



Appendix E

Landscape and Urban Design Assessment

SKELLERUP SOUTH PLAN CHANGE, ROLLESTON

ROLLESTON INDUSTRIAL DEVELOPMENTS LIMITED

Urban Design, Landscape and Visual Impact Assessment

Project No. 2021_220 | C

SKELLERUP SOUTH PLAN CHANGE UDLVIA

Project no: 2021_220
Document title: Urban Design, Landscape and Visual Impact Assessment

Revision: C
Date: 12 October 2021
Client name: Rolleston Industrial Developments Limited

Author: Sophie Beaumont / Dave Compton-Moen
File name: 2021_220 Carter Skellerup South Plan Change_UDLVIA_B.docx

DOCUMENT HISTORY AND STATUS

REVISION	DATE	DESCRIPTION	BY	REVIEW	APPROVED
A	07/10/2021	UDLVIA for Comment	SB	DCM	
B	08/10/2021	Revision B	DCM		
C	12/10/2021	Final	DCM		

DCM URBAN DESIGN LIMITED

10/245 St Asaph Street
Christchurch 8011

COPYRIGHT: The concepts and information contained in this document are the property of DCM Urban Design Limited. Use or copying of this document in whole or in part without the written permission of DCM Urban Design Limited constitutes an infringement of copyright.

1. INTRODUCTION AND PROPOSAL

DCM Urban has been commissioned by Rolleston Industrial Developments Limited to prepare an Urban Design, Landscape and Visual Impact Assessment for a proposed Plan Change to provide a greater area of residential development in Southwest Rolleston. The proposal seeks to create one new zone of living as an extension of existing and proposed development in Rolleston. The area, covering 28.43 hectares, is currently zoned Rural Outer Plains in the Selwyn Operative District Plan. The proposal seeks to establish an Outline Development Plan (ODP) for the area, creating up to 350 new households within the Living Z Zone. The ODP is shown on page 3 of the attached figures.

2. METHODOLOGY

2.1 INTRODUCTION

The landscape and visual impact assessment considers the likely effects of the proposal in a holistic sense. There are three components to the assessment:

1. Identification of the receiving environment and a description of the existing landscape character, including natural character;
2. The landscape assessment is an assessment of the proposal against the existing landscape values;
3. The visual impact assessment is primarily concerned with the effects of the proposal on visual amenity and people, evaluated against the character and quality of the existing visual catchment.

The methodology is based on the Aotearoa Landscape Assessment Guidelines (Final Draft) dated May 2021.

2.2 RECEIVING ENVIRONMENT DESCRIPTION AND CHARACTERISATION

2.2.1 URBAN CHARACTER

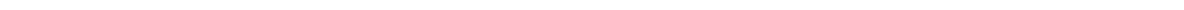
To describe the character of the receiving urban environment a site visit is undertaken noting the character of existing buildings, their height, setbacks from street frontages and where there are any active frontages. The style and character of individual buildings are noted and grouped where possible, with emphasis placed on buildings with any heritage value. A combination of desktop and site analysis is used to determine the overall character of an urban area and what its 'Sensitivity to Change' may be. For example, an urban area which exhibits a high level of cohesion and uniformity may have a higher sensitivity to a proposal than an area which is more irregular and mixed.

Where a proposal includes signage, an inventory of existing signage is undertaken within the receiving environment, noting their size, orientation, height, relationship to adjoining buildings and illumination. In many examples, corporate colours are signage and will be noted accordingly.

2.2.2 LANDSCAPE CHARACTER

Landscape attributes fall into 3 broad categories: biophysical features, patterns and processes; sensory qualities; and spiritual, cultural and social associations, including both activities and meanings.

- Describing the landscape character is a process of interpreting the composite and cumulative character of a landscape, i.e. how attributes come together to create a landscape that can be distinguished from other landscapes. International best practice in characterisation has two dimensions of classification: the identification of distinctive types of landscape based on their distinctive patterns of natural and cultural features, processes and influences; and their geographical delineation. The characterisation of a landscape is not to rank or rate a landscape, as all landscapes have character, but determine what landscape attributes combine to give an area its identity, and importantly to determine an area's sensitivity, resilience or capacity for change.

							
Natural	Near-natural	Semi-natural (including pastoral agriculture and exotic forests)		Agricultural (arable and intensive cropping)		Near-cultural	Cultural
Very high-pristine	High	Moderate High	Moderate	Moderate-low	Low	Very Low-nil	

Following the descriptive phase of landscape assessment, an evaluative phase is undertaken whereby values or significance is ascribed to the landscape.

An accepted approach, where the landscape value of the site is not identified in the District Plan under Section 6(b) of the RMA, is to use criteria identified in *Wakatipu Environmental Society Inc. & Ors v QLDC* [2000] NZRMA

59 (generally referred to as the Amended Pigeon Bay criteria). The assessment criteria have been grouped into 3 broad categories or 'landscape attributes' which are to be considered:

1. Biophysical elements, patterns and processes;
2. Associative meaning and values including spiritual, cultural or social associations; and
3. Sensory or perceptual qualities.

2.4 VISUAL ASSESSMENT METHODOLOGY

In response to section 7(c) of the RMA, an evaluation is undertaken to define and describe visual amenity values. As with aesthetic values, with which amenity values share considerable overlap, this evaluation was professionally based using current and accepted good practice. Amenity values are defined in the Act as *“those natural or physical qualities and characteristics of an area that contribute to people’s appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes.”* The visual assessment looks at the sensitivity of receptors to changes in their visual amenity through the analysis of selected representative viewpoints and wider visibility analysis. It identifies the potential sources for visual effect resulting from the Proposal and describes the existing character of the area in terms of openness, prominence, compatibility of the project with the existing visual context, viewing distances and the potential for obstruction of views.¹

The visual impact assessment involves the following procedures:

- Identification of key viewpoints: A selection of key viewpoints is identified and verified for selection during the site visit. The viewpoints are considered representative of the various viewing audiences within the receiving catchment, being taken from public locations where views of the proposal were possible, some of which would be very similar to views from nearby houses. The identification of the visual catchment is prepared as a desktop study in the first instance using Council GIS for aerials and contours. This information is then ground-truthed on site to determine the key viewpoints and potential audience. Depending on the complexity of the project a 'viewshed' may be prepared which highlights the 'Theoretical Zone of Visual Influence' (TZVI) from where a proposal will theoretically be visible from. It is theoretical as the mapping does not take into account existing structures or vegetation so is conservative in its results (given the scale and form of the proposal, the creation of a TZVI was not considered necessary).
- Assessment of the degree of sensitivity of receptors to changes in visual amenity resulting from the proposal: Factors affecting the sensitivity of receptors for evaluation of visual effects include the value and quality of existing views, the type of receiver, duration or frequency of view, distance from the proposal and the degree of visibility. For example, those who view the change from their homes may be considered highly sensitive. The attractiveness or otherwise of the outlook from their home will have a significant effect on their perception of the quality and acceptability of their home environment and their general quality of life. Those who view the change from their workplace may be considered to be only moderately sensitive as the attractiveness or otherwise of the outlook will have a less important, although still material, effect on their perception of their quality of life. The degree to which this applies

¹ Reference: NZILA Education Foundation - Best Practice Guide – Landscape Assessment and Sustainable Management/ Best Practice Guide – Visual Simulations (2.11.2010)

also depends on factors such as whether the workplace is industrial, retail or commercial. Those who view the change whilst taking part in an outdoor leisure activity may display varying sensitivity depending on the type of leisure activity and a greater sensitivity to those commuting. For example, walkers or horse riders in open country on a long-distance trip may be considered to be highly sensitive to change while other walkers may not be so focused on the surrounding landscape. Those who view the change whilst travelling on a public thoroughfare will also display varying sensitivity depending on the speed and direction of travel and whether the view is continuous or occasionally glimpsed.

- Identification of potential mitigation measures: These may take the form of revisions/refinements to the engineering and architectural design to minimise potential effects, and/or the implementation of landscape design measures (e.g. screen tree planting, colour design of hard landscape features etc.) to alleviate adverse urban design or visual effects and generate potentially beneficial long-term effects.
- Prediction and identification of the effects during operation without mitigation and the residual effects after the implementation of the mitigation measures.

2.5 EFFECTS METHODOLOGY

Analysis of the existing landscape and visual environment is focused upon understanding the functioning of how an environment is likely to respond to external change (the proposal). The assessment assesses the resilience of the existing character, values or views and determines their capacity to absorb change. The proposal is assessed in its 'unmitigated' form and then in its mitigated form to determine the likely residual effects. The analysis identifies opportunities, risks, threats, costs and benefits arising from the potential change.

Assessing the magnitude of change (from the proposal) is based on the NZILA Best Practice Guide – Landscape Assessment and Sustainable Management (02.11.10) with a seven-point scale, being:

EXTREME / VERY HIGH / HIGH / MODERATE / LOW / VERY LOW / NEGLIGIBLE

In determining the extent of adverse effects, taking into account the sensitivity of the landscape or receptor combined with the Magnitude of Change proposed, the level of effects is along a continuum to ensure that each effect has been considered consistently and in turn cumulatively. This continuum may include the following effects (based on the descriptions provided on the Quality Planning website):

- **Indiscernible Effects** No effects at all or are too small to register.
- **Less than Minor Adverse Effects** Adverse effects that are discernible day-to-day effects, but too small to adversely affect other persons.
- **Minor Adverse Effects** Adverse effects that are noticeable but will not cause any significant adverse impacts.
- **More than Minor Adverse Effects** Adverse effects that are noticeable that may cause an adverse impact but could be potentially mitigated or remedied.
- **Significant Adverse Effects that could be remedied or mitigated** An effect that is noticeable and will have a serious adverse impact on the environment but could potentially be mitigated or remedied.
- **Unacceptable Adverse Effects** Extensive adverse effects that cannot be avoided, remedied or mitigated.

The following table assists with providing consistency between NZILA and RMA terms to determine where effects lie.

NZILA Rating	Extreme	Very High	High	Moderate			Low	Very Low	Negligible
				Moderate-High	Moderate	Moderate-Low			
RMA Effects Equivalent	Unacceptable	Significant		More than Minor		Minor	Less than Minor		Indiscernible

The NZILA rating of 'Moderate' has been divided into 3-levels as a 'Moderate' magnitude of change to always result in either 'More than Minor' or 'Minor' effects but maybe one or the other depending on site conditions, context, sensitivity or receiving character and its degree of change. Identification of potential mitigation or offsetting measures: These may take the form of revisions/refinements to the engineering and architectural design to minimise potential effects, and/or the implementation of landscape design measures (e.g. screen tree planting, colour design of hard landscape features etc.) to alleviate adverse urban design or visual effects and/or generate potentially beneficial long-term effects.

Prediction and assessment identification of the residual adverse effects after the implementation of the mitigation measures. Residual effects are considered to be five years after the implementation of the proposed mitigation measures, allowing for planting to get established but not to a mature level.

2.6 PHOTOGRAPHY METHODOLOGY

All photos are taken using a SONY A6000 digital camera with a focal length of 50mm. No zoom was used. In the case of stitched photos used as the viewpoint images, a series of 4 portrait photos were taken from the same position to create a panorama. The photos were stitched together automatically in Adobe Photoshop to create the panorama presented in the figures.

2.7 STATUTORY DOCUMENTS

Relevant statutory documents in terms of Landscape Values and Visual Amenity are referred to below are the Resource Management Act 1991, and the Selwyn District Plan.

2.7.1 Resource Management Act 1991

Section 6 of the RMA identifies matters of national importance:

"In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall recognise and provide for the following matters of national importance:

- s.6 (a) *The preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use and development;*
- s.6 (b) *The protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development;*

s.6 (c) *The protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna.”*

Other matters are included under Section 7:

“In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall have particular regard to-

(c) *The maintenance and enhancement of amenity values.”*

2.7.2 Selwyn Operative District Plan

Under the Selwyn Operative District Plan, the site is zoned Outer Plains.

The Selwyn District Plan recognises Outstanding Natural Landscapes (ONL) and Visual Amenity Landscapes (VAL) but the proposal is not located in either an ONL or VAL. There are several policies in the Rural Objectives and Policies of the Selwyn District Plan which relate to Landscape Values and amenity which have been addressed in 3.3 below.

3. ASSESSMENT OF EFFECTS

3.1 EXISTING SITE CHARACTER

3.1.1 Urban Form

Located on the south-western edge of Rolleston, the Plan Change area immediately adjoins other areas of potential future residential development to the north (PC73) and east (PC70). The site is bound by Selwyn Road to the south and Dunns Crossing Road to the east. Selwyn Road (20m wide road reserve) provides primary connections east for residents of Rolleston, while Dunns Crossing Road (20m wide road reserve) delineates the current boundary of existing residential development. Development to the northeast of the proposal is characterised by medium density dwellings on lots ranging from 400m² to 1200m². Housing within these developments is typically single storey houses with double garages and 3 to 4 bedrooms, while roading typically has 20m wide road reserves and often features cul-de-sacs.

The receiving residential environment is undergoing a significant degree of change with the continued expansion of subdivisions to the south and west of the current existing residential development, reflecting the underlying District Plan zoning and proposed Plan Changes. Land to the north of the proposal is identified as Living 3 in the District Plan (also part of a Plan Change), and land to the east is undergoing Plan Changes to expand existing subdivision development. The existing built character of the southern and western side of Rolleston is typified by large open paddocks, agricultural axillary structures, and rural residential dwellings with large setbacks from the roads. These existing dwellings range between single and double storey and are delineated by large shelterbelt plantings and post and wire fencing.

Within the wider environment housing of similar scale and intensity continues towards the existing town centre. Development of the township has been rapid and expanded south, leaving the town centre located near the northern boundary of residential development. Due to this, surrounding subdivisions have developed small scale shopping centres to service interim needs and provide facilities within close walking distance. These small centres typically include dairies, takeaway restaurants, and the occasional retail shop, and often have a playground or reserve located nearby. Rolleston town centre contains large scale buildings of varying set back

and architectural style and includes a variety of retail, commercial and community spaces. Towards the middle of Rolleston lies community facilities such as Selwyn Aquatic Centre and Foster Park which contains various sports fields and a large playground.

3.1.2 Landscape Character

The receiving environment of the Lower Canterbury Plains is characterised by large open paddocks, with boundaries often delineated by well-established shelter belts of exotic species and rural dwellings surrounded by large trees. The relatively flat landforms flow from the base of the Southern Alps to the Port Hills in an assortment of agricultural fields, criss-crossed with roadways and shelterbelts. The existing site is bound by Selwyn Road to the south and Dunns Crossing Road to the east. To the northeast of the site lies the current southwestern edge of Rolleston development, where expansion with a typical suburban character increases the number of dwellings, hard surfaces and infrastructure present in the landscape. To the north of the site lies the boundary of Plan Change 73 (Skellerup Block) and to the east the proposal bounds Plan Change 70, both intending to expand residential development. The proposal is located on relatively flat topography, on a site which is typical in character of rural properties within the Canterbury Plains. The site contains shelter belts and minor auxiliary structures associated with rural activities. Overall, the topographical attributes of the receiving environment are low with no defining features.

The existing land type of the Lower Canterbury Plains was acknowledged by Boffa Miskell in the Canterbury Regional Landscape Study Review (2010) as forming part of the L2 – Lower Plains Land Type. A landscape formed from low angle coalescing outwash fans and associated low terraces of the major rivers that slice through the plains, comprising Pleistocene glacial outwash gravels and minor inland dune belts.

Vegetation types in the receiving environment are predominantly exotic species, with small amounts of native species located near some waterways and paddock boundaries. Vegetation is used predominantly for shelter belts running along the paddock boundaries and includes species such as *Pinus radiata*, *Cupressus macrocarpa*, and *Eucalyptus* varying in height between 7 – 15m. The shelter belts are orientated to block the prevailing winds and are primarily located to delineate property boundaries, located around residential dwellings and along parts of the roads. The majority of the site is open grass fields, which is disrupted occasionally by clusters of vegetation, and a water race is located near the middle of the proposal site and terminates in a soak pit toward the Selwyn Road end. Indigenous vegetation has been identified in the Canterbury Regional Landscape Study as being reduced to small, isolated, and scattered remnants because of the large-scale land use changes seen throughout the plains. This has resulted in 0.5% of the plains supporting native vegetation. This is seen in the existing vegetation patterns found on site, comprising largely of exotic species, which have been used for their ability to fulfil a role as fast growing shelterbelts. This is typical of the rural setting surrounding the site. Overall, the vegetation cover in the area has a low sensitivity to change, given the high level of fast growing introduced exotic species.

In terms of sensory qualities, the flat open geometric fields are back dropped by the Southern Alps to the west and the Port Hills to the east. Expansive views are often possible intermittently, being screened by existing development and shelterbelts. The infrastructure and shelter belts, though disrupting the continual views, have become integral to the rural aesthetic and identity. The natural characteristic of the environment is considered to be modified, with a rural character as opposed to a natural character. The land surrounding the proposed site mirrors the overall character of the region.

In terms of built form, dwellings and farm structures are common throughout the area. The scale, character, form, and materiality of these structures vary throughout the receiving environment. There are a number of existing

dwelling near to the proposal along Dunns Crossing Road, including Stonebrook, Kajens Country and The Boulevard subdivisions. To the northeast of the site dwellings are of typical suburban bulk and location, while those to the south and west have typical rural residential character. These are separated by large grass fields and clusters of exotic vegetation; dwellings have irregular bulk and location and are often supported by auxiliary structures such as sheds and storage buildings. Skellerup South is approximately 4km to the south of Rolleston Township, 1.2km from Faringdon Shops and less than 1km from existing medium density development.

Overall, the receiving environment has a rural, semi-open character on the outskirts of suburban development. The existing environment has various structures including dwellings, auxiliary structures, power lines and exotic vegetation clustered throughout the landscape typical of rural landscapes.

3.2 EFFECTS ON URBAN LANDSCAPE CHARACTER

In terms of urban character, the Plan Change will be viewed as an extension of existing residential development located to the northeast. Development will continue at a similar scale already experienced in Rolleston, with primary connections provided to surrounding existing and proposed facilities. Mitigation measures such as restricting fencing and access along Selwyn Road and creating high amenity streetscapes ensures there will not be any significant effects on surrounding rural land and its residents.

Landscape character is the combination and composition of biophysical elements such as topography, vegetation, built form and sensory qualities perceived by humans. Landscape character is also spiritual, cultural, and social associations.

The water race running through the site is intended to be removed, with any change considered negligible given the small size of the race and being at the end of the branch.

The character of the receiving environment is semi-open, rural and is used principally for agricultural purposes. The proposed development modifies the landscape from one that is semi-open and agricultural in character to one that is denser and more suburban in nature, where infrastructure and amenities are more concentrated. Aspects of rural character can and will be maintained through the mitigation of fencing types/position and landscape planting. The character of existing housing is typically single storey detached dwellings, which the proposal intends to continue.

Natural character is highly modified, having been cleared for agricultural use. This is reflective in the lack of native vegetation present in the wider area. Existing amenity of the natural landscape is to be enhanced and retained through the planting and development of green corridors through the proposal.

Overall, the character and land use of the area will shift from open and agriculturally focused to a more concentrated, high amenity development. Through mitigation measures, open character will be retained and enhanced, where possible.

3.3 EFFECTS ON URBAN AND LANDSCAPE VALUES

NATIONAL POLICY STATION – URBAN DEVELOPMENT

Policy 8: Local authority decisions affecting urban environments are responsive to plan changes that would add significantly to development capacity and contribute to well-functioning urban environments, even if the development capacity is:

- a. unanticipated by RMA planning documents; or*

b. out-of-sequence with planned land release.

While the proposed Plan Change is outside of the Urban Growth boundary outlined in the Our Space:2018-2048² document and the Rolleston Structure Plan (2009)³, the rezoning of the Plan Change to Living Z would add significant development capacity for Rolleston to ensure it maintains being a well-functioning urban environment, as per Policy 8 of the National Policy Statement: Urban Development⁴. Rolleston's residential capacity has grown considerably over the past 20 years, and it is important that its supporting residential areas grow correspondently to provide sufficient housing opportunities and choice. The position of the proposed plan change area is important, noting the site will be viewed as an extension of the existing residential zones.

The proposed plan change area is considered to naturally extend existing residential development at Rolleston. At the edge of existing residential settlement, the continuation of residential dwellings at a similar density is likely to be seen as an anticipated natural extension when compared to the broader context. While the proposed density is higher than the existing Outer Plains land use, the proposed plan change retains similar levels of density when compared to surrounding development in Stonebrook and Farringdon. It is considered appropriate for its setting on the edge of the township and proposed plan changes when considering the significant addition to development capacity that contributes to well-functioning urban environments. It is considered that the Plan Change area is an in-sequence development adding to developments capacity of Rolleston, while retaining a similar level to existing and proposed development.

SELWYN OPERATIVE DISTRICT PLAN – TOWNSHIP VOLUME

The proposed plan change area is Outer Plains. The Selwyn District Plan has identified Outstanding Natural Landscapes and Features. The ODP is not located within a Landscape of value. The Objectives and Policies which are considered relevant to this Plan Change from a Landscape perspective follow:

Objective B4.1.1

A range of living environments is provided for in townships, while maintaining the overall 'spacious' character of Living zones, except within Medium Density areas identified in an Outline Development Plan where a high quality, medium density of development is anticipated.

The proposed plan change has given careful consideration and application of design treatment to such matters as road hierarchy, spatial layout, and existing and proposed green networks to help the retention of the open and spacious rural character. An overall 'spacious' character is likely to be maintained even with the increased density.

Policy B4.1.10

Ensure there is adequate open space in townships to mitigate adverse effects of buildings on the aesthetic and amenity values and "spacious" character.

The plan change includes green corridors and a centralised open green space to retain high levels of public amenity and connectivity, while maintaining aspects of 'spacious' character for residents. The green corridors will promote pedestrian connections to surrounding development, including public spaces, commercial amenities and schools.

Policy B4.1.11

² <https://www.greaterchristchurch.org.nz/assets/Documents/greaterchristchurch/Our-Space-final/Our-Space-2018-2048-WEB-FINAL.pdf>

³ https://www.selwyn.govt.nz/_data/assets/pdf_file/0008/14399/090923-RollestonStructurePlanMap.pdf

⁴ <https://environment.govt.nz/assets/Publications/Files/AA-Gazetted-NPSUD-17.07.2020-pdf.pdf>

Encourage new residential areas to be designed to maintain or enhance the aesthetic values of the township, including (but not limited to):

- *Retaining existing trees, bush, or other natural features on sites; and*
- *Landscaping public places.*

One existing water race running through the site is intended to be removed. The green networks are to be incorporated into the movement network where possible, and overall will be landscaped to a high level of amenity while ensuring an open character is maintained. This also allows for a high level of natural surveillance over the public space and surrounding properties.

Policy B4.2.4

Encourage the retention of natural, cultural, historic, and other features within a subdivision and for allotment boundaries to follow natural or physical features, where it maintains the amenity of an area.

There are no natural, cultural or historic features of note within the Plan Change area.

Policy B4.2.10

Ensure that new residential blocks are small in scale, easily navigable and convenient to public transport services and community infrastructure such as schools, shops, sports fields and medical facilities, particularly for pedestrians and cyclists.

The proposed plan change, though not displaying local roading, promotes the ability for residential blocks to have a north – south aspect and varying between 80 – 120m. This provides block lengths that are small in scale to allow for walkability and easy navigation without overly relying on roading. The use of green networks throughout the site also encourages a high degree of connectivity and permeability within and in/out of the proposal, with focus around connectivity to adjacent developments (specifically Plan Changes 70 and 73). Off-road shared paths further encourage alternative modes of transport such as cycling and walking.

Policy B4.2.12

Ensure that subdivision designs encourage strong, positive connections between allotments and the street and other features, whilst avoiding rear allotments where practical.

Possible future connections to surrounding developments are included in the proposed plan change, helping to foster positive connections to development. Allotments along Selwyn Road avoid direct access onto the road by having the lots face internally, providing for a stronger relationship with the internal streets and allowing Selwyn Road to provide its arterial function.

Policy B4.3.2

In areas outside the Greater Christchurch area, require any land rezoned for new residential or business development to adjoin, along at least one boundary, an existing Living or Business zone in a township, except that low density living environments need not adjoin a boundary provided they are located in a manner that achieves a compact township shape.

The plan change adjoins proposed development on the eastern and northern boundaries, which are currently zoned Inner Plains and Living 3. The proposal creates a compact township shape along Selwyn Road and Dunns Crossing Road.

Policy B4.3.3

Avoid zoning patterns that leave land zoned Rural surrounded on three or more boundaries with land zoned Living or Business.

The proposed plan change adjoins Living 3 Zone to the north. The proposal does not leave rural zoned land on three or more boundaries against living or business zones.

Policy B4.3.6

Encourage townships to expand in a compact shape where practical.

The proposed plan change directly adjoins the existing township on the northern internal boundary and will maintain a logical and compact urban form.

3.4 EFFECTS ON VISUAL AMENITY

The visual context of the receiving environment is considered to be a 1km offset from the edge of the proposed development. This distance has been used due to the receiving environment's flat topography, resulting in views from further away either not being possible or being indiscernible at distance. A series of key viewpoints were selected to show a representative sample of the likely visual effects which could result from the proposal (refer to Appendix 1 for the relevant photos). Viewpoints are generally located on public land, and where possible located as close as possible to existing or proposed residential dwellings. In assessing the potential effect of a proposal, the quality and openness of the view is considered. These were as follows:

- 1) View west from 796 Selwyn Road
- 2) View south from 92 Dunns Crossing Road
- 3) View west from 890 Selwyn Road
- 4) View northeast from 986 Selwyn Road
- 5) View southeast from 113 Edwards Road

In assessing the potential effects on visually sensitive receptors, the key viewpoints outlined above have been used as a reference point where it is considered that the effects are likely to be similar to the viewpoint and for a group of viewers. The viewpoint is a representative view, as close as possible to the view likely to be experienced from a private residence or property but obtained from a public location.

The following table outlines the potential visual effects each Visually Sensitive Receptor might receive. The effects take into account the likely sensitivity of the receptor (based on type), combined with the likely magnitude of effects (a combination of distance from the proposal and degree of change) to determine what the likely residual effects from the proposal will be.

Table 2: Assessment of Effects on Visually Sensitive Receptors

Viewpoint	Visually Sensitive Receptors (VSR)	Distance from Proposal (m)	Type of View (open, partial, screened)	Sensitivity of VSR	Magnitude of Change	Mitigation Measures	Effects after mitigation
1	Vehicle users along Selwyn Road	1200	SCREENED	Low	Negligible	MM3	Indiscernible

	Residents at 796 Selwyn Road	1200	SCREENED	High	Negligible	MM3,	Indiscernible
2	Vehicle users along Dunns Crossing Road	0	OPEN	Low	Low	MM1	Less than Minor
	Pedestrians and cyclists along Dunns Crossing Road	0	OPEN	Medium	Low	MM1, MM2	Less than Minor
3	Vehicle users along Selwyn Road	0	OPEN	Low	Low	MM3	Less than Minor
	Pedestrians and cyclists along Selwyn Road	0	OPEN	Medium	Low	MM3	Less than Minor
4	Vehicle users along Selwyn Road	0	OPEN	Low	Negligible	MM3	Indiscernible
	Residents at 986 and 966 Selwyn Road	0-20	OPEN	High	Low	MM3	Less than Minor
5	Vehicle users along Edwards Road	700	PARTIAL	Low	Negligible	-	Indiscernible
	Residents at 113 Edwards Road	700	PARTIAL	High	Low		Indiscernible

3.4.1 Summary of effects on visual amenity

In terms of visual effects, the proposed development is not seen to generate unexpected levels of effects given the scale of the proposal and the surrounding context.

Effects on nearby residents

The bulk and form of the proposal is consistent with the character of the receiving environment. The greatest adverse effects will be experienced by residents living at 986 and 966 Selwyn Road due to the proposal being located to the east of their boundaries. Given the nature of the dwellings being rural residential, the properties are set back from the boundary and surrounded by mature vegetation and shelterbelts on all sides. Effects are considered Less than Minor due to the distance between the dwellings and the property boundary in conjunction with the screen of vegetation surrounding them.

For residents located at 113 Edwards Road and 796 Selwyn Road effects are considered Indiscernible. As both properties are located more than 500m away from the proposal it is considered that any adverse effects will not be visible from these distances. Land to the east of 113 Edwards Road is zoned Living 3 resulting in development at a higher scale being already anticipated within the wider area, while land to the west of 796 Selwyn Road is under development as Living Z, creating a buffer of anticipated development between the outlined properties and the proposal.

Effects on the streetscape and users

Views of the proposal are generally open from the surrounding roads. Given the scale and character of the proposed development compared with the existing permitted baseline, negligible adverse effects are likely for streetscape users.

4. MITIGATION MEASURES

The following mitigation measures are suggested to either avoid, remedy, or mitigate any potential effects on Urban Design, Landscape Character, Landscape Values and/or Visual Amenity from the proposed Plan Change:

MM1	<p>Create streets which have a high level of amenity, provide for different modal allocation, and allow for an efficient use of land by having a street hierarchy with different road reserve widths depending on their classification. Encourage the use of low impact design techniques including grass swales and detention basins</p> <ul style="list-style-type: none"> • These considerations would be addressed through the detailed design and consenting of any subdivision proposal(s) within the plan change area.
MM2	<p>Create a well-connected walking and cycling network internally and across Dunns Crossing Road which combines with the green network and existing facilities connecting to key destinations (schools, commercial centers, green space), prioritising walking and cycling with a mix of on-road, separate, and off-road facilities to promote active transport modes</p> <ul style="list-style-type: none"> • Key connections are identified on the ODPs and may be supplemented through additional connections provided for at the time of subdivision consent.
MM3	<p>Avoid direct vehicle access onto Selwyn Road for individual properties to allow for a high-quality landscape treatment along this corridor and minimize potential effects on this road users, depending on the road's classification. This could include the following condition of consent. Along Selwyn Road a 3.0m wide landscaping strip adjoining the road boundary of the Plan change area. The landscaping shall include a combination of trees and shrubs. As a minimum, this landscaping strip shall consist of:</p> <ol style="list-style-type: none"> a. Planting of one row of <i>Quercus Palustris</i> at approximately 10m intervals; b. Planting of 'screening' shrub species making up at least 50% of the frontage width of each lot. Species shall at least include: <i>Coprosma repens</i>, <i>Pittosporum</i> 'Sumo', <i>Pseudopanax lessonii</i>, <i>Pittosporum</i> 'Limelight'; and c. Planting of 'specimen' shrub species for the remainder of the landscape strip. Species shall at least include: <i>Brachyglottis</i> 'sunshine', <i>Chionochloa flavicans</i>,

	Spophora molloyi 'Dragons Gold, Magnolia 'Little Gem' and Convolvulus cneorum.
MM4	<p>Provide a quantity of greenspace and facilities appropriate for the future population with green links extending through the plan change area and connecting with adjoining residential and rural areas.</p> <ul style="list-style-type: none"> • This is provided for on the ODP.
MM5	<p>Solid fencing should preferably be restricted to rear and side yards to retain an open character along streets and existing roads or at a minimum front boundary fencing will have restrictions. Side fencing should not extend forward of the front wall closest to the street of a house or would need to be limited in height.</p> <ul style="list-style-type: none"> • This is a matter that would be incorporated into developer covenants that manage and implement specific design outcomes sought within the plan change areas.
MM6	<p>Provide a diversity of house size and lot size to provide choice, with higher density development located close to high amenity areas.</p> <ul style="list-style-type: none"> • This is provided for through the proposed location of Living Z zones, reserves and the corresponding provisions in the District Plan.

5. CONCLUSIONS

In terms of the National Policy Statement: Urban Development, Policy 8, the proposed Plan Change will add significant residential capacity with a proposed density ranging between 12 and 15 hh/Ha. This is higher than the recommended density in the Township objectives and policies for the Living Z zone, but is considered appropriate to meet the outcomes desired by the NPS:UD (2020). Any amenity effects on existing and future residents can be successfully mitigated through the proposed mitigation measures.

In terms of landscape character and values of the area, subject to the mitigation measures proposed, the proposal will result in an acceptable magnitude of change on the existing rural landscape character and values. The existing character of the Plan Change area is highly modified with no significant natural features of note. The partially open character of the site will change to a character which is more compartmentalised into smaller units, but which can be partially mitigated through fencing controls and landscape planting to retain a high level of amenity.

In terms of visual amenity, the adjacent rural properties will experience a change in the openness of views across the space. Adjoining suburban residential properties, current and future, overlooking the Plan Change area will have a mix of open, partial, and screened views of future development. Changes to experience by these residents are considered Low given the character of existing views and surrounding permitted baseline of development.



APPENDIX ONE - LANDSCAPE AND VISUAL IMPACT ASSESSMENT FIGURES

**SKELLERUP SOUTH PLAN CHANGE
FOR ROLLESTON INDUSTRIAL DEVELOPMENTS LIMITED
12 OCTOBER 2021**

REVISION C



SKELLERUP SOUTH PLAN CHANGE

Project no: 2021_220
Document title: LANDSCAPE AND VISUAL IMPACT ASSESSMENT
Revision: C
Date: 12 OCTOBER 2021
Client name: Rolleston Industrial Developments Limited

Author: Sophie Beaumont / David Compton-Moen
File name: \\GOOSE\Storage\4_DCM - Projects\2021_220 Carter Skellerup South PC\3_ Working Files\3_InDesign\2021_220 Carter Skellerup South Plan Change_LVIA.indd

DOCUMENT HISTORY AND STATUS

REVISION	DATE	DESCRIPTION	BY	REVIEW	APPROVED
A	6/10/2021	LVIA Figures	SB	DCM	
B	8/10/2021	Minor Amendments	SB	DCM	
C	12/10/2021	ODP Amendments	SB	DCM	



DCM URBAN DESIGN LIMITED

10/245 St Asaph Street
Christchurch 8011












COPYRIGHT: The concepts and information contained in this document are the property of DCM Urban Design Limited. Use or copying of this document in whole or in part without the written permission of DCM Urban Design Limited constitutes an infringement of copyright.

CONTENTS

A. LANDSCAPE ASSESSMENT

PROPOSAL - OUTLINE DEVELOPMENT PLAN	3
PROPOSAL - DISTRICT PLAN ZONING	4
CONTEXT - DISTRICT PLAN MAP	5
CONTEXT - ROLLESTON FUTURE URBAN FORM	6
CONTEXT - ROLLESTON SOUTH WEST CONNECTIVITY	7
CONTEXT - CHARACTER PHOTOS AND VIEWPOINT LOCATIONS	8
CONTEXT - CHARACTER PHOTOS	9
VP1 - VIEW WEST FROM 796 SELWYN ROAD	10
VP2 - VIEW SOUTH FROM 92 DUNNS CROSSING ROAD	11
VP3 - VIEW WEST FROM 890 SELWYN ROAD	12
VP4 - VIEW NORTHEAST FROM 986 SELWYN ROAD	13
VP5 - VIEW SOUTHEAST FROM 113 EDWARDS ROAD	14

LEGEND

-  Plan Change Boundary
-  Living Z Zone
-  Indicative Primary Road
-  Indicative Secondary Road
-  Indicative Pedestrian / Cycle Path
-  Extent of Dums Crossing Road to be Upgraded
-  Recreation Reserve (size to be determined at time of subdivision)
-  Proposed Pedestrian Crossing
-  Intersection Upgrade (location indicative)
-  Landscape Boundary Treatment
-  Avoid Property Access onto Selwyn Road



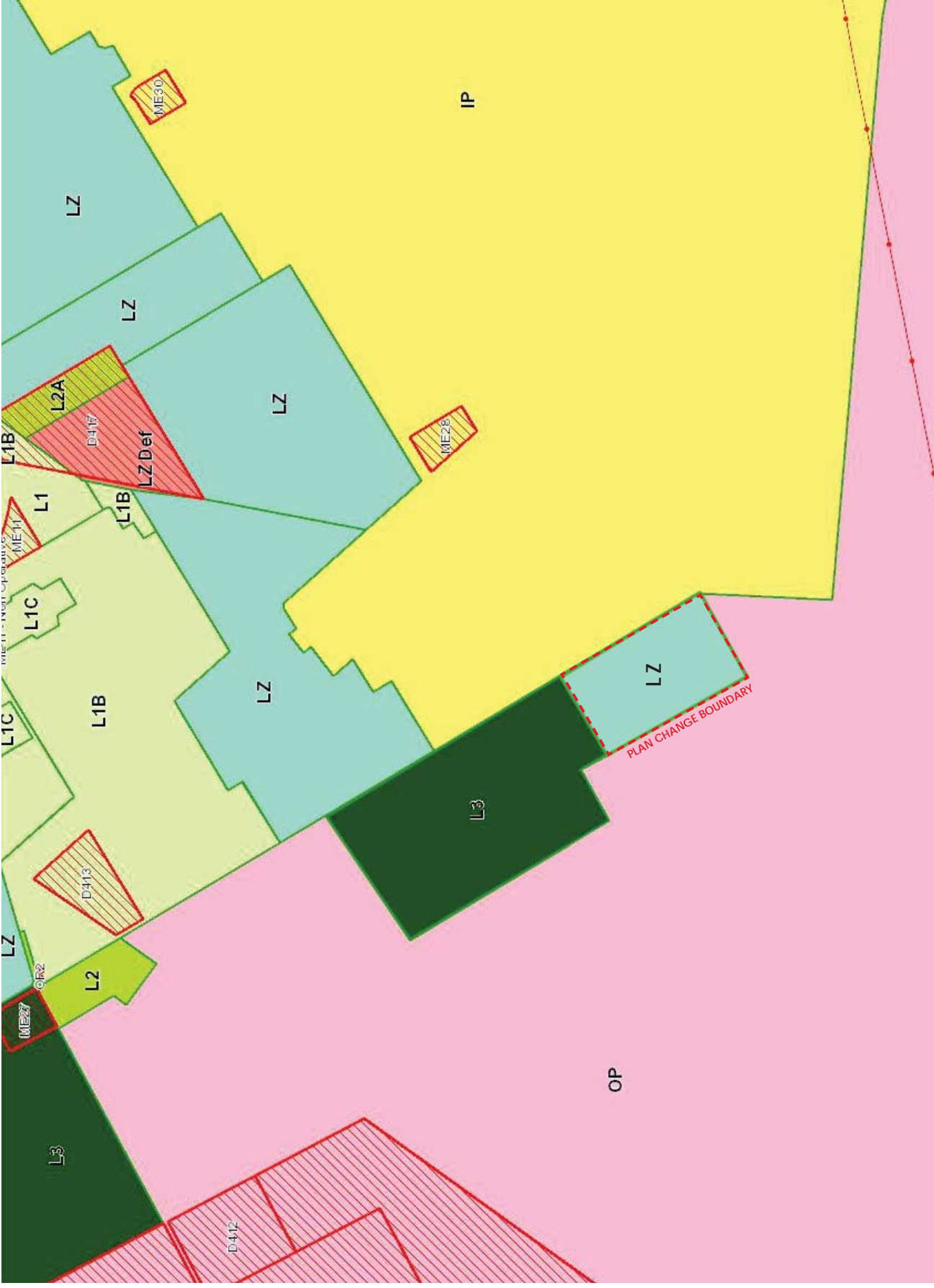
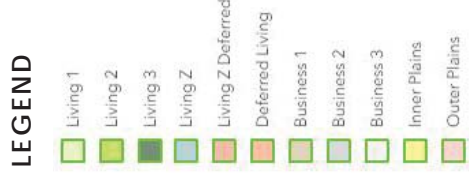
A. OUTLINE DEVELOPMENT PLAN - LIVING Z ZONE - SKELLERUP SOUTH

LANDSCAPE AND VISUAL IMPACT ASSESSMENT

PROPOSAL - OUTLINE DEVELOPMENT PLAN

SKELLERUP SOUTH PLAN CHANGE

LEGEND

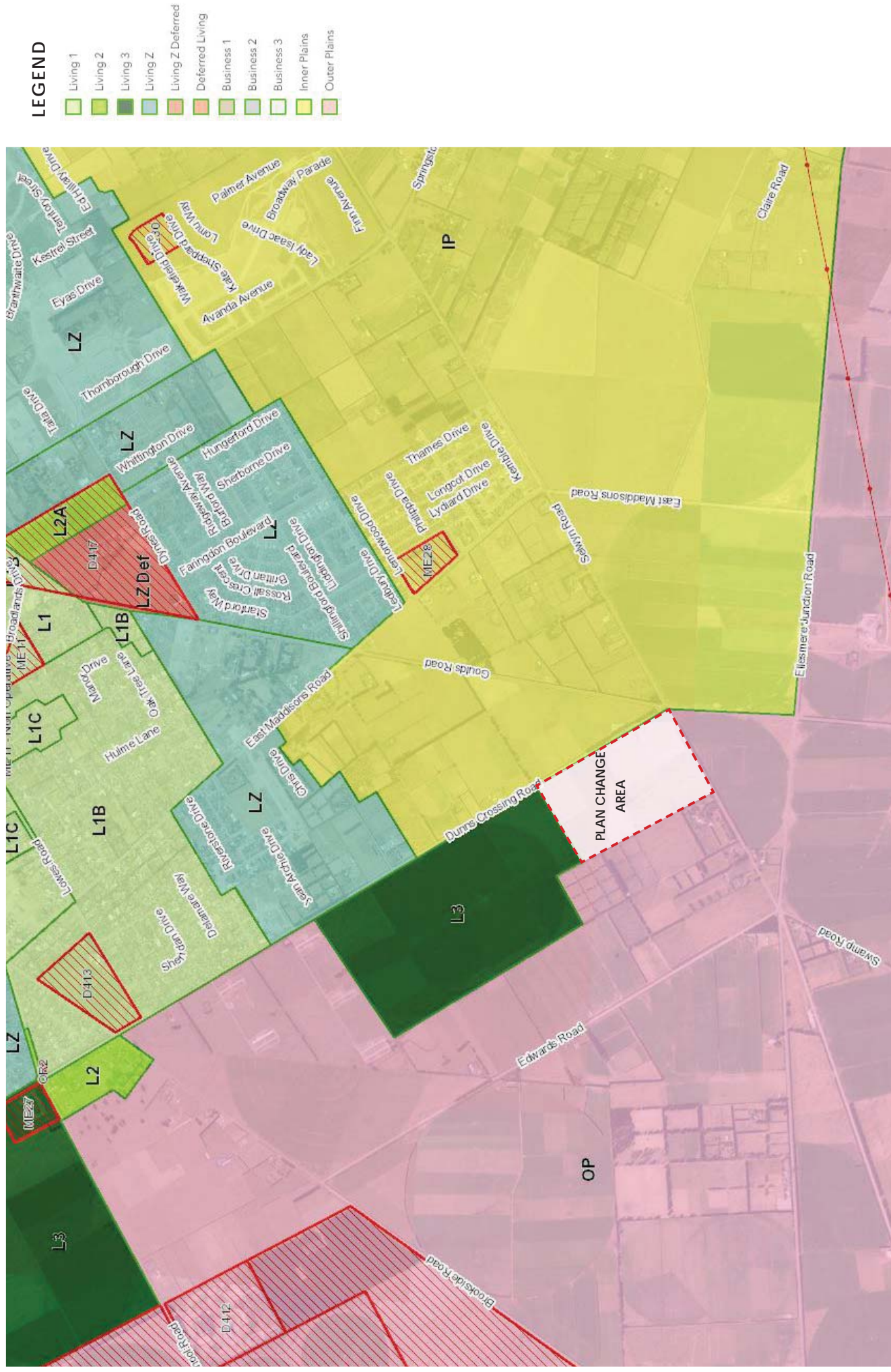


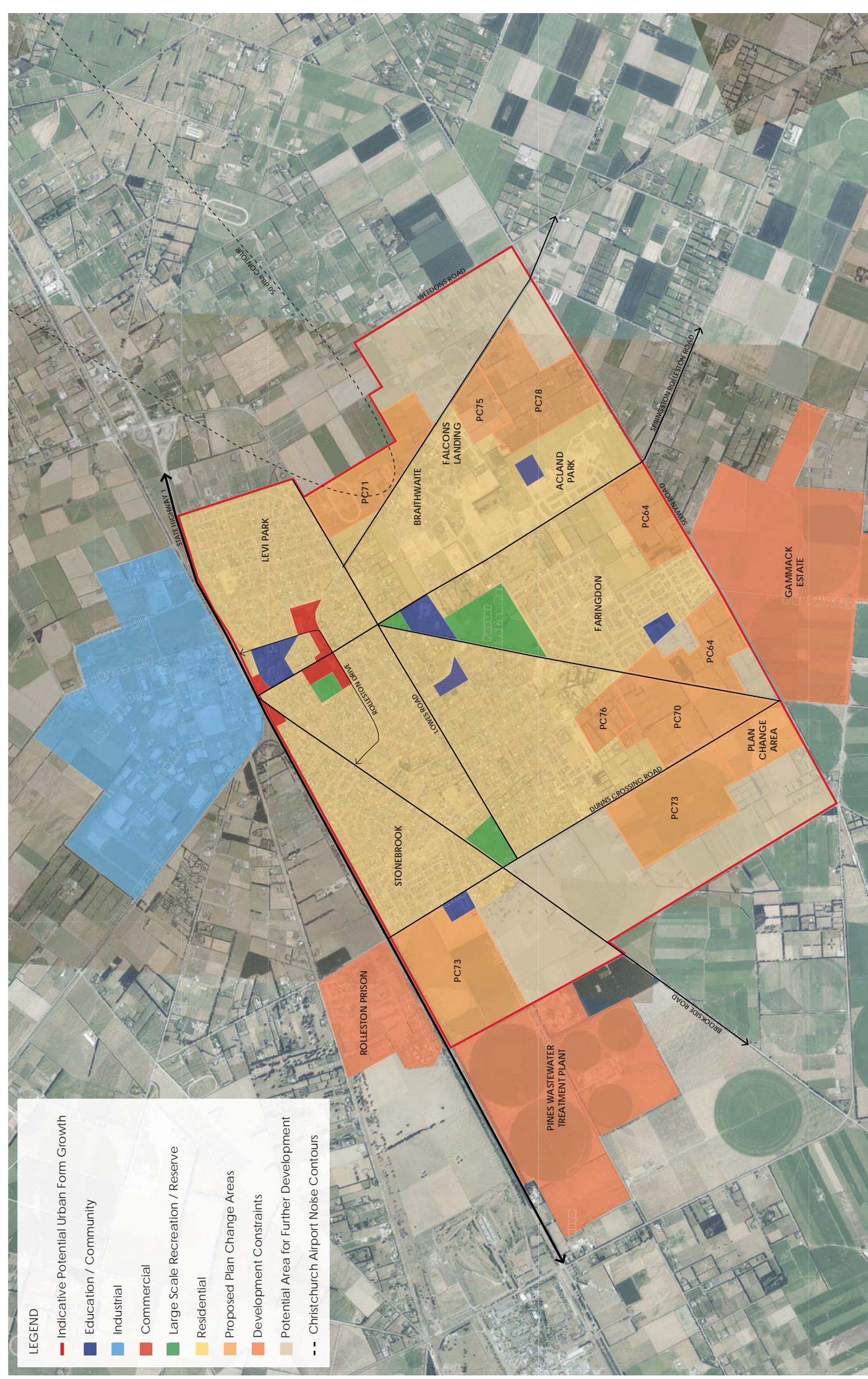
Map / image source: Selwyn District Council

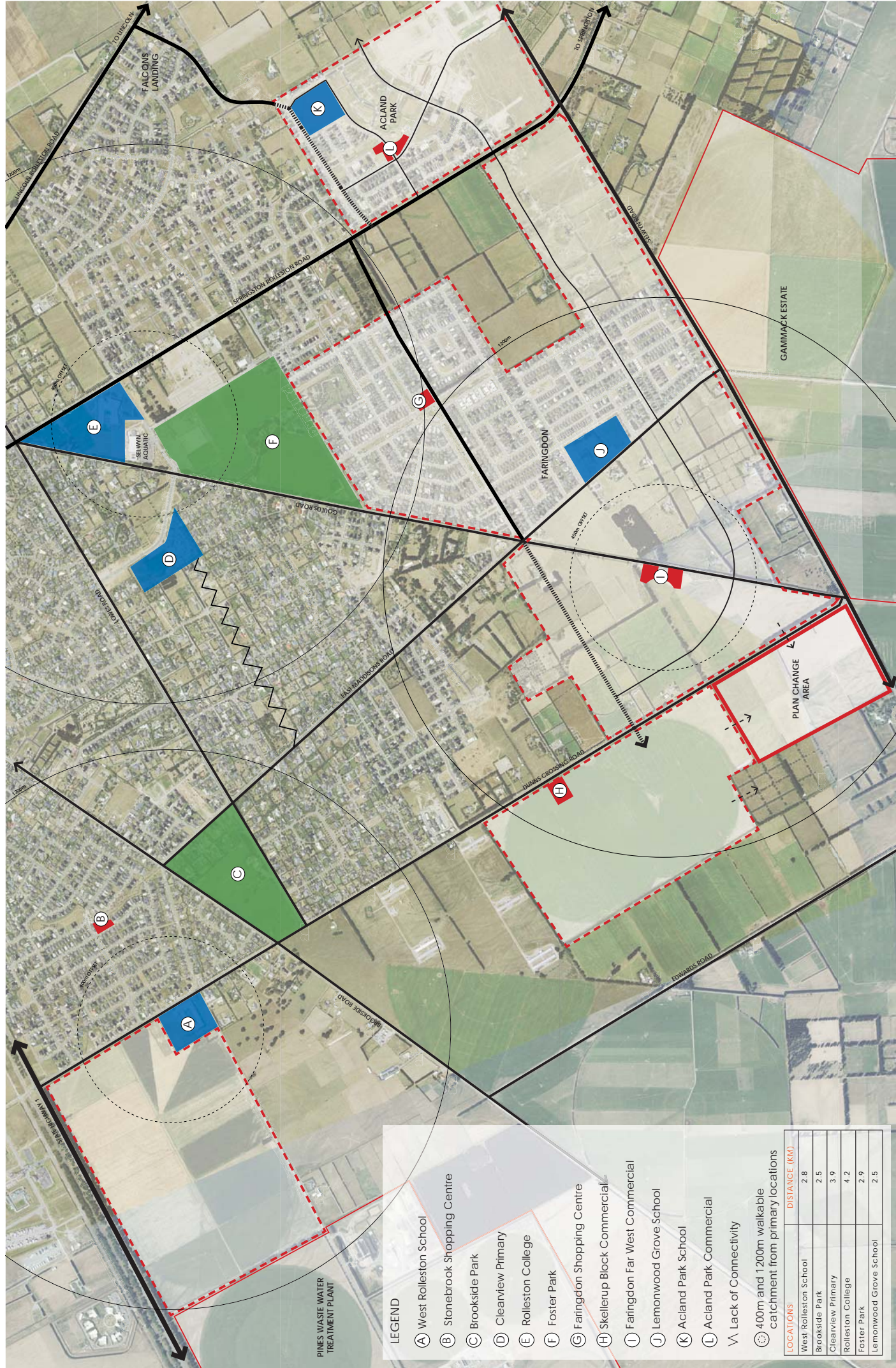
LANDSCAPE AND VISUAL IMPACT ASSESSMENT

PROPOSAL - DISTRICT PLAN ZONING

SKELLERUP SOUTH PLAN CHANGE









A. LOCATION MAP FOR CHARACTER PHOTOS AND KEY VIEWPOINTS



A Residential Development - Existing housing within Faringdon is predominantly single storey, 3-4 bedrooms with a double garage on lots typically ranging from 270m² to 800m². There are a variety of materials, colours and forms present throughout the development.



B Land Use - Approximately 50ha of rural land is being developed as an extension of Faringdon South West to the north of Selwyn Road. Development will be consistent with the existing Faringdon subdivision.



C Rural Residential - Properties are typically screened by mature vegetation and are setback from the roadside. Housing changes between single and double storey and has a variety of colours and styles present. Vegetation around the dwellings is predominantly exotic and is sporadically clustered.



D Rural Roading - Edwards Road is a typical narrow gravel road, consistent with other rural roads throughout the wider area. The road runs between Selwyn Road and Brookside Road and has low levels of vehicle use.



A. IMAGE LOCATION

APPROXIMATE PROPOSAL LOCATION (not visible)



LANDSCAPE AND VISUAL IMPACT ASSESSMENT

VP1 - VIEW WEST FROM 796 SELWYN ROAD

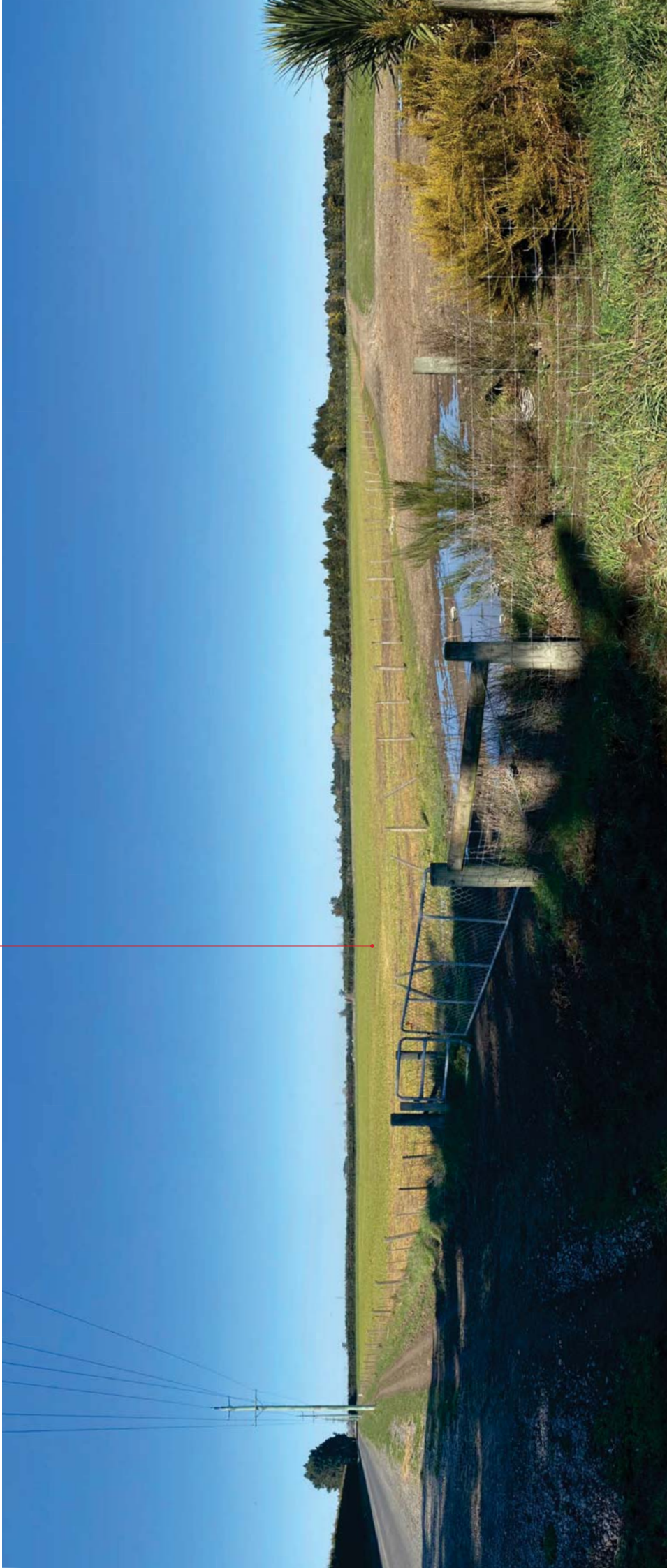
SKELLERUP SOUTH PLAN CHANGE

Image captured on Sony A6000
Focal length of 50mm
Date: 3rd September 2021 at 9:51 am
Height of 1.7 metres
Photos merged in Photoshop CS to create panorama



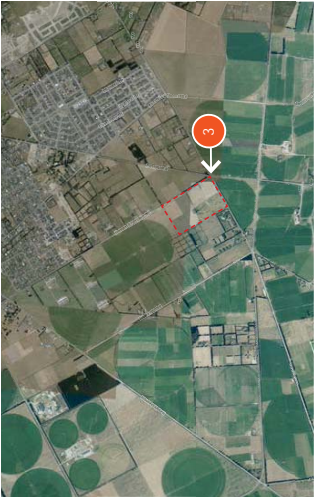
A. IMAGE LOCATION

APPROXIMATE PROPOSAL LOCATION



LANDSCAPE AND VISUAL IMPACT ASSESSMENT
VP2 - VIEW SOUTH FROM 92 DUNNS CROSSING ROAD
SKELLERUP SOUTH PLAN CHANGE

Image captured on Sony A6000
Focal length of 50mm
Date: 3rd September 2021 at 10:17 am
Height of 1.7 metres
Photos merged in Photoshop CS to create panorama



A. IMAGE LOCATION

APPROXIMATE PROPOSAL LOCATION



LANDSCAPE AND VISUAL IMPACT ASSESSMENT

VP3 - VIEW WEST FROM 890 SELWYN ROAD

SKELLERUP SOUTH PLAN CHANGE

Image captured on Sony A6000
Focal length of 50mm
Date: 3rd September 2021 at 9:58 am
Height of 1.7 metres
Photos merged in Photoshop CS to create panorama



A. IMAGE LOCATION

APPROXIMATE PROPOSAL LOCATION



LANDSCAPE AND VISUAL IMPACT ASSESSMENT

VP4 - VIEW NORTHEAST FROM 986 SELWYN ROAD

SKELLERUP SOUTH PLAN CHANGE

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



A. IMAGE LOCATION

APPROXIMATE PROPOSAL LOCATION (not visible)



LANDSCAPE AND VISUAL IMPACT ASSESSMENT

VP5 - VIEW SOUTHEAST FROM 113 EDWARDS ROAD

SKELLERUP SOUTH PLAN CHANGE

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