

## ***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

**Rachael Annan**  
Landscape Architect (Registered ANZILA)  
Isthmus Group Limited  
L1, 281 High Street  
PO Box 22 331  
CHRISTCHURCH

Tel: 03 374 9937  
Fax: 03 374 9938

Copyright. The contents of this document must not be copied or reproduced in whole without the written consent of the Isthmus Group Limited

## **CONTENTS**

1.0	INTRODUCTION
2.0	EXISTING LANDSCAPE CONTEXT <ul style="list-style-type: none"><li>- Site location</li><li>- Landscape character</li><li>- Immediate Context</li><li>- Geology and Topography</li><li>- Site Appraisal</li></ul>
3.0	VISUAL CATCHMENT AND VIEWING AUDIENCE
4.0	PROPOSED PLAN CHANGE AND STATUTORY CONTEXT <ul style="list-style-type: none"><li>- Regional Policy Statement</li><li>- Proposed Plan Change 1</li></ul>
5.0	ACTUAL AND POTENTIAL EFFECTS <ul style="list-style-type: none"><li>- Appropriateness of Site for Proposed Development</li><li>- Landscape Effects</li><li>- Visual Effects (Effects on Neighbouring Properties and Roads)</li><li>- Amenity Effects (Streetscape and On-site Amenity)</li><li>- Effects on Safety (CPTED)</li><li>- Selwyn District Council – Draft Subdivision Urban Design Issues and Options Report.</li><li>- Effects on Activity</li><li>- Effects on Circulation (Connectivity)</li></ul>
6.0	ASSESSMENT AGAINST DISTRICT PLAN PROVISIONS
7.0	AVOIDING, REMEDYING AND MITIGATING EFFECTS
8.0	CONCLUSION

## **APPENDICES**

FIGURE 1: SITE LOCATION PLAN

FIGURE 2: LANDSCAPE AND VISUAL APPRAISAL PLAN

SITE APPRAISAL PHOTOGRAPHS: A - C

SITE CONTEXT PHOTOGRAPHS: 1 - 3

## **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 farms<sup>1</sup>. 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**

---

<sup>1</sup> <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 rise<sup>2</sup>.

### **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

---

<sup>2</sup> 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.