

Landscape Assessment Report

Proposed Private Plan Change – PC01/25
214 Office Road, Fairton, Ashburton

12 August 2025



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1 Introduction

1.1 Purpose and Scope

Rough Milne Mitchell Landscape Architects (**RMM**) has been engaged by Talley's Ltd to assess the actual and potential landscape and visual effects of a Private Plan Change Request (**PPC**), in response to Ashburton District Council's (**Council**) Request for Further Information (**RFI**), dated 16 June 2025.

Please provide an assessment, prepared by an appropriately experienced and qualified expert, of the landscape effects arising from the proposed change in zoning. The assessment should be targeted to reflect that the change in zoning is from one type of business zone to another, and should focus on what the current Business F Zoning allows/anticipates (together with what any relevant resource consents allow for), and how that would change under a Business E zoning. It should also confirm whether any additional effects on visual amenity and landscape character arising from the zone change are acceptable in the landscape context of the site and/or are appropriately addressed through the application of the Business E rules and standards that would apply. The assessment should also identify if any additional rules, site-specific standards, or additional notations on the Outline Development Plan are recommended to address any site-specific effects over and above the Business E rules and standards and the Outline Development Plan included in the application (noting that none may be considered necessary).¹

It is proposed to rezone the current Business F Zone within 32ha 'site' located at 214 Office Road, Fairton, Ashburton to Business E Zone.

The differences between the existing Business F Zone and proposed Business E Zone are minimal, with both zones allowing for large scale buildings and industrial activities to occur.² The key difference between these two zones is that the proposed Business E Zone allows for an increase in both height and proximity of built form to the site's property boundaries. This is outlined in 'The Proposal' section below.

Therefore, this Landscape Assessment Report (**LAR**) focuses on the actual and potential adverse landscape and visual effects that may arise from the combination of taller buildings being located closer to site boundaries. The key assessment matter arising, is whether development under the proposed plan change will be more prominent when experienced from surrounding public and private locations.

The LAR is formatted as follows:

- An outline of the relevant policy provisions within the Ashburton District Plan (District Plan)
- The identification and description of the receiving environment and the site's landscape attributes, and the receiving environment's existing and anticipated landscape character and landscape values.
- A description of the proposal.

¹ Private Plan Change Request (Ref: PC0001/25) – Talley's Ltd. Request for Further Information. 16 June 2025.

² District Plan Definition: Industrial Activities - means the use of land and buildings for the primary purpose of manufacturing, fabricating, processing, packing, or associated storage of goods.

- An assessment of the actual and potential landscape and visual effects of future development (as described above).
- A conclusion.

This report is accompanied by a Graphic Attachment (**GA**) that contains:

- Site location plan and its receiving environment.
- Plans of the existing and proposed zoning, and the proposed Outline Development Plan (**ODP**).
- Topographical and aerial images of the site and.
- Photographs of the site taken from the salient viewpoints representing the views from the surrounding public places.

1.2 Methodology

The methodology and terminology used in this report has been informed by the Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines³ (**TTatM Guidelines**).

The Site and its surrounds were visited on 17 July 2025. This site visit was undertaken to assist in understanding the landscape character and values of the receiving environment and to enable the assessment of actual and potential landscape and visual effects.

This report is tailored to suit the nature of the PPC and both physical and policy context. The statutory documents containing provisions relevant to the PPC are found in the Resource Management Act 1991 (**RMA**) and the District Plan. The District Plan gives effect to the RMA within the context of the site and provides the high-level policy framework against which the PPC has been evaluated.

The table included in **Figure 1** below outlines the rating scales⁴ used in this report and provides a comparative scale between the seven-point scale, and the RMA's less than minor, minor and no more than minor scale.

Very Low	Low	Low - Moderate	Moderate	Moderate - High	High	Very High
Less than Minor		Minor		More than Minor		

Figure 1. The comparative scale of degree of effects.

³ 'Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines'. Tuia Pita Ora New Zealand Institute of Landscape Architects, July 2022.

⁴ *ibid.* Para 6.39, page 151.

2 Relevant Policy Provisions

2.1 The Ashburton District Plan

Under the District Plan, the site is zoned Business F, and the existing ODP allows for meat, food and produce processing as a permitted activity, refer to **GA Sheets 5 and 6**.

The District Plan anticipates adverse effects arising from activities within the Business F Zone, where it says:

*“Adverse effects on surrounding properties generated from food and meat processing include loss of visual amenity, traffic, noise and odour.”*⁵ (*Emphasis added*)

The Business Zone objectives and policies are worded at a high level (not entirely specific for each zone) therefore provide guidance for this LAR. The relevant landscape-related objectives and policies are outlined below and have shaped the assessment provided below.

Objective 5.3: Effects of Business Areas on Surrounding Amenity

Areas of business activity which do not detract from the standard of amenity in adjoining areas.

Policy 5.3A

Protecting residential and rural environments by:

- *imposing the residential standards for height and admission of sunlight to buildings on sites adjoining residential areas;*
- *imposing the residential standard for noise on activities adjoining residential areas;*
- *preventing the unacceptable spill of light onto residential sites from business activities;*
- *requiring landscape planting along the boundaries of business sites adjacent to residential sites to protect the visual amenity of the residential areas and rural areas e.g. Business F Zone.*

Explanation and Reasons

These policies seek to avoid, remedy or mitigate adverse effects on the surrounding environment created by business activities. Of particular concern is the effect that business activities may have on lowering the quality of living environments adjacent to business areas.

The Proposal section in the LAR includes a comparison table outlining the differences between the existing Business F and proposed Business E Zones. (*Emphasis added*)

⁵ District Plan - Section 5.3.6

3 Landscape Description

3.1 Extent of the Receiving Environment

The receiving environment, being the environment that may be affected either positively or adversely by the PPC is illustrated on **GA Sheet 3**. It is a relatively small area at the northeastern end of Ashburton and extending up to 600m from the site's northern and southern boundaries, and up to 300m from the site's eastern and western boundaries.

3.2 Description of the Receiving Environment

The receiving environment is comprised of generally flat land that is used for agricultural purposes (north, northeast and south of the site), it is anticipated to contain industrial development within the Business Estate (west of the site). The small residential community of Fairton is to the southeast of the site.

The surrounding rural paddocks contribute to the wider rural character and rural amenity surrounding the receiving environment and Ashburton.

The Business Estate is a relatively new industrial development at the northeastern end of Ashburton. The initial industrial development has occurred at the western end of the Estate, closer to town, with the closest completed development being some 270m from the site's western boundary. It is anticipated that industrial development will line the western side of Works Road / JB Cullen Drive, directly opposite the site. For reference, the 'triangular wedge' of land east of JB Cullen Drive is owned by Council and is a local purpose reserve. Therefore, it will not contain industrial development.

Fairton is a small town on the outskirts of Ashburton that has a strong association with the historic Fairton Freezing works (within the site) and is located on the opposite side of Fairfield Road / Fairfield Road West (**Fairfield Road**⁶) directly southwest of the site. The town comprises less than 100 residential properties, Fairton Primary School that is located immediately south of the site, and the Fairton Hall, located in the site's southeast corner. For reference, the residential area within Fairton does not adjoin the site⁷.

Works Road and Fairfield Road provide access to the industrial area, the freezing works, the Talley's produce processing plant, Fairton, and the wider rural community. Also, the Main South Railway Line runs east to west through the receiving environment, immediately north of the site. Industrial development has formed a regular part of this landscape for more than 100 years and is anticipated to continue to be experienced from these public roads and the rail line.

3.3 Description of the Site

The site is 32ha in area, is generally flat and contains the following development, as illustrated on **GA Sheet 4**:

⁶ Fairfield Road West becomes Fairfield Road at the intersection of Works Road, with the road itself continuing in a straight line. For the purpose of this LAR, I refer to the entire road as Fairfield Road.

⁷ District Plan – Policy 5.3A – Bullet Point 1.

- The recently constructed Fairfield Freight Hub within the northwest corner of the site, adjacent to Works Road. The freight hub includes a rail siding and a 13m wide, 3m tall native vegetated bund separating this development from Works Road.
- The historic Fairton Freezing works within the centre of the site. Talley's currently uses this building for storage.
- Three workers dwellings along Office Road (private road) in the northeast portion of the site.
- The Fairton Hall in the site's southeast corner.
- The recently constructed solar farm at the northeast end of the site. The solar farm has been designed around the workers dwellings and Fairton Hall, illustrating that these buildings will remain on site. Landscaping associated with the solar farm includes maintaining the tall amenity trees around the Fairton Hall and 2.5m – 3m tall native shrub vegetation along the eastern half of the solar farms northern and southern boundaries and the eastern boundary adjacent to Fairfield Road.

Note: Talley's is proposing to change the underlying zoning, they intend on keeping the Fairton Hall⁸ and the recently constructed solar farm (including the associated landscaping).

- Two private roads extending east to west through the site, being Office Road within the northeast portion of the site, and Works Road along the southern boundary of the site.

Overall, the character of the site is industrial, surrounded by the wider rural landscape.

3.4 Landscape Values of the Receiving Environment

The landscape is characteristic of a typical industrial area on the outskirts of a small town, within a wider rural environment. Locally, there are high associative values with the northeastern part of Ashburton being an industrial area. There is a low degree of physical values because it is anticipated to be highly modified by industrial development. This existing and anticipated development also lowers the visual amenity experienced from the surrounding public and private places and reduces what may otherwise comprise of a wide-open character.

4 The Proposal

4.1 Description of the Proposal

It is proposed to rezone the site from Business F to Business E, refer to **GA Sheets 7 - 8**.

The purpose of the rezoning is to recognise that the site is no longer owned by Silver Fern Farms and will no longer be used for processing meat. Rather, it is anticipated to be used for industrial and renewable energy generation activities, and the underlying zoning can better reflect this change in development to occur while managing the potential effects on the surrounding environment.

⁸ Current Lease Agreement through to 2041.

The proposed ODP applies to the entire site, and it identifies the location of the proposed public roading network. The proposed internal road network will formalise the public use of Works / Office Road between JB Cullen Drive and Fairfield Road, refer to **GA Sheet 8**.

Table 2 below outlines the differences between the existing Business F and the proposed Business E site standards that are relevant to an assessment of landscape and visual effects.

	Existing Business F Zone Standards	Proposed Business E Standards	Differences
Purpose of the Zone	Silver Fern Farms – Focus on processing meat, food and produce. Meat, food and produce processing and ancillary office activities (no greater than 30%) are permitted.	Medium to heavy industrial activities Industrial activities and ancillary office activities (no greater than 30%) are permitted.	The proposal is for general industrial activities, rather than a specific freezing works. Noting that, by the District Plan's definition a freezing works is an industrial activity.
Size of the Zone	32ha	32ha	No change
Building Coverage	75%	75%	No change
Building Heights	Within 30m of road boundary = 8m Beyond 30m of road boundary = 16m	15m	Proposal will result in a 7m height increase within 30m of road boundary Proposal will result in a 1m height reduction beyond the 30m setback.
Building Setbacks from Roads	10m	5m	Proposal will result in buildings being 5m closer to Fairfield Road and JB Cullen Drive.
Building Setbacks from Neighbours	10m	The site is not within the business estate. Therefore, there is no setback.	Proposal will result in built form being located adjacent to the neighbouring properties to the north and south. This includes the railway corridor to the north, and land owned by Talley's and the Fairfield Primary School to the south.
Landscaping	A double row shelterbelt shall be	A 3m wide landscape strip to be established	An amenity strip of landscaping is required

	established and maintained along all road boundaries, being JB Cullen Drive and Fairfield Road.	and maintained along all road boundaries, being JB Cullen Drive and Fairfield Road Trees shall not be planted a distance of more than 25m apart or closer than 5m.	rather than a shelterbelt. This will result in built form being seen from beyond the amenity trees, unlike the full screening of a shelterbelt. It is not proposed to maintain the shelterbelt provision because it will unduly shade the solar farm.
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Table 1: Comparison table between the existing Business F and proposed Business E zones.

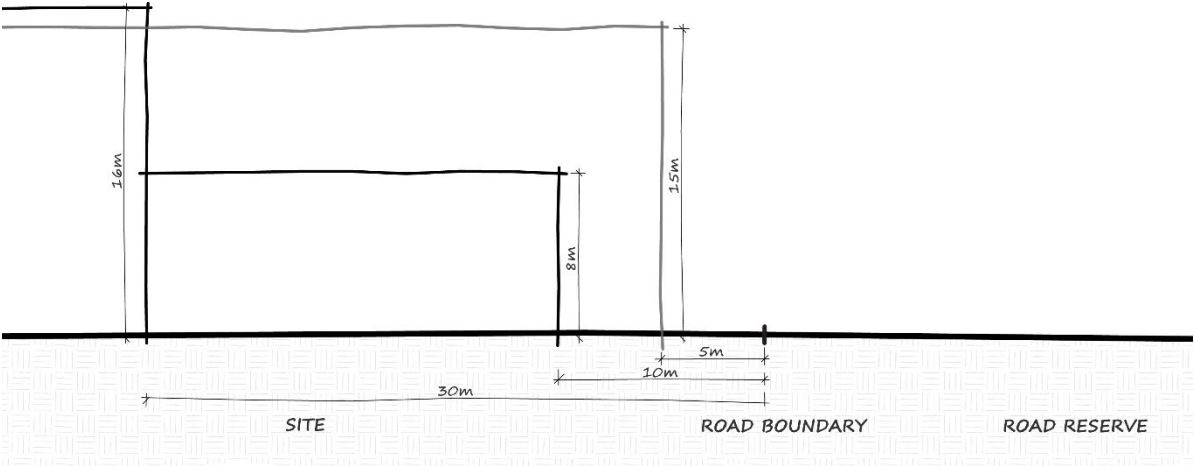


Figure 2: Diagram illustrating the increase in proximity of allowable built form to the road boundaries resulting from the PPC. Black lines = Existing. Grey lines = Proposed.

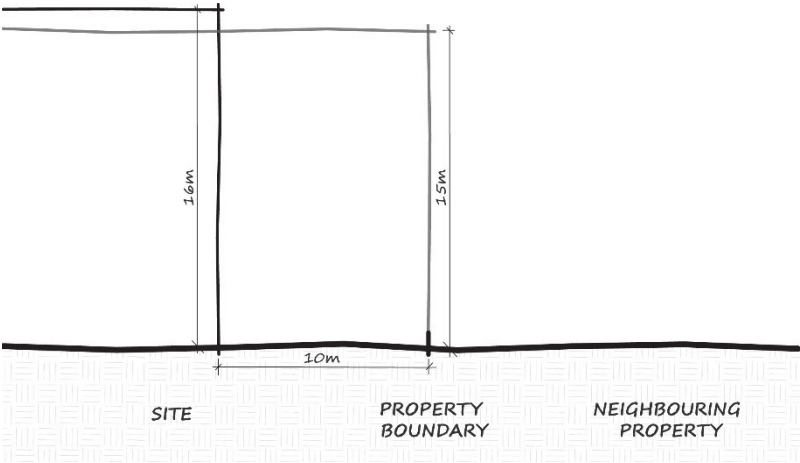


Figure 3: Diagram illustrating the increase in proximity of allowable built form to the neighbouring boundaries resulting from the PPC. Black lines = Existing. Grey lines = Proposed.

Based on the above, the potential landscape-related matters arising from the proposal to rezone the site from the Business F to Business E include the following:

- The potential adverse visual effects resulting from the increase in height of built form within 30m of JB Cullen Drive and Fairfield Road, and the increase in proximity of built form being up to 5m off these road boundaries.
- The potential adverse visual effects from buildings being closer / adjacent to boundary lines, resulting in more dominant buildings when experienced from neighbouring properties, and the potential increase in shading of neighbouring sites.
- The potential adverse effects on visual amenity when experienced from the surrounding public roads, and private places due to the ability to see development between roadside amenity trees.

5 Assessment of Landscape and Visual Effects

5.1 Assessment of Visibility and Visual Effects

“Visual effects are effects on landscape values as experienced in views. They contribute to our understanding of landscape effects. They are a subset of landscape effects.”⁹

“For example, a proposal that is in keeping with the landscape values may have no adverse visual effects even if it is a large change to the view. Conversely, a proposal that is completely out of place with landscape values may have adverse effects even if only occupying a small portion of the view.”¹⁰

The significance of the visual effect is influenced by the visibility, distance, duration of the view, the scale, nature and duration of the proposal, its overall visual prominence, the context in which it is seen, and the size of the viewing audience.

Perceptually, whether the proposal is considered appropriate is determined by the visual effects on the receiving environment and whether the landscape values attributed to this setting are retained or whether, if adversely affected, effects can be satisfactorily avoided, remedied or mitigated.

Visual matters are integral to landscape rather than a separate category. Physical, associative and perceptual dimensions are each experienced visually (and through other senses). However, effects on landscape values do not have to be visible to have an effect.

The site, and future development, is visible from the following public and private locations:

- Works Road / JB Cullen Drive
- Fairfield Road
- State Highway 1

⁹ ‘Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines’. Tuia Pita Ora New Zealand Institute of Landscape Architects, July 2022. Para 6.25. Page 142.

¹⁰ *ibid.* Para 6.27. Page 142.

- The Main South Railway Line and 17 Works Road, Fairton, (north of the site)
- Fairton Primary School and Part Lot 3 DP1018 (south of the site)
- The rural and residential properties immediately east of Fairfield Road and north of Fairfield Ave (east of the site)
- The industrial properties immediately west of JB Cullen Drive (west of the site)

The **GA** includes panoramic photos taken from the locations above see **GA Sheet 9 - 14**.

5.1.1 Works Road / JB Cullen Drive – Viewpoints 1 - 3

Works Road / JB Cullen Drive is situated along the site's western boundary, with road users travelling through the northeastern end of the industrial area within the Business Estate. These road users currently see the recently constructed Fairfield Freight Hub within the site and are anticipated to see future industrial activities on the opposite side of the road within the Business Estate.

The PPC will enable built form within the freight hub to be closer to the site boundary. Although, this would require altering the overall layout and inner workings of the Freight Hub and a variation to the consent to remove the 13m wide 'containment bund' and its landscaping. If this were to occur, the allowable pattern of development within the site would mimic / be in keeping with the allowable industrial development on the opposite side of the road. An informed viewer will understand that the site is outside the Business Estate. However, as a whole the overall development will read as a single industrial area with tall built form being situated close to road boundaries (at the same distance) as to optimise the use of the industrial properties. This is not unexpected within such an area.

Councils local reserve separates the site from JB Cullen Drive. This small reserve contains roadside amenity trees and a footpath along JB Cullen Drive, immediately south of the entry into the site.

This small reserve will mitigate the potential prominence of future industrial built form within the site. This is because it provides the separation that was provided by the Business F Zone, and similar to the above, the pattern of development within the site will align with the development anticipated on the opposite side of the road.

Overall, the PPC will have a **very low to nil degree** of adverse effects on the visual amenity experienced by road users travelling along Works Road and JB Cullen Drive.

5.1.2 Fairfield Road – Viewpoints 4 - 5

Fairfield Road is situated along the site's eastern boundary. The outlook gained towards the site from Fairfield Road is of an open paddock with the existing and anticipated industrial development situated behind. Beyond the site, road users primarily gain a rural outlook which is broken up by Fairton and the Talley's Produce Processing Plant.

When travelling alongside the site's 300m eastern boundary, road users view is anticipated to consist of 2.5m – 3m tall native shrub vegetation (recently planted) that visually screens the recently constructed solar farm. Also, it comprises of the Fairton Hall and its associated tall amenity trees. These structures and their associated open space, which Talley's intends on keeping, means that large industrial buildings will only be located within the northeast corner of the site.

However, for whatever reason, the future land use activities within the eastern half of the site may change in time and the PPC will allow 15m tall buildings to be located 5m away from the road reserve boundary. This building setback and height allowance will overly shade the landscaping requirements, and amenity trees planted in the centre of the 3m landscape strip are likely to touch future built form. Crowding the landscape treatment will exacerbate the visual dominance of built form

alongside Fairfield Road and will adversely affect the amenity gained from this road, more than what is anticipated by the current zoning.

To prevent this from occurring and protecting¹¹ the amenity that is currently and anticipated to be gained, it is recommended that future industrial built form is situated 10m from the road boundary. This is the same setback as the Business F Zone, albeit the PPC will allow for built form to be 7m taller in this location.

Due to the above, the future built form enabled by the PPC will have a **very low to low degree** of adverse effects on the visual amenity experienced by road users travelling along Fairfield Road.

5.1.3 State Highway 1

State Highway 1 is located 400 – 500m north of and generally runs parallel with the site's northern boundary. The outlook gained towards the site from the highway is of an open paddock with the existing and anticipated industrial development situated behind. The visible inner workings of the site, in particular understanding the depth of built form is difficult to distinguish due to the distance that the site is seen from.

The site is adjacent to the Main South Railway Line, which is not a road. Therefore, 15m tall built form can be situated right up to the boundary line. This is 10m closer to SH1 than the current Business F Zone, with the height of built form being 7m taller. When seen at 400m – 500m away, this change will go unnoticed. This is because the 10m reduction in the setback and 1m reduction in overall height will not be visibly evident as the depth perception is difficult to distinguish from 400m to 500m away.

Due to this, the PPC will **not** adversely affect the visual amenity experienced by road users travelling along SH1.

5.1.4 The Main South Railway Line and 17 Works Road, Fairton

The Main South Railway Line is immediately north of the site, and 17 Works Road is situated between the railway line and SH1.

The railway line is primarily used for transporting freight, with the Southerner Passenger Train only doing three return journeys between Christchurch and Dunedin this year¹². Train engineers entering / existing Ashburton are likely to be aware of this industrial area as for many, it will be a destination for freight delivery and pick up. Therefore, industrial built form is anticipated to be seen, including built form right up to the boundary of the rail corridor within the adjacent Business Estate.

The railway line itself is situated within a 60m wide railway corridor. For the most part, the neighbouring rural landowners occupy this land and forms part of the adjoining paddocks, is used as storage of railway infrastructure, is unkempt grass, or within the site includes a rail siding directly associated with the Freight Hub. Therefore, the boundary between the railway corridor and the site is difficult to define or visually depict.

Due to the above, the increase in proximity of built form to the railway line will be difficult to depict as the boundary line is not clearly demarcated along its entire length. Also, the increase in proximity of built form will align with existing and anticipated industrial development within the Business Estate.

17 Works Road, located immediately north of the railway line and is primarily used for grazing stock. The dwelling within this property is 200m north of the site, containing a mature shelterbelt along its

¹¹ District Plan – Policy 5.3A

¹² The Southerner Returns | Great Journeys NZ | Official

south and eastern sides. The separation provided by the railway corridor and the shelterbelt around the dwelling will mitigate the potential adverse effects on visual amenity that may otherwise result from the slight increase in built form provided for by the PPC.

Overall, the PPC will have a **very low to nil degree** of adverse effects on the visual amenity experienced Main South Railway Line and 17 Works Road.

5.1.5 **The industrial properties immediately west of JB Cullen Drive**

Four industrial properties (currently vacant) are situated along the western side of Works Road / JB Cullen Drive. The eastern outlook from northern two properties, accessed off Sinclair Street is towards the Fairfield Freight Hub, and the outlook from the southern two properties is towards the local purpose reserve and the shed within the site's southwest corner.

As per the above assessment, if the inner workings within the Freight Hub were altered aligning with the PPCs minimum setbacks, the allowable pattern of development within the site will mimic / be in keeping with the allowable industrial development within these nearby properties, with the overall development being seen as a single industrial area. Also, when seen from the southern properties, the reserve will mitigate the potential prominence of future industrial built form within the site, due to the separation it provides.

Overall, the PPC will have a **very low to nil degree** of adverse effects on the visual amenity experienced by road users travelling along Works Road and JB Cullen Drive.

5.1.6 **Part Lot 3 DP1018**

Part Lot 3 DP1018 is located immediately south of the site and is owned by Talley's Ltd, who accept that built form being situated up to the boundary line. Therefore, the PPC will not adversely affect the amenity gained from this property.

5.1.7 **Fairton Primary School**

Fairton Primary School is located immediately south of the site's southeast corner. A mature and well-kept shelterbelt runs the full length of the school's northern and western boundaries, internally screening the site from view.

The site's southeast quadrant contains the existing Fairton Hall and the recently constructed solar farm. These structures and their associated open space, which the Talley's intends on keeping, means that no large industrial buildings will be located adjacent to the Primary School's northern boundary.

However, for whatever reason, this may change in time and the PPC will allow 15m tall built form to be located adjacent to the Primary School's northern boundary. This built form will stand twice the height of the shelterbelt and will adversely affect the amenity gained from the school grounds, more than what is anticipated by the current zoning.

To prevent this from occurring and protecting¹³ the amenity that is currently and anticipated to be gained, it is recommended that future industrial built form is situated 10m from the Fairton Primary School's northern boundary line. This is the same setback as the Business F Zone.

Due to the above, the visual amenity experienced from Fairton Primary School will **not** be adversely affected.

¹³ District Plan – Policy 5.3A

5.1.8 The rural and residential properties immediately east of Fairfield Road

As per the above assessment from Fairfield Road and Fairton Primary School, the Fairton Hall and solar farm, including the boundary landscaping will pragmatically avoid any potential adverse visual effects that may result from the PPC.

However, if the hall and solar farm were both removed the increase in proximity of built form to these neighbours resulting from the PPC may adversely affect their visual amenity. It is recommended that future industrial built form is situated 10m from Fairfield Road and the Fairton Primary School's northern boundary line. These recommended setbacks will mitigate the potential dominance of future built form when experienced from these nearby properties.

Overall, the PPC will have a **very low to nil degree** of adverse effects on the visual amenity experienced from the rural and residential properties immediately east of Fairfield Road.

5.2 Assessment of Landscape Effects

"A landscape effect is an outcome for a landscape value. While effects are consequences of changes to the physical environment, they are the outcomes for a landscape's values that are derived from each of its physical, associative, and perceptual dimensions. Change itself is not an effect: landscapes change constantly. It is the implications of change on landscape values that is relevant."

¹⁴

The actual and potential adverse effects on perceptual values have been assessed above. This assessment has concluded that the development enabled by the proposed Business E Zone, when compared with the existing Business F Zone will have a **nil, very low to low degree** of adverse effects on visual amenity as experienced from the surrounding public roads and private places. Regarding this, the changes resulting from the PPC will not lower the quality of the living environment within Fairton¹⁵.

The existing and anticipated physical landscape attributes within the site will not change. This is because the Business E Zone will provide for similar industrial based activities as the Business F Zone, albeit it will not specifically be a freezing works. Also, it allows for the same amount of building coverage and similar overall building height, all contained within the same area. Due to the changes to future built form being so minimal, the PPC will not adversely affect the receiving environments physical landscape values.

Industrial activities are a land use activity that the local community associate with the northeast part of Ashburton. The PPC will continue to allow industrial land use activities to occur within the site and this part of Ashburton. Therefore, the PPC will not adversely affect the receiving environments associative landscape values.

In summary, the PPC will not materially change what land use activities are provided for within the site. Overall, the PPC will have a **very low degree** of adverse effects on the landscape values of the receiving environment.

¹⁴ 'Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines'. Tuia Pita Ora New Zealand Institute of Landscape Architects, July 2022. Para 6.01 – 6.03, Page 135.

¹⁵ District Plan – 5.3 Explanation and Reasons

6 Conclusion

It is proposed to rezone the 32ha site that is currently zoned Business F to Business E. The purpose of the rezoning is to recognise that the site is no longer owned by Silver Fern Farms and will no longer provide for meat processing activities. Rather, it is anticipated to be used for industrial and renewable energy generation activities, therefore, the proposed underlying zoning will reflect and enable this to occur while managing the potential effects on the surrounding environment.

The differences between the existing Business F Zone and proposed Business E Zone are minimal, with both zones allowing for large scale buildings and industrial activities to occur.¹⁶ The key difference between these two zones is that the proposed Business E Zone allows for an increase in both height and proximity of built form to the site's property boundaries. This is outlined in 'The Proposal' section below.

It is recommended that future industrial built form is situated 10m from Fairfield Road and the Fairton Primary School's northern boundary line. These recommended setbacks will mitigate the potential dominance of future built form when experienced from these nearby properties.

Overall, the proposed Business E Zone when compared with the current Business F Zone will have a **very low degree** of adverse effects on the landscape values of the receiving environment.

¹⁶ District Plan Definition: Industrial Activities - means the use of land and buildings for the primary purpose of manufacturing, fabricating, processing, packing, or associated storage of goods.