



## **Appendix 9: Landscape and Visual Assessment**



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# Farmers Corner Development Plan Change: Landscape Assessment



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# 1 Introduction

## 1.1. Purpose of the Assessment:

This assessment considers the proposed Plan Change for Farmers Corner which will result in greater built form being established on the site, the effects this could have on landscape values & visual amenity, and the identification of mitigation measures to ensure that the development is still appropriate from a visual and landscape perspective.

## 1.2. Proposal Description:

Farmers Corner Ltd (FCL) are proposing to develop their 21ha rural property at 12 Longbeach Road, Tinwald, Ashburton. The proposal aims to develop a rural tourism park with associated accommodation for the purpose of providing a unique New Zealand agricultural experience for both local and overseas visitors, thus attracting more tourists to the Ashburton District. The development is to be facilitated by way of a plan change made to the Ashburton District Plan, to change the zoning of the site from Rural B to a new Rural Tourism Zone, which is the subject of this assessment.

The proposed plan change provides for different types of activities within three identified areas as shown on the outline development plan. These areas are summarised below:

- A. **Area 1:** The proposed plan change will provide for existing types of activities including the existing Farmers Corner retail building, restaurant, public toilets and parking facilities. The plan change will also allow for limited further expansion for the same type of activities.
  
- B. **Area 2:** The proposed plan change will provide for visitor accommodation and related recreational activities. New landscape related standards are proposed to control building density, building height, building appearance, internal landscaping, earthworks and lighting.
  
- C. **Area 3:** The proposed plan change will continue to provide for existing farming activities and allow for recreational activities within this area.

## 1.3. Background

As part of exploring the options for the development of the site we have prepared a Landscape Concept Plan in conjunction with Donnithorne Architects Ltd. The Landscape Concept Plan provided is not the subject of this assessment, however the proposed Plan Change and Outline Development Plan provided are both based on facilitating the type of development proposed in that original concept plan.

### 1.4. Outline Development Plan



## **2 The Receiving Environment:**

### **2.1. Landscape Context:**

#### **Topography:**

The entire site and surrounding area is relatively flat with little topographical relief and sits at approximately 85m above sea-level. There are no notable elevated areas such as hills or mounds. A shallow drain runs north-south through the site leading to a notable depression approximately 2.5m deep and several metres wide adjacent to State Highway 1 at the north boundary. The character of the site topography reflects the typical character of the flat Canterbury Plains.

#### **Vegetation:**

Vegetation cover on the plan change site and in the surrounding area consists of mainly exotic species. The main type of vegetation cover consists of exotic shelterbelts which line the margins of numerous paddocks and legal boundaries. Garden plantings consisting of exotic and native species are common near residential dwellings and driveways. Long rows of lavender crops can be seen within the plan change area and opposite the main entrance. Most land has been cleared of vegetation for pastoral use.

#### **Waterways:**

No natural waterways are noted within the plan change area or surrounding environment. A single ditch drain has been noted within the site, referred to under the Topography Context (above). Ditch drains are noted along sections adjacent to the road to carry water off-site during rainy periods.

#### **Built Structures:**

The Farmers Corner commercial building stands on the corner of State Highway 1 consisting of a large restaurant, retail shop and warehouse. A new toilet block has also been built at the south side of the building. There are several dwellings, free-standing walls, sheds and associated farm infrastructure on the site and immediate surrounds. Several hundred metres to the south of the zone change site is New Zealand Tractors Limited, containing a large retail warehouse and other small associated structures.

### **2.2. Visual Context:**

The visual context of the receiving environment is largely open with expansive views available to Mt Hutt and Southern Alps to the west. Views in all directions are partially screened by long rows of tall shelterbelts extruding along property boundaries. The area has a high level of visual amenity with built structures scattered throughout the landscape, encapsulated by gardens and planted screens reflecting the typical rural character of the area. Overall, the visual context of the receiving environment has a moderate level of sensitivity to change.

### **Key Viewpoints:**

A collection of key viewpoints were selected to demonstrate the likely visual effects that the proposal could have on the surrounding environment. Each viewpoint is located on public land, and as close as possible to existing residential dwellings and notable public viewsheds which feature the plan change area. In assessing the potential effect of a proposal, the quality and openness of the view is considered. The key viewpoints are summarised as follows: (refer to **appendix C** for photos)

- 1) View from Intersection of State Highway 1 & Long Beach Road, looking south-west
- 2) View from Long Beach Road, looking west
- 3) View from outside 54 Long Beach Road, looking north-west
- 4) View from outside 85 Long Beach Road, looking north-west
- 5) View from Hinds Highway (SH1), looking south-east
- 6) View from Hinds Highway (SH1), looking east
- 7) View from Hinds Highway (SH1), looking north-east
- 8) View from outside 361 Hinds Highway SH1, looking north-east

### **2.3. Visually Sensitive Receptors: VSRs**

The viewpoints outlined above have been used as key reference points of where the proposal is likely to have effect on the visual amenity of VSR's. These are summarised as follows:

**2.4. Table 1: Assessment of Existing VSR Setting**

VSR #	VSR Description	Photo No.	Type of View	Distance to Proposal	Description of Current View
VSR1	Cyclists, commuters using Beach Road	2	Open, partial views	15m	Open and close views are available of Farmers Corner from this location. It is possible to see the main commercial building partially screened by existing trees, with a backdrop of shelterbelts to either side. A large lawn and formal plantings of lavender can be seen up close as well as some signage.
VSR2	Cyclists, commuters using Hinds Highway (SH1)	1, 5, 6, 7	Open, partial, and screened views	25m – 15m (respectively)	Both open and screened close views of Farmers Corner are available from these locations. At the northern end it is possible to see the main commercial building, lavender field and toilet block from the road at close range. Shelterbelts create a backdrop against the buildings and fields in the foreground. During the day visitors and animals can clearly be seen roaming around the fields and lavender plantations. As VSRS move further south most views are screened by existing shelterbelts. Several small gaps in the trees offer a partial view of bare open fields.
VSR3	Residents at 54 Beach Road	3	Open, partial views	110m	Open close views of Farmers Corner are available from this location. Several workers' dwellings and farm-associated buildings are visible from this location. Shelter belts and partial views to the Southern Alps create a backdrop over open fields. It is expected that there would be close open or partial views of Farmers Corner from within the property itself.
VSR4	Residents at 85 Beach Road	4	Partial views	340m	Shelterbelts along the site boundary and neighbouring property provide partial medium distance views of Farmers Corner from this location. Partial views to the Southern Alps create a backdrop over several lines of shelterbelts.
VSR5	Residents at 361 Hinds Highway	8	Screened, partial views	270m	Shelterbelts screen views of Farmers corner from this location. It is expected that there would be close open or partial views of Farmers corner from within the property itself.



### 3 Assessment of Effects

#### 3.1. Rural Tourism Zone:

This section assesses the potential effects of the Plan Change proposal upon the receiving environment and provides recommendations and mitigation measures to avoid, remedy or mitigate those effects.

#### 3.2. Building Coverage:

The Plan Change proposes to increase the permitted levels of built coverage in Area 1 and Area 2 from that which currently apply to the site under the Rural B zoning. Increasing building coverage has the potential to be a visually dominant feature in the landscape, which could have adverse effects upon rural character if not appropriately avoided or mitigated.

The following design factors are considered to avoid or mitigate the potential visual dominance of built form resulting from increased site coverage:

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- Building density
- Soft landscaping / screening
- Building height
- Building appearance

- a. **Area 1:** Existing activities within Area 1 include the Farmers Corner commercial building, toilets and car parking with a site coverage of 18.7%. Due to open and exposed views from Hinds Highway the existing buildings and parking area appear as visually dominant features within the site. Currently there is an appropriate balance between existing built form and open space. Considering this, it would be acceptable from a visual perspective to allow limited additional building coverage without producing significant adverse visual effects.

It is anticipated that building coverage exceeding 25% will likely result in the development becoming urban in nature. Therefore, it is recommended that any additional building coverage be restricted to a maximum of 25% to maintain rural character and meet the aims Rural Tourism Zone. Additionally, restriction on building height of any additional built form should be considered to avoid any adverse visual effects. This is discussed in the next section: **3.3: Building Height.**

- b. **Area 2:** The existing site coverage within area two includes two farm houses and several sheds used for farming activities. The balance between open space and built form within Area 2 is typical of the surrounding rural context. The Plan Change proposes a maximum building coverage of 10% for Area Two, which is expected to provide for a central hub building, several recreational buildings, staff accommodation and several dozen accommodation units. It is expected that greater building coverage will likely be out of character with the surrounding rural landscape, unless it is appropriately managed.

Under the current Rural B Zone rules, limits on site coverage apply to both buildings and all impervious surfaces. It would be inappropriate to carry forward rules relating to impervious surfaces in Area 2 as this does not affect the balance between open space and built form. However, building coverage regulations can be used to provide for a greater density of buildings whilst maintaining a rural setting and avoiding the development becoming urban in nature.

The Plan Change allows for a maximum building coverage of 10% in Area Two. This would meet the goal of achieving a 'rural setting' and can therefore be supported. However, inappropriate building density and placement can lead to a visual dominance of buildings, which could adversely affect the visual amenity of the receiving environment.

To mitigate the potential adverse visual effects created by densely placed buildings it is recommended that a setback of twenty-five metres be placed between the large central hub building and any other building. It is recommended that visitor accommodation units be limited to only two adjoining units and that a minimum setback of five metres be placed between accommodation units (excluding where two units adjoin) to break up the visual appearance of the units and stop the development looking urban in nature. Appropriate amounts of soft landscaping should be allowed for to break-up the combined visual profile of buildings. The design factors above are considered in the following sections.

- c. **Area 3:** is currently used for farming activities and contains mainly open space with no notable buildings or hard surfacing, and strongly reflects the rural character of surrounding area. The Plan Change proposes to retain a site coverage of 5% which currently applies under the Rural B zoning. This is expected to have nil effect on the visual amenity of the receiving environment.

Maintaining a 5% building coverage would meet the Plan Change goal of achieving a 'rural setting'. Considering the anticipated adverse visual effects generated by an increase in building coverage across the rest of the site, it is expected that maintaining a low building coverage in Area 3 will help to mitigate these effects by creating a balance between built form & open space across the plan change site as a whole.

### **3.3. Building Height:**

The height of buildings has the potential to be an imposing or dominating feature in the landscape, which could have adverse effects upon the rural character of the surrounding area if not appropriately avoided or mitigated.

The existing zoning currently allows for a maximum building height of 10m except for the purposes of undertaking a farming activity of which up to 20m is allowed. As mentioned above, the proposed Zone change will provide for a greater density of buildings. Buildings

at 9m or higher built combined with the proposed higher density would be expected to create significant adverse effects upon visual amenity and be incompatible with the character of the surrounding rural landscape.

Considering the above, it is recommended that the Plan Change allow for a permitted maximum height of 8m across the site to avoid any visual dominance imposed by buildings and/or building clusters. This will ensure that the built development maintains a low profile and should be supported with the appropriate building layout and spacing mentioned under the Building Coverage Assessment. It is recommended that buildings of between 8m and 9m be considered on a case-by-case basis through a consent process.

#### **Building Appearance:**

As described in the Building Coverage section, visual appearance is an important design factor when considering options to mitigate the visual dominance of new buildings. Considering the rural character of the surrounding environment, controls on reflectivity of buildings is important to ensure that the potential visual effects of any buildings that are visible from adjoining properties or public areas are reduced. Until planting has been established to effectively screen any new buildings, the appearance of new buildings will be out of character with the surrounding environment and is likely to have significant adverse effects on the visual amenity of neighbours and the public.

Considering the above, it is important that any new buildings the use of colours with a low reflectance value to make buildings appear unobtrusive within the rural landscape and that the use of building materials that complement the rural environment do not cause glare. It is recommended that the predominant appearance of any new building shall have a maximum Light Reflectance Value (LRV) of 40% to minimise visual prominence and the glare effect on the receiving environment.

Furthermore, the Plan Change includes a matter of control for central hub building(s) that means design and appearance of that building(s) can be considered in consent process and conditions imposed on building colours and materials. Considering the potential adverse visual effects caused by the visual dominance of the central hub building(s) due to its size, it would be appropriate to impose conditions relating to the design and appearance of the central hub building(s) in addition to reflectivity, such as building colour and materials.

#### **3.4. Internal Landscaping:**

It is anticipated that the scale of the development will be greater than that of the surrounding rural area, and is expected to be out of character with the rural landscape. As mentioned previously, it is anticipated that the view and increased extent of new buildings is expected to be out of character with the surrounding environment and is likely to have significant adverse effects on the visual amenity of the receiving environment.

The screening of new buildings from adjoining properties and roads is an important factor in mitigating the visual effects from increased building coverage. Existing hedgerows are expected to provide extensive screening of new buildings from public views along Hinds Highway. Current views into the site from Longbeach Road and neighbouring properties to the south and south-west are open to partial.

Considering the potential visual effects above, it is recommended that the development attain a predominance of planting over built form, to enhance the visual appeal of the site, screen any visually dominant buildings and meet the goal of achieving a rural setting.

It is recommended that a 15m deep buffer of planting with a minimum mature height of 6m be established along all boundaries to help screen the adverse visual effects of buildings on the receiving environment.

It is also recommended that planting be required between accommodation units to break up the visual dominance imposed by new buildings. It would be appropriate to require a minimum of 100m<sup>2</sup> of planting per unit or a building / planting ratio of 1:2.5 to further enhance the appearance of the site.

Local Iwi have requested that the planting scheme include a predominance of indigenous planting. It is recommended that the planting scheme ensures 75% of total internal site planting shall be indigenous and contain plants selected from the attached species list. This will significantly enhance biological and ecological values, resulting in overall positive effects.

### **3.5. Earthworks:**

It is anticipated that extensive earthworks will be required in preparation for the built development, specifically within area two where much of the development will be provided for. Considering that area two will support a maximum of 10% building coverage, the required earthworks are estimated at being between 10,00m<sup>3</sup> and 15,000m<sup>3</sup>. Under the current Rural B zoning, a maximum volume of earthworks of 5000m<sup>3</sup> per annum over an area no greater than 2000m<sup>2</sup> is permitted. The Plan Change proposes to retain the maximum volume allowed but remove limitations on the area in which earthworks can occur.

Considering this, it would be possible to achieve the expected required earthworks over several years of development, as a permitted activity. If a greater volume than 5000m<sup>3</sup> is proposed in any one year, the appropriateness of this can be considered through a resource consent process.

The site is not located in or adjacent to an identified Significant Landscape or Outstanding Natural Landscape (ONL) and will therefore have no effect on these landscape values. It is expected that any earthworks, including the excavation & stockpiling of soil could create adverse effects on the amenity of neighbours. Considering the topography of the site, which is mainly flat, it is expected that visual effects will be limited to the visibility of

works and stockpiled soil, which are expected to be less than minor and temporary. It is also anticipated that nuisance from dust caused by earthworks could have adverse effects on the amenity of neighbours. These effects are expected to have more than minor temporary effects on visual amenity, reducing to no effect over time.

### **3.6. Lighting:**

It is anticipated that the development will produce greater amounts of light than what is generally expected to be seen in the surrounding rural landscape. It is considered that the amount of light produced would be out of character with the rural landscape and would have significant visual effects on the amenity of neighbouring properties and the public. It is important that the plan change provide rules to avoid light spillage, mitigate the amount of illumination received by neighbours and road users. Light spillage can be a hazard to drivers and the illumination of neighbouring properties and interfere with the uninterrupted night time views generally expected within the rural landscape.

The current rules applying to the site under the Rural B zoning require:

- *All fixed exterior lighting shall be directed away from adjacent properties and roads;*
- *No lighting from any activity shall result in a greater than 3 lux spill (horizontal and vertical) of light onto any adjoining property, measured at any point more than 2m inside the boundary of the adjoining property.*

Considering the suitability of the existing regulations within the rural context, it is recommended that these regulations be carried over into the zone change to limit the potential significant effects mentioned above.

It is anticipated that footpath, driveway and carpark lighting will be provided for users at night time. The consent conditions applying to the current Farmers Corner development require that lighting for the current car park and driveway areas be mounted on standards restricted to 1.5m maximum height. Considering the proximity of these activities to the neighbouring property at the south boundary, it is recommended that all lighting for new footpaths, driveways and carpark areas also be required to be mounted on standards and should be restricted to 1.5m maximum height to avoid light pollution.

The consent conditions applying to the current Farmers Corner Ltd require external lighting to be extinguished at 10.00pm and internal lighting at 10.30pm. These requirements are in addition to other consent conditions relating to hours of operation for various aspects of the existing activity. The Plan Change aims to combine these conditions into one rule limiting commercial activities within Area 1, including all lighting, to 11pm. Considering the proposed lighting regulations and screening from soft landscaping, requiring lighting to be extinguished at a slightly later time of 11pm is expected to have minor adverse effects on the visual amenity of neighbours and public

road users, and would therefore be acceptable from a visual perspective.

Furthermore, the Plan Change proposes a controlled activity pathway for the central hub building(s) that and allows for the effects of lighting associated with what is anticipated to be a larger building to be considered through that consent process and appropriate conditions imposed. The hours of operation for lighting and type of lighting used can have adverse effects on the visual amenity of neighbours, therefore, it would be appropriate for these factors to be considered through the consent process.

Considering the potential adverse visual effects caused by uncontrolled lighting of the central hub building(s) due to its size, it would be appropriate to impose conditions relating to the design and appearance of the central hub building(s) in addition to reflectivity, such as building colour and materials.

### **3.7. Building Setbacks:**

The Plan Change proposes to include a 10m building setback from roads and a 25m building setback from shared boundaries, the same as that currently applies under the Rural B zone framework.

It is anticipated that any structure built within **10m** of the road boundary will have adverse effects upon the visual amenity of commuters using the public road networks. Like above, it is expected that any structure built within **25m** of shared boundaries will have adverse effects upon the visual amenity and privacy of neighbours. In each case, it is expected that allowing for a smaller setback than the existing could make the development appear 'urban' in nature, and would not be in keeping with the character of the surrounding landscape.

It is therefore recommended that the Plan Change retains the existing regulations regarding building setbacks. It is also recommended that combining a minimum depth of 15m boundary planting in areas proposed located on the ODP will ensure that views into the site are screened over time, further mitigating any visual effects generated by new buildings.

3.8. Table 2: Effects on Landscape Character & Values:

Landscape Context	Sensitivity to Change	Magnitude of Change	Effect (prior to mitigation)	Proposed Mitigation Measure	Residual Effect (post-mitigation – Day 1)	Residual Effect (post-mitigation – Year 5)	Comment
Landscape Values	Medium	High	Minor	MM4	Less than Minor	Positive	The establishment of an extensive indigenous planting scheme will provide significant habitat for both flora & fauna, greatly enhancing the landscape values of the site and surrounding environment, resulting in overall <b>positive effects</b> for landscape values.
Rural Character	High	High	Significant	MM1, MM2, MM3, MM4, MM6, MM7	More than Minor	Less than Minor	Prior to mitigation the construction of the new buildings will have <b>significant adverse effects</b> on rural character. Implementing the recommended mitigation measures will help to avoid and mitigate significant adverse effects on the receiving environment. This is anticipated to result in more than minor effects on day 1, reducing to <b>less than minor</b> once planting becomes established.
Topography	High	Negligible	Nil	N/A	N/A	N/A	The proposed development does not require any noteworthy modification of the existing topography and would therefore have <b>nil effect</b> on topography.
Vegetation	Low	High	Positive	MM4	Nil	N/A	The development will result in the limited removal and replacement of some existing vegetation which is likely to result in <b>Minor Effects</b> . However, the extensive planting scheme paired with the recommended indigenous plant coverage would result in overall <b>Positive Effects</b> for site vegetation cover.
Waterways	Low	Negligible	Nil	N/A	N/A	N/A	<b>No effect</b> on existing waterways.
Built Structures	Medium	High	Significant	MM1, MM2, MM3, MM7	More than Minor	Nil	The context regarding structures will endure a high degree of change with regard to the existing and surrounding context. The construction of several new buildings is likely to result in <b>significant adverse effects</b> . However, screening the buildings from outside views as well as limiting the reflexivity of buildings should mitigate the adverse effects on visual amenity.

3.9. Table 3: Effects on Visual Amenity

Visually Sensitive Receptor	Sensitivity to Change	Magnitude of Change (effect / impact)	Effect (prior to mitigation)	Proposed Mitigation Measure	Residual Effect (post-mitigation – Day 1)	Residual Effect (post-mitigation – Year 5)	Comments
VSR1 –Commuters & cyclists using Longbeach Road	Medium	Moderate	More than Minor	MM1, MM2, MM3, MM4, MM5, MM6, MM7	Less than Minor	Nil	Commuters using Longbeach Road have a <b>Medium</b> sensitivity to change given their proximity to the site and the open / partial views into the site. People will see <b>Moderate</b> change with the removal of some existing vegetation and the construction of new buildings resulting in <b>More than Minor</b> adverse effects. However, by implementing the recommended mitigation measures over time, the effects are considered to become <b>Less than Minor</b> reducing to <b>Nil</b> as planting becomes established.
VSR 2 – Commuters & cyclists using Hinds Highway (SH1)	Medium	Moderate	More than Minor	MM1, MM2, MM3, MM4, MM5, MM6, MM7	More than Minor	Nil	Commuters using Hinds Highway have a <b>Medium</b> sensitivity to change given their proximity to the site and the open / partial and screened views into the site at various points along the road. People will see a <b>Moderate</b> change the removal of some existing vegetation and the construction of new buildings resulting in <b>More than Minor</b> adverse effects. However, as mitigation measures are implemented the effects are considered to remain <b>More than Minor</b> reducing to <b>Nil</b> as planting becomes established.
VSR 3 – Residents at 54 Beach Road	High	Large	Significant	MM1, MM2, MM3, MM4, MM5, MM6, MM7	More than Minor	Less than Minor	Residents at 54 Beach Road have a <b>High</b> sensitivity to change given their proximity to development activities and the open, partial views into the site. Residents will see the removal of existing structures, vegetation and the construction of new buildings resulting in <b>Significant</b> adverse effects. However, by implementing the recommended mitigation measures over time, the effects are considered to become <b>More than Minor</b> reducing to <b>Less than Minor</b> as planting becomes established.
VSR 4 – Residents at 85 Beach Road	Medium	Moderate	More than Minor	MM1, MM2, MM3, MM4, MM5, MM6, MM7	Less than Minor	Nil	Residents at 85 Beach Road have a <b>Moderate</b> sensitivity to change given their proximity to the site. The magnitude of change is <b>Moderate</b> due to the partial and distant views into the site. It is possible that residents will partially see the construction of new buildings such as the lookout towers resulting in <b>Less than Minor</b> adverse effects. However, by implementing the recommended mitigation measures over time, the effects are considered to become <b>Less than Minor</b> reducing to <b>Nil</b> as planting becomes established.



<b>VSR 5 – Residents at 361 Hinds Highway</b>	<b>High</b>	<b>Large</b>	<b>More than Minor</b>	<b>MM1, MM2, MM3, MM4, MM5, MM6,</b>	<b>Less than minor</b>	<b>Nil</b>	<p>Residents at 361 Hinds Highway have a <b>High</b> sensitivity to change. The magnitude of change would be <b>Large</b> due to their proximity to and both open / partial views into the site. It is anticipated that residents will see the construction of new buildings resulting in <b>More than Minor</b> adverse effects. However, by implementing the recommended mitigation measures over time, the effects are considered to become <b>Less than Minor</b> reducing to <b>Nil</b> as planting becomes established.</p>
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## 4 Mitigation Measures

The following mitigation measures are recommended to help avoid, remedy or mitigate the adverse effects identified within this assessment.

### 4.1. MM1: Building Coverage

- **Area 1:** it is recommended that any additional building coverage (including impervious surfaces) be restricted to a maximum of 25% in order to maintain a sense of rural character and meet the aims Rural Tourism Zone. Additionally, restriction on building height & appearance of any additional built form should be considered to avoid any adverse visual effects.
- **Area 2:** it is recommended that any additional building coverage (excluding impervious surfaces) be restricted to a maximum of 10% to maintain a sense of rural character and meet the aims Rural Tourism Zone. It is also recommended that a setback of **25 metres** be placed between the large central hub building and any other building. Furthermore, It is recommended that visitor accommodation units be limited to only two adjoining units and that a minimum setback of five metres be placed between accommodation units (excluding where two units adjoin) to break up the visual appearance of the units and stop the development looking urban in nature.

### 4.2. MM2: Building Height

- It is recommended that new buildings shall have a maximum height of 8m to avoid the adverse visual effects resulting from a dominance of tall buildings which are out of character with the surrounding rural area.

### 4.3. MM3: Building Appearance

- It is important that any new buildings use colours with a low reflectance value to make buildings appear unobtrusive within the rural landscape and that the use of building materials that complement the rural environment do not cause glare. Therefore, it is recommended that the predominant appearance of any new building shall have a maximum Light Reflectance Value (LRV) of 40% to the minimise visual prominence and the glare effect on the receiving environment.

### 4.4. MM4: Internal Landscaping:

- It is recommended that a 15m deep buffer of planting with a minimum mature height of 6m be established along all boundaries to help screen the adverse visual effects of buildings on the receiving environment.

- The level of planting required around each accommodation unit shall be no less than 100m<sup>2</sup> per unit and no less than 200m<sup>2</sup> per adjoining-units. Accommodation units shall have a building / planting ratio of 1:2.5 to mitigate the visual effects of buildings by helping them blend them into the rural environment.
- It is recommended that the planting scheme ensures 75% of total internal site planting shall be indigenous and contain plants selected from the attached species list.

#### **4.5. MM5: Earthworks**

- It is recommended that regulations regarding the maximum allowed volume of earthworks under existing Rural B zoning be retained and limitations on the area in which earthworks can occur be removed, as the adverse visual effects are expected to be minor and temporary.

#### **4.6. MM6: Lighting**

- It is recommended that the following existing regulations under the Ashburton District Plan should be carried forward into the proposed zone change to avoid and mitigate the adverse effects of light pollution:
  - *All fixed exterior lighting shall be directed away from adjacent properties and roads;*
  - *No lighting from any activity shall result in a greater than 3 lux spill (horizontal and vertical) of light onto any adjoining property, measured at any point more than 2m inside the boundary of the adjoining property.*
- It is recommended that all lighting for new footpaths, driveways and carpark areas also be required to be mounted on standards and should be restricted to 1.5m maximum height to avoid light pollution.

#### **4.7. MM7: Building Setbacks**

- It is recommended that the Plan Change retains the existing Rural B zoning regulations regarding building setbacks for road boundaries and shared boundaries.
- It is recommended that boundary planting at a minimum depth of 15m be located in areas shown on the ODP to ensure that views into the site are screened over time, further mitigating any visual effects generated by new buildings.

## 5 Conclusion

- 5.1.** In terms of landscape context, there is no effect on existing topography or waterways. The removal of some vegetation cover will result in limited short-term adverse effects; however, an extensive indigenous planting scheme will ultimately have wide ranging **positive effects** on vegetation cover. The removal of two dwellings and associated structures is not considered either a positive nor negative aspect of the proposed development. The construction of new buildings is expected to be a **significant change** regarding the existing built context within the rural environment. However, with the implementation of mitigation measures regarding building density, height, appearance and internal boundary planting, the adverse visual effects are expected to be **Less than Minor** at Day 1, further reducing to **Nil** after 5 years.
- 5.2.** In terms of landscape values, the site is not located in or adjacent to a significant landscape or Outstanding Natural Landscape, neither under the Regional Plan or the Ashburton District Plan, therefore there will be no effect resulting from earthworks, building construction or planting. The establishment of an extensive indigenous planting scheme will provide significant habitat for both flora & fauna, greatly enhancing the landscape values of the site and surrounding environment, resulting in overall **Positive Effects** for landscape values will retain the character with the surrounding rural environment.
- 5.3.** In terms of the visual amenity experience of visually sensitive receptors, the proposal will have the greatest effect on residents in the immediate area, closest to the development where **Significant** effects are expected to manifest if unmitigated. Further affected visual receptors include commuters along Long Beach Road and Hinds Highway, who could potentially be subject to **More than Minor** effects to their visual amenity for an extended period if left unmitigated. With the implementation of mitigation measures regarding building density, height, appearance and internal boundary planting, the adverse visual effects are expected to range from **More than Minor** to **Less than Minor** at Day 1, further reducing to **Less than Minor** / **Nil** respectively after 5 years.

## Appendix 1: Viewpoints 1 - 2



Viewpoint 1:



Viewpoint 2:

## Appendix 1: Viewpoints 3 - 4



Viewpoint 3:



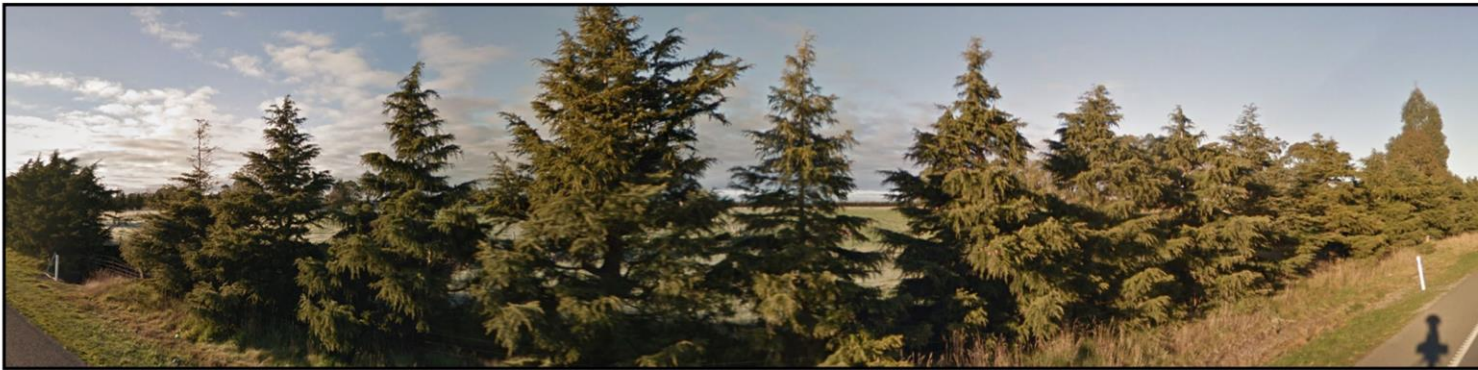
Viewpoint 4:



## Appendix 1: Viewpoints 5 - 6



Viewpoint 5:



Viewpoint 6:

## Appendix 1: Viewpoints 7 - 8



Viewpoint 7:



Viewpoint 8  
:



## Appendix 2: Recommended Plant Species List

- *Aristotelia sorrata*, Wineberry
- *Carpodetus serratus*, Marbleleaf
- *Coprosma crassifolia*
- *Coprosma propinqua*, Mingimingi
- *Coprosma robusta*, Karamu
- *Coprosma rotundifolia*, Round-leaved Coprosma
- *Cordyline australis* ti kōuka, Cabbage Tree
- *Corokia cotoneaster*, Korokio
- *Cortaderia richardii*, Toetoe
- *Dacrydium cupressinum*, Rimu
- *Dodonaea viscosa*
- *Fuchsia excorticata*
- *Griselinia littoralis* pāpāuma, Broadleaf
- *Hebe salicifolia*, Koromiko
- *Hoheria angustifolia*, Lacebark
- *Kunzea ericoides*, Kānuka
- *Leptospermum scoparium*, Mānuka
- *Lophomyrtus obcordata* rōhutu, NZ Myrtle
- *Melicytus ramiflorus*
- *Muehlenbeckia astonii*, Shrubby Tororaro
- *Myrsine australis* māpou, Matipou
- *Nothofagus solandri*
- *Olearia paniculata*
- *Olearia x dartoni*
- *Phormium tenax* harakeke, New Zealand flax
- *Pittosporum eugenioides* tarata, Lemonwood
- *Pittosporum tenuifolium*, Kohuhu
- *Plagianthus divaricatus*
- *Plagianthus regius*, Ribbonwood
- *Podocarpus totara*, Totara
- *Pseudopanax arboreus*
- *Pseudopanax crassifolius*
- *Sophora microphylla*, Kowhai
- *Sophora prostrata*, Prostrate Kowhai
- *Taupata Coprosma repens*