

DCM URBAN DESIGN LIMITED

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Thursday, 7 November 2024

Ref: 2024_022 Winstone Wheatsheaf LVIA Memo

LVIA MEMORANDUM

WHEATSHEAF QUARRY EXTENSION

The following letter is a memorandum providing additional assessment of surrounding residents in terms of Landscape and Visual Effects for the proposed quarry extension at 668 Robinsons Road, Rolleston. This assessment must be read in conjunction with the original report to gain a comprehensive understanding of the site and its values. This memorandum is consistent with the emails between Kevin Bligh (on behalf of the applicant) and Andrew Henderson (on behalf of SDC) on 4 and 5 November 2024.

The residential properties assessed within the full LVIA report include:

- 32 Selwyn Road
- 75 Selwyn Road
- 90 Selwyn Road
- 108 Selwyn Road
- 679 Robinsons Road
- 668 Robinsons Road
- 693 Robinsons Road

These properties are considered to be fully assessed within the original report, with effects assessed to be low to very low. The site is mostly screened from these viewpoints.

As requested, the following additional residential properties have been assessed below:

- 8 Selwyn Road
- 58 Selwyn Road
- 74 Selwyn Road
- 104 Selwyn Road
- 660 Robinsons Road
- 663 Robinsons Road
- 701 Robinsons Road

8 Selwyn Road

Assessment from 8 Selwyn Road was not considered necessary due to the view being impeded by the existing quarry and associated shelterbelt screening, in between the proposal site and this property. Multiple shelter belts sufficiently screen any views, and any effects from the quarry extension are not expected to be greater than any effects from the existing quarry. No effects are anticipated for this property.

58 Selwyn Road

This property cannot be accessed and therefore assumptions on views have been made in regard to the effects from this property. In terms of landscape character and values, given this proposal is directly adjacent to the existing quarry there are no anticipated further effects from the proposed extension on landscape values and character. This property is heavily surrounded by dense vegetation and shelter belts, with shelter belts also located along the boundary, screening the proposal site. This assessment cannot rely on this vegetation due to it being outside of the proposal site, and therefore it is assessed as if this vegetation was not in place. From this standpoint, open views would be possible of the corner of the proposal site, where the proposed 3m high bunding and native planting would be visible, screening the quarry extension site. The proposed bunding may slightly reduce the feeling of openness from this viewpoint but is not necessarily considered adverse. Given this and the very low likelihood that all of the existing vegetation will be removed, effects on the visual amenity of this resident are considered to be very low.

74 & 104 Selwyn Road

74 and 104 Selwyn Road are considered to experience very similar effects to 90 Selwyn Road, which is covered within the full LVIA report, with effects being assessed as low. The assessment for 90 Selwyn Road is considered relevant to 74 & 104 Selwyn Road, refer to the full report and more specifically the assessment of Viewpoint 6.

660 & 663 Robinsons Road

660 and 663 Robinsons Road are considered to experience lessor effects compared to 668 Robinsons Road, which was assessed as experiencing low effects within the full LVIA report. 660 Robinsons Road is adjacent to a chicken farm, which sits in between this residential property and the proposal site, blocking any potential views of the site, resulting in no visual amenity effects to this property. 663 Robinsons Road may experience partial views of the 3m high bund with native plantings, similar to 668 Robinsons Road. Effects are considered very similar and are considered to also be low for this property. The assessment for 668 Robinsons Road is considered relevant to 663 Robinsons Road, refer to the full report and more specifically the assessment of Viewpoint 3.

701 Robinsons Road

Viewpoint 4 is considered to cover 701 Robinsons Road, given the viewpoint is from outside of 701 Robinsons Road. Effects within the full LVIA report from this viewpoint were assessed as low, and are considered applicable to this property.

Please don't hesitate to contact me for further information.

Yours sincerely



Hannah Bruere

Senior Landscape Architect

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