


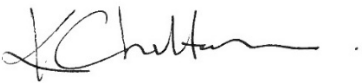
Summerset Prebbleton

Urban Design, Landscape and Visual Assessment
Prepared for Summerset Prebbleton

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Appendix 1: Landscape and Visual Methodology

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1.0 Introduction

Boffa Miskell Limited (BML) have been engaged by Summerset Villages (Prebbleton) Limited (Summerset) to prepare a Landscape and Visual Assessment for Summerset's proposed retirement village in Prebbleton. The proposed retirement village comprises a mix of one storey villas and cottages, with a three-storey central Main Building, including assisted living suites, memory care suites and care beds. Overall, the application is a non-complying activity under the Operative Selwyn District Plan as the shared access to more than six dwellings will be a private accessway and not vested with Selwyn District Council (SDC) as legal road. However, the built aspects of the village are a discretionary activity due to the proposed village including a hospital and other facilities providing 24-hour medical care, recreational activities and services, and that there will be more than one dwelling on a lot within the underlying Living Zone.

This Landscape and Visual Assessment assesses the effects of the proposed retirement village, including the component of the Main Building that is 6.9m¹ over the permitted height. This is measured from the existing ground level to the pitch of the roof on the highest part of the Main Building. Visual Simulations and a separate Graphic Supplement have been prepared which support the findings of the identified effects.

1.1 Background

BML have worked alongside Summerset, Four Seasons Tree Care (the arborists) and Kamo Marsh Landscape Architects in refining the Master Plan and Landscape Plan for the Prebbleton Retirement Village.

1.2 Site Visit

A Site visit was undertaken on 27 May 2020 by James Bentley, Senior Principal Landscape Architect and Hannah Wilson, graduate Landscape Architect. The weather during the Site visit was sunny with patchy clouds. A principal focus for the Site visit was to better understand those components of the Main Building that exceed the permitted height limit and the interface between the residences in the surrounding streets, notably those that abut the Site, as well as from Springs Road. Visits to the broader local context were also undertaken to gauge the overall visibility of the Site from the surrounding landscape. Photographs were taken from public vantage points on Springs Road, Birchs Road, Edwin Trent Drive, Lindsay Drive and Cairnbrae Drive.

¹ This is measured to the top of the chimneys

2.0 The Proposal

The proposal is for the construction and operation of a comprehensive care retirement village, which is to be located on a 9.1-hectare parcel of land at 578 Springs Road, Prebbleton (the Site). There are several components of the proposal that are subject to consideration within this assessment. The Site is zoned as Living X, which provides for low density residential development. This zone does not have defined provisions relating to density and site coverage. The intent is to provide flexibility for future developers, provided that any future density is not greater than that for the Living 1 Zone in Prebbleton (being 800m²) and the number of sites with more than one dwelling is managed to maintain the overall residential density of the zone. In addition, site coverage can exceed that for permitted activities, provided any adverse effects on the overall residential density of the area are avoided, remedied or mitigated. Within the Living X Zone a height limit of 8.0m is permitted, and it is this exceedance that the visual assessment will principally address.

In addition, SDC agreed with Summerset that the retirement village will be assessed under the Medium Density Comprehensive Residential Development matters as set out under Rule 4.12.

As such, this report also addresses context and spaciousness; street scene; dwelling design; outdoor living courts and safety and connectivity.

The proposed retirement village will be a comprehensive care retirement village providing for all aged care needs.

The layout of the village ensures that there is a high level of on-site amenity. As such, consideration has been given to all elements of the village including layout, aesthetic form and materiality of the buildings. This ensures that the overall village functions as a community, being sympathetic to the surrounding area, with open green space and pedestrian linkages.

There are 224 independent living units comprising a mix of one-storey villas and cottages containing two-to-three bedrooms and a Main Building containing serviced apartments, memory care suites and care rooms, together with community amenities. In total the village will contain 343 residences.

The focal point of the village is the centrally located three-storey Main Building and associated recreation amenities and green spaces. This Main Building will provide a range of indoor recreational options and will be adjacent to the outdoor bowling green and key outdoor communal areas.

The landscape design will provide a green and open layout for the Site. There are no boundary fences between the villas, reinforcing the sense of spaciousness. However, low hedging and ground covers are used to provide a sense of separation between the independent living units. Existing trees to be retained along Springs Road and new trees are positioned to complement the Site and to provide an open, park-like setting, whilst at the same time providing screening and separation between public and private spaces.

An emphasis on retaining as many healthy and appropriately located trees on the Site has been an inherent goal during the design process. Four Seasons Tree Care have provided a comprehensive arboricultural report outlining the health and condition of trees on the Site, notably those flanking Springs Road.

Connectivity throughout the proposed retirement village is achieved via the formed roads and also by pedestrian routes between blocks. Further information on this is provided within the supporting **Landscape Design** material prepared by Kamo Marsh and within the **Design Statement**, provided by Summerset.

3.0 Existing Environment

3.1 Site Location and Character

The Site is located off Springs Road within the village of Prebbleton, some 13km south west of Christchurch (illustrated in **Figure 1: Site Location**). The Site is currently occupied by the Meadow Mushrooms Factory, with two grassed paddocks to the west and east of the factory. The Site is accessed from Springs Road with three entrances near the old growing rooms and office building, and the tray repair building (illustrated in **Figure 2: Site Appraisal Plan**).

The Site sits within the centre of the township of Prebbleton, with a mixture of houses constructed as early as the 1930s and 1940s, to houses built in the 2000s and recent subdivision development. Prebbleton itself is still a growing township, with subdivisions such as Stirling Park and Village Estates at Prebbleton (600 metres north-east of the Site) still being constructed. Many of the newer houses within the Stirling Park, Trent Park and Cairnbrae subdivisions are single storey houses, largely clad in brick or linear weatherboard and are orientated to the north-west. Houses built during the 1930s and 1940s are found on Springs Road and are all two-storey dwellings being commonly clad in white weatherboard.

Situated in the Canterbury Plains the topography of the Site is flat, with expansive views of the Port Hills to the east and the Southern Alps to the west. Nearby landmarks include the Prebbleton Nature Park 500 metres south of the Site, Prebbleton School 500 metres north of the Site, and the Christchurch Southern Motorway approximately 2.5 kilometres from the Site. Springs Road is the primary access route through Prebbleton, connecting townships such as Lincoln and Springston to the Christchurch Southern Motorway and the larger settlements and industrial areas within Hornby and Wigram.

3.2 Site Character

A series of **Site Appraisal Photographs A-F** have been taken to illustrate the Site's existing characteristics. Their locations are outlined on **Figure 2: Site Appraisal Plan**.

The western part of the Site is characterised by two large, open paddocks currently being used to graze sheep. This part of the Site, illustrated by **Site Appraisal Photograph A**, is open in character and partially contained by a grass perimeter bund with a mix of stunted pittosporum, hoheria and vanilla trees spaced at approximately 5 metres apart on top of it. A 1.8-metre timber paling fence separates the Site from the adjacent residencies located off Edwin Trent Drive and Lawry Place/ Lindsay Drive. Towards the south-eastern boundary there is a large area of established pine trees, evident within the centre of the viewpoint. Some of the main buildings within the Site and associated with the Meadow Mushrooms factory, are evident from this vantage point, including the casting sheds/pad, peak heat rooms, and production line/filing

building. Glimpses of the Port Hills can also be gained beyond the Site through gaps in the vegetation.

From the centre of the north-western boundary of the Site looking south-east, a wider appreciation of the flat and slightly raised/ bunded topography is evident (refer to **Site Appraisal Photograph B**). The relatively open nature of the south-western boundary is evidenced, by the number of roofs visible beyond the 1.8metre high fence and grass bunding, from one storey houses. One property, (House 39) is a two-storey house that overlooks the south-western boundary and obtains clear upper-storey views into the Site. Setback of residential buildings from the Site boundary along this boundary vary between approximately 2 and 10 metres.

Site Appraisal Photograph C represents a vantage point within the Site adjacent to the Meadow Mushrooms Factory, in proximity to the north-western boundary. Here, the Casting Sheds and Pad, Peak Heat Rooms, and Spawn Runners are evident. The northern end of the north-western boundary is characterised by a mixture of mature pittosporum species, approximately five metres in height, and an established stand of pine and macrocarpa trees, which stand alongside the Settlement Pond overflow area. There are 10 houses which share this boundary with the Site, having varying setbacks distances from the 1.8metre high fence boundary of between approximately 2 and 5 metres. The exception to this is House 1, (a two-storey, white-roofed house) which is set back some 50 metres from the boundary. From this vantage point, there are clear views towards the Port Hills in a north-easterly direction.

The current character of the north-eastern part of the Site comprises a narrow, mown paddock containing a large noise earth-bund and is illustrated on **Site Appraisal Photograph D**. This area is largely segregated from the buildings associated with the Meadow Mushrooms Factory by a stand of mature coniferous trees. Beyond these trees lies two Settlement ponds and the main carpark. Beyond the boundary, are a number of houses (Houses 2-14), accessed off Cairnbrae Drive, all single storey dwellings with setbacks from the boundary of between approximately 7 and 15 metres.

The character of the Site fronting Springs Road and the south-eastern part of the Site is illustrated by the built forms associated with the Meadow Mushrooms Factory and the mature trees fronting Springs Road. **Site Appraisal Photograph E** illustrates a view from the principal staff and visitor entrance, and **Site Appraisal Photograph F** illustrates a view from within the Truck Yard.

Established, large and predominantly deciduous trees line the south-eastern boundary of the Site with Springs Road, and comprise species including willow, oak, poplar and silver birch trees. Smaller shrubs are also contained below the canopy. The buildings within the Site are largely clad with white concrete block or linear, and corrugated iron and are at maximum, two storeys in height. **Site Appraisal Photograph E** illustrates the Meadow Mushroom Old growing rooms, office & pack shed building and the Spawn Runners building. This area also contains the carpark accessed from Gate 1. To the south of this area is a large yard area which includes a carpark for larger trucks, the tray repairs building, and the production line/filing building and which is represented by **Site Appraisal Photograph F**. This area also provides access to the north-western paddocks within the Site.

Overall, the Site is represented by a range of different land-based characteristics, with buildings associated with the Meadow Mushroom company located within the central and northern parts of the Site, and more open paddocks associated with the south-eastern part of the Site. A

slender and narrow paddock is located along the north-western boundary. Different areas of the Site are referenced on **Figure 2: Site Appraisal Plan**.

3.2.1 Arboricultural Survey

Four Seasons Tree Care were appointed to undertake an arboricultural condition survey on the existing trees within the Site, and notably those that flank Springs Road².

The report assessed all trees along the Springs Road frontage as well as undertaking an assessment of all of the remaining trees on the Site. There was a total of 11 'tree' zones, of which four were adjacent to Springs Road (Zones 8, 9, 10 and 11).

The report concludes that of those trees assessed along the Springs Road frontage, the majority of the trees were mature with many having had minimal maintenance over the years and are in poor condition. Those trees of particular poor condition included a group of mature crack willows, varying in height between 7 and 12m. Other trees include English Oak (*Quercus robur*); Cottonwood poplar (*Populus deltoides*); birch (*Betula pendula*); Pin Oak (*Quercus palustris*) and Ash (*Fraxinus*), Robinia and a cedar.

Within the broader Site, there are seven further zones (in addition to the four along Springs Road). The majority of trees in these zones were groups of mature pine, eucalyptus and macrocarpa trees, often planted in rows. Of particular note are numerous smaller stunted trees, typically pittosporum, hoheria and vanilla trees located around the south-west paddocks. Many of these trees have had their lower branches trimmed by sheep.

Further information on this is contained within the Landscape Design package for the project, undertaken by Kamo Marsh.

3.3 Baseline Visibility

The extent and degree to which the Site is visible from the surrounding landscape was considered as part of the Site visit. Under the methodology, there is a continuity of degree of visibility, ranging from no view of the Site to full, open views. Three categories of view have been determined:

- Truncated/Glimpsed views: a view towards the Site that is curtailed by a visual barrier;
- Partial View: a view of part of the Site between trees or structures, or a filtered view of the Site, or a distant view where the Site is perceived as a small part of the view; and
- Open view: a clear view of a significant proportion of the Site within the wider landscape.

A series of **Site Context Photographs 1-6** have been taken to illustrate the Site's existing visibility. These photographs are contained within the accompanying Graphic Supplement and their locations are outlined on **Figure 3: Visual Appraisal Plan**. Broadly the Site is well contained and contains limited visibility in the broader landscape, due in part to the flat topographical nature of Site (as part of the broader Canterbury Plains) as intervening built forms and vegetation.

² Refer to Four Seasons Tree Care (6 July 2020): Tree Report for Summerset Group.

From the north-east of the Site, **Site Context Photograph 1** illustrates a view looking towards Gate 1 and the south-eastern boundary of the Site from Springs Road. This vantage point demonstrates the mature form of the trees that flank Springs Road and their ability to block some views into the Site. From the adjacent footpath, there are glimpsed views into the Site beyond Gate 1 and further south, due to the open nature of fencing and occasional higher canopy of the mature trees. Towards the right-hand side of the photograph, the 1.8m high close boarded fence assists in curtaining views into the Site, with the line of semi-mature oak trees also providing some visual permeability. Houses 15-18 which overlook this part of the Site are likely to have glimpsed and truncated views towards the eastern corner of the Site due to existing vegetation and fencing outside of these dwellings.

Moving south along Springs Road, there is one semi-open view into the Site through Gate 3, and as demonstrated in **Site Context Photograph 2**. However, this is a glimpsed and transitory view. In this view, the tray repairs building, peak heat rooms building, and associated yard area are visible from the road, beyond the relatively lower planting flanking Springs Road. Both north and south of this vantage point, the vegetation along Springs Road appears more mature, where only glimpsed or truncated views into the Site can be obtained. Houses 19 – 23 overlook this section of the Site boundary and are each two storeys high. All receive glimpsed views into the Site.

Further southwards on Springs Road, close to the junction of Birches Road, glimpsed views are obtained through the group of mature and semi-mature trees located within the southern part of the Site. As illustrated in **Site Context Photograph 3**, the southern corner of the Site is defined in part by an existing and recently constructed pump station. The Site boundary is demarcated by a post and wire fence. An existing house within the southern corner of the Site is just visible within the view.

To the southwest of the Site, within the subdivision of Edwin Trent Park, and opposite a local park, there are truncated views towards the Site, over the rooftops of Houses 33-38 that abut the southwestern boundary of the Site. This is illustrated with reference to **Site Context Photograph 4**. Views are primarily towards the tops of the large and mature evergreen trees located within the south-western part of the Site. The remaining parts of the Site are screened, including the buildings within the northern part of the Site. Houses on the south-western boundary are primarily orientated to the north (i.e. partly towards the Site) and are therefore more likely to have glimpsed views of the Site, beyond the 1.8m high close boarded fence. The only exception of this would be for House 39 which will have second storey open-views into the Site, primarily because of its two-storey nature and that it is orientated towards the Site.

From the intersection of Glenary Drive and Lindsay Drive, some 60 metres to the north-west of the Site, a glimpsed view of the roof of the compost sheds within the northern part of the Site is visible beyond the close board fence. This is represented within **Site Context Photograph 5**. Houses 63 and 66 share the north-western boundary of the Site, where limited views will be gained due to the 1.8m high close boarded fence forming the Site's boundary. Existing coniferous vegetation within the northern part of the Site is partly visible from this viewpoint, including the established pine and macrocarpa trees adjacent to Houses 66, 67 and 70 and lower pittosporum hedge which screens part of the casting shed from Glenary Drive.

Finally, directly north of the Site, **Site Context Photograph 6** demonstrates the glimpsed and mostly truncated views of the Site from Cairnbrae Drive. House 1 to the north-west of the Site, is two-storey and set back some 30 metres from the Site boundary. It is likely therefore that the upper storey within this house will have open views towards the northern part of the Site. Houses 2-14 along Cairnbrae Drive are single storey and are orientated to the north-west with

yard space at the rear of each section, which abuts the Site boundary. These houses adjoin the north-eastern boundary of the Site and are set back from the boundary. Limited views are gained towards the Site from Cairnbrae Drive due to houses blocking views.

Due to Prebbleton being largely flat in topography, partial, glimpsed and even truncated views towards the Site will be prevalent within the local vicinity of nearby streets surrounding the Site. The exception will be views from the upper storey of Houses 1 and 39 which are appraised as being open. Other two storey dwellings on Springs Road (Houses 19-23) are likely to have partial views of the Site due to existing mature vegetation within their gardens, along with fencing and trees along Springs Road, which assist in partly screening views towards the Site.

Based on this, it is confirmed that the overall visibility of the Site is contained to a few vantage points within the immediate vicinity of the Site, with no longer distance views.

4.0 Statutory Planning Context

4.1 Resource Management Act (RMA) and other higher order documents

Part 2 of the Resource Management Act (RMA) sets its purpose and principles. Part 2, Section 5 states that the purpose of the RMA is to promote the sustainable management of natural and physical resources. Section 6 sets out the matters of importance that must be recognised and provided for in achieving the purpose of the RMA, notably outstanding natural landscapes and natural character. Section 7 contains other matters to which particular regard must be given, including amenity values.

There are no outstanding natural landscapes within close proximity of the Site, and the Site is not within the coastal environment, so the New Zealand Coastal Policy Statement (NZCPS) is not relevant.

4.2 Operative Selwyn District Plan

Within the Operative Selwyn District Plan, the Site is zoned as Living X, which provides for low density residential development. However, SDC has agreed with Summerset that the development will be assessed under the Medium Density Comprehensive Residential Development matters as set out under Rule 4.12, which include the following:

4.12.2.1 Context and Spaciousness

The extent to which medium density development responds to the existing context through:

- (a) Providing compatibility in scale between the new development and any neighbouring buildings;
- (b) Being oriented towards adjoining public spaces such as roads, parks, or reserves and presents a front façade with a good level of glazing. Visible pedestrian front entrances and low front fencing;

- (c) Providing dwellings which relate to each other and surroundings in terms of regularity of features such as window height and detailing and a consistency in roof slope and form;
- (d) Provide visual breaks by varying the alignment of dwellings and variation in dwelling type and form. In general the same design should not be used for more than 6 adjacent dwellings where they are an attached terrace, or more than 4 dwellings where they are detached or semi-detached townhouses;
- (e) Avoid long terraces or rows of dwellings in order to provide both visual separation and to facilitate if appropriate mid-block pedestrian access and/or vehicle access to rear service lanes.

4.12.2.2 Attractive street scene, Public Interface and External Appearance

The extent to which the street scene, public interface and external appearance of buildings in medium density developments:

- (a) Provides dwellings with visual interest when viewed from any public spaces through articulation, roof form, openings and window location. In particular there should be regular steps-in-plan in the front façade along road frontages to support the individualisation and differentiation between dwellings;
- (b) Provides visible entry to the dwelling when viewed from the road or the main public access to the development;
- (c) Provides a good level of glazing and overlooking from habitable rooms towards the road and any adjacent public open spaces;
- (d) Building design provides a balance of consistency and variety in the street scene;
- (e) Provides open frontages which will not be enclosed by fences over 1m in height.

4.12.2.3 Dwelling design, position and orientation

The extent to which the dwelling design, position and orientation of buildings in medium density developments:

- (a) Locates and orientates dwellings to define external spaces, to allow adequate sunlight and daylight into main living rooms and private outdoor spaces;
- (b) Positions dwellings to ensure that dwellings front on to, and are accessed from, the road, private Right of Way, or shared accessways;
- (c) Positions dwellings to capitalise on any views or natural features;
- (d) Minimises the visual dominance of garaging and vehicle parking areas, especially as viewed from the street or public open spaces. The use of rear courtyards for parking is encouraged;
- (e) Incorporates attractive detailed design including provision of mailboxes and space for bin storage and collection;
- (f) Provides attractive and efficient shared parking where required;
- (g) Windows of Living rooms and kitchens should be set back a minimum of 2m from internal boundaries.

4.12.2.4 Visual and acoustic privacy

The extent to which buildings in comprehensive developments achieve visual and acoustic privacy through:

- (a) Avoiding or minimising direct views from the windows of one dwelling into another at distances less than 20m through the use of the following design devices:
 - The shape and position of the buildings
 - The location of windows e.g. offset windows and high sill windows
 - Intervening screening e.g. 1.8 metre high fences (not on road boundary or frontage with accessways), hedges, trees
 - Screening devices on balconies to ensure that they do not overlook windows or private spaces
- (b) The provision of acoustic treatment between dwellings through enhancing separation between openings, effective solid acoustic screening and by locating noise sensitive spaces from noisy activities (e.g. separation of bedrooms from service areas and garages).

4.12.2.5 Private outdoor living spaces

The extent to which comprehensive developments provide private outdoor living spaces that:

- (a) Have the primary outdoor living space directly accessible from an internal living room;
- (b) Have any secondary outdoor living spaces such as balconies directly accessible from living rooms or bedrooms;
- (c) Are located so that the principal private outdoor living space will receive sunshine for a reasonable portion of the day in winter;
- (d) Are located so that the principal outdoor living space is not directly overlooked by windows or balconies of neighbouring dwellings.

The extent to which communal outdoor living space is provided within a comprehensively designed development and the functionality of that space for meeting the likely needs of future occupants.

4.12.2.6 Safety and security

The extent to which comprehensive developments are designed to reduce the fear and incidence of crime through:

- (a) The avoidance of narrow alleyways and places of entrapment;
- (b) A clear definition between public and private spaces;
- (c) The ability to provide casual surveillance of public space from private property and vice versa.

4.12.2.7 Accessibility and connectivity

The extent to which comprehensive developments are designed for accessibility and connectivity through:

- (a) Providing for the safe and efficient movement of pedestrians, cyclists and motorised vehicles within and through the development and to surrounding residential areas and commercial and community facilities;
- (b) Providing direct pedestrian and cycle linkages from developments to and between any adjoining reserves and open spaces.

5.0 Effects Assessment

Landscape and visual impacts result from natural or induced change in the components, character or quality of the landscape. Usually these are the result of landform or vegetation modification or the introduction of new structures, facilities or activities. All these impacts are assessed to determine their effects on landscape (and townscape) character and quality, amenity as well as on public and private views.

In this study the assessment of potential effects is based on a combination of the landscape's sensitivity and visibility and the nature and scale of the proposed retirement village. Particular effects considered relate to the following:

- Visual Amenity Effects from public and private locations;
- Landscape Character Effects;
- Urban Design Effects; and
- Effects in relation to non-compliance with the height rule (4.8.1).

5.1 Visual Amenity Effects

Visual amenity effects of proposals are influenced by a number of factors, including the nature of the proposal and the landscape absorption capability and character of the Site and the surrounding area. Visual amenity effects are also dependent on the distance between the viewer and the proposal, the complexity of the intervening landscape and the nature of the view.

The principal elements of the proposal that will give rise to landscape and visual effects are:

- Those components of the Main Building measuring 13.3m (14.99m when measured to the top of the chimneys) or 6.9m above the permitted 8m height limit.

To assist in determining the visual change two Visual Simulations **VS-1** and **VS-2** have been prepared, along with a number of cross sections. The visualisations illustrate the proposed bulk and mass of the proposal as they would be seen from these two viewpoints. They are a visualisation and have been created to represent as much as possible a realistic representation of the proposal. They do not depict real-life and support solely this visual assessment. Their locations are illustrated on **Figure 5: Visual Simulation Location Plan**.

Further, a number of cross sections have also been prepared. These illustrate the relationship between the Site and the broader landscape.

The Cross sections will be referred to within this report as **Summerset Cross Sections (A-A; B-B and C-C)** illustrated as **Figure 4** within the Graphic Supplement.

5.1.1 Visual Effects from Private Houses

An assessment of the visual prominence of the proposal from a number of houses that abut or are within close proximity of the Site was undertaken. This assessment assigned a degree of effect, based on the following: visibility and proximity to the Site (in particular to the nearest built-up edge within the Site); the apparent orientation of the house and the nature of the view, including any existing or proposed vegetation that might provide full or partial screening of views. The assessment is based on observations from public roads and use of aerial photos and is based on effects at Year 1 (and year 10 after planting). These are tabled in **Appendix 2**.

The visual effects table includes an assessment of 74 private houses. Of the 74 private houses, only two houses receive open and unobstructed views into the Site (Houses 1 and 39). These are primarily from the second storey of each house where views into the Site will be obtained. It is worth mentioning that these upper storey windows are primarily bedroom windows and are considered less sensitive than a living room window. All remaining houses, however, receive either partial, glimpsed or no views into the Site, where, the single-storey nature of the houses, the flat nature of the topography, and existing intervening vegetation, fences and buildings (i.e. other houses) all assist in curtailing views to varying degrees.



Image 1: Two storey house at 9 Edwin Trent Drive (House No.39 within the Visual Impact Table) adjacent to the southern boundary of the Site

The majority of the houses are assessed as receiving **Low or Very Low** visual effects at Year 1, reducing (or remaining the same) to **Very Low** at Year 10. This reduction in effect is principally due to the growth of the proposed trees within the Site, which will assist to visually soften and mitigate the main building within the centre of the Site. Over time, a layering effect of trees within the retirement village will reduce the visibility of any roofs. Only one house has visual effects that are assessed as **Moderate Low** (from the upper storey of House 39 at 9 Edwin Trent Drive) and **Low** from the lower storey at Year 1. As with the remaining properties that surround the Site, this house will reduce its visual effects to **Low and Very Low** at Year 10.

This assessed level of effect at Year 1 and Year 10 is solely from House 39 at 9 Edwin Trent Drive. It is understood that the upper storey window facing the Site is a bedroom window. A bedroom is not considered part of the living area of the house, where the sensitivity is the greatest.

Summerset Cross Section C-C demonstrates that the distance from House 39 to the over-height component of the main building is some 163m. One storey villa's will be located between the main building and House 39, with numerous trees that as they mature, will visually soften the outlook.

As a result, whilst the characteristics of the Site will change from an open paddock/ mushroom factory and industrial buildings and activities to a comprehensively designed retirement village where the primary activity of the residents is to reside, the sensitivity of the view from the second storey of 9 Edwin Trent Drive is reduced due to its use as a bedroom and not as a living area where the view is paramount.

There are two other two-storey houses (House 1 and House 45) in proximity to the west of the Site, however, due to distance (170m for House 1 and 218m for House 45) and the orientation of the houses to the north and away from the Site, it is assessed that the visual effects from these houses towards those components of the Main Building that exceed the permitted height is **Very Low** at Year 1 remaining at **Very Low** at Year 10.

Houses 19-23 are accessed off Springs Road and are located opposite the Site. These houses are typically located between 156m and 165m from the Main Building. Although these are all two storey houses, due to the distance of the houses to the Main Building and the intervening vegetation associated with those trees on the Site (both retained trees and proposed new trees along Springs Road) and by the vegetation within the gardens of the houses, which assists in curtailing views to varying degrees, the visual effects are assessed as **Low** at Year 1, reducing to **Very Low** by Year 10 as the proposed trees within the Site mature.

The remaining houses that abut the Site will continue to experience a similar view (although may become more open where large trees are removed). Where houses are orientated away from the Site, little visual difference will be experienced. For those where the living area is orientated towards the Site (for instance houses 2-14 and 24, 33-42), the roofs of the one-storey villas will be just apparent above the fence line, and the upper parts of the two and three storey Main Building will be evident to varying degrees within the centre of the Site. Trees within the Site will also be apparent and will visually soften the roofscape as the vegetation matures.

The visual change will primarily be the removal of varied land uses which is experienced from a limited number of surrounding houses, to a coherent residential outlook. Some views will become more open due to the removal of many of the large mature and coniferous trees that curtail longer distance views into the Site. Aesthetically, the Site will also become more compatible and in-keeping with adjacent residential land uses, where rows of tree-lined streets flanked by one-storey villas, anchored by a centrally located two and three-storey Main Building, set within a landscaped area will replace large warehouse structures, mature and overgrown trees and an industrial-related activity where moving machinery is common. Further, it must also be noted that the Site is zoned for residential activity, where a mix of one and two storey-built forms could be constructed.

5.1.2 Visual Effects from roads close to the Site

The views of all road-users, toward those components of the Main Building that exceed the permitted height, on surrounding roads are either effectively screened by existing vegetation or intervening built forms (i.e. houses). The only area where those components of the Main Building exceeding the permitted height would be partly visible, would be from a 350 metre stretch of Springs Road and potentially from a short part of Birches Road. In these views, and as illustrated on **VS-1**, the three-storey component of the Main Building would be some 180 metres from the transitory corridor of Springs Road. VS-1 illustrates that within this specific location along Springs Road, the entire boundary treatment will change, with the removal of large industrial building and overgrown trees, to a boundary treatment befitting of a retirement village. Views towards the over-height component of the Main Building would be filtered by new tree plantings and seen within the context of the surrounding one-storey villas. VS-1 demonstrates that the Main Building will be seen as an anchor point at the end of the entrance boulevard and an integral component to the urban form of the retirement village.

The remaining suburban roads, including Edwin Trent Drive, Chicory Way, Steam Mill Lane, Lindsay Drive, Lawry Place, Glenary Drive and Cairnbrae Drive are predominantly lined with single storey houses that abut the south-western, north-western and north-eastern boundaries of the Site. Many of these roads are located between approximately 90m and 190m from the over-height component of the Main Building and, due to the angle of view, any visibility of the upper parts of the main building will only be glimpsed, as demonstrated in **VS-2** at Edwin Trent Drive and **Site Context Photographs 4 and 5**. The principal change in view from VS-2 will be the removal of mature trees within the Site, with only very small components of the roof of the Main Building evident through the gaps between houses. Internal tree planting will assist to soften views into the Site, especially along Springs Road.

Based on this, it is considered that views towards the over-height component of the Main Building will be **Very Low** at Year 1 and remaining at **Very Low** by Year 10. The transitory corridor of Springs Road will offer views which are reasonably short, intermittent and oblique. Vegetation and adjacent buildings will assist to further integrate the Main Building into its broader retirement village setting.

5.2 Landscape Character Effects

Landscape character is the distinct and recognisable pattern of elements that occurs consistently in a particular landscape. It reflects particular combinations of geology, landform, soils, vegetation, land use and features of human settlement. It creates the unique sense of place defining different areas of the landscape.

The proposed retirement village will change the landscape character of this part of Prebbleton, from one of a predominantly vegetated, open in part and industrial outlook, to one of a built form outlook. This change in landscape character has been anticipated by the zoning of the land in the Selwyn District Plan.

The Main Building is proposed to be located within the central part of the Site, and away from existing residential development, as illustrated on **Figure 4: Somerset Cross Sections**. One storey villas will be evident in context to the Main Building. The Main Building will have both two and three storeys, with the two-storey component associated with the southern part of the building and the three-storey component associated with the northern part of the building.

Where possible, existing trees for retention have been identified by an arborist and through specific direction, any civil engineering occurring close to the canopy or roots of the trees have been specifically designed to ensure their ongoing protection and longevity within the proposal. A number of trees within the Site, will have to be removed, which has resulted in a more open character to the Site than exists presently. Earthworks and minor ground levelling will also occur throughout the Site. Many of the existing trees to be retained are located along Springs Road, therefore maintaining part of the Street's existing character. However, the street frontage along Springs Road will change to a higher level of amenity, where a variation in fencing styles, overgrown trees and numerous access points will change to a coherent pedestrian friendly edge, where partial visibility will be gained by the use of pool fencing with brick pillars. New tree and shrub planting will also improve the overall appearance along this road frontage. It is considered that this design approach is consistent with the aesthetic of Prebbleton which is outlined further within the **Design Statement**.

As a result, there will be a change in the current character to the Site, which is anticipated by its zoning, and which will be broadly consistent with residential development that is evident within the surrounding area. Large industrial buildings associated with the Meadow Mushrooms factory will be replaced by a land use that is more compatible with adjacent land uses. Large overly mature exotic trees will be replaced by street trees, which again will appear more compatible with adjacent residential areas. A greater level of openness will be experienced through the Site.

Based on this, it considered that the effects to landscape character on the surrounding area in light of its anticipated change, is **Moderate** and beneficial³.

5.3 Urban Design Effects

Best practice Urban Design results from a comprehensive and responsive design approach to the existing and anticipated context of the site, surrounding and proposed activities. For the purposes of this assessment the focus is on the effects concerning Rule 4.12 (Medium Density Comprehensive Development in the Living Zone covered by an Outline Development Plan) including commentary on the height of the Main Building. Further information on the design response applied is contained within the **Design Statement**.

5.3.1 Main Building

As noted earlier in this assessment, the Main Building exceeds the permitted height limit by approximately 6.9m at its highest point. The Main Building is centrally located within the Site, and therefore separated from all boundaries and orientated parallel to the main road frontage with Springs Road.

While the proposed over-height component of the Main Building contrasts with the surrounding environment and is beyond what is anticipated in the zone, given its location and setting within the proposed urban context of the Site, it is appropriately integrated into the overall urban form to the degree that the breach of the height is unlikely to result in any concerning effects. The

³ Refer to **Appendix 1**, where the nature of the effect can be: Adverse (negative), Benign (neutral or no difference) or Beneficial (positive).

Main Building is integral to the retirement village and appropriate in an urban form, as opposed to the large industrial buildings that are currently on the Site.

In addition to this, the overall vertical relief provided by those components exceeding the permitted height provides a sense of legibility to the Site through its height contrast with the lower one storey villas clustered around the periphery of the Site, as demonstrated on **VS-1**. The main communal building will also provide a visual reference point within the village and be easily read as the heart of the village providing visitor parking and communal facilities.

Based on this, it is considered that urban design effects will be **low** and beneficial.

The following commentary responds to the specific rules of the Living Zone within the Operative Selwyn District Plan relating to the design of the proposed development set out as Rule 4.12 - 4.12.2.7.

5.3.2 (4.12.2.1 Context and Spaciousness)

The proposal maintains its integration with the surrounding residential context by locating the tallest parts of the built form within the central part of the Site, with graduated layering of the independent dwellings rising up to meet it. The modulated façade and roof scape articulation of the main building and surrounding villas, including use of gables and ventilation stacks, creates a 'family' of architectural design treatments across the Site which adjoin key communal spaces.

5.3.3 (4.12.2.2 Attractive street scene, Public Interface and External Appearance)

An inviting street frontage has been created along Springs Road via the Site's main entrance, with modulated and articulated built form complemented by existing and supplementary tree planting. Pedestrian accessways and transparent pool-style fencing provide surveillance into and out of the Site increasing integration with the wider community and provides for 'blurring' of the public/ private areas.

Retention of a number of existing mature trees along the Springs Road frontage supplemented with new trees, whose species will complement the broader character of Prebbleton, will ensure that the proposal is integrated and reflects the local vernacular. This is further outlined within the **Design Statement**.

5.3.4 (4.12.2.3 Dwelling design, position and orientation)

Independent dwellings have been arranged in small community clusters accessed from both main access roads and narrower residential laneways. The dwellings and garages are offset from each other to avoid living spaces looking into neighbouring living spaces. Similarly, outdoor spaces have been offset and coupled with landscape treatments provide a sense of privacy.

5.3.5 (4.12.2.4 Visual and acoustic privacy)

Privacy has been created between independent dwellings by offsetting and modulating the built form, with the addition of landscape screening between units and private outdoor areas.

Dwellings have been separated via shared garage walls to provide acoustic treatment from noisier service areas, whilst more sensitive bedroom and living spaces are located at the ends of units. This approach is reflective of the nature of a comprehensive care retirement village which typically have higher dependency occupants located in a Main Building setting and is consistent with the management of the village which seeks to remove the onus of maintenance from residents.

5.3.6 (4.12.2.5 Private outdoor living spaces)

All independent dwellings have private outdoor living areas continuous with the dwelling and located for solar gain and orientated for privacy. The Main Building principally provides private outdoor living space through a mixture of patios for ground floor units and balconies for units above the ground floor. Units that do not have directly accessible and dedicated private outdoor living space are provided with Juliet balconies. The combined provision of private and communal space more than adequately provides for the functional, recreational and amenity needs of residents, with the general approach being the more independent the lifestyle and dwelling type, the more private open space that is provided.

5.3.7 (4.12.2.6 Safety and security)

The Site has been arranged to provide a sense of openness and transparency to encourage a positive private/public interface and encourage passive surveillance into and out of the Site. All gates to both roads and pedestrian entries will be closed from 10pm, to enable continued a sense of security for the residents.

5.3.8 (4.12.2.7 Accessibility and connectivity)

A hierarchy of vehicular routes and pedestrian connections have been provided adjacent to public open spaces, throughout the Site which connect to the wider residential communities.

5.4 Effects in relation to exceeding the height limit

As demonstrated through this assessment, the components of the central part of the Main Building that exceed the permitted height will not result in a building that compromises the residential amenity on adjacent or surrounding properties.

In summary, a combination of factors has enabled the components of the Main Building that exceed the permitted height to have low and very low levels of visual effects:

- Distance from adjacent residences, where the nearest residence is approximately 89m from the part of the Main Building that exceeds the permitted height.
- The retention of existing trees and the planting of new trees, along with landscape treatments will assist in integrating the Main Building into its setting.
- A contained visual catchment, where due to the relatively flat topography and established character of the surrounding landscape, buildings can be readily absorbed.

- The overall net height of the respective components of the Main Building exceeding the permitted height is small in comparison to the scale of the proposed retirement village and largely internalised by intentionally locating the source of the exceedance away from the most sensitive residential areas.

6.0 Conclusion

This Urban Design, Landscape and Visual Assessment has assessed the non-compliance relating specifically to the components of the Main Building that exceed the permitted height within the proposed retirement village in Prebbleton. Also, the entire village has been assessed against the relevant matters in Rule 4.12: Medium Density Comprehensive Development.

The proposed Main Building has been located within a part of the Site that is at sufficient distance from neighbouring properties to avoid any significant adverse visual or amenity affects. The components of the Main Building that exceed the permitted height will be seen in the broader context of the proposed retirement village within land that already anticipates a level of built development.

The visual change will primarily be the removal of one land use as a mushroom factory (but with varied buildings and associated activities) which is experienced from a limited number of surrounding houses, to a coherent residential outlook. Some views will become more open due to the removal of many of the large mature and coniferous trees that curtail longer distance views. Aesthetically, the Site will become more compatible and in-keeping with adjacent residential land uses, as rows of tree-lined streets flanked by one-storey villas, anchored by a centrally located two and three-storey Main Building, set within a landscaped area will replace large warehouse structures, mature and overgrown trees and an industrial-related activity where moving machinery is common. This will result in a beneficial landscape character effect as a result of the proposal.

The urban design measures undertaken have enabled a comprehensive care retirement village to be successfully integrated within the existing context, whilst retaining good levels of connectivity and visual appeal.

Based on this and due to the distances of adjacent neighbours (i.e. at a minimum of 89m separation), it is assessed that the overall adverse visual effects of the over-height component of the Main Building will be **low and very low** which relates to a less than minor effect.

Appendix 1: Landscape & Visual Methodology

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

- Visual effects relate to the changes that arise in the composition of available views as a result of changes to the landscape, to people's responses to the changes, and to the overall effects with respect to visual amenity.
- Landscape character and amenity effects derive from changes in the physical landscape, which may give rise to changes in its character and how this is experienced. This may in turn affect the perceived value ascribed to the landscape.

Landscape and visual impacts result from natural or induced change in the components, character or quality of a landscape. Usually these are the result of landform or vegetation modification or the introduction of new structures, activities or facilities into the landscape. The process of change itself, that is the construction process and/or activities associated with the proposed development, also carry with them their own visual impacts as distinct from those generated by a completed development.

The nature of landscape and visual effects generated by any particular proposal can, therefore, be:

- Positive (beneficial), contributing to the visual character and quality of the environment.
- Negative (adverse), detracting from existing character and quality of environment; or
- Neutral (benign), with essentially no effect on existing character or quality of environment.

Landscape and Amenity effects can be rated on a seven-point scale from Very High, through to Very Low.

The degree to which landscape and visual effects are generated by a development depends on a number of factors, these include:

- The degree to which the proposal contrasts, or is consistent, with the qualities of the surrounding landscape.
- The proportion of the proposal that is visible, determined by the observer's position relative to the objects viewed.
- The distance and foreground context within which the proposal is viewed.
- The area or extent of visual catchment from which the proposal is visible.
- The number of viewers, their location and situation (static or moving) in relation to the view.
- The backdrop and context within which the proposal is viewed.
- The predictable and likely known future character of the locality.

- The quality of the resultant landscape, its aesthetic values and contribution to the wider landscape character to the area.

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

This report covers the landscape, urban design and amenity effects as experienced by the following groups:

- Private owners and occupiers of dwellings, property;
- Local roads

Determination of “minor”

Decision makers determining whether a resource consent application should be notified must also assess whether the effect on a person is less than minor or an adverse effect on the environment is no more than minor. Likewise, when assessing a non-complying activity, consent can only be granted if the s104D ‘gateway test’ is satisfied. This test requires the decision maker to be assured that the adverse effects of the activity on the environment will be ‘minor’ or not be contrary to the objectives and policies of the relevant planning documents.

These assessments will generally involve a broader consideration of the effects of the activity, beyond the landscape and visual effects. Through this broader consideration, guidance may be sought on whether the likely effects on the landscape or effects on a person are considered in relation to ‘minor’. It must also be stressed that more than minor effects on individual elements or viewpoints does not necessarily equate to more than minor effects on the wider landscape. In relation to this assessment, moderate-low level effects would generally equate to ‘minor’.

The third row highlights the word ‘significant’ which has particular reference to the NZCPS and Policy 13 and Policy 15 and where on the effects-spectrum ‘a significant’ effect would be placed.

<u>Less than Minor</u>		<u>Minor</u>	<u>More than Minor</u>			
Very Low	Low	Moderate-Low	Moderate	Moderate-High	High	Very High
					Significant⁴	

⁴ To be used only about Policy 13(1)(b) and Policy 15(b) of the New Zealand Coastal Policy Statement (NZCPS), where the test is ‘to avoid significant adverse effects’.

Appendix 2: Visual Impact Table

ID ⁵	Address	Nature of View ⁶ and distance ⁷ to nearest point of Main Building	Visual Effect ⁸		Notes
			Year 1	Year 10	
1	27 Cairnbrae Drive	170m, glimpsed/open views	Very Low	Very Low	Two Storey, open views may be obtained from upper storey. Located approximately 50m from the site boundary.
2	25 Cairnbrae Drive	160m, glimpsed views	Low	Very Low	Single Storey, living spaces orientated south west, located approximately 10m from the site boundary.
3	23 Cairnbrae Drive	145m, glimpsed views	Low	Very Low	Single Storey, living spaces orientated south west, located approximately 14m from the site boundary.
4	21 Cairnbrae Drive	138m, glimpsed views	Low	Very Low	Single Storey, living spaces orientated south west, located approximately 14m from the site boundary.
5	19 Cairnbrae Drive	132m, glimpsed views	Low	Very Low	Single Storey, living spaces orientated south west, located approximately 11m from the site boundary.
6	17 Cairnbrae Drive	132m, glimpsed views	Low	Very Low	Single Storey, living spaces orientated south west, located approximately 12m from the site boundary.
7	15 Cairnbrae Drive	128m, glimpsed views	Low	Very Low	Single Storey, living spaces orientated south west, located approximately 7m from the site boundary.
8	13 Cairnbrae Drive	132m, glimpsed views	Low	Very Low	Single Storey, living spaces orientated south west, located

⁵ Refer to Figure 3: Visual Appraisal Plan for locations of houses.

⁶ Nature of view: No View; Glimpse View; Partial View (i.e. up to 50% of the Site visible) and Open View

⁷ Measurement taken from GIS/ Google Earth and is an estimate only. It is measured from the edge of the roofline to the nearest point of the Main Building.

⁸ Based on a seven-point scale: Very Low (VL); Low (L); Moderate-Low (ML); Moderate (M); Moderate-High (MH); High (H); and Very High (VH).

ID ⁵	Address	Nature of View ⁶ and distance ⁷ to nearest point of Main Building	Visual Effect ⁸		Notes
			Year 1	Year 10	
					approximately 12m from the site boundary.
9	11 Cairnbrae Drive	137m, glimpsed views	Low	Very Low	Single Storey, living spaces orientated south west, located approximately 15m from the site boundary.
10	9 Cairnbrae Drive	131m, glimpsed views	Low	Very Low	Single Storey, living spaces orientated south west, located approximately 6m from the site boundary.
11	7 Cairnbrae Drive	138m, glimpsed views	Low	Very Low	Single Storey, living spaces orientated south west, located approximately 5m from the site boundary.
12	5 Cairnbrae Drive	158m, glimpsed views	Low	Very Low	Single Storey, living spaces orientated south west, located approximately 15m from the site boundary.
13	3 Cairnbrae Drive	170m, glimpsed views	Low	Very Low	Single Storey, living spaces orientated south west, located approximately 11m from the site boundary.
14	1 Cairnbrae Drive	178m, glimpsed views	Low	Very Low	Single Storey, living spaces orientated south west, located approximately 10m from the site boundary.
15	607 Springs Road	224m, glimpsed	Very Low	Very Low	Single Storey. Living space orientated to the north-west. Some vegetation screening at the front of the section on Springs Road. Located approximately 42m from the site boundary.
16	609 Springs Road	206m, glimpsed views	Very Low	Very Low	Single Storey. Living space orientated to the south-east. Some vegetation screening at the front of the section on Springs Road. Located approximately 28m from the site boundary.
17	611 Springs Road	195m, glimpsed views	Very Low	Very Low	Single Storey. Living space orientated to the south-east. Some vegetation screening at the front of

ID ⁵	Address	Nature of View ⁶ and distance ⁷ to nearest point of Main Building	Visual Effect ⁸		Notes
			Year 1	Year 10	
					the section on Springs Road. Located approximately 31m from the site boundary.
18	615 Springs Road	217m, no view	Very Low	Very Low	Two Storey. Living space orientated to the north-west but view blocked by large existing shed. Located approximately 65m from the site boundary.
19	629 Springs Road	165m, glimpsed views	Low	Very Low	Two Storey. Living space orientated to the south-east. Some vegetation screening at the front of the section on Springs Road. Located approximately 25m from the site boundary.
20	631 Springs Road	161m, glimpsed views	Low	Very Low	Two Storey. Living space orientated to the south-east. Some vegetation screening at the front of the section on Springs Road. Located approximately 29m from the site boundary.
21	635 Springs Road	158m, glimpsed views	Low	Very Low	Two Storey. Living space orientated to the south-east. Some vegetation screening at the front of the section on Springs Road. Located approximately 28m from the site boundary.
22	637 Springs Road	154m, glimpsed views	Low	Very Low	Two Storey. Living space orientated to the south-east. Some vegetation screening at the front of the section on Springs Road. Located approximately 26m from the site boundary.
23	639 Springs Road	156m, glimpsed views	Low	Very Low	Two Storey. Living space orientated to the south-east. Some vegetation screening at the front of the section on Springs Road. Located approximately 28m from the site boundary.
24	23 Edwin Trent Drive	155m, glimpsed views	Low	Very Low	Single Storey. Living space orientated to the north-west. Located approximately 10m from the site boundary.

ID ⁵	Address	Nature of View ⁶ and distance ⁷ to nearest point of Main Building	Visual Effect ⁸		Notes
			Year 1	Year 10	
25	24 Edwin Trent Drive	173, glimpsed views	Low	Very Low	Single Storey. Living space orientated to the north-west and north-east. Located approximately 30m from the site boundary.
26	5 Kiln Lane	182m, glimpsed views	Low	Very Low	Single Storey. Living space orientated to the north-west. Located approximately 59m from the site boundary.
27	14 Edwin Trent Drive	163m, glimpsed views	Low	Very Low	Single Storey. Living space orientated to the north-east. Located approximately 53m from the site boundary.
28	2 Chicory Way	194m, glimpsed views	Low	Very Low	Single Storey. Living space orientated to the north-west. Located approximately 85m from the site boundary.
29	3 Chicory Way	193m, glimpsed views	Low	Very Low	Single Storey. Living space orientated to the north and south-west. Located approximately 90m from the site boundary.
30	6 Chicory Way	191m, glimpsed views	Low	Very Low	Single Storey. Living space orientated to the west. Located approximately 88m from the site boundary.
31	7 Chicory Way	178m, glimpsed views	Low	Very Low	Single Storey. Living space orientated to the north-west. Located approximately 75m from the site boundary.
32	8 Chicory Way	155m, glimpsed views	Low	Very Low	Single Storey. Living space orientated to the north-west. Located approximately 53m from the site boundary.
33	21 Edwin Trent Drive	135m, glimpsed views	Low	Very Low	Single Storey. Living space orientated to the north-west. Located approximately 2m from the site boundary.
34	19 Edwin Trent Drive	121m, glimpsed views	Low	Very Low	Single Storey. Living space orientated to the north-west. Located approximately 2m from the site boundary.

ID ⁵	Address	Nature of View ⁶ and distance ⁷ to nearest point of Main Building	Visual Effect ⁸		Notes
			Year 1	Year 10	
35	17 Edwin Trent Drive	111m, glimpsed views	Low	Very Low	Single Storey. Living space orientated to the north-west. Located approximately 2m from the site boundary.
36	15 Edwin Trent Drive	111m, glimpsed views	Low	Very Low	Single Storey. Living space orientated to the north-west. Located approximately 8m from the site boundary.
37	13 Edwin Trent Drive	107m, glimpsed views	Low	Very Low	Single Storey. Living space orientated to the north-west. Located approximately 5m from the site boundary.
38	11 Edwin Trent Drive	110m, glimpsed views	Low	Very Low	Single Storey. Living space orientated to the north. Located approximately 8m from the site boundary.
39	9 Edwin Trent Drive	111m, glimpsed views/open views	Moderate Low (from upper storey) and Low from lower storey	Low and Very Low.	Two Storey. Living space orientated to the north-west. Open views likely from second storey. Located approximately 5m from the site boundary.
40	7 Edwin Trent Drive	144m, glimpsed views	Very Low	Very Low	Single Storey. Living space orientated to the north-west. Located approximately 34m from the site boundary.
41	4 Steam Mill Lane	117m, glimpsed views	Low	Very Low	Single Storey. Living space orientated to the north-west. Located approximately 4m from the site boundary.
42	6 Steam Mill Lane	139m, glimpsed views	Low	Very Low	Single Storey. Living space orientated to the north-east. Located approximately 5m from the site boundary.
43	6B Lindsay Drive	183m, glimpsed views	Very Low	Very Low	Single Storey. Living space orientated to the north-east. Located approximately 51m from the site boundary.

ID ⁵	Address	Nature of View ⁶ and distance ⁷ to nearest point of Main Building	Visual Effect ⁸		Notes
			Year 1	Year 10	
44	6A Lindsay Drive	197m, glimpsed views	Very Low	Very Low	Single Storey. Living space orientated to the north. Located approximately 49m from the site boundary.
45	8 Lindsay Drive	218m, glimpsed/ open views	Very Low	Very Low	Two Storey. Living space orientated to the north-west and north-east. Located approximately 69m from the site boundary.
46	2 Lawry Place	201m, glimpsed views	Very Low	Very Low	Single Storey. Living space orientated to the north-west. Located approximately 66m from the site boundary.
47	4 Lawry Place	189m, glimpsed views	Very Low	Very Low	Single Storey. Living space orientated to the north-west. Located approximately 46m from the site boundary.
48	6 Lawry Place	166m, glimpsed views	Very Low	Very Low	Single Storey. Living space orientated to the south-west. Located approximately 22m from the site boundary.
49	8 Lawry Place	143m, glimpsed views	Very Low	Very Low	Single Storey. Living space orientated to the south-west, utilities appear to be on south-eastern side of the house. Located approximately 2m from the site boundary.
50	7 Lawry Place	121m, glimpsed views	Very Low	Very Low	Single Storey. Living space orientated to the north-west, utilities appear to be on south-eastern side of the house. Located approximately 2m from the site boundary.
51	5 Lawry Place	142m, glimpsed views	Very Low	Very Low	Single Storey. Living space orientated to the north-west. Located approximately 25m from the site boundary.
52	3 Lawry Place	164m, glimpsed views	Very Low	Very Low	Single Storey. Living space orientated to the north. Located approximately 49m from the site boundary.
53	1 Lawry Place	188m, glimpsed views	Very Low	Very Low	Single Storey. Living space orientated to the north-west. Located

ID ⁵	Address	Nature of View ⁶ and distance ⁷ to nearest point of Main Building	Visual Effect ⁸		Notes
			Year 1	Year 10	
					approximately 75m from the site boundary.
54	16 Lindsay Drive	173m, glimpsed views	Very Low	Very Low	Single Storey. Living space orientated to the north-east. Located approximately 65m from the site boundary.
55	18A Lindsay Drive	138m, glimpsed views	Very Low	Very Low	Single Storey. Living space orientated to the north-east. Located approximately 28m from the site boundary.
56	18B Lindsay Drive	108m, glimpsed views	Very Low	Very Low	Single Storey. Living space orientated to the south-west, utilities appear to be on south-eastern side of the house. Located approximately 4m from the site boundary.
57	18C Lindsay Drive	98m, glimpsed views	Very Low	Very Low	Single Storey. Living space orientated to the north-west, utilities appear to be on south-eastern side of the house. Located approximately 3m from the site boundary.
58	18D Lindsay Drive	127m, glimpsed views	Very Low	Very Low	Single Storey. Living space orientated to the north-east. Located approximately 25m from the site boundary.
59	20 Lindsay Drive	155m, glimpsed views	Very Low	Very Low	Single Storey. Living space orientated to the north-east. Located approximately 53m from the site boundary.
60	22 Lindsay Drive	127m, glimpsed views	Very Low	Very Low	Single Storey. Living space orientated to the north-east. Located approximately 30m from the site boundary.
61	24 Lindsay Drive	117m, glimpsed views	Very Low	Very Low	Single Storey. Living space orientated to the north-east. Located approximately 28m from the site boundary.
62	26A Lindsay Drive	96m, glimpsed views	Very Low	Very Low	Single Storey. Living space orientated to the north-west, utilities appear to be on south-eastern side of the house. Located approximately 2m from the site boundary.

ID ⁵	Address	Nature of View ⁶ and distance ⁷ to nearest point of Main Building	Visual Effect ⁸		Notes
			Year 1	Year 10	
63	26B Lindsay Drive	89m, glimpsed views	Very Low	Very Low	Single Storey. Living space orientated to the north-west, utilities appear to be on south-eastern side of the house. Located approximately 2m from the site boundary.
64	28 Lindsay Drive	114m, glimpsed views	Very Low	Very Low	Single Storey. Living space orientated to the north. Located approximately 27m from the site boundary.
65	32 Lindsay Drive	117m, glimpsed views	Very Low	Very Low	Single Storey. Living space orientated to the north-west, utilities appear to be on south-eastern side of the house. Located approximately 26m from the site boundary.
66	3 Glenary Drive	92m, glimpsed views	Very Low	Very Low	Single Storey. Living space orientated to the north, utilities appear to be on south-eastern side of the house. Located approximately 2m from the site boundary.
67	38 Lindsay Drive	95m, glimpsed views	Very Low	Very Low	Single Storey. Living space orientated to the west, utilities appear to be on south-eastern side of the house. Located approximately 2m from the site boundary.
68	36 Lindsay Drive	116m, glimpsed views	Very Low	Very Low	Single Storey. Living space orientated to the west. Located approximately 25m from the site boundary.
69	34 Lindsay Drive	134m, glimpsed views	Very Low	Very Low	Single Storey. Living space orientated to the north. Located approximately 44m from the site boundary.
70	40 Lindsay Drive	106m, glimpsed views	Very Low	Very Low	Single Storey. Living space orientated to the west, utilities appear to be on south-eastern side of the house. Located approximately 2m from the site boundary.
71	42 Lindsay Drive	123m, glimpsed views	Very Low	Very Low	Single Storey. Living space orientated to the north. Located approximately 23m from the site boundary.

ID ⁵	Address	Nature of View ⁶ and distance ⁷ to nearest point of Main Building	Visual Effect ⁸		Notes
			Year 1	Year 10	
72	44 Lindsay Drive	146m, glimpsed views	Very Low	Very Low	Single Storey. Living space orientated to the north. Located approximately 46m from the site boundary.
73	48 Lindsay Drive	188m, glimpsed views	Very Low	Very Low	Single Storey. Living space orientated to the north-west. Located approximately 91m from the site boundary.
74	31 Lindsay Drive	163m, glimpsed views	Very Low	Very Low	Single Storey. Living space orientated to the north. Located approximately 73m from the site boundary.

About Boffa Miskell

Boffa Miskell is a leading New Zealand professional services consultancy with offices in Auckland, Hamilton, Tauranga, Wellington, Christchurch, Dunedin and Queenstown. We work with a wide range of local and international private and public sector clients in the areas of planning, urban design, landscape architecture, landscape planning, ecology, biosecurity, cultural heritage, graphics and mapping. Over the past four decades we have built a reputation for professionalism, innovation and excellence. During this time we have been associated with a significant number of projects that have shaped New Zealand's environment.

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