

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	
DESIGNER	SCALE	DATE	1:1500
APPROVAL	DATE	DATE	26/08/08
JOB NUMBER	QUANTITY	QUANTITY	REVISION
2584	L1		-

* 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

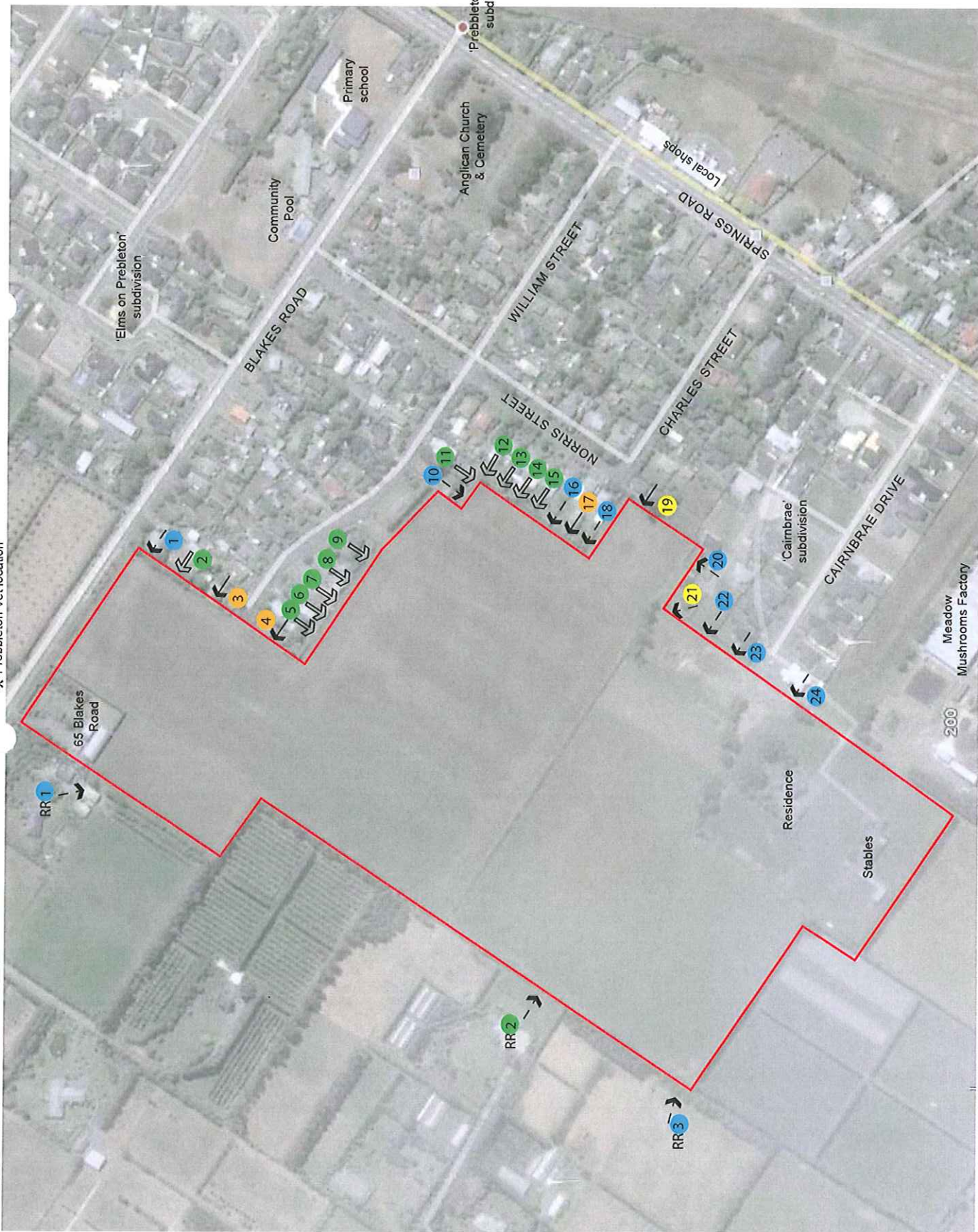


FIGURE 2



BLAKES RD/ CAIRNBRAE DR
PLAN CHANGE REQUEST

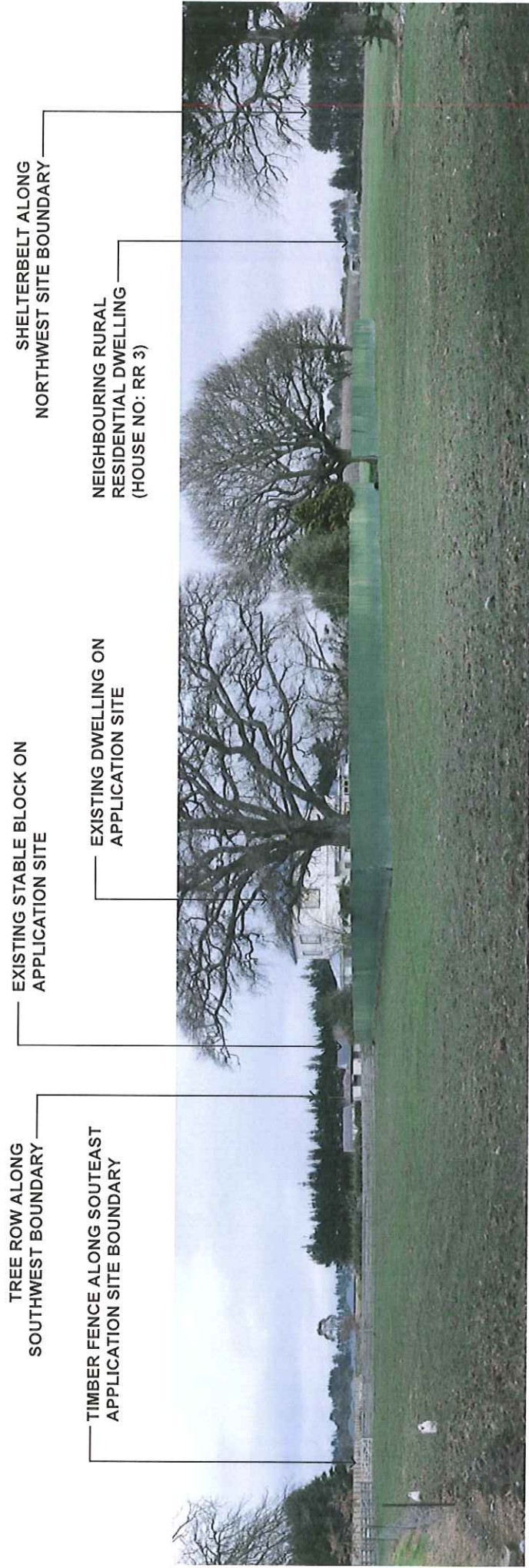
LANDSCAPE AND
VISUAL APPRAISAL PLAN

DESIGNED BY	SCALE	Do not scale
DATE	26/08/08	
DRAWING NUMBER		
2584	L2	-



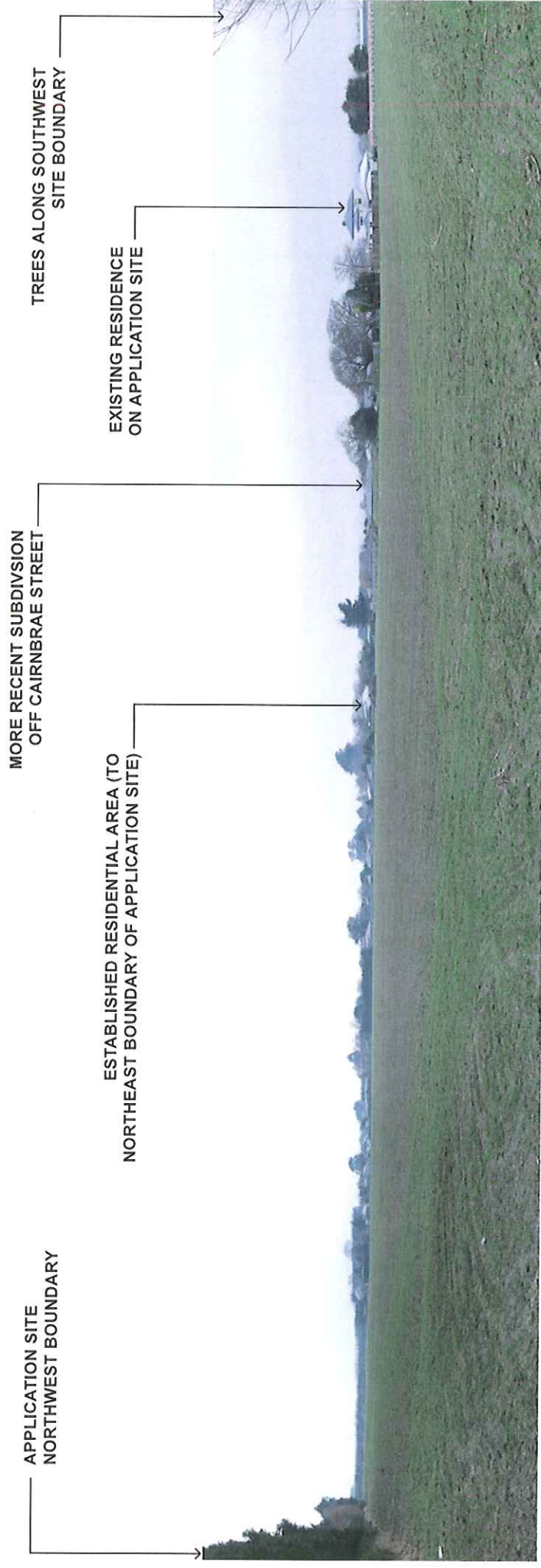
Site Appraisal Photograph A - View looking south across Application Site, from adjacent to the northeastern boundary and Blakes Road

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



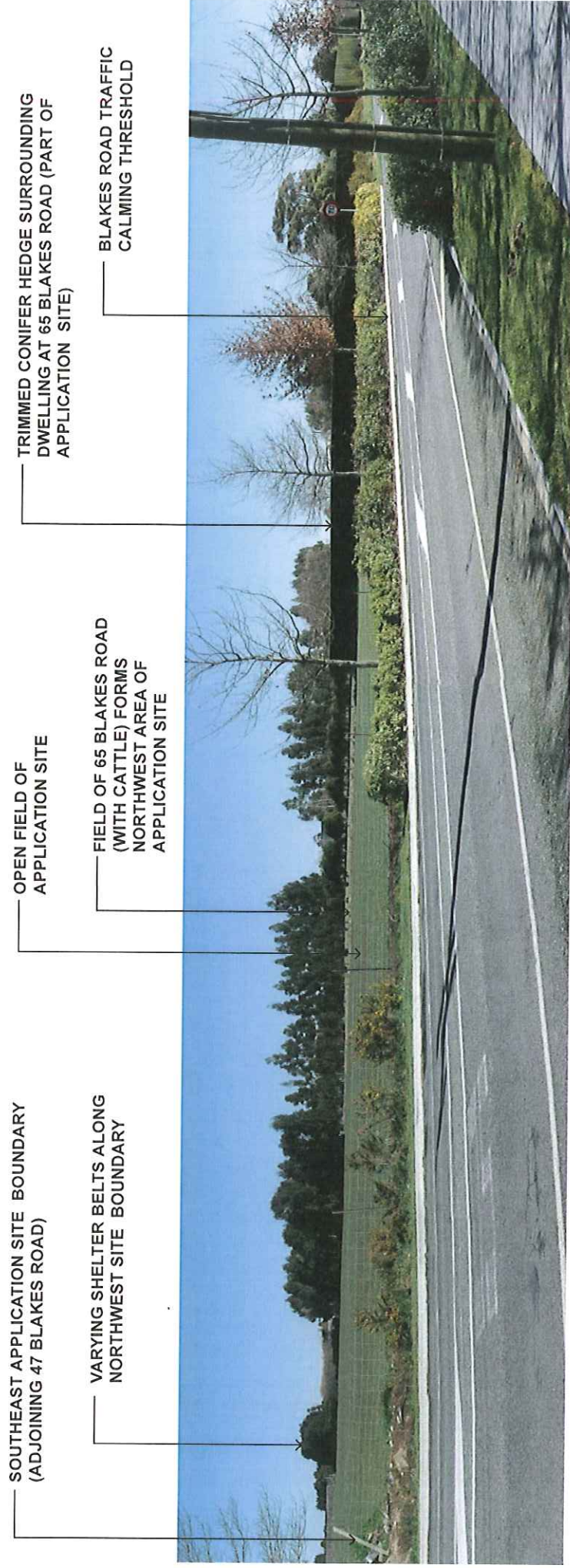
Site Appraisal Photograph B - View southwest towards existing dwelling onsite from near northwest end of Cairnbrae Drive

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