SOUTH EAST ROLLESTON PLAN CHANGE, ROLLESTON

URBAN ESTATES

Urban Design, Landscape and Visual Impact Assessment

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SOUTH EAST ROLLESTON PLAN CHANGE LVIA

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1. INTRODUCTION AND PROPOSAL

DCM Urban has been commissioned by Urban Estates to prepare an Urban Design, Landscape and Visual Impact Assessment for a proposed Plan Change to provide a greater area of residential development in South East Rolleston. The proposal seeks to create a new zone as an extension of the existing settlement of Rolleston. The proposal, covering a total approximate area of 65ha, is currently zoned Inner Plains under the Selwyn District Plan. The proposal seeks to establish an Outline Development Plan (ODP) with Living Z zones. The ODP is shown on page 3 of the attached figures.

LANDUSE AND DESNITY – The plan change area seeks to achieve a yield of ~700 Residential lots, being a mix of Low Density (minimum lot size of 550m^2 and an average lot size of 650m^2) and Medium Density (minimum lot size of 400m^2 and a maximum average size of 500m^2). The plan change seeks a minimum density of 12 households per hectare.

MOVEMENT NETWORK – The Plan Change area is a bordered by Lincoln Rolleston Road and Acland Park. There are two primary collector roads through the proposal, one running north-south and the other running east-west, supported by a series of secondary roads connecting to proposed networks within surrounding developments.

GREEN NETWORK – Two open spaces/recreation reserves are proposed in the Plan Change area. The location of open spaces allows all future residents to be within an 500m radius of a reserve.

BLUE NETWORK – The Plan Change area has three existing flood routes running through its site, these routes are to be redirected along the roads.

2. METHODOLOGY

2.1 INTRODUCTION

The landscape and visual impact assessment considers the likely effects of the proposal in a holistic sense. There are three components to the assessment:

1. Identification of the receiving environment and a description of the existing landscape character, including natural character;
2. The landscape assessment is an assessment of the proposal against the existing landscape values;
3. The visual impact assessment is primarily concerned with the effects of the proposal on visual amenity and people, evaluated against the character and quality of the existing visual catchment.

The methodology is based on the Landscape Assessment and Sustainable Management 10.1, (NZILA Education Foundation), dated 2.11.2010 and Visual Assessment Best Practice Methodologies (Lisa Rimmer) dated 4.11.2007.

2.2 LANDSCAPE DESCRIPTION AND CHARACTERISATION

Landscape attributes fall into 3 broad categories: biophysical features, patterns and processes; sensory qualities; and spiritual, cultural and social associations, including both activities and meanings.

- Biophysical features, patterns and processes may be natural and/or cultural in origin and range from the geology and landform that shape a landscape to the physical artefacts such as roads that mark human settlement and livelihood.
- Sensory qualities are landscape phenomena as directly perceived and experienced by humans, such as the view of a scenic landscape, or the distinctive smell and sound of the foreshore.
- Associated meanings are spiritual, cultural or social associations with particular landscape elements, features, or areas, such as tupuna awa and waahi tapu, and the tikanga appropriate to them, or sites of historic events or heritage. Associative activities are patterns of social activity that occur in particular parts of a landscape, for example, popular walking routes or fishing spots. Associative meanings and activities engender a sense of attachment and belonging.

Describing the landscape character is a process of interpreting the composite and cumulative character of a landscape, i.e. how attributes come together to create a landscape that can be distinguished from other landscapes. International best practice in characterisation has two dimensions of classification: the identification of distinctive types of landscape based on their distinctive patterns of natural and cultural features, processes and influences; and their geographical delineation. The characterisation of a landscape is not to rank or rate a landscape, as all landscapes have character, but determine what landscape attributes combine to give an area its identity, and importantly to determine an area's sensitivity, resilience or capacity for change.

Table 1: Continuum of Natural Character

Natural	Near-natural	Semi-natural (including pastoral agriculture and exotic forests)	Agricultural (arable and intensive cropping)	Near-cultural	Cultural
Very high-pristine	High	Moderate High	Moderate / Moderate-low	Low	Very Low-nil

2.3 URBAN DESIGN AND LANDSCAPE VALUES

2.3.1 Urban design values

Selwyn District Council is a signatory to the New Zealand Urban Design Protocol which provides:

> *a platform to make New Zealand towns and cities more successful through quality urban design. It is part of the Government's Sustainable Development Programme of Action and Urban Affairs portfolio. Urban design seeks to ensure that the design of buildings, places, spaces and networks that make up our towns and cities, work for all of us, both now and in the future. The Urban Design Protocol identifies seven essential design qualities that together create quality urban design:*
>
> - *Context: seeing buildings, places and spaces as part of whole towns and cities*

- *Character: reflecting and enhancing the distinctive character, heritage and identity of our urban environment*
- *Choice: ensuring diversity and choice for people*
- *Connections: enhancing how different networks link together for people*
- *Creativity: encouraging innovative and imaginative solutions*
- *Custodianship: ensuring design is environmentally sustainable, safe and healthy*
- *Collaboration: communicating and sharing knowledge across sectors, profession and with communities.* [1]

Of particular relevance to this plan change are Context, Character, Choice and Connection.

2.3.2 Landscape values

Following the descriptive phase of landscape assessment, an evaluative phase is undertaken whereby values or significance is ascribed to the landscape.

Where Planning Documents have identified Outstanding Natural Features or Landscapes, the objectives, policies, and rules contained within the plan are used as the basis for landscape significance or value, and it is these values which the proposal is assessed against. Where there is some uncertainty of the landscape value, such as when the District Plan has a broad description of an Outstanding Natural Landscape (ONL), but it is not site specific, or the site neighbours an ONL, it is often necessary to complete an assessment against the values of the District Plan for completeness sake. Most district plans have policies or objectives which are relevant to Landscape and Natural Character if proposed in a rural or sensitive environment.

An accepted approach, where the landscape value of the site is not identified in the District Plan under Section 6(b) of the RMA, is to use criteria identified in Wakatipu Environmental Society Inc. & Ors v QLDC [2000] NZRMA 59 (generally referred to as the Amended Pigeon Bay criteria). The assessment criteria have been grouped into 3 broad categories or 'landscape attributes' which are to be considered:

1. Biophysical elements, patterns and processes;
2. Associative meaning and values including spiritual, cultural or social associations; and
3. Sensory or perceptual qualities.

2.4 VISUAL ASSESSMENT METHODOLOGY

In response to section 7(c) of the RMA, an evaluation is undertaken to define and describe visual amenity values. As with aesthetic values, with which amenity values share considerable overlap, this evaluation was professionally based using current and accepted good practice. Amenity values are defined in the Act as *"those natural or physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes."* The visual assessment looks at the sensitivity of receptors to changes in their visual amenity through the analysis of selected representative viewpoints and wider visibility analysis. It identifies the potential sources for visual effect resulting from the

[1] https://www.mfe.govt.nz/sites/default/files/urban-design-protocol-colour.pdf

Proposal and describes the existing character of the area in terms of openness, prominence, compatibility of the project with the existing visual context, viewing distances and the potential for obstruction of views.[2]

The visual impact assessment involves the following procedures:

- Identification of key viewpoints: A selection of key viewpoints is identified and verified for selection during the site visit. The viewpoints are considered representative of the various viewing audiences within the receiving catchment, being taken from public locations where views of the proposal were possible, some of which would be very similar to views from nearby houses. The identification of the visual catchment is prepared as a desktop study in the first instance using Council GIS for aerials and contours. This information is then ground-truthed on site to determine the key viewpoints and potential audience. Depending on the complexity of the project a 'viewshed' may be prepared which highlights the 'Theoretical Zone of Visual Influence' (TZVI) from where a proposal will theoretically be visible from. It is theoretical as the mapping does not take into account existing structures or vegetation so is conservative in its results (given the scale and form of the proposal, the creation of a TZVI was not considered necessary).
- Assessment of the degree of sensitivity of receptors to changes in visual amenity resulting from the proposal: Factors affecting the sensitivity of receptors for evaluation of visual effects include the value and quality of existing views, the type of receiver, duration or frequency of view, distance from the proposal and the degree of visibility. For example, those who view the change from their homes may be considered highly sensitive. The attractiveness or otherwise of the outlook from their home will have a significant effect on their perception of the quality and acceptability of their home environment and their general quality of life. Those who view the change from their workplace may be considered to be only moderately sensitive as the attractiveness or otherwise of the outlook will have a less important, although still material, effect on their perception of their quality of life. The degree to which this applies also depends on factors such as whether the workplace is industrial, retail or commercial. Those who view the change whilst taking part in an outdoor leisure activity may display varying sensitivity depending on the type of leisure activity and a greater sensitivity to those commuting. For example, walkers or horse riders in open country on a long-distance trip may be considered to be highly sensitive to change while other walkers may not be so focused on the surrounding landscape. Those who view the change whilst travelling on a public thoroughfare will also display varying sensitivity depending on the speed and direction of travel and whether the view is continuous or occasionally glimpsed.
- Identification of potential mitigation measures: These may take the form of revisions/refinements to the engineering and architectural design to minimise potential effects, and/or the implementation of landscape design measures (e.g. screen tree planting, colour design of hard landscape features etc.) to alleviate adverse urban design or visual effects and generate potentially beneficial long-term effects.
- Prediction and identification of the effects during operation without mitigation and the residual effects after the implementation of the mitigation measures.

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

2.5 EFFECTS METHODOLOGY

Analysis of the existing landscape and visual environment is focused upon understanding the functioning of how an environment is likely to respond to external change (the proposal). The assessment assesses the resilience of the existing character, values or views and determines their capacity to absorb change. The proposal is assessed in its 'unmitigated' form and then in its mitigated form to determine the likely residual effects. The analysis identifies opportunities, risks, threats, costs and benefits arising from the potential change.

Assessing the magnitude of change (from the proposal) is based on the NZILA Best Practice Guide – Landscape Assessment and Sustainable Management (02.11.10) with a seven-point scale, being:

EXTREME / VERY HIGH / HIGH / MODERATE / LOW / VERY LOW / NEGLIGIBLE

In determining the extent of adverse effects. taking into account the sensitivity of the landscape or receptor combined with the Magnitude of Change proposed, the level of effects is along a continuum to ensure that each effect has been considered consistently and in turn cumulatively. This continuum may include the following effects (based on the descriptions provided on the Quality Planning website):

- **Indiscernible Effects** No effects at all or are too small to register.
- **Less than Minor Adverse Effects** Adverse effects that are discernible day-to-day effects, but too small to adversely affect other persons.
- **Minor Adverse Effects** Adverse effects that are noticeable but will not cause any significant adverse impacts.
- **More than Minor Adverse Effects** Adverse effects that are noticeable that may cause an adverse impact but could be potentially mitigated or remedied.
- **Significant Adverse Effects that could be remedied or mitigated** An effect that is noticeable and will have a serious adverse impact on the environment but could potentially be mitigated or remedied.
- **Unacceptable Adverse Effects** Extensive adverse effects that cannot be avoided, remedied or mitigated.

The following table assists with providing consistency between NZILA and RMA terms to determine where effects lie.

NZILA Rating	Extreme	Very High	High	Moderate			Low	Very Low	Negligible
				Moderate-High	Moderate	Moderate-Low			
RMA Effects Equivalent	Unacceptable	Significant		More than Minor		Minor	Less than Minor		Indiscernible

The NZILA rating of 'Moderate' has been divided into 3-levels as a 'Moderate' magnitude of change to always result in either 'More than Minor' or 'Minor' effects but maybe one or the other depending on site conditions, context, sensitivity or receiving character and its degree of change. Identification of potential mitigation or offsetting measures: These may take the form of revisions/refinements to the engineering and architectural design to minimise potential effects, and/or the implementation of landscape design measures (e.g. screen tree planting, colour design of hard landscape features etc.) to alleviate adverse urban design or visual effects and/or generate potentially beneficial long-term effects.

Prediction and assessment identification of the residual adverse effects after the implementation of the mitigation measures. Residual effects are considered to be five years after the implementation of the proposed mitigation measures, allowing for planting to get established but not to a mature level.

2.6 PHOTOGRAPHY METHODOLOGY

All photos are taken using a SONY A6000 digital camera with a focal length of 50mm. No zoom was used. In the case of stitched photos used as the viewpoint images, a series of 4 portrait photos were taken from the same position to create a panorama. The photos were stitched together automatically in Adobe Photoshop to create the panorama presented in the figures.

2.7 STATUTORY DOCUMENTS

Relevant statutory documents in terms of Landscape Values and Visual Amenity are referred to below are the Resource Management Act 1991, and the Selwyn District Plan.

2.7.1 Resource Management Act 1991

Section 6 of the RMA identifies matters of national importance:

> *"In achieving the purpose of this Act, all persons exercising functions and powers under it, it relation to managing the use, development, and protection of natural and physical resources, shall recognise and provide for the following matters of national importance:*

s.6 (a) *The preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use and development;*

s.6 (b) *The protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development;*

s.6 (c) *The protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna."*

Other matters are included under Section 7:

> *"In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall have particular regard to-*

(c) *The maintenance and enhancement of amenity values."*

2.7.2 Selwyn District Plan

Under the Proposed Selwyn District Plan, the site is zoned Inner Plains.

The Selwyn District Plan recognises Outstanding Natural Landscapes (ONL) and Visual Amenity Landscapes (VAL) but the proposal is not located in either an ONL or VAL. There are several policies in the Rural Objectives

and Policies of the Selwyn District Plan which relate to Landscape Values and amenity which have been addressed in 3.3 below.

3. ASSESSMENT OF EFFECTS

3.1 EXISTING SITE CHARACTER

The receiving environment of the Lower Canterbury Plains is characterised by large open paddocks, with boundaries often delineated by well-established shelter belts of exotic species and rural dwellings surrounded by large trees. The relatively flat landforms flow from the base of the Southern Alps to the Port Hills in an assortment of agricultural fields, criss-crossed with roadways and shelterbelts. The existing site is bound by Selwyn Road to the south and Lincoln Rolleston Road to the east. To the north and west of the proposal lies the southern edge of Rolleston township, where expansion of typical suburban character increases the number of dwellings, hard surfaces, and infrastructure present in the landscape. The proposal is located on relatively flat topography, on sites which are typical of rural properties within the Canterbury Plains and includes shelterbelt plantings and structures associated with rural activities. Overall, the topographical attributes of the receiving environment are low with no defining features.

The existing land type of the Lower Canterbury Plains was acknowledged by Boffa Miskell in the Canterbury Regional Landscape Study Review (2010) as forming part of the L2 – Lower Plains Land Type. A landscape formed from low angle coalescing outwash fans and associated low terraces of the major rivers that slice through the plains, comprising Pleistocene glacial outwash gravels and minor inland dune belts.

Vegetation types in the receiving environment are predominantly exotic species, with small amounts of native species located near some waterways and paddock boundaries. Vegetation is used predominantly for shelter belts running along the paddock boundaries and includes species such as Pinus radiata, Cupressus macrocarpa, and Eucalyptus varying in height between 7 – 15m. The shelter belts are orientated to block the prevailing winds and are primarily located to delineate property boundaries, and along parts of the roads. The majority of the site is open grass fields, which is are disrupted occasionally by clusters of vegetation and rural residential dwellings.

Indigenous vegetation has been identified in the Canterbury Regional Landscape Study as being reduced to small, isolated, and scattered remnants because of the large-scale land use changes seen throughout the plains. This has resulted in 0.5% of the plains supporting native vegetation. This is seen in the existing vegetation patterns found on site, comprising largely of exotic species, which have been used for their ability to fulfil a role as fast growing shelterbelts. This is typical of the rural setting surrounding the site. Overall, the vegetation cover in the area has a low sensitivity to change, given the high level of fast growing introduced exotic species.

In terms of sensory qualities, the flat open geometric fields are back dropped by the Southern Alps to the west and the Port Hills to the east. Views of both are possible, being screened intermittently by existing development and shelterbelts. The infrastructure and shelter belts, though disrupting the possible continual views, have become integral to the rural aesthetic and identity. The natural characteristic of the environment is considered to be modified, with a semi-open rural character as opposed to a natural character. The land surrounding the proposed site mirrors the overall character of the region.

In terms of built form, dwellings and farm structures are common throughout the area. The scale, character, form, and materiality of these structures vary throughout the receiving environment. There are a number of existing dwellings adjacent to the proposal along Selwyn Road and Lincoln Rolleston Road, and subdivision developments such as Acland Park and Falcons Landing. To the north of the site dwellings are of a typical

suburban bulk and location, while those to the east and south of the site have typical rural residential character. These are separated by large fields and exotic vegetation, have an irregular bulk and location, and are often supported by additional infrastructure such as sheds and storage buildings. The proposal lies approximately 2km from the centre of Rolleston Township, and is less than 50m from existing medium density development.

Overall, the receiving environment has a rural, semi-open character on the outskirts of rural suburban development. The existing environment has various structures including dwellings, auxiliary structures, power lines and exotic vegetation clustered throughout the landscape typical of rural landscapes.

3.2 EFFECTS ON LANDSCAPE CHARACTER

Landscape character is the combination and composition of biophysical elements such as topography, vegetation, built form and sensory qualities perceived by humans. Landscape character is also spiritual, cultural, and social associations.

The character of the receiving environment is semi-open, rural and is used principally for agricultural purposes. The proposed development modifies the landscape from one that is semi-open and agricultural in character to one that is denser and more suburban in nature, where infrastructure and amenities are more concentrated. Aspects of rural character can and will be maintained through the mitigation of fencing types/position and landscape planting. The character of existing housing is typically single storey detached dwellings, which the proposal intends to continue, albeit at a higher density.

Natural character is highly modified, having been cleared for agricultural land use. This is reflective in the lack of native vegetation present in the wider area. Existing amenity of the natural landscape is to be enhanced and retained through the planting and development of green networks connecting the wider landscape. Shared pedestrian/cyclist connections to adjoining developments and access to areas which are not currently accessible enhances the amenity of the site.

Overall, the character and land use of the area will shift from open and agriculturally focused to a more concentrated, high amenity development. Through mitigation measures, open character and significant landscape components will be retained and enhanced, where possible.

3.3 EFFECTS ON LANDSCAPE VALUES

NATIONAL POLICY STATION – URBAN DEVELOPMENT

Policy 8: Local authority decisions affecting urban environments are responsive to plan changes that would add significantly to development capacity and contribute to well-functioning urban environments, even if the development capacity is:

a. *unanticipated by RMA planning documents; or*

b. *out-of-sequence with planned land release.*

The proposed plan change area is considered to naturally extend existing residential development at Rolleston. At the edge of existing residential settlement, the continuation of residential dwellings at a similar density is likely to be seen as an anticipated natural extension when compared to the broader context. While the proposed density is higher than the existing environment, the proposed plan change retains similar levels of density when compared to surrounding development, such as Acland Park and Flacons Landing. It is considered appropriate

for its setting on the edge of the township when considering the significant addition to development capacity that contributes to well-functioning urban environments. It is considered that the Plan Change area is in-sequence developments adding to developments capacity of Rolleston, while retaining a similar level to existing surrounding development.

SELWYN DISTRICT PLAN – TOWNSHIP VOLUME

The proposed plan change area is to be Living Z Zone. The Selwyn District Plan has identified Outstanding Natural Landscapes and Features. The ODP is not located within a Landscape of value. The Objectives and Policies which are considered relevant to this Plan Change from a Landscape perspective follow:

Objective B4.1.1

A range of living environments is provided for in townships, while maintaining the overall 'spacious' character of Living zones, except within Medium Density areas identified in an Outline Development Plan where a high quality, medium density of development is anticipated.

The proposed plan change has given careful consideration and application of design treatment to such matters as road hierarchy, diversity of density, spatial layout, and existing and proposed green and blue networks to help the retention of the open and spacious rural 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 recreation reserves located in areas where higher density is proposed. This provides an open amenity space for residents and retains aspects of spacious character. There are no 'features' of note within the Plan Change area.

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.*

There are no natural features in the plan change area. The proposed green spaces are to be landscaped to a high level of amenity, ensuring an open character is maintained through the development. This also allows a high level of natural surveillance over the public space and surrounding dwellings.

Policy B4.2.4

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

There are no natural, cultural, or historic features of note within the Plan Change area.

Policy B4.2.10

Ensure that new residential blocks are small in scale, easily navigable and convenient to public transport services and community infrastructure such as schools, shops, sports fields and medical facilities, particularly for pedestrians and cyclists.

The proposed plan change promotes the ability for residential blocks to have a north – south aspect and varying between 800 – 1200m. This provides block lengths that are small in scale to allow for walkability and easy navigation without overly relying on roading. The proposal is within 1km of surrounding developments.

Policy B4.2.12

Ensure that subdivision designs encourage strong, positive connections between allotments and the street and other features, whilst avoiding rear allotments where practical.

Higher density dwellings open onto high amenity open spaces building on the positive relationships associated with these land uses. Provisions around fencing and landscaping on street boundaries will ensure a stronger relationship between allotments and internal streets is achieved.

Policy B4.3.2

In areas outside the Greater Christchurch area, require any land rezoned for new residential or business development to adjoin, along at least one boundary, an existing Living or Business zone in a township, except that low density living environments need not adjoin a boundary provided they are located in a manner that achieves a compact township shape.

The west boundary of the proposal adjoins existing Living Z zones.

Policy B4.3.3

Avoid zoning patterns that leave land zoned Rural surrounded on three or more boundaries with land zoned Living or Business.

The proposed plan change adjoins existing Living Z Zones to the west. The proposal does not leave rural zoned land with three or more boundaries against living or business zones.

3.4 EFFECTS ON VISUAL AMENITY

The visual context of the receiving environment is considered to be a 1.5km offset from the edge of the proposed development. This distance has been used due to the receiving environment's flat topography, resulting in views from further away either not being possible or being indiscernible at distance. A series of key viewpoints were selected to show a representative sample of the likely visual effects which could result from the proposal (refer to Appendix 1 for the relevant photos). Viewpoints are generally located on public land, and where possible located as close as possible to existing or proposed residential dwellings. In assessing the potential effect of a proposal, the quality and openness of the view is considered These were as follows:

1) View west from 127 Lincoln Rolleston Road
2) View north west from 107 Lincoln Rolleston Road
3) View north west from 483 Selwyn Road
4) View west from 548 Selwyn Road
5) View south west from 645 Selwyn Road
6) View east from 21 Clement Road
7) View east from 71 Ed Hillary Drive

In assessing the potential effects on visually sensitive receptors, the key viewpoints outlined above have been used as a reference point where it is considered that the effects are likely to be similar to the viewpoint and for a group of viewers. The viewpoint is a representative view, as close as possible to the view likely to be experienced from a private residence or property but obtained from a public location.

The following table outlines the potential visual effects each Visually Sensitive Receptor might receive. The effects take into account the likely sensitivity of the receptor (based on type), combined with the likely magnitude of effects (a combination of distance from the proposal and degree of change) to determine what the likely residual effects from the proposal will be.

Table 2: Assessment of Effects on Visually Sensitive Receptors

Viewpoint	Visually Sensitive Receptors (VSR)	Distance from Proposal (m)	Type of View (open, partial, screened)	Description of existing view (from public location)	Sensitivity of VSR	Magnitude of Change	Description of Effects
1. View west from 127 Lincoln Rolleston Road	Vehicle users along Lincoln Rolleston Road	<50m	Open	The view from this point is dominated by existing exotic vegetation. Mature shelterbelts frame the view on either side, running adjacent to Lincoln Rolleston Road. An existing residential dwelling is visible in the background of the view with its boundaries delineated by open style timber fencing.	Low	Low	The proposed plan change area is openly visible. While development of dwellings will likely reduce the open character of the landscape, the management of fencing and landscaping will retain a sense of openness. Given the nature of the surrounding environment the proposal will appear as a natural extension of existing development. The overall character will change from one that is semi-open and rural to one that denser and more suburban in nature.
	Residents at 148 Lincoln Rolleston Road				High		
2. View north west from 107 Lincoln Rolleston Road	Vehicle users along Lincoln Rolleston Road	<50m	Partial	The existing view from this location has partial views of the proposed site. The view is dominated by exiting vegetation. Power line infrastructure is visible in front of the vegetation, occasionally breaking into the skyline, and runs adjacent to Lincoln Rolleston Road. The vegetation present consist of exotic species and is clustered within the landscape.	Low	Low	Views of the proposal from this location are open. Incorporating infrastructure along Lincoln Rolleston Road into the development will help absorb the level of change. The character of this view would change from rural to a high amenity suburban landscape. Development will form the skyline. A sense of openness will be retained through the mitigation of fencing and planting along Lincoln Rolleston Road.
3. View north west from 483 Selwyn Road	Vehicle users along Selwyn Road	350m	Open	This viewpoint has open views across rural land towards the proposed site. Exotic vegetation is present through the view as sporadic clusters and structured shelterbelts. Open grass paddocks dominate the foreground of the view, delineated by open style post and wire fencing with gorse. Power line infrastructure running adjacent to Selwyn Road is visible and break into the skyline. The roofline of a rural residential dwellings are visible in the distance.	Low	Low	The proposed plan change area is openly visible in the distance of this view. The development will form the skyline towards the background of the landscape. The character of this view will shift towards a high amenity, suburban landscape. Area of higher density are clustered together to not only provide higher amenity in centralised locations of the development, but to reduce the overall visual impact in the broader site.
	Residents at 483 Selwyn Road				High		
4. View west from 548 Selwyn Road	Vehicle users along Selwyn Road	<50m	Partial	Views from this location are dominated by exotic shelterbelts running adjacent to Selwyn Road. To the right of the view open grass paddocks are visible, delineated by open post and wire fencing and shelterbelts. Fronting rural residential properties are open style timber fences lined with mature vegetation. Power line infrastructure runs adjacent to the road and forms the skyline above the vegetation.	Low	Low	The proposal is openly visible from this view. Fencing along the boundaries of Selwyn Road will be managed to promote a more open character. Development will form the skyline. Incorporating existing infrastructure along Selwyn Road into the development will help to mitigate the level of change. The character of the view will change from one that is semi-open and rural to one denser and more suburban.
5. south west from 645 Selwyn Road	Vehicle users along Selwyn Road	650m	Partial	The viewpoint looks along Selwyn Road towards the proposed site. Views of the proposal are screened by existing vegetation. Mature exotic shelterbelts line Selwyn Road on either side. Clusters of large exotic trees are present through the view. Power line infrastructure lines the left side of the road and breaks into the skyline above the shelterbelts.	Low	Low	Views of the proposal from this point are partial. Existing vegetation running adjacent to Selwyn Road currently screens the proposal location. Incorporating existing infrastructure into the development will help absorb the level of change possibly visible beyond the vegetation. The character of this view will remain rural.
	Residents at 645 and 623 Selwyn Road				High		
6. View east from 21 Clement Avenue	Vehicle users along Dunns Crossing Road	<50m	Open	Views from this location are open looking from Clement Avenue. The views look across development under construction towards the proposed site. Mature shelterbelts are visible throughout the landscape, delineating boundaries alongside open style post and wire fencing. An existing rural residential dwelling is visible, with mature planting providing its boundary. Existing road lighting breaks into the skyline above the vegetation in the distance.	Low	Low	The proposal is openly visible from this view. While the development of dwellings reduces the open character of the landscape, the existing development under construction will shift the character to a denser, more suburban environment. Given the surrounding level of permitted baseline development surrounding the proposed site, the proposal will appear as a natural extension of development.
	Residents along Clement Ave (1-21)				High		
7. View east from 71 Ed Hillary Drive	Vehicle users along Edwards Road	<50m	Screened	The viewpoint looks across existing development towards the proposal. Views are screened by a close board timber fence at he edge of the subdivision. The roofline of medium density development and an existing rural residential property is visible in the foreground of this view.	Low	Low	From this location views of the proposal are screen by a close board timber fence. While rooflines will be visible above the fence, the development will appear as a natural extension of existing development. From this view the character of the landscape will remain a high amenity suburban environment.
	Residents at 71, 72 and 74 Ed Hillary Drive				High		

3.5 SUMMARY OF EFFECTS ON VISUAL AMENITY

The likely visual effects are described above in the Assessment of Effects table.

The proposal would result in an overall change in character from open and rural to one that is more dense and suburban in nature, though this activity is anticipated to a degree with the current Living Z Zones. The receiving environment is to maintain aspects of openness through the development of open green spaces. Management of fencing and bulk and location of the development will also help create a sense of openness throughout the site. The highest likely effects after mitigation will be experienced by those residential properties closest to the proposal, along Lincoln Rolleston Road and Selwyn Road. Though there is a change from rural to suburban, the magnitude of change is considered low as the proposal appears as a natural extension of existing development to the north and west of the proposal. Motorists have a temporary view of the development and are anticipated to expect chain landform from rural to suburban as they travel to/from Rolleston township.

Overall, the scale and bulk and location of the proposal would allow it to appear as a natural extension of existing development within Rolleston, with an anticipated low magnitude of change.

4. MITIGATION MEASURES

The following mitigation measures are suggested to either avoid, remedy, or mitigate any potential effects on Urban Design, Landscape Character, Landscape Values and/or Visual Amenity from the proposed Plan Change:

MM1	Provide a diversity of house size and lot size to provide choice, with higher density development located close to high amenity and business areas. • This is provided for through the proposed location of low and medium density housing.
MM2	Locate higher density towards the center of the development, buffered by lower density development along the edges of the plan change • This is provided for through the placement of any medium density centrally, close to proposed open space.
MM3	Create streets which have a high level of amenity, provide for different modal allocation, and allow for an efficient use of land by having a street hierarchy with different road reserve widths depending on their classification. Encourage the use of low impact design techniques including grass swales and detention basins • These considerations would be addressed through the detailed design and consenting of any subdivision proposal(s) within the plan change areas.
MM4	Create a well-connected walking and cycling network which combines with the green / blue network and existing facilities connecting to key destinations (school, childcare, town centre), prioritising walking and cycling with a mix of on-road, separate, and off-road facilities to promote active transport modes • Key connections are identified on the ODPs and may be supplemented through additional connections provided for at the time of subdivision consent.

MM5	Provide a quantity of greenspace and facilities appropriate for the future population with green links extending through the plan change area and connecting with adjoining residential and rural areas. • This is provided for on the ODPs.
MM6	Solid fencing should preferably be restricted to rear and side yards to retain an open character along streets and existing roads or at a minimum front boundary fencing will have restrictions. Side fencing should not extend forward of the front wall closest to the street of a house or would need to be limited in height. • This is a matter that would be incorporated into developer covenants that manage and implement specific design outcomes sought within the plan change areas.

5. CONCLUSIONS

In terms of the National Policy Statement: Urban Development, Policy 8, the proposed Plan Change will add significant residential capacity with a proposed density ranging between 12 and 15 hh/Ha. This is higher than the recommended density in the Township objectives and policies for the Living Z zone, but is considered appropriate to meet the outcomes desired by the NPS:UD (2020). Any amenity effects on existing and future residents can be successfully mitigated through the proposed mitigation measures.

In terms of landscape character and values of the area, subject to the mitigation measures proposed, the proposal will result in an acceptable magnitude of change on the existing rural landscape character and values. The existing character of the Plan Change area is already highly modified with no natural features of note. The partially open character of the site will change to a character which is more compartmentalised into smaller units, but which can be partially mitigated through fencing controls and landscape planting to retain a high level of amenity. This change to the open character is already anticipated in the current General Residential Zone.

In terms of visual amenity, the adjacent rural properties will experience a change in the openness of views across the space. Adjoining suburban residential properties, current and future, overlooking the Plan Change area will have a mix of open, partial, and screened views of future development. Changes to experience by these residents are considered Low given the character of existing views and existing boundary treatment.

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

ROLLESTON SOUTH EAST PLAN CHANGE

FOR URBAN ESTATES

9 MARCH 2021

REVISION B

dcm URBAN

ROLLESTON SOUTH EAST PLAN CHANGE

Project no: 2020_151
Document title: URBAN DESIGN, LANDSCAPE AND VISUAL IMPACT ASSESSMENT
Revision: B
Date: 9 MARCH 2021
Client name: URBAN ESTATES

Author: David Compton-Moen
File name: 2020_151 Urban Estates South East Rolleston_LVIA (plan change)_B

DOCUMENT HISTORY AND STATUS

REVISION	DATE	DESCRIPTION	BY	REVIEW	APPROVED
A	07/12/2020	LVIA Figures	SB	DCM	
B	09/03/2021	RFI	DCM	PH	

DCM URBAN DESIGN LIMITED

Level 3, 329 Durham Street North
Christchurch 8013

CONTENTS

LEGEND

Plan Change Boundary

Living Z

Low Density
(Minimum 550m² with an average lot size of 650m²)

Medium Density
(400m² with a maximum average size of 500m²)

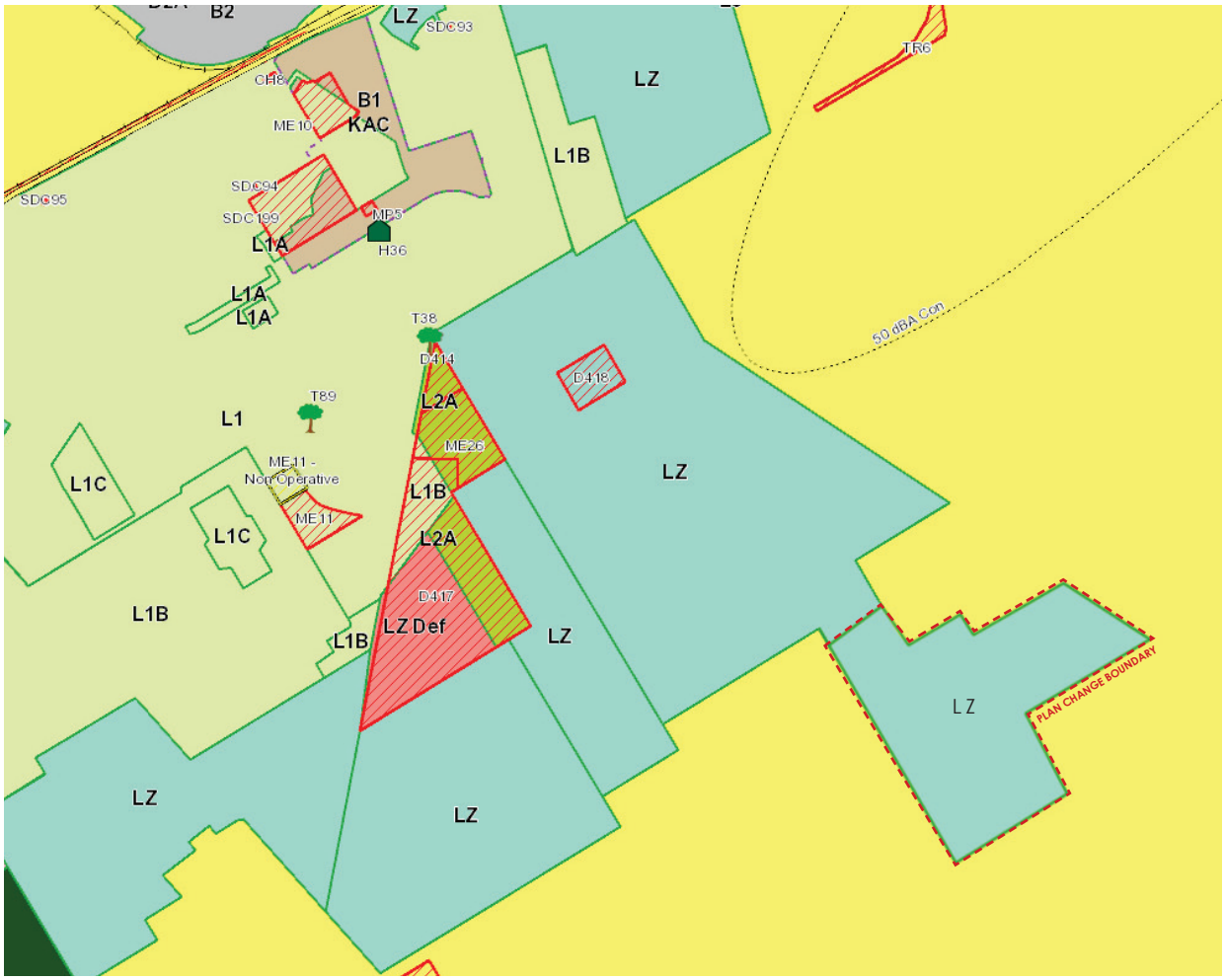
Primary Road

Secondary Road

Recreation (Neighbourhood)Reserve (~3,000m²)

Flood Routes to be redirected along roads

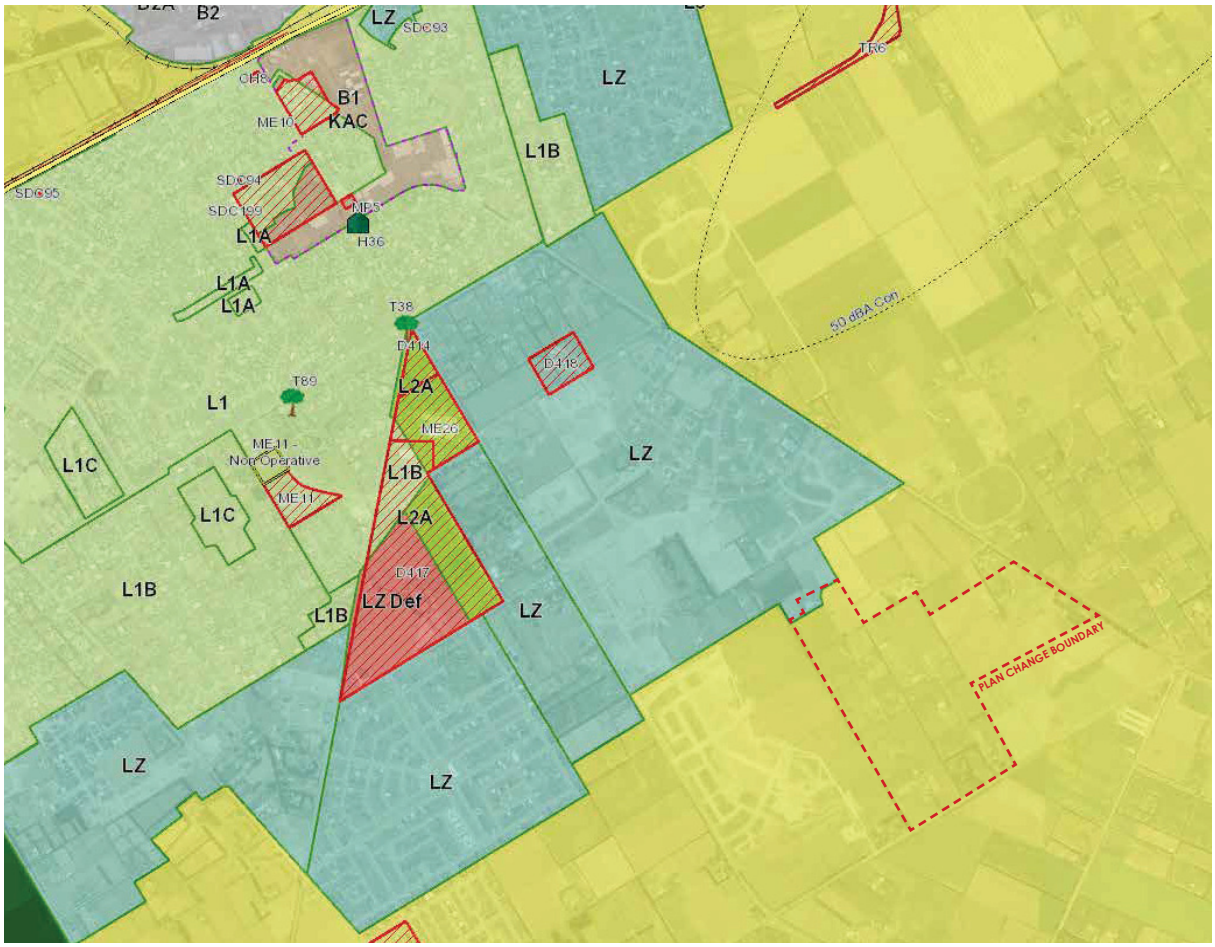
A. OUTLINE DEVELOPMENT PLAN



LEGEND

- Living 1
- Living 2
- Living 3
- Living X
- Living WM
- Living Z
- Living Z Deferred
- Deferred Living
- Business 1
- Business 2
- Business 3
- Inner Plains

Map / image source: Selwyn District Council



LEGEND

- Living 1
- Living 2
- Living 3
- Living X
- Living WM
- Living Z
- Living Z Deferred
- Deferred Living
- Business 1
- Business 2
- Business 3
- Inner Plains

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

A. LOCATION MAP FOR CHARACTER PHOTOS AND KEY VIEWPOINTS

LEGEND

CHARACTER PHOTOS

- A Residential Development in Falcons Landing
- B Residential Development in Acland Park
- C Agricultural Land Use
- D Existing Vegetation

VIEWPOINT LOCATIONS

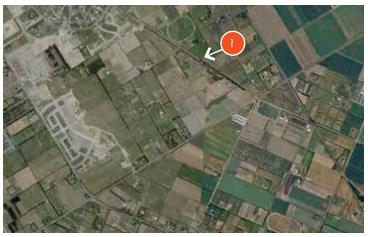
1. View west from 127 Lincoln Rolleston Road
2. View north west from 107 Lincoln Rolleston Road
3. View north west from 483 Selwyn Road
4. View west from 548 Selwyn Road
5. View south west from 645 Sewlyn Road
6. View east from 21 Clement Avenue
7. View east from 71 Ed Hillary Drive

E Residential Development - Existing housing within Falcons Landing is predominantly single storey, 3-4 bedrooms with a double garage on lots typically ranging from 600m² to 800m². There are a variety of materials, colours and forms present throughout the development.

F Residential Development - Existing housing within Acland Park is predominantly single sotrey, 3-4 bedrooms with a double garage on lots typically ranging from 400m² to 700m². There are a variety of materials, colours and forms present through the development.

G Land Use - Approximately 4ha of rural land is occupied by three 10m long sheds. The land is surrounded by open grass fields and provides an indication of the different structures and land uses found through the surrounding rural landscape.

H Existing Vegetation - Vegetation in the area is predominantly exotic species such as Pine, Eucalyptus and Macrocarpa. The location and frequency varies through the landscape and is typically found as shelterbelts and in sporadic clusters near rural residential dwellings.



A. IMAGE LOCATION

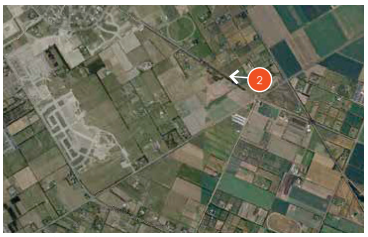
APPROXIMATE PROPOSAL LOCATION

URBAN DESIGN, LANDSCAPE AND VISUAL IMPACT ASSESSMENT

VP1 - VIEW WEST FROM 127 LINCOLN ROLLESTON ROAD

ROLLESTON SOUTH EAST PLAN CHANGE

Image captured on Sony A6000
Focal length of 50mm
Date: 26th November 2020 at 8:44 am
Height of 1.7 metres
Photos merged in Photoshop CS to create panorama



A. IMAGE LOCATION

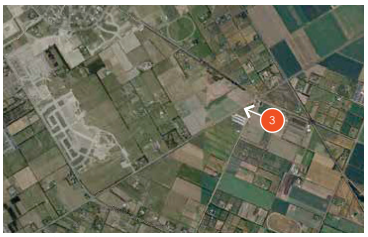
APPROXIMATE PROPOSAL LOCATION

URBAN DESIGN, LANDSCAPE AND VISUAL IMPACT ASSESSMENT

VP2 - VIEW NORTH WEST FROM 107 LINCOLN ROLLESTON ROAD

ROLLESTON SOUTH EAST PLAN CHANGE

Image captured on Sony A6000
Focal length of 50mm
Date: 26th November 2020 at 8:48 am
Height of 1.7 metres
Photos merged in Photoshop CS to create panorama



A. IMAGE LOCATION

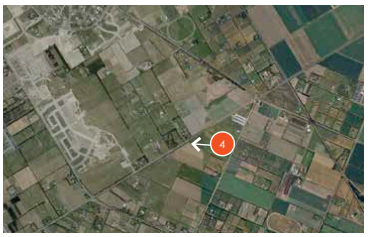
APPROXIMATE PROPOSAL LOCATION

URBAN DESIGN, LANDSCAPE AND VISUAL IMPACT ASSESSMENT

VP3 - VIEW NORTH WEST FROM 483 SELWYN ROAD

ROLLESTON SOUTH EAST PLAN CHANGE

Image captured on Sony A6000
Focal length of 50mm
Date: 26th November 2020 at 8:50 am
Height of 1.7 metres
Photos merged in Photoshop CS to create panorama



A. IMAGE LOCATION

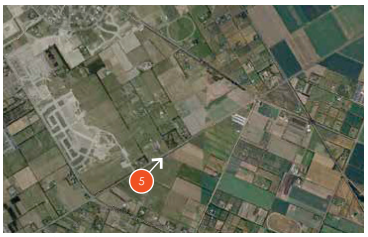
APPROXIMATE PROPOSAL LOCATION

URBAN DESIGN, LANDSCAPE AND VISUAL IMPACT ASSESSMENT

VP4 - VIEW WEST FROM 548 SELWYN ROAD

ROLLESTON SOUTH EAST PLAN CHANGE

Image captured on Sony A6000
Focal length of 50mm
Date: 26th November 2020 at 8:55 am
Height of 1.7 metres
Photos merged in Photoshop CS to create panorama



A. IMAGE LOCATION

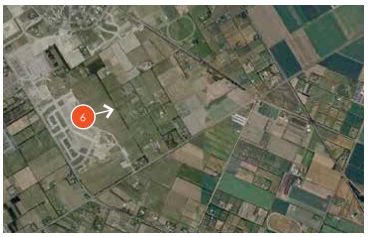
APPROXIMATE PROPOSAL LOCATION

URBAN DESIGN, LANDSCAPE AND VISUAL IMPACT ASSESSMENT

VP5 - VIEW NORTH EAST FROM 645 SELWYN ROAD

ROLLESTON SOUTH EAST PLAN CHANGE

Image captured on Sony A6000
Focal length of 50mm
Date: 26th November 2020 at 9:26 am
Height of 1.7 metres
Photos merged in Photoshop CS to create panorama



A. IMAGE LOCATION

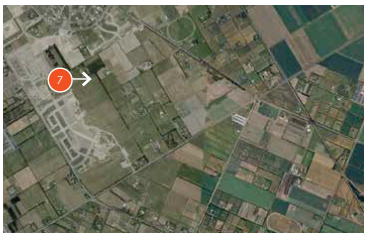
APPROXIMATE PROPOSAL LOCATION

URBAN DESIGN, LANDSCAPE AND VISUAL IMPACT ASSESSMENT

VP6 - VIEW EAST FROM 21 CLEMENT AVENUE

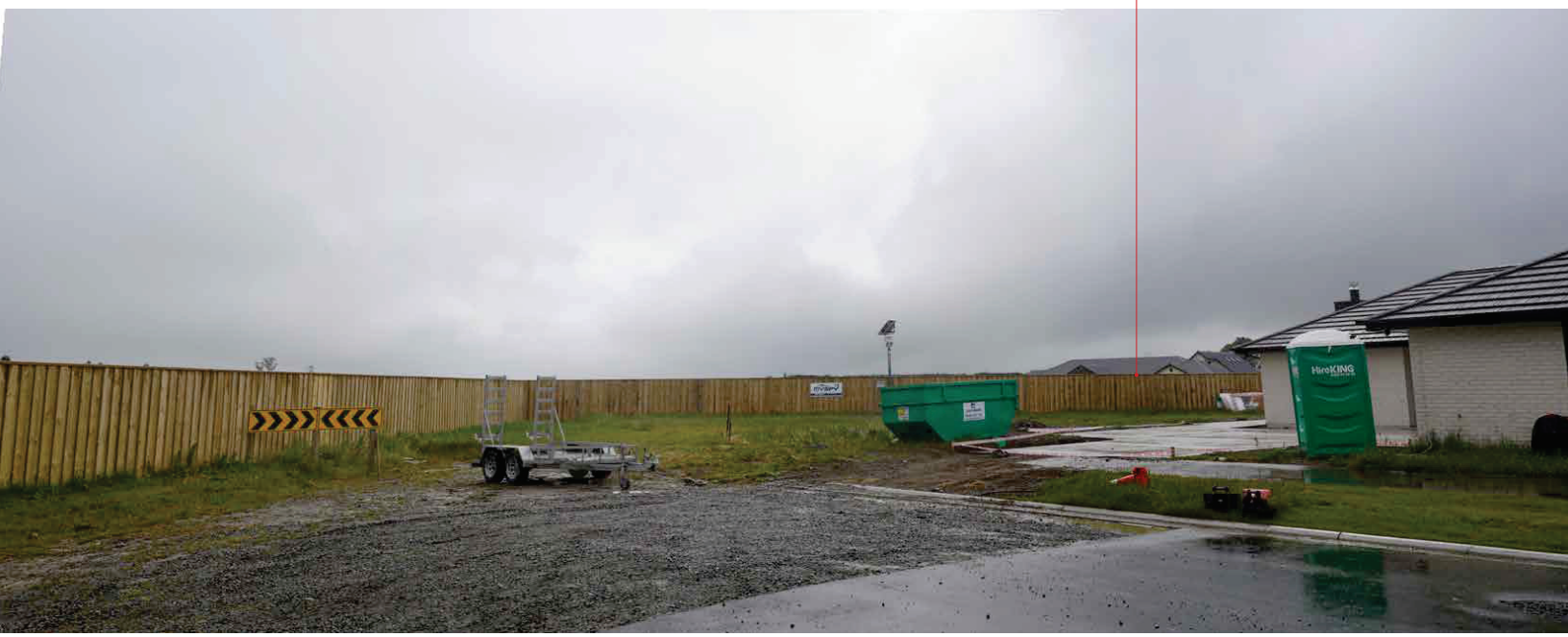
ROLLESTON SOUTH EAST PLAN CHANGE

Image captured on Sony A6000
Focal length of 50mm
Date: 4th November 2020 at 9:18 am
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

VP7 - VIEW EAST FROM 71 ED HILLARY DRIVE

ROLLESTON SOUTH EAST PLAN CHANGE

Image captured on Sony A6000
Focal length of 50mm
Date: 4th November 2020 at 9:16 am
Height of 1.7 metres
Photos merged in Photoshop CS to create panorama