

APPENDIX F

Landscape Assessment

WILLIAM BLAKE LTD & M & N COFFEY
REZOING OF LAND AT BLAKES ROAD/ CAIRNBRAE DRIVE, PREBBLETON
LANDSCAPE AND VISUAL ASSESSMENT
NOVEMBER 2008

Job Name: Rezoning of Land at Blakes Road/ Cairnbrae Drive, Prebbleton
Report Name: Landscape and Visual Assessment
Client Name: William Blake Ltd & M & N Coffey
Our Reference: 2584/ C2/ RA
Date: 27 November 2008

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1.0 INTRODUCTION

- 1.1 Isthmus Group has been engaged by William Blake Ltd and M & N Coffey to undertake an assessment of the landscape and visual effects of a Private Plan Change for residential use of an 18.85 hectare site (referred to as the Application Site), located on Blakes Road/ Cairnbrae Drive, Prebbleton (as shown in **Figure 1: Site Location Plan**).
- 1.2 The Application Site consists of three land parcels which are legally described as Lot 105 DP 331951, Pt Lot 4 DP 24908, and Lot 4 DP 8147. The Application Site is located on the north-western rural edge of Prebbleton and is bordered by a mix of suburban and rural-residential scale land use.
- 1.3 This assessment addresses the landscape and visual effects that would likely result from the plan change; recommends measures that would avoid, mitigate or remedy any potential adverse effects, and taking these things into account, provides an opinion on whether the Application Site is suitable for the Proposed Plan Change.
- 1.4 The methodology for this landscape and visual assessment is to:
- Describe the proposed land to be rezoned and the surrounding landscape;
 - Identify the baseline of the Application Site's visual catchment and viewing audience;
 - Review the District Plan and other policy landscape and visual objectives and policies in relation to the proposed plan change;
 - Compare the landscape and visual shift and associated effects of the proposed plan change from rural to residential use;
 - Assess the appropriateness of the land to be rezoned, including an assessment of potential landscape and visual effects;
 - Describe the structuring elements that may mitigate potentially adverse landscape and visual effects and improve the amenity, connectivity and safety of the Application Site.

2.0 EXISTING LANDSCAPE CONTEXT

Site Location

- 2.1 Prebbleton is a small village with a current population of just over 3000 people, as indicated in the 2006 Census. Prebbleton is located some 12km to the southwest of central Christchurch within the Canterbury Plains; the town is closest to the south-western suburbs of Hornby and Halswell. Other local small townships include Lincoln and Rolleston.

- 2.2 The Application Site is located immediately northwest of Prebbleton's current urban edge. The Site is bounded by Blakes Road to the northeast, rural residential properties to the northwest, suburban residential properties to the southeast and small fields to the southwest. Adjacent to the Site a traffic calming threshold demarcates a reduction in the speed limit on the Blakes Road approach into Prebbleton from 70 to 50 kilometres.

Landscape Character

- 2.3 To New Zealand as a whole, the Canterbury Plains clearly represents 'big sky' country; offering a dramatic distinction between the mountainous Southern Alps, the hills of the Banks Peninsula and the eastern coastline. The plains are known for their exceptional weather changes, particularly when the prevailing wind is from the northwest. At these times, the weather phenomenon known as the Nor' west arch can be seen across much of the plains. Seasonal changes bring about marked changes in the rural landscape, turning the geometric patchwork of fields a multitude of colours, assisted by the predominance of crops and deciduous vegetation.
- 2.4 Prebbleton is one of the earliest settlements of the Canterbury Plains. It was originally a farming settlement established over 140 years ago and surrounded by arable land and dairy farms¹. Amenity values of Prebbleton include its small town character and rural surrounds with wider vistas of the Southern Alps to the west beyond the Canterbury Plains, and the closer aspect of Banks Peninsula to the southeast.
- 2.5 The Application Site's urban fringe location, on the outskirts of Prebbleton, gives the Site a composite landscape setting. An adjoining rural residential area is compartmentalised into smaller landscape units than a rural farming landscape. This denser pattern is made visible by the proximity of tree rows near the Application Site and patterns of housing through this area.
- 2.6 Non residential land uses in the vicinity of the Application Site include a vet's clinic, community pool and primary school and also an Anglican Church and adjacent Cemetery on Blakes Road. A collection of local shops and businesses on Springs Road, the main thoroughfare and a play centre and local plunket group on Williams Street. The locations of these premises are indicated on **Figure 2: Landscape and Visual Appraisal Plan**.

Immediate Context

¹ <http://www.selwyndistrict.co.nz/page.pasp?pageid=16>

- 2.7 Older established suburban areas of Prebbleton include properties along William Street and Norris Street (adjoining the north-western area of the Application Site). These properties have established gardens, including mature tree species and often fenced front yards (approximately 1.8m - 2m in height) which give an enclosed streetscape character to these streets. Power/ telephone wire poles are located within the footpaths to both sides of the road on William Street and Norris Street.
- 2.8 The changing landscape context of Prebbleton is a factor of recent subdivision growth. Cairnbrae Drive and Elms on Prebbleton are recently built residential subdivisions in the vicinity of the Application Site. Prebbleton Central, a new subdivision at the south-eastern end of Blakes Road is yet to have houses built (as at the time of the site visits for this assessment). The location of these subdivisions is shown on **Figure 2: Landscape and Visual Appraisal Plan**. These more recent neighbourhoods contain a lower percentage of front fences, wider grass verges, underground wiring and smaller/ younger vegetation on both streetscapes and private property. Lower or no front fences or hedges gives a more open streetscape creating both a safer environment (enabling better passive surveillance of the street) and a corresponding greater sense of community; where individual properties are less 'shut off' from their neighbourhood.

Geology and Topography

- 2.9 The wider alluvial landscape of the Canterbury Plains provides a broadly flat landscape context with only gradual or locally small natural changes in topography. Locally, this comprises of river gravels and alluvium, which as part of the Springston Formation were deposited in the lower reaches of rivers as a result of rising base levels during the postglacial sea level rise².

Site Appraisal

- 2.10 The 18.85 hectare Application Site is in rural land use and primarily comprises of an open field, which at the time of site visits for this assessment had been recently sown in wheat. A smaller property adjoining this field, at 65 Blakes Road, extending the area of the Application Site to the northwest. A two story dwelling and stable block are located in the southern area of the Site with vehicle access from Cairnbrae Drive.
- 2.11 The Application Site is a larger open area than any of its adjacent neighbouring properties and to the northwest it is separated from the wider rural farming landscape by rural residential development. An

² Suggate, R. P (1973) "Geological Map of New Zealand, Sheet 21: Christchurch", Institute of Geological and Nuclear Sciences.

area of fields, of a similar scale to the rural residential area is visible beyond the southwest area of the Application Site (as distinguished from aerial photos).

- 2.12 The Application Site is typically framed to its rural edges with post and wire fences. Surrounding shelterbelts appear to be predominantly located on adjoining properties, beyond the boundary fence line. To Site boundaries with residential neighbours the boundary is generally demarcated with more solid timber fences or with occasional hedges or corrugated iron fences.
- 2.13 Three **Site Appraisal Photographs** (A-C inclusive) were taken from locations within the Site, and serve to demonstrate the Site's character as existing and illustrate the features within and adjacent to the Site. The photographs are contained within the appendices and are described within the following paragraphs.
- 2.14 **Site Appraisal Photograph A** illustrates a view taken from the northern area of the Application Site's main field, looking in a southerly direction. Layers of mature trees frame this view, through the suburban residential areas and more rural properties opposite these and beyond the Site. A warratah and fence wire provides an open boundary to Blakes Road; outside this are gorse plants growing in an open ditch, with the 50km speed sign visible beyond. This view illustrates the open character of the Site, with boundaries beyond clearly defined by residential development and shelterbelts.
- 2.15 The existing residence in the southernmost area of the Application Site is illustrated by **Site Appraisal Photograph B**. Beyond this two storey building the end of a stable block is visible. There are mature oak trees growing near the dwelling. To the right of the view is a neighbouring rural-residential dwelling. Although this dwelling currently has partial views into the Application Site, there is a group of young gum trees growing within the boundary of this property that is at least three rows deep and will obscure views as the trees mature.
- 2.16 A view looking northeast from the south-western corner of the Application Site is illustrated by **Site Appraisal Photograph C**. This view primarily illustrates the open field contrasting with the residential area beyond, which appear heavily tree covered from this perspective. Trees through the town area at varying distances merge together as a background view creating this dense effect. Shelterbelts to rural residential neighbouring properties are visible along the north-west Site boundary to the left of this view. Also visible in the distance are electricity transmission towers and wires, which further provide an urbanised character to the area.

3.0 VISUAL CATCHMENT AND VIEWING AUDIENCE

- 3.1 The visual catchment and viewing audience for the Application Site is the area of land from which all or part of the Site will be visible. The extent of the visual catchment is largely determined by landform or topography that may block or curtail views towards the proposal. In addition, land cover plays a role in determining the visibility of the proposal, as buildings or vegetation may also block or filter views.
- 3.2 An assessment of the visibility of the proposal from the surrounding landscape was carried out to determine the approximate extent of the area from which the proposal is visible at eye level, and a series of **Landscape Context Photographs** were taken from points of public access. The locations of these photographic viewpoints are indicated on **Figure 1: Site Location Plan**, all of which are included in the Appendices.
- 3.3 Views towards the Application Site are given the following approximate descriptions:
- Open views are clearly more open than blocked, i.e. 60-100% visibility;
 - Partial views are around 50% open; glimpses are at 10-15% visibility and;
 - Truncated views are completely blocked.
- 3.4 From the north of the Application Site, **Site Context Photograph 1** illustrates a view from Blakes Road. Visible in the foreground is the traffic calming threshold and planting on the Blakes Road approach to Prebbleton which provides a manicured landscape and sense of arrival into the village. The trimmed conifer hedge surrounding the dwelling at 65 Blakes Road (part of the Application Site) is visible to the right of this view. The open character of the Application Site contrasts the smaller paddocks and properties framed by shelterbelts beyond. From this view, only the northern and central parts of the Site are visible, due to intervening residential areas adjacent to the northeast of the Site.
- 3.5 **Site Context Photograph 2** is taken from the northwest end of William Street, immediately to the northeast of the Site and within an established residential area of Prebbleton. This view again illustrates the contrast between the open character of the Site and the more enclosed nature of its surrounds. In the foreground is a post and wire fence to the William Street boundary, with scattered low shrub planting in front to face the street. Further away from the Site, southwest along William Street, the view towards the Application Site from the street is more channelled.
- 3.6 From further southwest along William Street **Site Context Photograph 3** illustrates a view into the Application Site from alongside a neighbourhood playground looking southwards. Beyond the open field of the Application Site the existing dwelling onsite is visible and to the left of the view are newer subdivision residences off Cairnbrae Drive. This view also shows the intervening vegetation typically obscuring views into the Application Site for neighbouring rural residential dwellings. The Site is enclosed and contained by clearly defined boundaries.

- 3.7 There are no long distance views towards the Application Site from within the surrounding landscape due to intervening screening provided by residential buildings, fences and field boundary shelterbelts across the flat plains landscape. This means the full scale of the wider landscape is often obscured and that features, buildings, rivers or other landmarks can be hidden from view.
- 3.8 Through the adjacent rural residential and wider rural landscape views across the plains are often foreshortened as the vegetation rows have the effect of 'layering the horizon' and the eye level impression from a longer distance view blurs these tree rows, at varying distances, together. There is a similar effect achieved by mature trees visible throughout Prebbleton. The open character of the Canterbury Plains rural landscape can be more clearly expressed from aerial photographs.
- 3.9 The Application Site is relatively well contained, apart from open views received from some adjacent houses. The Site has well defined boundaries and is a relatively discrete parcel of land.

4.0 PROPOSED PLAN CHANGE AND STATUTORY CONTEXT

- 4.1 This section summarises the Proposed Plan Change and the planning context of the Application Site and its surrounds. The Proposed Plan Change request for the Application Site seeks to rezone the Site from Rural Inner Plains Zoning to Residential Zoning (Living XA Deferred). This deferred development is based on available capacity in the local authority operated reticulated sewerage treatment facility. The proposed Living XA Deferred also enables a minimum 10 lots/ hectares.
- 4.2 The relevant statutory authority for the Application Site is Selwyn District Council (SDC). The Application Site is not the subject of an outstanding or significant landscape type as identified in the Operative District Plan (June 2008).
- 4.3 The Proposed Plan Change would involve the creation of the new Living XA deferred zone. Table 1 below compares the provisions of this zone with the existing rural (inner plains) zoning which currently covers the Application Site. **Appendix 2: Relevant Policy** addresses the wider district plan policy framework relevant to the landscape and visual effects of the Proposed Plan Change.

TABLE 1: ZONE COMPARISON TABLE			
Rule	Rural (inner plains) Zone	Living XA Deferred Zone	Comparative Comments
Minimum lot sizes	4 ha	Minimum of 10 lots/ha for any subdivision plan. Low density (A) Minimum 100m ² net site area. Medium Density (B) Lot size to be contained within a range of 600m ² -900m ² . High Density (C) average lot sizes to be contained within a range of 400 – 600m ² .	A higher density of development would be permitted by the plan change. The DP arrangement of density areas within the Site will help minimise potential visual effects for adjacent properties as medium density lots would be adjacent to existing residential properties.
Maximum building site coverage	35% or 500m ² Whichever is the lesser	35%	No change
Maximum building height	8m	8m	No change
Minimum Dwelling setback	n/a	2m (internal) 4m (to road)	Lesser dwelling setbacks are part of the loss of open space associated with the proposed plan change. Boundary planting can 'soften' this built development and is commonly used through both rural and suburban landscapes truncating views between properties.

4.4 In summary the main differences between the zones that could give rise to landscape and visual effects relate to the change in land use from rural to urban reflected in rules for minimum lot sizes and building setback.

4.5 As shown in the Development Plan (DP) three different living densities have been provided for. This allows for

- Compatible lot density (medium) to be located near existing suburban areas;

- Lower density areas in vicinity of rural residential neighbours, although distinct from the rural residential lots and with screening provided by a mixed tree and shrub species boundary planting within the Application Site;
- Higher density through the central area of the Application Site, reducing the visual effect of this area for existing surrounding properties;

Other features of the DP include:

- Direct and convenient linkage with existing residential streets, overlooked by medium and high density residential areas. This provides opportunity for passive surveillance thereby increasing pedestrian safety;
- A balanced approach to address a desired spacious character on the village edge with consolidation and sustainable use of land area;
- Clear and legible arrangement of open space reserves (providing amenity at road ends near higher density areas), views are channelled towards these reserves by the street vista.

- 4.6 The DP addresses broad brush issues; successful implementation will involve the follow through of addressing landscape, visual and urban design aspects to more detailed levels of the development's design. It is anticipated that pedestrian and cycling access and also stormwater swales will be integrated with street layouts in future design development of the subdivision.
- 4.7 Urban design issues relevant to this assessment and recommendations include Application Site linkages with Prebbleton and a generally 'people focused' design approach. It is intended that the road extending from Cairnbrae Drive through to Blakes Road will provide for future bus access if required. The road linking Cairnbrae Drive to William Street will have narrower carriageways and be more pedestrian and cyclist focused; a convenient access route to adjacent areas of Prebbleton.

Regional Policy Statement

- 4.8 The Canterbury Regional Policy Statement (1998) contains a number of objectives and policies relating to amenity and landscape values, rural and natural character of the regions lakes, rivers [and streams] and their margins, and how proposed activities which would have significant adverse effects should be avoided. Adverse effects of inappropriate development include 'the threat to areas of significant indigenous biodiversity, rural character and landscape and also the erosion of the character and amenity of settlements and rural areas' (pg 3).
- 4.9 Under Chapter 12 – Settlement and the Built Environment, Objective 3 states that the rural character of land in the proximity of Christchurch, where that land has significant landscape or ecological values, including amenity values, be maintained. It is considered that the landscape within the vicinity the site

is not a significant landscape, due to its urban fringe location and current landscape character. The proposed development is considered sympathetic to its setting, as listed above, and also is in keeping with strategic planning for Prebbleton.

Proposed Plan Change 1

- 4.10 Proposed Plan Change 1 of Environment Canterbury's Regional Policy Statement anticipates residential growth requirements of the Greater Christchurch area through to 2041 and identifies strategic areas for urban development. Proposed Plan Change 1 focuses on sustainable land use for development including consolidated expansion of strategic urban settlements such as Prebbleton.
- 4.11 Residential development of the Application Site supports the Proposed Plan Change 1 direction for accommodating future growth and development. As shown on Proposed Plan Change 1, Map 1, the Application Site is a Greenfield area marked as SP1, appropriate to be developed addressing (in part) Prebbleton's future growth. The required minimum lot density of 10 lots per hectare is addressed as a factor of the proposed Living XA Deferred Zone.

5.0 ACTUAL AND POTENTIAL EFFECTS

- 5.1 This section of the report considers the proposal's effects in terms of impact on landscape features, landscape character, as well as assessing the visual impact of the proposal. Discussion is also included below on connectivity between the proposal and its surrounds, effects on safety issues (CPTED) and activity provisions. These more urban design focused issues are addressed in response to the Council's Request for Further Information and may be appropriately resolved by plan rules, subdivision covenants and design.
- 5.2 The landscape and visual effects relating to this application involve the extent to which the landscape is able to accommodate the proposed plan change, the extent to which the plan change will integrate with the landscape and the specific effects such as those experienced by neighbouring properties and places such as roadways.

Landscape Effects

- 5.3 Landscape effects include effects on physical, aesthetic and perceptual aspects of the landscape. Landscape effects derive from changes in the physical landscape, which may give rise to changes in its character and how it is experienced.

- 5.4 The landscape effect of the proposed plan change and subsequent subdivision development will see a loss in open rural amenity associated with the current land use of the Application Site. However, within this urban fringe landscape, the proposal will extend existing patterns of suburban development and roading patterns.
- 5.5 Vegetation loss within the Application Site associated with the Proposed Plan Change would be minimal where some mature trees which are located near the existing residence may have to be removed due to safety or access requirements. There will be a more extensive structural effect to tree planting associated with the proposed development. This will comprise of streetscape planting, reserve planting and landscape buffer planting to the Site's boundary adjacent to rural residential neighbours.

Visual Effects (Effects on Neighbouring Properties and Roads)

- 5.6 Visual effects are an interrelated subset of landscape effects. Visual effects relate to changes that arise in composition of available views as a result of changes to the landscape and peoples response to change, and to overall effects with respect to visual amenity.
- 5.7 The visual effects of the proposed development are limited to the extent of the Application Site that is visible from surrounding locations. The existing shelterbelts surrounding the Application Site are both an identifiable rural vegetation pattern and effective screening that subdivides the landscape into smaller visual units.
- 5.8 Existing views into the main field of the Application Site are evident from a small number of public spaces, i.e. from short sections along Blakes Road and at the current road terminuses of William Street as illustrated by **Site Context Photographs 1-3**.
- 5.9 The DP indicates an arrangement of different density residential areas which places higher density development centrally within the Application Site. This will effectively reduce the visual impact of this area from surrounding vantage points into the Application Site.
- 5.10 Immediate neighbours to the Application Site and their views into the Site are indicated in **Appendix 1: Housing Inventory**. Levels of effects listed below are as currently available through to Application Site in **Table 2: Level of Visual Effects from Neighbouring Dwellings**. Mitigation measures are addressed in Section 7 of the assessment.
- 5.11 The majority of adjacent houses receive very low or low levels of visual effect, due to screening provide by intervening garden vegetation and fences. No houses have been described as having a very high degree of visual effect given that those considered to receive a high level of visual effect are within an

existing suburban area and have comparative views to other directions as inherent to future development of the Application Site.

TABLE 2: Level of Visual Effects for Neighbouring Dwellings	
Number of Dwellings	Effects
12	Very Low
10	Low
2	Moderate
3	High
0	Very High

- 5.12 The rural outlook and amenity lost by adjoining residential neighbours and consequent views to future residential dwellings will be softened with proposed tree planting, i.e. with trees to be planted along lot boundaries to the perimeter of the Application Site. It is considered that planting screening is an appropriate mitigation measure, as it is repeatedly used along rural and suburban property boundaries as of right; truncating or partially screening views between properties. Vegetation screening in itself is not an 'urbanized' landscape feature.
- 5.13 As Blakes Road, in the vicinity of the Application Site, is semi rural in character the landscape buffer treatment would also be a good buffer treatment along this road boundary of the Application Site.

Effects on Amenity (Streetscape and Onsite Amenity)

- 5.14 Under section 7c of the Resource management Act (RMA) the *maintenance and enhancement of amenity values* is listed in relation to managing the use, development and protection of natural and physical resources.
- 5.15 The Application Site adjoins both well established and recently built suburban neighbourhood areas of Prebbleton. It is considered that a well planted development will in time provide continuity with more established neighbourhoods along William Street and Norris Street. Wider footpaths and grass verges, underground servicing are positive features of Cairnbrae Drive that can be repeated through the Application Site, notably along the immediate extension to Cairnbrae Drive.
- 5.16 Reserve provisions, pedestrian and amenity focused streetscape design are considered key issues for the proposed development's future concept and detailed design. These aspects will enable the Application Site's quality of development sympathetic to the character and scale of Prebbleton. Mitigation measures outlined in this assessment further define these approaches.

- 5.17 Amenity issues addressed within the mitigation measures of this assessment reinforce the objectives of proposed plan change standard bulk and location rules to achieve a high level of amenity on all lots. These include planting requirements and specific fence and building setbacks.

Effects on Safety (CPTED)

- 5.18 Crime prevention through environmental design (CPTED) involves both reducing opportunities for crime and improving a sense of safety. It is recommended that a landscape rule associated with the proposed plan change ban fences to property frontages, i.e. fences to not extend closer to the road frontage than the dwelling itself. This will have the combined benefit of improving safety (surveillance) of the streetscape, and also improving a sense of community within the new neighbourhood area.
- 5.19 The proposed roading hierarchy and arrangement of different development densities mean that the pedestrian priority road off William Street and Cairnbrae Drive will be well overlooked by high and medium density development. This will provide a good level of passive surveillance over the streetscape. With roads predominantly indicated to line reserve areas, rather than back of properties, the reserves will also be well overlooked, i.e. without high back fences providing concealment opportunity.

Selwyn District Council – Draft Subdivision Urban Design Issues and Options Report

- 5.20 It is considered that the proposal addresses issues raised in the draft subdivision urban design guidelines, including street connectivity, pedestrian and public transport provisions and separate parking access for high-density areas. Both urban design and CPTED have been a key focus in the set out of the Development Plan and further mitigation measures recommended in this assessment. There is opportunity for more detailed aspects such as paving design and seats to be considered at later detail stages of design.

Effects on Activity

- 5.21 The DP provides for convenient pedestrian and cycling linkages, as well as reserve areas, important as the Site is within walking distance of local shops, primary school, community pool and a nearby Anglican Church as indicated on **Figure 2: Landscape and Visual Appraisal Plan**. The existing William Street playground will be extended into the Application Site for the benefit of existing and proposed neighbourhood areas.

Effects on Circulation (Connectivity)

- 5.22 Public access is not currently provided through the Application Site and both Cairnbrae and William Street terminate at the Site boundary. The DP provides for the extension and linking of these existing roads. There is opportunity for a clear and legible road hierarchy within the Site separating out a pedestrian (and cyclist) priority road from a wider road through the Site which will be suitable for future bus access if required.
- 5.23 It is considered that this pedestrian priority road provides a stronger alternative to a Norris Street linkage with the Application Site, due to intervening property in private ownership on Norris Street and the 'blank canvas' of the proposed street to establish wider footpaths and streetscape amenity treatment.

Appropriateness of Site for Proposed Development

- 5.24 There is a pattern of more recent residential development occurring in Prebbleton. This involves both suburban and rural residential development surrounding the Site which collectively creates a lesser degree of sensitivity of the landscape setting to this proposal. As the Application Site is surrounded by different zone types the DP layout takes into consideration these different aspects of the landscape context. This is addressed with corresponding different residential densities within the Site to its different boundaries, landscape buffer treatment and proposed street connections/ extension. It is considered that this design approach broadly addresses Objective 2 of the Proposed Plan Change 1 to the Regional Policy Statement:

"To achieve built environment within Greater Christchurch that: have a sense of special character and identity; retain heritage values; protect areas of special amenity; provide a range of densities and uses; and are healthy, environmentally sustainable, functionally efficient, and economically vibrant."

- 5.25 Different densities compared with adjacent rural-residential properties and landscape buffer treatment along the Application Site's north-west boundary will ensure a clear distinction remains between the Site's larger size lots and neighbouring properties thus ensuring a clear urban edge on this boundary.
- 5.26 Town growth to the east and west of Prebbleton helps avoid ribbon development along Springs Road. It is considered that the Application Site's residential development would be in keeping with the desired compact form of future urban growth for Prebbleton and presents a logical boundary forming the SP1 zone identified in the Proposed Plan Change 1, Map 1.

6.0 ASSESSMENT AGAINST DISTRICT PLAN PROVISIONS

6.1 Selwyn District Plan Policy provisions relating to landscape and visual effects for the Application Site's development are listed with comments in **Appendix 2: Relevant Policy**. For subdivision development the District Plan places emphasis on:

- The distinction between rural and town areas;
- Retaining the amenity and character of both town and rural areas;
- Provision for public health (connectivity, amenity, reserve spaces) and safety (CPTED)
- Provision of a range of living environments.

As previously discussed in this assessment it is considered that the plan change request and subsequent subdivision (as indicated in the DP) is broadly in keeping with the district plan policy in terms of landscape and visual effects.

6.2 The Application Site's development will provide for public access through the Site and improve connectivity, linking existing suburban streets. There is opportunity to integrate stormwater swales with streetscape amenity and mixed transport provisions, i.e. streetscapes that are convenient and accessible for walking and cycling.

7.0 AVOIDING, REMEDYING AND MITIGATING EFFECTS

7.1 To ensure appropriate integration of the Application Site's proposed rezoning for residential development the following mitigation measures are recommended:

Visual Effects and Boundary Treatment

- From rural views into the Site the combined use of vegetative screening and building setback (five metres from the north-western boundary and Blakes Road) will reduce the apparent density of development from these perspectives. It is considered that this five metre setback, providing further separation from neighbouring rural residential houses, aids in preventing these different zones visually merging;
- Existing planning provisions to reduce the future infill of lower density areas near the rural residential boundary will address the spacious character of this area of land to be in private ownership;
- The majority of existing shelterbelts that border the Application Site are located on neighbouring properties. Landscape buffer planting to the rural residential boundary of the Application Site will reinforce the screening provided by this existing planting. This buffer planting will comprise of a mix of deciduous tree species (to negate shading concerns) underplanted with evergreen shrub

species (to approximately 2.5 - 3m in height). It is considered that a planted boundary treatment is more sympathetic to this rural residential boundary than fencing. No solid fences shall be permitted along this boundary. This boundary planting will take up the first two metres of the five metre building setback to the rural residential boundary;

- Plant species will be selected from the list outlined in Appendix 19. Requiring that at least 65% of plant species are taken from this list provides some continuity of planting treatment, while allowing for other species to be chosen if also considered appropriate to local conditions or for personal preference. It is recommended however that Appendix 19 be modified to include only deciduous tree species and native understorey planting to achieve the above mitigation objectives of this assessment;
- Where residential lots adjoin reserve areas any fences shall be restricted to a maximum of 1.2m. This rule shall also apply to lot boundaries along the proposed pedestrian link to William Street.
- Mixed tree species buffer treatment, as per the rural residential boundary, shall be provided to the meadow mushrooms boundary (without setback requirements) of the Application Site for amenity value and to address any concerns of reverse sensitivity in terms of visual effects (noise effects are outside the scope of this assessment).

Connectivity & recreation

- For lots within the Application Site, no front fences shall be permitted closer to the road than the dwelling built onsite. This is to achieve improved safety (CPTED) by enabling a greater level of passive surveillances and to improve a sense of community with dwellings not shut off from the streetscape;
- CPTED is further addressed with roads typically to surround proposed reserves rather than privately owned lots. In this way public access and visibility into the reserves is ensured, rather than reserves potentially being surrounded and enclosed by tall back fences to properties;
- Integration of linear reserves (swales) with pedestrian and cycling networks shall be achieved through streets within the Application Site. This combined activity increases use of these networks improving visibility and hence safety through surveillance;
- The prioritising of roads for different uses will separate out a potential bus route from the most convenient street for pedestrian connectivity to the wider area of Prebbleton. The pedestrian/ cyclist priority street will be demarcated by wider footpaths, narrower carriageways and greater use of shrubs and ground cover plants as part of landscape amenity treatment to roadsides. This approach is to encourage this street's use as a quieter thoroughfare, not a main vehicle route.
- For the continuation of Cairnbrae Drive into the Application Site, it is recommended that road width, grass verge, footpath, street tree and lighting patterns are continued into the Application Site

(continuing along this road through to Blakes Road). Consideration shall be given to adequate space or parking provisions for public bus services.

8.0 CONCLUSION

- 8.1 The 18.85 hectare Application Site is located on Blakes Road on the northwest urban edge of Prebbleton. Recent subdivision has seen the expansion and changing landscape context of this satellite suburb, located 10 minutes drive southwest of Christchurch.
- 8.2 The Site is generally well contained, where it forms a relatively discrete parcel of land bordered by housing to the northeast and northwest. Due to the flat nature of the landscape and intervening vegetation and homes the visibility of the Site is restricted to only near distant views.
- 8.3 The landscape and visual effects of the proposed plan change for the Application Site will primarily be of increase in the density of buildings. This will involve the loss of the rural open space character of the Application Site.
- 8.4 Proposed plan Change 1 anticipates provides parameters for future growth of Prebbleton township, identifying the Application Site as an area for residential development. It is considered that the plan change request for the Application Site is in keeping with policy in terms of landscape and visual effects, and in addressing connectivity and amenity priorities, both of Proposed Plan Change 1 and also the District Plan. Residential development of the Application Site is considered to be sympathetic to the compact form of urban growth sort for Prebbleton.
- 8.5 It is considered that the landscape within the vicinity of the Site is not a significant landscape due to its settlement fringe location and current landscape character. With the above mitigation and enhancement measures the Application Site is considered appropriate for residential development.

APPENDIX 1: HOUSING INVENTORY		
House Number (as shown on Figure 2: Landscape and Visual Appraisal Plan)	Level of Visibility and Intervening Landscape Features	Degree of Visual Effect
1	Truncated to partial visibility over boundary fence	Low
2	Views truncated by intervening vegetation (mostly large evergreen shrubs)	Very Low
3	Open views from second story and balcony, hedge obscure ground floor views	High
4	Open views allowed by low fence and only scattered vegetation.	High
5 - 9	Rear views typically truncated by intervening fences, hedges and/ or sheds/ garages	Very Low
10	Partial to truncated views, due to boundary fence	Low
11	Truncated views, due to boundary fence	Very Low
12	Truncated views, only partial boundary length to Application Site	Very Low
13 - 15	Views truncated by fences and vegetation	Very Low
16	Partial views due to low fence and scattered vegetation	Low
17	Two storey dwelling, open views, low fence	High
18	Two storey dwelling, partial views due to intervening vegetation	Low
19	Partial views, no fence, some vegetation near house	Moderate
20	Partial to truncated views, tall fence	Low
21	Partial views, post and wire fence to north-east and solid timber to north-west fence boundary.	Moderate
22 - 24	Continuous fenced boundary to north-west of these properties affording partial to truncated views.	Low
RR 1	Partial to truncated view to Application Site, due to sheds on property and some intervening vegetation.	Low
RR 2	Views truncated by intervening vegetation	Very Low
RR 3	Partial views (will lessen as young boundary planting matures).	Low

APPENDIX 2: DISTRICT PLAN - RELEVANT POLICY (Policies responded to are in bold text)	
Policy	Comments
<u>Section 1 – Natural Resources</u>	
Objective (i)(4) Section 1.4 (B1.4.4) The distinction between the landscapes of the rural area and townships on the Canterbury Plains is maintained.	The plan change request and associated DP propose an extension to the existing suburban area of Prebbleton, and link directly to existing neighbourhood streets. The proposed development density will differ from adjacent rural residential development and the wider rural area.
<u>Section 3 – Peoples Health, Safety and Values</u>	
Objective(i)(1) Section 3.4 (B3.4.1) The District's townships are pleasant places to live and work in.	The DP and mitigation measures of this assessment offer streetscape amenity and green space provisions, along with safe and convenient pedestrian linkages, and an extension to existing playground area for benefit of proposed and existing neighbourhood. The extension to existing roads provides better connectivity.
<p>Polices 3 and 37 Section 3.4 (B3.4.3 & B3.4.39)</p> <p>Policy B3.4.3</p> <p>To provide Living zones which:</p> <ul style="list-style-type: none"> – are pleasant places to live in and provide for the health and safety of people and their communities – are less busy and more spacious than residential areas in metropolitan centres; and <ul style="list-style-type: none"> – have safe and easy access for residents to associated services and facilities <p>Policy B3.4.39</p> <p>Avoid rezoning land for new residential development adjoining or near to existing activities which are likely to be incompatible with residential activities, unless any potential 'reverse sensitivity' effects will be avoided, remedied or mitigated.</p>	<p>Open space provisions, streetscape amenity treatment and larger section sizes near rural residential neighbours will address this desired spacious character in balance with requirements to achieve consolidated urban growth.</p> <p>As previously discussed the proposed Site layout and a rule to ban front fences addresses safe and easy access for residents.</p> <p>Existing recent development along Cairnbrae Drive is closer to buildings of the nearest commercial land use activity (the Meadow Mushrooms factory) than the Application Site is. However, planting to this boundary of the Application Site can be implemented to address any visual effects and risk of reverse sensitivity.</p>

<u>Section 4 – Growth of Townships</u>	
<p>Objective 1 Section 4.1 (B4.1.1)</p> <p>A range of living environments is provided for in townships, while maintaining the overall 'spacious' character of Living Zones.</p>	<p>Proposed different density development will provide a range of living environments through the Application Site. Public open space provides open character areas in shared use ensuring its ongoing benefit is not at risk of future subdivision.</p>
<p>Objective 2 Section 4.1 (B4.1.2)</p> <p>New residential areas are pleasant places to live and add to the character and amenity values of townships.</p>	<p>The proposed subdivision will provide amenity and access through the Application Site. Tree planting as part of the structure of the development and rules for lot development will soften the future built development. Green space (storm water) reserves and an extended playground will be easily accessible from neighbouring properties.</p>
<p>Objective 1 Section 4.3 (B4.3.1)</p> <p>The expansion of townships does not adversely affect:</p> <ul style="list-style-type: none"> – Natural or physical resources; – Other activities; – Amenity values of the township or the rural area; <p>or</p> <ul style="list-style-type: none"> – Sites with special ecological, cultural, heritage or landscape values. 	<p>Vegetation screening and low density development proposed for to rural residential boundary are considered sympathetic to this rural residential edge.</p>
<p>Objective 2 and 3 Section 4.3 (B4.3.2 and B4.3.3)</p> <p>Objective B4.3.2</p> <p>New residential or business development adjoins existing townships at compatible urban densities or at a low density around townships to achieve a compact township shape which is consistent with the preferred growth direction for townships and other provisions in the Plan.</p> <p>Objective B4.3.3</p> <p>Land is rezoned for new residential or business development by use of a consistent and equitable process.</p>	<p>The design approach of the Application Site DP is considered to be in keeping with goals of consolidation, balanced with spaciousness sort for village/ rural edge character. The proposed density arrangement provides for compatible suburban density to existing town edge.</p>

<p>Policy 3 Section 4.1 (B4.1.3)</p> <p>Policy B4.1.3</p> <p>To allow, where appropriate, the development of low density living environments in locations in and around the edge of townships where they will achieve the following:</p> <ul style="list-style-type: none"> - A compact township shape; - Consistent with preferred growth options for townships; - Maintains the distinction between rural areas and townships; - Maintains a separation between townships and Christchurch City boundary; - Avoid the coalescence of townships with each other; - Reduce the exposure to reverse sensitivity effects; - Maintain the sustainability of the land, soil and water resource; - Efficient and cost-effective operation and provision of infrastructure. 	<p>It is considered that the layout and arrangement of density areas within the Application Site will achieve:</p> <ul style="list-style-type: none"> • Compact town shape, logical extension to the suburban residential area of Prebbleton as indicated on the Proposed Plan Change 1, Map 1; • Definition and vegetative screening to adjacent rural residential properties; • Maintenance of the distinction from ChCh and other nearby towns; • Vegetative screening to nearby commercial premises (Meadow Mushrooms factory); <p>This will address landscape and visual effects of the proposed plan change and subsequent subdivision.</p>
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LEGEND

EXISTING LOT
BOUNDARIES

SITE BOUNDARY

LANDSCAPE CONTEXT
PHOTOGRAPH LOCATIONS
(1-3)

SITE APPRAISAL
PHOTOGRAPH LOCATIONS
(A-C)



NB. Base plan provided by Connell Wagner

FIGURE 1



**BLAKES RD/ CAIRNBRAE DR
PLAN CHANGE REQUEST**

TITLE			
SITE LOCATION PLAN			
DRAWN BY	SCALE	1:1500	
APPROVED BY	DATE	26/08/08	
JOB NUMBER	DRAWING NUMBER	2584 L1	
- PLAN SHEET			

* Prebbleton Vet location



LEGEND

SITE BOUNDARY

HOUSE NUMBERS (NO RELATION TO PHYSICAL ADDRESS) - REFER TO APPENDIX 1: HOUSE INVENTORY

VISUAL APPRAISAL

→ OPEN VIEWS TOWARDS SITE
 - PARTIAL VIEWS TOWARDS SITE
 ⇨ TRUNCATED VIEWS TOWARDS SITE

VISUAL EFFECTS

VL - VERY LOW
 L - LOW
 M - MODERATE
 H - HIGH
 VH - VERY HIGH

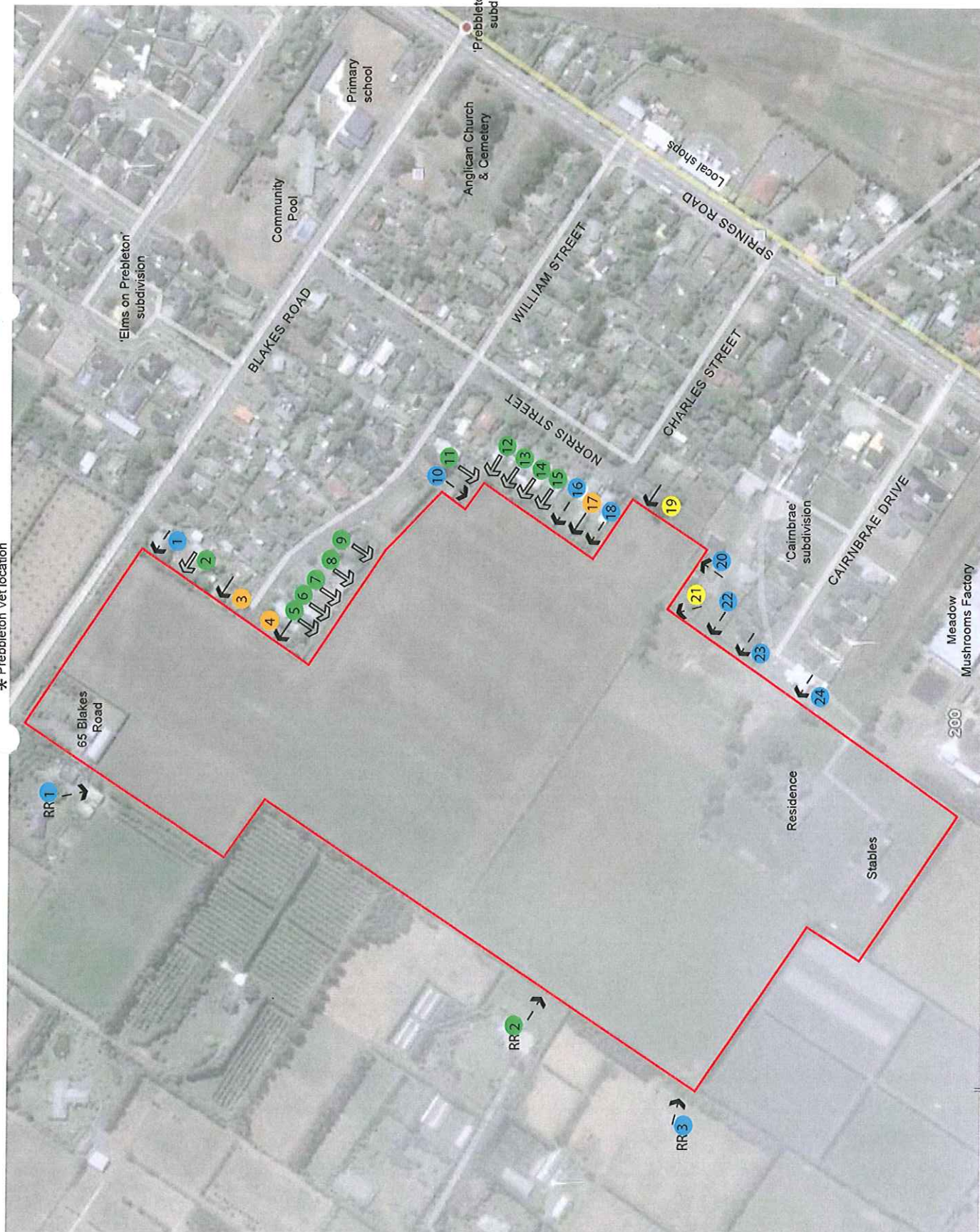
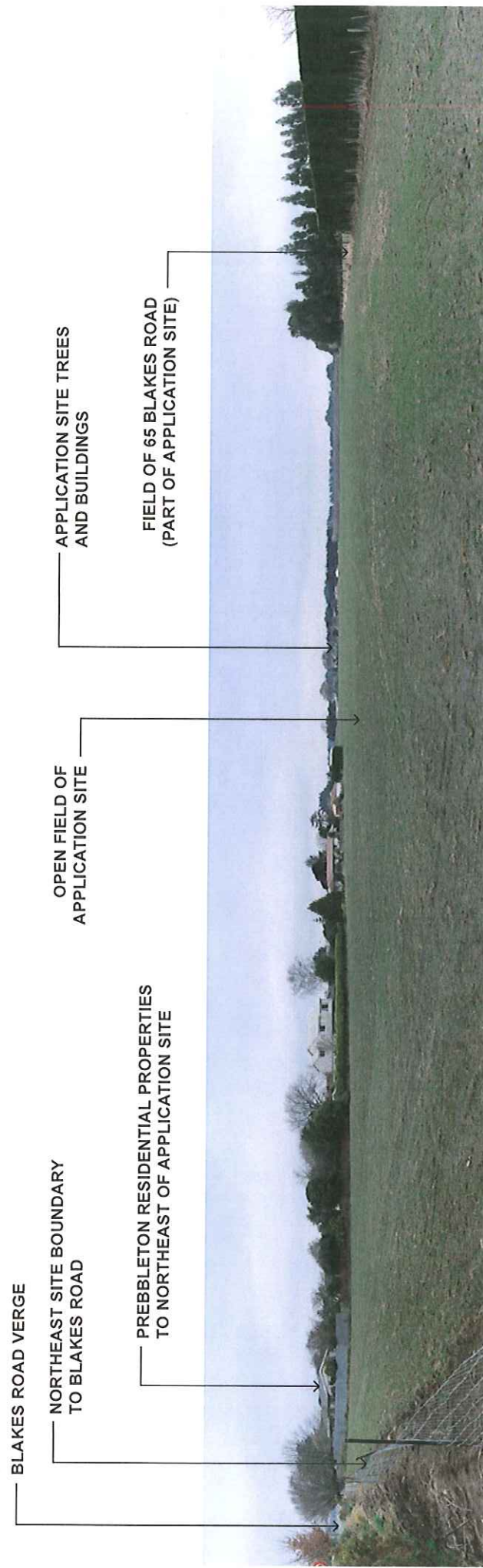


FIGURE 2

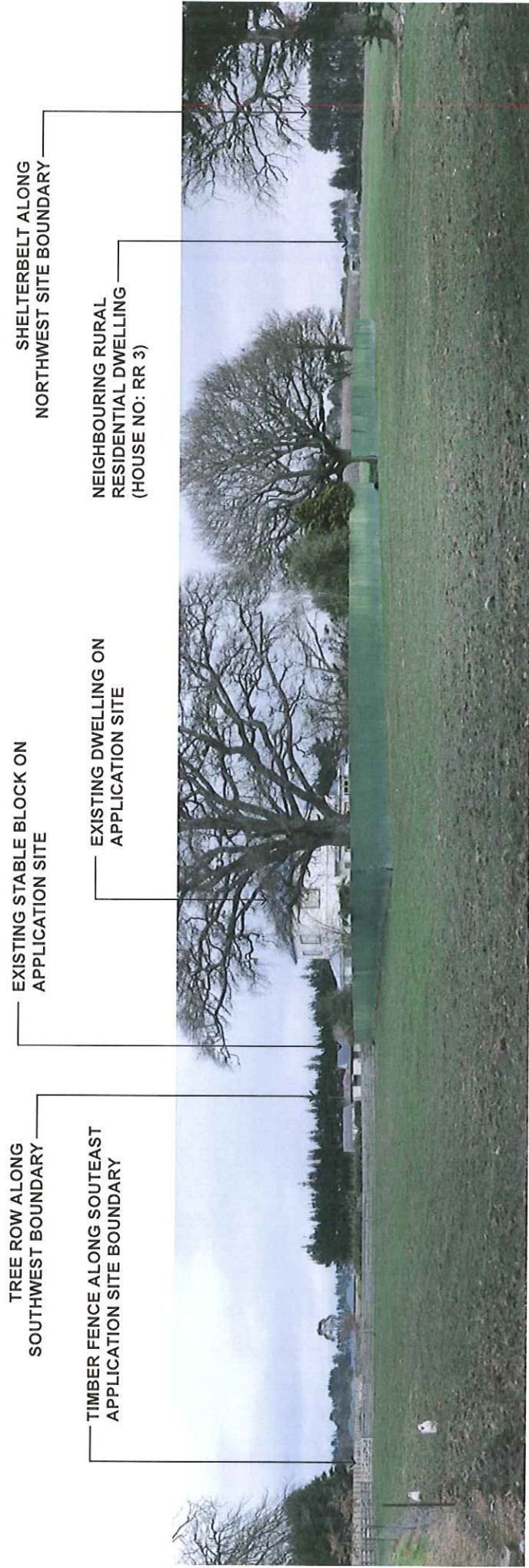


LANDSCAPE AND VISUAL APPRAISAL PLAN	
DESIGNED BY	Do not scale
DATE	26/08/08
DRAWING NUMBER	2584
REVISION	L2



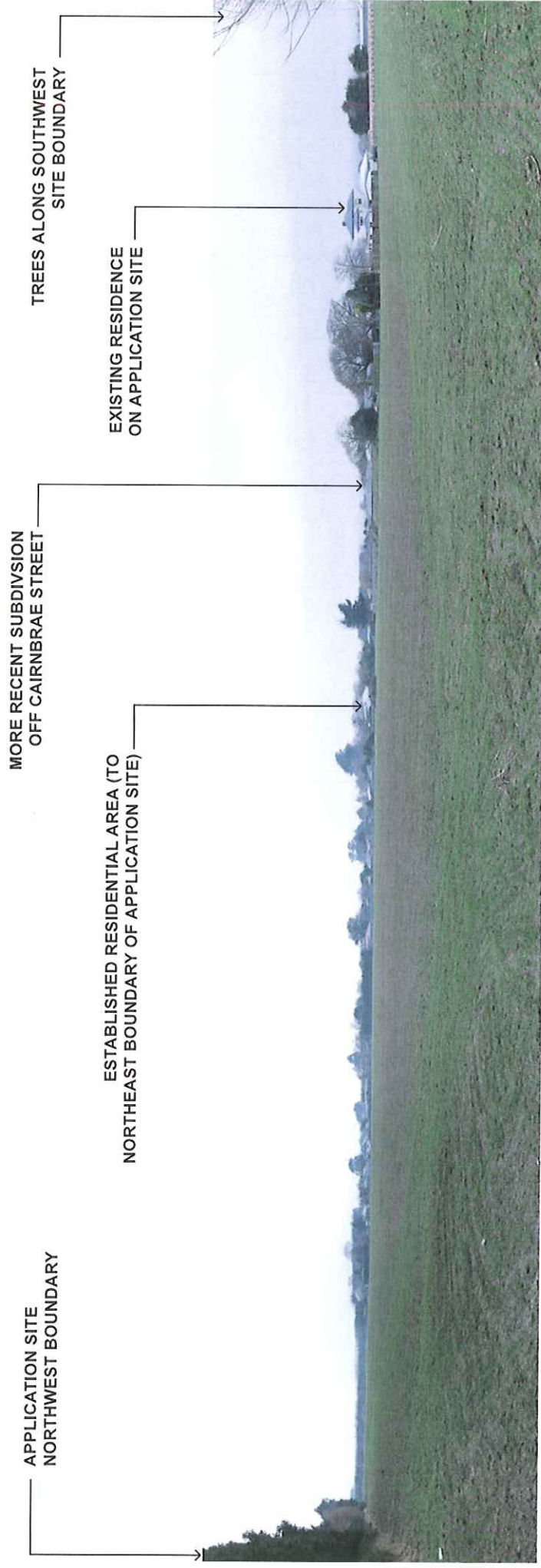
Site Appraisal Photograph A - View looking south across Application Site, from adjacent to the northeastern boundary and Blakes Road

Original Photograph • Rachael Annan • 50mm SLR • 1015hrs • 17th July 2008 • E 2470403 N 5736522
Photostitching • Bridget Murdoch • Photoshop CS3



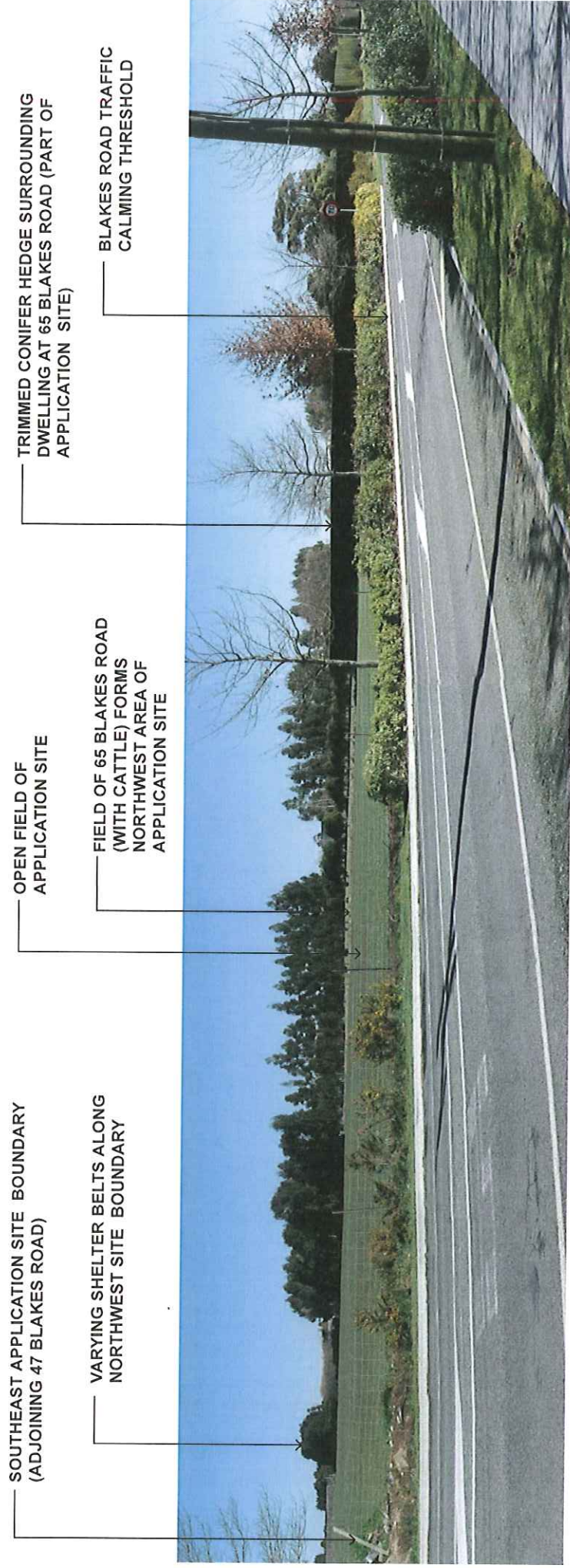
Site Appraisal Photograph B - View southwest towards existing dwelling onsite from near northwest end of Cairnbrae Drive

Original Photograph • Rachael Annan • 50mm SLR • 1105hrs • 17th July 2008 • E 2470268 N 5736221
Photostitching • Bridget Murdoch • Photoshop CS3



Site Appraisal Photograph C - View northeast across Application Site from southwest corner

Original Photo • Rachael Annan • 50mm SLR • 1115hrs • 17th July 2008 • E 2469963 N 5736260
 Photostitching • Bridget Murdoch • Photoshop CS3



Site Context Photograph 1 - View west across Application Site from location on Blakes Road

Original Photo • Rachael Annan • 50mm SLR • 1250hrs • 20th August 2008 • E 2470413 N 5736741
Photostitching • Rachael Annan • Photoshop CS3

(BUILDINGS ON ADJACENT PROPERTY
NORTHWEST OF APPLICATION SITE)

OPEN FIELD OF
APPLICATION SITE

SOUTHWEST APPLICATION SITE BOUNDARY
(ADJOINING 39 WILLIAM STREET)

SHELTERBELTS THROUGH ADJACENT
RURAL RESIDENTIAL AREA

SHEDS

RESIDENCE
HOUSE NO: RR 1



Site Context Photograph 2 - View northwest across Application Site from location at northwest end of William Street

Original Photo • Rachael Annan • 50mm SLR • 1310hrs • 20th August 2008 • E 2470348 N 5736639
Photositching • Rachael Annan • Photoshop CS3

NEIGHBOURING RESIDENTIAL
PROPERTIES OFF CAIRNBRAE DRIVE

APPLICATION SITE
EXISTING DWELLINGS

OPEN FIELD OF
APPLICATION SITE

POST AND WIRE FENCE
APPLICATION SITE BOUNDARY
TO WILLIAM STREET

SOUTHWEST APPLICATION
SITE BOUNDARY

SHELTERBELTS ALONG
NORTHWEST APPLICATION
SITE BOUNDARY



Site Context Photograph 3 - View looking southwest across Application Site from location on William Street adjacent to the 'William Street Playground'

Original Photo • Rachael Annan • 50mm SLR • 1320 hrs • 20th August 2008 • E 2495278 N 5852570
Photostitching • Rachael Annan • Photoshop CS3