



## **Appendix E**

### **Landscape and Visual Assessment**

# WEEDONS ROAD REZONING, ROLLESTON

## Landscape and Visual Impact Assessment

FOR

YOURSECTION LTD

December 2024



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# WEEDONS ROAD REZONING, ROLLESTON

## Landscape and Visual Impact Assessment

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## APPENDIX

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Appendix 1: Landscape and Visual Impact Assessment Figures



## 1.0 INTRODUCTION

Xteriorscapes have been commissioned by the applicant, Yoursection Ltd., to prepare a Landscape and Visual Impact Assessment for a proposal to re-zone land on Weedons Road. The proposal seeks to create Medium Density Residential (MDR) zones as an extension of existing and proposed development in Rolleston. The area includes 1/487 and 2/487 Weedons Road (Site 1), covering approximately 8.66 hectares and 10/487 Weedons Road (Site 2) approximately 4.27 hectares. The sites are on the western side of Weedons Road surrounded by land recently rezoned as Medium Density Residential in the Partially Operative Selwyn District Plan. The land is currently zoned Inner Plains (IP) in the Selwyn Operative District Plan and Rural General (GRUZ) under the Partially Operative Selwyn District Plan.

The proposal seeks to establish an Outline Development Plan (ODP) for the two sites, as shown on Page 1 and 2 of the attached Figures.

This report is supported with an Appendix (Landscape and Visual Impact Assessment Figures) which includes the site context, and photos from various viewpoints within the existing site and surrounding areas.

## 2.0 METHODOLOGY

The methodology of this report is based on the Te Tangi a te Manu Aotearoa New Zealand Landscape Assessments Guidelines (July 2022).

Assessing landscape, visual and natural character effects requires a thorough understanding of the existing landscape and the importance or value of the landscape. Using this baseline, the magnitude of effect on landscape values which results from a proposed development can be made to determine the overall significance of effects. The magnitude of change judges the amount of change that is likely to occur to existing areas of landscape, landscape features, or key landscape attributes. It is important that the size or scale of the change is considered within the geographical extent of the area influenced. The significance of effects, resulting from a proposal, consider the sensitivity of the existing landscape to change, the magnitude of the proposed change and any proposed mitigation.

Assessing the magnitude of effect on landscape values from the proposal, is based on the Landscape Assessment Guidelines (July 2022) with a seven-point scale being:  
VERY LOW / LOW / MODERATE-LOW / MODERATE / MODERATE-HIGH / HIGH / VERY HIGH

The Guidelines provide the table below Table 2, which is a useful comparison for the analysis of the magnitude of change (NZILA) with the likely effects (RMA).

- Table 2: Change and Effects comparison table, Te Tangi a te Manu Aotearoa New Zealand Landscape Guidelines

							SIGNIFICANT
RMA LEVEL OF EFFECTS	LESS THAN MINOR	MINOR		MORE THAN MINOR			
MAGNITUDE OF EFFECT ON LANDSCAPE VALUES	VERY LOW	LOW	MODERATE – LOW	MODERATE	MODERATE – HIGH	HIGH	VERY HIGH

## 2.1 Statutory Documents

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

### 2.1.1 Resource Management Act 1991

Section 6 of the RMA identifies matters of national importance:

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

*s.6(b) The protection of outstanding natural features and landscapes from inappropriate subdivision, use and development;*

Other matters are included under Section 7:

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

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

### 2.1.2 Partially Operative Selwyn District Plan

Under the Partially Operative Selwyn District Plan, the sites are zoned as Rural General (GRUZ). The sites are located within the proposed Urban Growth Overlay. The Rolleston Structure Plan shows the land as Medium Density Residential (see Page 4 of the attached Figures).

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

## 3.0 ASSESSMENT OF EFFECTS

### 3.1 Existing Site Character

The receiving environment of the Lower Canterbury Plains is characterised by large open paddocks, with boundaries often delineated by well-established shelterbelts of exotic species and rural dwellings surrounded by large trees. The relatively flat landforms flow from the base of the Southern Alps to the Port Hills in an assortment of agricultural fields, criss-crossed with roadways and shelterbelts. The proposed sites are bound by Weedons Road to the northeast. The land on the eastern side of Weedons Road is zoned Rural General and is expected to remain as such as outlined in the District Plan and shown on the Rolleston Structure Plan (see Page 4 of the attached Figures). To the west of the site lies the south-eastern edge of Rolleston Township where expansion with a typical suburban character increases the number of dwellings, hard surfaces, and infrastructure present in the landscape. The two sites are surrounded by land recently rezoned as Medium Density Residential (MDR) in the Partially Operative Selwyn District Plan (see Page 3 of the attached Figures). To the north of Site 1, as well as the south, lies the boundary of Plan Change DEV-RO15 and to the west of the site is the boundary of Plan Change DEV-RO16. To the south-west of Site 2, is the boundary of Plan Change DEV-RO17 and to the south-east is the reserve Reid's Pit. To the north of Site 2 is Rural General zoned land. Additionally further north is Plan Change 71 DEV-RO12 and adjacent to the sites (in the southwest) are Plan Changes 75 DEV-RO10 & 78 DEV-RO11, all providing for residential development. See Page 6 for Character Photos of the receiving environment.

The proposed sites are located on relatively flat topography, land which is typical in character of rural properties within the Canterbury Plains. Overall, the topographical attributes of the receiving environment are low with no defining features.

Vegetation types in the receiving environment are predominantly exotic species, with small amounts of native species located near some property boundaries. Vegetation is used primarily for shelterbelts running along the paddock boundaries and includes species such as *Pinus radiata*, *Cupressus macrocarpa*, and *Eucalyptus* varying in height between 10 and 20 metres. The shelterbelts are oriented to block prevailing winds and are primarily located to delineate property and road boundaries. Much of the land over the two sites is open grass fields and orchard plots. A smaller percentage of the land is covered by rural residential dwellings, associated farm structures and vegetation.

Indigenous vegetation has been identified in the Canterbury Regional Landscape Study as being reduced to small isolated, and scattered remnants because of the large-scale land use changes seen throughout the plains. This has resulted in 0.5% of the plains supporting native vegetation. This is seen in the existing vegetation patterns for the sites, comprising largely of exotic species, which have been used for their ability to fulfil a role as fast growing shelterbelts. This is typical of the rural setting surrounding the sites with no indigenous vegetation of note observed. Overall, the vegetation cover in the area has a low sensitivity to change, given the high level of fast growing introduced exotic species.

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

In terms of built form, dwellings and farm structures are common throughout the area. The scale, character, form and materiality of these structures vary throughout the receiving environment. There are a number of existing developments near the proposal, including Brathwaite and Falcons Landing along Lincoln Rolleston Road and Acland Park along Selwyn Road. While these developments have typical suburban bulk and location, other surrounding properties have a typical rural residential character. These properties are separated by large fields and exotic vegetation, have an irregular bulk and location, and are often supported by additional infrastructure such as sheds and storage buildings. The proposed development is approximately 3km to the southeast of Rolleston Township and 650m from existing urban development.

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

## 3.2 Effects on Landscape Character

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

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

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

The proposed Outline Development Plans show several locations for reserves. The details of these would be addressed through the detailed design and consenting of any subdivision proposals. However, it is worth noting that the proposed reserve in the north-east corner of 1/487 Weedons Road will retain several of the existing mature trees growing here and incorporate them into the design of this reserve.

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

## 3.3 Effects on Landscape Values

The proposed rezoning is from General Rural (GRUZ) to Medium Density Residential (MRZ). The sites are not within an area noted in the District Plan as being of landscape value. It is within the Urban Growth Overlay. The urban growth objectives and policies which are considered relevant to the rezoning from a landscape perspective are as follows.

The proposed rezoning is immediately adjacent to the Rolleston township in a location that is anticipated to be subject to urban growth.

***UG-01 Growth is provided for in a strategic manner that:***

1. *Achieves attractive, pleasant, high quality, and resilient urban environments;*
2. *Maintains and enhances the amenity values and character anticipated within each residential, kaianga, nohoanga, or business area;*
3. *Recognises and protects identified Heritage Sites, Heritage Settings, and Notable Trees;*
4. *Protects the health and well-being of water bodies, freshwater ecosystems, and receiving environments;*
5. *Provides for the intensification and re-development of existing urban sites;*
6. *Integrates with existing residential neighbourhoods, commercial centres, industrial hubs, inland ports, or knowledge areas;*
7. *Is coordinated with available infrastructure and utilities, including land transport infrastructure; and*
8. *Enables people and communities, now and future, to provide for their wellbeing, and their health and safety.*

### Response

The proposed rezoning is consistent with the current Urban Growth boundary for Rolleston with the ability to achieve attractive, pleasant and high-quality urban environments. The sites are well connected to the existing town and to existing residential development such as Falcons Landing. Falcons Landing has a small commercial area, pre-school and Acland Park has a primary school Te Rohutu Whio, approximately 1.5km to the west. Off road cycle and pedestrian links will eventually link the re-zoned land to the school.

The proposed ODPs allow for connections into the adjoining properties which have been recently re-zoned to MDR and so in time will likely become urban in character.

There are no Heritage sites, Heritage settings or notable trees, and no water bodies of note within the two sites.

### ***UG-P10 Ensure the establishment of high-quality urban environments by requiring that new urban areas:***

1. *achieve the built form, amenity values, and character anticipated within each township and the outcomes identified in any relevant development plan;*
2. *recognise and protect identified heritage sites, heritage settings, and notable trees; and*
3. *preserve the rural amenity values at the interface between rural and urban environments through appropriate landscape mitigation, densities, or development controls.*

### Response

The proposed rezoning to MRZ will achieve an attractive, high quality urban environment which will integrate well with the existing Rolleston township as outlined above. The rezoning will, once developed, maintain the amenity values and character anticipated within Rolleston and as anticipated by the MRZ zoning. The sites adjoin other properties which are also within the Urban Growth area and are anticipated to become urban over time.

The land to the east of Weedons Road is expected to remain as Rural Land, as indicated on the Urban Growth Structure Plan. This means that the proposed development sites which share a boundary with Weedons Road will become the interface between rural and urban environments. Therefore, Landscape Mitigation measures are proposed as outlined below in order to preserve the rural amenity values.

As mentioned above there are no Heritage sites, Heritage settings or notable trees within the sites.

***UG-02 Townships maintain a consolidated and compact urban form to support:***

- 1. accessible, sustainable and resilient residential neighbourhoods, commercial centres, industrial hubs, inland ports, or knowledge areas;;*
- 2. the role and function of each urban area within the District's Township Network and the economic and social prosperity of the District's commercial centres; and*
- 3. the efficient servicing of townships and integration with existing and planned infrastructure.*

**Response**

The proposed sites to be re-zoned are adjacent to existing and future residential areas. Road links and pedestrian/cycle connections are proposed to join up with the future road and cycle links as outlined on the proposed ODPs for the surrounding sites (see Page 3 of the attached Figures). Thereby providing a high degree of connectivity and accessibility. Plan change DEV-RO10 on Lincoln Rolleston Road has a small commercial area proposed which will allow future residents access to day-to-day amenities, while access to other amenities is possible a further 2.5km along Lincoln-Rolleston Road (The Warehouse, Countdown and other smaller retail outlets.) In addition to this a new commercial hub is under construction 2km along Lincoln-Rolleston Road, on the corner of Levi Road (which includes a Pak'n'save supermarket).

Overall, the rezoning is consistent with the role and function of Rolleston as a key activity area within the District's Township network.

***UG-P7 Any new urban areas shall deliver the following urban form and scale outcomes:***

- 1. township boundaries maintain a consolidated and compact urban form;*
- 2. the form and scale of new urban areas support the settlements role and function within the District's Township Network;*
- 3. the natural features, physical forms, opportunities, and constraints that characterise the context of individual locations are identified and addressed to achieve appropriate land use and subdivision outcomes, including where these considerations are identified in any relevant development plan; and*
- 4. the extension of township boundaries along any strategic transport network is discouraged where it would adversely affect the safe efficient and effective functioning of the network, including the ability to support freight and passenger transport services, or would foreclose*



*the opportunity for the development of the network to meet planned strategic transport requirements.*

### Response

The proposed re-zoned area is within the Urban Growth boundary for Rolleston and will support Rolleston's role as a key activity area within Selwyn's District township network as well as within Greater Christchurch. There are no natural features or characteristics that influence or constrain development on the sites.

## 3.4 Effects on Visual Amenity

The visual context of the receiving environment is considered to be a 1km offset from the edge of the proposed development. This distance has been used due to the receiving environments flat topography, resulting in views from further away either not being possible or being indiscernible at distance. A series of key viewpoints were selected to show a representative sample of likely visual effects which could result from the proposal (refer to the Appendix for the relevant photos). Viewpoints are located on public land on Weedons Road and on the existing right-of-way for the residents of 487 Weedons Road (see Pages 5-10 of the attached Appendix). In assessing the potential effect of a proposal, the quality and openness of the view is considered. These were as follows:

1. View of Site 1 northwest from 1/487 Weedons Road
2. View of Site 1 southeast from 3/487 Weedons Road
3. View of Site 1 southwest from 3/487 Weedons Road right-of-way
4. View of Site 1 northeast from 1/487 Weedons Road right-of-way
5. View of Site 2 northwest from 441 Weedons Road
6. View of Site 2 southeast from 9/487 Weedons Road
7. View of Site 2 southwest from 9/487 Weedons Road right-of-way
8. View of Site 2 northeast from 12/487 Weedons Road right-of-way

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

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



**Table 1: Assessment of Effects on Visually Sensitive Receptors**

Viewpoint	Visually Sensitive Receptors (VSR)	Distance from Proposal (m)	Type of View (open, partial, screened)	Magnitude of Change	Effects before mitigation	Mitigation Measures	Effects after mitigation
<b>1</b>	Vehicle users along Weedons Road	0	PARTIAL	Low	Minor	MM1, MM3, MM5	Less than minor
<b>2</b>	Vehicle users along Weedons Road	0	SCREENED	Low	Minor	MM1, MM3, MM5	Less than minor
	Residents at 508 Weedons Road	40	SCREENED	Low	Minor	MM1, MM3, MM5	Minor
<b>3</b>	Residents at 3/487 and 4/487 Weedons Road	80-100	PARTIAL	Low	Minor	MM1, MM5	Less than minor
<b>4</b>	Residents at 6/487 and 7/487 Weedons Road	80-120	PARTIAL	Low	Minor	MM1, MM5	Less than minor
<b>5</b>	Vehicle users along Weedons Road	0	SCREENED	Low	Minor	MM1, MM3, MM5	Less than minor
	Residents at 441 Weedons Road	10	SCREENED	Low	Minor	MM1, MM3, MM5	Less than minor
<b>6</b>	Vehicle users along Weedons Road	0	PARTIAL	Low	Minor	MM1, MM3, MM5	Less than minor
<b>7</b>	Residents at 8/487, 9/487 and 11/487 Weedons Road	10-90	PARTIAL	Low	Minor	MM1, MM5	Less than minor
<b>8</b>	Residents at 11/487 and 12/487 Weedons Road	40-80	PARTIAL	Low	Minor	MM1, MM5	Less than minor

### 3.4.1 Summary of Effects on Visual Amenity

In terms of visual effects, the proposed rezoning is not seen to generate unexpected levels of effects given the scale of the proposal and the surrounding context. The likely visual effects are described above in the Assessment of Effects table.

The proposal would result in an overall change in character from open and rural to one that is denser and more suburban in nature, but this is anticipated as indicated by the location of the sites within the Urban Growth Overlay. The receiving environment is expected to maintain aspects of openness through the development of green corridors and provide connectivity and accessibility throughout the wider area. Management of fencing, road hierarchy and bulk and location of the development will also help create a sense of openness. Although the rezoning will result in a change from rural to suburban, the magnitude of change is considered low as the proposal is an extension of the existing recently re-zoned residential land, and the rezoning is anticipated. Motorists have a temporary view of the development and are anticipated to expect change in land from rural to suburban as they travel to/from Rolleston township to/from Lincoln township.

#### Effects on nearby residents

The bulk and form of the proposal is consistent with the character of the receiving environment when compared to existing and proposed development. The greatest effects will be experienced by residents living at 3/487, 4/487, 6/487, 7/487, 8/487, 9/487, 11/487, 12/487 and 441 Weedons Road, due to the proposal being located to their boundaries. Given the nature of the properties being rural-residential, the dwellings are set back approximately 40-120m from the proposal boundary (except for the dwelling at 9/487 which is 10m from the proposal boundary at its closest point) and they are surrounded by mature vegetation and/or shelterbelts on all sides. Effects are considered Less than Minor due to the existing set back from the proposed boundary and the established vegetation surrounding the properties. These properties are located within the recently Re-zoned areas of DEV-RO15 and 16 therefore it is anticipated there will be an increase in density and likely that these dwellings will be removed for further development. The only properties not within recently re-zoned areas are 9/487 and 441 Weedons Road. And although they are not located on rezoned land, they are located within the Urban Growth Overlay.

The residents at 508 Weedons Road are located on the east side of Weedons Road within the General Rural Zone. Due to the location within this rural area (which is very unlikely to be rezoned as discussed above), it is considered the highest likely effects after mitigation will be experienced by these residents. However, the Urban Growth Overlay indicates that the adjacent land will eventually be developed, therefore development is anticipated, combined with substantial existing shelterbelts along the road frontage of the property, effects are considered Low.

### Effects on the streetscape and users

Views of the proposal along Weedons Road are either of open fields or shelterbelts. All street users are anticipated to be travelling east/west down Weedons Road and therefore have temporary, intermittent views of the proposal. Given the scale and character of the proposed development compared to the existing permitted baseline of existing and proposed development, effects are anticipated to be Less than Minor for all streetscape users.

## 4.0 MITIGATION MEASURES

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

### **MM1 Housing Density**

Provide a diversity of house size and lot size to provide choice, with higher density development located close to high amenity and business areas.

- This is provided for through the wording of the proposed ODP, encouraging higher density areas to be located near reserves.

### **MM2 Streetscape Design**

Create streets which have a high level of amenity, provide for different modal allocation, and allow for an efficient use of land by having a street hierarchy with different road reserve widths depending on their classification. Encourage the use of low impact design techniques including grass swales and detention basins

- These considerations would be addressed through the detailed design and consenting of any subdivision proposal(s) within the Rezoning areas.

### **MM3 Connections**

Create a well-connected walking and cycling network which combines with the green network and existing facilities connecting to key destinations (school, childcare, town centre), prioritise walking and cycling with a mix of on-road, separate, and off-road facilities to promote active transport modes. The Weedons Road frontage will be upgraded to an urban standard in accordance with the Engineering Code of Practice. A shared path for pedestrians and cyclists is required along the full length of this frontage, providing a connection between the township and Reid's Pit.

- Key connections are identified on the ODP and may be supplemented through additional connections provided for at the time of subdivision consent.

#### **MM4 Greenspace**

Provide a quantity of greenspace and facilities appropriate for the future population with green links extending through the Rezoning area and connecting with adjoining residential and rural areas. Mature existing trees will be retained where possible and incorporated into the proposed reserves as shown on the ODP.

- This is provided for on the ODP.

#### **MM5 Fencing**

Solid fencing will be restricted to retain an open character along streets, including along Weedons Road, as per the new rule MRZ-R5 (Variation 1.)

## **5.0 CONCLUSIONS**

Located within the Urban Growth Boundary, the proposed rezoning will provide for a proposed minimum density of 15 hh/ha, as specified in the ODP and as anticipated in the Partially Operative Selwyn District Plan. This is the recommended density in the Partially Operative Selwyn District Plan Urban Growth Policy (UG-P13) and is considered an appropriate minimum for a medium density zone while allowing for greater density if desired. The sites are well connected to existing and future infrastructure, consistent with Rolleston's role as a key settlement in the Selwyn District.

In terms of landscape character and values of the area, subject to the mitigation measures proposed, the proposal will result in an acceptable magnitude of change given the anticipated character of the Medium Density Residential Zone. The rezoning area has no natural features of note. The partially open character of the sites will change to a character which is considerably more compartmentalised into smaller units, but the change in character is clearly anticipated for these sites, as indicated by the location within an Urban Growth Overlay.

In terms of visual amenity, the adjacent rural properties will experience a change in the openness of views across the space. Nearby residential dwellings, current and future, overlooking the rezoning area will have a mix of open, partial, and screened views of future development. Changes to experience by these residents are considered Low given the character of existing views, existing boundary treatments and the change anticipated by the Partially Operative Selwyn District Plan.

APPENDIX ONE - LANDSCAPE VISUAL IMPACT ASSESSMENT FIGURES

1/487, 2/487 & 10/487 Weedons Road, Rolleston Subdivision  
Landscape and Visual Impact Assessment

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Author: Louise Overtoom

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- Outline development plan area
- Indicative road
- Indicative cycle/pedestrian path
- Medium Density Residential Zone
- Indicative Reserve (size to be determined at time of subdivision)



- Outline development plan area
- Indicative road
- Indicative cycle/pedestrian path
- Medium Density Residential Zone
- Indicative Reserve (size to be determined at time of subdivision)

Outline Development Plan Prepared by Xteriorscapes c/o Yourssection

LANDSCAPE VISUAL IMPACT ASSESSMENT FIGURES

## PROPOSAL - OUTLINE DEVELOPMENT PLAN - SITE 2

WEEDONS ROAD, ROLLESTON, RE-ZONING

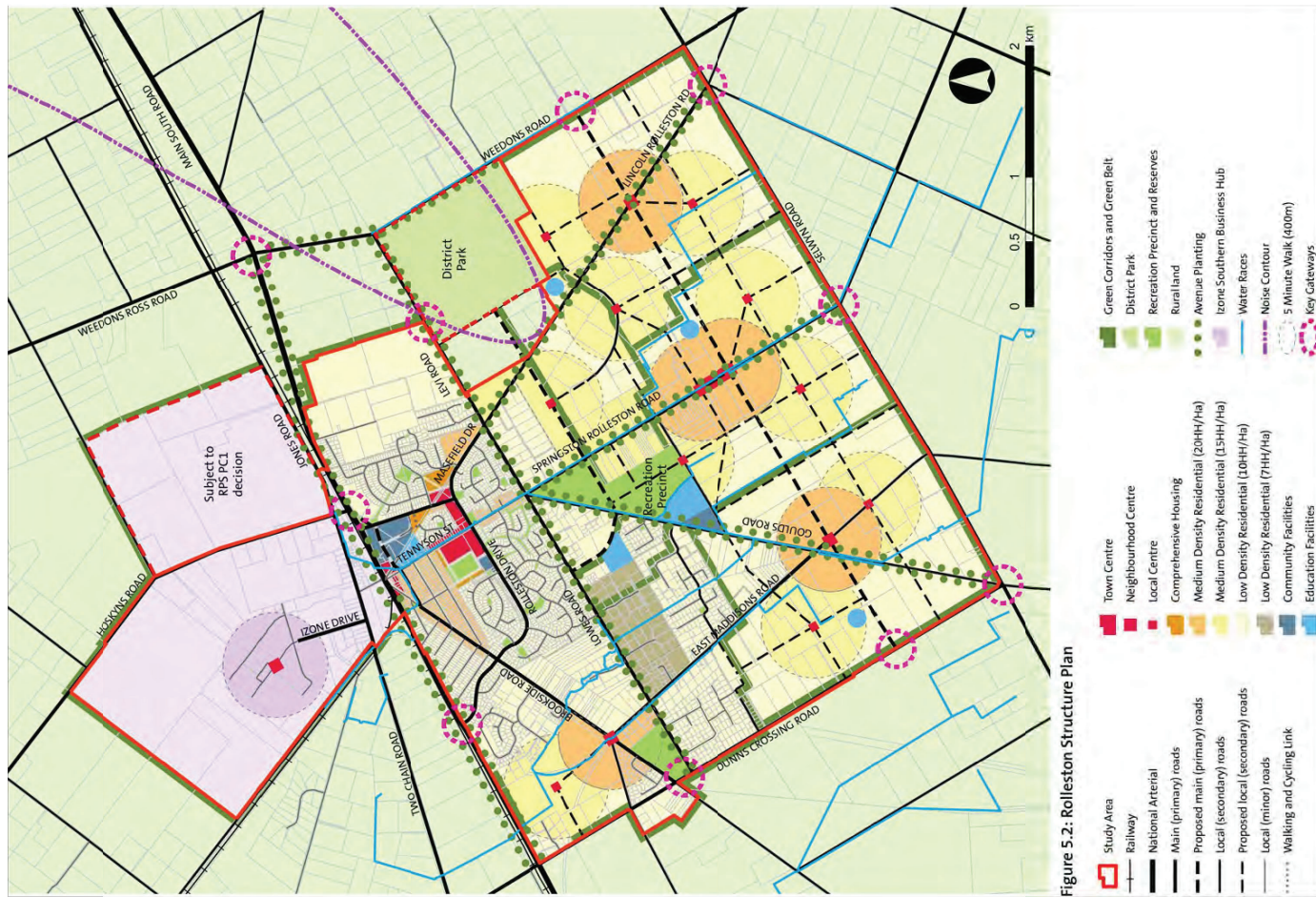


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Map/Image Source: Selwyn District Plan

## LANDSCAPE VISUAL IMPACT ASSESSMENT FIGURES

### CONTEXT - ROLLESTON STRUCTURE PLAN

WEEDONS ROAD, ROLLESTON, RE-ZONING



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## LEGEND

### Viewpoint Locations - SITE 1

- 1 View northwest from 1/487 Weedons Road
- 2 View southeast from 3/487 Weedons Road
- 3 View southwest from 3/487 Weedons Road right-of-way
- 4 View northeast from 1/487 Weedons Road right-of-way

### Viewpoint Locations - SITE 2

- 5 View northwest from 441 Weedons Road
- 6 View southeast from 9/487 Weedons Road
- 7 View southwest from 9/487 Weedons Road right-of-way
- 8 View northeast from 12/487 Weedons Road right-of-way

### Character Photos

- A Residential properties
- B Residential Streetscape
- C Rural Residential property
- D Rural Streetscape

Character Photos and Viewpoint Locations  
Map/Image Source: ECAN maps

## LANDSCAPE VISUAL IMPACT ASSESSMENT FIGURES

## VIEWPOINT AND CHARACTER PHOTOS LOCATION PLAN

WEEDONS ROAD, ROLLESTON, RE-ZONING





**A** Existing Residential Development - Existing housing within Falcon's Landing is predominantly single storey, 3-4 bedrooms with a double garage on lots typically ranging from 400-800 m<sup>2</sup>. There are a variety of materials, colours and forms present throughout the development.



**B** Residential Road - Recent residential development along Rolleston-Lincoln Road. Wide footpaths with narrow grassed berms, kerb and channel all typical of the Rolleston residential area. Houses fronting the street are open to the streetscape with low or no fencing.



**C** Rural Residential - Dwellings of rural character are typically set back from the road and are accessed via a long driveway. Houses are generally surrounded by open grass paddocks and use fencing and pockets of vegetation to provide privacy from neighbouring properties and roads.



**D** Rural Road - Weedons Road is a typical rural road in this area, with grass berms to either side of the road. Shelter belts lining the boundary of properties and open grassed paddocks for agricultural use.





① View from 1/487 Weedons Road looking northwest at Site 1 : This image shows the current entrance to the right-of-way serving the residents of 487 Weedons Road



② View from 3/487 Weedons Road looking south-east at Site 1 : This image shows the hedge planting along the street boundary and grassed berm typical of a rural road

Image captured on Moto g(7) Smart Phone  
Date: 29 November 2024  
Height: 1.60cm  
Viewpoint 1 - 43.606, 172.425  
Viewpoint 2 - 43.604, 172.423

LANDSCAPE VISUAL IMPACT ASSESSMENT FIGURES

VIEWPOINT 1 AND 2 OF SITE 1 - PHOTO TAKEN ON WEEDONS ROAD

WEEDONS ROAD, ROLLESTON, RE-ZONING





3 View from 3/487 Weedons Road right-of way looking south-west at Site 1 : This image shows the current rural land use of an orchard



4 View from 1/487 Weedons Road right-of way looking north-east at Site 1 : This image shows the current rural land use of an open grassed field and farm house

Image captured on Moto g(7) Smart Phone  
Date: 29 November 2024  
Height: 1.60m  
Viewpoint 3 -43.606, 172.420  
Viewpoint 4 -43.607, 172.422

LANDSCAPE VISUAL IMPACT ASSESSMENT FIGURES

VIEWPOINT 3 AND 4 OF SITE 1 - PHOTO TAKEN ON 487 WEEDONS ROAD RIGHT-OF-WAY

WEEDONS ROAD, ROLLESTON, RE-ZONING





5 View from 441 Weedons Road looking north-west at Site 2 and across to the adjacent rural land: This image shows the shelterbelt along the site boundary



6 View from 9/487 Weedons Road looking south-east at Site 2. This image shows the open rural land and shelterbelts along the street and property boundaries

Image captured on Moto g(7) Smart Phone  
Date: 29 November 2024  
Height: 1.60cm  
Viewpoint 5 -43.610, 172.428  
Viewpoint 6 -43.607, 172.426

LANDSCAPE VISUAL IMPACT ASSESSMENT FIGURES

VIEWPOINT 5 AND 6 OF SITE 2 - PHOTO TAKEN ON WEEDONS ROAD

WEEDONS ROAD, ROLLESTON, RE-ZONING





7 View from 9/487 Weedons Road right-of way looking south-west at Site 2: This image shows the current rural land use of an open grassed field and farm house



8 View from 12/487 Weedons Road right-of way looking north-east at Site 2: This image shows the current rural land use of an open grassed field and dwelling

Image captured on Moto g(7) Smart Phone  
Date: 29 November 2024  
Height: 1.60cm  
Viewpoint 7 -43.610, 172.424  
Viewpoint 8 -43.611, 172.425

LANDSCAPE VISUAL IMPACT ASSESSMENT FIGURES

VIEWPOINT 7 AND 8 OF SITE 2 - PHOTO TAKEN ON 487 WEEDONS ROAD RIGHT-OF-WAY

WEEDONS ROAD, ROLLESTON, RE-ZONING