



Appendix F

Landscape Plan and Assessment

RMM

ROUGH MILNE MITCHELL
LANDSCAPE ARCHITECTS



PAKn'SAVE Rolleston

1 December 2021

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Location Context Plan

Legend

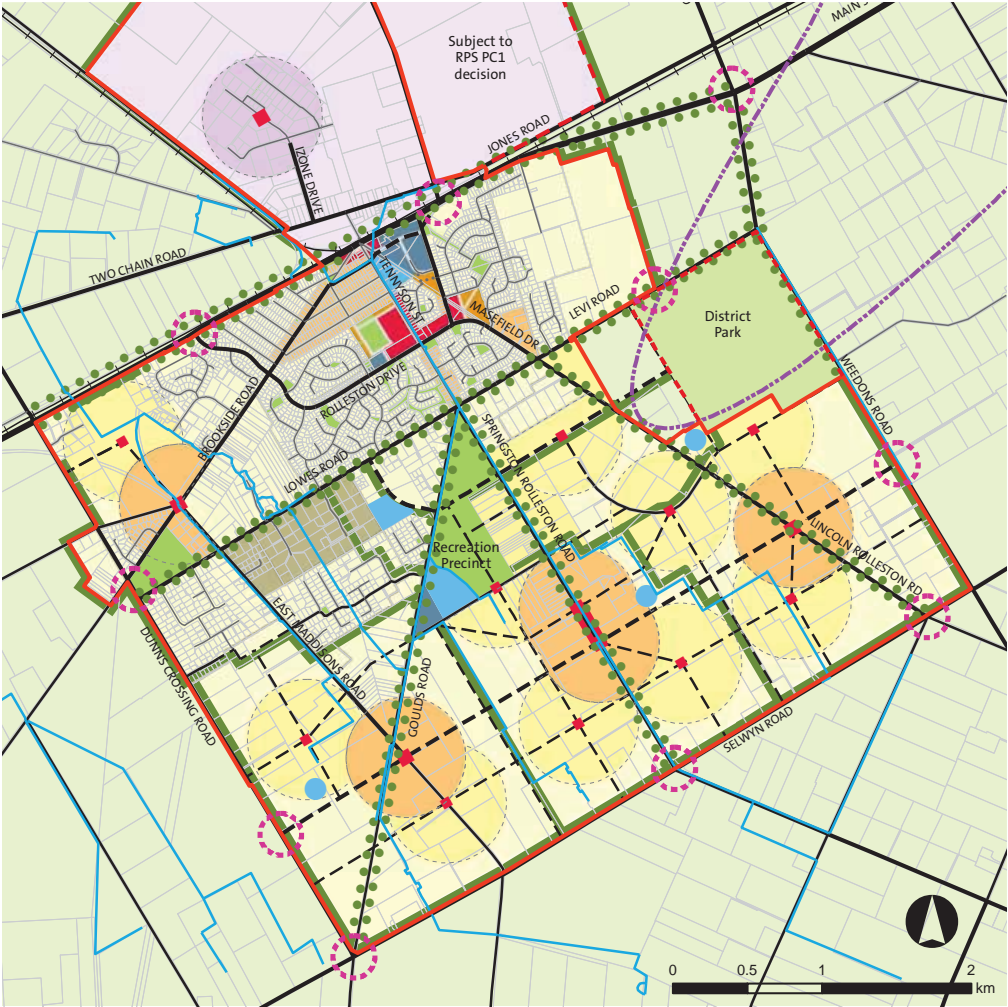
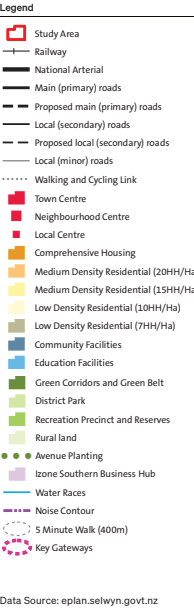
The Site

Scale 1:25,000 @ A3

Data Source: canterburymaps.govt.nz



Rolleston Structure Plan



Neighbourhood Areas Plan

Legend

- Study area
- Noise Contour
- Town Centre
- Neighbourhood Centre
- Local Centre
- 5 Minute Walk (400m)
- Rural land
- Recreation Precinct
- Railway
- National Arterial
- Main (primary) roads
- Proposed main (primary) roads
- Local (secondary) roads
- Proposed local (secondary) roads
- Local (minor) roads
- Indicative local (minor) roads
- Branthwaite Drive
- Brookside
- Goulds Road
- Izone
- Lincoln Road
- Old Town
- Recent Subdivisions
- Springston Road
- Town Centre

Data Source: eplan.selwyn.govt.nz



Selwyn District Plan (SDP)

Legend

Living Z

Living 1 / B

Inner Plains

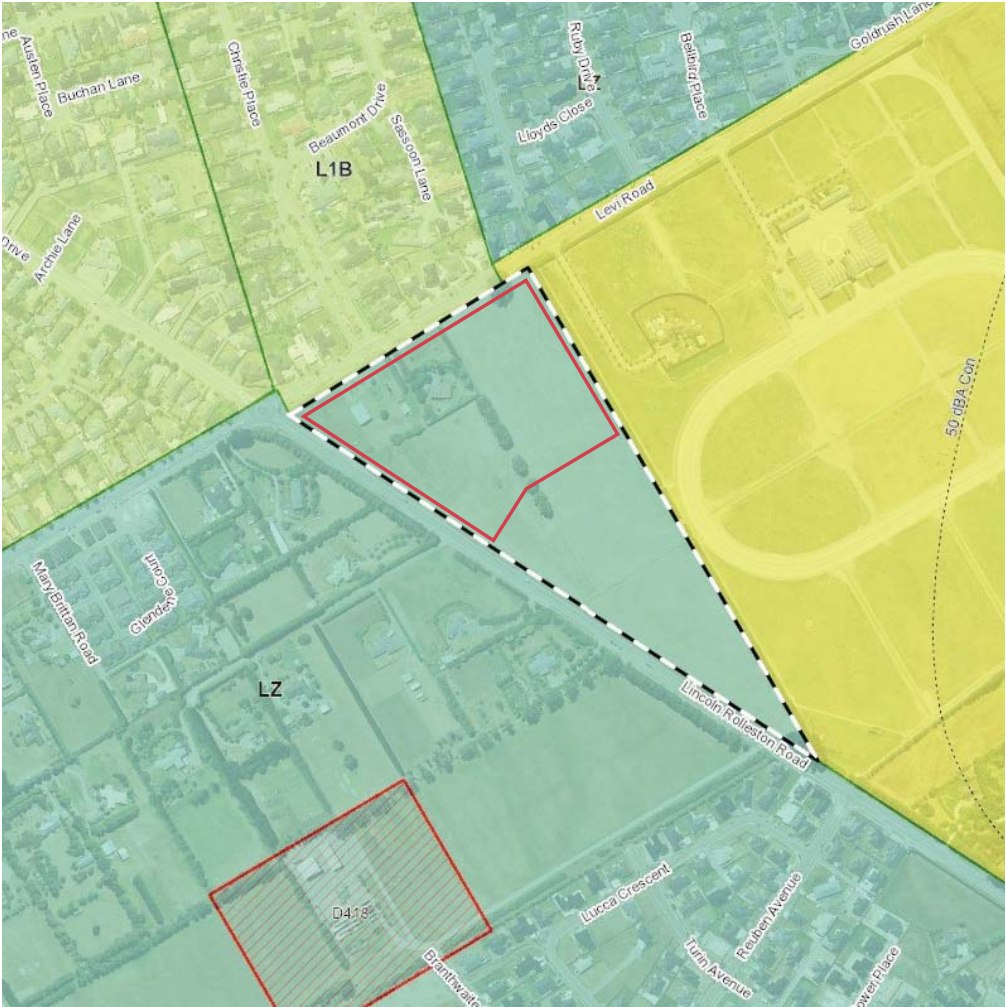
The Site

Application Site at 57 Levi Road

Not to Scale

Data Source: eplan.selwyn.govt.nz

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Foodstuffs Limited

PAKn'SAVE Rolleston

Proposed Selwyn District Plan (PSDP)

Legend

Living Z

Living 1 / B

Inner Plains

The Site

Application Site at 57 Levi Road

Not to Scale
Data Source: eplan.selwyn.govt.nz

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Outline Development Plan (ODP) for The Site

SDP ODP - Area 4



Not to Scale
Data Source: eplan.selwyn.govt.nz

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PSDP ODP - Rolleston 1 Development Area




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Site Context Plan

Legend



Site Photograph Location



The Site

Existing Site Features

1.

Large Gum tree
2.

Leyland cypress shelterbelt
3.

Vehicle entrance
4.

Dwelling & curtilage
5.

Farm shed
6.

Row of Gum trees
7.

Hedgerows & tree avenues
8.

Paddocks
9.

Shelterbelt in neighbours property

Site Context Activites


- A.

Allstar Harness Racing
- B.

Residence at 139 Levi Road
- C.

Lifestyle block residences
- D.

Roundabout of Levi, Lincoln - Rolleston, Lowes Roads & Mansfield Drive.



Scale 1:2,000 @ A3

Data Source: canterburymaps.govt.nz



Site Photographs

- 1. From Levi Road, looking Southwest towards the main site entrance.
- 2. From Levi Road, opposite the main site entrance, looking Southwest towards the roundabout.
- 3. From Levi Road & Beaumont Drive intersection, looking Northeast along the sites northern road frontage.
- 4. From Levi Road looking Northwest from the proposed entrance way.



Site Photographs

- 5. From Levi Road looking south across the porposed site.
- 6. From Levi Road and Lincoln Rolleston Road Roundabout looking east towards the proposed site.



Site Photographs

- 7. From Levi Road and Lincoln Rolleston Road Roundabout looking West towards the Rolleston township.
- 8. From Levi Road, looking North from the proposed site towards Beaumont Drive entrance.



Site Photographs

- 9. From Levi Road, looking Northwest from the proposed site towards Beaumont Drive entrance.
- 10. From Lincoln Rolleston Road looking South from the proposed site towards an existsting dwelling.



Site Photographs

11. From Lincoln Rolleston Road looking North across the proposed site.



Landscape Plan

Legend

Boundary

Select Paving

Asphalt

Stone gabion walls

Pylon signs

Evergreen & deciduous trees

Car park trees within Stratavault structural root cell modules

Cabbage & lancewood trees

Low hedging adjacent to taller pleached hedging

Mixed shrub planting

Mixed tussock / grass planting

Stormwater basin

Timber arbor with climbing plants over central pedestrian pathway

Cycle parking

Timber fence (1800mm high)

Indicative Plant Species List

Mixed shrub planting

- *Arthropodium cirratum*

- *Astelia 'Westland'*

- *Brachyglottis spp*

- *Coprosma spp*

- *Corokia spp*

- *Griselinia littoralis*

- *Hebe Spp*

- *Muehlenbeckia spp*

- *Olearia spp*

- *Phormium cookianum*

- *Pittosporum spp*

Mixed tussock / grass planting

- *Apodasmia similis*

- *Carex buchananii*

- *Carex testacea*

- *Chionochloa flavicans*

- *Chionochloa rubra*

- *Poa cita*

Hedging Planting

- *Corokia 'Geentys Green'*

- *Carpinus betulus* (Hornbeam)

Evergreen & deciduous trees

- *Alnus cordata*
(Italian alder)

- *Fuscopora cliffortioides* (Mountain beech)

- *Kunzea ericoides* (Kanuka)

- *Platanus 'Autumn Glory'* (Oriental plane)

- *Quercus coccinea* (Scarlet oak)

- *Liriodendron tulipifera 'fastigiata'* (Upright tulip)

- *Plagianthus regius* (Ribbonwood)

- *Podocarpus totara* (Totara)

- *Sophora microphylla* (kowhai)

Scale 1:1,000 @ A3

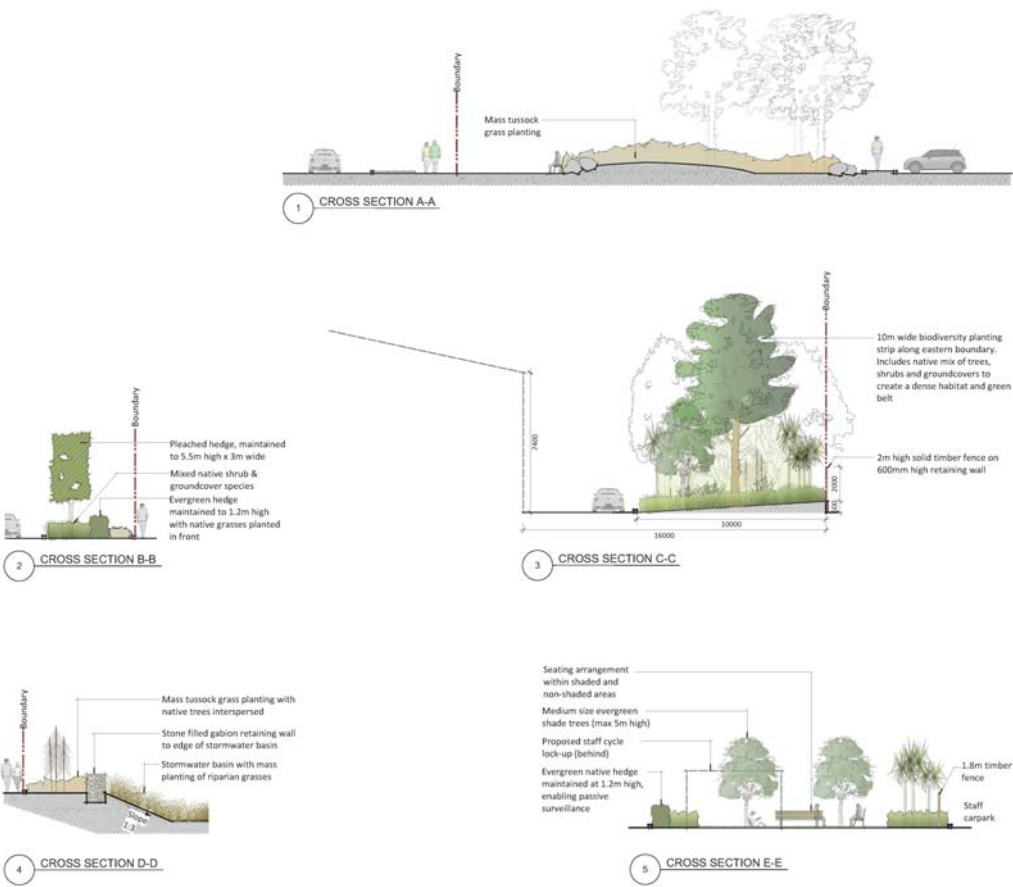
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Cross Sections



Scale: 1:200 @ A3

Perspective Render - From Levi Road



Perspective Render - From Lincoln-Rolleston Road



Perspective Render - From Levi Road and Lincoln-Rolleston Road intersection



Elevation Render - North-East View



NOTE:
Render excludes the fence and retaining wall along boundary interface

Elevation Render - North-West View



Elevation Render - South-East View



Elevation Render - South-West View



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Landscape Assessment Report

Proposed PAK'nSAVE Supermarket

157 Levi Road, Rolleston

15 December 2021



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1.0 Introduction

1.1 Purpose and Scope

Rough Milne Mitchell Landscape Architects (**RMM**) have been engaged by Foodstuffs South Island Limited (**the Applicant**) to prepare a Landscape Assessment (**the report**) to accompany a Resource Consent Application for the proposed PAK'nSAVE (**PnS**) development located at 157 Levi Road, Rolleston (**the site**).

While the Applicant currently holds a consent for a PnS development on its existing New World site within the Rolleston Key Activity Centre, it intends to relocate its proposal for a PnS to the subject site, which is considered more suitable for a large format supermarket.

The site is zoned Living Z under the operative Selwyn District Plan (**SDP**) and General Residential under the proposed Selwyn District Plan (**PSDP**). The PnS proposal is to be assessed under the SDP, and only the objectives and policies of the PSDP, as the PSDP rules do not currently have legal effect.

Given the residential zoning of the site, and that the PnS proposal is a large-scale commercial development and activity, the Resource Consent application is to be assessed as a Discretionary Activity under the SDP.

1.2 Methodology

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

This report is tailored to suit the nature of the project and its context including the framework of the governing legislation. A site visit was undertaken on 15 October 2021 to assist in understanding the extent of the proposed PnS development, the landscape character and values within the receiving environment and assessing the proposals actual and potential landscape and visual effects.

The statutory documents containing provisions relevant to the proposal are found in the Resource Management Act (**RMA**) and the District Plan (SDP and PSDP). Except for the direction set by the Enabling Housing Supply Amendment Bill, the District Plan gives effect to the RMA within the context of Rolleston, as such, it provides the policy framework against which this landscape assessment has been evaluated.

The assessment is formatted as per the following:

- Description of receiving environment, including the site. The existing environment is described in terms of the current landscape's physical, perceptual, and associated factors.
- Identification of existing landscape and visual amenity values. These are based on site observations, and a review of existing information.
- A description of the proposal, highlighting the aspects pertinent to understanding the potential landscape effects.

¹ 'Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines'. [Final Draft subject to final editing, graphic design, illustrations, approved by Tuia Pito Ora/NZILA 5 May 2021].

- Relevant statutory provisions. The statutory provisions relevant are found within both the SDP and PSDP. Those provisions directly relevant to landscape matters form the framework for the assessment.
- Assessment of landscape effects, including effects on visual amenity.
- Any mitigation and enhancement measures.
- Summary and Conclusions.

This report is accompanied by a Graphic Attachment (**GA**), that contains maps and aerial images of the site location; the relevant District Plan planning maps; the landscape concept plans, elevations, and perspectives of the proposed PnS supermarket; and site photographs taken from the surrounding public roads.

The table in Figure 1 below outlines the rating scales for landscape and visual effects that are referred to in this report.

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

² 'Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines'. [Final Draft subject to final editing, graphic design, illustrations, approved by Tuia Pito Ora/NZILA 5 May 2021]. Page 64.

2.0 Landscape Description

2.1 Description of the Receiving Environment

Rolleston is a satellite town 22km southwest of Christchurch. It is the largest town in the Selwyn District, with a population of 24,700 (June 2021), which expanded rapidly following the Canterbury earthquakes in 2010 and 2011. This growth is expected to continue with the completion of Southern Motorway connecting Rolleston to Christchurch City.

The site is located at 157 Levi Road, Rolleston, at the intersection of Lincoln-Rolleston Road, Lowes Road, Levi Road and Masefield Drive (*refer to the Location Context Plan in the GA*).

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

The topography is typical of the Canterbury Plains, formed from recent glacial outwash deposits of the Waimakariri River. It is generally flat, with unnoticeable grades and catchments. The soil type comprises three variations of Templeton silt loam, which are moderately well drained. This is a Versatility Class 2 soil, which is valued for their high productivity potential and are highly versatile³.

To the north, west, and south, the built form and pattern of development is typically single-storey residential typologies and low-density arrangements, which follow a variety of underlying residential zoning types under the SDP (refer to the SDP Planning Map in the GA). These include standard residential areas (Living 1 & 1B) and new urban growth area (Living Z). To the east, is a rural zoning (Inner Plains) that can be subdivided down to 4 hectares. In this environ, the built form is widely dispersed and larger, and includes both residential and farm related buildings.

The vegetation cover varies depending on the underlying zoning of the area. Typically, the standard residential areas (Living 1 & 1B) have domesticated landscaping around residences and open street frontages, whereas the new urban growth area (Living Z) within the receiving environment of the site is located behind large shelterbelt planting along the road frontages. The rural area (Inner Plains) is



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

³ Land Care Research, Canterbury Plains and Downs Soil Database.

also concealed by large shelterbelts along road boundaries, however at property entrances views are obtainable into open pastureland with avenues of trees, such as the Allstars Harness Racing site (see Figure 3).



Figure 3: Frontage of neighbouring property Allstar Harness Racing on Levi Road

Land development continues to intensify to the south of the receiving environment. Approximately halfway along Lincoln-Rolleston Road, to the west is a new residential subdivision that is under construction. It is envisaged that the entire area bounded by Lincoln-Rolleston Road, Goulds Road, and Selwyn Road will eventually be developed for residential living as shown on the Rolleston Structure Plan (*refer to pages 4 & 5 in the GA*).

Opposite the site, Levi Road has been developed with a footpath and kerb & channel on its northern side only, and Lincoln-Rolleston Road has been developed with a shared path on its western side only but without kerb & channel. There are no footpaths or formed edges on the site's side of these roads. While streetlight poles are present along Levi Road, there are currently no streetlight poles along Lincoln-Rolleston Road.

2.2 Description of the Site

The application site, of 7.24 hectares, is legally described as RS 7556 BLK III Leeston SD, and is located at 157 Levi Road, Rolleston. It is a triangular shaped property, with the proposed PnS development occupying the widest part adjacent to Levi and Lincoln-Rolleston Roads. The development site is approximately 4.14 hectares in area, which is approximately 57% of the application site (*refer to the Site Context Plan in the GA*).

The site is predominantly flat with a crossfall to its southern end and comprises mostly rural pastureland with a dwelling and sheds situated in the northern part of the site. Existing vegetation includes shelterbelt planting to all road boundaries, tree vegetation and internal hedging around the residence.

The site frontage onto Levi Road is approximately 268m (facing northwest) and the Lincoln-Rolleston Road frontage is approximately 604m (facing southwest). The north-eastern boundary adjoins the rural zoned land (Inner Plains). The site currently has vehicle access via farm gates, from both Levi and Lincoln-Rolleston Roads. These are the only locations where views into the site can be obtained given the site's perimeter shelterbelt planting.

The site's road frontages are defined by post and wire fencing along the northwest and southwest boundaries, some of which is overgrown with gorse trimmed into a hedgerow, and behind this, is dense shelterbelt planting (*Cupressus x leylandii*), some 5 to 6m high. There is a row of mature gum trees within the site. While the northeast boundary of the site excludes any vegetation, the

neighbouring property has a shelterbelt, approximately 4m high, running the length of the property's boundary with the site.

Behind the site's shelterbelt planting, and mostly concealed from adjacent roads, are open pastoral paddocks that have been used for stock grazing and hay bailing.

The site's current physical surrounding environment is characterised by a mix of low-density residential housing, rural lifestyle blocks and rural land used for training racehorses and is consistent with a working rural landscape.

2.3 Landscape Values of the Receiving Environment

The existing landscape and visual amenity values form the baseline, along with the policy provisions, for an assessment of effects. Current practise reinforced by the recent Draft Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines, has reordered the Amended Pigeon Bay Criteria into three broad categories of overlapping landscape attributes: (1) physical, (2) associative, and (3) perceptual attributes that are reflected in case law including the recent decision⁴:

"Landscape means the natural and physical attributes of land together with air and water which change over time, and which is made known by people's evolving perceptions and associations."

"In keeping with the Act such a definition enables the development of landscape assessment which takes account of:

- *natural and physical environment;*
- *perceptual; and*
- *associative aspects (beliefs, uses, values and relationships) which may change over time"*

Physical

"Physical"⁵ *means both the natural and human-derived features, and the interaction of natural and human processes over time.*"⁶ Typical physical factors include geological, ecological, and biological elements within the landscape.

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

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

⁴ [2011] NZEnvC 384, Mainpower NZ Limited v Hurunui District Council, (**'Mount Cass Wind Farm'**), paragraph 300-301

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

⁶ 'Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines'. [Final Draft subject to final editing, graphic design, illustrations, approved by Tuia Pito Ora/NZILA 5 May 2021]. Page 35.

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

Perceptual

*“Perceptual means both sensory experience and interpretation. Sensory appreciation typically occurs simultaneously with interpretation, knowledge, and memory.”*⁷ Typical perceptual factors relate to experiential and aesthetic qualities such as naturalness, visual coherence, legibility as well as transient aspects.

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

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

Overall, the perceptual values primarily stem from the rural vegetation patterns in the landscape, and fleeting views of open pastureland. As this landscape is relatively common through the broader Canterbury Plains, the perceptual values of this area will be more valued by those who reside and work in this area, compared to someone occasionally travelling through it.

Associative

*“Associative means the intangible things that influence how places are perceived – such as history, identity, customs, laws, narratives, creation stories, and activities specifically associated with a landscape.”*⁸ Typical Associative factors includes cultural (tangata whenua) and historic values as well as shared and recognised attributes such as recreational opportunities.

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

⁷ 'Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines'. [Final Draft subject to final editing, graphic design, illustrations, approved by Tuia Pito Ora/NZILA 5 May 2021]. Page 35

⁸ 'Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines'. [Final Draft subject to final editing, graphic design, illustrations, approved by Tuia Pito Ora/NZILA 5 May 2021]. Page 35

Physical

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

Perceptual

The site is a relatively small, triangular shaped area. Its rural outlook is contained by a strong backdrop of uninteresting shelterbelt planting. There are no natural patterns or processes on site of significance, except for a line of large gum trees. While the site is unassuming and does not possess memorability, it is coherent with the wider landscape comprising properties contained by strong vegetation patterns along roadways and site boundaries.

Associative

The site does not have any shared or recognised associations for Tāngata whenua or pakeha. It is a secluded working rural property of no landscape significance.

3.0

The Proposal

3.1

Description of the Proposal

As illustrated in the architectural plans prepared by McCoy Wixon in the Consent Application, the proposal is to establish a PnS supermarket building, carparking, accessways, service yard and landscaping within the site.

Supermarket Building

The supermarket building is in the northeast corner of the application site. It has a footprint area of 7,232m² with a first-floor mezzanine of 876m² and two large canopy structures over the 'click and collect' facility and part of the service yard. The building occupies approximately 11% of the application site (7.24 ha) and 16% of the development site (4.14 ha)

The supermarket building is positioned approximately 18m from the northeast boundary, 50m from the northwest boundary with Levi Road, and 76m at its closest point from the southwest boundary with Lincoln-Rolleston Road.

The main entrance is on the southwest side of the building, while the 'click and collect' facility and the depot/ service yard are on the northwest and northeast sides of the building respectively.

The building has a metal profile pitched roof with apex being 12.3m above finished floor level (FFL), and the main eaves ranging from 10.9 to 7.4m above FFL. The exterior walls comprise a combination of metal profile, precast concrete with smooth and textured finishes and glazing. Decorative architectural features include steel fins and columns and a steel grating shade screen (*refer to architectural plans and elevations in the GA*).

The metal roof and exterior walls will be coloured 'Sandstone Grey' and the steel columns and fins will be 'Black Zero'. The yellow PnS colour, associated with its branding, will be used on a large metal panel above the main entrance, as well as signage and entry panels fixed to the building.

Parking & Access

The carpark surrounds the supermarket building on three sides and occupies most of the space between the building and site boundaries with Lincoln-Rolleston and Levi Roads as well as the internal boundary within the southern part of the application site. A total of 517 carparks (including staff, click and collect, and accessible carparks) will be provided in the development.

Vehicle access into the site is available from both Lincoln-Rolleston Road and Levi Road. Both vehicle entry and egress into the carpark will be provided at two locations on Lincoln-Rolleston Road, and on Levi Road there will be four separate entry and egress location points.

A PnS freestanding pylon sign, 10m high, 2m wide, and 0.65m thick, will be erected at the southern end of the sites interface with Lincoln-Rolleston Road (near the southern entrance) and centrally with the sites interface with Levi Road (adjacent to the main entrance). The other access points into the site will have either a welcome or exit sign, which are both 1.5m high by 1.2m wide. Both the PnS pylon and welcome/ exit signs are PnS yellow in colour.

Pedestrian access into the site will be available from Lincoln-Rolleston Road at three locations. The northern access point includes a 3.5m wide footpath providing a direct link to the main entrance of the supermarket building. This will include an overhead arbor along its length, which will be planted with climbers. The other two access points are interspersed 600m and 800m apart respectively. Three access points are also provided for pedestrians and cyclists on Levi Road. These will be integrated with a proposed 3m wide mixed-use cycleway on the northern side of Levi Road, (outside of the site) which will extend from Rolleston Drive to Levi Road and thus, providing a pedestrian/ cyclist connection between the town centre and proposed PnS supermarket.

The carpark includes cycle stands for a total of 24 cycle parks, including 14 staff cycle parks.

Landscape Design

The landscaping is made up of the following key components:

- A pocket park and arbor linkage
- Northeast biodiversity planting strip
- Road frontage landscape strips
- Carpark tree planting and header gardens
- Entrance planting
- Planting around the staff parking area

The pocket park is a triangular shaped area, of approximately 3000m², in the northwest corner of the site, adjacent to the intersection of Lincoln-Rolleston Road, Lowes Road, Levi Road and Masefield Drive. It comprises a flat, open grass area surrounded by groups of trees, and earth mounding planted with swathes of tussock planting. A few seats will provide opportunities to sit and relax within the open greenery. Extending through the southern part of the pocket park is a 3.5m wide pathway to the supermarket entrance including an overhead painted steel arbor with trailing climbers attached to stainless cables. The southwest end includes a small gathering node at its junction with the footpath on Lincoln-Rolleston Road. The node will be landscaped with seating, rocks, and tussock planting.

The northeast biodiversity planting strip, some 10m wide, provides a strong buffer between the site and the Inner Plains rural zoning under the SDP to the northeast. The buffer strip, which is 180m long, will be densely planted with indigenous trees, shrubs, and groundcovers providing habitat sanctuary and visual amenity. The planting strip is raised 500mm at the site boundary end creating a crossfall back toward the site. The raised level will include a 600mm high retaining wall with a 2m high solid timber fence on top interfacing with the neighbouring rural property.

The northeast road frontage strip with Levi Road will be planted with two hedges. A pleached hedge (hornbeam) will be maintained to a height of 5.5m and width of 3m, with the lower third limbed up to expose the clean stems. While hornbeams are deciduous trees, they hold onto their leaves over the winter, until such time as these brown leaves are replaced with new green leaves in spring. The hornbeam will foliage provides year-round seasonal interest. The leaves are vibrant green in the spring, turning to dark green in the summer, and then in autumn the leaves turn scarlet gradually fading to brown over winter. In front of the pleached hedge will be a hedgerow (*Corokia 'Geentys Green'*) maintained to a lower height of 1.2m. Low divaricating shrub planting will be planted between pleached hedge and hedgerow. At maturity, it is envisaged that the juxtaposition of the two hedges will provide a narrow band of openness at eye level.

While the above northeast planting strip will have a formal planting arrangement, the southwest frontage strip will be planted with a natural arrangement of tussock and grass planting as an extension

of the swathes of tussock planting in the pocket park. This will be punctuated with an informal arrangement of cabbage trees and lancewood.

The carparking area will include southwest-northeast aligned rows of evenly planted specimen trees. The header gardens at the end of the parking bays will be planted with low shrub planting and clusters of lancewoods. A grass stormwater attenuation basin is in the southern corner of the carpark area.

Groupings of medium to large trees will accentuate the main vehicle and pedestrian entrance from Levi Road. The trees will be underplanted with low shrub planting.

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

4.0 Relevant Statutory and Policy Provisions

The principal statutory documents for the landscape assessment of the proposed PnS development within the site are the operative Selwyn District Plan (SDP) and proposed Selwyn District Plan (PSDP), however, of the PSDP, it is only the objectives and policies that the Council can consider when considering the consent application. The PSDP rules do not currently have legal effect.

The key objectives and policies relating to landscape matters under both SDP and PSDP include those pertaining to residential character and amenity. Notwithstanding this, as a supermarket development is not anticipated within Rolleston's residential zoning, the matters of discretion for a large-scale commercial development in the Business 1 Zone of the SDP have also been considered.

While not a statutory document, the Rolleston Structure Plan has also been ruminated in terms of Council's aspirations for the long-term development of Rolleston.

4.1 The Selwyn District Plan (SDP)

Under the SDP, the site is zoned Living Z, and is subject to an Outline Development Plan (**ODP**) called Rolleston ODP Area 4 (**SDP-ODP**) (*refer to page 6 in the GA*). The ODP is to ensure good standards of urban design and connectivity with the surrounding environment are achieved. The Living Z zone provides for a range of site sizes and living options, including provisions for lower density standalone housing and semi-detached or attached medium density housing types.

It is noted that the Living Z zoning surrounds the site to the southwest, and there is an area to the northeast, however the land immediately north of the site is zoned Living 1 and 1B, which provides for low density housing.

The SDP-ODP

The SDP-ODP is identified as a greenfield priority area. It shows the general framework for how the area should be developed to guide future development.

As shown in the ODP diagram most of the development area is to be low density residential, with a band of 1000m²+ low density residential along its northeast boundary with the adjoining rural zoning of Inner Plains. This boundary is to also include appropriate interface treatments such as fencing, landscaping and/ or building setbacks.

A small area of medium density is in the wider part of the ODP to the north, adjacent to a neighbourhood park, while a water bore is shown in the narrower southern part of the ODP. A loop road provides two primary connections to access Lincoln-Rolleston Road.

The development area is to achieve a density of 10 households per hectare, averaged over the total area. The SDP-ODP supports a variety of allotment sizes within the Living Z framework.

The development area supports some medium density housing within the centre of the area in proximity to the reserve. The reserve is to be a neighbourhood park, which is to provide passive recreation opportunities, and where appropriate stormwater collection, treatment, and disposal.

Part B - Section 3.4 – Quality of Environment

The relevant landscape provisions relate to residential character and amenity under Section 3.4 Quality of the Environment under the SDP. These are outlined below and have been considered in this assessment:

Objective B3.4.1 *The District's townships are pleasant places to live and work in.*

Objective B3.4.2 *A variety of activities are provided for in townships, while maintaining the character and amenity values of each zone.*

Objective B3.4.3 *"Reverse sensitivity" effects between activities are avoided.*

Policy B3.4.1 *To provide zones in townships based on the existing quality of the environment, character, and amenity values, except within Outline Development Plan areas in the Greater Christchurch area where provision is made for high quality medium density housing.*

Policy B3.4.2 *To provide for any activity to locate in a zone provided it has effects which are compatible with the character, quality of the environment and amenity values of that zone.*

Policy B3.4.3 *To provide Living zones which:*

- *are pleasant places to live in and provide for the health and safety of people and their communities;*
- *are less busy and more spacious than residential areas in metropolitan centres;*
- *have safe and easy access for residents to associated services and facilities;*
- *provide for a variety of living environments and housing choices for residents, including medium density areas identified in Outline Development Plans;*
- *ensure medium density residential areas identified in Outline Development Plans are located within close proximity to open spaces and/or community facilities and*
- *ensure that new medium density residential developments identified in Outline Development Plans are designed in accordance with the following design principles:*
 - *access and connections to surrounding residential areas and community facilities and neighbourhood centres are provided for through a range of transport modes;*
 - *block proportions are small, easily navigable and convenient to encourage cycle and pedestrian movement;*
 - *streets are aligned to take advantage of views and landscape elements;*
 - *section proportions are designed to allow for private open space and sunlight admission;*
 - *a subdivision layout that minimises the number of rear lots;*
 - *layout and design of dwellings encourage high levels of interface with roads, reserves and other dwellings;*
 - *a diversity of living environments and housing types are provided to reflect different lifestyle choices and needs of the community;*
 - *a balance between built form and open spaces complements the existing character and amenity of the surrounding environment and;*
 - *any existing natural, cultural, historical, and other unique features of the area are incorporated where possible to provide a sense of place, identity and community.*

Policy B3.4.16 *Ensure the operating hours for non-residential activities in Living zones do not disturb surrounding residential activities, particularly at night.*

Policy B3.4.18 *Ensure non-residential activities in Living zones generate vehicle and pedestrian movements on a scale compatible with the quality of the environment in Living zones and the local receiving environment.*

Policy B3.4.19 (a) *Ensure all activities have appropriately designed car-parking facilities to avoid, remedy or mitigate any adverse effects of car-parking on:*

- *The amenity values of streets;*
- *The privacy of residents; and*
- *Safe and convenient access to sites.*

Policy B3.4.19 (b) *Ensure that a high level of amenity, safety and accessibility is achieved for pedestrians, users of public transport and cyclists when car parking is provided.*

Policy B3.4.19 (c) *Ensure that access by sustainable transport modes, such as public transport, cycling and walking, is considered.*

Policy B3.4.20 *Avoid adverse effects on the amenity or aesthetic values of Living and Business 1 Zones from the outdoor storage of goods on sites.*

Policy B3.4.23 *Allow people freedom in their choice of the design of buildings or structures except where building design needs to be managed to:*

- *Avoid, remedy, or mitigate adverse effects on adjoining sites; or*
- *Maintain the character of areas with outstanding natural features or landscapes values or special heritage or amenity values; or*
- *Maintain and establish pleasant and attractive streets and public areas in the Business 1 zone.*

Policy B3.4.25 *In all zones in townships, ensure buildings:*

- *Do not shade adjoining properties; and*
- *Maintain a predominantly low-rise skyline.*

Policy B3.4.26 *Ensure buildings are setback an appropriate distance from road boundaries to maintain privacy and outlook for residents and to maintain the character of the area in which they are located.*

Policy B3.4.27 *Ensure buildings and structures in Living zones which are used for non-residential activities, are of a size and bulk and in a setting compatible with the quality of the environment and amenity values of a residential area.*

Part C - Section 16 – Business Zone Rules - Buildings

For comparison with the PnS proposal, the relevant matters of discretion relating to large-scale commercial developments in the Business 1 Zone under the SDP are outlined below and have been considered in this assessment:

16.10.2.2 *The extent to which the design and layout of the site provides and addresses (for instance through active frontage) attractive pedestrian areas; either public streets or spaces with an equivalent amenity to public streets, where practicable.*

16.10.2.3 *The extent to which the site layout provides direct, logical and attractive pedestrian routes of sufficient width within and through the site as part of a comprehensive walking network for the wider area.*

16.10.2.5 *Whether car parking areas contribute to the provision of high quality public space, and are not located between buildings and a road where practicable.*

16.10.2.6 *The extent to which the design and location of landscaping will contribute to a high quality pedestrian experience by mitigating any adverse visual effects of development and defining the edges of streets and other space accessible to the public.*

16.10.3 *Any application arising from Rule 16.10.1 will not require the written approval of other persons and shall be non-notified.*

In Rule 16.10.23, examples of space with street like amenity might include (but are not limited to):

“Pedestrian Parades”: wide footpaths in front of shops, providing space for pedestrian activities, separated from car parking by landscaping.

“Nooks and Corners”: Making use of larger areas of leftover space, separated from car parking by landscaping.

4.2

The Proposed Selwyn District Plan (PSDP)

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

Interestingly, the residential area north of the site, which is zoned Living 1 and 1B under the SDP, has been incorporated into the wider General Residential zone under the PSDP. In other words, the application site and the surrounding residential area will all have the same zoning.

The PSDP-ODP

Graphically, the PSDP-ODP is simpler than the SDP-ODP above. It retains the loop road that includes two primary connections to access Lincoln-Rolleston Road and indicates the location of a reserve, but unlike SDP-ODP does it not provide a layout for the range of housing typologies, nor does it show the size of the reserve and location of a water bore.

The development area is to achieve a minimum net density of 10 households per hectare, averaged over the total area.

Lower density lots with a minimum lot size of 1,000m²+ is necessary on the eastern boundary to integrate the site with the adjoining General Rural Zone and to achieve a progressive transition between residential and rural densities. The PSDP-ODP also requires appropriate interface treatments along the eastern boundary, between residential and rural activities, and methods to protect these in the long term. Treatments could include fencing, landscaping and/ or building setbacks.

The development area supports some medium density housing within the centre of the area in proximity to the reserve. The reserve is to be a neighbourhood park, which is to provide passive recreation opportunities, and where appropriate stormwater collection, treatment, and disposal.

Part 3 - Section RESZ – Residential Zones

The relevant landscape provisions relate to residential character and amenity under Section RESZ – Residential Zones under the PSDP. These are outlined below and have been considered in this assessment:

RESZ-01 Safe, convenient, pleasant, and healthy living environments that meet the needs and preferences of the community.

RESZ-02 Residential activities are the principal use in residential zones.

RESZ-05 Built form is of a high design standard and appearance that responds to and reinforces positive aspects of the local environment.

RESZ-06 The role, function, and predominant character of the residential zones is not compromised by non-residential activities.

RESZ-07 Residents have access to a range of community, recreation, education, health, and corrections activities and facilities that support, maintain, and enhance the surrounding residential amenity.

RESZ-P3 Maintain and enhance the character and amenity values of residential zones by ensuring that all new buildings are:

- 1. of a scale appropriate to the locality;*
- 2. sited in a location to enable privacy and retain open space and access to sunlight and daylight;*
- 3. designed to enable ancillary activities such as accessory buildings, manoeuvring, and landscaping to be accommodated on the site.*

RESZ-P6 Landscaping and fencing is provided that maintains and enhances the amenity values and attractiveness of the locality.

RESZ-P15 Provide for non-residential activities and community facilities that:

- 1. are of a nature and scale that meet the needs of the local community;*
- 2. are consistent with the amenity values and character of the locality;*
- 3. encourage co-location and shared use of community facilities where practicable; and do not undermine the viability of commercial centres.*

4.3

Rolleston Structure Plan

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

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

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

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

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

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

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

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

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

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

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

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

4.5 Enabling Housing Supply Amendment Bill

The Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill will pass into law shortly, allowing medium density residential standards to apply to existing residential areas in Rolleston. Specifically, three dwellings, three levels in height (11m max) will be able to be developed within existing residential properties. This has been considered in the latter part of this assessment.

5.0 Assessment of Landscape and Visual Effects

5.1 Potential Issues

The proposal will result in a large format building, car parking and other related facilities being developed within the site, as well as commercial activities associated with a discount supermarket. The built form and activities will obviously detract from the current rural landscape values and amenity, specifically the perceptual values within the receiving environment. Nevertheless, the key potential landscape issues are whether the PnS proposal will integrate into the emerging residential environment that surrounds the site on three sides without having potential adverse effects on residential character and amenity.

The potential adverse effects associated with the construction of the proposed PnS development will also be considered as part of this assessment.

5.2 Assessment Landscape Effects

The proposed PnS development has been assessed using the Draft Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines⁹.

“A landscape effect is a consequence of changes in a landscape's physical attributes on that landscape's values. Change is not an effect as landscapes are constantly changing. It is the implications of change on landscape values that is relevant.”¹⁰.

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

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

Assessment Against the Relevant Planning Provisions

Given the site's Living Z zoning the relevant planning provisions are relating to residential character and amenity through good design outcomes. Most of these provisions refer to urban design matters, covered in the separate Urban Design Assessment by McIndoe Urban.

Landscape matters in relation to residential character and amenity include landscape treatment of street frontages, pedestrian amenity, and buffering between alternate zonings to avoid reverse sensitivity. These issues are covered in the subsequent sections of this report.

Regarding the NPS-UD, specifically the aspects of the relevant policies outlined in report section 4.5 NPS-UD, the proposed PNS development provides good accessibility for: people living in the current and foreseeable residential areas surrounding the site, people using foreseeable public and active

⁹ 'Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines'. [Final draft subject to final editing, graphic design, illustrations, approved by Tuia Pito Ora/NZILA]. 5 May 2021.

¹⁰ 'Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines'. [Final draft subject to final editing, graphic design, illustrations, approved by Tuia Pito Ora/NZILA]. 5 May 2021. *Page 61*.

transport (the northern shared path on Levi Road) and for people utilising the open space within the proposed pocket park with the site. The PnS proposal may detract from the amenity values experienced by its immediate neighbours. However, the proposed landscape interfaces, particularly the pocket park located opposite a main intersection at the prominent south-eastern approach to the Rolleston town centre, will have amenity values that are appreciated by other people living in the vicinity that will regularly pass by the proposed development.

Assessment Against the ODP for the Site

The ODP for the application site, under both the SDP and PSDP is almost identical except the SDP-ODP graphically shows the location and scale of the medium density housing and the scale of the neighbourhood park.

The following is an assessment of the PnS proposal against the key structuring components of the operative and proposed ODP's for the site:

Buffer and Interface to the Eastern boundary

The ODP is seeking a density transition between the rural and residential land through a band of low-density allotments with a minimum lot size exceeding 1,000m² along the site's eastern boundary. This would likely give rise to build form within allotments approximately twice the size of standard allotment sizes of 500m², and the spaces between the build form would either provide visual relief in the form of openness or vegetation (greenery).

The proposal includes a landscape buffer 10m wide, which would be densely planted with a mix of indigenous trees, shrubs, and groundcovers. While this will have a different character and amenity to the ODP density transition, it is more appropriate for buffering a large-scale commercial building, which is 16m away from the eastern boundary, at its nearest position, is 7.4m high, sloping upwards to 12.3m at the apex of the building some 44m further west. At maturity, the tree planting within the landscape buffer, comprising totara, ribbonwood, and mountain beech, will reach 10 to 15m in height, providing mitigation screening of the building, while also creating positive landscape effects by introducing an ecological corridor. It is noted that there is potential to connect this green corridor with the northeast-southwest green corridor shown on the Rolleston Structure Plan (*refer to page 4 of the GA*).

In addition to the density transition buffer, a combination of appropriate fencing, landscaping, and building setbacks is also sought under the ODP as consent notice, site covenant, or similar. It is understood that the interface treatments are required to avoid reverse sensitivity issues arising from the residences, rather than to provide rural outlook.

The proposed boundary interface for the supermarket development includes a 600mm high retaining wall, with 2.0m high solid timber fence on top. While this is 600 to 800mm higher than solid fencing anticipated within the residential environment, and more than 1.2m higher than typical rural style fencing, this will provide a strong barrier between the two differing zonings ensuring there are no reverse sensitivity issues, such as issues with lighting and noise attenuation on site. It is noted that the fence/ retaining wall will be mostly screened by the existing shelterbelt within neighbouring rural property, which will maintain a rural style interface.

Medium Density Housing

The ODP is seeking medium density housing in northeast corner of the loop road, which is in approximately the same location as the supermarket building, albeit this would have a significantly

larger footprint. The Living Z zoning allows for terraced housing, which usually takes the form of a large, modulated building, with a height of up to 8m under the SDP residential framework rules. This is slightly taller than most of the exterior walls of the proposed supermarket building, and 4.3m below the apex of the supermarket roof. However, while the supermarket building is significantly larger in scale, the ODP does anticipate larger attached residential buildings in this part of the site.

Neighbourhood Park

The ODP diagram shows a neighbourhood park in proximity to the medium density housing, which is centrally located within the site, setback from Levi and Lincoln-Rolleston Roads.

The proposal includes a pocket park, approximately 3,000m² in area, located in the northwest corner of the site. This will be more prominent than the ODP neighbourhood park, as it is located immediately adjacent to the intersection of Levi and Lincoln-Rolleston Roads, which are main primary roads within the wider Rolleston roading network, and therefore the pocket park will be a prominent feature. The triangular-shaped park, landscaped with trees, earth mounding, and swathes of tussock planting, will provide a high level of streetscene amenity.

Access

The ODP for the site includes a loop road with access restricted to two connection points on Lincoln-Rolleston Road. Access is discouraged onto Levi Road as this will eventually become a main arterial road. The proposed development includes three interspersed access points along Levi Road, which will change its landscape character on its southern side.

Assessment of Change in Landscape Character

For clarification, character arises from a particular combination of natural and physical features in the landscape, and coherence is the degree to which a feature or area is perceived to be consistent and in keeping with its surroundings.

As previously described, the site is essentially a working rural landscape, contained by shelterbelt planting along its road boundaries. While it is unassuming and not particularly memorable in terms of its landscape character, its vegetation patterns and fragmented open space is coherent with its current landscape context to the east, west and south. Nevertheless, this is set to change, as land to the west and south is increasingly developed for a range of residential typologies under its Living Z zoning in the SDP.

Rural outlook and amenity within the site are contained by shelterbelt planting along the site's triangular cadastral boundaries. For people living in low density residences on Levi Road opposite the site, their rural outlook, comprising a shelterbelt planting only about 20m away, is not particularly interesting. Nevertheless, shelterbelts do provide a degree of rural amenity, as they are rural by nature, provide greenery, and obscure views of built form.

For people living in lifestyle properties west of the site, their rural outlook and amenity will remain largely unchanged, as like the site, their outlook is internalised by vegetation patterns, including roadside shelterbelt planting.

With the establishment of a supermarket within the site, creates a significant change in landscape character, it is important to appreciate that a change in landscape character does not necessarily mean a loss of amenity.

In general, the landscape character of the site will change from rural to commercial with the establishment of a supermarket development and activities within a rural property. In essence, the greenery provided by the shelterbelt surrounding the site, will be substituted for a large-scale building surrounded by hardstand carparking and landscaping. Essentially, the source from which amenity is derived will change, however the degree of amenity will remain, and in some parts of the site will be an improvement such as the pocket park in northwest corner of the site.

The development of a supermarket within the site represents a significant change in landscape character based on the current receiving environment, because the receiving environment is currently more rural than urban. Eventually, this will transition towards being more urban as more rural land is developed for residential housing as per its underlying zoning, and at this point, which is not likely to far away given how rapidly Rolleston is expanding, the PnS proposal will become more assimilated with its new urban environment.

While the large format supermarket and its associated commercial activities remains significantly dissimilar from the anticipated residential development within the site under its Living Z zoning, it should be noted that the triangular shaped site, is disconnected from the surrounding residential areas to the north (Living 1 & B1) and east (Living Z) by Levi Road and Lincoln-Rolleston Road. It is essentially a standalone area buffered from the wider emerging residential area by main primary roads, which have a road corridor width of approximately 20m. The Rolleston Structure Plan shows tree avenue planting along these roads, which would provide further buffering through vegetation patterns.

The Resource Management (Enabling Housing Supply and Other Matters) Amendment Bill has been considered. The effect of changing the receiving environment to include medium density residential housing would change the surrounding residential character and amenity significantly through increased development scale and height and a decrease in openness and landscaping between built form. This landscape change would strengthen my support for the proposal because higher density development in the vicinity of the proposed development will enable the (large) supermarket building to better integrate the with surrounding residential environment.

Appropriateness of Landscape Design

The landscape design mitigates the effects on the character, coherence, amenity, and outlook of the locale that may arise from the proposal, and to ensure it integrates with the evolving receiving environment. Several landscape initiatives are proposed. These initiatives have been developed with reference to the 'matters of discretion' for commercial development within the Business 1 Zone under the SDP, particularly the following clause:

16.10.2.6 The extent to which the design and location of landscaping will contribute to a high-quality pedestrian experience by mitigating any adverse visual effects of development and defining the edges of streets and other space accessible to the public.

Defining the edges of streets and public space

The edges of the PnS proposal with Levi Road and Lincoln-Rolleston Roads are defined by landscape strips along the site's road boundaries, and a pocket park in the northwest corner of the site.

The Levi Road frontage comprises a formal design comprising a double hedging at two different scales, which somewhat resonant with the existing pattern of shelterbelt planting surrounding the site. A tall pleached hedge is proposed at the back of the landscape strip, which will be underplanted with shrub planting. The limbed up foliage will enable views into the site from the street, while

screening views of the supermarket building. A smaller hedge in front of the pleached hedge will provide a strong framework to the native grasses just inside the boundary and shrub planting behind. Overall, the layered landscaping approach will provide a high level of amenity from the street, immediately opposite the existing residential development on the other side of the road, which is not too dissimilar to the existing shelterbelt planting surrounding the site.

The landscape strip along Lincoln-Rolleston Road has a more informal aesthetic to Levi Road. It will be landscaped with mixed tussock and grass planting, punctuated with natural clusters of cabbage trees and lancewoods. It also includes clusters of rocks in select locations to provide interest. This planting combination provides a high level of amenity, while maintaining open views to the supermarket development.

The pocket park in the northwest corner comprises groups of trees, earth mounding and swathes of tussock planting, providing continuity with the Lincoln-Rolleston Road landscape treatment. The tree planting and mounding defines an area of open grass in the wider part of the pocket park. At the narrower end, the main pedestrian pathway and arbor provides a direct connection between the street and entrance to the supermarket building. At the street end, the pathway widens to create a small gathering space with a seat adjacent to the footpath. The pocket park provides an area of greenery, open space, and spaciousness, opposite the junction of Levi and Lincoln-Rolleston Roads, providing a high level of streetscene amenity.

Extent to which landscaping contributes to a high-quality pedestrian experience

The landscape design for the carpark and accessways linking the supermarket to the surrounding streets, provides a high-quality pedestrian experience.

The hierarchy of primary and secondary routes is reinforced with appropriate landscaping. The main east/west pedestrian route is a generous 3.5m wide and will include an overhead arbor with trained climbing plants, which will demarcate the main pedestrian thoroughfare to the supermarket entrance. The secondary routes, which mostly extend north/south in the main carpark area, are slightly narrower paved walkways protected with header gardens planted with tall lancewoods and low shrub planting. Overall, the landscaping provides safe, and accessible pedestrian routes assisting with wayfinding.

Given the trees in the carpark will be planted within root cell modules, enabling greater root development under the surrounding paving, this will result in larger, healthier tree canopies, which in turn will provide a high level of amenity for pedestrians through shade, cover, and scale.

The seating in the pocket park, in the northwest corner of the site, will provide pedestrians with opportunities to sit and relax a while as part of their shopping experience. Similarly, the staff will have their own landscaped area to the south of the supermarket building, which also includes seating.

The greater shared path network between Rolleston Drive and Levi Road will be integrated in the proposal by providing a designated shared path, on the northern side of Levi Road, for pedestrians and cyclists, which ties into the main entrance to the PnS development on the southern side of Levi Road.

Summary of Landscape Effects

Overall, while considering the site's underlying mixed residential zoning; its distinct separation from the surrounding residential area by main roads; and that the supermarket development will provide streetscene amenity, albeit different to what is anticipated within the site under its ODP and planning provisions relating to residential character and amenity, as well as the appropriateness of the

landscape design, in terms of providing mitigation and integrating the PnS proposal into its residential setting, while also maintaining a safe, legible, and well-functioning supermarket facility, the landscape character effects of the proposed PnS development are assessed as being **low to moderate**.

5.3 Assessment of Visibility and Visual Effects

“Visual effects are a subset of landscape effects. They are consequences of change on landscape values as experienced in views. They are one technique to understand landscape effects.”¹¹

Amenity is what makes an environment pleasant in both the physiological and aesthetic sense.

Visibility

Overall, in present time, visibility of the site will be mostly experienced by people traveling along Levi and Lincoln-Rolleston Roads immediately adjacent to the site, and people living in the low-density residential development north of the site. Albeit the living areas in these residences are oriented north away from the site. The PnS proposal will also be visible from the neighbouring rural property to the east, where All Stars Harness Racing operates.

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

Visual Effects on Surrounding Roads

Levi Road

Levi Road is a main primary road used by people who live and work in the vicinity, as well as people traveling from Weedons Road, east of the site, on route to Rolleston town centre via Levi Road and Mansfield Drive. While most people traveling from Christchurch to Rolleston would use the Christchurch Southern Motorway, the recently opened Weedons Road interchange is likely to mean that more residents will use Levi Road commuting between Rolleston and Christchurch.

The northern part of Levi Road provides expansive views to the south across open pastureland to the Port Hills, while roadside shelterbelt planting restricts views on the opposite side of the road. As you move further south along Levi Road, the speed zone reduces from 100km/hr to 60km/hr, and low-density residential development replaces rural land along the northern side of the road extending all the way to its roundabout intersection with Lincoln-Rolleston Road, Mansfield Drive and Lowes Road. On the southern side of this section of road, is a rural landscape providing expansive open pastoral views at first, but then the view becomes channelised by shelterbelt planting along the road frontage of the harness racing property, immediately adjacent to the site and then along the road frontage of the site itself, extending all the way to the roundabout intersection. The occasional open view is available, where there is a break in the shelterbelt to allow for a main entrance or farm gate. The largest break is approximately 20m long, between the southwest corner of the neighbouring harness

¹¹ ‘Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines’. [Final Draft subject to final editing, graphic design, illustrations, approved by Tuia Pito Ora/NZILA 5 May 2021]. Page 61.

racing property and the end of the shelterbelt on the site's northern boundary, which provides an expansive view across the pastureland of the site with the line of internal gum trees visible in the mid ground. For most part along the southern section of Levi Road, the dominant view comprises standard residential development on one side and rural shelterbelt planting on the other side.

Heading south along Levi Road, the proposed PnS development will come into view prior to passing the southern end of the harness racing property. The building will most likely protrude above the shelterbelt defining the harness racing site's road frontage. For the most part along the site's interface with Levi Road the PnS proposal will be screened from view by the pleached hedge and lower hedge just inside the boundary. At maturity, these clipped hedges will restrict views to a narrow band at eyelevel between the top of the lower hedge and underside of the pleached hedge. Like the existing vegetation patterns along the site's northern boundary, more expansive views into the site will be available at entry and egress points.

There are three access points in total along Levi Road and two of these align roughly with the existing entrance and farmgate within the site. While more open views are available at these access points, views of the supermarket building will be softened by trees and shrub planting within the carpark, and as noted previously these trees are expected to develop large canopies given the trees are planted in root cell modules. Around the access points themselves, there will be low planting providing good visibility and logical wayfinding to and from the supermarket development.

The pocket park at the southern end of Levi Road will provide a distinct change in landscape character, creating visual interest and amenity. The grouping of trees will maintain a coherent pattern of greenery along the road interface, while framing views into an inviting area of open public space surrounded by trees and earth mounding planted with tussock grasses.

It should be noted that the Rolleston Structure Plan shows tree avenue planting along both sides of Levi Road. If this is implemented then the street trees would also provide additional screening of the PnS development and streetscene amenity, however, with this being outside of the site, it is not relied on to provide landscape mitigation of the development.

In general, the landscape treatment along the road frontage has similarities with the existing situation comprising a shelterbelt and hedgerow with views into the site available at site entrances. Nevertheless, the important consideration is the comparison between the PnS proposal and the site's likely development under its Living Z zoning, which according to the ODP would be low density housing like what has already been developed on the northern side of the road, with medium density housing in the northeast corner of the site, likely protruding above the low-density housing in front of this. Essentially this a comparison between the PnS proposal's broad comprehensive landscape treatment along the road, with open views of a landscaped carpark and a pocket park, versus, the likelihood it would otherwise be constructed with low density housing comprising a smaller grain of independent lots each developed differently with smaller scale landscaping and openness restricted to driveways and landscaped front yards.

As described previously, residential, and commercial development can both possess amenity, it is just derived differently. Generally residential development has a higher amenity. Therefore, taken overall, visual effects from Levi Road are assessed as being **low to moderate** depending on the level of traffic coming and going from access points on Levi Road.

Lincoln-Rolleston Road

Lincoln-Rolleston Road is a main primary road used by people who live and work in the vicinity, as well as people traveling southeast and east, between Lincoln and Rolleston. Access to Rolleston town centre through Lincoln-Rolleston Road is generally used by people utilising backcountry roads

in the rural environment to the southeast. The road corridor includes a separate cycleway which is used by both commuters and recreational cyclists.

From the southern end of Lincoln-Rolleston Road, wide ranging views are available of trees, shelterbelt planting and open pastureland. While the Port Hills are prominent where the road sweeps around a bend and merges into Selwyn Road, for the most part along the road corridor the hills are obscured by vegetation patterns, except for a framed distant view at the end of the straight-lined road corridor. Approximately halfway along the road is a new low density residential subdivision, occupying approximately a quarter of the road's total length on its southern side. The individual allotments fronting Lincoln-Rolleston Road will have direct access to the road. The Rolleston Structure Plan, illustrating a long-term vision for Rolleston, shows residential development occupying both sides of Lincoln-Rolleston Road along its full length. It is noted that is also promoted by the Canterbury Regional Policy Statement (CRPS) in Map A, and the Urban Growth Overlay in the PSDP, which is subject to several change changes. While this might take several years to eventuate, it is inevitable that the landscape character along Lincoln-Rolleston Road will transition from its current state, as a mostly rural environment, to a residential urban environment. The structure plan also shows tree avenue planting along both sides of the road.

At the northern end of Lincoln-Rolleston Road, on the opposite side of the road to the site, is an area of rural lifestyle properties, occupying a block of land bounded by Lincoln-Rolleston Road, Lowes Road and Springston-Rolleston Road. Currently these larger lifestyle allotments are mostly screened from view by a bold vegetation pattern of trees and shelterbelt planting, particularly along its road frontage with Lincoln-Rolleston Road. From the road, the existing residences, currently sparsely organised, are concealed from view, with only driveway entrances indicating that they exist. As described previously, like the site, this area is also zoned Living Z, which supports development of detached and attached medium density housing, subject to an ODP. Consequently, it is anticipated that a considerable amount of the existing vegetation will be removed to make way for more intensive urban development. This is already starting to occur along this areas interface with Lowes Road with the development of duplexes.

Along Lincoln-Rolleston Road, it is understood, that the southern part of the application site will retain its roadside shelterbelt, until such time as this land is developed. This will provide screening into the site as people approach the site from the south heading towards Rolleston town centre. In other words, visibility of the PnS proposal from Lincoln-Rolleston Road will be restricted to the section immediately opposite the site.

The proposed landscape treatment along the site's interface with Lincoln-Rolleston Road comprises mixed tussock and grass planting, punctuated with an informal arrangement of cabbage trees and lancewoods. This planting combination will have a natural and open appearance, compared to the more formal clipped hedges of the Levi Road landscape treatment. The change in planting character will provide visual interest and amenity. A more open landscaping treatment is deemed appropriate along here as the supermarket building is set much further back from Lincoln-Rolleston Road, approximately 80m at its nearest point, in comparison with Levi Road where it is 50m away. Further north, the landscape treatment integrates seamlessly with the landscape design for the pocket park through a continuation of the tussock and grass planting. The pocket park, landscaped with trees, earth mounding, and swathes of tussocks and grasses occupies almost half of the site's interface with Lincoln-Rolleston Road, at its northern end. The proposed arbor and pedestrian gathering node adjacent to the road will provide visual interest and streetscene amenity.

The supermarket building will be more prominent for people traveling southeast on Lincoln-Rolleston Road as the building will be within their peripheral vision, whereas heading northwest, the building is at right angles and is outside of the peripheral view. Views of the supermarket building will be softened by carpark tree planting in the midground, which will visually help to ground the building into

its setting. This will be particularly effective for people travelling southeast where the biggest concentration of carpark trees is positioned (5 rows) and the arbor with trained climbers providing further greenery.

The Lincoln-Rolleston Road interface includes two access points into the site as illustrated in the landscape concept plan. These will be surrounded by landscaping and highlighted with standard PnS entry/ egress signage. The landscaped attenuation basin in the southern corner of the site will be an attractive landscape feature adjacent to the southern access point.

While the site currently provides a rural character and amenity, a key consideration is the potential adverse visual effects of the PnS proposal in comparison with what might be developed there under the site's Living Z zoning. Similar to Levi Road, under the sites ODP, low density housing would be constructed along Lincoln-Rolleston Road, with taller medium density development visible protruding above this in the northeast corner of the site. Both development types have amenity, however residential development generally has higher amenity, than commercial development. The visual effects from Lincoln-Rolleston Road are assessed as being **low to moderate**, depending on the frequency of traffic coming and going from access points into the site.

Lowes Road & Masefield Drive Roundabout

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

At present, views into the site from Lowes Road and Masefield Drive are completely obscured by the shelterbelt planting along the site's boundaries with Lincoln-Rolleston Road and Levi Road. This provides a rural green backdrop restricting views to the road corridors.

The PnS proposal will significantly open views into the site, and the pocket park directly opposite the intersection will provide a pleasant landmark of greenery and open space. I note that the planned upgrade of the roundabout to traffic signals will improve pedestrian connections between Lowes Road and Mansfield Drive with the pocket park and balance of the site. While the supermarket building will be visible in the background, the grouping of trees and planted earth mounding in the pocket park will be the focus of the view from the roundabout, and this will be backdropped by the concentration of carpark trees in the area directly behind the pocket park. The planted arbor extending from Lincoln-Rolleston Road to the supermarket building will be visible some 100m away, providing visual interest within the streetscene.

If the site was developed under its Living Z zoning, the northwest corner of the site would likely possess low-density housing, which in contrast to the pocket park, would likely comprise considerably less open space and greenery. In fact, housing adjacent to busy intersections, often have tall solid fences to provide acoustic protection and privacy. The pocket park will be a landmark feature at the busy intersection, providing a high level of amenity, even with momentary views of the supermarket in the background.

Overall, the visual effects from the Lowes Road, Masefield Drive roundabout will be **low** and possibly even positive once the tree planting in the pocket park matures.

Visual Effects on Foreseeable Neighbouring Properties

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

Levi Road Properties

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

The supermarket building is approximately 70m away from the nearest residences on Levi Road. The building will be prominent but softened by the pleached hedge and hedgerow roadside landscape treatment and carpark trees behind. Views through the narrow open band between the two hedges will draw the eye, particularly traffic movements, however the hedges will provide a solid wall of greenery and screening like the existing shelterbelt surrounding the site.

The most affected neighbouring properties are those immediately adjacent to the three access points on Levi Road, where open views into the PnS development can be obtained. Of these, the two properties directly opposite the main and widest entrance (152 and 154 Levi Road) have the greatest potential adverse visual effects. Nevertheless, these residences, like others along Levi Road, are oriented north away from the site and for much of their road frontage include solid timber fencing above eyelevel. In addition to this, the main central entrance into the site from Levi Road includes an island of trees and shrub planting setback just inside the entrance, which the access road sweeps around. This island of planting, together with a strip planting immediately opposite, functions as an external vegetated lobby into the site, screening views of the northwest corner of the supermarket building and carpark to the southwest.

Overall, the visual effects have been assessed as being ***low to moderate*** for residences living on Levi Road directly opposite the site, particularly those houses directly opposite access points into the proposed PnS development.

Lincoln-Rolleston Road Properties

As described previously, currently there are no residences in neighbouring properties on Lincoln-Rolleston Road (an arterial road) opposite the site that have prominent view into the site. These are mostly concealed from view by bold vegetation patterns that follow the boundaries and fence lines of the rural lifestyle properties. However foreseeable residential properties developed immediately opposite the site, as per its underlying residential zoning, may experience potential adverse visual effects from the PnS proposal. Nevertheless, while future residences forming part of a finer grain of residential development opposite the site would have a northwest outlook in the direction of the site, it is likely they will be developed with high solid fences along their road frontage to provide acoustic protection and privacy for outdoor living areas.

The residences that would be most affected by the supermarket proposal are those that might be built along Lincoln-Rolleston Road opposite the southern half of the site, approximately 90m from the supermarket building at its closest point. The residences to the north would be orientated toward the pocket park which would provide a high level of landscape amenity. The residences to the south will have views into the southern corner of the carpark. Nevertheless, the landscaping around the attenuation basin still comprises half dozen trees that will provide screening of the supermarket building.

Overall, given half the future residences will have favourable views of the pocket park, and the remaining residences will have partial screening of the distant supermarket building the visual effects of the PnS development on these properties are assessed as being **low** to moderate providing further tree planting is undertaken.

Rural Property to the East

The existing residence in the large rural property (All Starss Harness Racing) immediately east of the site is aligned with the southern part of the supermarket building and is some 80m away. However, for aerial photography, the living areas appear to be oriented north away from the site. Nevertheless, there is a swimming pool on the western side where potential views of the proposed PnS development are possible. In addition to this, potential views are available from the harness racing track that, at its nearest point, is 100m away from the proposed supermarket building within the site.

Unlike the rural lifestyle properties to the east of the site, currently, this rural property is to remain rural under the district plan and is shown as a rural property in the long-term Rolleston Structure Plan.

The residence and its curtilage are surrounded by a hedge (*Photinia 'Red Robin'*) clipped at a level above eyelevel, which will likely provide screening of the PnS proposal from the swimming pool area in the western part of the curtilage area. There is also shelterbelt planting along the rural property's western boundary that provides screening of the site.

As described earlier, a 10m band of indigenous vegetation, including trees, shrubs, and groundcovers, is proposed along the site's eastern interface with the rural property. This will be located behind a 2m tall solid timber fence and retaining wall on the boundary. The indigenous planting band will provide generous buffering between the proposed supermarket building and rural property. Once the tree planting matures and protrudes beyond the height of the fence and neighbouring shelterbelt, it will provide dense screening of the supermarket building as well as a varied green backdrop to the rural property.

The supermarket façade facing the rural property will have no PnS signage or yellow branding. It will simply appear as a large grey building of which, only the upper portion of the roof will be visible protruding above the indigenous planting band, when the planting reaches maturity.

Overall, the visual effects on the rural neighbouring property to the east of the site are assessed as being **low** in relation to the position and orientation of existing features within the property and the buffering that will eventually be provided by the indigenous planting band.

5.4 Assessment of Construction Effects

The development will be constructed in stages over a couple of years. Although landscaping is typically undertaken on completion of all construction works it is recommended that the pocket park is developed at the outset of the works to provide the earliest buffering, screening, and amenity at the junction of Levi and Lincoln-Rolleston Roads.

To ensure mitigation of effects by landscaping will occur, we recommend a maintenance plan is put into effect for the duration of construction and a further minimum period of two years. After this time, a management plan should be instigated by the owner operators to ensure that the mitigation offered by landscaping continues to be achieved.

6.0 Mitigation and Enhancement

The follow mitigation and enhancement measures are recommended as conditions of consent:

- A landscape maintenance plan is prepared for the construction period and the subsequent two years that follow the completion of the development. After this time, a follow up management plan should be instigated by the owner operators to ensure that the mitigation offered by landscaping continues to be achieved.

7.0 Summary and Conclusion

7.1 Summary of Assessment Findings

The application site sits within land zoned 'Living Z' under the SDP and 'General Residential' under the PSDP. Both these zonings provide for a range of housing typologies, including medium density housing, subject to a distinct ODP for the site. Under the PSDP, existing low density residential development north of the site will also be zoned General Residential.

The site currently has a working rural character, with a low degree of rural amenity, given most of the site is concealed by shelterbelt planting along its road frontage boundaries. While a change in landscape character from rural to commercial will obviously be significant, the significance of this change is reduced given its underlying zoning for mixed housing types under the district plan. The key landscape issues, in terms of this assessment, include the degree to which the PnS proposal has the potential to adversely affect the foreseeable residential character, coherence, amenity and outlook of its setting in relation to its surrounding residential zonings. Another consideration is the impact the PnS proposal may have on the neighbouring rural zoning to the east.

The scale and nature of the PnS proposal will be a major departure from the mixed residential development anticipated for the site under the district plan, however the site is uniquely positioned, being a standalone area of 4.14 hectares (7.24 ha application site), disconnected from the surrounding existing, and emerging residential area by two main primary roads (Levi Road and Lincoln-Rolleston Road). These roads will provide buffering of approximately 20m, in terms of openness, between the alternate residential and commercial development and activities, and they are likely to be planted with tree avenue planting, as shown on the Rolleston Structure Plan, which would accentuate and supplement, the buffering provided by the road corridors.

The PnS proposal adheres to the relevant landscape provisions for commercial development within the Business 1 Zone under the SDP, which focus on pedestrian experience and the quality of edges with public space including streets. The landscape design provides an attractive interface with the streetscene of the adjoining primary roads, including clearly defined entrances. The tree planting along the boundaries, as well as the internal tree planting within the carpark (planted in root cells) will soften, and visually reduce the scale of the supermarket building, while also visually breaking up the expanse of hardstand surfacing in the carpark. The internal landscaping will assist with legibility and wayfinding throughout the supermarket development. While the PnS proposal would provide appropriate amenity within the Business 1 Zone under the SDP, due to its layout and landscaping, it would also provide an appropriate level of amenity within the current Living Z zoning.

The landscape design includes a 10m wide biodiversity corridor along the site's eastern boundary with rural zoned land comprising extensive indigenous planting, which will establish an upper-canopy, sub-canopy, and understory planting, providing biodiversity and habitat sanctuary. There is an opportunity to link this biodiversity corridor with the east-west green corridor shown on the Rolleston Structure Plan, which extends to the southern end of the application site. The biodiversity corridor, along the proposed retaining and solid fencing along the eastern site boundary will avoid any reverse sensitivity effects between rural and commercial activities, however, should the neighbouring land east of the site be developed for residential purposes, it would generate reverse sensitivity effects relating to residential character and daylighting.

A feature of the landscape design is the pocket park in the northwest corner of the site, which will provide a high level of amenity, within a prominent location opposite an intersection at the prominent south-eastern approach to the town centre. While the ODP for the site includes a neighbourhood park, graphically, this is much smaller and positioned internally within the site, and thus would only be visible to the immediate residential area. The pocket park, on the other hand, would be visible and more accessible to the wider Rolleston community.

Overall, it is expected that the comprehensive landscaping at the site's interfaces will achieve a higher level of amenity the existing rural property, given the majority of this is surrounded by a shelterbelt.

While the magnitude of the potential visual effects arising from the proposed development is significant, particularly for people commuting along Levi and Lincoln-Rolleston Roads, and people living in neighbouring properties adjacent the site, the visual effects have been mitigated by generous building setbacks, minimal built form, appropriate landscaping along site boundaries and internally within the site. A key design move is the internal tree and shrub planting immediately inside the main entrance on Levi Road, essentially creating vegetated exterior lobby between the main road and supermarket development, screening otherwise open views into the development at the entrance, particularly for neighbouring residences located immediately opposite the entrance.

7.2

Conclusion

Overall, the PnS proposal has been designed to integrate into its evolving residential setting, with landscape and visual effects considered to be either **low** or **low to moderate** in magnitude, while providing a safe and well-functioning supermarket facility that will be highly utilised by a greatly expanding community.