

Landscape Assessment Report

Private Plan Change Request

157 Levi Road, Rolleston

14 February 2024



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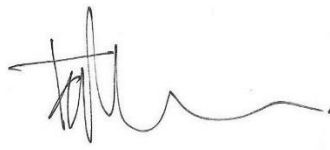
Rough Milne Mitchell Landscape Architects Limited. Landscape Assessment Report. Private Plan Change Request, 157 Levi Road, Rolleston, 19 January 2024

Date: 14 February 2024

Status: For Plan Change

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1.0 Introduction

1.1 Purpose and Scope

Rough Milne Mitchell Landscape Architects (**RMM**) have been engaged by Foodstuffs South Island Limited (**Foodstuffs**) to prepare a Landscape Assessment (**the report**) to accompany a Private Plan Change Request at 157 Levi Road, Rolleston (**the Site**).

Foodstuffs are seeking to rezone the Site from Medium Density Residential Zone (**MRZ**) to Large Format Retail Zone (**LFRZ**) subject to an Outline Development Plan (**ODP**) within the Partially Operative Selwyn District Plan (**PODP**).

This report assesses the Plan Change request from a landscape character and visual amenity perspective. The methodology used in this report is outlined at 1.2 below. Primarily my role has been to provide advice in relation to landscape character and visual amenity matters.

The proposed ODP includes key elements to guide the form and location of development that, in combination with the proposed amendments to the LFRZ rules and matters of discretion, will enable a supermarket (already consented) and a trade retail and trade supply store on the Site. This report assesses the suitability of the Site, the proposed ODP and the proposed rules, and provides landscape and visual amenity related recommendations.

The Plan Change has been considered against a range of landscape character and visual amenity related planning provisions, including the PODP Strategic Directions and Objectives, and the National Policy Statement on Urban Development 2020 (**NPS-UD**) and the Rolleston Structure Plan (**RSP**).

The key landscape issue of the proposed rezoning relates to potential effects on the amenity of the surrounding environment. This is because a change in land use, that will be achieved through the commercial (LFRZ) rezoning, will result in commercial activity, that is already consented for part of the Site, on the balance of the Site.

By way of summary, the assessment has concluded that the proposed provisions and the ODP to be included in the LFRZ are appropriate to ensure RC216016 will be given effect to in its current form and that effects are managed at the MRZ/LFRZ interfaces. RC216016 currently provides certainty and confidence of an appropriate interface and integration with the adjoining MRZ, the balance land of the Site, and surrounding residential land and from a landscape and visual amenity perspective it is important these outcomes are realised with the proposed rezoning.

Given that the MRZ does not reflect the existing/consented environment of that portion of the Site subject to RC216016, and that no residential activities will occur on this part of the Site, the proposed rezoning of the Site is considered a coherent request which serves to better consolidate urban form in an area with significant residential growth. From a landscape and visual amenity perspective, the landscape outcomes enabled by the proposed rezoning provide certainty and consistency, more so than the MRZ. In this respect it is considered the LFRZ (and associated rules and ODP) is more appropriate than the MRZ for the vacant balance of the site.

The landscape assessment report is formatted as per the following:

- A description of the proposal.
- An outline of the relevant policy provisions that are within the PODP. Those provisions directly relevant to landscape matters form the framework for the assessment.

- The identification and description of the receiving environment, including the Site. The receiving environment is described in terms of the landscape's landform, land cover and land use and how those landscape attributes contribute to the receiving environment's existing landscape values.
- An assessment of the actual and potential landscape character and visual effects, including cumulative effects.
- An assessment against the relevant statutory provisions.
- A conclusion and recommendations.

This report is accompanied by a Graphic Attachment (**GA**), that contains maps and aerial images of the Site location, the relevant District Plan planning maps, imagery associated with RC216016, an ODP for the Private Plan Change Request (**PPCR**), photographs of the Site from within the Site, and photographs of the Site taken from the surrounding public places.

1.2 Methodology

The methodology and terminology used in this report has been informed by the Aotearoa New Zealand Landscape Assessment Guidelines¹.

This report is tailored to suit the nature of the project and its context including the framework of the governing legislation. I am familiar with the location and surrounding environment, having visited numerous times throughout my participation in RC216016, along with my time living and working in Canterbury.

I have also undertaken a site visit in preparation of this report to assist in understanding the existing landscape character and values within the receiving environment and assessing the actual and potential landscape and visual effects of the PCR.

The statutory documents containing provisions relevant to the proposal are found in the Resource Management Act (**RMA**) and the PODP. The PODP gives effect to the RMA within the context of Rolleston, as such, it provides the policy framework against which this landscape assessment has been evaluated.

The table included in Figure 1 outlines the rating scales that are referred to in this report. The table included in Figure 2 is a comparative scale between the seven-point scale, and the RMA s95 notification determination test and the RMA s104D non-complying gateway test.

Very Low	Low	Low – Moderate	Moderate	Moderate – High	High	Very High
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Figure 1. The seven-point landscape and visual effects rating scale.²

Very Low	Low	Low – Moderate	Moderate	Moderate – High	High	Very High
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¹ 'Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines'. Tuia Pita Ora New Zealand Institute of Landscape Architects, July 2022].

² 'Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines'. Tuia Pita Ora New Zealand Institute of Landscape Architects, July 2022. Page 140.

Less than Minor	Minor	More than Minor	Significant
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Figure 2. The comparative scale of degree of effects.³

³ 'Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines'. Tuia Pita Ora New Zealand Institute of Landscape Architects, July 2022. Page 151.

2.0 The Proposal

2.1 Description of the Proposed Rezoning

Foodstuffs are seeking to rezone the Site from MRZ to LFRZ subject to an ODP within the PODP. Foodstuffs was granted resource consent for the development of a PAK'nSAVE supermarket (**PNS Rolleston**) on the Site in September 2022 (RC2160160).

At a spatial (plan view) level, the detail of the requested rezoning involves the following components which have been illustrated on the proposed Outline Development Plan (*refer Sheet 8 of the GA*):

- a. Rezoning the Site to Commercial (LFRZ).
- b. Includes provision for future road access to adjoining MRZ land (*note this aligns with the location shown on PODP – Rolleston 1 Development Area ODP. Refer Sheet 7 of the GA*).
- c. Includes provisions for landscape strips along the boundary with the adjoining MRZ land and road boundary, along with site specific landscape provisions. These align with the requirements as set out in the conditions of consent⁴ for RC216016 for these landscape strips (*refer Sheets 18 and 19 of the GA*)

There are a number of proposed provisions to be included in the CMUZ⁵ and LFRZ⁶ chapters of the PODP that relate to urban design, landscape and amenity outcomes.

2.2 Proposed Landscape Provisions

The requested rezoning and proposed boundary interfaces are essentially an adoption of those designed and conditioned under RC216106 (*refer Sheets 18, 19 and 20 of the GA*). This includes the following, as shown on the proposed ODP:

- a. A 10m wide landscape strip shall be provided along every internal boundary of the Site shared with a residential zone.
- b. A 5m (minimum) wide landscape strip to Lincoln Rolleston Road.
- c. A 3m (minimum) wide landscape strip to Levi Road.
- d. No fences shall be erected within the landscaping strip along the road boundaries.

Internal Boundary (Eastern) Landscape Strip

This will provide for a landscaped buffer and interface treatment between the Site and the neighbouring land (MRZ) to the east. It will be planted with indigenous trees, shrubs, and groundcovers providing both habitat sanctuary and visual amenity. Shrub planting will be limited to species that will grow to no more than 2.0m in height. The planting strip will be as per RC216016.

⁴ RC216016 - Conditions of Consent (landscape) 5 – 11.

⁵ PSDP – CMUZ Matters of Control or Discretion, Urban Design - MAT3.3, Height - MAT4.5, MATa Landscaping

⁶ PSDP – LFRZ Policy Px, LFRZ Rules R1, R6, R8, LFRZ Rule Requirements, Height in relation to boundary REQ3, Setbacks – REQ4, Outdoor Storage – REQ5, Landscaping – REQ6.

Due to levels along this interface the landscape strip will be raised 500mm at the Site boundary, creating a crossfall back into the Site. The raised level will be supported by a 600mm high retaining wall extending along the full length of the eastern boundary of the Site. A paling fence will be integrated with the retaining wall to a total height of 2.0 metres. An acoustic fence will be constructed within the buffer strip (setback 6m from the boundary) to mitigate potentially adverse noise effects between the site and neighbouring land.

Road Frontage Landscape Strips

This will provide for the establishment of road frontage landscape strips.

A 3.0m wide road frontage landscape with Levi Road will have a formal landscaping arrangement comprising a line of equally spaced specimen trees, that will be set behind a clipped hedge (*Corokia* 'Geentys Green') maintained to a lower height of 1.2m. A strip of low groundcover planting will be planted between the footpath and hedge, with a mix of low shrub planting planted behind the hedge, and under the line of trees. This is as per RC216016.

A 5.0m wide road frontage strip with Lincoln-Rolleston Road will be planted with a natural arrangement of tussock and native shrub planting. This will be punctuated with an informal arrangement of ribbonwood, cabbage trees and lancewood.

The above landscape outcomes will be ensured by the proposed provisions, including adherence to the rules, ODP and matters of discretion. As mentioned, these landscape-related provisions replicate those deemed appropriate in the granting of RC216106.

3.0

Relevant Statutory and Policy Provisions

The principal statutory documents for the landscape assessment of the PPCR include the PODP, RSP and NPS-UD.

The key objectives and policies relating to landscape matters within the PODP include those pertaining to Selwyn being an attractive and pleasant place to live, work, and visit. Objectives and policies relating to residential character, amenity values, and attractiveness of the locality relevant to the MRZ, have informed the interface outcomes sought by the PPCR.

The National Policy Statement on Urban Development 2020 (NPS-UD) has also been considered in this assessment. While not a statutory document, the RSP has also been ruminated in terms of Councils aspirations for the long-term development of Rolleston.

3.1

The Partially Operative District Plan (PODP)

Under the PODP, the Site is zoned MRZ, to provide areas for higher density of residential development than elsewhere in the Selwyn District. The MRZ provides for a range of housing typologies, including semi-detached and attached housing types. Non-residential activities that are not compatible with residential character and residential amenity values and more suited to commercial zones are discouraged by the Council in the MRZ. Given the zone is expansive, many areas are identified as development areas, where an ODP has been prepared to guide future land use and development. The site is identified in the Rolleston 1 Development Area (**PODP-ODP**) (*refer to Sheet 7 of the GA*).

The PODP- ODP (DEV-RO1 – Rolleston 1 Development Area

While RC216016 renders the majority of the PODP – ODP redundant, I include it for completeness and in the context of the balance of the Site. Shown on this plan is a loop road that includes two primary connections to access Lincoln-Rolleston Road, the location of a reserve, indicative cycle/pedestrian routes and an indicative road connecting Lincoln Rolleston Road and the MRZ land to the east.

The development area is to achieve a minimum net density of 15 households per hectare, averaged over the total area.

The narrative accompanying the PODP-ODP refers to the need for lower density sites (minimum 1,000m²) on the eastern boundary *“to integrate the site with the adjoining General Rural Zone and to achieve a progressive transition between residential and rural densities. Appropriate interface treatments... could include fencing, landscaping, and/or building setbacks”*. I note that this narrative does not align with the reality that the site now shares its eastern boundary with MRZ land.

Sensational Selwyn SD-DI-O1

Selwyn is an attractive and pleasant place to live, work, and visit, where development:

- 1. Takes into account the existing and anticipated character of individual communities;*
- 2. is well-connected, safe, accessible, and resilient; and*
- 3. enhances environmental, economic, cultural, social, and health outcomes for the benefit of the entire District.*

Well-functioning Urban Environment SD-UFD-01

Selwyn has a well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.

MRZ Objectives and Policies

MRZ-O1

The Medium Density Residential Zone provides for a variety of housing types and sizes that respond to:

- 1. housing needs and demands; and*
- 2. the neighbourhood's planned urban built character, including 3-storey buildings.*

MRZ-P1

Enable a variety of housing types with a mix of densities within the zone, including 3-storey attached and detached residential units, and low-rise apartments.

MRZ-P2

Provide for developments not meeting permitted activity status, while encouraging high-quality developments.

CMUZ-Objectives and Policies

CMUZ-O1

The 'Commercial and Mixed-Use Zones' provide for the District's commercial needs based on a hierarchy that has the Town Centre Zone as the prime commercial and community focal point, supported by the Local Centre Zone, Neighbourhood Centre Zone, and Large Format Retail Zone.

CMUZ-O2

Activities within the Local Centre Zone, Neighbourhood Centre Zone, and Large Format Retail Zone do not undermine the viability and function of the Town Centre Zone.

CMUZ-O3

Commercial activities are not undermined by incompatible activities.

LFRZ-Objectives and Policies

LFRZ-O1

The Large Format Retail Zone provides primarily for retail activities with large floor or yard areas.

LFRZ-P1

Enable retail activities with large floor or yard areas, trade retail and food and beverage activities to establish and operate within the Large Format Retail Zone.

LFRZ-P2

Mitigate the visual dominance of buildings in the Large Format Retail Zone by ensuring that buildings are setback an appropriate distance from road boundaries and requiring a landscaped area along the road frontage of the site.

LFRZ-P3

Avoid compromising the function, role and vitality of the Town Centre Zone beyond those effects ordinarily associated with trade effects on trade competition by managing the scale and type of commercial activities, visitor accommodation, and community activities within the Large Format Retail Zone.

MRZ and LFRZ Comparison

In essence, the MRZ enables a range of housing typologies within the zone, including up to 3-storey attached and detached residential units and low-rise apartments. Developments are encouraged to be high-quality and respond positively to the urban neighborhood character. The type of housing, such as the ratio of 2 or 3-bedroom units, amount of private/ communal green space and/ or whether off-street parking is provided, is often influenced by market demand. Residential activities generally relate to the coming and going of unit owners/ tenants and occasional visitors.

In contrast to the above, the LFRZ, and specifically with the proposed amendments to the Site, enables large floor buildings and/or yards, typically associated with trade retail and trade supplier activities. Buildings are large-scale and mitigated by boundary setbacks and landscaped road frontages. Many large-format trade retail developments are part of a nationwide franchise, which often have a predictable design, layout, and operation. Commercial activities generally relate to customer-focused DIY-trade retail, integrated customer café, delivery of stock, and car parking for public and trade customers.

3.3

Rolleston Structure Plan 2009 (RSP)

Rolleston is the largest town in the Selwyn District and is expected to experience significant growth over the next 35 years. Council adopted the RSP in September 2009 following two years of consultation with key stakeholders. The RSP considers how existing and future development in Rolleston should be integrated to ensure that sustainable development occurs and makes the best use of natural and physical resources.

The RSP is intended to be aspirational only. It provides a long-term vision and guide for future development, that informs the PODP, but sits outside of the PODP. Of relevance to this assessment, it shows Rolleston's urban limits spreading south, in a staged approach, from the town centre to Selwyn Road.

The RSP is nearly 15 years old, so does not accurately reflect the actual and consented growth development in Rolleston, that has occurred since its publication. It does, however, provide a useful reference for future development in a broad sense.

The Site is graphically shown as medium density residential, extending west to Springston-Rolleston Road, where there is an envisaged Recreation Precinct.

The area immediately east of the Site is shown as a pocket of rural land (now MRZ), and further east, on the corner of Levi Road and Weedons Road, is an imagined 100-hectare District Park.

It is noted that avenue tree planning is envisaged along the main primary roads of Levi and Lincoln-Rolleston Roads, and a green corridor running parallel with Levi Road is present immediately south of the Site.

3.4

The National Policy Statement on Urban Development 2020 (NPS-UD)

In general, the NPS-UD seeks a variety of sites for businesses, good accessibility between housing and jobs, and states that providing increased and varied densities of housing and urban form is not of itself an adverse effect. District Plans are to enable more businesses to locate in urban environments on or near a centre zone or other area with many employment opportunities, and where there is a high demand for housing (Objective 3).

The NPS-UD applies to the PPCR, specifically, Objective 5, Policy 1 and Policy 6. Of relevance to landscape matters within these policies are:

Policy 1: *Planning decisions contribute to well-functioning urban environments, which are urban environments that, as a minimum:*

c) have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport;

Policy 6: *When making planning decisions that affect urban environments, decision-makers have regard to the following matters:*

b) (i) may detract from amenity values appreciated by some people but improve amenity values appreciated by other people, communities, and future generations, including by providing increased and varied housing densities and types;

4.0 Landscape Description

4.1 Description of the Receiving Environment

I refer you to the urban design report of Mr Compton-Moen in which he also describes the existing environment. This generally accords with my analysis and understanding of the Site and its surrounds⁷. For expediency I will not repeat the above here, although, I do make the following comments.

The site is located at 157 Levi Road, Rolleston, at the intersection of Lincoln-Rolleston Road, Lowes Road, Levi Road, and Masefield Drive as shown in Figure 2 below (*refer Sheet 3 of the GA*).

The receiving environment, or area surrounding the site that is potentially affected by the PPCR, is generally considered to be neighbouring residences, public roads, and surrounding land within a 400m radius of the site (see Figure 2).

To the north, west, and south, the built form and pattern of development is typically single-storey residential typologies and low-density arrangements, which follow a variety of underlying residential zoning types. Under the PODP all the adjoining land is MRZ with the potential to be developed accordingly. (*refer Sheet 6 of the GA*). Current development of 341 Lincoln Rolleston Road, opposite the Site is testament of this.

Land development continues to intensify to the south of the receiving environment. Approximately halfway along Lincoln-Rolleston Road, to the west is a new residential subdivision that is under construction. It is envisaged that the entire area bounded

by Lincoln-Rolleston Road, Goulds Road, and Selwyn Road will eventually be developed for residential living as shown on the RSP (*refer to Sheets 4 & 5 of the GA*).

In terms of local context, the Site is within a receiving environment that is undergoing considerable change that includes the operative MRZ to the immediate east of the Site. While the Site and its surroundings are currently rural in character, this is not the state of the environment against which to consider potential landscape effects arising from the PPCR. Consideration needs to be given to its



Figure 2: Site location with 400m distance circle (approx.)

⁷ RC216016, Evidence in Chief of Tony Douglas Milne

MRZ under the PODP, which will enable development to medium density residential standards within the locale.

4.2 Description of the Site

The Site, of 7.24 hectares, is legally described as RS 7556 BLK III Leeston SD, and is located at 157 Levi Road, Rolleston. It is a triangular shaped property, with the consented PnS development occupying the widest part adjacent to Levi and Lincoln-Rolleston Roads.

Despite its residential zoning, the Site currently has a working rural character, with a low degree of rural amenity (from beyond the Site boundary), given it is mostly screened by a shelterbelt along its road frontages. It is acknowledged the existing shelterbelts provide a 'green and rural' outlook for those currently residing to the opposite side of the road.

The Site's current physical surrounding environment is characterised by a mix of low-density residential housing, rural lifestyle blocks and rural land used for training racehorses and is consistent with a working rural landscape (*refer Sheets 8 – 15 of the GA*).

Regarding the existing consented environment, the development enabled by RC216016 will result in a supermarket building, car parking and associated landscape treatment that is 'commercial' in character (*refer Sheets 16 – 20 of the GA*). This is a different landscape character to the MRZ character anticipated for the Site under the PODP.

When assessing the effects of the proposed rezoning, the resulting character of RC216016 provides the consented baseline (and existing environment) for part of the Site and its surrounds.

In summary the development enabled by RC216016 includes:

- a. a supermarket building with a footprint area of circa 7,232m² with associated large canopy structures over the 'click and collect' facility and part of the service yard. The building occupies approximately 11% of the Site (7.24 ha).
- b. The building has an apex being 12.3m above finished floor level (FFL), and the main eaves ranging from 10.9 to 7.4m above FFL. The built form will comprise a combination of metal profile, precast concrete with smooth and textured finishes and glazing. Decorative architectural features include steel fins and columns and a steel grating shade screen.
- c. The metal roof and exterior walls will be coloured 'Sandstone Grey' and the steel columns and fins will be 'Black Zero'. The yellow PnS colour, associated with its branding, will be used in a variety of places on the building.
- d. A carpark will surround the supermarket building on three sides and occupies most of the space between the building and site boundaries with Lincoln-Rolleston and Levi Roads as well as the internal boundary within the southern part of the Site. A total of 517 carpark spaces will be provided in the development.
- e. Vehicle access into the Site will be available from both Lincoln-Rolleston Road and Levi Road. Both vehicle entry and egress into the carpark will be provided at two locations on Lincoln-Rolleston Road, and on Levi Road there will be three separate entry and egress location points.
- f. The development will include pylon and welcome/ exit signs that are PnS yellow in colour. The signs will be up lit at night.

- g. Pedestrian access into the Site will be available from Lincoln-Rolleston Road at three locations. Three access points will also provide for pedestrians and cyclists on Levi Road. These will be integrated with a proposed 3m wide mixed-use cycleway on the northern side of Levi Road, (outside of the Site) which will extend from Rolleston Drive to Levi Road and thus, providing a pedestrian/ cyclist connection between the town centre and the Site.
- h. The carpark will be lit at night with light poles positioned on the centre line of the car park spaces in between the rows of diamond shaped tree planters. Other exterior lighting for landscape elements and wayfinding will also be provided.
- i. The carpark includes cycle stands for a total of 24 cycle parks, including 14 staff cycle parks.
- j. The landscaping area (taking in planting, tree pits, and paths) occupies approximately 11,314m², which is approximately 27% of the overall PnS site, and 33% of overall carparking and landscaping area. The is made up of the following parts:
 - *Northwest Open Space*
The northwest open space is a triangular shaped area of approximately 3000m², in the northwest corner of the Site, adjacent to the intersection of Lincoln-Rolleston Road, Lowes Road, Levi Road and Masefield Drive. It comprises a flat, open grass area surrounded by groups of trees, and earth mounding planted with swathes of tussock planting. A few seats will provide opportunities to sit and relax within the open greenery. While the northwest open space will provide for passive recreational activities, and visual amenity, it has a primary underlying function as a stormwater overflow and infiltration area.
 - *The arbor pedestrian connection*
Extending in a straight-line from the northwest open space directly to the supermarket entrance, is the main pedestrian route. This comprises a 3.5m wide pathway with an overhead steel arbor supporting climbing plants. The southwest end of the pedestrian arbor route includes a small gathering node at its junction with the footpath on Lincoln-Rolleston Road. The node will be landscaped with seating, rocks, and tussock planting.
 - *Northeast biodiversity planting strip*
Refer 2.2 above.
 - *Road frontage landscape strips*
Refer 2.2 above.
 - *Southern boundary landscape strip*
The southern (internal) boundary strip will be planted with two hedges. A pleached hedge (hornbeam) will be maintained to a height of 5.5m and width of 3m, with the lower third limbed up to expose the clean stems. The hornbeam foliage will provide year-round seasonal interest. Behind the pleached hedge to the south will be a clipped hedge (*Corokia* 'Geentys Green') maintained to a lower height of 1.2m. Low shrub planting will be planted between pleached hedge and clipped hedge.
 - *Carpark tree planting, header gardens and entrance planting*
The carparking area will include southwest-northeast aligned rows of evenly planted specimen trees located in diamond shaped kerb planters. The header gardens at the end of the parking bays will be planted with low shrub planting and clusters of

lancewoods. A grass stormwater attenuation basin is in the southern corner of the carpark area.

Groupings of medium to large trees will accentuate the main vehicle and pedestrian entrance from Levi Road and at the same time filtering views into the Site from the street. The trees will be underplanted with low shrub planting.

- *Staff parking and outdoor area*

A small, landscaped area will be provided immediately south of the staff covered bike park facility. This will provide opportunities for outdoor seating, while also providing a buffer between the public parking area and the smaller staff parking area, including truck access to the service yard

- *Indicative Plant List*

An indicative plant list (refer to page 17 in the GA), outlines the plant species being considered for the trees, hedging, shrubs and groundcovers within several key areas of the RC210016 development, such as road frontages, the eastern boundary interface strip, and throughout the car parking areas.

4.3 Landscape Values of the Receiving Environment

The existing landscape and visual amenity values form the baseline, along with the policy provisions, for an assessment of effects. These are described as following.

Physical

“Physical”⁸ means both the natural and human-derived features, and the interaction of natural and human processes over time.”⁹ Typical physical factors include geological, ecological, and biological elements within the landscape.

The landcover has been extensively modified for low-density residential development, rural lifestyle properties, and rural agricultural activities. As such, the Site and its receiving environment have been modified to a point in which they have a low degree of biophysical value.

The vegetation comprises mostly exotic species in shelterbelts along road boundaries and scattered individual specimen trees. There are no significant areas of indigenous vegetation nor any noteworthy ecological and dynamic processes. The physical values in the landscape are typical of recent residential urbanisation to the north and a remaining rural agricultural landscape that is being developed as permitted under its residential zoning.

The landscape is expected to continue to evolve and become increasingly more urbanised over time, particularly to the east, west and south of the site, zoned MRZ, which supports detached and attached medium density housing.

⁸ 'Physical' means both natural and human-derived features, whereas 'biophysical' is potentially problematic if it is taken to mean only the natural aspects of the landscape. 'Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines'. [Final Draft subject to final editing, graphic design, illustrations, approved by Tuia Pito Ora/NZILA 5 May 2021]. Page 35.

⁹ 'Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines'. Tuia Pita Ora New Zealand Institute of Landscape Architects, July 2022. Page 35.

Perceptual

“Perceptual means both sensory experience and interpretation. Sensory appreciation typically occurs simultaneously with interpretation, knowledge, and memory.”¹⁰ Typical perceptual factors relate to experiential and aesthetic qualities such as naturalness, visual coherence, legibility as well as transient aspects.

The receiving environment has a flat topography with distant views of the Port Hills. The vegetation patterns, although practical in terms of providing shelter from prevailing winds, are monotonous, particularly the shelterbelts channelising the road corridors. As such, the landscape is not particularly memorable and the coherence between human patterns and the underlying natural landscape is mostly non-existent in this modified rural landscape. The shelterbelt and tree planting along roadsides and site boundaries visually segment the landscape into enclosed areas with restricted views and rural outlook. While there are a few large trees, these are mostly fast-growing exotic species (gum trees), of little or no aesthetic value, particularly within the context of a working rural landscape undergoing rapid urbanisation for residential living.

For people travelling through this area, the rural landscape is not unique and is generally typical of that found throughout the locale, where roadside tree planting and shelterbelts are commonplace. As a result, the landscape experience is mostly restricted to road corridors, with views of the wider landscape only experienced through gaps in the roadside vegetation where entrances and farm gates occur.

Overall, the perceptual values primarily stem from the rural vegetation patterns in the landscape, and fleeting views of open pastureland. Similarly, the urban environment, while pleasant is relatively typical of the area. The perceptual values of this area will primarily be more valued by those who reside and work in this area, compared to someone occasionally travelling through it.

Associative

“Associative means the intangible things that influence how places are perceived – such as history, identity, customs, laws, narratives, creation stories, and activities specifically associated with a landscape.”¹¹ Typical Associative factors includes cultural (Tāngata whenua) and historic values as well as shared and recognised attributes such as recreational opportunities.

While I have not consulted with Ngai Tahu regarding any cultural values associated with the Site, I have explored Ngai Tahu’s archive of tribal significance website (www.kahurumanu.co.nz), which illustrates areas of cultural importance within their respective tribal territory. There are no areas of cultural significance within Rolleston or the immediate surrounding area. Therefore, it would be reasonable to assume that the receiving environment does not have any widely known Tāngata whenua associations and experiences.

Similarly, it does not have any shared and recognised historical significance or heritage features worthy of protection. Except for the existing urban environment directly across the road to the north, the landscape immediately surrounding the Site, is simply a modified rural landscape possessing a relatively low-level rural amenity value. This landscape is expected to continue to transition from a rural environment into an urbanised environment as enabled by MRZ, to support the growing population of Rolleston.

¹⁰ ‘Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines’. Tuia Pita Ora New Zealand Institute of Landscape Architects, July 2022. Page 35

¹¹ ‘Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines’. Tuia Pita Ora New Zealand Institute of Landscape Architects, July 2022. Page 35

4.4

Existing Landscape Values of the Site

Physical

The Site itself is essentially a working rural landscape, enclosed by shelterbelt planting. From within the Site, its rural outlook is contained within the peripheral shelterbelt planting, and it has an existing rural character with built form clustered to one end, nestled in tree vegetation and hedgerows, retaining the balance of the site as open pastureland. The row of mature gum trees is the most prominent landscape feature on site.

Perceptual

The Site is a relatively small, triangular shaped area. Its rural outlook is contained by a strong backdrop of monocultural shelterbelt planting. There are no natural patterns or processes on the Site of significance, except for a line of large gum trees. To a certain extent the Site is coherent with the wider landscape comprising properties contained by strong vegetation patterns along roadways and site boundaries. However, this will change as described in 4.5 below.

Associative

The Site does not have any shared or recognised associations for Tāngata whenua or pakeha. It is a secluded working rural property, typical of other modified rural landscapes in the area.

4.5

Foreseeable Landscape Values of the Site

The existing landscape values associated with the Site and its surrounds are set to change. This is because of the existing consented environment i.e., the development enabled by RC216016, along with the mixed residential character anticipated for the balance of the Site under MRZ zoning the PODP.

As the balance of the Site has an underlying MRZ, it is anticipated that the Site's (beyond the area being developed under RC216016) remaining shelterbelt planting would eventually be removed, and the existing pasture developed into housing, including a range of detached, semi attached and attached built form in accordance with the Site's MRZ.

5.0 Assessment of Landscape and Visual Effects

5.1 Potential Issues

The PPCR will enable the establishment of an additional large format trade retail building, car parking and other related facilities being developed on the balance of the Site. In this location the built form and activities, while quite different from the current rural landscape values and amenity, and that of the underlying residential zoning, will be commensurate with the large format commercial development enabled by RC216016.

The key landscape issue of the proposed rezoning relates to potential effects on the amenity of the surrounding environment. This is because a change in land use, that will be enabled through the commercial (LFRZ) rezoning, will result in commercial activity, that is already consented for part of the Site, on the balance of the Site.

Consideration has been given to the landscape character of the existing environment, including the consented (RC216016) environment, the proposed boundary treatment, the effect on surrounding public roads and the impact on nearby dwellings.

Currently there are no other MRZ and LFRZ interfaces in the PODP, so the LFRZ provisions do not provide management of these effects. In order to address this, an ODP has been prepared providing certainty as to the location of activity and landscape outcomes on the Site. This goes hand in hand with the additional provisions proposed for both the CMUZ and LRFZ, as set out in the PPCR.

The potential adverse effects associated with the construction of the built form enabled by the PPCR is another factor to be considered.

5.2 The Appropriateness of the Rezoning – Proposed Landscape Provisions

The PODP provisions relating to the boundary treatment (LFRZ PRECz REQ6 landscaping – road boundaries, and LRFZ REQ6 landscaping – internal boundaries) have been reviewed and are considered to be generally appropriate. These provisions primarily relate to planting requirements (species, spacings, height at planting, and mature height).

However, given the explicit landscaping requirements of RC216016, which are proposed to be replicated for the balance of the Site's boundaries (as identified on the proposed ODP), I suggest the need for PRECz-specific landscape requirements. These requirements should include:

- a. *"Landscape planting shall be established in the landscape planting areas as shown on Outline Development Plan DEV-RO1 – Rolleston 1 Development Area, prior to the erection of any principal building on any site subject to DEV-RO1."*
- b. *"Tree planting within the car park areas of PRECz shall be at a ratio of one tree per five car parks".*
- c. *"All trees to be planted within the car parking area (excluding road frontage trees) within PRECz shall be planted with a minimum uncompacted available soil volume based on the expected future size of the tree, as follows:*

- (i) *Small tree (<7m in height): 5-15m³*
- (ii) *Medium tree (7-15m in height): 20-40m³*
- (iii) *Large tree (>15m in height): 40m³*

“Uncompacted available soil volume’ for the purpose of this rule means the volume of soil excluding aggregate should a structural soil mix be used.

- d. *“The landscaping for PRECz shall consist of those species listed in APP4 along with additional species (refer species list)”.*

In my opinion, rather than complicating the existing landscape rule structure, it is appropriate for these requirements to be included as notations on the proposed ODP. Having reviewed the ODP prepared by DCM Urban (*refer Sheet 7 of the GA*), I am comfortable that the above requirements are suitably included.

Additionally, it is understood that the existing PODP provisions, in combination with those proposed by this PPCR, for building bulk and location, as identified for LRFZ, would also apply to the Site. These include a GFA of no less than 6000m² for the PRECz, a 5m setback from the road boundary, a 10m setback from an internal boundary adjoining a residential zone, as well as a 15m max building height and a 25m max structure height. The GFA provisions, in combination with the ODP, will enable only two large format activities to locate on the Site, providing a level of certainty in terms of outlook and the road boundary interface.

Further to that, regarding built form and landscape outcomes on the Site, comfort can also be taken from the proposed change to LFRZ-R1 Buildings and Structures that would make any new building/structure or any addition or modification to a building/structure on the Site a Restricted Discretionary Activity (**RDIS**) and subject to CMUZ-MAT3 Urban Design – which includes:

h. Includes landscaping, fencing and storage, and waste areas that are designed and located to mitigate the adverse visual and amenity effects of the development on adjoining residential-zoned sites and public reserves.

And the following proposed addition:

3. In the Rolleston Large Format Retail Precinct (Lincoln Rolleston Road) PRECz, the extent to which the development complies with Outline Development Plan DEV-RO1 – Rolleston 1 Development Area.

Which as outlined above includes landscape notations/requirements.

To this end, any Resource Consent application under this rule will need to include a landscape plan to satisfy the matters of discretion, irrespective of compliance with any other landscape rule.

Overall, it is considered that the combination of existing and proposed provisions for the LFRZ with a supporting ODP (with landscape requirements), will ensure an appropriate interface with each boundary and an appropriate built form/landscape outcome for the Site. Further to that, and as outlined above, the ensuing Resource Consent process provides an appropriate mechanism for the landscape outcomes for the Site to be assessed and specific landscape mitigation to be conditioned.

The proposed provisions and the ODP to be included in the LFRZ are appropriate to ensure RC216016 will be given effect to in its current form and that effects are managed at the MRZ/LFRZ interfaces. RC216016 currently provides certainty and confidence of an appropriate interface and

integration with PC71 (MRZ under the PODP), the balance land of the Site, and surrounding residential land. From a landscape and visual amenity perspective it is important these outcomes are realised with the proposed rezoning.

5.3 Assessment of Visibility and Visual Effects

“A visual effect is a kind of landscape effect. It is a consequence for landscape values as experienced in views. Visual effects are a subset of landscape effects. A visual assessment is one method to help understand landscape effects.”¹²

The significance of any visual effect is influenced by the visibility, comparable consented and permitted activities, distance, duration of the view, the scale, nature and duration of the proposal, its overall visual prominence, the context in which it is seen, and the size of the viewing audience.

Whether the proposed rezoning is considered appropriate is determined by the visual effects LFRZ-enabled activity may have on the receiving environment and whether the landscape values attributed to this setting are retained or whether, if adversely affected, effects can be satisfactorily avoided, remedied, or mitigated.

In this location, landscape values experienced visually include an existing rural scenic outlook (views over a rural landscape), the legibility and visual coherence of the landscape as well as the built form and landscape outcomes of RC216016 which provides a consented visual baseline.

From a visual amenity perspective, a LFRZ for the PnS half of the Site is essentially giving effect to the consented outcomes that would be delivered under RC216016. These were demonstrated to be, and ultimately deemed, appropriate for this location.

Visibility

Overall, in present time, visibility of the Site will be mostly experienced by people traveling along Levi and Lincoln-Rolleston Roads immediately adjacent to the Site, and people living in the low-density residential development north of the Site. Albeit the living areas in these residences are oriented north away from the site. The Site will also be visible from the neighbouring property to the east, that is now MRZ under the PODP.

While the visibility from the residences in the lifestyle properties west of the Site is mostly obscured by vegetation patterns, including roadside shelterbelt planting, it is anticipated that much of this vegetation will be removed as these properties are developed to a finer grain of residential development in accordance with its underlying MRZ. Overtime these properties will be most affected by the PPCR as they will have a northern outlook across Lincoln-Rolleston Road to the Site.

Visual Effects on Surrounding Roads

a. Levi Road

The PPCR will not result in any change in visual effects, that were deemed acceptable, from the consented baseline of RC216016. That is because views from Levi Road will be towards the

¹² *‘Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines’. Tuia Pita Ora New Zealand Institute of Landscape Architects, July 2022. Page 135.*

consented PnS Rolleston in the foreground, and additional development enabled by the PPCR will be beyond this.

b. Lincoln-Rolleston Road

The RSP, illustrating a long-term vision for Rolleston, shows residential development occupying both sides of Lincoln-Rolleston Road along its full length. It is noted that is also promoted by the Canterbury Regional Policy Statement (**CRPS**) in Map A, and the Urban Growth Overlay in the PODP. While this might take several years to eventuate, it is inevitable that the landscape character along Lincoln-Rolleston Road will transition from its current state, as a mostly rural environment, to a residential urban environment. The RSP also shows tree avenue planting along both sides of the road.

At the northern end of Lincoln-Rolleston Road, on the opposite side of the road to the area of the Site subject to RC216016, the PPCR will not result in any change in visual effects, that were deemed acceptable, from the consented baseline of RC216016.

However, views towards the balance of the Site, while 'rural' (and very limited) in outlook at the minute, is anticipated to change as a result of its MRZ and rezoning to the east of the Site to MRZ. Consequently, it is anticipated that a considerable amount of the existing vegetation will be removed to make way for more intensive urban development. This is already starting to occur.

The proposed landscape treatment along the Site's interface with Lincoln-Rolleston Road, which is a continuation of that contained within RC216016 and as shown on the proposed ODP, will provide visual interest and amenity, along with appropriate softening of built form enabled by the PPCR.

The additional building enabled by the PPCR will be more prominent for people traveling southeast on Lincoln-Rolleston Road as the building will be within their peripheral vision, whereas heading northwest, the building will be more at right angles and therefore to the edge of one's peripheral view.

The Lincoln-Rolleston Road interface will include additional access points into the Site as illustrated in the ODP.

While the balance of the Site currently provides a rural character and amenity, a key consideration is the potential adverse visual effects of the PPCR in comparison with what might be developed there under the Site's MRZ. Both development types have amenity, however residential development generally has higher amenity, than commercial development.

When considering the potential outcome of the MRZ, a permitted baseline development could result in residential built forms closer to the boundaries and covering a larger proportion of the perimeter of the Site. It is accepted that a MRZ could result in a more diverse range of façade treatments, colours, and materiality and therefore of 'visual appeal and interest'. However, it would be likely the overall bulk and mass of built form enabled by the MRZ could read as greater than that of the proposed LFRZ on the Site.

The visual effects from Lincoln-Rolleston Road are assessed as being at most **low to moderate**, depending on the frequency of traffic coming and going from access points into the Site. The continuation of the road frontage landscape interface (as described at 2.2 above) is considered an appropriate treatment to mitigate potential visual amenity effects from this road.

c. Lowes Road & Masfield Drive Roundabout

The roundabout at the intersection of Lowes Road, Masefield Drive, Lincoln-Rolleston Road and Levi Road is a busy junction point used by people who live and work in the vicinity, as well as people traveling to and from Rolleston to the south and east. It is noted that the roundabout is planned to be upgraded to traffic light signals by Selwyn District Council.

The PPCR will not result in any change in visual effects, that were deemed acceptable, from the consented baseline of RC216016. That is because views from this location will be towards the consented PnS Rolleston in the foreground, and additional development enabled by the PPCR will be beyond this.

Visual Effects on Foreseeable Neighbouring Properties

The visual effects from existing and foreseeable residential properties fronting Lincoln-Rolleston Road and Levi Road have largely been covered under the section '*Visual Effects from Surrounding Roads*'.

a. Levi Road Properties

The existing residences in neighbouring properties on the northern side of Levi Road are generally oriented north away from the Site, with their garages and driveways facing the consented PnS Rolleston development.

The PPCR will not result in any change in visual effects, that were deemed acceptable, from the consented baseline of RC216016. That is because views from these properties will be towards the consented PnS Rolleston in the foreground, and additional development enabled by the PPCR will be beyond this.

b. Lincoln-Rolleston Road Properties

As described previously, currently there are no residences in neighbouring properties on Lincoln-Rolleston Road (an arterial road) opposite the Site that have prominent views into the Site. These are mostly concealed from view by bold vegetation patterns that follow the boundaries and fence lines of the rural lifestyle properties. However foreseeable residential properties developed immediately opposite the Site, as per its underlying residential zoning, may experience potential adverse visual effects from the PPCR over the balance of the Site.

Nevertheless, while future residences forming part of a finer grain of residential development opposite the Site would have a northwest outlook in the direction of the Site, it is likely they will be developed with high solid fences along their road frontage to provide acoustic protection from the arterial road and privacy for outdoor living areas.

Views of the PPCR on the balance land of the Site, from future residences to the south along Lincoln-Rolleston Road, will be filtered and softened by the proposed road interface landscape treatment. Views of the additional building enabled by the PPCR would be further filtered by the rows of car park tree planting as required as part of the PRECz-specific landscape requirements.

The visual effects of the PPCR on these properties are assessed as being at most ***low to moderate***.

c. Property to the East of the Site

The property immediately to the east and adjacent to the Site is MRZ which is now operative enabling this land to be developed for residential purposes. The proposed landscaping and interface treatment along the balance of the Site's eastern boundary, is a continuation of that provided for in RC216016 (*refer to Sheets 8, 17 and 18 of the GA*).

The interface treatment along the eastern boundary is considered appropriate because it will provide appropriate visual screening of the development enabled by the PPCR on the balance land of the Site and adequate separation and buffering between the commercial and residential activities, while also avoiding adverse shading effects on the foreseeable residential properties to the east. This is because the tallest trees (mountain beech and ribbonwood) are upright columnar species.

In addition, the tree arrangement has been carefully considered, so that: (1) it straddles the acoustic fence; (2) it is setback from the boundary fence, (3) it has an open layout enabling sunlight to pass between the trees while still providing suitable visual screening. The shrub planting will be limited to species no taller than 2.0m to avoid additional shading of the land to the east. Based on plant growths it is expected the earliest mitigation benefits after 10 years growth and full mitigation when the trees approach maturity which is likely after 25 to 30 years.

This interface treatment will provide a balance between visual screening of future built form enabled by the PPCR, while avoiding future shading effects. The upper portion of future built form may well be visible protruding above the indigenous planting band, when the planting reaches maturity.

Overall, the visual effects from LFRZ-enabled development of the Site on the MRZ land to the east are assessed as being **low** in relation to the buffering that will eventually be provided by the proposed interface treatment, which is consistent with that previously deemed appropriate by the grant of RC216016.

Potential Visual Effects During Construction

The potential adverse effects associated with the construction of the built form enabled by the PPCR is another factor to be considered. Views from the private dwellings to the opposite sides of both Levi and Lincoln Rolleston Roads are screened by the evergreen shelter belt planting which is located along the road boundary of the Site.

A condition of consent from RC216016 provides for the retention of this hedge during the construction of the PnS Rolleston. This is considered an appropriate provision for LRFZ PRECz.

Summary of Visual Effects

In relation to visual effects, consideration has been given to public and private views. From both public and private viewpoints, the roadside and internal boundary landscape treatment is considered appropriate to mitigate adverse visual effects, as this will provide a continuation of the consented baseline commercial character while softening, filtering, and buffering views of development.

Both public and private views are considered to be avoided or resulting in **low** and at most **low – moderate** adverse effects because of the proposed LFRZ as requested.

“A landscape effect is an outcome for a landscape value. ... Change itself is not an effect: landscapes change constantly. It is the implications of change on landscape values that is relevant.”¹³

It is important to appreciate that change to the character of a landscape is not necessarily adverse. Whether effects are adverse or not depends to a large extent on public expectation of what can be reasonably anticipated to occur in the landscape. Allied to this is the landscape context in terms of its degree of naturalness/modification, existing patterns, scale, visibility, and levels of public appreciation.

Potential landscape and visual amenity effects are those that change the appearance of the landscape, including its natural character. Any natural or physical activity has the potential to alter the landscape character and amenity.

From a landscape character and visual amenity perspective, LFRZ for the PnS Rolleston half of the Site is essentially giving effect to the consented outcomes that will be delivered under RC216016. These were demonstrated to be, and ultimately deemed, appropriate for this location. RMM are currently working on the detailed documentation to give effect to this consent.

Regarding the appropriateness of LFRZ on the southern portion of the Site, co-location within the receiving environment, and with the proposed LFRZ provisions, will enable a coordinated and complementary built form and landscape outcome across the Site. LFRZ will, in my opinion, provide certainty in terms of landscape and amenity outcome for the Site. It will enable commercial development in a cohesive manner.

Summary of Landscape Character Effects

In relation to landscape character effects, the potential for adverse effects is **low** and at most **low – moderate**. The reason for this is threefold. First, in terms of local context, the Site is within a receiving environment that is undergoing considerable change including that given effect by RC216016. Second, given the consented PnS Rolleston, and the size and shape of the balance of the Site, there is only space for one additional LFR building, as evident by the ODP. Finally, appropriate interfaces between MRZ and the LFRZ are achievable, as evidenced by the PnS Rolleston resource consent conditions. The residual area of the Site will be subject to LFRZ PRECz specific provisions melded by these conditions of consent.

¹³ ‘Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines’. Tuia Pita Ora New Zealand Institute of Landscape Architects, July 2022. Page 135

6.0 Assessment against the Relevant Statutory Provisions

6.1 The National Policy Statement on Urban Development 2020 (NPS-UD)

Regarding the NPS-UD, specifically the aspects of the relevant policies outlined in section 3.4 of this report, and as demonstrated by RC216016, the PPCR will provide good accessibility for: people living in the current and foreseeable residential areas surrounding the Site, people using foreseeable public and active transport (the northern shared path on Levi Road) and for people utilising the open space within the proposed open green space with the northwest part of the Site.

LFRZ on the remainder of the Site may detract from the amenity values experienced by its immediate neighbours. However, the proposed landscape interfaces will have amenity values that are appreciated by other people living in the vicinity that will regularly pass by the consented PnS Rolleston development and future development enabled by the PPCR for the southern part of the Site.

6.2 The PODP – Strategic Objectives

Sensational Selwyn SD-DI-O1

Selwyn is an attractive and pleasant place to live, work, and visit, where development:

1. takes into account the existing and anticipated character of individual communities;
2. is well-connected, safe, accessible, and resilient; and
3. enhances environmental, economic, cultural, social, and health outcomes for the benefit of the entire District.

Regarding this strategic objective, and the other objectives and policies outlined in Section 3, the key landscape issue of the proposed rezoning relates to potential effects on the anticipated character of the surrounding environment. This is because a change in land use that will be enabled through the commercial (LFRZ) rezoning will result in commercial activity, that is already consented for part of the Site, on the balance of the Site. And this will be different to that of the evolving surrounding residential zoned land.

As discussed previously in this report consideration has been given to the landscape character of the existing environment, including the consented (RC216016) environment, the proposed boundary treatment, the effect on surrounding public roads and the impact on nearby dwellings.

Character arises from a particular combination of natural and physical features in the landscape. Attractiveness and pleasantness relate to sensory experience and interpretation. It is important to appreciate that a change in landscape character does not necessarily mean a loss of amenity.

In general, the landscape character of the overall Site will be commercial, comprising two large-scale buildings surrounded by hardstand carparking and landscaping. Essentially, the source from which amenity is derived will change, however the degree of amenity will remain. LFRZ represents an extension of the consented character over the balance of the Site. Obviously, this represents a change from the character anticipated by the MRZ for this part of the Site.

When considering the potential outcome of the MRZ, a permitted baseline development could result in residential built forms closer to the boundaries and covering a larger proportion of the perimeter of

the Site. It is accepted that MRZ could result in a more diverse range of façade treatments, colours, and materiality and therefore of 'visual appeal and interest'. However, it would be likely the overall bulk and mass of built form enabled by the MRZ could read as greater than that of the proposed LFRZ on the Site.

Further to this, a permitted baseline scenario would have a range of landscape treatments given it would likely be developed by multiple individual developers and landowners, while the proposed LFRZ (with specific PRECz provisions) presents an opportunity for comprehensive landscape treatment, and high level of maintenance, along the road frontages of the Site. From a landscape and visual amenity perspective, it is considered a LFRZ provides a greater level of certainty.

To further explain this, the Site could be developed by multiple developers, such as Wolfbrook, Williams Corporation and Kāinga Ora, that often develop large tracts of land for townhouse developments, and each of these have their own design signature in terms of façade treatments, parking arrangements and landscaping. Some of these developments are attractive, particularly where communal open green spaces are visible from the street. However, often the green open space will be internalised within a medium density residential development.

While the PPCR and its associated commercial activities remains significantly dissimilar from the anticipated residential development on the balance land of the Site under its MRZ, it will be read as a continuation of the consented development of RC216016. To this extent it should be noted that the triangular shaped Site, is disconnected from the surrounding residential areas to the north and west by Levi Road and Lincoln-Rolleston Road. It is essentially a standalone area buffered from the wider emerging residential area by main primary roads, which have a road corridor width of approximately 20m. The RSP shows tree avenue planting along these roads, which would provide further buffering through vegetation patterns.

The effect of change within the receiving environment to include medium density residential housing as anticipated by the PODP would change the surrounding residential character and amenity significantly through increased development scale and height and a decrease in openness and landscaping between built form. This landscape change would strengthen my support for the PPCR because higher density development in the vicinity of the LFRZ request will enable the resulting built form to better integrate with the surrounding residential environment.

A LFRZ with future development in accordance with the proposed ODP and PRECz specific provisions, provides a high level of certainty, and this will be maintained. It is considered this appropriately takes into account the anticipated character of the immediate receiving environment.

7.0 Conclusion and Recommendations

7.1 Summary of Assessment Findings

Overall, the PPCR is considered to be appropriate in relation to landscape and visual effects, as well as resulting in a positive effect for consolidating the Rolleston urban form.

In terms of the future residential environment, the LFRZ request will result in a different landscape character to the mixed residential character primarily anticipated for the Site under the PODP. The proposed PRECz specific provisions including an ODP, will mean that views from the surrounding environment will in time be afforded an appropriate level of amenity.

It is considered that the proposed ODP appropriately locates future built form within the Site, and in conjunction with the associated landscape interfaces will appropriately integrate future development into the evolving surrounding residential setting.

In my opinion, any potential adverse effects on amenity and outlook onto the LFRZ can be appropriately mitigated. This is demonstrated by RC216016. It is considered that future development enabled by the proposed rezoning is appropriate for this Site within the context of its residential setting, with landscape and visual effects considered to be low to moderate in magnitude. I am confident these effects will decrease to the low end of the scale in time as the landscape outcome as required by the proposed provisions matures and further urban growth and intensification occurs in the wider setting.

Given that the MRZ does not reflect the existing environment of that portion of the Site subject to RC216016, and that no residential activities can occur on this part of the Site, the proposed rezoning of the Site is considered to be a coherent request which serves to better consolidate urban form in an area with significant residential growth. At the same time achieving appropriate landscape outcomes.

Addendum in Response to RFI Queries

Memorandum

To	Selwyn District Council	From	Tony Milne, Director, RMM Landscape Architects
		Project reference	23078
Date	2024-08-16	Pages (including this page)	8
Subject	PC240002: Private Plan Change Request to the Partially Operative Selwyn District Plan (V2) by Foodstuffs (South Island) Properties Limited at 157 Levi Road, Rolleston – Request for Further Information (RFI) – Landscape and Visual Amenity Response		

This technical note has been prepared in response to the RFI issued by Selwyn District Council on 21 June 2024 for the private plan change request to the Partially Operative Selwyn District Plan (V2) at 157 Levi Road, Rolleston in relation to landscape and visual amenity issues raised by Mr John Lonink following peer review of urban design matters.

The LVA matters have been included under the heading 'Urban Design' in the RFI. It is recognised that matters of urban design, built form and landscape outcomes for the PCR are interlinked and, on this basis, a collaborative response to address the matters raised has been adopted by RMM and DCM Urban Design.

The response as set out below should be read in conjunction with the following:

1. DCM Urban response in relation to urban design matters – dated 16 August 2024
2. DCM Urban additional visual renders (Appendix One to the DCM Urban Response) – dated 19 August 2024.
3. Aurecon cover letter – dated 19 August 2024

Items 4.2 and 4.3.

4.2 The newly proposed ODP shows a loss of two Indicative Cycle and pedestrian routes. Neither the Landscape Assessment Report (LAR) written by Mr Tony Milne nor the Urban Design and Visual Impact Assessment (UDVIA) written by Mr Dave Compton-Moen have assessed the effects of this reduction in connectivity and from a neighbourhood amenity perspective. Please provide an assessment of the effects on neighbourhood pedestrian and cycle connectivity as a result of the changes to the ODP.

4.3 Changing the zoning from the Medium Density Residential Zone (MRZ) to the Large Format Retail Zone (LFRZ) has additional effects regarding connectivity within the anticipated environment and the walkability of the neighbourhood. Within the MRZ any development would require a subdivision consent and it would trigger an assessment regarding walkable blocks. Walkable blocks are of significant importance for a well-functioning urban environment. Please provide a rationale of how the proposal will achieve a similar or better outcome than would be anticipated by a

RMM response

The proposed ODP removes the two indicative cycle and pedestrian routes when compared to the ODP in the Partially Operative District Plan (PODP) (**DEV-RO1-** Rolleston 1 Development Area). The proposed ODP does however show an indicative cycle/pedestrian route and an indicative road connecting Lincoln Rolleston Road and the MRZ land to the east. This indicative new primary road link is a future extension of Broadlands Drive which will eventually provide direct east-west access to the proposed District Park. It is also noted that the under-construction supermarket authorised by RC216016

renders the majority of the PODP – ODP redundant, including those indicative cycle and pedestrian routes. The proposed ODP cycle/pedestrian route and indicative road will better service the types of activities anticipated to operate within this land parcel.

Along with those connections aforementioned, there are nine connections shown on the proposed ODP, with four from Levi Road and five from Lincoln Rolleston Road into and out of the Site. Further to this, there are five indicative pedestrian connections within the Site itself.

Pedestrian access into the Site will be available from Lincoln-Rolleston Road at three locations. Three access points will also provide for pedestrians and cyclists on Levi Road. These will be integrated with a proposed 3m wide shared-use path on the southern side of Levi Road, (outside of the Site) which will extend from Rolleston Drive to Levi Road and thus, providing a pedestrian/ cyclist connection between the town centre and the Site.

[6.1] of the RMM Landscape Assessment Report¹ states the following:

“Regarding the NPS-UD, specifically the aspects of the relevant policies outlined in section 3.4 of this report, and as demonstrated by RC216016, the PPCR will provide good accessibility for: people living in the current and foreseeable residential areas surrounding the Site, people using foreseeable public and active transport (the northern shared path on Levi Road) and for people utilising the open space within the proposed open green space with the northwest part of the Site”.

RC216016 does not provide for pedestrian/cycle connections to the east. On the balance of the Site, and as shown on the PODP-ODP DEV-RO1, there are two indicative pedestrian/cyclist connections shown. The southernmost is shown on the proposed ODP. Given the Site boundary with the adjacent MRZ to the east is approximately 530m in length, it would be desirable to achieve a ‘mid-block’ connection for the balance of the Site. However, it is understood there are functional reasons (acoustic, health and safety and CPTED) relating to the site’s intended use that would make such a connection not only difficult to achieve, but potentially an undesirous outcome.

Further to this, and when one considers RC216016 in conjunction with the proposed ODP, taken overall, the PCR will potentially provide improved connections to green space and future cycleways than what might be anticipated if the Site was developed under its current residential zoning and ODP. Therefore, given the potential constraints of knowing how the Site is intended to be developed, and in the context of the wider connectivity available, a mid-block connection is not considered necessary. The wider connectivity provides multi modal and safe route options.

Item 4.4

Changing the zone from the Medium Density Residential Zone (MRZ) will have other visual effects currently not considered in the LAR nor has it been taken into account by the UDVA. The following matters would need consideration from an Urban Design perspective:

- *Changing the zone from MRZ to LFRZ would allow for a significant amount of signage along the road frontages of Levi Road and Lincoln Rolleston Road. This would be particular regarding, but not limited to free standing signs (SIGN-REQ1) that are a permitted activity on*

¹ Rough Milne Mitchell Landscape Architects Limited. Landscape Assessment Report. Private Plan Change Request, 157 Levi Road, Rolleston, 14 February 2024

every vehicle access. Each sign would have a permitted size of 18sqm with a width of 3 metres and up to a height of 9 metres.

- *The change to LFRZ would allow buildings of a height of 15 metres to be built at 5 metres distance from a road boundary. Neither the LAR nor the UDVIA has taken this into consideration. The ODP shows only an indicative building footprint, but it does not restrict buildings from being located elsewhere within the site.*
- *Besides the effects of allowed building size and location that could occur when changing the zone from MRZ to LFRZ there is also a significant effect in grain and building articulation. The MRZ zone allows for higher density development. However, this will still result in buildings that are residential in character and that will provide a sense of human scale. The LFRZ does not have any standards that would achieve this and will likely result in significant large bulky buildings with relatively blank façades compared to residential buildings.*
- *Changing the zone from MRZ to LFRZ would provide the owner of the land (the applicant in this case) to relinquish their consent for a supermarket within the MRZ and build a building of any activity permitted within the LFRZ to the standards of the LFRZ.*

RMM response

In response to this point, the following comments are made which have been separated into visual features associated with the LFRZ

- Road Frontage Signage
- Building Height and Setback from Road Boundary
- Bulk Form and Building Articulation

This is supported by DCM Urban renders dated 16 August 2024 attached at Appendix One of the DCM RFI Response.

Road Frontage Signage

Rule SIGN-REQ1 currently provides for free standing signs on every vehicle access as a permitted activity. Such signs are permitted up to 18m² in area, 3m in width and 9m in height.

However, RC216016 provides for pylon signs (two only) on both Levi Road and Lincoln-Rolleston Road to be only six metres in height. The approved plans show specific locations for these signs (one on Levi Road and one on Lincoln-Rolleston Road) and the consented planting for these frontages, provides for trees either side of the signs. There will be a gap in tree planting either side of the pylon signs, so they are visible, and provide necessary retail identity, without being visually dominant within the street scene.

It is worth noting that the existing shelterbelt surrounding the Site (the removal of which has been authorised by RC216016), is of a similar height (5 to 6m high), and the consented pylon signs do not exceed the height of the amenity streetlights on Levi Road, which are approximately 8m high.

From a visual amenity perspective, a LFRZ for the PAK'nSAVE (**PnS**) half of the Site is essentially giving effect to the consented outcomes that would be delivered under RC216016, including signage. These were demonstrated to be, and ultimately deemed, appropriate for this location.

Having considered the ODP and potential future overall Site layout, it is realistic to expect one additional pylon sign on Lincoln-Rolleston Road associated with the trade-based retail activity. However, as Rule SIGN-REQ1 currently allows for a sign to 9m in height, it would be appropriate for a site-specific rule to ensure consistency with the free-standing signs authorised by RC216016 in this location. Therefore, I suggest the following free standing sign rule (or similar effect) for the site:

- (a) There shall be a maximum of two free standing signs along the Lincoln Rolleston Road frontage and one free standing sign along the Levi Road frontage.*
- (b) The maximum area of a sign shall be 12m².*
- (c) The maximum height above ground level at the top of the sign shall be 6m.*

Therefore, in regard to signage, and subject to the above recommended rule, one additional pylon sign to a maximum height of 6 metres, along the Lincoln-Rolleston Road frontage will be viewed in the context of the proposed landscape treatment along the Site's interface with Lincoln-Rolleston Road.

This landscape treatment is a continuation of that required by RC216016 and as shown on the proposed ODP. The interface enabled by the PCR will provide visual interest and amenity, along with appropriate softening of future signage enabled by the PCR.

Building Height and Setback from the Boundary

Primarily there are two key matters to consider here. First, the appropriateness of the PCR provisions regarding certainty of bulk and location on the Site. Second, the effectiveness of the PCR provisions regarding the integration and/or mitigation of potential landscape and visual effects arising from bulk and location.

The existing PODP provisions, in combination with those proposed by this PCR, for building bulk and location, as identified for LRFZ, would apply to the Site. These include two standalone buildings (i.e. supermarket and trade-based retail activity) each with a GFA of no less than 6000m² for the Site, a 5m setback from the road boundary, a 10m setback from an internal boundary adjoining a residential zone, as well as a 15m max building height and a 25m max structure height.

Regarding the potential of built form being constructed to within 5 metres of the road boundary, it is considered the minimum 6,000m² GFA threshold, in combination with the identification of indicative building footprints on the proposed ODP, will enable only two large format activities to locate on the Site (in the locations shown). In addition to this, there are a limited number of ways in which the Site can functionally work for its intended activities, and this is determinative of future site layout and has informed the proposed ODP. Therefore, this provides a level of certainty in terms of outlook and the road boundary interface.

Further to that, the PODP and PCR provisions relating to the boundary treatment (LFRZ-REQ6 Landscaping) have been reviewed. These provisions primarily relate to planting requirements (species, spacings, height at planting, and mature height).

In addition, given the explicit landscaping requirements of RC216016, which are proposed to be replicated for the balance of the Site's boundaries (as identified on the proposed ODP), Site-specific landscape requirements have been proposed. These have been incorporated into the proposed ODP and are considered to be generally appropriate.

When considering these factors in conjunction they provide an appropriately scaled landscape interface to the Lincoln – Rolleston Road boundary. Together with the proposed ODP they will successfully manage potential effects relating to bulk and location and serve to integrate development on the Site with its surroundings.

Bulk Form and Building Articulation

Mr Lonick has raised concern regarding the “*significant effect in grain and building articulation*”² when compared to the built form outcome of the MRZ.

While the PCR and LFRZ-enabled activities represent a departure from the anticipated residential development on the balance land of the Site under its MRZ, it will be read as a continuation of the consented development of RC216016.

Regarding built form outcomes, co-location within the receiving environment coupled with the PCR provisions, will enable a coordinated and complementary built form and landscape outcome across the Site. While not residential in character, a LFRZ will, provide certainty in terms of built form, landscape and amenity outcome for the Site. It will enable commercial development in a cohesive manner.

When considering the potential outcome of the MRZ, a permitted baseline development could result in residential built forms closer to the boundaries and covering a larger proportion of the perimeter of the Site. It is accepted that the MRZ could result in a more diverse range of façade treatments, colours, and materiality and therefore of ‘visual appeal and interest’ and obviously residential in character. However, it would be likely the overall bulk and mass of built form enabled by the MRZ could read as greater than that of the proposed LFRZ on the Site.

Further to this, a MRZ permitted baseline scenario would have a range of landscape treatments given it would likely be developed by multiple individual developers and landowners, while the proposed LFRZ (with Site-specific provisions) presents an opportunity for comprehensive landscape treatment, and high level of maintenance, along the road frontages of the Site. This is an important consideration as this in part assists in softening the built form enabled by the PCR. From a landscape and visual amenity perspective, it is considered LFRZ-enabled development in accordance with the proposed ODP provides a greater level of certainty.

To further explain this, the Site could be developed by multiple developers, such as Wolfbrook, Williams Corporation and Kāinga Ora, that often develop large tracts of land for townhouse developments, and each of these, have their own design signature, in terms of façade treatments, parking arrangements and landscaping. There are many recent examples where the built form outcomes have been poor from MRZ of similar ilk. Granted, some of these developments are attractive, particularly where communal open green spaces are visible from the street. However, often the green open space will be internalised within a medium density residential development.

² PC240002: Private Plan Change Request to the Partially Operative Selwyn District Plan from Foodstuffs (South Island) Properties Limited at 157 Levi Road, Rolleston (V2) – Request for further information – Urban Design [4.4] page 6.

Regarding built form and landscape outcomes on the Site, comfort can also be taken from the proposed change to LFRZ-R1 Buildings and Structures. These would make any new building/structure or any addition or modification to a building/structure on the Site a Restricted Discretionary Activity (RDIS) and subject to CMUZ-MAT3 Urban Design – which includes:

- b. Contributes to the vibrancy and attractiveness of, any adjacent streets, lanes, or public spaces;*
- c. Takes account of nearby buildings in respect of the exterior design, architectural form, scale and detailing of the building;*
- d. Minimises building bulk through the provision of articulation and modulation, while having regard to the functional requirements of the activity;*
- h. Includes landscaping, fencing and storage, and waste areas that are designed and located to mitigate the adverse visual and amenity effects of the development on adjoining residential-zoned sites and public reserves.*

And the following proposed addition:

- 3. In the Rolleston Large Format Retail Precinct (Lincoln Rolleston Road) PRECz, the extent to which the development complies with Outline Development Plan DEV-RO1 – Rolleston 1 Development Area.*

Which as outlined above includes landscape notations/requirements. To this end, any Resource Consent application under this rule will need to include a landscape plan to satisfy the matters of discretion, irrespective of compliance with any other landscape rule.

Overall, it is considered that the combination of existing and proposed provisions for the LFRZ with a supporting ODP (with landscape requirements), will ensure an appropriate built form/landscape outcome for the Site. Further to that, and as outlined above, the ensuing Resource Consent process provides an appropriate mechanism for building articulation and modulation, as well as landscape outcomes for the Site to be assessed and specific building relief and landscape mitigation to be conditioned.

The proposed provisions and the ODP to be included in the LFRZ are appropriate to ensure consistency with the development outcome authorised by RC216016 and that effects are managed at the MRZ/LFRZ interfaces. RC216016 is subject to conditions of consent that provide certainty and confidence of an appropriate interface and integration with MRZ under the PODP, the balance land of the Site, and surrounding residential land. From a landscape and visual amenity perspective it is important these outcomes are realised with the proposed rezoning.

Item 4.5

In order to be able to assess the visual effects mentioned in the matters highlighted above please provide a comprehensive visual impact assessment that includes accurately constructed photomontages that takes into account the following:

- *a surrounding receiving environment that is in accordance with the current MRZ;*
- *all permitted and reasonably needed signage for any commercial activity that is permitted within the LFRZ;*

- *a build form that is permitted and non-fanciful at the road boundary including the proposed landscape mitigation.*

RMM response

The DCM Urban renders dated 19 August 2024 and associated visual effects are considered to be consistent with the assessment contained within the RMM Landscape Assessment Report³. The landscape-related provisions replicate those deemed appropriate in the granting of RC216106.

In essence, the MRZ enables a range of housing typologies within the zone, including up to 3-storey attached and detached residential units and low-rise apartments. Developments are encouraged to be high-quality and respond positively to the urban neighborhood character. The type of housing, such as the ratio of 2 or 3-bedroom units, amount of private/ communal green space and/ or whether off-street parking is provided, is often influenced by market demand. Residential activities generally relate to the coming and going of unit owners/ tenants and occasional visitors.

In contrast to the above, the LFRZ, and specifically with the proposed Site-specific amendments, enables large floor buildings and/or yards, typically associated with trade retail and trade supplier activities. Buildings are large-scale and mitigated by boundary setbacks and landscaped road frontages. Many large-format trade retail developments are part of a nationwide franchise, which often have a predictable design, layout, and operation. Commercial activities generally relate to customer-focused DIY-trade retail, integrated customer café, delivery of stock, and car parking for public and trade customers.

From the selected representative viewpoints, it has been assessed⁴ that both public and private views are considered to result in **Low** and at most **Low – Moderate** adverse effects, courtesy of the proposed site-specific LFRZ provisions and the requirements of the proposed ODP.

Item 4.9

The design and appearance of the built form was a significant issue for RC216016. Please provide comment on the suitability of matters within the CMUZ/LFRZ chapters to consider any visual effects of future built form on the surrounding residential environment, noting that CUMZ-MAT3 currently only considers effects on visual and amenity in terms of landscaping, fencing, storage and waste areas, not built form (CMUZ-MAT3.h).

RMM response

Having reviewed the provisions within the CMUZ/LRFZ Chapters of the PODP, these are considered to be appropriate regarding potential visual effects of future built form on the surrounding residential environment. It is noted that Council considers that CUMZ-MAT3 *“currently only considers effects on visual and amenity in terms of landscaping, fencing, storage and waste areas, not built form (CUMZ-MAT3.h)”*⁵

³ Rough Milne Mitchell Landscape Architects Limited. Landscape Assessment Report. Private Plan Change Request, 157 Levi Road, Rolleston, 14 February 2024

⁴ Ibid

⁵ PC240002: Private Plan Change Request to the Partially Operative Selwyn District Plan from Foodstuffs (South Island) Properties Limited at 157 Levi Road, Rolleston (V2) – Request for further information – Urban Design [4.9] page 7.

This is not the case, with CUMZ-MAT3.b, c and d (refer page 6 of this memo) also allowing for visual effects of future built form to be assessed. On this basis, CUMZ-MAT3.h is not the only mechanism to manage these effects. In addition, and as already mentioned, the proposed landscape treatment along the Site's interfaces is a continuation of that required by RC216016 and as shown on the proposed ODP. CUMZ-MAT3.h adds another level of surety to this.

Notwithstanding the above, a further matter of discretion that specifically addresses Council's concern regarding visual effects could be added to CUMZ-MAT3 to bolster this. Such a matter could take the form of the following:

d. Minimises effects on neighbouring sites in relation to visual dominance and shading.

16 August 2024