;



### 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 East Maddisons Road where it meets the current edge of the township.

Due to the sizes of the individual rural properties (4-5ha) they are used principally for a rural residential purpose and some selected very small scale rural activities such as horse riding and training.

The natural landscape character of the Site and the surrounding area is already highly modified, due to the changes introduced by agricultural land use and the adjacent urban developments. The Site itself has limited vegetation cover primarily shelterbelts and larger gum trees and has been modified by the introduction of several dwellings and structures to support a rural lifestyle and small scale farming activities.

Apart from selected clusters of trees and large shelterbelts the key contributor to the amenity of the natural landscape in the area is the sense of open space and the views to the surrounding landscape this openness allows. These open views are however not available from the Site due to the shelterbelts enclosing the Site.

The proposed development will modify the character of the landscape from rural lifestyle blocks to a suburban character, where buildings, infrastructure and amenities are more concentrated and visible. This is in keeping with the residential development to the north and on the opposite side of East Maddisons Road.

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

- a) provision of a large reserve centrally located within the Site
- b) the retention of clusters of established trees around existing dwellings
- c) the mitigation provided by fencing and landscape planting towards the rural environment to the west and south if required.

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

The proposed development incorporates a larger open space in the form of a neighbourhood park within the centre of the Site that will break up the built form and provide opportunities for views to the south east towards the Port Hills. The main north-south road connections has also been aligned to create longer distance views towards the Port Hills. In addition, the retention of some existing dwellings with their larger established garden plantings creates small pockets of lower densities throughout the Site. 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**

Most of the rural vegetation character will be removed from the Site as it is incompatible with the denser residential activities. Instead street trees and private gardens plantings will provide a foil for the denser built form and ensure a high amenity is created for public spaces and streetscape.

The neighbourhood park will also enhance the amenity of the proposal as it allows for generous tree planting and provides a local focal point for the development.

Considering the proximity to the urban edge of Rolleston this change from a rural vegetation character to one that is residential in nature will be perceived as a natural extension of the township. Such a change in character does not preclude the proposal from creating a high amenity environment.

### **Rural edge treatment and mitigation measures**

Part of the western edge and all of the southern edge of the Site shares a boundary with rural properties. However, due to the likelihood of residential development occurring on these sites in the near future any mitigation between rural and residential activities should consist of fencing and landscaping measures only to avoid creating measures that are incompatible with future residential use.

Neighbouring rural dwellings are well set back from the Site (80 -100m) which ensures that the rural outlook for these dwellings can be retained by using simple mitigating measures such as 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, as the neighbouring areas to the west and south will most likely undergo a similar change in the near future the entire south west area between Dunns Road and Goulds Road will gradually transition from a rural to a residential character.

Any long-term retention of rural characteristics would be inappropriate. Instead through the introduction of a large reserve some open character will be retained and through careful street alignment new viewshafts to the Port Hills will be created enhancing the overall amenity of the proposal.

## **4.4 EFFECTS ON LANDSCAPE VALUES**

*Our Space 2018-2048* has identified this Site as part of a larger future development area and as such indicates that development is anticipated in the future. The Site sits right at the edge of the township and is already surrounded by residential development to the north and east. The proposed plan change area will naturally extend the existing residential development to the north and north-west southwards into the Site.

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 the same Residential Living Zone activity and development standards to mirror 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 zone and will initiate change to the Site, 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. It therefore does not change the overall landscape values experienced within the wider receiving environment.

## **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, landscaping, lighting and the like to ensure the development of complementary urban character. An overall 'spacious' character is likely to be maintained even with the increased density.

*Policy B4.1.10*

*Ensure there is adequate open space in townships to mitigate adverse effects of buildings on the aesthetic and amenity values and “spacious” character.*

The Plan Change includes a neighbourhood park 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 urban 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, view shafts to the Port Hills have guided the layout that underpins the proposed ODP. The neighbourhood reserve is located centrally and opens up space to allow for 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 space will be landscaped providing for large specimen trees and predominantly native vegetation introducing a new aesthetic value to the Site.

Mature trees around existing dwellings will be retained where suitable 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.

*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 wider landscape (viewshafts to the Port Hills), 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. 16 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 slightly deeper into the Site across a paddock onto a shelterbelt.

Views from public areas to the north of the Site only occur along a short road leading up to the Site.

#### Views from the East

Views from the larger properties to the east across East Maddisons Road are mostly screened by existing vegetation and shelterbelts on both properties. The smaller residential properties will experience open views into the Site once the existing boundary vegetation is removed.

#### Views from the South

Views from the larger rural block to the south are screened by several layers of planting including a row of trees (planted at 5-6m spacings, 8-10m height) with intermittent small gaps allowing glimpses into the Site.

#### Views from the west

There are currently no views into the Site from the west due to the large and dense boundary vegetation. This will however change to open views into the Site once the shelterbelt has been removed.



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 introduction of a larger green space 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.

Minor adverse effects, without mitigation, will be experienced by the properties along the eastern edge, across East Maddisons Road which currently experience views onto rural edge planting and intermittent views into the Site. For those with existing planting located on their own property the change will be less than minor as the vegetation will continue to provide adequate screening.

Minor adverse effects also remain for those properties on East Maddisons Road that are currently experiencing views into the Site. However, the fact that they are already sited within a similar residential environment and the proposed street tree planting, SDC fencing standards will provide appropriate mitigation and render the effects less than minor.

Dwellings to the south and west are well set back and have several layers of planting between the rural dwelling and the Site ensuring views onto the proposed development will be screened. As a result, effects on their amenity is less than minor and no specific mitigation for potential visual effects will be required along these boundaries. However, while mitigating potential effects on the visual amenity is possible, reverse sensitivity between the rural and residential activities also needs to be considered and this may require specific fencing and a vegetation buffer to be added.

There are no concerns about adverse effects with regard to visual amenity for any properties to the north and northwest as the proposed development will be similar to the existing residential development in which the residents live.

Motorists, cyclists and pedestrians along East Maddisons 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 along the periphery of a township. Effects on road users are considered less than minor.

Overall the scale, bulk and location of the proposal would allow it to appear as a natural extension of existing development within Rolleston 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 neighbourhood park / open space.

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

MM2 - Retention of established trees.

This is provided for on the ODP.

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.

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

This is provided for on the ODP.

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, whilst larger lots would create a buffer along the western and southern edge of the plan change adjacent to existing rural land. This will assist with reducing 'urban-like' effects onto the open character of the adjoining properties to the east.

MM5 - 1m high, open style fencing adjacent to reserves.

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.

MM6 - Rural fencing and screen planting along the southern and western boundary.

To mitigate potential reverse sensitivity effects on the adjoining larger rural properties

MM7 - Streetscape East Maddisons Road.

New street trees on East Maddisons 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.

MM8 - Extension of existing residential character

The fact that the receiving environment already displays predominantly residential characteristics can be considered a mitigating measure as the proposed changes would constitute an extension of this environment and would not specifically alter its existing character.

MM9 - Alternative rural views

Rural properties have alternative views into the rural environment mitigating to some extent the loss of rural character and visual amenity.

## 7. CONCLUSION

### 7.1 LANDSCAPE MATTERS

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 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 but has been identified as a Future Development Area indicating that residential development is anticipated. Changes in character are expected and planned for and will therefore not affect the Landscape Values of the wider area. The proposal is considered consistent with the National Policy Statement for Urban Development for well-functioning environments and the urban growth patterns identified for Rolleston. With successful implementation of the relevant mitigation measures the remaining effects on Landscape Values are considered less than minor.

#### **Visual amenity**

Adverse effects on visual amenity are overall less than minor and can be mitigated successfully to further reduce them. Rural dwellings are set back sufficiently now to render the affects negligible and have alternative rural views available. Residential dwellings are already located in a similar environment as that proposed by the Plan Change and a change in character will not alter their visual experience in a manner that would affect their overall amenity.

### 7.2 URBAN DESIGN MATTERS

#### **Connectivity - residential character and amenity**

The proposal site is 100 % surrounded by either current residential development that is under construction (ODP 12), or by areas that have been identified for residential development in the future (ODP 10 and FDA/proposed PC 70). For that reason providing the appropriate level and type of connectivity to the surrounding environments is they key design driver for the revised ODP. The proposed layout pulls linkages from all the surrounding developments into and through the site, and enables a good pedestrian network at a finer grain with strategic off-road connections to East Maddisons Road. Local roads will support residential living by reducing travelling speeds and providing a high amenity streetscene through design measures such as street trees and fencing controls to front yards, which are key requirements of the LZ zone

#### **Open green space - residential character and amenity**

The proposed ODP for the Site provides a robust internal layout for future residential development around a neighbourhood park in a central location. This will create ample opportunity for medium density developments to be integrated into the overall layout to achieve the 12hh/ha while ensuring that the overall amenity of the streetscape and open spaces remains high. Development adjacent to open spaces will have low open style fencing towards the public environments to ensure good passive surveillance. In addition, the road alignment combined with the large central open space allows for views into the wider landscape towards the Port Hills, which will create a sense of place and identity.



APPENDIX A  
Visual assessment table and views

1

Viewpoint and area where visual assessment of viewpoint applies





VISUAL ASSESSMENT TABLE - 5.1

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	EFFECTS BEFORE MITIGATION	DESCRIPTION OF EFFECTS	MITIGATION MEASURE	RESIDUAL EFFECT AFTER MITIGATION
1a. View south from <b>Chris Drive west</b>	Future Residents of Chris Drive	properties share an internal boundary with the site	open	<p>The area is currently under construction and no dwellings have yet been built. Future residents will have an open view approximately 100m into the Site across a horse paddock onto a dense shelterbelt, unless internal boundary fences will be erected along this boundary as part of the current subdivision construction .</p> <p>These views are to the south and not a key view from outdoor living areas</p>	low	moderate	less than minor	<p>The properties will have views of the new dwellings of the Plan Change area, particularly rooflines and tall landscaping visible above the shared internal boundary fence. The greatest effects would be the change from rural to residential character and the loss of the large shelterbelts as a visual backdrop.</p> <p>Generous street tree planting will assist in breaking the roofline of the new development and the strategic alignment of roads will allow longer distance views to the Port Hills.</p>	No specific mitigation measures are required, However , MM2 MM3 MM8 are general measures that assist in mitigating effect	less than Minor
1b. View south from <b>Chris Drive centre and east</b>	Residents at 11, 13, 15, 19, 21, 32, 25, 27 Chris Drive and 645, 647 East Maddisons Road	properties share an internal boundary with the site	screened	Due to 1.8m closed boundary fencing and dense screening vegetation on the Site these properties experience no views into the PC area	very low	moderate	negligible	<p>The properties will have views of rooflines of new dwellings as well as tall landscaping visible above the shared internal boundary fence from their south-facing parts of their property. The main effects would the loss of the tall boundary vegetation. New boundary planting and the retention of some exiting taller trees within the garden of the existing dwelling will assist in breaking the rooflines of the new development.</p>	No specific mitigation measures are required, However, MM2 MM8 are general measures that assist in mitigating effect	negligible
2a. View west from <b>East Maddisons Road</b>	Residents at 620, 626, 628, 630, 638, 640, 644, East Maddisons Road	varies min. 30m and up to 120m between existing dwellings and site boundary	screened	Due to dense screening vegetation on their property boundary and the vegetation screen on the Site these properties experience no views into the PC area and only limited views onto east Maddisons Road through gaps in vegetation i.e driveways.	low due to extensive screening vegetation on own properties	moderate	less than minor	<p>The greatest effects would be the change from rural to residential character experienced when travelling along East Maddisons Road to and from their dwellings and possible glimpses through established vegetation on their own properties from west facing outdoor areas.</p>	MM2 MM3 MM4 MM7	less than Minor
3. View west from <b>East Maddisons Road</b>	Residents at 620, 626, 628, 630, 638, 640, 644, East Maddisons Road	min 30 m between dwellings (width of road reserve 22m plus standard 4m dwelling setbacks	partially screened	These properties experience open views from their front yard /driveways across East Madissons Road onto varied tall boundary vegetation on the proposal site. Gaps in the boundary vegetation allows intermittent deeper views into the site. Views from west facing outdoor areas are screened by solid privacy fencing on the residential properties	low due to existing closed 1.8m fencing on own properties	moderate	Less than Minor	<p>The greatest effects would be the change from rural to residential character experienced on East Maddisons Road and the loss of the rural outlook from driveways and front yards.</p>	MM2 MM3 MM4 MM7 MM8	less than Minor
4. View north from <b>rural neighbour to the south</b>	Residents at 597 East Maddisons Road	approx . 100 m between dwelling and site boundary	fully screened	This property has no views from their residence onto the Site due to dense planting ( domestic curtilage) However, from their driveway and rural paddocks views onto the proposal site are partially screened by boundary vegetation.	low	moderate	minor	<p>The greatest effects would be the change from rural to residential character experienced on the paddocks surrounding the dwelling. However, this would be in parts expected as this view is towards the township of Rolleston</p>	This area is expected to be developed into a residential neighbourhood in the future. However, whilst it remains rural MM2, 4, 6, 7, 8 , 9 and the distance between the dwelling and the site boundary are mitigating factors	less than Minor
5. View east from <b>rural neighbour to the west</b>	Residents at 3/144 Dunns Crossing	approx . 100 m between dwelling and site boundary	screened	Due to dense screening vegetation around the dwelling, a orchard and the dense the existing shelterbelt between the properties. Residents experience no views into the site.	low due to screening vegetation on own property	very low	less then minor	<p>The greatest visual effect will be the loss of the large shelterbelt forming a sense of containment for the property and a visual backdrop. views will however remain screened due to existing vegetation on the rural property.</p>	MM2 MM4 MM6 MM9	negligible
6. View east from <b>rural neighbour to the west</b>	Residents at 4/144 Dunns Crossing and future residents once subdivided	approx . 80 m between current dwelling and site boundary	screened	Due to the density of the existing shelterbelt between the properties. Residents experience no views into the site.	none - as the dwelling will be integrated into the residential subdivision that is currently under construction	negligible	negligible	<p>The only visual effect will be the loss of the large shelterbelt forming a sense of containment. Views will be open between the properties. The removal of the shelterbelt has a positive affect as it will prevent undue shading of dwellings</p>	No mitigation required as the area is currently being developed into a residential subdivision MM8	negligible and positive



VIEWPOINT 1a  
Chris Drive west



view from Chris Drive across empty residential lots to northern shelterbelt on site



view of northern boundary of Site



view from Chris Drive south into site across empty residential lots to northern shelterbelt on site



view of Northern paddock on Site



view from Site back to empty residential lots on Cris Drive east



view from Site back to empty residential lots on Cris Drive west



VIEWPOINT 1b  
Chris Drive  
centre and east



view to site from corner Chris Drive and East Maddisons Road



view back to Chris Drive from Site



view south down East Maddisons Road from corner with Chris Drive



view from 638/640 East Maddisons Road across to north east corner of site and 647- 653 East Maddisons Road



3 and 17 Chris Drive



boundary treatment to Site typical for 19, 21, 23, 25, 27 Chris Drive



view onto back of 21 Chris Drive from Site



view onto back of 23 and 25 Chris Drive from Site



VIEWPOINT 2  
Easy Maddisons Road  
north and centre



view to site from 638 East Maddisons Road



view from 620 East Maddisons Road to site (605)



view from 628 East Maddisons Road to site (627)



view south down East Maddisons Road from northern corner of Site



view north up East Maddisons Road from northern corner of Site



640 East Maddisons Road



638 East Maddisons Road



630 East Maddisons Road



628 East Maddisons Road



VIEWPOINT 3  
East Maddisons Road  
south



view of site boundary treatment opposite  
600, 602 and 606 East Maddisons Road



view to site from 608 and 610 East Maddisons Road



view north from lower part East Maddisons Road (footpath)



view south from lower part of East Maddisons Road



view north from lower part East Maddisons Road



610 East Maddisons Road



608 East Maddisons Road



606 East Maddisons Road



602 East Maddisons Road



600 East Maddisons Road



971 Goulds Road



VIEWPOINT 4  
Rural neighbour south

Due to limited access to the neighbouring property this aerial has been added to show location of dwelling in relation to Site



597 East Maddisons Road (rural property)



View from East Maddisons Road onto southern boundary of site



View up driveway along southern boundary



view into rural property to the south with dwelling and domestic curtilage



view - zoom into dwelling and associated curtilage to south of site



view across rural property to the south into Site



view - zoom into site



VIEWPOINT 5 and 6  
Rural neighbours west

Due to limited access to the neighbouring property this aerial has been added to show location of dwellings in relation to Site



Aerial view of rural properties to the west - all trees around dwelling 6 have been cleared for a new subdivision, the dwelling itself has been retained.



view 5 and 6 from site middle onto western shelterbelt



View 6 from upper paddock onto shelterbelt at western boundary



view 5 and 6 - closeup of western boundary planting



view 6 - zoom into dwelling 6 - new subdivision under construction



view 6 - zoom into new subdivision under construction