



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

TWO CHAIN ROAD PLAN CHANGE
TWO CHAIN ROAD LIMITED
21 SEPTEMBER 2021

REVISION C



TWO CHAINS ROAD BUSINESS 2A PLAN CHANGE

Project no: 2021_158
Document title: URBAN DESIGN, LANDSCAPE AND VISUAL IMPACT ASSESSMENT
Revision: C
Date: 21 September 2021
Client name: Two Chain Road Limited

Author: Sophie Beaumont / David Compton-Moen
File name: \\GOOSE\Storage\4_DCM - Projects\2021_158 Carter Two Chains Road Rail
PC\3_Working Files\3_InDesign\2021_158 Carter Two Chain Plan Change_LVIA.indd

DOCUMENT HISTORY AND STATUS

REVISION	DATE	DESCRIPTION	BY	REVIEW	APPROVED
A	15/09/2021	UDLVIA Figures for Comment	SB	DCM	
B	20/09/2021	UDLVIA Updated Figures	SB	DCM	
C	21/09/2021	Minor Amendments	SB	DCM	



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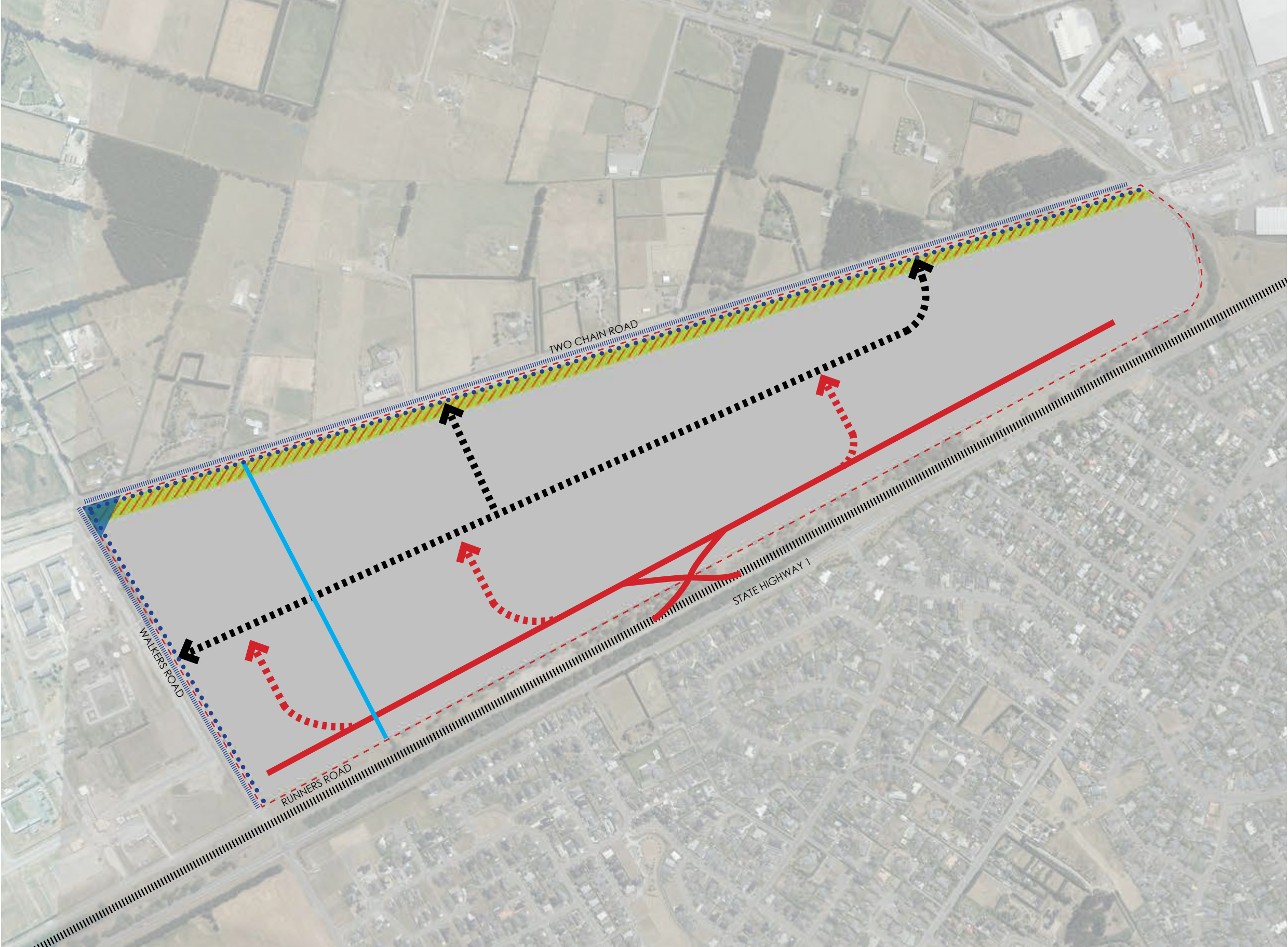
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LEGEND

- Outline Development Plan Area
- Business 2A Zone
- Retain shelter belt / landscape treatment area 3
- Indicative Primary Road
- Indicative Rail Siding Infrastructure
- Indicative Rail Spurs into Warehouses
- Existing Water Race Retained
- Extent of Road Frontage Upgrade
- Shared Pedestrian / Cycle Path
- Intersection Upgrade (area shown is indicative)



A. OUTLINE DEVELOPMENT PLAN - BUSINESS 2A ZONE TWO CHAIN ROAD

URBAN DESIGN, LANDSCAPE AND VISUAL IMPACT ASSESSMENT
PROPOSAL - OUTLINE DEVELOPMENT PLAN
TWO CHAIN ROAD PLAN CHANGE



URBAN DESIGN, LANDSCAPE AND VISUAL IMPACT ASSESSMENT
CONTEXT - DISTRICT PLAN MAP
TWO CHAIN ROAD PLAN CHANGE

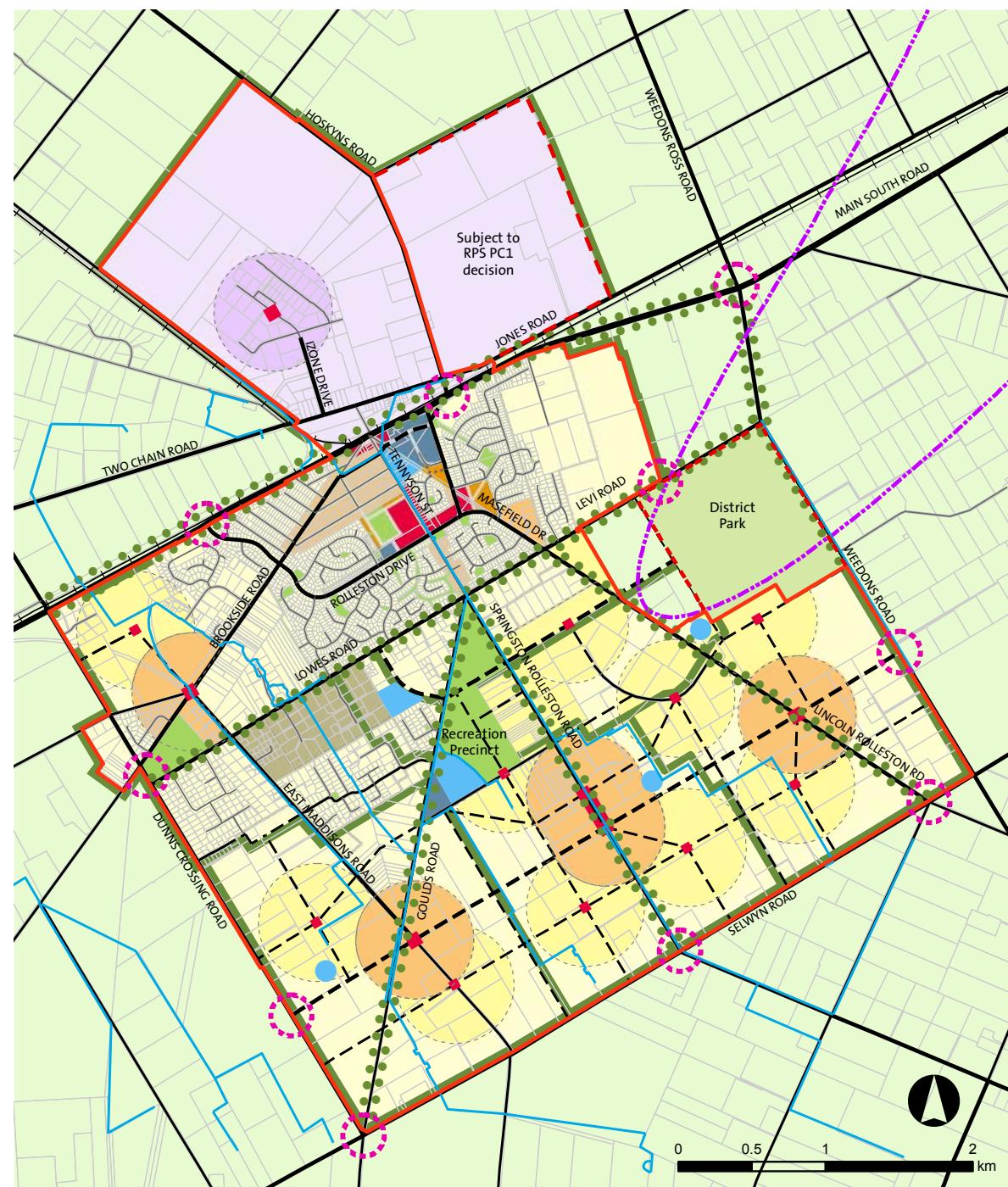


Figure 5.2: Rolleston Structure Plan

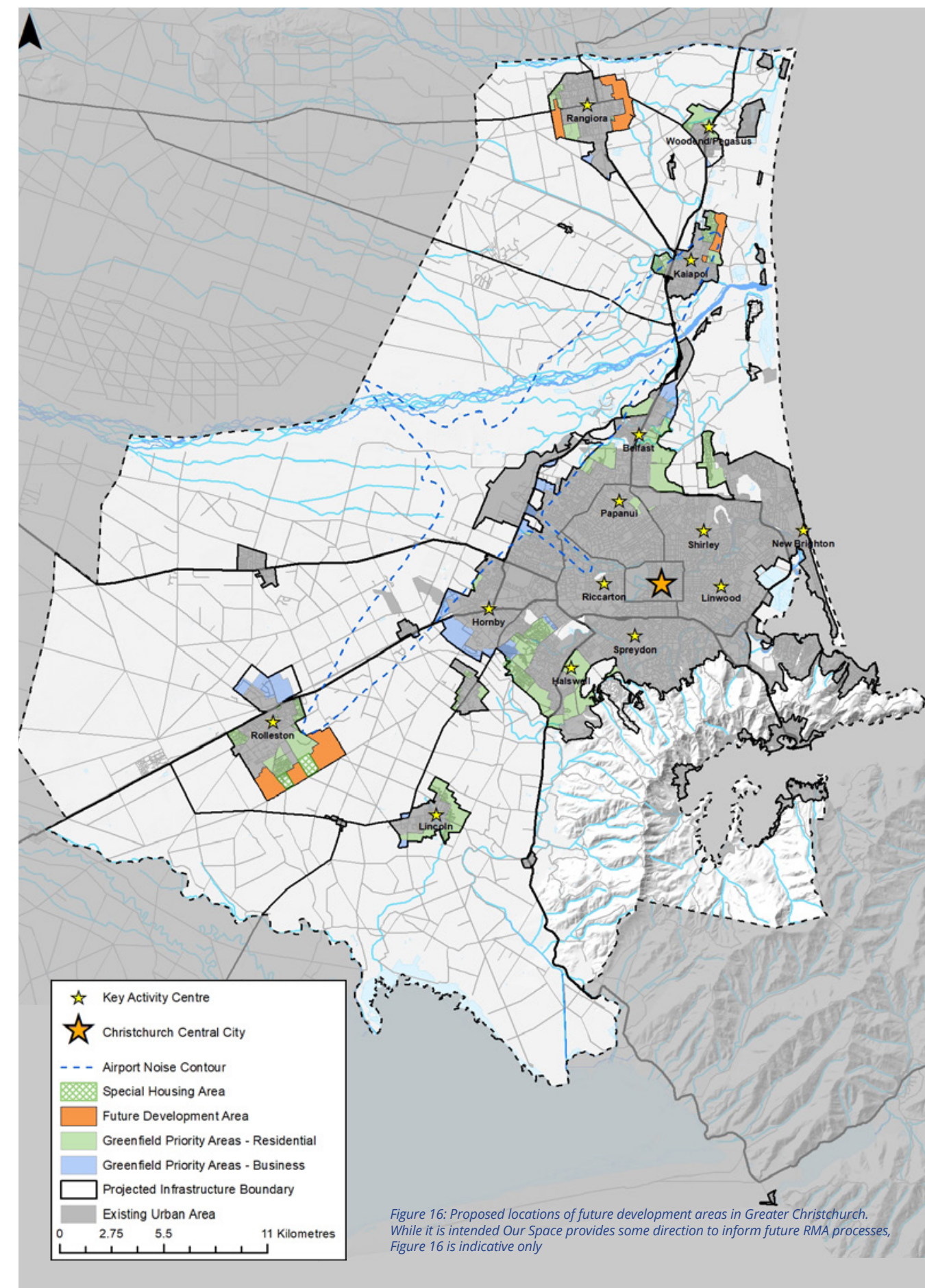
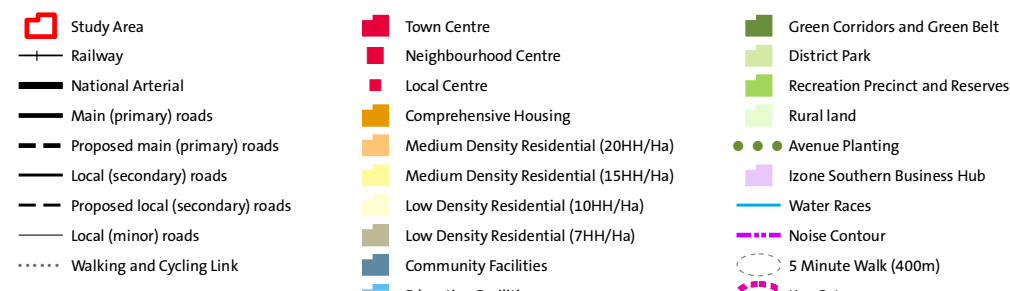


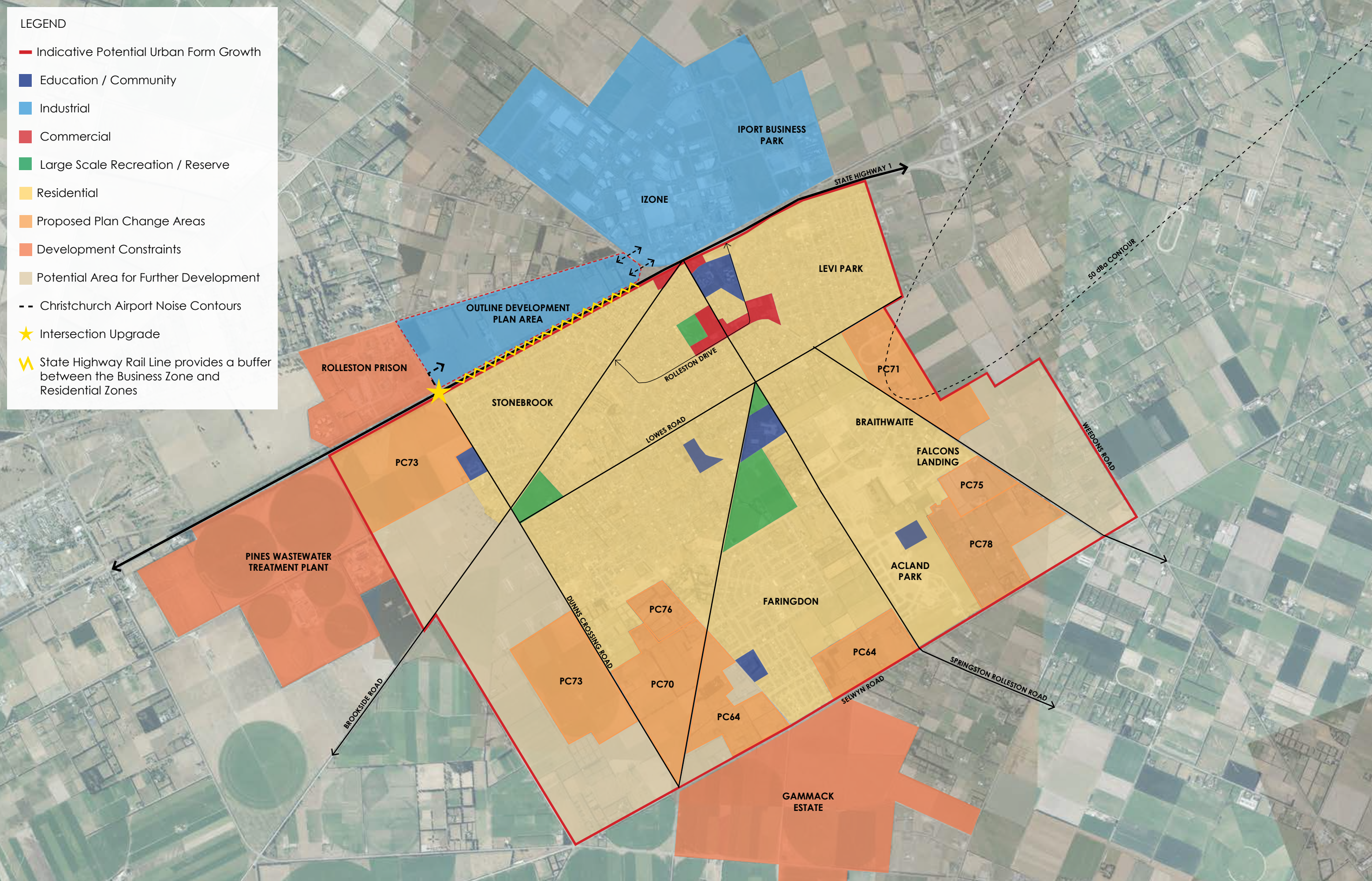
Figure 16: Proposed locations of future development areas in Greater Christchurch. While it is intended Our Space provides some direction to inform future RMA processes, Figure 16 is indicative only

A. ROLLESTON STRUCTURE PLAN (2009)

B. OUR SPACE 2018-2048 (2019)

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
- Christchurch Airport Noise Contours
- Intersection Upgrade
- State Highway Rail Line provides a buffer between the Business Zone and Residential Zones





LEGEND

CHARACTER PHOTOS

- A** Existing Main South Railway Tracks
- B** Residential Development
- C** Industrial / Commercial Development
- D** Rural Residential

VIEWPOINT LOCATIONS

- 1** View Northeast from Runners/Walkers Road
- 2** View Southeast from 83 Walkers Road
- 3** View Southwest from 110 Two Chain Road
- 4** View Southwest from 7 Two Chain Road
- 5** View West from Main South Road near 6 Brookside Road
- 6** View Northwest from 77 Main South Road

A. LOCATION MAP FOR CHARACTER PHOTOS AND KEY VIEWPOINTS

URBAN DESIGN, LANDSCAPE AND VISUAL IMPACT ASSESSMENT

CONTEXT - CHARACTER PHOTOS AND VIEWPOINT LOCATIONS

TWO CHAIN ROAD PLAN CHANGE



A. EXISTING URBAN CHARACTER

Map / image source: GOOGLE EARTH PRO

URBAN DESIGN, LANDSCAPE AND VISUAL IMPACT ASSESSMENT CONTEXT - EXISTING URBAN CHARACTER TWO CHAIN ROAD PLAN CHANGE



- A** Existing Main South Railway Tracks - The railway tracks run parallel to State Highway 1 through Rolleston with a small boarding station located adjacent Rolleston Drive. The tracks run from Christchurch to Timaru and continues further south.



- B** Residential Development - Existing housing is predominantly single storey, 3-4 bedroom dwellings with a double garage on lots ranging from 250m² to 600m². There is a wide variety of materials, colours and built forms present throughout developments.



- C** Industrial / Commercial Development - Rolleston Industrial Zone (Izone) has a mixture of industrial and commercial development present. Izone is located centrally to allow for movement of freight via rail, sea and air.



- D** Rural Residential - Properties are typically set back from the road side and are screened by mature vegetation and auxiliary structures. Housing changes between single and double storey and have a variety of architectural styles.



A. IMAGE LOCATION

APPROXIMATE PROPOSAL LOCATION

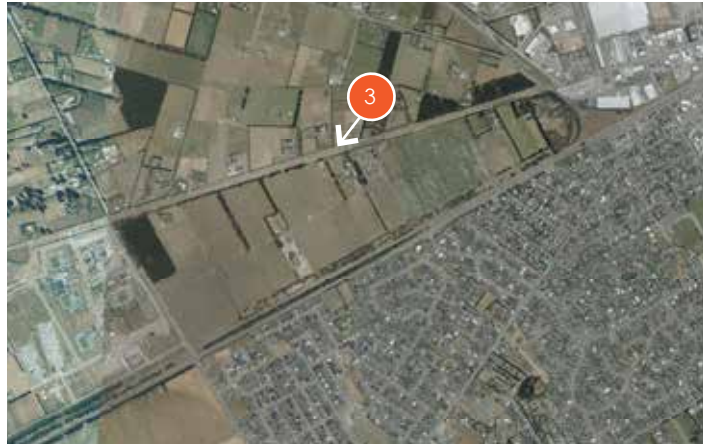




A. IMAGE LOCATION

APPROXIMATE PROPOSAL LOCATION





A. IMAGE LOCATION

APPROXIMATE PROPOSAL LOCATION



URBAN DESIGN, LANDSCAPE AND VISUAL IMPACT ASSESSMENT

VP3 - VIEW SOUTHWEST FROM 110 TWO CHAIN ROAD

TWO CHAIN ROAD PLAN CHANGE

Image captured on Sony A6000
Focal length of 50mm
Date: 3rd September 2021 at 10:32 am
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

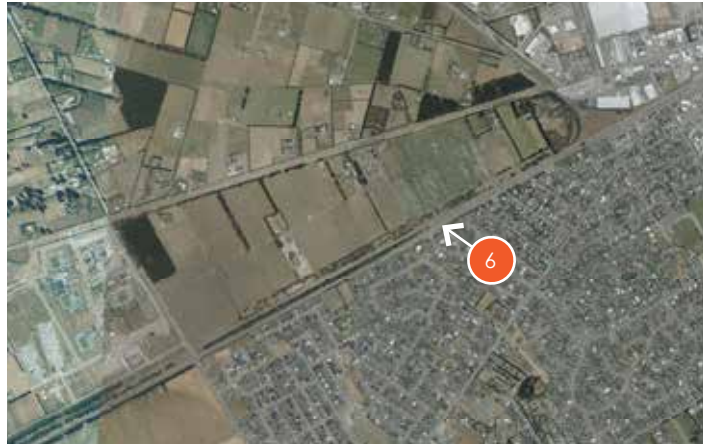


URBAN DESIGN, LANDSCAPE AND VISUAL IMPACT ASSESSMENT

VP5 - VIEW WEST FROM MAIN SOUTH ROAD NEAR 6 BROOKSIDE ROAD

TWO CHAIN ROAD PLAN CHANGE

Image captured on Sony A6000
Focal length of 50mm
Date: 4th November 2020 at 10:43 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 NORTHWEST FROM 77 MAIN SOUTH ROAD

TWO CHAIN ROAD PLAN CHANGE

Image captured on Sony A6000
Focal length of 50mm
Date: 3rd September 2021 at 10:45 am
Height of 1.7 metres
Photos merged in Photoshop CS to create panorama