



APPENDIX ONE - URBAN DESIGN, LANDSCAPE AND VISUAL IMPACT ASSESSMENT GRAPHIC ATTACHMENT

BIRCHS ROAD PLAN CHANGE FOR BIRCHS VILLAGE LIMITED

PROJECT NO. 2022_153
17 APRIL 2023
REVISION B



BIRCHS VILLAGE PLAN CHANGE

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DCM URBAN DESIGN LIMITED





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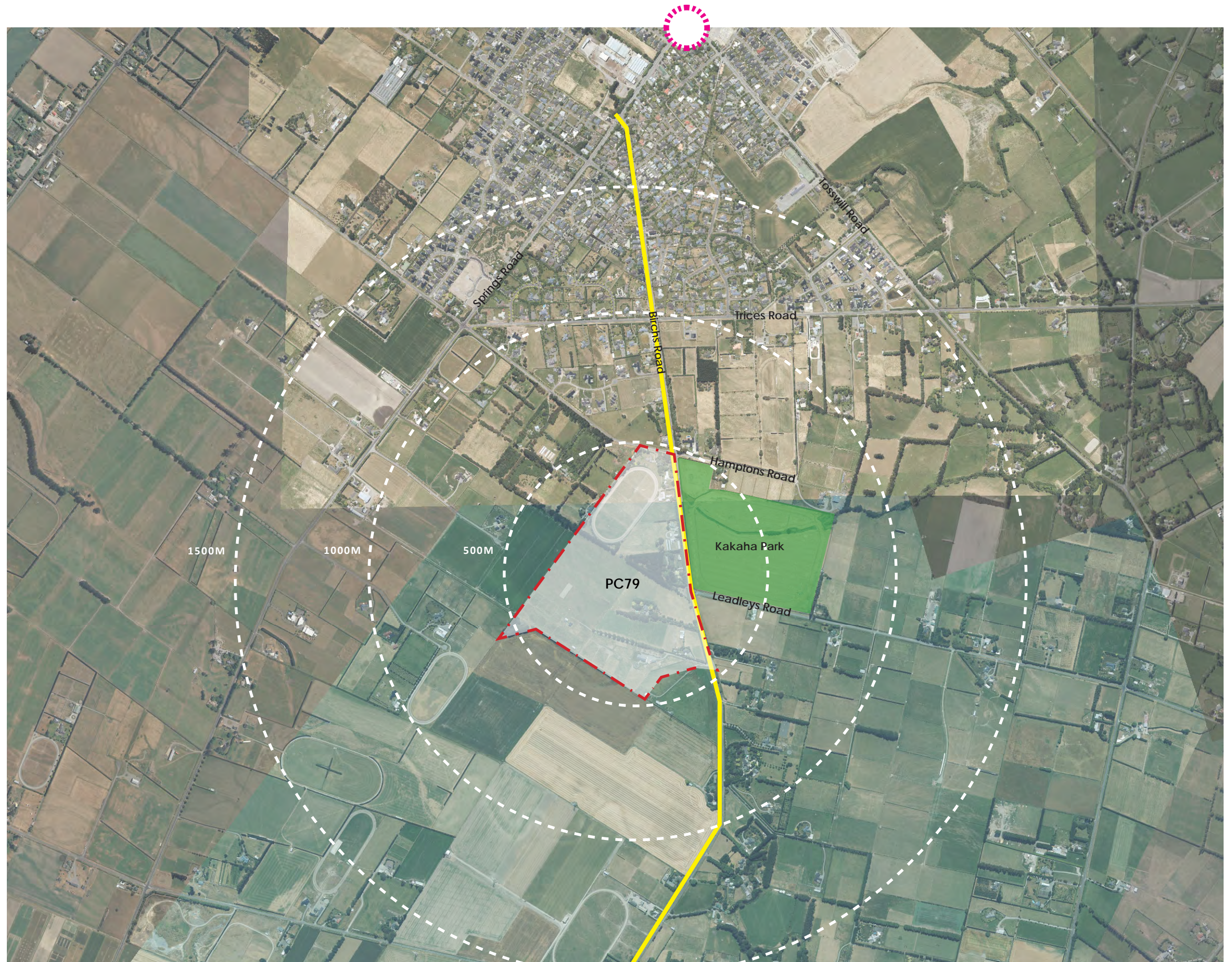
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LEGEND

-  Prebbleton Town Centre
-  Kakaha Park
-  PC79
-  Birchs Road



A. LOCATION PLAN

URBAN DESIGN, LANDSCAPE AND VISUAL IMPACT GRAPHIC ATTACHMENT

CONTEXT - PC79 LOCATION PLAN

BIRCHS ROAD PLAN CHANGE



Key

-  Development Boundary
-  Proposed Living Medium Density Zone (minimum individual net area 400m²)
-  Proposed Reserve
-  Business 1 Commercial
-  Proposed Primary Road
-  Proposed Secondary Road
-  Intersection upgrade (roundabout)
-  Indicative Pedestrian & Cycle Link
-  Existing Pedestrian & Cycle Route
-  Transmission corridor/ powerline
-  Green spine / corridor
-  Green links /viewshafts to Port Hills
-  Utility Reserve
Stormwater Management Area
-  Edge treatment to rural interface
-  Road frontage upgrade
-  Key pedestrian crossing



A. REVISED OUTLINE DEVELOPMENT PLAN

URBAN DESIGN, LANDSCAPE AND VISUAL IMPACT GRAPHIC ATTACHMENT

CONTEXT - REVISED OUTLINE DEVELOPMENT PLAN

BIRCHS ROAD PLAN CHANGE





CROSSING FACILITY TO RESERVE
A crossing facility is positioned to the north of the proposed reserve carpark to minimise potential conflicts between activities while maximising accessibility for residents and reserve visitors. Its location provides easy access to existing and proposed bus stops as well as retail activities.

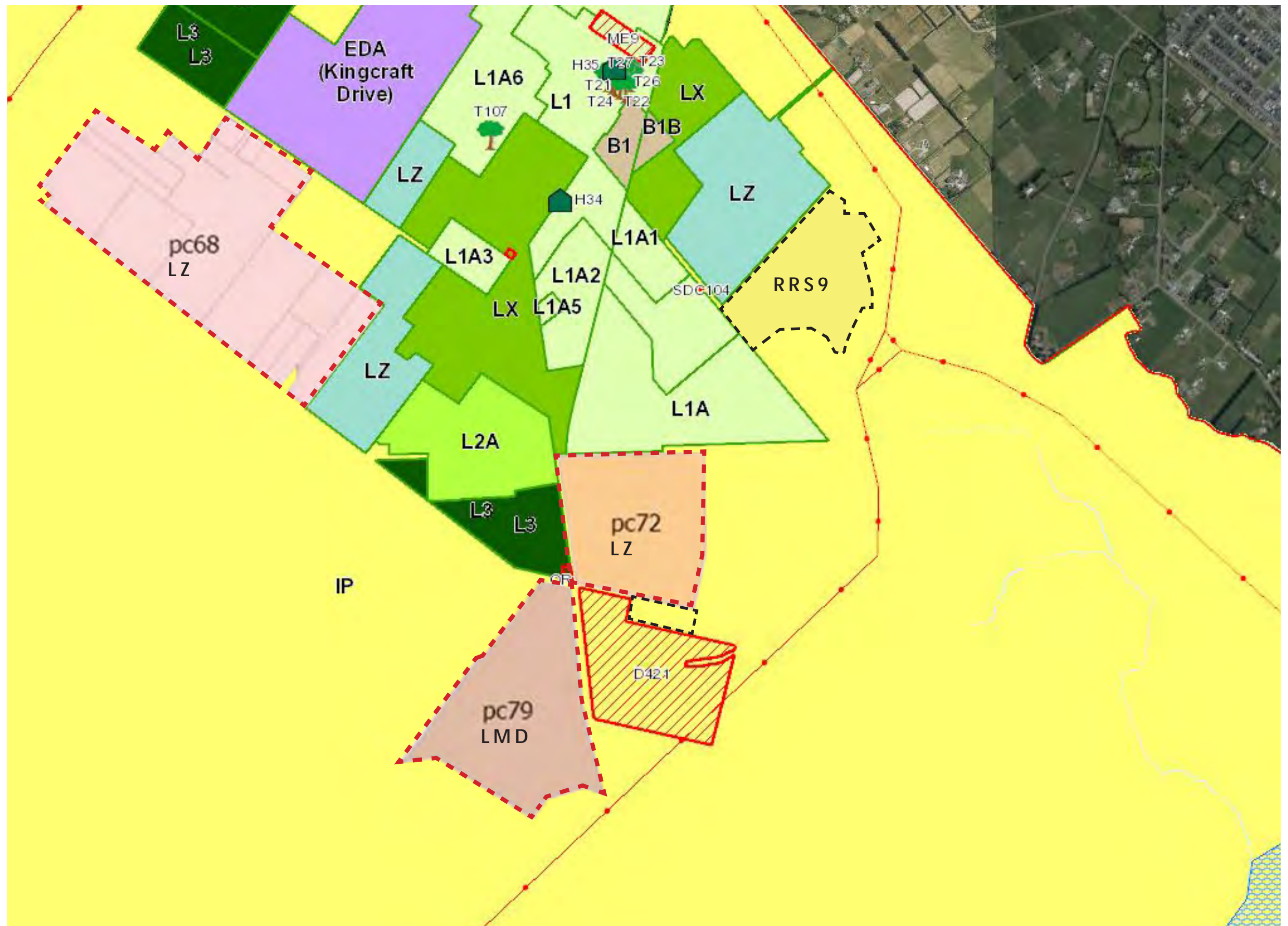
Proposed commercial area

GREENWAY AND COMPREHENSIVE DEVELOPMENT
A 15m wide greenway extends the length of Birchs Village providing direct access to the proposed shops, existing bus stop and the proposed district reserve. All-weather shared paths and informal recreation facilities will be incorporated into the linear park to maximise connectivity and accessibility for future residents while the public space is lined with medium density (comprehensive) homes.

A. BIRCHS VILLAGE - OVERALL PERSPECTIVE (NTS)

LEGEND

- Existing Development Area
- Living 1
- Living 2
- Living 3
- Living X
- Living Z
- Living Medium Density
- Inner Plains
- Business 1
- Rural Residential
- Surrounding infill zoning added for context



Note: PC72 is still under appeal in part

Map / image source: Selwyn District Council

A. DISTRICT ZONING PLAN

URBAN DESIGN, LANDSCAPE AND VISUAL IMPACT GRAPHIC ATTACHMENT

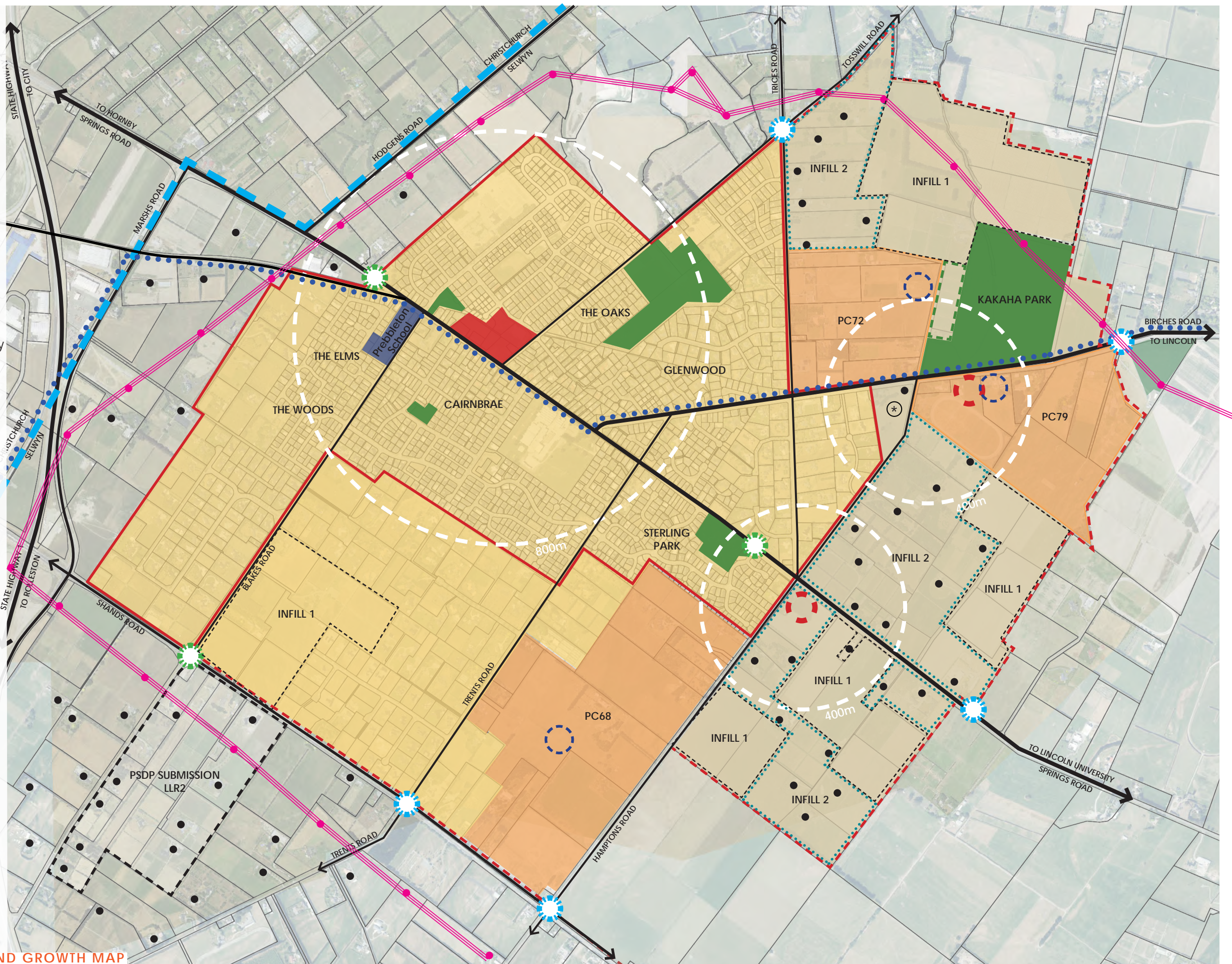
PROPOSAL - DISTRICT ZONING PLAN

BIRCHS ROAD PLAN CHANGE



LEGEND

- Existing Urban Form Limit
- - - Indicative Potential Urban Form Growth
- - - Christchurch / Selwyn Boundary
- Education / Community
- Commercial
- Large Scale Recreation / Reserve
- Residential
- Approved Plan Change
- Potential Area for Further Development
- ⊙ Indicative Location for Education Facility
- ⊙ Possible Future Commercial Hub
- ⊙ Existing Gateway
- ⊙ Proposed Gateway
- ⊙ Utilities / Infrastructure
- ⋯ Little River Rail Trail
- ⋯ Transpower Line Pylons
- Rural Residential Dwellings
- ⋯ Future Extension to Kakaha Park
- - - Infill 1
Refers to areas of highly possible future development
- ⋯ Infill 2
Refers to areas of unlikely future development



A. PREBBLETON FUTURE URBAN FORM AND GROWTH MAP

URBAN DESIGN, LANDSCAPE AND VISUAL IMPACT GRAPHIC ATTACHMENT

CONTEXT - PREBBLETON FUTURE URBAN FORM AND GROWTH

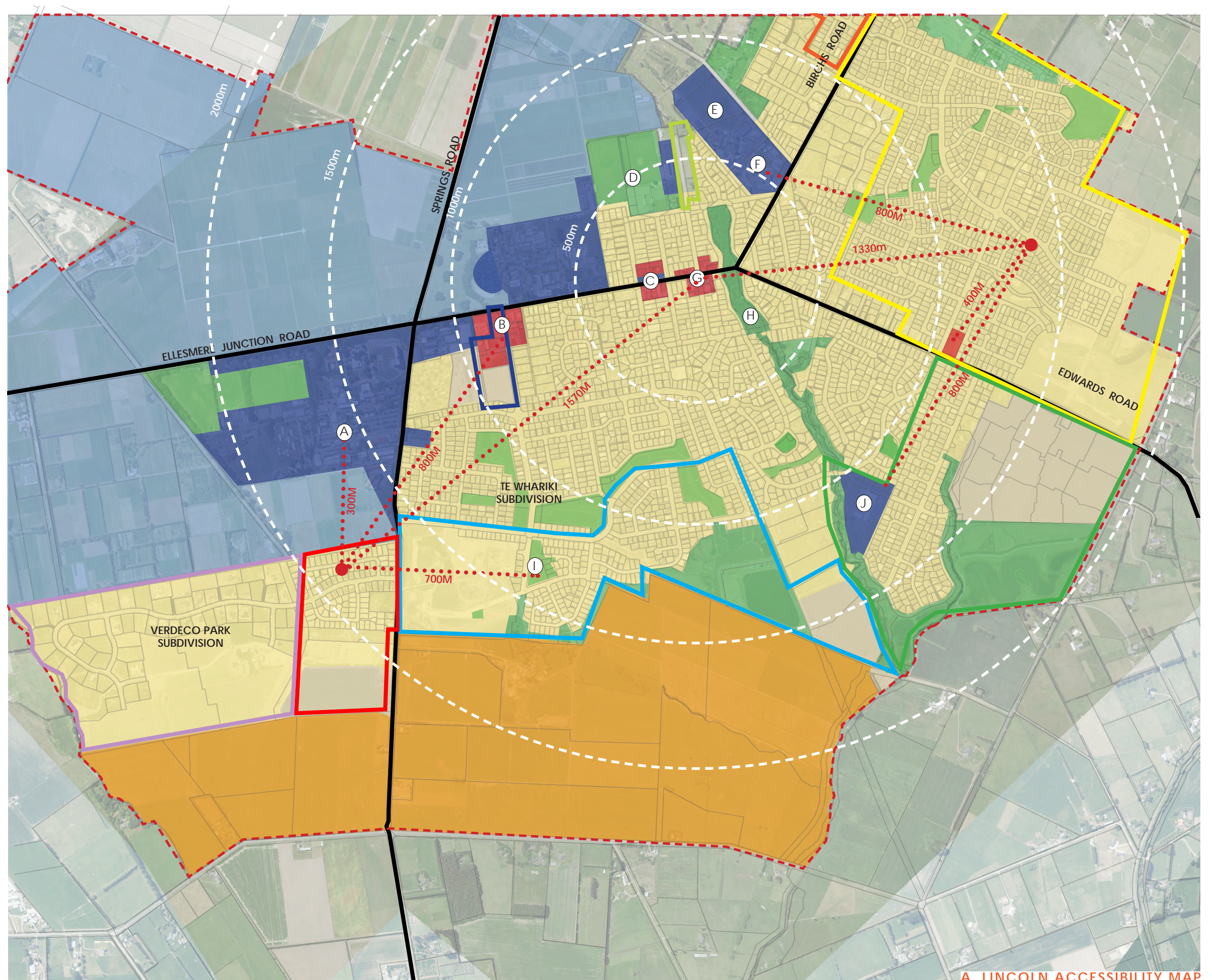
BIRCHS ROAD PLAN CHANGE

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LEGEND

- Indicative Potential Urban Form Growth
- Education / Community
- Commercial
- Recreation / Reserve
- Proposed Recreation / Reserve Extension
- Residential
- Opportunity for Higher Density Residential
- Proposed Plan Change Areas
- Potential Area for Further Development
- Development Constraint - Lincoln University
- Outline Development Plan Area B
- Outline Development Plan Area 1
- Outline Development Plan Area 2
- Outline Development Plan Area 3
- Outline Development Plan Area 4
- Outline Development Plan Area 5
- Outline Development Plan Area 6
- Outline Development Plan Area 7
- Ⓐ Lincoln University
- Ⓑ Vernon Dive Complex
- Ⓒ Lincoln Library and Service Centre
- Ⓓ Lincoln Domain
- Ⓔ Lincoln High School
- Ⓕ Lincoln Primary School
- Ⓖ Lincoln Shops
- Ⓗ Liffey Park
- Ⓘ Te Whariki Reserve and Playground
- Ⓙ Ararira Spring Primary and Lincoln Junior
- Selected positions to illustrate accessibility/walkability



A. LINCOLN ACCESSIBILITY MAP

URBAN DESIGN, LANDSCAPE AND VISUAL IMPACT GRAPHIC ATTACHMENT

CONTEXT - LINCOLN ACCESSABILITY MAP

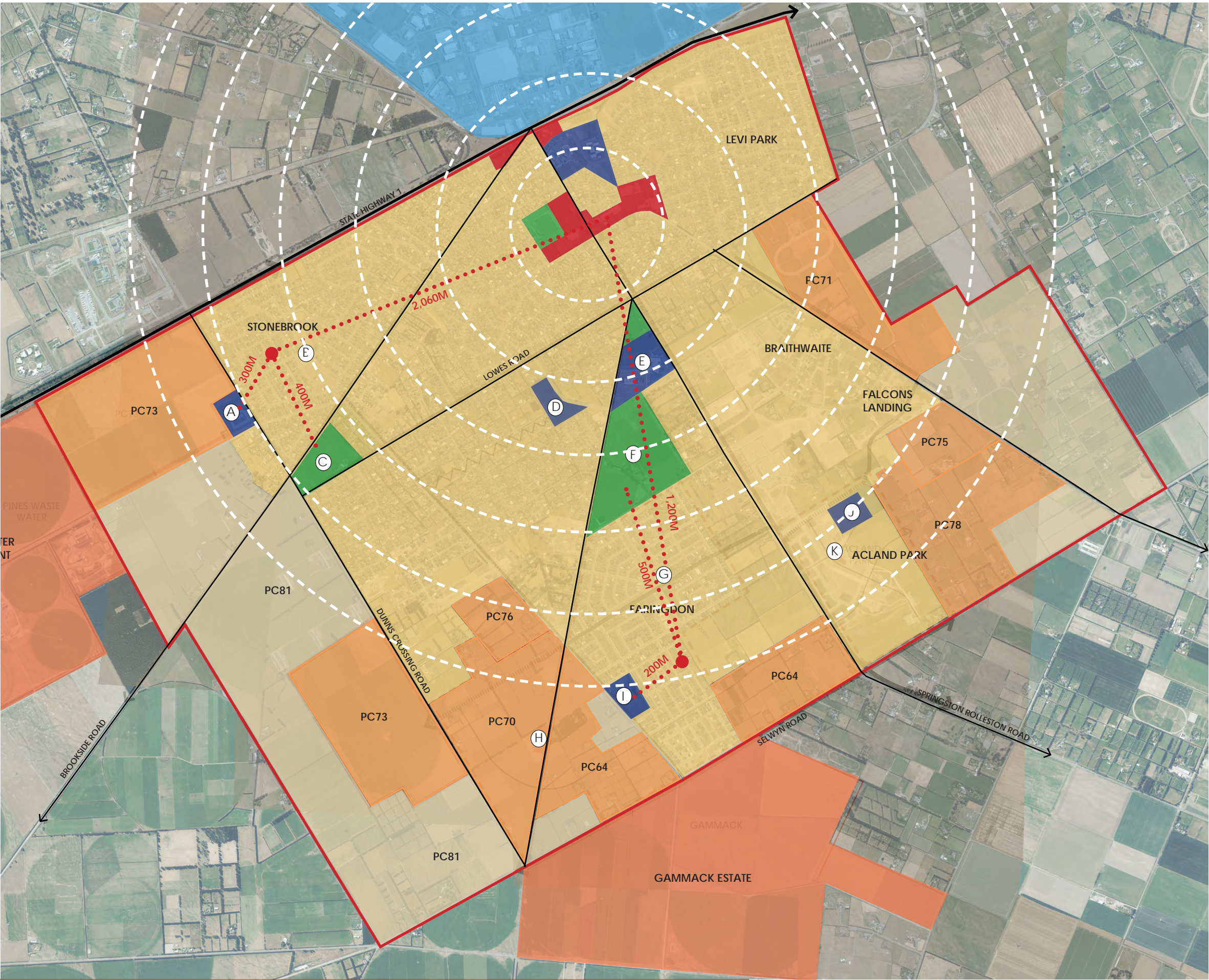
BIRCHS ROAD PLAN CHANGE

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LEGEND

- Indicative Potential Urban Form Growth
- Education / Community
- Industrial
- Commercial
- Large Scale Recreation / Reserve
- Residential
- Proposed Plan Change Areas
- Development Constraints
- Potential Area for Further Development
- (A) West Rolleston School
- (B) Stonebrook Shopping Centre
- (C) Rolleston Collage
- (D) Clearview Primary
- (E) Rolleston College
- (F) Foster Park
- (G) Faringdon Shopping Centre
- (H) Faringdon Far West Commercial
- (I) Lemonwood Grove School
- (J) Acland Park School
- (K) Acland Park Commercial
- Selected positions to illustrate accessibility/walkability



A. ROLLESTON ACCESSIBILITY MAP

URBAN DESIGN, LANDSCAPE AND VISUAL IMPACT GRAPHIC ATTACHMENT

CONTEXT - ROLLESTON ACCESSABILITY MAP

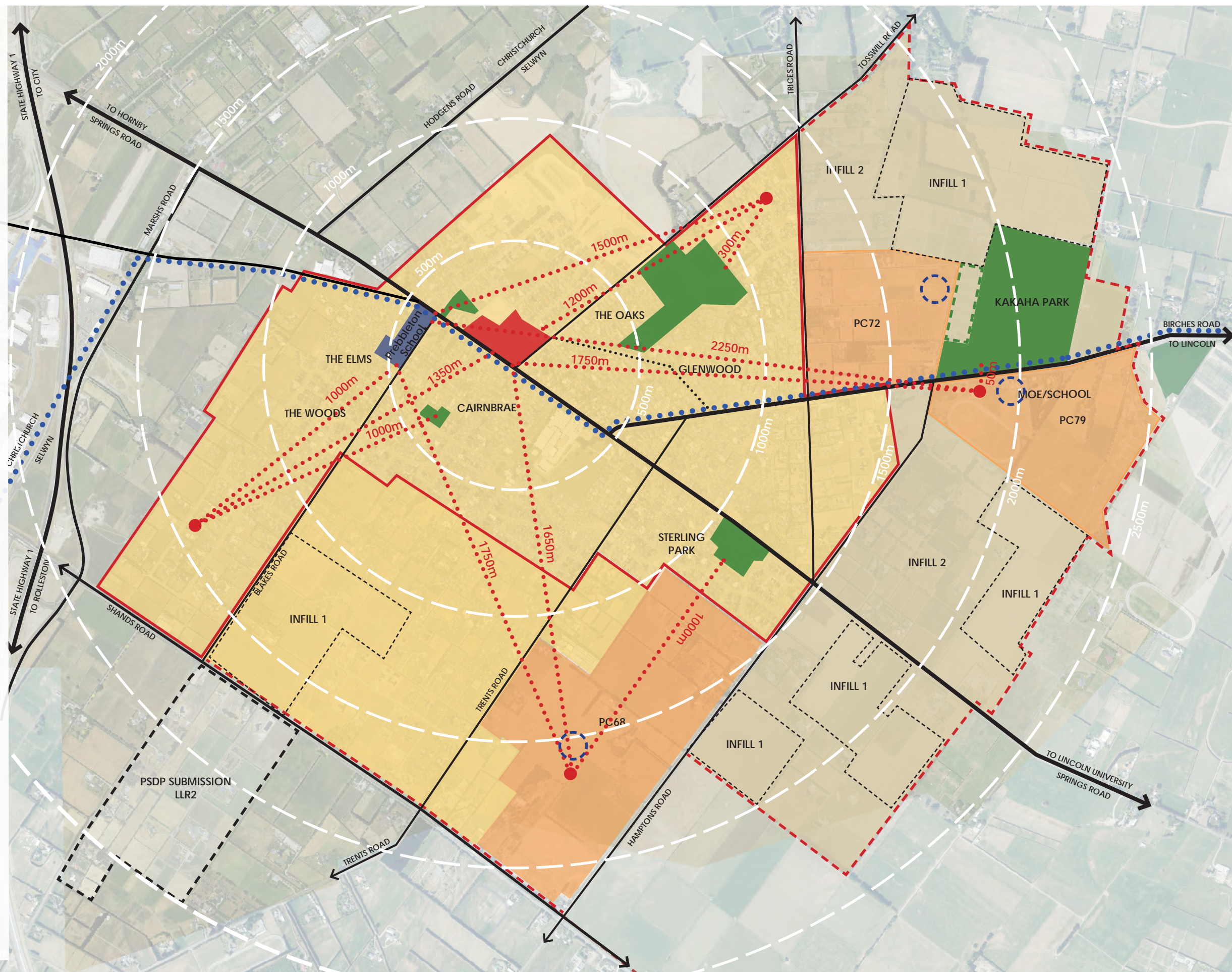
BIRCHS ROAD PLAN CHANGE

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LEGEND

- Existing Urban Form Limit
- - - Indicative Potential Urban Form Growth
- - - Christchurch / Selwyn Boundary
- Education / Community
- Commercial
- Large Scale Recreation / Reserve
- Residential
- Approved Plan Change PC68
- Potential Area for Further Development
- Little River Rail Trail
- Existing walking link
- Future Extension to Kakaha Park
- Selected positions to illustrate accessibility/ walkability
- - - Infill 1
Refers to areas of highly possible future development
- - - Infill 2
Refers to areas of unlikely future development
- Future possible location for MOE/school



A. PREBBLETON ACCESSIBILITY MAP

URBAN DESIGN, LANDSCAPE AND VISUAL IMPACT GRAPHIC ATTACHMENT

CONTEXT - PREBBLETON ACCESSABILITY MAP

BIRCHS ROAD PLAN CHANGE

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Birchs Road Park Draft Concept Masterplan



A. BIRCHS ROAD PARK CONCEPT MASTER PLAN (NTS)

URBAN DESIGN, LANDSCAPE AND VISUAL IMPACT GRAPHIC ATTACHMENT

CONTEXT - BIRCHS ROAD PARK CONCEPT MASTER PLAN (BY SDC)

BIRCHS ROAD PLAN CHANGE





LEGEND

CHARACTER PHOTOS

- A** Existing Cycle Network
- B** Future Development
- C** Rural Residential
- D** Residential Development

VIEWPOINT LOCATIONS

- 1** View South East from 81 Hamptons Road
- 2** View South West from 42 Hamptons Road
- 3** View North West from 176 Birchs Road
- 4** View South West from 176 Birchs Road
- 5** View North West from 233 Birchs Road

A. LOCATION MAP FOR CHARACTER PHOTOS AND KEY VIEWPOINTS

URBAN DESIGN, LANDSCAPE AND VISUAL IMPACT GRAPHIC ATTACHMENT

CONTEXT - CHARACTER PHOTOS AND VIEWPOINT LOCATIONS

BIRCHS ROAD PLAN CHANGE





A Existing Cycle Network - A separated shared network runs parallel to Birchs Road, creating a safe connection between Prebbleton and Lincoln townships for cyclists and pedestrians. The route is approximately 8km between the two towns and would take around 20 minutes by bike.



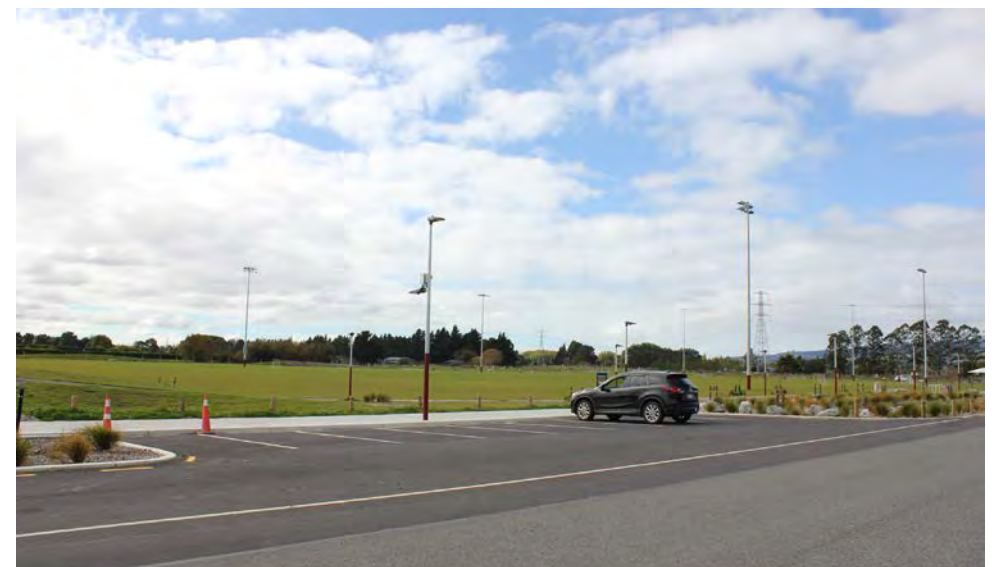
B Current Development - The new multi-purpose sport and recreation park for Prebbleton, Kakaha Park. The 22ha area contains sports fields with training lights, a dog park, an enhanced waterway, bike trails, changing facilities and a carparking to service current and future residents of Prebbleton.



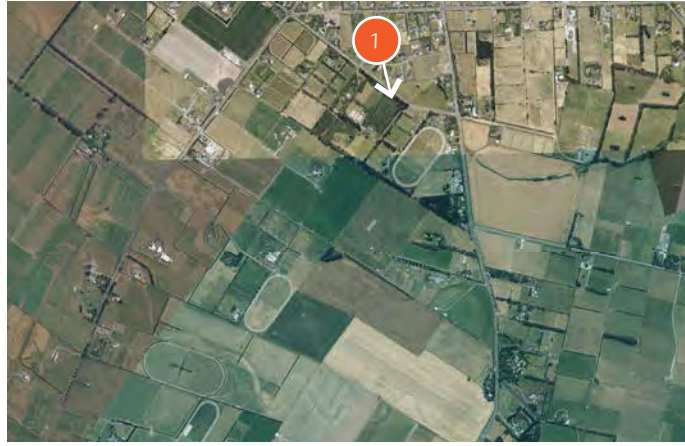
C Rural Residential - Rural dwellings are typically set back from the road and surrounded by established planting. Dwellings are typically separated by open grass paddocks and delineated by established planting such as shelterbelts.



D Residential Development - Existing housing is typically single storey, 3-4 bedrooms with double garages on lots ranging from 700m² to 5,000m². There are a variety of materials, colours and architectural forms present throughout the different existing developments.



Current Development - The new multi-purpose sport and recreation park for Prebbleton, Kakaha Park. The 22ha area contains sports fields with training lights, a dog park, an enhanced waterway, bike trails, changing facilities and a carparking to service current and future residents of Prebbleton.



A. IMAGE LOCATION

APPROXIMATE PROPOSAL LOCATION

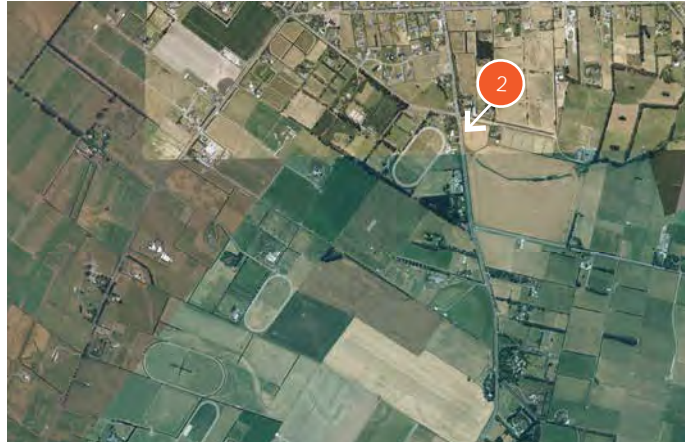


URBAN DESIGN, LANDSCAPE AND VISUAL IMPACT GRAPHIC ATTACHMENT

VP1 - VIEW SOUTH EAST FROM 81 HAMPTONS ROAD

BIRCHS ROAD PLAN CHANGE

Image captured on Sony A6000
Focal length of 50mm
Date: 27th April 2021 at 3:03 pm
Height of 1.7 metres
Photos merged in Photoshop CS to create panorama



A. IMAGE LOCATION

APPROXIMATE PROPOSAL LOCATION

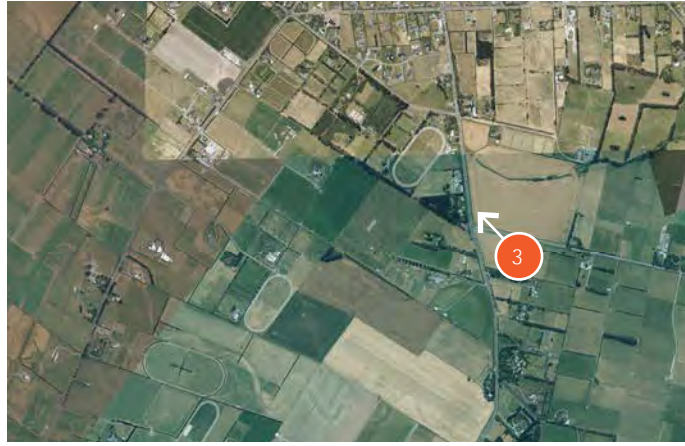


URBAN DESIGN, LANDSCAPE AND VISUAL IMPACT GRAPHIC ATTACHMENT

VP2 - VIEW SOUTH WEST FROM 42 HAMPTONS ROAD

BIRCHS ROAD PLAN CHANGE

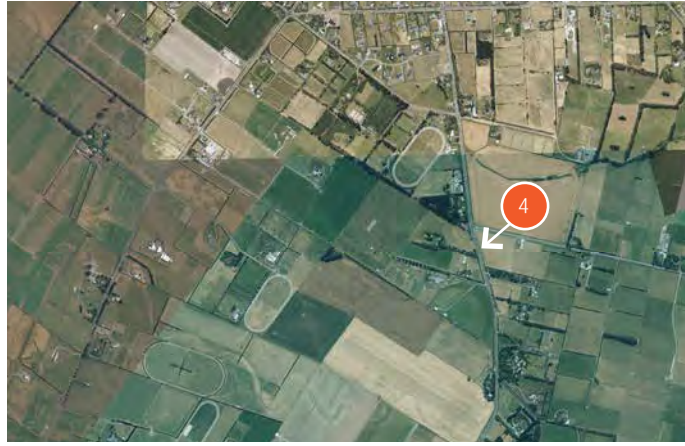
Image captured on Sony A6000
Focal length of 50mm
Date: 27th April 2021 at 3:21 pm
Height of 1.7 metres
Photos merged in Photoshop CS to create panorama



A. IMAGE LOCATION

APPROXIMATE PROPOSAL LOCATION





A. IMAGE LOCATION

APPROXIMATE PROPOSAL LOCATION

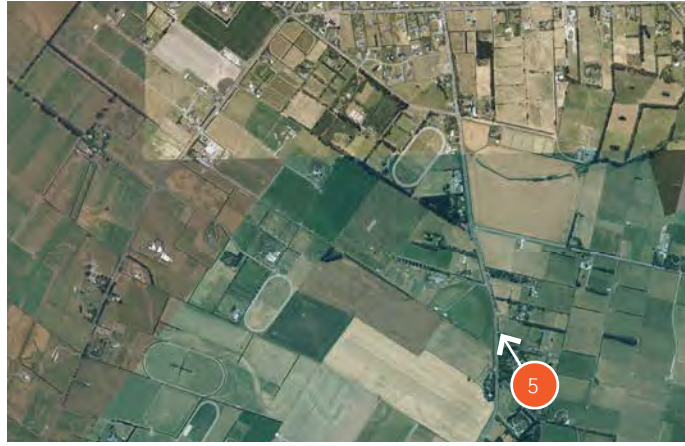


URBAN DESIGN, LANDSCAPE AND VISUAL IMPACT GRAPHIC ATTACHMENT

VP4 - VIEW SOUTH WEST FROM 176 BIRCHS ROAD

BIRCHS ROAD PLAN CHANGE

Image captured on Sony A6000
Focal length of 50mm
Date: 27th April 2021 at 3:11 pm
Height of 1.7 metres
Photos merged in Photoshop CS to create panorama



A. IMAGE LOCATION

APPROXIMATE PROPOSAL LOCATION



URBAN DESIGN, LANDSCAPE AND VISUAL IMPACT GRAPHIC ATTACHMENT

VP5 - VIEW NORTH WEST FROM 233 BIRCHS ROAD

BIRCHS ROAD PLAN CHANGE

Image captured on Sony A6000
Focal length of 50mm
Date: 27th April 2021 at 3:14 pm
Height of 1.7 metres
Photos merged in Photoshop CS to create panorama

LEGEND

- A 1.5m open style fencing on boundary
- B Landscape corridor to consist of native plant species.
- C Future residential development positioned to the front of sites to remove any potential visual dominance issues



A landscaped corridor consisting of native species is proposed along the Southern and Western boundaries of the development.

On the Western boundary the corridor is to be a minimum of 5m. Along the Southern boundary there is flexibility to widen this corridor to accommodate overland flow path.

The planting is to consist of native species with a variety of heights (approx 4-8m at maturity) to mitigate the boundaries and effectively screen the residential development.

A. SECTION-ELEVATION PROPOSED EDGE TREATMENT (NTS)

PLANTING PALETTE

	
Pittosporum (<i>Pittosporum tenuifolium</i>)	Lemonwood (Tarata) (<i>Pittosporum eugenioides</i>)
	
Shrub pohuehue (<i>Muehlenbeckia astonii</i>)	Harakeke / flax (<i>Phormium tenax</i>)
	
Kapuka, broadleaf (<i>Griselinia littoralis</i>)	Miki Miki (<i>Coprosma Virescens</i>)
	
Kanuka (<i>Kunzea robusta</i>)	Hebe (<i>Veronica salicifolia</i>)
	
Ti Kōuka / cabbage tree (<i>Cordyline australis</i>)	Kowhai (<i>Sophora microphylla</i>)
	
Prostrate kowhai (<i>Sophora prostrata</i>)	Toetoe (<i>Astroderia richardii</i>)