

BEFORE THE SELWYN DISTRICT COUNCIL

Independent Hearing Commissioner(s)

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER a Proposed Variation to the Partially
Operative Selwyn District Plan
(Variation 2) 157 Levi Road Rolleston
Foodstuffs (South Island) Properties
Limited.

STATEMENT OF EVIDENCE OF Gabriel Ross

Landscape Architect

13 February 2025

1.0 QUALIFICATIONS AND EXPERTISE

- 1.1 My name is Gabriel Ross, and I am a Landscape Architect at Boffa Miskell Limited, a national firm of consulting planners, ecologists and landscape architects.
- 1.2 I am a registered member (2019) of the New Zealand Institute of Landscape Architects (NZILA) and a former registered Landscape Architect of the British Columbia Society of Landscape Architects (BCSLA 2011-2021). I hold the qualifications of a Bachelor of Landscape Architecture with Honours Degree from Lincoln University.
- 1.3 I have been involved in a wide range of projects throughout my 24 years in the industry working as a Landscape Architect in New Zealand, China, and Canada. This has included Landscape Effects Assessments (**LEA**) for rural-residential, rural development, wind farm and aquaculture projects in Auckland and surrounding regions.
- 1.4 More recently I have been involved in several projects looking specifically at rural and urban amenity matters in the Selwyn and Christchurch City Districts including a meat plant, a contractor's yard, numerous commercial developments, landfill and marine structures. I have completed both Assessments for Applicants and Peer Reviews of LEA for Regional and District Councils. I am therefore qualified to provide landscape and visual amenity evidence for this project.
- 1.5 In this matter, I was engaged by Selwyn District Council (SDC) to provide a peer review of the applicants LEA, supporting graphic attachments, and submissions on the notified proposed Private Plan Change Request (**PPCR**) described as Variation 2, Large Formal Retail Zone (**LFRZ**) 157 Levi Road.
- 1.6 I have visited the Site and the broader context on 21st January 2022 during the LEA peer review of the proposed supermarket resource consent application (RC216016) with a follow up visit on the 14th of January 2025 to review current conditions.

2.0 CODE OF CONDUCT

- 2.1 I have read the Code of Conduct for Expert Witnesses issued as part of the Environment Court Practice Notes. I agree to comply with the code and am satisfied the matters I address in my evidence are within my expertise. I am not aware of any material facts that I have omitted that might alter or detract from the opinions I express in my evidence.

3.0 EXECUTIVE SUMMARY

- 3.1 Following review of the PPCR Variation 2 application documents I am broadly in agreement with the Applicant's LEA of the level of effects, and the representative viewpoints and viewing audiences identified.
- 3.2 The Applicant's LEA has been based on the appropriate New Zealand Institute of Landscape Architects (NZILA) national guidelines and I am comfortable with the methodology used.
- 3.3 The focus of my evidence is on these aspects:
- Review of proposed landscape buffers along the Site boundaries and mitigation planting tree species and numbers.
 - Review of the potential built form and signage enabled by the PPCR on the southern part of the Site and built form proximity to the road frontage.
 - Review of baseline Medium Density Residential (**MDZ**) development enabled under the Partially Operative District Plan (**PODP**) compared with the conceptual development plan the Applicant has provided for the proposed LFRZ.
- 3.4 I am broadly in support of the proposed landscape approach across the Site to provide a consistent well 'treed' boundary and parking zone that will assist to soften and filter views of the future built elements but provide several recommendations for additional

requirements attached to the ODP to provide a greater certainty for the future built outcomes.

- 3.5 In my opinion the co-location of the large format retail on this site will concentrate and contain effects and provide an integrated, cohesive landscape outcome as opposed to the potentially ad hoc development of multiple developers building out the current MDZ.

4.0 SCOPE OF EVIDENCE

- 4.1 My evidence is structured as follows:
- 4.2 Brief outline of my involvement with this proposal.
- 4.3 Discuss the contextual setting of the Site.
- 4.4 Provide a review of the landscape and visual assessments and the associated drawings and graphics prepared by Rough, Milne and Mitchell Landscape Architects (RMM) on behalf of the applicant as part of the updated and notified plan change request¹
- 4.5 Review the relevant aspects of the applicants Request for Further Information response, including the RMM assessment in Appendix D Landscape and visual assessment.
- 4.6 Review whether the methodology applied to establish the landscape and visual effects, the effects ratings, and the associated mitigation treatments are appropriate, including the Outline Development Plan and any related design controls detailed in the provisions schedule.
- 4.7 Respond to landscape and visual matters – Variation 2 Submissions including:

¹ Appendix I1 Landscape and visual assessment and graphics, and Appendix I2 Landscape and visual assessment drawings.

- V2-4.3 (B Roche) and V2-22.1 & 22.2 (Gould Developments Ltd) in relation to the boundary treatments and setbacks.
 - V2-5.5 & 5.6 (J Hindley), V2-14.8 (P Beechey) in relation to building bulk and architectural form.
- 4.8 Identify any areas of concern in the PPCR including consideration of whether the Outline Development Plan (ODP) and the proposed provisions will achieve desirable landscape and visual outcomes. This includes how the zoning and future activities enabled by the ODP will integrate with adjacent future development patterns including DEV-RO12 – Rolleston 12 Development Area to the east and DEV-RO2 – Rolleston 2 Development Area to the southwest.
- 4.9 I will focus exclusively on landscape related character, visual and amenity issues. Consideration around appropriateness of the development location and built form layouts are covered in the Urban Design evidence by Mr John Lonink of WSP.

5.0 LANDSCAPE ASSESSMENT HISTORY

- 5.1 Boffa Miskell Limited (BML) was engaged by the Selwyn District Council to undertake a peer review of the LEA and landscape plan² contained within the AEE of the original Foodstuffs (South Island) Properties Limited Proposed Pak'nSave (**PnS**) Supermarket Resource Consent application (RC216016).
- 5.2 The supermarket proposal occupies the northern portion of the triangular approximately 7.3 ha property leaving a residual wedge of approximately 3.1 ha of undeveloped land to the south.
- 5.3 I prepared a LEA peer review report that was issued 17th March 2022. This broadly supported the Applicants LEA methodology with some proposed refinements and conditions to help ensure an appropriate landscape design outcome.

² Prepared by RMM Landscape Architects.

- 5.4 I subsequently prepared a statement of evidence based on this peer review and appeared before the Commissioner Hearing. The Resource Consent was subsequently granted with conditions and the supermarket is currently under construction.
- 5.5 In September 2024 the Applicant lodged proposed Variation 2 to the Partially Operative Selwyn District Plan covering the entire 7.3 ha parcel. This residual southern part of the site has been illustrated³ in the PPCR documentation as a Mitre10 retail centre with garden centre, building supplies canopy, and outdoor landscape supplies yard.
- 5.6 The PPCR was subject to a request for further information and was publicly notified with the final submissions closing 18th December 2024.
- 5.7 Given our previous experience with the supermarket application BML was engaged to undertake a peer review of the RMM Landscape assessment, a memorandum in response to a section 92 request, and public submissions lodged in late December 2024 with my feedback summarised as a statement of evidence.

6.0 SITE AND EXISTING ENVIRONMENT

- 6.1 The Site is zoned within the Partially Operative Selwyn District Plan (**PODP**) as MRZ. Levi Road forms the north-western boundary with Lincoln-Rolleston Road defining the south-western boundary.
- 6.2 The northern part of the Site is currently under construction as the PnS Rolleston supermarket is built. This is happening in parallel with significant civil works being completed on the Lincoln Rolleston Road intersections and approaches as part of the Levi Road Upgrade project that will replace the existing Lowes, Lincoln Rolleston, Levi Roads and Masefield Drive roundabout with a signalised intersection.

³ A. Concept Site Plan dated 19.08.24

- 6.3 Views into the northern part of the Site are currently unobstructed with the former shelterbelts on Levi Road and the first 200 meters of plantings along the Rolleston Lincoln Road having been removed to enable the PnS construction. The proposed mitigation landscape in these areas is yet to be implemented. South along Lincoln Rolleston Road, the remaining 130m length of Leyland cypress shelterbelts and approximately 270m of unpruned gorse hedgerows remain and still largely screen views into the undeveloped southern part of the Site.
- 6.4 The eastern boundary is currently screened by shelterbelts however the northern 184m section of this will also be removed and replaced with mitigation buffer planting as part of the supermarket construction.
- 6.5 The adjacent built form of development to the north of the Site is typically low density single-storey residential typologies. Immediately west of the site along Lincoln Rolleston Road some of the former large lot residential properties are being subdivided and replaced with new medium density residential development, some of which is still under construction. This pattern of intensification is expected to continue as the larger lifestyle blocks to the south-west of the Site along the Lincoln-Rolleston Road are progressively redeveloped.
- 6.6 I generally agree with the RMM assessment that while the site and some of the surroundings generally retain a rural character this is in transition and the landscape effects arising from the PPCR should be assessed against the future context of MRZ enabled development and the consented PnS supermarket (RC216016) currently under construction.

7.0 PROPOSED VARIATION 2

- 7.1 The proposed Variation seeks to:
- Amend the planning maps to rezone the Site from MRZ to Large LFRZ;

- Amend the LFRZ provisions relative to the Site;
- Insert a new Outline Development Plan Area (**ODP**) to replace the PODP DEV-RO1 – Rolleston plan.

7.2 The application illustrates a conceptual LFRZ development⁴ in the form of a Mitre10 Retail Centre comprised of a 6,576 sqm primary building connecting to a 2,295 sqm building supplies canopy and 2,010sqm garden centre. This is set back off the eastern boundary by 18m. At the northern end of the conceptual Mitre10 building there is an approximately 77m separation from the western Lincoln Rolleston Road boundary. Due to the triangular shape of the Site, the southern end of the conceptual building footprint is unavoidably closer to the western boundary. The Concept Plan illustrates an offset of approximately 25m from the closest corner of the proposed building and approximately 12.5m to the Building Supplies Canopy.

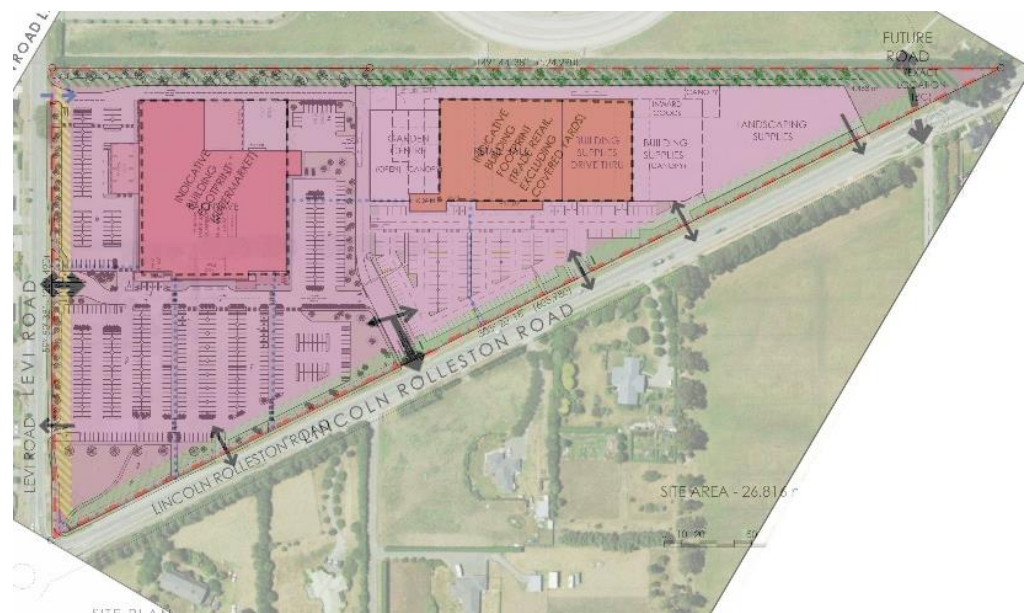


Figure 1: Proposed ODP overlay on Concept Plan

⁴ A. – Concept Site Plan, Bernard Johnston Architect Limited, dated 19/08/24

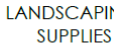


Figure 2: Proposed Building Setbacks from Road Boundary

- 7.3 A 202-bay parking area occupies the space to the west of the building. An approximately 4050sqm landscaping supplies yard is shown on the southern end of the Site.

- 7.4 Two pylon signs are illustrated on the Lincoln Rolleston Road frontage and one sign on Levi Road on both the PPCR ODP and Concept Plan. RMM have proposed additional site-specific rules⁵ for these signs as follows.

(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.

- 7.5 This reduces the potential height of the signs permitted in the LFRZ SIGN-REQ1 from 9m, 18 sqm in area and 3m wide.

⁵ RMM Memorandum dated 2024-08-16

- 7.6 At the southernmost end of the Site at the 'point' of the triangle a large area of landscaping is shown including what I presume is a stormwater basin. This area will be bisected by a future intersection to connect to a road extension to the east as shown in the PODP DEV-RO1 plan and the Rolleston Structure Plan.
- 7.7 These changes will bring the Site's zoning into alignment with the consented PnS Rolleston development (RC2160160) and extends several of the landscape provisions established in the PnS project to cover the entire Site. These provisions include:
- A 10m wide landscape strip shall be provided along every internal boundary of the Site shared with a residential zone (i.e. the eastern boundary).
 - A 5m (minimum) wide landscape strip to Lincoln Rolleston Road.
 - A 3m (minimum) wide landscape strip to Levi Road.
 - No fences shall be erected within the landscaping strip along the road boundaries.
- 7.8 The RMM LEA provides an accurate description of the various boundary treatments proposed on the Site. I do note the Road Frontage Landscape Strips description omits mention of the specimen trees at 5m spacing on the Lincoln Rolleston Road boundary of the PnS development. These were identified as a key part of the mitigation planting to help filter views from the road corridor into the future development within the Site as opposed to the initially proposed informal arrangements of ribbonwood cabbage trees and lancewood. Based on the DCM illustrative plan⁶ and visualisations I would anticipate a consistent boundary planting palette and pattern to be extended south along the remainder of the Lincoln Rolleston Road Site boundary. In order to provide clear certainty that this will be achieved I recommend a requirement that specifies the boundary landscape treatment shall be generally

⁶ 20240819-Appendix-E-Urban-Design-Assessment-DCM-Urban.pdf

consistent with the planting layouts and species mixes as installed under the PnS supermarket consent (RC216016).

7.9 I recommend that this could be achieved through amending the Lincoln Rolleston Road Large Format Retail Precinct proposed ODP to add an additional landscape requirement stating:

- *Lincoln Rolleston Road landscape treatment is to be designed and installed to be generally consistent with the consented landscape plan for the proposed supermarket development (RC216016)*

8.0 STATUTORY REQUIREMENTS

Partially Operative District Plan

8.1 The RMM report surmises that the PODP – ODP (DEV-RO1 – Rolleston 1 Development Area) and accompanying narrative supporting lower density sites on the eastern boundary of the Site to serve as a transition to the General Rural Zone is largely now redundant given the alternative site circulation established by RC216016 and the MRZ development context enabled under Variation 1 to the Partially Operative District Plan. I note that the adjoining DEV-R12 Rolleston 12 Development Area remains relevant.

MRZ and LFRZ Comparison

8.2 The LEA sets out key objectives and policies for the Medium Density Residential (MRZ), Commercial and Mixed-Use Zones, and Large Format Retail Zones (LFRZ) before providing a comparison of the significant differences between the MRZ and LFRZ.

8.3 I agree that the resulting landscape, built form, site layouts, circulation and activity associated with the LFRZ versus the current MRZ will be very different. To assist with the understanding of these differences I have summarised them below:

- a) The MRZ Objectives and Policies provides for a variety of housing types and densities including 3-storey attached and detached residential units and low-rise apartments⁷The narrative for the PODP-ODP (DEV-R01) for the Site notes a minimum density of 15 households per hectare averaged across the whole Site area. Multiplying this across the approximately 3.1 hectares of remaining undeveloped land on the south part of Site would equate to a minimum baseline outcome of approximately 46 residential units. Based on the analysis of Mr Lonink⁸ as informed by the evidence in respect of infrastructure capacity of Mr Manson⁹ I have assumed an upper non-fanciful MDZ scenario of 25 units per hectare as a realistic outcome. This would result in approximately 77 units on the undeveloped portion of the Site with a mix of detached, semi-detached (duplex) and the occasional terraced housing forms.
- b) I note for comparison the historic market led local development densities in Rolleston have often been considerably lower. The recent Ballarat Estate subdivision immediately to the west of the site on Lincon Rolleston Road equates to approximately 13.5 units per hectare and a sample 3.5ha section of the older Branthwaithe development to the south of the Site fronting the Lincoln Rolleston Road has approximately 12.3 units per ha.
- c) The MRZ rules allow for a minimum setback of 1.5m from road boundaries¹⁰, a building height up to 11m¹¹ and boundary fencing of up to 1.2m height. This compares to the PODP LFRZ maximum building height of 15m with a minimum 5m setback from a road boundary¹²
- d) In respect of landscaping along with a minimum requirement for 20% of the development area to be lawn or planting¹³, the MRZ

⁷ MRZ-P1 & P2.

⁸ Stement of evidence Mr John Lonink, Para 52

⁹ Statement of Evidence Mr Hugh Blake Manson, Para 25

¹⁰ MRZ TABLE1 Setbacks

¹¹ MRZ REQ4

¹² LFRZ REQ2 & REQ4

¹³ MRZ-REQ10

requires one specimen tree per 10m of frontage that is capable of a mature height of 8m.

- e) As noted in the LEA under the proposed LFRZ provisions for the Site, the future development will be required to have no fences along road boundaries, a minimum 5m planting strip along Lincoln Rolleston Road, and specimen trees spaced 5m along the boundary. In addition to the standard PODP provisions relating to the boundary treatment,¹⁴ the LEA proposes additional requirements relating to establishing planting prior to erection of any building, planting one tree per 5 parking spaces within the car parking areas, meeting minimum soil volumes and expanding the APP4 planting palette to allow general consistency with the consented PnS planting.

8.4 I support the proposal to require a minimum tree ratio for parking areas, however, would like clarification as to how the proposed one tree per 5 parking spaces ratio is to be calculated. The conceptual scheme for the Mitre10 development shows 202 parking spaces this would equate to approximately 40 trees and if you exclude the boundary planting it does not appear that the DCM¹⁵ concept plan achieves this number.

8.5 The most beneficial visual mitigation value for viewers on the Lincoln Rolleston Road will be achieved through locating trees of appropriate height within the parking area to provide effective filtering of views road corridor. This is particularly important on the southern part of the site where the built form will be located in closer proximity to the road boundary so I would therefore recommend amending the proposed landscape requirements noted on the ODP to state:

Tree planting within the carpark areas of PRECz shall be at a ratio of one tree per five car parks. These trees shall be comprised of

¹⁴ LFRZ PRECz REQ6 landscaping – road boundaries, and LFRZ REQ6 landscaping – internal boundaries

¹⁵ DCM drawing number **2024_045A / 003**

medium (7-15m) or large (>15m) tree species. located within the parking areas typically spaced at one tree every 3 parking bays.

Rolleston Structure Plan (RSP)

- 8.6 I generally agree with the RMM assessment that the RSP is of limited relevance to the Variation 2 considerations given the divergence of actual and consented development patterns since the RSP was published 15 years ago.
- 8.7 Avenue planting along Levi and Lincoln-Rolleston Roads and the north-east to south-west green corridor connection to the proposed Selwyn Regional Park indicated on the south-east corner of the site can all be realised under the proposed Variation 2.

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

- 8.8 While the NPS-UD does not specifically focus of landscape-related matters it does influence landscape matters though it's directive on urban development. The RMM LEA notes that enabling LFRZ development in this location is in alignment with the NPS-UD Policy 1 that includes provision of good accessibility between housing and jobs.
- 8.9 I agree with the LEA statement that varied densities of housing and urban form is not of itself an adverse effect.
- 8.10 The LEA also notes that enabling business to locate within urban areas, centres or other areas with many employment opportunities is desirable under Objective 3 or the NPS-UD.
- 8.11 From a landscape effects, perspective I agree that the co-location of the two large format buildings within a contained site within a MRZ setting is appropriate with appropriate landscape requirements as outlined in the proposed ODP and the additional recommendations I have proposed in this evidence.

9.0 LANDSCAPE VALUES AND THE RECEIVING ENVIRONMENT

- 9.1 The RMM LEA provides a helpful description of the Physical, Perceptual, and Associative Values of the area. The site is described as having low biophysical values with predominately exotic vegetation and no indigenous vegetation or ecological natural processes observed. It is typical of many of the urbanising landscapes in Rolleston.
- 9.2 While there are fleeting views of open pastureland, and distant views to the Port Hills from some locations, the flat terrain and consistent shelter belts offer a limited and unmemorable visual experience. The perceptual visual environment is largely utilitarian with limited appeal beyond those who live and work in the immediate area.
- 9.3 I agree that there does not appear to be any sites of cultural significance within the local area and no evidence of historical or recreational values.
- 9.4 Overall, I agree that the current landscape reflects a utilitarian rural-urban interface with low physical, perceptual and associative significance.
- 9.5 The LEA notes that the existing landscape values of the site and surroundings are going to change based on the existing consented environment. I agree that the majority of the existing shelterbelts and many of the larger trees in the immediate landscape will be removed and pasture areas replaced with a range of detached and semi-detached residential developments as enabled under the MRZ.

10.0 ASSESSMENT OF LANDSCAPE AND VISUAL EFFECTS

The Permitted Baseline

- 10.1 The RMM LEA correctly surmises that the permitted baseline is established by the consented PnS supermarket on the northern portion of the Site and the MRZ zoning under the PODP.
- 10.2 As stated, the potential residential development could include a range of detached, semi attached and attached built form on the southern portion of the Site. The proposed ODP will result in substantially different landscape character outcome.

Potential Positive Effects

- 10.3 The Variation 2 proposal includes additional recommended landscape requirements that go beyond the PODP boundary treatment provisions with a 5-meter strip on Lincoln Rolleston Road boundary, 10 meters on the eastern residential boundary, establishment of the landscape planting areas prior to erection of any principal building, increasing the tree planting ratio in the PRECz to one tree per 5 parks and setting minimum soil volumes to support healthy long-term growth.
- 10.4 On the basis that these requirements are implemented in the future development of the site I am broadly in agreement with the RMM assessment that the landscape will provide an appropriate level of visual and landscape effects mitigation on the interfaces with road and internal boundaries. However as noted in the following section I would like to see additional requirements noted on the ODP to ensure consistency with the PnS RC216016 landscape treatments and certainly about mitigation planting locations.
- 10.5 When considered against the permitted baseline MRZ scenarios for the southern part of the Site, I agree the proposed large format retail development enabled under the ODP with the proposed landscape requirements will provide greater level of certainty about the landscape treatments within the boundary setbacks. Whilst this

will provide a different level of amenity compared to the MRZ I consider this acceptable in this context.

- 10.6 With the exception noted below I generally agree with the RMM assessment that the visibility of the future built form including canopy areas, will be appropriately filtered and visually softened by the proposed boundary and internal tree planting requirements.
- 10.7 I note that the DCM visualisations¹⁶ illustrate a very dense vegetation coverage and relatively recessive coloured building facades. In my experience this scenario will be unlikely to be palatable to the brand visibility requirements of a future LFRZ occupant such as Mitre10. I agree with the concerns raised in Mr Lonink's evidence¹⁷ that this degree of screening would raise potential CPTED concerns in some parts of the site and that a CPTED assessment should be required as part of any future resource consent application.
- 10.8 My only concern with regards to boundary treatment is around the south-western interface with Lincoln Rolleston Road where the Conceptual site plan shows a canopy corner relatively close to the road. I have estimated this to be approximately 12.5m from the boundary of the site with Lincoln-Rolleston Road. Due to this proximity and the proposed vehicle access point at this area requiring a gap in the boundary planting, the built form, subject to detailed design could be significantly more visually dominant in this area. As noted in the following sections I proposed some further requirements to help provide greater certainty at the ODP level. This includes assessment criteria such as façade modulation, canopy height on the southwestern corner, and increasing building setbacks including the Canopy structure to accommodate additional mitigation planting to provide adequate screening and filtering of views.

¹⁶ 20240819-Appendix-E-Urban-Design-Assessment-DCM-Urban

¹⁷ Statement of Evidence by Mr John Lonink Para 87.

Potential Adverse Effects

- 10.9 Given the transition from the current rural landuse to either the PODP MRZ or the PPCR LFRZ there will inevitably be a significant level of landscape change experienced by the viewers living adjacent and passing by the site.
- 10.10 In terms of potential adverse landscape effects, I will focus on the southern part of the Site as the consented PnS development has already been deemed appropriate for the Site.
- 10.11 The eventual consent holder for a future LFRZ will have to ensure any boundary planting established prior to building construction is protected from damage during the construction phases to protect the integrity and long-term success of the planting.
- 10.12 The mechanism for ensuring the landscape requirements contained as both landscape rules and notations on the proposed ODP will need to be confirmed as practical and enforceable by SDC staff.
- 10.13 This is particularly important for the proposed 10m boundary planting on the internal residential boundary to the north-east of the Site which will require ongoing commitment to appropriate maintenance and management. The applicant will need to put in place appropriate mechanisms to ensure healthy planting establishment, prevent weed infestation, control pests and exclude access by the public for CPTED and safety reasons.
- 10.14 I recommend an additional clause be added to the PPCR ODP Landscaping requirements stating:

The 10m wide north-eastern boundary planting will be maintained in perpetuity to ensure healthy plant growth that can deliver the required visual effects mitigation function and added biodiversity values. The Applicant must provide a landscape management plan covering the entire 10m landscape strip that sets out frequency of maintenance inspections, and key maintenance tasks such as weed and pest control, planting replacements and security measures to deter public access.

10.15 The loss of connectivity across the north eastern boundary as shown in the PODP ODP was raised and addressed by the applicant in the Section 92 response. I note that while the applicant justified this based on CPTED and safety concerns, the lack of connectivity may encourage members of public to shortcut cross the boundary planting from the future residential areas to the east. Particularly so if the DEV-R12 ODP which indicates access through the adjoining MRZ remains in force (see Figure 3). This informal and unsanctioned access could result in increased CPTED and safety issues for the site and cause management challenges in the boundary planting.



Figure 3: DEV-R12 overlaid with proposed PPCR concept plan.

10.16 I would recommend making provision for at minimum a pedestrian and bicycle connection aligned with the access road separating the PnS and southern future retail building. This could be as simple as adding fencing to secure the north and south portions of the buffer

planting and allowing sufficient width for a 10- to 15-meter-wide open space linkage to accommodate a landscaped safe pedestrian and cycle connection from the east into the proposed LFRZ.

10.17 Cumulatively – effects are managed by the site being contained on one integrated site with consistent palettes of planting, boundary treatments and signage controls. This plan change will provide a level of certainty of this consistently of amenity outcomes.

10.18 To assist in managing the effects of the anticipated extensive use of corporate colours, I recommend establishment of assessment criteria for future proposed building façade design. This should include appropriate controls on extents and types of colour, materiality, façade form and glazing considerations to assist in visually managing those effects and achieve a built outcome similar in quality to the consented PnS scheme. At an ODP level this could be a requirement for inclusion as a ODP requirement for a design suite of measures that establish the assessment matters that council will consider as part of any future Resource Consent application. These measures should be applicable to both the building and covered canopy structures as indicated in the concept scheme.

11.0 ASSESSMENT OF VISIBILITY AND LANDSCAPE EFFECTS

11.1 The RMM assessment of visibility and landscape effects is comprehensive and is undertaken in accordance with the NZILA Te Tangi a te Manu - Aotearoa New Zealand Landscape Assessment Guidelines.

11.2 The assessment concluded that visual effects from viewers using the Lincoln Rolleston Road corridor are assessed as being **low to moderate**. I anticipate this will initially be at the moderate end of the scale trending to low as planting reached mature heights. I do note boundary planting shown in the DCM concept will need to extend the full length of the Lincoln Rolleston Road to effectively screen views of the southern end of the proposed building and associated canopy covered and open storages areas. The DCM VP4 currently

only shows low planting leaving an open viewshaft to the south end of the building which is potentially highly visible to north-bound traffic

- 11.3 I would recommend noting a requirement in the proposed PPCR ODP Landscaping requirements:

Specimen trees at a minimum 5m spacing to be planted along the length of the Lincoln Rolleston Road boundary 5m wide Landscape Treatment planting strip and the north side of the Future Primary Road.

- 11.4 Accordingly, I also recommend updating the ODP graphic to show a 5m landscape treatment planting strip return running east-west along the north side of the Future Primary Road provision.

- 11.5 Given the baseline is set by the consented PnS development, visual effects from the PPCR for views from the intersection of Lowes Road, Masfield Drive, Lincoln-Rolleston Road and Levi Road will not result in any change to visual effects deemed acceptable during the PnS consenting process.

- 11.6 Viewers from Levi Road properties will similarly not experience any change in visual effects as the PnS development will screen views to the south over the future potential LFRZ.

- 11.7 Viewers from the Lincoln-Rolleston Properties are assessed as **low to moderate** based on the filtering and screening of the proposed foreground landscape planting in the boundary provided the buildings including canopy structures are setback appropriately from the road corridor to accommodate sufficient foreground mitigation planting and appropriate building façade criteria are established to guide future design and assessment during the consenting process as noted above.

12.0 RESPONSES TO SUBMISSIONS

- 12.1 Council have provided summaries of submissions¹⁸ that I have reviewed. Key issues in relation the landscape and visual effects include the following points.
- 12.2 V204.3 from Beth-Anne Roche submits that the 5m boundary setback is proposed along the residential boundary¹⁹ should be extended to 20 meters given the size of the building. The submitter also notes the outdoor storage of stock is to be monitored.
- 12.3 I consider the 5-meter boundary landscape setback with the proposed 5m spaced tree plantings in combination with proposed requirement for internal plantings of one specimen tree per 5 parking spaces appropriate to achieve a reasonable level of consistent visual screening across most of the Lincoln Rolleston Road boundary. This assumes that the built form size and location would be on the eastern part of the site as illustrated in the applicant's concept plan and PPCR ODP and Urban Design assessment.
- 12.4 As noted above, I agree particular attention will need to be given to mitigate potential adverse effects of the southwest corner of the future building where it comes closest to the Lincoln Rolleston Road boundary reducing the setback at this point significantly. The applicant has indicated on both the ODP and concept plan that the building will logically be located towards the eastern boundary with a 'treed' parking area buffering views of the building from Lincoln Rolleston Road. To provide greater certainty I recommend a requirement to the proposed ODP establishing a building setback (including covered yards and canopy areas) of 20m from the Lincoln Rolleston Road boundary to prevent the possibility of buildings being placed closer to the boundary. This will reduce the visual dominance of the proposed built form through longer viewing

¹⁸ 7_H0MG9O_20241205 Updated Summary of Submissions.xlsx

¹⁹ Assumed to be referring to the Lincoln Rolleston Road boundary.

distances and accommodating sufficient internal foreground mitigation planting.

- 12.5 I agree controls on the storage of stock including landscaping and building supplies around the Site will be important. In addition to the controls recommended by the applicant I recommend the requirement that a denser layered planting is included in the boundary adjacent to proposed outdoor storage zone. This should include shrubs and trees that can provide effective visual screening up to a height of at least 3 meters. This may require the applicant to add additional species to the proposed species list and an additional annotation to the proposed ODP. Again, this will have to return along the north side of the potential future eastern road connection. Figure 4. shows a Google Street view from May 2024 of the Papanui Mitre10 Mega and an insufficiently screened view of the outdoor storage area for reference.



Figure 4: View of Papanui Mitre10Mega outdoor storage area (Google Earth May 2024)

- 12.6 V2-22.1 & 22.2 (Gould Developments Ltd) requests that the acoustic and landscape treatments along the boundary of 131-139 Levi Road are retained and that building setbacks illustrated in Appendix H Updated Indicative Mitre 10 Concept Plan of the request are retained.

- 12.7 I support this request and note the Levi Road landscape treatments are required as per the conditions of consent so should not be at risk of change.
- 12.8 V2-5.5 & 5.6 (J Hindley), V2-14.8 (P Beechey) submissions both note opposition in relation to visual effects of building bulk and signage. Specific concerns are noted in relation to the activity being incompatible the amenity and character of the area, signage incompatibly, adverse visual effects associated with the colour and architectural form of the proposed buildings.



Figure 5: Papanui Mitre10 Mega (Google Earth, May 2024)

- 12.9 As noted previously, the Site and surrounding landscape values are already in transition with the consented PnS establishing a LFRZ land use character precedent on the north part of the site. The residential intensification that is ongoing in the MRZ zones around the site will increase general visual prominence of built form versus the formal rural and low-density lifestyle land uses. In my view, the proposal is well contained by the road and eastern boundary buffer.
- 12.10 None the less, I agree with the submitters concerns that the future development could result in built form and colours that are not sympathetic to a residential context. As illustrated in Figure 5 the

corporate colours of the type of LFRZ development anticipated for this Site can be very bold. As noted above, I support the adoption of assessment controls on the area and extent of the corporate colours to be included as a requirement against the ODP.

- 12.11 If the proposed landscape setbacks, planting, signage controls, GFA footprint, and locations in the PPCR ODP are included, along with the additional setbacks and assessment criteria recommended above, the ODP will offer greater certainty on landscape mitigation and built form controls. In my view, this ensures that the potential adverse visual effects outlined in the LEA are generally acceptable.

13.0 CONCLUSION & RECOMMENDATIONS

- 13.1 Overall, I support the proposal. The applicants have shown they can manage visual, landscape, and cumulative effects. However, to ensure the proposed ODP provides sufficient controls for a built outcome that aligns with the presented concepts, I provided several recommended additional requirements and summarised below:
- a) The 5m Lincoln Rolleston landscape strip planting including specimen trees at a minimum 5m spacing are to be consistent with the RC216106 planting scheme and this shall return along the northern edge of the future proposed Primary Road connection off Broadlands Drive.
 - b) Amend the proposed requirement for one tree per 5 parking spaces within the parking area to adding maximum spacings of one tree per 3 spaces and tree species of medium or high heights.
 - c) Include a 20-meter building setback requirement to the Lincoln Rolleston Road boundary including any proposed covered outdoor areas or canopy structures to maintain sufficient setback for mitigation planting to filter views of the building.
 - d) Include an agreed set of design suite of measures that are to form the assessment criteria to be used at resource consent stage to assess building façade design including materials, colour palette and colour

extents, glazing form and modulation to achieve a similar quality of outcome to the PnS building.

- e) Include a requirement to provide a landscape management plan to cover security, maintenance, pest and weed control within the proposed northeastern 10 meter wide biodiversity strip.
- f) Reconsider provision for at minimum a future pedestrian and cycle linkage to the east to accommodate and control public access through the proposed north eastern boundary 10 meter-wide biodiversity strip.
- g) Add a requirement to provide denser screening planting around proposed outdoor storage areas that can reach a minimum of 3 meters in height in addition to the specimen trees at a minimum 5 meter spacings, including where the storage area sits adjacent to the proposed future primary road connection off Broadlands Drive.

Gabriel Ross

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11 February 2025