

# **Landscape and Visual Amenity Report**

## Deferred Living Zones | Leeston

Prepared for  
Selwyn District Council

By  
Rough and Milne Landscape Architects Limited  
69 Cambridge Terrace  
PO Box 3764  
CHRISTCHURCH 8140  
Ph: 03 366 3268

**October 2019**

## CONTENTS

<b>1.0</b>	<b>INTRODUCTION .....</b>	<b>5</b>
<b>1.1</b>	<b>Purpose and scope .....</b>	<b>5</b>
<b>1.2</b>	<b>Assessment Methodology .....</b>	<b>6</b>
1.2.1	Assessment of Effects .....	6
1.2.2	Definitions and terminology .....	6
<b>2.0</b>	<b>EXISTING LANDSCAPE CONTEXT (RECEIVING ENVIRONMENT).....</b>	<b>7</b>
<b>2.1</b>	<b>Description .....</b>	<b>7</b>
<b>2.2</b>	<b>Landscape and Amenity Values .....</b>	<b>8</b>
<b>3.0</b>	<b>DEFERRED LIVING AREAS .....</b>	<b>9</b>
<b>3.1</b>	<b>Surrounding road treatment (all Areas).....</b>	<b>9</b>
<b>3.2</b>	<b>Area 1 (LRZ) .....</b>	<b>9</b>
3.2.1	Landscape and Visual Amenity Values .....	10
<b>3.3</b>	<b>Area 2 (LLRZ) .....</b>	<b>10</b>
3.3.1	Landscape and Visual Amenity Values .....	11
<b>3.4</b>	<b>Area 3 (LLRZ) .....</b>	<b>11</b>
3.4.1	Landscape and Visual Amenity Values .....	11
<b>4.0</b>	<b>PROPOSED SELWYN DISTRICT PLAN .....</b>	<b>12</b>
<b>4.1</b>	<b>Objectives and Policies .....</b>	<b>12</b>
4.1.1	Residential Zones .....	12
4.1.2	Large lot residential zone (LLRZ) .....	13
4.1.3	Low density residential zone (LRZ).....	13
<b>5.0</b>	<b>ASSESSMENT OF LANDSCAPE AND VISUAL AMENITY EFFECTS .....</b>	<b>14</b>
<b>5.1</b>	<b>Landscape effects .....</b>	<b>14</b>
<b>5.2</b>	<b>Visual Amenity effects.....</b>	<b>14</b>
<b>5.3</b>	<b>Planning context.....</b>	<b>15</b>
<b>5.4</b>	<b>Area 1 (LRZ) .....</b>	<b>16</b>
5.4.1	Linkages.....	16
5.4.2	Boundary treatment to roads and zone interface .....	16
5.4.3	Incorporation of open space .....	16

<b>5.5</b>	<b>Area 2 (LLRZ)</b>	<b>17</b>
5.5.1	Linkages	17
5.5.2	Boundary treatment to roads and zone interface	17
5.5.3	Incorporation of open space	17
<b>5.6</b>	<b>Area 3 (LLRZ)</b>	<b>18</b>
5.6.1	Linkages	18
5.6.2	Boundary treatment to roads and zone interface	18
5.6.3	Incorporation of open space	19
<b>5.7</b>	<b>Landscape Character and Visual Amenity Effects Summary</b>	<b>19</b>
<b>6.0</b>	<b>LANDSCAPE AND VISUAL AMENITY EFFECTS IN RELATION TO RELEVANT STATUTORY PROVISIONS</b>	<b>19</b>
<b>6.1</b>	<b>Proposed Selwyn District Plan (as at 11 July 2019)</b>	<b>19</b>
<b>7.0</b>	<b>RECOMMENDATIONS</b>	<b>22</b>
<b>7.1</b>	<b>Area 1 (LRZ)</b>	<b>22</b>
7.1.1	Recommendation 6	22
7.1.2	Recommendation 7	22
<b>7.2</b>	<b>Area 2 (LLRZ)</b>	<b>22</b>
7.2.1	Recommendation 8	22
7.2.2	Recommendation 9	22
7.2.3	Recommendation 10	22
7.2.4	Recommendation 11	23
<b>7.3</b>	<b>Area 3 (LLRZ)</b>	<b>23</b>
7.3.1	Recommendation 12	23
7.3.2	Recommendation 13	23
<b>8.0</b>	<b>CONCLUSION</b>	<b>23</b>
	<b>APPENDIX 1: DEFINITIONS AND TERMINOLOGY</b>	<b>24</b>
	<b>REFERENCES</b>	<b>25</b>



# 1.0 Introduction

## 1.1 Purpose and scope

As part of the District Plan Review process, Selwyn District Council (SDC) propose to lift the deferred status of land presently zoned as Living 1 Deferred (L1 Def) and Living 2 Deferred (L2 Def) on the western edge of Leeston township.

Rough and Milne Landscape Architects (r+m) have been engaged to provide landscape assessment services to inform a Section 32 Evaluation by SDC. The assessment will determine any potential landscape and visual amenity effects associated with the uplifting of deferred status over Areas 1 – 3 in Leeston and the subsequent residential development, taking into account the existing landscape context. The assessment starts from the basis that the underlying residential zone has generally been determined as appropriate.

Table 1 (below) sets out the details of the deferred zone areas.

**Table 1:**

Area	Block Size (ha)	Location	Deferred Zoning	Lot Size (avg)	Proposed Zone*	Lot Size (avg - min)
LEESTON 1	5.3	Refer to <b>Context Map</b> and <b>SDC Planning Map</b> on sheet 3 and 4 of the graphic attachment	L1 (Def)	650m <sup>2</sup>	LRZ	750 - 650 m <sup>2</sup>
LEESTON 2	5.4		L2 (Def)	5000m <sup>2</sup>	LLRZ	5000-3000 m <sup>2</sup>
LEESTON 3	19.0		L2 (Def)	5000m <sup>2</sup>	LLRZ	5000-3000 m <sup>2</sup>

\*LRZ = Low Density Residential

\*LLRZ = Large Lot Residential

The deferred zone areas are referred to as Areas 1 – 3 throughout this report and each area is assessed individually. For consistency the proposed zone names are used in place of the operative zones throughout this report.

The following assessment considers the residential rules and standards applicable in the Proposed District Plan and identifies any additional standards or measures required to address any landscape issues that may arise. Recommendations may be provided where necessary in order to ensure development is well integrated and is likely to provide an appropriate outcome in regard to landscape and visual amenity matters. These recommendations may be addressed through the Outline Plan process by way of notations on the respective Outline Development Plan (ODP) for each area.

This report includes:

- A description of the receiving environment (existing landscape context)

- Proposed SDP zone descriptions and relevant provisions
- A description of each Area and the identified landscape and visual amenity values
- A landscape and visual assessment of Areas 1 - 3
- Summary of recommendations for Areas 1 – 3 ODPs

An A3 Graphic Attachment (GA) accompanies this report and contains information including an aerial plan, zone map and photographs locating and illustrating Areas 1 – 3.

## **1.2 Assessment Methodology**

### **1.2.1 Assessment of Effects**

Establishing a baseline description of the existing biophysical features (abiotic and biotic, e.g. landform, landcover, land use), sensory qualities (experiential and aesthetic values, e.g. transient, memorability) and associative meanings (cultural and social values e.g. shared and recognised) is required in order to determine the nature and degree of effects of the proposal. This assessment addresses the attributes for the three identified areas of residential zone and how they are likely to integrate with the surrounding character. A baseline description of the existing landscape context and site is set out in Section 2.0.

### **1.2.2 Definitions and terminology**

I have relied on terminology commonly used by Landscape Architects to define the magnitude/degree of effects on landscape and visual amenity. The New Zealand Institute of Landscape Architects (NZILA) Best Practise Note 10.1<sup>1</sup> contains an explanation of this terminology.

The terms landscape character and visual amenity are further defined in Appendix 1 of my report. Section 5.0 Assessment of Landscape and Visual Effects elaborates further on the relationship between these landscape and visual amenity attributes and potential effects arising from change.

---

<sup>1</sup> NZILA (2010) Best Practice Note: Landscape Assessment and Sustainable Management 10.1

## 2.0 Existing Landscape Context (Receiving Environment)

### 2.1 Description

The broader landscape context to the urban area of Leeston is characterised by the flat, open Canterbury Plains, with large braided river systems, straight roads, and a mosaic of paddocks largely used for agricultural activities. Leeston is the principal town of the Ellesmere rural area, acting as a service town for a large tract of farmland located approximately 30km southwest of Christchurch (*refer to Context Map on sheet 3 of the GA*).

As a rural service township, Leeston is defined by being a small township which is located at a distance from an urban centre (i.e. Christchurch) and is not on a major transport route (i.e. SH1). The community includes urban and suburban areas and is surrounded by land used for agricultural practices (i.e. rural activities). Other terminology commonly used for this type of township is 'provincial', where the influences of the land and water resources and weather patterns have the greatest effect on the way of life. Leeston is home to a growing population and diversity of services including a supermarket, schools (pre-school, primary school and high school), churches, hospital (for the elderly only), gym, A and P Showgrounds, cafes, restaurants, medical centre, pharmacy, library and post office. Some notable businesses in the area include several apiaries, with a long history in the town and region. The town has a mix of community facilities and businesses in balance with the residential growth.

The main commercial and business area of the township is located on High Street which is the main thoroughfare through the town. Industrial type businesses are 'set back' a block, along Station Street. Within this area one of the key intersections is at Market St and Leeston and Lake Road where road connections to Dunsandel, Southbridge, Rakaia, Lakeside (Lake Ellesmere) and Christchurch meet.

Residential areas largely fill 'wedges' or blocks of land which make up part of the wider geometrical patterns of agricultural land, dissected by roads. The staged development of residential areas is obvious, with some roads not connecting between neighbourhoods and finishing in cul-de-sacs, particularly in more recent subdivision developments. The residential areas are located largely to the northwest and southwest of Business Zones. Some edges of the township transition abruptly to rural farming activities and subsequent broad scale landcover patterns, notwithstanding the current and deferred zoning. Section sizes in recent low density residential developments on these edges average approximately 800m<sup>2</sup>.

Birdlings Brook forms a natural edge to development on the southern edge of the township. There is a lack of bisecting roads or obvious features to the north of the township, where large lots (approx. 5000m<sup>2</sup>) provide a less abrupt transition to the surrounding rural landscape. The Oakvale subdivision is consented for the large triangle of land zoned LXA, located north of Leeston Dunsandel Road and Pound Road (*refer to sheet 5 of the Graphic Attachment*) which proposes to connect Leeston Dunsandel Road via Da Vinci Avenue. The Ellesmere Area Plan shows that growth for the township is intended to develop to the north and west<sup>2</sup>.

---

<sup>2</sup> *Ellesmere 2031, Ellesmere Area Plan, Mahere-ā-Rohe Waihora*. Selwyn District Council (2016)  
Retrieved from: [https://www.selwyn.govt.nz/\\_data/assets/pdf\\_file/0011/221105/Ellesmere-Update\\_WEB-FINAL.pdf](https://www.selwyn.govt.nz/_data/assets/pdf_file/0011/221105/Ellesmere-Update_WEB-FINAL.pdf)

## 2.2 Landscape and Amenity Values

As described in above, Leeston is defined by being a small township which is located at a distance from an urban centre (i.e. Christchurch) and is not on a major transport route (i.e. SH1). The community is located within a rural setting, surrounded by land used for agricultural practices (i.e. rural activities) and is considered a rural service town. An isolation from access to a wide range of services (e.g. hospitals) engenders cultural values such as a sense of self-reliance and a respect for the land as a resource and well as creating 'tight-knit' communities. The influences of the land and water resources and weather patterns have the greatest effect on the way of life and is therefore considered to be part of a rural landscape. The presence of day to day activities of agricultural practices is felt and seen. The types of businesses and buildings located along the main street are often clearly related to the agricultural industry and provide operational support (i.e. fuel, mechanical servicing, agricultural suppliers).

Transient values in this area stem from weather patterns within the region, with the area exposed to the renowned 'Nor'wester'. The lack of topographical variation means that the receiving environment shares fairly typical weather patterns with the wider region. Aside from the flat, Lower Plains<sup>3</sup> topography and expansive skies, other characteristics of the wider Canterbury Plains such as the Southern Alps mountain backdrop and braided river systems, are not always obvious/visible in the receiving environment, mainly due to the presence of layers of tall vegetation and built forms (the township) blocking views. Proximity to the coast does not appear to have a significant influence on physical features of the receiving environment.

This setting offers a mix of managed and cultivated landscapes, suburban and commercial areas. Values that are related to living in a small provincial town include privacy, shelter, access to open space, the maintenance of a quiet environment, and a sense of connection to the productive rural activities and nature. Built development/ residential land use is typically generally low density (i.e. spacious), and dominated by vegetation. Within this part of the highly modified Plains landscape, pasture, shelterbelts, other exotic boundary vegetation, and agricultural land use and roads are the dominant features, conveying a rural character. Given the extent of human intervention, natural character values tend to be moderate.

The visual amenity of landscape surrounding the deferred living zone areas varies but is generally typical of what could be expected of a rural-residential landscape, with mown verges, clipped hedges, maintained shelterbelts and a general sense of care and management of the land on a smaller scale than that of a farm (i.e. not requiring the use of large machinery for maintenance activities). Direct (although distant) views to the Southern Alps are generally available from road corridors where they align approximately east to west. Views across open tracts of farmland are commonly available. Scenic views are generally restricted by the layers of shelterbelts and vegetation on property boundary lines occurring at regular intervals.

---

<sup>3</sup> Canterbury Regional Landscape Study Review 2010 (Boffa Miskell)



## 3.0 Deferred Living Areas

*Refer to Site Plan on sheet 6 of the Graphic Attachment.*

Area 1 is proposed as Low Density Residential (LRZ) and is a 5.3ha block of land immediately south of Ellesmere College, bordered by existing residential area to the East. Areas 2 and 3 are proposed as Large Lot Residential (LLRZ). Area 2 is a 5.4ha block to north of Leeston Dunsandel Rd. Area 3 is immediately adjacent to the west of Area 1 and consists of a 19ha block of land which lies between Leeston Dunsandel Rd and High Street.

Areas 1 - 3 sit within the context of the broader receiving environment (described in Section 2.0 above) and are described individually below with consideration of the landscape context. *Refer to Site Map on sheet 6 and Draft ODP on sheet 7 of the Graphic Attachment.* Travel on roads is an important part of how people see and experience places, for those who live in the area as well as for visitors. Roadway features, speed designation and boundary treatments can affect how landscapes are perceived. For the purpose of assessing landscape character and visual amenity effects, the surrounding relevant roads, their features and landscape attributes are also described below.

### 3.1 Surrounding road treatment (all Areas)

The road boundary treatment of the Area 2 and Area 3 along Leeston Dunsandel Road consists of wide grassed verges either side, a timber post and 3-rail fence and power poles to the northern side of the road. On the southern side of the road there is a post and barbed wire fence and a gorse hedge (*refer to Context photographs on sheet 8 of the Graphic Attachment*). The road reserve is approximately 20m wide with a 7m carriageway with a speed limit of 100km/h. This speed zone transitions to 50 km/h approximately 100m from the Ellesmere College frontage, marking the urban threshold with kerbing and planted areas on both sides of the road.

Along High Street, a 1.2m high clipped hedge and avenue of evenly spaced trees line the south side of the road from the intersection of Harmans Road and Southbridge Leeston Road to the urban threshold (which transitions from 100km/h to 50km/h) located at 194 High Street approximately 400m west of the site (*refer to Context photographs on sheet 9 of the Graphic Attachment*). The road frontage of Area 3 on the northern side of the road consists of a post and wire fence and patchy gorse hedging. Powerlines and light poles are located within the verge area. The southern side of the road opposite the site has parallel car parking space, kerb and channel, a footpath and narrow berm. A low (approx. 1m high) brick wall marks the road boundary of the Catholic Church property for a length of approximately 100m before transitioning into typical residential type frontage with a variety of fencing and mixed vegetation. The footpath, berms and kerb and channel continue along High Street into the main commercial area.

### 3.2 Area 1 (LRZ)

Leeston Area 1 is a 5.3ha block of land with no existing road frontages. The eastern boundary is adjacent to existing residential development proposed to be LRZ. Section sizes of the adjacent properties are largely consistent with that expected in the LRZ zone and have a mix of vegetation and fencing types with an outlook over Areas 1 and 2, and to the rural land further beyond.

The northern boundary is shared with Ellesmere College. The boundary treatment at the interface with Ellesmere College currently consists of a mature macrocarpa hedge for about two thirds of the length and mixed mature trees for the remainder. The proposed zoning for Area 1 is LRZ (with an average lot size of 750m<sup>2</sup> and a minimum lot size of 650m<sup>2</sup>) which will be consistent with the adjoining existing residential areas. An empty section at 18 Spring Place currently allows an open visual connection to the site from the established residential development east of Area 1. (*refer to Context photographs on sheet 10 of the Graphic Attachment*).

The southern boundary adjoins a section of land zoned (proposed) General Industrial from which a farm equipment supplier operates (Cochranes of Canterbury). There is one dwelling with associated garaging, sheds, landscaping, boundary vegetation and fencing located at the southern end of the area, which adjoins the business zoned land.

The western boundary adjoins Area 3 proposed to be LLRZ. A modified waterway crosses the northern third of Area 1 (from Area 3) on a roughly NE to SW alignment. The waterway has been channelised for drainage purposes and has no vegetation on its banks.

### 3.2.1 Landscape and Visual Amenity Values

Area 1 will essentially be residential infill development with an interface to the existing residential area to the east identified by variable fencing, rooflines and vegetated boundaries. To the west Area 1 will be bounded by the proposed Area 3 LLRZ development. Generally speaking, the residential areas adjacent to Area 1 have or will have a suburban character with a balance of open space and plantings with buildings, being consistent with a low density urban zoning.

The existing waterway is a landscape feature of this area provides a valuable connection to the environment with potential to be developed as open space or co-located with pedestrian / cycleway access through Area 1.

### 3.3 Area 2 (LLRZ)

Leeston Area 2 is a 5.4ha block of land currently held under a single title, with one road frontage to Leeston Dunsandel Road (the southern boundary). The proposed zone is the Large Lot Residential Zone (LLRZ), with an average site size of 5000m<sup>2</sup>, and a minimum site size of 3000m<sup>2</sup>. Leeston Dunsandel Road is classified as an Arterial Road and has a road reserve width of approximately 20m. The urban threshold (i.e. the physical roadway feature defined by signage, kerbing, planting and road markings) is located adjacent to the south-eastern corner of Area 2. The boundary treatment consists of a timber post and 3-rail fence adjacent to a drainage ditch within the road reserve (*refer to Context photographs on sheet 8 of the Graphic Attachment*).

The eastern edge of Area 2 currently consists of pasture, as does the surrounding/adjacent land. The boundary is demarcated with post and wire fencing for its length, as well as some vegetation for approximately half of the boundary length. The adjacent land is consented as the Oakvale subdivision (*Refer to Subdivision Plan on sheet 5 of the GA*), with section sizes along this boundary ranging between 759m<sup>2</sup> and 1002m<sup>2</sup>. There are some existing farm buildings located at the south eastern and northwestern corners of the site. There is no vegetation along the eastern boundary. The northern and western boundaries adjoin land zoned Rural, which is current utilised for agricultural purposes. A waterway runs along the northern boundary of the site.

Within Area 2, a tree lined accessway runs parallel to the western boundary, providing access to a number of accessory buildings at the north-western corner of the area. There is an easement allocated for this accessway. A mature evergreen shelterbelt runs approximately half the length of the boundary from the north western corner. A water race runs parallel with the western boundary, located within its own easement in the adjacent property. This water race connects to Area 3, via a culvert under Leeston Dunsandel Road. The northern boundary has a large evergreen shelterbelt along its length as well as mature eucalyptus trees which can be seen from Leeston Dunsandel Road creating some visual obscuring views to the north.

#### 3.3.1 Landscape and Visual Amenity Values

Area 2 has a strong visual connection to open tracts of farmland to the north and west. Development of large lot residential sections in this area will benefit from the proximity to the Rural zone in maintaining a sense of connection to the surrounding environment. The presence of a waterway, water race, avenue planting and shelterbelts are features characteristic of the Rural Zone and provide an opportunity to incorporate into the development to reference historical land use.

### 3.4 Area 3 (LLRZ)

Leeston Area 3 is a 19ha block of land located between Leeston Dunsandel Road and High Street. The proposed zone is the Large Lot Residential Zone (LLRZ), with an average site size of 5000m<sup>2</sup>, and a minimum site size of 3000m<sup>2</sup>. Three residential properties are existing in Area 3 located in the north eastern corner in part surrounded by amenity shelter planting. The previously mentioned Area 2 water race extends to the northwestern corner and traverses the northern third of Area 3 as a water way on a generally south-eastern alignment toward Area 1. There are two existing mature exotic trees located adjacent to the waterway at the northern end of the site.

There are two road frontages, at the northern and southern ends of the Area 3 with no other roads bisecting the site and no connections to the adjacent residential area. Leeston Dunsandel Road at the northern end of the site has a speed limit of 100km/h. At the southern end of the site the speed limit along High St is 50km/h. Land opposite the site in this location has a proposed zoning of LRZ and exhibits the typical residential type attributes in regard to frontages, such as mixed height/material fencing, mixed frontage plantings/vegetation and lawn areas (*refer to Context photographs on sheet 9 of the Graphic Attachment*).

The eastern boundary interface is diverse, with sections adjoining Ellesmere College, the Area 1 LRZ land, and area of land proposed as a General Industrial zone. The western boundary is demarcated by a post and wire fence line (i.e. no shelterbelts/vegetation).

Overall, Area 3 displays attributes consistent with the character of the receiving environment. The existing waterway and two existing mature exotic trees are unique landscape features within this Area.

#### 3.4.1 Landscape and Visual Amenity Values

Area 3 has a strong visual connection to open tracts of farmland along the western boundary. The presence of a waterway / water race is a residual characteristic of the rural environment and presents a significant opportunity to imbue the future residential development with a sense of place. The presence of mature exotic trees alongside the waterway provides a similar

opportunity for retention providing an immediate amenity to future development. Such features are best co-located with open space, pedestrian/cycle access and stormwater treatment areas to enhance amenity aspects.

## 4.0 Proposed Selwyn District Plan

### 4.1 Objectives and Policies

The principal statutory document for the assessment of the residential development is the Proposed Selwyn District Plan (SDP). The deferred areas are proposed to be zoned for two different residential densities when the deferral is lifted. The proposed zonings are consistent with the deferred zonings under the operative District Plan. The proposed zone descriptions and relevant objectives and policies are outlined below.

#### 4.1.1 Residential Zones

Residential Zones	
RESZ-O1	Safe, convenient, pleasant and healthy living environments that meet the needs and preferences of the community.
RESZ-O7	Activities within the residential zones are managed to maintain and enhance appropriate levels of amenity within and beyond the zone, and to avoid reverse sensitivity effects
RESZ-O8	Residents have access to a range of community, recreation, education, health, and corrections activities and facilities that support, maintain, and enhance the surrounding residential amenity.
RESZ-P3	Maintain and enhance the character and <u>amenity values</u> of residential zones by ensuring that all new <u>buildings</u> are: <ul style="list-style-type: none"> <li>a. of a scale and character appropriate to the locality;</li> <li>b. sited in a location to enable privacy and retain open space and access to sunlight and daylight;</li> </ul> designed to enable ancillary activities such as <u>accessory buildings</u> , parking, manoeuvring and landscaping to be accommodated on the <u>site</u> .
RESZ-P5	Residential development adjacent to non-residential zones and land uses should be located, designed and/or sited to protect residents from potential adverse impacts from non-residential activities.
RESZ-P8	Ensure that <u>outdoor living space</u> of sufficient area and shape is provided, and appropriately located in relation to the residential unit to be functional for the likely occupant needs including entertaining, refuse storage, clothes drying, recreational pursuits and landscaping.
RESZ-P9	Landscaping and fencing is provided in a manner that maintains and enhances the amenity values and attractiveness of the locality.
RESZ-P10	Fences and walls shall be designed: <ul style="list-style-type: none"> <li>a. to assist in highlighting <u>building</u> entrances and to enable visibility of <u>buildings</u> from and to the road and public spaces;</li> <li>b. to enhance safety by allowing for passive surveillance of public spaces from buildings;</li> <li>c. so as not to compromise sight lines for motorists and pedestrians;</li> <li>d. in the case of internal boundaries, to be of sufficient <u>height</u> to maintain privacy and/or security without adversely affecting the visual amenity or access to sunlight of adjoining land;</li> <li>e. to incorporate articulation or other detailing where there is a functional need to provide a large expanse of wall facing the street; and</li> </ul>

	where located in the Large lot residential zone, in a way that is compatible with the open and spacious character anticipated within this zone.
RESZ-P11	Ensure that the use and placement of any <u>accessory building</u> does not adversely affect the privacy, amenity, outlook of, or access to sunlight of <u>residential units</u> , adjacent properties or any areas of public space.

#### 4.1.2 Large lot residential zone (LLRZ)

*“The purpose of the Large lot residential zone is to provide primarily for residential activities on larger lots where there are particular landscape characteristics, physical limitations or other constraints to more intensive development.*

*The Large lot residential zone provides an opportunity for people to enjoy a spacious living environment while being close to an urban centre. The Large lot residential zone is typically located on the fringe of townships and provides a transition to the surrounding Rural zone.*

*Development, including fencing, will maintain an open and spacious character that contrasts with the built-up areas and rural land. Where portions of the zone are adjacent to or form part of the entrance to a township, development will be managed to ensure that it visually enhances the approach into the township.”*

Large Lot Residential Zone	
LLRZ-O1	The Large lot residential zone provides for <u>residential activity</u> on large sites, in a manner compatible with the retention of an open and spacious urban character at the rural interface.
LLRZ-P1	To achieve a low density and spacious character by: <ul style="list-style-type: none"> <li>a. managing the density of development and minimum lot sizes;</li> <li>b. managing the height, bulk and form of development; and</li> </ul> enabling residential development on sites of a size consistent with the low density character of the zone and that are able to accommodate on-site wastewater treatment and disposal.

**Note:** the SDP does not define ‘urban character’. However, as discussed in section 4.0, the qualities of being open and spacious are consistent with the character anticipated for the LLRZ.

#### 4.1.3 Low density residential zone (LRZ)

*“The purpose of the Low density residential zone is to provide primarily for residential activities and buildings consistent with a suburban built character, such as one to two storey detached houses with yards and landscaping.*

*The Low density residential zone is intended to be the main location for a variety of residential development utilising both existing underdeveloped sites and pockets of undeveloped land. Development should maintain the attractive streetscape character of the residential area, predominately characterised by a variety of lot sizes with low density residential development, deep building setbacks and landscaped front garden areas.*

*It is expected the zone will accommodate the development of principally detached dwellings at low densities with the opportunity for higher density development and aged care accommodation encouraged in close proximity to town centres, large open space areas and along public transport routes, provided it is sympathetic to the existing character and will not result in a stark contrast to the established character and amenity of surrounding development.*

*The Low density residential zone has traditionally seen development comprising of large sites and low density development, and this is expected to continue in the short to medium term. However, opportunities do exist to provide for infill development on vacant or underutilised sites and to provide smaller site development in appropriate locations. “*

Low Density Residential Zone	
LRZ-O1	The Low density residential zone provides for low density <u>residential activity</u> .

**Note:** This section of the SDP<sup>4</sup> was not complete at the time of writing this assessment.

## 5.0 Assessment of Landscape and Visual Amenity Effects

### 5.1 Landscape effects

Landscape effects are those that ‘...derive from changes in the physical landscape, which may give rise to changes in its character and how it is experienced.’

Landscape character can be described as a combination of generic natural and physical elements such as landforms, (including features such as water bodies), land cover (such as vegetation, buildings) and land use (such as agriculture, residential use or recreational use). Where elements are commonly present they can describe a particular landscape character. Elements common to the proposed residential character<sup>5</sup>, may include one to two storey detached houses with yards and landscaping or a spacious living environment on the fringe of a township providing a transition to rural land dominated by vegetation.

It is accepted that this land is anticipated to be developed for residential purposes and therefore, any effects start from this premise.

### 5.2 Visual Amenity effects

Amenity values are defined under the Resource Management 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 Proposed Selwyn District Plan adopts this definition<sup>6</sup>.

---

<sup>4</sup> Supplied by SDC on 11 July 2019

<sup>5</sup> Proposed Selwyn District Plan. LRZ and LLRZ Descriptions.

<sup>6</sup> Proposed Selwyn District Plan. Part 1, Interpretation, Definitions.

Amenity values encompass a broad range of matters. The focus of this assessment is visual amenity, which is a measure of the visual quality of a landscape as experienced by people living in, working in or travelling through it. No unique or special scenic views have been identified for this environment.

The extent of effects on visual amenity are bound by the extent of available views within any given landscape and may be affected by any physical components which are visible. This acknowledges that a persons appreciation of any given site may be influenced by the landscape context which it sits within.

### 5.3 Planning context

The overall intent of the proposed objectives and policies relevant to this assessment is to ensure that the character and amenity of the residential zones and their settings are provided for. Beyond consideration of the proposed objectives and policies, and the application of the proposed residential rules and standards, the landscape character and visual amenity effects arising from the proposed zoning and subsequent residential development will depend on the following:

- a) **Linkages:** A greater sense of community can be achieved with good access and views to landscape features and community facilities e.g. parks, reserves, and sports fields. Smaller and more walkable block sizes reduce car journeys and encourage residents to walk and cycle. Residential blocks with perimeters of 800m or less will provide permeability and a choice of routes. As stated within the "Design Guide for Residential Subdivision in the Urban Living Zones", an average dimension of up to 800m per block was traditional for many cities prior to widespread car ownership and therefore emphasised walking and cycle routes. Travel on roads is an important part of how people see and experience places. Safe access ways for walkers, cyclists needs to be provided. Effective connections and ease of access to community facilities will positively affect a persons perception or experience of an area and can acknowledge/provide views to the surrounding landscape;
- b) **Boundary treatment to roads and zone interface (planting, incorporation of water races, fencing):** Different zones result in a different expression of character and may have a different expectation of amenity. Where different zones adjoin it is important that landscape character and amenity is addressed along the zone interface to reflect what is anticipated for each zone without one compromising the other;
- c) **Incorporation of open space:** New development should seek to endorse and enhance existing open space features and identify opportunities to promote landscape and amenity values.

Areas 1 – 3 are located on the western edge of Leeston Township and the following assessment addresses each area separately with regard to the headings above.



## 5.4 Area 1 (LRZ)

### 5.4.1 Linkages

A linkage to Ellesmere College should be provided from Area 1. Another entry/exit point would afford easy and safe access to the school for pedestrians and cyclists, from the residential neighbourhood anticipated within Area 1. Providing obvious linkages to the school reinforces its importance in the community, and will strengthen a sense of place.

A secondary connection to Spring Place (through the undeveloped section at number 18) would provide a connection to the existing neighbourhood and into the main township for residents living within Area 1. This connection is desirable in order to provide a greater permeability through neighbourhoods encouraging pedestrian and cycle activity rather than relying on vehicle transport.

### 5.4.2 Boundary treatment to roads and zone interface

The boundary treatment where Area 1 adjoins the existing living zones will be adequately catered for by the proposed LRZ rules in protecting privacy for residents. The outlook for existing residents on adjoining land will change from an open landscape to low density residential development. The transition to the LLRZ zone on the western boundary is also assessed to be appropriately catered for by the proposed SDP rules, which provide for appropriate setbacks of both residential units and accessory buildings, outdoor living space, landscaping and fencing.

The shared boundary with the General Industrial zone will be located on the southern side of residential sections in Area 1. This orientation is favourable in regard to outlook but the provisions allow buildings to be set back a minimum of 2m from an internal boundary shared with the General Industrial zone. It is recommended that larger lots are provided along this boundary to allow a greater setback in conjunction with a planted landscape buffer and/or acoustic fencing to ensure that amenity for living zones is maintained.

### 5.4.3 Incorporation of open space

A proposed local/neighbourhood reserve would be appropriately located around the existing waterway and could be co-located with a pedestrian/cycleway to provide a connection to the existing residential neighbourhood to the east as well as Area 3 to the northwest. This would also provide an opportunity to strengthen a sense of place and natural character values through enhancing the waterway and including indigenous planting. The SDP provisions will ensure that the waterway is protected and enhanced, while providing a unique feature for the neighbourhood which contributes to the sense of place and provides a high level of amenity.

The interface of residential areas with the existing waterway would be supported by the allocation of a reserve around the waterway. In effect, the proposed SDP rules regarding fencing (LRZ REQ9) provide for an appropriate interface between residential properties and the reserve area.



## 5.5 Area 2 (LLRZ)

### 5.5.1 Linkages

Provision for a primary access may include a new road travelling north from Leeston Dunsandel Road. The alignment of this primary road is likely to allow for an effective layout of the LLRZ sections and could support a future connection into the Oakvale Subdivision. A shared cycle/pedestrian link offers potential to provide logical access to the adjacent proposed subdivision either by way of a proposed public reserve or along a primary access road.

### 5.5.2 Boundary treatment to roads and zone interface

As mentioned above, Area 2 is likely to provide an effective transition between the Rural zone to the west and the LRZ to the east. The SDP provisions pertaining to building coverage, setbacks, landscaping, fencing, height and outdoor living space for the LLRZ will generally be sufficient. The SDP provisions do not outline a default approach for applicable fencing rules along a shared boundary where it is also the boundary between different zones. The fencing rules of the higher density zone should apply to the shared boundary (i.e. more flexible fencing style and height) in order to allow for fair privacy and amenity outcomes for residents in both zones. This issue is addressed further in section 6.0.

The existing large shelterbelts along the northern and western boundaries will cast significant shadows and affect access to sunlight if the shelterbelts remain. Although large trees provide an important scale, historical reference / time dimension and add a sense of place to the locality they are often not compatible with residential development due to size, a tendency to drop branches and cause shading. The large lots sizes in this zone will be adequate to avoid shading effects and provide sufficient access to sunlight. However, it is preferable to retain trees where they can be located in open spaces or road reserves to avoid effects from overshadowing. This would complement the protection/enhancement of amenity features and values including the waterways and cycle linkages.

The character of the interface with Leeston Dunsandel Road in this area is anticipated to change from one of largely rural features with an open expansive character to one that is residential in character. The large lots anticipated for this zone are likely to result in a high level of amenity being dominated by vegetation and include features such as clipped hedges, mown verges, and layering of smaller scale vegetation. .

### 5.5.3 Incorporation of open space

Linkages should connect open spaces and/or primary access routes with proposed open spaces in the adjacent subdivision. Existing landscape features/attributes such as the water race, waterway, existing driveway and associated avenue tree planting, and large shelterbelt running adjacent to the western boundary of Area 2 are all features which would contribute well to the inclusion of a reserve area along this boundary. This would provide further opportunities to connect pedestrian and cycle linkages to adjacent neighbourhoods (including south to Area 3), as well as supporting the enhancement of the waterway as an amenity feature. This would be an effective 'soft edge' at the interface with the Rural zone which allows the public to appreciate the amenity features of the local environment.

## 5.6 Area 3 (LLRZ)

### 5.6.1 Linkages

The narrow rectangular shape of Area 3 promotes a north-south primary road connection between Leeston Dunsandel Road and High Street. This provides an opportunity to create a streetscape response that is unique to Area 3 at the northern end, by aligning the primary connection with the existing waterway within a linear open space reserve.

The intersection of the primary road at High Street is located favourably within a 50km/h zone. The residential development along the High Street frontage of Area 3 will be consistent with the existing streetscape character. .

A pedestrian/cycle link connecting to High Street would cater for students attending Ellesmere College who reside south of Area 3, or for residents attending St Johns Church which is located opposite Area 3 on High Street.

A thoroughfare between Area 3 and Ellesmere College is considered important to facilitate pedestrian access from the residential development. The exact location of a connection to the western boundary of Ellesmere College should be considered in consultation with the school to ensure that addresses CPTED issues, incorporates existing landscape features, and connects to access routes through the school.

### 5.6.2 Boundary treatment to roads and zone interface

Area 3 is likely to provide an effective transition between the Rural zone to the west and the residential area to the east. The SDP provisions pertaining to building coverage, setbacks, landscaping, fencing, height and outdoor living space for each of the zones will generally be adequate. The SDP provisions do not outline a default approach for applicable fencing rules along a shared boundary where it is also the boundary between different zones. The fencing rules of the higher density zone should apply to the shared boundary (i.e. more flexible fencing style and height) in order to allow for fair privacy and amenity outcomes for residents in both zones. This is addressed further in section 6.0.

As with Area 2, the character of the interface with Leeston Dunsandel Road in Area 3 will change from one of expansive open rural character to one with compartmentalised 'lifestyle' character as anticipated by the zone. The amenity resulting from the LLRZ development is likely to include features such as clipped hedges, mown verges, and inclusion of trees and shrubs along the road frontage reinforcing a dominance of vegetation complementing the adjoining Rural zone. At the southern end of Area 3 at the interface with High Street there will be a similar effect, where SDP provisions are likely to introduce a level of residential amenity to the street frontage. The landscaping provisions (LLRZ REQ8) and fencing provisions (LLRZ REQ9) provide sufficient control for this matter.

There are potential for adverse amenity effects where Area 3 adjoins the proposed General Industrial zone to the east. However, the large lot sections will ensure the ability to mitigate noise and visual effects in the form of landscaped setbacks.

### 5.6.3 Incorporation of open space

Area 3 has potential to accommodate a linear reserve space aligned with the existing waterway and could encompass the two existing mature trees adjacent to waterway at the northern end of the area. The incorporation of a reserve will result in positive effects for residential amenity create a sense of place for the neighbourhood while providing for the protection and/or enhancement of the existing features. Inclusion of the waterway acknowledges and provides a physical connection to the broader landscape. In addition, the reserve will allow the public opportunities to connect with this environment and develop a sense of ownership/stewardship of the land.

Given the size of Area 3, a pocket park could be located to emphasize key linkages connecting to adjacent neighbourhoods i.e. at an intersection which connects to the existing residential area via 18 Spring Place. Pocket parks are often highly valued community spaces, allowing for the inclusion of features such as play areas. As Leeston grows, open spaces will become a community asset for this neighbourhood.

## 5.7 Landscape Character and Visual Amenity Effects Summary

The residential development in Areas 1 – 3 will inevitably result in change but the change will generally not be adverse in nature and is likely to provide several opportunities to enhance a natural character and provide a sense of connection to the surrounding residential and rural environment with acknowledgment/enhancement of existing landscape features such as waterways and retention of existing vegetation.

Development of large lot residential sections in Areas 2 and 3 will benefit from the proximity to the Rural zone in maintaining a some visual connection to the surrounding environment, supporting the desired open and spacious character intended for the zone. The low density residential development in Area 1 will provide for logical growth of residential areas for the township which is consistent with adjoining LRZ and has the opportunity to acknowledge and enhance existing landscape features such as the water race.

## 6.0 Landscape and Visual Amenity effects in relation to relevant statutory provisions

### 6.1 Proposed Selwyn District Plan (as at 11 July 2019)

Relevant rules related to landscape and visual amenity are discussed below. Comments and recommendations are made below where additional standards or measures may be required to address the potential visual or other landscape effects associated with the lifting of the deferred zoning beyond the application of the default residential rules and standards.

Low Density Residential Zones – LRZ	Comments
LRZ-REQ5. Setback of residential units and/or principal buildings from boundaries	This rule provides for an achievable and appropriate outcome in most instances.

<p>LRZ-REQ5.1. Any residential unit or principal building shall be setback a minimum of:</p> <ul style="list-style-type: none"> <li>a. 4m from any road boundary, provided that no part of the any <u>building</u> located within this <u>setback</u> is used as a <u>garage</u>, carport or other covered vehicle storage area;</li> <li>b. 2m from internal boundaries.</li> </ul>	
<p><b>Recommendation: Landscaping</b></p> <p>There are currently no rule requirements for the LRZ in regard to Landscaping although the description of this zone says:</p> <p><i>“Development should maintain the attractive streetscape character of the residential area, predominately characterised by a variety of lot sizes with low density residential development, deep building setbacks and <b>landscaped front garden areas.</b>”</i></p> <p>Also refer to SUB-O2 and RESZ-P9.</p>	<p>Amenity for this low density zone relies on dominance of open space and planting over buildings, particularly as the area is experienced from roads by the general public.</p> <p><b>Recommendation 1:</b> that a landscaping provision be included in the SDP rules to ensure that:</p> <ul style="list-style-type: none"> <li>a. A percentage of a site and/or frontage is provided for landscaping;</li> <li>b. Tree planting is undertaken (particularly to the road boundary)</li> </ul>
<p><b>LRZ-REQ6. <u>Setbacks of garages from boundaries</u></b></p> <p>And</p> <p><b>LRZ-REQ7. <u>Setback of accessory buildings from boundaries</u></b></p>	<p>These rules allow for accessory buildings, being detached garages or sheds to be 2m or 4m from road boundaries. The amenity that is trying to be achieved could be reduced by what this rule allows for, particularly in the absence of any landscaping rules for road frontages.</p> <p><b>Recommendation 2:</b> That a landscaping provision be considered for road frontage setbacks, particularly where the length of building facing the street is greater than 7m or where the setback is less than 4m from the road setback e.g. <i>“a landscape area of minimum width of Xm shall be established and maintained”</i></p>

Large Lot Residential Zones - LLRZ	
<p><b>LLRZ-REQ5. Setback of residential units and/or principal buildings from boundaries Large Lot Residential Zones – LLRZ</b></p> <p>LLRZ-REQ5.1. Any residential unit or principal building shall be setback a minimum of:</p>	<p>The section sizes in the LLRZ will allow a generous built setback to roads and internal boundaries but should align with NZTA standards for built setbacks from SHs and consider internal amenity arising from potential reverse sensitivity effects where different zones adjoin, i.e. where proposed General Industrial zones adjoin residential zones.</p>

<ul style="list-style-type: none"> <li>a. 10m from any road boundary;</li> <li>b. 5m from internal boundaries.</li> </ul>	
<p><b>LLRZ-REQ6. Setback of accessory buildings from boundaries</b></p> <p>LLRZ-REQ6.1. Where wall length is less than 7m, <u>setback</u> from:</p> <ul style="list-style-type: none"> <li>i. 2m from any road boundary or accessway;</li> <li>ii. 1m from internal boundaries.</li> </ul> <p>LLRZ-REQ6.2. Where wall length is greater than 7m, <u>setback</u> from:</p> <ul style="list-style-type: none"> <li>iii. 4m from any road boundary or accessway;</li> <li>iv. 2m from internal boundaries.</li> </ul>	<p>These rules allow for accessory buildings, being detached garages or sheds to be 2m or 4m from road boundaries. This could adversely affect an open spacious character and amenity along the road frontage <b>Recommendation 3:</b> It is recommended that LLRZ-REQ6.1 setbacks are increased to match the residential setbacks for road boundaries.</p>
<p><b>LLRZ-REQ8. Landscaping.</b> Apart from one vehicle crossing and a formed driveway not exceeding 100 m<sup>2</sup>, the areas between the road boundary and the principal buildings shall be:</p> <p>LLRZ-REQ5.1.</p> <ul style="list-style-type: none"> <li>a. Landscaped with shrubs and specimen trees covering at a minimum the lesser of 30% of the area or 250 m<sup>2</sup>;</li> <li>b. Provided with at least one specimen tree capable of growing to at least 8 m high being planted for every 10 m of frontage, to be spaced at no less than 5 metres and no greater than 15 metres.</li> </ul>	<p><b>Recommendation 4:</b> that a landscape provision be considered for LLRZ properties adjoining proposed General Industrial zones. E.g. <i>“Landscaped area a minimum width of Xm and/or Xm in height shall be established and maintained along internal boundaries shared with a Business zone.</i></p>
<p><b>LLRZ-REQ9. Fencing</b></p> <p>LLRZ-REQ9.1. Any fencing shall be:</p> <ul style="list-style-type: none"> <li>a. a maximum of 1.2 m in <u>height</u>;</li> <li>b. at least 50% visually permeable; and</li> <li>c. of post and rail, post and wire, tennis court or swimming pool fencing.</li> </ul>	<p>At residential zone interface between LRZ and LLRZ the fencing rules applicable to the higher density zone should apply to that boundary in order to protect the amenity outcomes (particularly in regard to privacy) for residents in both zones. <b>Recommendation 5:</b> Where a section zoned LLRZ shares an internal boundary with a section zoned LRZ, the fencing rules applicable to the higher density zone should apply along that boundary</p>

## 7.0 Recommendations

Recommendations 1 to 5 (outlined Section 6.0 above) suggest how the SDP could further address potential adverse outcomes of the proposed residential zones. The following additional recommendations are made for each Area (as assessed in Section 5.0 above) which could be addressed by way of changes/inclusion in the ODP:

### 7.1 Area 1 (LRZ)

#### 7.1.1 Recommendation 6

Provide a pedestrian/cycle link to Ellesmere College at its southern boundary, with a connection to a reserve/open space proposed around the waterway. This would make a logical/desirable connection from the proposed new neighbourhood to the school and provide a better outcome/opportunity for the integration of the zone with the existing community.

#### 7.1.2 Recommendation 7

Provide a pedestrian / cycle connection through the empty section at 18 Spring Place to connect Area 1 to the established neighbourhood to the east. It is recommended that this connection provides protection of the amenity of the adjoining residents by establishing a reserve and landscaping. Provide larger lots along the General Industrial Zone boundary to accommodate greater setbacks and allow for depth of planting to mitigate potential visual effects.

### 7.2 Area 2 (LLRZ)

#### 7.2.1 Recommendation 8

Provide a cycle/pedestrian link or secondary road connection to offer logical access to the adjacent Oakvale subdivision. This link could connect to the proposed subdivision at the north eastern corner to align with the proposed public utility reserve to better integrate with the adjacent zone.

#### 7.2.2 Recommendation 9

Retain existing shelterbelts and large established trees in this area where they can be located in open spaces or road reserves to avoid shading effects. The retention of mature vegetation would provide an immediate amenity, and protect existing amenity features including the water race / waterway..

#### 7.2.3 Recommendation 10

Provide a reserve adjacent to the water race along the western boundary to allow for the protection and enhancement of the waterway for residential amenity, ecological and stormwater purposes. This will acknowledge the features of the existing environment and provide an opportunity to better integrate with the adjacent Rural zone.

#### 7.2.4 Recommendation 11

Consider the relocation of the urban threshold (physical feature), along with the extension of pedestrian footpaths and associated formation of kerbs to the intersection of the proposed primary road and Leeston Dunsandel Road. This will provide a more effective visual transition between the Rural zone and residential areas.

### 7.3 Area 3 (LLRZ)

#### 7.3.1 Recommendation 12

Provide a pedestrian / cycleway connection to the western boundary of Ellesmere College in consultation with the school to ensure that existing landscape features and access routes through the school are considered. Providing a physical connection to this community facility from residential zones emphasises it's importance/value to the area and township as a whole.

#### 7.3.2 Recommendation 13

Provide a linear reserve adjacent to the waterway to allow for the protection and enhancement of the waterway for residential amenity, ecological and stormwater purposes. This will acknowledge a historical association with the rural landscape and if co-located with pedestrian and cycleway linkages will provide a high amenity outcome.

## 8.0 Conclusion

The assessment of effects (section 5.0) has outlined potential landscape and visual amenity effects associated with the uplifting of deferred zone over Areas 1 – 3 in Leeston and the subsequent residential development, taking into account the attributes, qualities and characteristic of the receiving environment. Inevitably there will be landscape and visual changes arising from the lifting of the deferred zoning but this will not necessarily cause adverse effects for landscape and visual amenity. Some key considerations for how best to integrate these physical changes and address the interface between zones with particular regard to landscape character and visual amenity are discussed, with recommendations outlined in sections 6.0 and 7.0.

The proposed SDP objectives and policies relating to the proposed zones for Areas 1 – 3 will result in appropriate landscape and visual outcomes. Where the application of the SDP suite of rules relating to subdivision and residential development is not sufficient to achieve these outcomes specific notations are recommended above for each Area's ODP. It is considered that the combination of the proposed SDP provisions and the above recommendations, will ensure and maintain an appropriate landscape character and a quality amenity outcome for the deferred Areas.

## Appendix 1: Definitions and terminology

NZILA (2010) *Best Practice Note Landscape Assessment and Sustainable Management 10.1*.<sup>7</sup> Outlines the following 'Language of Assessment' explaining the technical terms used throughout this assessment.

**Landscape** is the cumulative expression of natural and cultural features, patterns and processes in a geographical area, including human perceptions and associations.

**Landscape attributes** comprise biophysical features, patterns and processes; sensory qualities; and spiritual, cultural, and social associations, including both activities and meanings.

**Landscape character** is a distinctive combination of landscape attributes that give an area its identity.

**Landscape classification** is the placing of landscapes into different categories based on their character or type.

**Landscape amenity** is the natural and physical quality and character of an area (landscape) that contributes to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes (RMA 1991).

**Landscape value** derives from the importance that people and communities, including tangata whenua, attach to particular landscapes and landscape attributes.

**Landscape evaluation** is the process of identifying and/or comparing landscape values.

**Landscape resilience** is the ability of a landscape to adapt to change whilst retaining its particular character and values.

**Landscape capacity** is the amount of change that a landscape can accommodate without substantially altering or compromising its existing character or values

**Landscape sensitivity** is the degree to which the character and values of a particular landscape are susceptible to the scale of external change.

**Landscape vulnerability** is the extent to which landscape character and values are at risk from a particular type of change.

**Sustainable landscape management** recognises and protects the distinctive, representative or typical attributes that define landscape character and values, through a process of integrated assessment, planning and design to meet the needs of both present and future generations.

**Natural Character** is the expression of natural elements, patterns and processes in a landscape.

**Outstanding Natural Landscape** is a natural landscape that is particularly notable at a local, district, regional or national scale.

---

<sup>7</sup> Retrieved from: [https://nzila.co.nz/media/uploads/2017\\_01/nzila\\_ldas\\_v3\\_1.pdf](https://nzila.co.nz/media/uploads/2017_01/nzila_ldas_v3_1.pdf)



## References

Boffa Miskell Limited (2010) *Canterbury Regional Landscape Study Review*. Report Prepared for Environment Canterbury Regional Council

Boffa Miskell Limited (2017) *Selwyn District Landscape Study: Landscape Characterisation and Evaluation Report*. Report prepared for Selwyn District Council

Landscape Institute and Institute of Environmental Management and Assessment (2013) *Guidelines for Landscape and Visual Impact Assessment, Third Edition*. London: Routledge

Ministry for the Environment (2018) *Resource Management Act 1991*. Retrieved from: <http://www.legislation.govt.nz/act/public/1991/0069/226.0/DLM230265.html>

New Zealand Institute of Landscape Architects (2010) *Best Practice Note Landscape Assessment And Sustainable Management 10.1*. Retrieved from: [https://nzila.co.nz/media/uploads/2017\\_01/nzila\\_ldas\\_v3\\_1.pdf](https://nzila.co.nz/media/uploads/2017_01/nzila_ldas_v3_1.pdf)