

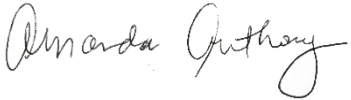



Leeston Industrial

Landscape and Urban Design Assessment
Prepared for Selwyn District Council

15 January 2020



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Appendices

Appendix 1: Landscape Assessment Methodology

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1.0 Introduction

Boffa Miskell Limited (BML) have been engaged by Selwyn District Council (SDC) to undertake a Landscape and Urban Design Assessment to explore the merits and effects of extending the Business 2 (Industrial) Zone (B2) in the south-eastern part of the Leeston Township. The area under investigation is bordered by Volckman Road to the north, open pasture and rural land to the east, industrial development to the south and Station Street/Leeston Road to the west. This area is referred to as the 'Site' throughout this report.

This report will assist SDC with regards to the potential re-zoning of land, which will form part of the review of the current District Plan.

2.0 Assessment Methodology

While there is no universally accepted method for Landscape and Urban Design assessments, best practice combines both technical and evaluative components and is tailored to suit the nature of the project and its context including the framework of the governing legislation. With regard to the Urban Design components of this assessment, in the absence of defined assessment matters within the existing B2 and Outer Rural Plains zones, the analysis will draw upon the Urban Design Protocol and general themes within the Selwyn District Council Commercial Design Guide (2011). A detailed methodology for the landscape and visual assessment is outlined within **Appendix 1**. For the purposes of efficiency and robustness, a joint Landscape and Urban Design assessment has been prepared, this combined assessment will be set out as follows:

Description of Proposal. The proposal is described in terms of the Site's location, layout, access, landscaping and streetscape amenity.

Description of Existing Landscape. The existing landscape is described in terms of the current landscape's landform, land cover and land use.

Statutory Planning Context The proposal is described in terms of its operative planning context, and those changes recommended to it as part of the wider Selwyn District Plan review process.

Assessment of Effects

The assessment includes the identification and evaluation of the potential effects of extending the Business 2 (Industrial) Zone to the south-east of the Leeston Township on landscape and visual amenity within the statutory context. **Appendix 1** contains a scale of effects for determining the significance of landscape and visual effects, which has been applied in this assessment.

The effects covered in this assessment, include those that can occur in relation to physical features, viewing audiences and visual amenity and/or on the **Site's** contribution to the existing landscape character and amenity values, as follows:

- **Visual effects** relate to the changes that arise in the composition of available views as a result of changes to the landscape, to people's responses to the changes, and to the overall effects with respect to visual amenity.

- **Landscape character and amenity effects** derive from changes in the physical landscape, which may give rise to changes in its character and how this is experienced. This may in turn affect the perceived value ascribed to the landscape.
- **Urban Design effects** will be assessed using a combination of the 7C's from the Urban Design Protocol and general outcomes sought by the SDC Commercial Design Guide (2011). Observations from the existing adjacent B2 zone and site-specific characteristics will be used in conjunction with one another to deduce likely design outcomes and their effects from the proposed rezoning.

Recommendations: The recommendations are described as a way to address potential Urban Design, visual or other landscape effects associated with the proposal beyond those identified in the operative SDC provisions for Business 2 zoned land, or in any recommended amendments to those provisions identified as part of the wider Selwyn District Plan review process, in regard to the Leeston Township.

3.0 The Proposal

SDC have proposed extending the B2 zoned land adjacent to the township of Leeston. The land is currently zoned rural. Through the Ellesmere Area Plan 2031, a Leeston Township Growth Strategy was developed, which identified a preferred area of land south-east of the township as having potential to be zoned Business 2 (Industrial). This preferred area is referred to in this report as the Site and would essentially be an extension of the existing B2 zone in Leeston. The Site is referred to 'LEE 3' in **Figure 1** below. Although the preferred site outlined in the Ellesmere Area Plan generally provides the basis for this assessment, this boundary is treated as indicative only, with this and other assessments providing the basis for determining the ultimate shape and size of the proposed area to change. An Outline Development Plan will be prepared alongside this assessment that considers and responds to the recommendations.



Figure 1: Leeston Preferred Future Development Areas, Ellesmere Area Plan 2031 p27.

3.1 Site Visit and Photographic Record

Two Site visits were undertaken on 18 January and 26th February 2019. The Site visits were used to appraise the Site's characteristics as well as to establish the viewing catchment and available viewing audiences for the proposal. As part of the Site visits, the authors of this report also visited B2/B2A zoned land adjacent to Rolleston, to gauge an understanding of the existing characteristics of industrial-zoned land. A visit to the broader surrounding landscape was also undertaken. During the Site visit, photographs were taken from the surrounding area as representative of the wider public and private viewing audiences.

4.0 Existing Environment

4.1 Context

The Site is located on the south eastern edge of the Leeston township, which itself is a small rural township within the predominantly flat and rural south Canterbury landscape.

The area surrounding the Site is contained within the Outer Plains Rural Zone and the Leeston Township Zone within the Operative District Plan. To the north-east, the Site borders a dog park and the plains landscape which is characterised as flat, open and expansive with little topographical relief. The land cover and land use comprise a mosaic of rectilinear low fenced agricultural paddocks, occasional lines of shelterbelts and irrigation pivots.

The main entry and gateway into the township of Leeston is from Leeston Road located north of the Site. This entry point is framed by rural land and native planting amongst areas of lawn, with the appearance

of numerous buildings framing the road as it continues into Leeston. This indicates a change from a rural landscape to a rural town which eventually leads into the town centre of Leeston.

To the south, the Site borders an access road to the wastewater treatment ponds and the existing B2 Zone. This B2 Zone is long-established with a range of industries and trade suppliers servicing the wider rural hinterland. The B2 Zone frontage to Station Street is of variable quality with buildings generally setback from the street with a mix of landscaping, outdoor storage, parking and fencing, along with several newer trade supply businesses.¹

Along Station Street to the west, existing residential dwellings and yet to be developed residential zoned land borders the Site. It is anticipated this land will be developed and would be similar in character with existing residential dwellings located in the nearby area. These can be characterised as mostly single-story dwellings with mature vegetation and timber fencing along the property boundaries.

4.2 Site Location and Character

The Site is bordered by Volckman Road to the north, pasture to the east, industrial development to the south and Station Street/Leeston Road to the west. The Site has a reasonably flat topography with open expansive views out to the surrounding plains landscape, adjacent residential zoned land and the northern entry into the township of Leeston.

The Site has varied uses ranging from plantation forestry in the lower portion, pasture in the centre and industrial activities in the upper portion. The industrial activities consist of a farm machinery business and automotive related businesses.

A strip of native planting borders the Site's western boundary at the corner of Volckman Road, Leeston Road and Station Street. Street trees line the frontage of the Site along Station Street, which provide amenity to the street. The undeveloped part of the Site is covered in high producing pasture, a shelterbelt and a hedgerow.

Overall, the majority of the Site is undeveloped and provides a rural backdrop to the entry of the Leeston township.

4.3 Baseline Visual Context and Viewing Audiences

An appraisal of the extent and degree to which the Site is visible from the surrounding landscape was undertaken as part of the Site visit. The degree of visibility ranges from partial and no views to open views of the Site. Partial views are described as a view where part of the Site is visible, i.e. where intervening trees or structures filter views of the Site, or in a distant view, where the Site is perceived as a small part of the broader view. Open views are described as a clear view of a significant proportion of the Site within the wider landscape. No views indicate landscape features blocking views.

A number of Site photographs have been taken to illustrate the Site's existing visibility. The visual catchment was determined by where the Site is potentially visible from. The visual catchment of the Site includes the northern portion of Station Street, Leeston Road between Manse Road and Volckman Road, the western end of Volckman Road and Beethams Road.

The viewing audience consists primarily of motorists travelling along the adjacent roads who experience a transitory view while travelling past the Site. In addition to motorists, one residential dwelling on Station Street overlooks the Site. Several residential dwellings on Leeston Road will also have views into

¹ Planz Consultants, District Plan Review Selwyn District Council, BS002 – Business Interface, July 2017, page 13

the Site from within their fenced properties. Vacant, subdivided land and residentially-zoned land north of Station Street will eventually be developed into residential dwellings which will result in a residential interface rather than an open paddock.

Site Context Photograph 1 illustrates a view from the corner of Leeston and Station Roads overlooking the Site in a south-easterly direction. This open view of the Site extends from the existing industrial developments (red building) on the left to the plantation forestry on the right. Street trees line the Station Road frontage of the Site as illustrated on the right.



Site Context Photograph 1

Site Context Photograph 2 illustrates a view from Volckman Road overlooking the Site in a southerly direction. This open view illustrates a grassy paddock in the foreground and plantation forestry in the background.



Site Context Photograph 2

Site Context Photograph 3 illustrates a view from Leeston Road overlooking the northern boundary of the Site where it borders a paddock. This photograph is looking in a southerly direction towards the Site and illustrates an open view of existing industrial development within the Rural Zone.



Site Context Photograph 3

Site Context Photograph 4 illustrates an open view, taken from Beethams Road overlooking the Site in a north-westerly direction. The Site is in the midground between the plantation forestry on the left and the red building on the right.



Site Context Photograph 4

Site Context Photograph 5 illustrates an open view from the corner of Station Street and Cunningham Street overlooking the Site in an easterly direction. Plantation forestry is located at the southern end of the Site as seen in the photograph below which provides a partial view into the Site. This boundary interfaces with existing industrial development.



Site Context Photograph 5

Overall, the Site is reasonably well contained on the south-eastern outskirts of the Leeston township. This is emphasised by adjacent shelterbelts and trees in the landscape. The relatively flat topography also assists in visually containing the Site.

5.0 Statutory Planning Context

The planning context for the Site is provided below:

5.1 Operative Selwyn District Council Plan

The Site is currently located within the **Outer Plains Rural Zone** in the Operative District Plan. This assessment relates to rezoning the Site to **Business 2/Industrial**.

Within the Operative Selwyn District Plan, the following key interface-related provisions for the Business 2 Zone are as follows²:

- Landscaping: The area between any principal building and the road boundary is to be landscaped (rule 16.1.1), with additional landscaping requirements in Rolleston and Lincoln;
- Heights: Limited to 15m for buildings and 25m for structures (rule 16.6 and Tables C16.1 and 16.2);
- Recession Planes: Buildings to comply with residential recession planes along internal boundaries with Living or Rural Zones (rule 16.7.1);
- Setback: Buildings are to be setback 2m from both road and internal boundaries (where adjoining a Living Zone) in the B2 Zone; 10m for road and Rural Zone boundaries in the B2A Zone, and 5m for road, 3m for Rural, and 50m for Living Zone boundaries in the B2B Zone (rules 16.7.2.6-8);
- Glare - light spill must be less than 3 lux on to any part of an adjoining Living Zone or within notional boundary of dwelling within rural zone;
- Outdoor storage areas - are to be screened from roads and internal boundaries by a fence, wall or vegetation of at least 1.8 m in height.
- Activity controls:
 - Controls on any activity that requires an offensive trade license issued under the Health Act 1956. Within the B2A Zone there are additional controls on a specified list of industrial processes/activities that have the potential to generate amenity-related effects, either as a controlled or fully discretionary activity (rule 13.1 and associated sub-clauses).
 - Activity controls in the B2 and B2A Zones manage the establishment of sensitive activities within these zones, including non-custodial residential units, visitor accommodation, and hospitality.

Currently the Operative District Plan does not have requirements for landscaping of the internal boundaries adjoining a Residential Zone or on the road boundary.

5.2 Selwyn District Plan Review

The proposed rezoning of the Site is occurring as part of the overall review of the Selwyn District Plan, which will culminate in the notification of a new proposed Selwyn District Plan. As part of this review, the Council commissioned a review of the effectiveness of the operative District Plan provisions in managing the interface between business zones and more sensitive residential and rural zones.³ The findings of this review have been included in the preferred option adopted by the District Plan Committee⁴, which is understood will form the basis of the provisions applied to the current Business 2 Zone under the proposed Selwyn District Plan. Therefore, the changes recommended through this wider review process, have been taken into account.

² SDC, Preferred Option Report to DPC for Preferred Option Report for Interfaces with Non-Business Zones and Achievement of Urban Design Best Practice in Town Centres, page 7-8.

³ Planz Consultants, District Plan Review Selwyn District Council, BS002 – Business Interface, July 2017.

⁴ Selwyn District Council, Preferred Option Report to DPC for Interfaces with Non-Business Zones and Achievement of Urban Design Best Practice in Town Centres (BS203), dated July 2018.

6.0 Assessment of Effects

6.1 Landscape and Visual Impact

Landscape and visual impacts result from natural or induced change in the components, character or quality of the landscape. Usually these are the result of landform or vegetation modification or the introduction of new structures, facilities or activities. All these impacts are assessed to determine their effects on landscape character and quality, amenity as well as on public and private views. The full methodology is outlined within **Appendix 1**.

The assessment of potential effects is based on a combination of the landscape's sensitivity and visibility and the nature and scale of the development proposal. Particular effects considered relate to the following:

- Landscape character effects;
- Visual amenity effects.

The principal elements of the proposed re-zoning that will give rise to landscape and visual effects are the size, height, spatial distribution and visual bulk of proposed buildings in addition to their setbacks from the main viewing areas and the way in which they are seen within the wider landscape context.

6.2 Landscape Character Effects

The Site is located within the Outer Plains Rural Zone on the south-east edge of the Leeston township. While a majority of the Site is currently rural in character the northern portion of it has already been developed for semi-industrial appearing purposes. The type of development likely to result from an industrial zone will change the character of the remaining rural part of the Site specifically along the Station Street interface between Volckman Road and Cunningham Street. Along this interface, a residential zone is located on the northern side of Station Street. This is considered to be the most sensitive interface along the Site's boundary, as this part also acts as the main northern entry into the Leeston township. Existing street trees provide a level of amenity along the Station Street frontage as does the reserve associated with the 'Welcome to Leeston' sign located at the corner of Leeston Road and Station Street.

However, the Station Street road frontage, as it relates to existing industrial-zoned land, varies along its length. This variety is likely to be around the age of the zoned land (i.e. particular properties haven't been redeveloped in recent times), and more recently developed land, where building setbacks and landscape treatments have been implemented. Below are two examples of differing road frontages along Station Street within two hundred metres of each other.



The northern and eastern boundaries of the Site interface with the Outer Plains Rural Zone which is currently pasture. Introducing built form along this rural boundary will change the character of this landscape. The changes along this boundary will need to be managed appropriately to ensure a consistent character with similar, recently developed B2 zoned land is maintained. Boundary treatment, notably vegetation screening, will help form the edge between the proposed Site and the rural zone.

Currently, the central and lower portion of the Site are free of buildings and structures however the proposed B2 Zone will introduce buildings and structures into this landscape.

Building size within industrial zoned land in Leeston is reasonably modest, and typically smaller in size and bulk than those industrial areas in Rolleston. Building height will need to be managed appropriately to ensure it remains in character with the adjacent industrial zone. Any building will need to be similar in scale to other industrial buildings in Leeston, respecting the smaller scale and rural nature of the township is different to the larger industrial area at Rolleston. Typically, buildings in Leeston are 6-10 metres in height, and any new buildings should be within this height threshold.

Proposed landscape measures have been recommended in **Section 7** to manage and mitigate any adverse effects on the landscape character and the interfaces with non-business zones. Overall, the landscape character effects are considered to be low.

6.3 Visual Amenity Effects

Visual amenity effects of proposals are influenced by a number of factors, including the nature of the proposal, the visual absorption capability (i.e. the Site / locality's ability to visually absorb change) and the character of the Site and the surrounding area. Visual amenity effects are also dependent on the distance between the viewer and the proposal, the complexity of the intervening landscape and the nature of the view.

As mentioned in Section 3.3, the Site is visible from the roads that surround its boundaries to the north and west in addition to Beethams Road to the south-east. A majority of the views are open with only one partial view into the Site from the corner of Station and Cunningham Streets.

The Site is flat with limited topographical relief, allowing for reasonably open views to be curtailed effectively by well-located planting. Given the level character of the Site, planting, notably trees, and enabling space for landscape strips and shelterbelts, can provide adequate screening to reasonably-sized buildings and can foreshorten views of the broader landscape. Amenity planting can also provide amenity along more sensitive boundary/road interfaces.

The most visually sensitive interface will be the interface with housing on Station Road, along with the road corridors of Station Street and part of Volckman Road and Cunningham Street. The treatment along this interface is important to maintain and manage. It is suggested that an appropriate level of landscape treatment occur along this interface and includes building setbacks. This will assist in integrating industrial activities into this part of the township.

The existing street trees along Station Street (outside of the Site's boundary) are recommended to be retained to ensure the streetscape retains its character and amenity for the adjacent residential properties and entry into Leeston. It is considered that overall, any anticipated visual amenity effects can be managed through adequate landscape and set-back provisions along the road frontage. Further recommendations are provided in Section 7.

6.4 Urban Design Effects

The following section provides an analysis of the Urban Design effects of the proposed rezoning of the Site from Outer Plains Rural to Business 2. As noted the assessment methodology, in the absence of a comprehensive set of Urban Design provisions within the current Business 2 or Outer Plains Rural zones, this assessment will use a combination of Urban Design best practice, drawn from the Urban Design Protocol, and the SDC Commercial Design Guidelines (2011). Although the Commercial Design Guidelines are not statutory considerations and are also not an exact fit for the Business 2 zone, the design principles provide a sound basis for ensuring that future development contributes to creating an attractive, lively and viable town, whilst also managing the interface neighbouring activities.

Context

As noted, the Site in question sits to eastern bounds of the Leeston township at the intersection of Volckman Road, Station Street and Leeston Road. It is adjacent to the an established B2 area which comprises a range of industries and trade suppliers. The southern boundary is characterised by shelterbelts and outdoor storage areas adjacent to farmland.

The existing Business 2 frontage which runs the length of the southern side of Station Street, is of variable quality with buildings generally setback from the street with a mix of landscaping, outdoor storage, parking and fencing at the street interface. Amongst the more established B2 activities are several newer trade supply businesses which have more formal and landscaped street interfaces that provide access to car parking areas to the front of the buildings. In terms of other activities, the site is immediately opposite a triangular tract of land that is zoned for residential, however is currently undeveloped.

The proposed rezoning of the land would continue industrial development along the south side of the Station Road corridor, terminating at Volckman Road, in essence infilling a section of rural land between two existing areas of industrial activity. While the built outcomes are yet to be established, is it anticipated that the activities would be somewhat similar in nature to that of the more recently developed B2 zoned activities, although as described later in this assessment, the unique shape and profile of the Site may result in different building outcomes and access arrangements.

Although the streets adjacent to the Site are typically low volume the area is considered a relatively car-oriented environment. As is it to be expected in such a peripheral location to the centre, there is limited pedestrian activity beyond that which would be typically associated with the day-to-day operations of the businesses and the adjacent low density residential.

Given its location at the intersection of a number of key streets at the entry into the Leeston urban area, the Site has a relatively prominent profile on the approach from Leeston Road into the town. Careful consideration needs to be given to the role, inadvertent or otherwise, that the Site may play as a gateway into the town. While there is likely to be clear differentiation between the character and nature of building within the B2 zoned land compared to that of the town centre, it is important that the intensity and appearance of the building form maintains the gradual transition from a rural to an urban setting that currently characterises the edges of the Leeston Township. With the township currently being characterised by lower density and spacious built form at its edges with a more compact core, the presence of more intensive and or larger format built form on the approach along Leeston Road may

significantly alter the arrival experience and potentially create a less intuitive and less legible environment at the expense of the town centre.

Site location and shape

In determining the area for which to conduct this assessment, the future development area outlined in the Ellesmere Area Plan has been used as a starting point. The Action Plan outlined two principal advantages within underpinned the selection of this site for rezoning:

- This area is relatively contiguous to the existing Business 2 zone, provides for a compact urban form and utilises land that is in part already used for Business 2 purposes.
- The area is in relatively close proximity to the existing town centre and has good access to the wider transport network

While the factors outlined above are relatively sound in principle, the application of them and actual effects are likely to give rise to questions regarding the extent of land to be rezoned. Taking the factors outlined above alone, in the absence of a pre-defined floorspace requirement, there are likely to be a number of variations of site boundaries that could potentially result. All of these potential boundaries would generally revolve around continuing the existing B2 zoned land along the Station Street corridor and terminating at Volckman Road to connect with the existing wedge of industrial activity to the east of the Volckman/ Leeston Road intersection. This approach could arbitrarily bisect a large tract of land that sits in a single ownership, therefore it is important to consider the depth of the site to be rezoned, and more specifically how far into the Site the rezoned land would extend to the south. As the landscape effects are likely to be limited to the immediate receiving environment to the north, it will be difficult to determine the extent based on effects alone. However, in terms of Urban Design best practice, a preferable approach would be to minimise the sprawl of development into rural land, with the rezoned land limited to a corridor of a similar depth to that of the existing B2 zone along Station Street. This would address the two factors outlined in the Ellesmere Area Plan, without unnecessarily expanding the township into the hinterland. It should be noted that the need to provide an access road to the rear of the site, as discussed later in this assessment, may result in the depth of the built area increasing to ensure the investment and efficiency of the access road is maximised. Further detail of the extent is provided within the Outline Development Plan.

Urban Form and Built Outcomes

The urban and built form of Leeston township is relatively compact and low rise. The quality and character of building form in the immediate vicinity of the Site is variable, particularly along Station Street. The existing residential development along the north side of Station Street is typically single story standalone houses, with sporadic examples of non-residential uses, rear lot and two storey dwellings. The established B2 zone on the south side of Station Street exhibits high levels of variation in terms of quality, architectural style and form. The building form is predominantly warehouse or large format type development that is the equivalent to two to three residential storeys (6-10m). While the existing B2 rules allow for a height of up to 15m, as evidenced by the development that has occurred to date, there has been limited desire or need to develop to this height. The conservative approach to height is likely to be a consequence of the nature of activities occurring in the zone, as well as the limited land pressure to “stack” uses.

The existing building heights combined with the width of the street and building setbacks has allowed for a relatively comfortable transition from single storey residential through to industrial uses across Station Street. While the height transition is comfortable, the disparity in quality and amenity in some areas is relatively stark, from relatively manicured residential gardens on one side of the street, to the more ramshackle and ill-defined boundaries of industrial uses on the other.

As described later in the assessment, unlike much of the existing activities along Station Street, direct access to driveways will not be possible for the bulk of the site, due to the proximity to nearby intersections. As such a service or access road will likely be required to the rear (south east) of the Site. In terms of built form outcomes, although the specifics of the eventual activities are yet to be determined, it is likely that the general layout will differ from that of the existing activities along Station Street, which usually have car parking and service areas tied in with the driveways to the front. It is likely that car parking will be sited away from Station Street in association with the access road. Should this be the case, this may result in the eventual building form being closer to the Station Street boundary and therefore closer to the adjacent residential zone on the north side of Station Street.

Therefore, it would not be advisable to use the existing B2 activities as a template for anticipated built form outcomes on the proposed site. The size, location, access limitations and singular ownership of the Site are such that potential built form outcomes are likely to differ significantly from established uses, such as being closer to the street, and potentially of a larger format. As such, to avoid the risks of the proposed rezoned land resulting in development that is at odds with the anticipated character and amenity of the undeveloped residential land opposite and in line with the character of the established B2 uses and edge of town location, controls will be needed to manage issues relating to interfaces, bulk and location.

Character and Appearance

The approach to buildings within the B2 zone varies depending on the nature and age of the development parcel and associated activity. In the context of Station Street, structures and buildings are sited at a range of locations within each of the land parcels, although more recent development has typically been set well within the site to enable car parking and service areas to be positioned along the street. While this reduces the dominance of the built form on the adjacent predominantly single storey residential, the outcome is often a lack of containment of the street, disengagement between the building interface and the street and an increased sense of the environment being car dominated. Equally, the placement of the car parking and servicing to the front has the potential to create more efficient use of land by reducing on site circulation, more legible and accessible site car parking and servicing, and a more gradual transition in building height between the residential and industrial uses across Station Street.

As noted there is significant variation across the existing B2 zone in terms of character, scale, form and activity, this is driven in part by the incremental development of the industrial area. Unlike the more recent industrial developments within the District, the older stock of industrial exhibit a much more organic form with frequent variation in the setback and form of the buildings along the street. This approach, although somewhat unintentional, assists in reducing the dominance of the B2 zone on the adjacent residential development. While a more formal and standardised approach to development could potentially result in a more consistent character for the zone, it may also produce an overly repetitive and rigid outcome that is at odds with the more personalised and human scale characteristic of the residential zone.

Retaining variation in the setback akin to that of the older stock by way of plan provisions is likely to be difficult. Recent developments in the B2 zone have taken a more standardised, larger format approach

that is reflective of their operational and functional requirements, compared to the slightly more ad hoc format of the established B2 industrial uses which have incrementally developed over time. Ultimately the building format and architectural aesthetic that will be developed on the rezoned land will likely result in a range of outcomes that will principally be driven by the functional requirements of activities and subsequently by the constraints and opportunities of the Site. As evidenced by the more recent activities that have emerged in the B2 zone, this is likely to be a more standardised approach which has greater similarities to development within modern trade and business parks, rather than the more organic agricultural industrial activities that preceded recent trade and supplier developments.

Interface and Amenity

Amenity along Station Street is considerably varied. Some of the more established activities have ill-defined boundaries and limited landscape screening to the street, particularly in comparison to the adjacent residential which is relatively formal and presents relatively well to the street. This is reinforced by the nature of the activity, which in places has resulted in portions of Station Street essentially becoming a service corridor, particularly where industrial uses have minimal activities that are able to engage with the street or multiple frontages to address.

The incremental establishment of the Business 2 zone over a long time span has resulted in a somewhat haphazard street interface with significant variation along its length. As described in the previous section, putting aside issues relating to quality of the built structures and landscaped areas, there are some positive attributes that are associated with the variation exhibited in the older stock development. The informality resulting from the more established yard-based development could potentially be considered an extension of the rural farmland character, particularly in comparison to the newer, more rigid developments. This older, more organic building forms, although lower amenity in terms of quality of the building stock and landscaped areas, provides a more gradual and porous transition into the rural environment beyond the township compared to larger footprint warehouse type developments.

In terms of interface with the street, a number of the activities that have established in the B2 area typically have had very limited engagement with the street. These activities are often significantly setback from the street, with a combination of yard based, storage or carparking activities taking up the frontage. There are also some cases where activities spill out beyond private boundaries to the extent that there is a lack of definition between the public and private space. This is exacerbated along Station Street by the absence of a defined footpath on portions of the southern side of the street.

Some of the more recent developments provide separation from the car parking areas and the street using landscape planting. This provides a clearer distinction between public and private areas and create more formality and a more pedestrian focused environment. However, as described earlier in the assessment, while formality improves the amenity, it also breeds rigidity, which if continually repeated can result in a character that is at odds with the more residential qualities exhibited on the opposite side of the street.

Across all ages of development, the nature of the activities is such that on-site car parking and vehicle service areas are a prominent feature along the street frontage, taking up significant areas of the building setbacks. There are a number of factors that contribute to the placement of the car parks, most significantly the placement of the driveway access. With the potential to build 3m from the boundary under the proposed B2 provisions, and the likelihood that a rear service road will be required, it's likely that the built form will develop closer to the boundary than has been seen to date in the B2 zone along Station Street. In addition to this, due to the high levels of visibility from the Leeston Road approach, there is an increased incentive to develop buildings and structures closer to the boundary with Station Street. As such, there are a number of matters that will need to be addressed through a combination of

the Outline Development Plan measures and rule provisions, including addressing the visual dominance of development on the adjacent residential, ensuring development actively engages with the surrounding streets and managing signage along the street interface.

Access and Servicing

The properties within the B2 zone along Station Street are typically accessed directly from Station Street with dedicated driveways. The location of the proposed Site in relation to a number of intersections and classification of the roads is such that directly accessing multiple driveways is likely to prove problematic. As such the recommended approach would be to create an access or service road to the rear or through the site. The exact placement and classification of this road will need to be studied in greater detail to ensure that it is safe and accessible from a transport perspective. Careful consideration will need to be given to ensuring that a newly constructed road maximises its efficiency in terms of servicing the development site, as well as providing a positive transition into the rural hinterland.

As noted in previous sections, there are likely to be a number of implications on the form and nature of the development as a result of needing to provide a service road, most notably the relationship with Station Street. Therefore, controls will need to be incorporated into the zone provisions and ODP to ensure that adequate levels of active engagement with Station Street are maintained, as well as managing the transition in scale and placement of the building form in relation to the adjacent residential uses.

7.0 Recommendations

7.1 Effects against current and recommended provisions

The Business 2 zone rule package reflects the functional requirements of industry and the need for the District Plan to adequately provide for such, combined with the locational characteristics of the majority of B2 Zoned areas on the periphery rather than the centre of townships. The rule package therefore takes an approach of screening and separation, along with restricting the establishment of sensitive activities within industrial zones.⁵ As part of the Council's District Plan review, changes have been recommended by the District Plan Committee to improve the rule package for the industrial zones.⁶ The following table attempts to provide an assessment against each operative provision, and any change recommended to those provisions as part of the District Plan review.

⁵ Planz Consultants, District Plan Review Selwyn District Council, BS002 – Business Interface, July 2017, page 25.

⁶ SDC, Preferred Option Report to DPC for Preferred Option Report for Interfaces with Non-Business Zones and Achievement of Urban Design Best Practice in Town Centres, page 15-17

Table 1: SDC B2 Industrial Provisions

Rules	Operative Plan Rules	Recommended changes to Rules through DPR	Summary of changes and recommendations as part of this assessment
Landscaping	Road boundary - No requirement	Road boundary - space between a building and the road to be landscaped where opposite a residential zone , with a minimum of 1 tree per 10m of road frontage.	Road boundary - space between a building and the road to be landscaped where opposite a residential zone , with a minimum 2m wide landscape strip. The landscape strip should consist of shrubs and a minimum of 1 tree per 10m of road frontage; where opposite a rural zone a minimum of 1 tree per 10m of road frontage.
	Internal boundary with Rural zone – No requirement	Internal boundary with Rural zone – 2m wide landscaping strip (shelterbelt species of at least 10m in height) Note: Planz recommendation was 3m wide landscaping strip.	The 2m wide landscaping strip consisting of a shelterbelt species of at least 10m in height is considered sufficient for the purposes of screening industrial activities from the rural environment.
			The recommended road and internal boundary rules are intended to provide more amenity for residential interfaces and screening for rural interfaces.
Heights	Limited to 15m for buildings and 25m for structures	No change	To assist with the transition in built form between the residential zoned land and reduce the visual dominance that may result from large format development occurring close to the boundary a stepped height limit should be imposed. Limited to 10m for buildings within a 20m setback from road boundaries opposite a residential zone. Limited to 15m buildings and 25m for structures for the remainder of the site. Due to the unique shape, profile and access arrangements of the Site, the risk of larger built form closer to the boundary is higher than that of the existing B2 zone.

Continuous Building and Roof Length	n/a	n/a	Given the potential for the significantly larger format building form to emerge a control that minimising the visual dominance of the forms on adjacent residential and departure in character from the existing B2 zone. It is recommended that for every 20m of continuous building or roof length, there should be a step of at least 1.5m the respective building or roof form. 20m has been used as it follows the typical width of building forms within the B2 zone and also mirrors an average lots size for the adjacent residential.
Recession Planes	Buildings to comply with residential recession planes along internal boundaries with Living or Rural zones.	No change	From a visual amenity perspective, the operative requirements are supported as the Outer Plains boundaries will be screened by a shelterbelt and the recession plane will not be needed.
Setback	Buildings are to be setback 2m from both road and internal boundaries (where adjoining a Living Zone) in the B2 zone.	Require a minimum 3m setback from road boundaries and internal boundaries with Residential Zones and Rural Zones.	<p>From a landscape character and visual amenity perspective the recommended setback will ensure a landscape strip can be established and provide adequate screening and/or amenity as required.</p> <p>To maintain the sense of openness and gradual transition from a rural into a more urban setting within the town an additional setback requirement is proposed.</p> <p>Require a minimum 20m setback from the road boundary at the intersection of Station Street, Volckman Road and Leeston Road for the first 100m in both directions along Station Street and Volckman Road. This setback shall be maintained as a landscape reserve. (shown on ODP)</p> <p>This setback will reduce the visual dominance and impact of development on the entry into the township.</p>
Ground Floor Activity (Street Interface) – as per the ODP	n/a	n/a	<p>Additional rules relating to the street interface with primary and secondary frontages with the street. The recommended rules are principally concerned with the articulation and activation of public interfaces of the proposed buildings.</p> <p>This is focused on minimising large expanses of blank façade, providing passive surveillance on to the street and creating a more engaging street scene opposite the residential zone. The</p>

			<p>presence of primary and second frontage provisions is in light of the need for an access street, that may result in the primary entrances to the buildings being away from Station Street, and therefore to avoid a repeat of development turning its back on to Station Street.</p> <p>The recommended rules relating to primary and secondary frontages are as follows:</p> <p>Primary Frontage: Where functional and operational requirements allow, this interface should see the placement of a clearly defined pedestrian entrance from the road frontage, 50% visually transparent glazing at the ground floor and 20% visually transparent glazing on elevations above the ground with the interface street and internal activity that can contribute to the vitality and safety of the street.</p> <p>Secondary Frontage: Where functional and operational requirements allow, this interface should see the incorporation of 30% visually transparent glazing at the ground floor and 20% visually transparent glazing on elevations above the ground with the interface street and placement of internal activity that can contribute to the vitality and safety of the street. Where possible provision for a clearly defined pedestrian entrance into the building should also be provided.</p>
Outdoor storage	Outdoor storage screened by 1.8m fencing or landscaping from any road boundary or internal boundary of an adjoining Residential or Business 1 Zone site.	No change.	This will ensure outdoor storage areas are screened along all sensitive and visible interfaces, especially the rural and residential zones.
Signage	n/a	n/a	There is a need to minimise the impact on the adjacent residential zone and limit the emergence of significant levels of signage at

			entry to Leeston Township which seek to benefit from the high-profile corner location.
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7.2 Recommended ODP provisions

The unique location and characteristics of the site are such that alongside enhancing the overall set of B2 rules it is recommended that a number of additional site-specific measures are included within the Outline Development Plan. These additional rules will ensure that future development is both appropriate and responsive to the specific nature of the site and Leeston township as a whole. These additional provisions include:

- The continuation of a similar block depth and development format to that of the existing corridor of B2 zoned development along Station Road, allowing for some additional development to make more efficient use of a new access road.
- Provision of reserves to provide breaks and visual relief in the building form opposite residential zone and at the entry to the township. It will also aid in reducing the intensity of development to the extent that it mirrors some of the characteristics of the existing B2 zone as well as improving the transition into the rural zone.
- A recommended location for the internal access road that aligns with transport advice and provides efficient access to development lots in line with the depth of the existing blocks within the B2 zone.
- Additional landscape planting and buffers to manage interfaces with the rural zone

8.0 Conclusion

The Site is currently located within the Outer Plains Rural Zone and is proposed to be rezoned into B2 Industrial. Although the exact shape and extent of the land to be rezoned is yet to be determined, the additional area of B2 zoned land on the outskirts of the Leeston Township provides a logical link between the existing B2 Industrial Zone with industrial activities currently operating within the rural zone.

It is considered that the proposed extension of the B2 Industrial Zone is an appropriate response in terms of location, accessibility and the contribution it will make towards creating a compact urban centre as outlined in the Ellesmere Area Plan. As per the landscape visual and character assessment, the proposed Site is able to absorb changes likely to result from an industrial zoning. The character of Site will change as it is mostly open and rural in character with views into and through it. Given its relatively level topography, by providing planting specifically trees, landscape strips and shelterbelts, adequate screening can be gained to minimise visibility and provide amenity along sensitive road interfaces.

From an Urban Design perspective, is it expected that the rezoning and subsequent development of the land is likely to lead to a variation away from the typical form of development currently seen within the existing B2 industrial areas within Leeston. The changes that are expected may include a greater need or incentive to build closer to street boundaries and larger format buildings. This will place an increased emphasis on managing the interface with the residential and rural zones and ensuring the character of the B2 zone is maintained and where possible improved.

As described within the recommendations, the unique location and characteristics of the site are such that in conjunction with enhancing the B2 rule provision, an additional set of measures that respond to the site-specific characteristics is recommended. These include, addressing matters such as the block depth, visual relief in relation to adjacent residential and the prominent location at the gateway to the township, the position of an internal access road and additional landscape planting at interfaces.

The combination of the operative rules, recommended rules and recommended ODP measures in Section 7.1 will ensure future development will be appropriately managed in regard to building heights, setbacks and edge treatments. The landscape rules will provide adequate screening where required and maintain streetscape amenity along the road boundaries. The addition of Urban Design provisions relating to built form will also keep any future development aligned with the scale and character of the existing industrial development to the north and south of the Site.

Appendix 1: Landscape and Visual Effects Assessment Methodology

11 February 2019

Introduction

The Boffa Miskell Ltd Landscape and Visual Effects Assessment (LVA) process provides a framework for assessing and identifying the nature and level of likely effects that may result from a proposed development. Such effects can occur in relation to changes to physical elements, the existing character of the landscape and the experience of it. In addition, the landscape assessment method may include an iterative design development processes, which includes stakeholder involvement. The outcome of any assessment approach should seek to avoid, remedy or mitigate adverse effects (see **Figure 1**). A separate assessment is required to assess changes in natural character in coastal areas and other waterbodies.

This outline of the landscape and visual effects assessment methodology has been undertaken with reference to the **Quality Planning Landscape Guidance Note**⁷ and its signposts to examples of best practice, which include the **UK guidelines for landscape and visual impact assessment**⁸ and the **New Zealand Landscape Institute Guidelines for Landscape Assessment**⁹.

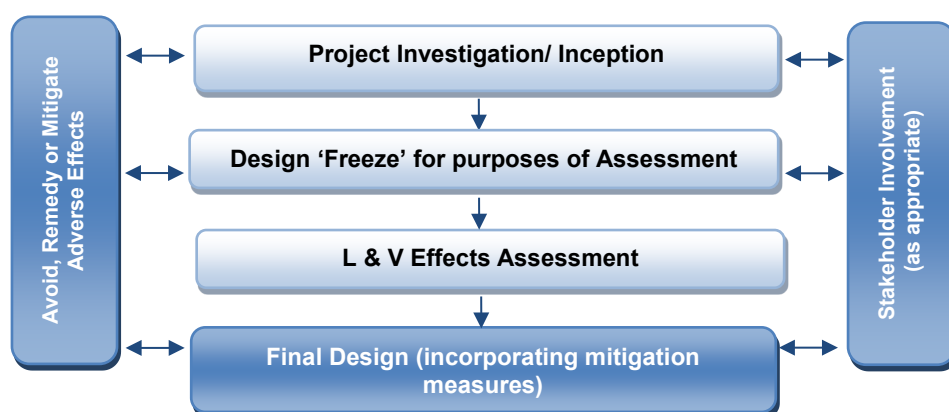


Figure 2: Design feedback loop

When undertaking a LVA, it is important that a **structured and consistent approach** is used to ensure that **findings are clear and objective**. Judgement should be based on skills and experience and be supported by explicit evidence and reasoned argument.

While landscape and visual effects assessments are closely related, they form separate procedures. The assessment of the potential effect on the landscape forms the first step in this process and is carried out as an effect on landscape elements, features and on landscape character. The assessment of visual effects considers how changes to the physical landscape affect the viewing audience. The types of effects can be summarised as follows:

Landscape effects: *Change in the physical landscape, which may affect its characteristics or qualities.*

Visual effects: *Change to views which may affect the visual amenity experienced by people.*

The policy context, existing landscape resource and locations from which a development or change is visible, all inform the 'baseline' for landscape and visual effects assessments. To assess effects, the landscape must first be **described**, including an understanding of the **key landscape characteristics and qualities**. This process, known as landscape characterisation, is the basic tool for understanding landscape character and may involve subdividing the landscape into character areas or types. The condition of the landscape (i.e. the state of an individual area of

⁷ <http://www.qualityplanning.org.nz/index.php/planning-tools/land/landscape>

⁸ Landscape Institute and Institute of Environmental Management and Assessment (2013) Guidelines for Landscape and Visual Impact Assessment, 3rd Edition (GLVIA3)

⁹ Best Practice Note Landscape Assessment and Sustainable Management 10.1, NZILA

landscape or landscape feature) should also be described together with, a judgement made on the value or importance of the potentially affected landscape.

Landscape Effects

Assessing landscape effects requires an understanding of the landscape resource and the magnitude of change which results from a proposed activity to determine the overall level of landscape effects.

Landscape Resource

Assessing the sensitivity of the landscape resource considers the key characteristics and qualities. This involves an understanding of both the ability of an area of landscape to absorb change and the value of the landscape.

Ability of an area to absorb change

This will vary upon the following factors:

- Physical elements such as topography / hydrology / soils / vegetation;
- Existing land use;
- The pattern and scale of the landscape;
- Visual enclosure / openness of views and distribution of the viewing audience;
- The zoning of the land and its associated anticipated level of development;
- The scope for mitigation, appropriate to the existing landscape.

The ability of an area of landscape to absorb change takes account of both the attributes of the receiving environment and the characteristics of the proposed development. It considers the ability of a specific type of change occurring without generating adverse effects and/or achievement of landscape planning policies and strategies.

The value of the Landscape

Landscape value derives from the importance that people and communities, including tangata whenua, attach to particular landscapes and landscape attributes. This may include the classification of Outstanding Natural Feature or Landscape (ONFL) (RMA s.6(b)) based on important biophysical, sensory/ aesthetic and associative landscape attributes, which have potential to be affected by a proposed development. A landscape can have value even if it is not recognised as being an ONFL.

Magnitude of Landscape Change

The magnitude of landscape change judges the amount of change that is likely to occur to areas of landscape, landscape features, or key landscape attributes. In undertaking this assessment, it is important that the size or scale of the change is considered within the geographical extent of the area influenced and the duration of change, including whether the change is reversible. In some situations, the loss /change or enhancement to existing landscape elements such as vegetation or earthworks should also be quantified.

When assessing the level of landscape effects, it is important to be clear about what factors have been considered when making professional judgements. This can include consideration of any benefits which result from a proposed development. **Table 1** below helps to explain this process. The tabulating of effects is only intended to inform overall judgements.

Contributing Factors		Higher	Lower
Landscape (sensitivity)	Ability to absorb change	The landscape context has limited existing landscape detractors which make it highly vulnerable to the type of change resulting from the proposed development.	The landscape context has many detractors and can easily accommodate the proposed development without undue consequences to landscape character.
	The value of the landscape	The landscape includes important biophysical, sensory and shared and recognised attributes. The landscape requires protection as a matter of national importance (ONF/L).	The landscape lacks any important biophysical, sensory or shared and recognised attributes. The landscape is of low or local importance.
Magnitude of Change	Size or scale	Total loss or addition of key features or elements. Major changes in the key characteristics of the landscape, including significant aesthetic or perceptual elements.	The majority of key features or elements are retained. Key characteristics of the landscape remain intact with limited aesthetic or perceptual change apparent.

	Geographical extent	Wider landscape scale.	Site scale, immediate setting.
	Duration and reversibility	Permanent. Long term (over 10 years).	Reversible. Short Term (0-5 years).

Table 1: Determining the level of landscape effects

Visual Effects

To assess the visual effects of a proposed development on a landscape, a visual baseline must first be defined. The visual 'baseline' forms a technical exercise which identifies the area where the development may be visible, the potential viewing audience, and the key representative public viewpoints from which visual effects are assessed.

The viewing audience comprises the individuals or groups of people occupying or using the properties, roads, footpaths and public open spaces that lie within the visual envelope or 'zone of theoretical visibility (ZTV)' of the site and proposal. Where possible, computer modelling can assist to determine the theoretical extent of visibility together with field work to confirm this. Where appropriate, key representative viewpoints should be agreed with the relevant local authority.

The Sensitivity of the viewing audience

The sensitivity of the viewing audience is assessed in terms of assessing the likely response of the viewing audience to change and understanding the value attached to views.

Likely response of the viewing audience to change

Appraising the likely response of the viewing audience to change is determined by assessing the occupation or activity of people experiencing the view at particular locations and the extent to which their interest or activity may be focussed on views of the surrounding landscape. This relies on a landscape architect's judgement in respect of visual amenity and the reaction of people who may be affected by a proposal. This should also recognise that people more susceptible to change generally include: residents at home, people engaged in outdoor recreation whose attention or interest is likely to be focussed on the landscape and on particular views; visitors to heritage assets or other important visitor attractions; and communities where views contribute to the wider landscape setting.

Value attached to views

The value or importance attached to particular views may be determined with respect to its popularity or numbers of people affected or reference to planning instruments such as viewshafts or view corridors. Important viewpoints are also likely to appear in guide books or tourist maps and may include facilities provided for its enjoyment. There may also be references to this in literature or art, which also acknowledge a level of recognition and importance.

Magnitude of Visual Change

The assessment of visual effects also considers the potential magnitude of change which will result from views of a proposed development. This takes account of the size or scale of the effect, the geographical extent of views and the duration of visual change, which may distinguish between temporary (often associated with construction) and permanent effects where relevant. Preparation of any simulations of visual change to assist this process should be guided by best practice as identified by the NZILA¹⁰.

When determining the overall level of visual effect, the nature of the viewing audience is considered together with the magnitude of change resulting from the proposed development. **Table 2** has been prepared to help guide this process:

Contributing Factors		Higher	Lower	Examples
The Viewing Audience	Ability to absorb change	Views from dwellings and recreation areas where attention is typically focussed on the landscape.	Views from places of employment and other places where the focus is typically incidental to its landscape context. Views from transport corridors.	Dwellings, places of work, transport corridors, public tracks

¹⁰ Best Practice Guide: Visual Simulations BPG 10.2, NZILA

Contributing Factors		Higher	Lower	Examples
	Value attached to views	Viewpoint is recognised by the community such as an important view shaft, identification on tourist maps or in art and literature. High visitor numbers.	Viewpoint is not typically recognised or valued by the community. Infrequent visitor numbers.	Acknowledged viewshafts, Lookouts
Magnitude of Change	Size or scale	Loss or addition of key features in the view. High degree of contrast with existing landscape elements (i.e. in terms of form scale, mass, line, height, colour and texture). Full view of the proposed development.	Most key features of views retained. Low degree of contrast with existing landscape elements (i.e. in terms of form scale, mass, line, height, colour and texture). Glimpse / no view of the proposed development.	<ul style="list-style-type: none"> - Higher contrast/ Lower contrast. - Open views, Partial views, Glimpse views (or filtered); No views (or obscured)
	Geographical extent	Front on views. Near distance views; Change visible across a wide area.	Oblique views. Long distance views. Small portion of change visible.	<ul style="list-style-type: none"> - Front or Oblique views. - Near distant, Middle distant and Long distant views
	Duration and reversibility	Permanent. Long term (over 15 years).	Transient / temporary. Short Term (0-5 years).	<ul style="list-style-type: none"> - Permanent (fixed), Transitory (moving)

Table 2: Determining the level of visual effects

Nature of Effects

In combination with assessing the level of effects, the landscape and visual effects assessment also considers the nature of effects in terms of whether this will be positive (beneficial) or negative (adverse) in the context within which it occurs. Neutral effects can also occur where landscape or visual change is benign.

It should also be noted that a change in a landscape does not, of itself, necessarily constitute an adverse landscape or visual effect. Landscape is dynamic and is constantly changing over time in both subtle and more dramatic transformational ways; these changes are both natural and human induced. What is important in managing landscape change is that adverse effects are avoided or sufficiently mitigated to ameliorate the effects of the change in land use. The aim is to provide a high amenity environment through appropriate design outcomes.

This assessment of the nature effects can be further guided by **Table 3** set out below:

Nature of effect	Use and Definition
Adverse (negative):	The activity would be out of scale with the landscape or at odds with the local pattern and landform which results in a reduction in landscape and / or visual amenity values
Neutral (benign):	The activity would be consistent with (or blend in with) the scale, landform and pattern of the landscape maintaining existing landscape and / or visual amenity values
Beneficial (positive):	The activity would enhance the landscape and / or visual amenity through removal or restoration of existing degraded landscape activities and / or addition of positive elements or features

Table 3: Determining the Nature of Effects

Determining the Overall Level of Effects

The landscape and visual effects assessment concludes with an overall assessment of the likely level of landscape and visual effects. This step also takes account of the nature of effects and the effectiveness of any proposed mitigation. The process can be illustrated in Figure 2:



Figure 2: Assessment process

This step informs an overall judgement identifying what level of effects are likely to be generated as indicated in **Table 4** below. This table which can be used to guide the level of landscape and visual effects uses an adapted seven-point scale derived from NZILA's Best Practice Note.

Effect Rating	Use and Definition
Very High:	Total loss of key elements / features / characteristics, i.e. amounts to a complete change of landscape character.
High:	Major modification or loss of most key elements / features / characteristics, i.e. little of the pre-development landscape character remains. <u>Concise Oxford English Dictionary Definition</u> <i>High: adjective- Great in amount, value, size, or intensity.</i>
Moderate- High:	Modifications of several key elements / features / characteristics of the baseline, i.e. the pre-development landscape character remains evident but materially changed.
Moderate:	Partial loss of or modification to key elements / features / characteristics of the baseline, i.e. new elements may be prominent but not necessarily uncharacteristic within the receiving landscape. <u>Concise Oxford English Dictionary Definition</u> <i>Moderate: adjective- average in amount, intensity, quality or degree</i>
Moderate - Low:	Minor loss of or modification to one or more key elements / features / characteristics, i.e. new elements are not prominent or uncharacteristic within the receiving landscape.
Low:	Little material loss of or modification to key elements / features / characteristics. i.e. modification or change is not uncharacteristic and absorbed within the receiving landscape. <u>Concise Oxford English Dictionary Definition</u> <i>Low: adjective- 1. Below average in amount, extent, or intensity.</i>
Very Low:	Negligible loss of or modification to key elements/ features/ characteristics of the baseline, i.e. approximating a 'no change' situation.

Table 4: Determining the overall level of landscape and visual effects

Appendix 2: Data Sources

As part of the preparation of this assessment, a number of key reports and other data sources have been used to better understand the existing baseline environment as well as the proposal.

These sources were:

- Boffa Miskell, Selwyn District Landscape Study, dated October 2017
- Boffa Miskell, Selwyn District – Rural Character Assessment, dated 14 November 2017
- Planz Consultants, District Plan Review: Selwyn District Council, BS002 – Business Interface, dated July 2017
- Planz Consultants, District Plan Review: Selwyn District Council, BS003 – Urban Design Best Practice, dated September 2017
- Selwyn District Council, Preferred Option Report to DPC on Development of the Business Zone Framework (BS202), dated July 2018
- Selwyn District Council, Preferred Option Report to DPC for Interfaces with Non-Business Zones and Achievement of Urban Design Best Practice in Town Centres (BS203), dated July 2018
- Selwyn District Council, Preferred Option Report to DPC on Capacity of existing business zones in Malvern and Ellesmere, dated 8 August 2018
- Selwyn District Council, Ellesmere Area Plan 2031, adopted September 2016