

Appendix 4 (C) - J. Moore (CCC) – Landscaping

Christchurch City Council
Capital Programme Group

Specialist Assessment – Landscape

Date: 28th May 2013

To: Anita Hansbury, Planner

From: Jenny Moore, Senior Landscape Architect

RE: PRIVATE PLAN CHANGE 73 APPLICATION – TAIT LTD.

INTRODUCTION

1. My name is Jenny Moore; I am a Senior Landscape Architect employed by the Capital Investigations Unit, Capital Programme Group, Christchurch City Council. I hold a BA Landscape and Diploma Landscape Architecture from Manchester Metropolitan University, UK and am a Registered Associate Member of the New Zealand Institute of Landscape Architects (NZILA). I have 28 years' experience, working as a landscape architect in private practice, central and local government of which 8 years have been gained with the Christchurch City Council.
2. The purpose of this memo is to give specialist landscape assessment in relation to the above plan change and the issues raised in relevant submissions.
3. I have read through the Privately Requested Proposed Plan Change from Tait Limited and the Tait Foundation plus the Arup, Opus and Goom report and the Urban Design report by a+urban.
4. I have viewed the site from Stanleys Road and Wooldridge Road and from aerial photography available on the Christchurch City Council Webmap.
5. My assessment will consider the effects of the proposed rezoning and issues raised in the submissions. My response will be discussed in 5 Parts, A B C D and E.

Part A - Assessment of relevant effects and issues covered by the Plan Change

6. In the Movement Network Plan Appendix 23(iv) parking areas are shown as indicatively relating to the built form, also illustrated in the Outline Development Plan, Appendix 23(i). These parking areas are located close to site boundaries and are accessed by access roads closely adjacent to the site boundaries.
7. The Green Network Plan Appendix 23(ii) shows a 10m wide landscape buffer with planting width no less than 6 m at any one point, to create a gradual transition into the rural zone and to protect the amenity and outlook of adjacent properties.
8. The ODP states that planting within this buffer is to have 50% of planting reaching a minimum height of 1.5m. The Overarching 'green structure' section of the Urban Design report describes a 10m/15m building setback along the northern boundary which could potentially incorporate parking, access roads and service areas appropriately landscaped. These areas of hard surfacing will intrude into the area of buffer planting, thus increasing the visual impact of the built form and hard surfacing along this north boundary.
9. Mitigation measures should consider a rule requiring that if the planted buffer is reduced to no less than 6m in width, semi mature trees be planted at a spacing of no more than 5m, should be incorporated in to the boundary planting.

Part B - Assessment of the proposal against statutory and relevant non-statutory provisions

10. A statutory framework is provided in the following documents to govern the character and amenity issues arising from potential urban growth and

green field development. The following statutory provisions are identified in relation to landscape and open space requirements.

Canterbury Regional Policy Statement

11. The Canterbury Regional Policy Statement, Objective 12.2.2 – requires the identification and protection of other important landscapes. The proposed Plan Change 73 site is not affected by any important regional landscapes in this area.

Christchurch City Plan

12. In the Christchurch City Plan, *Policy 4.2.1 : Tree Cover, To promote amenity values in the urban area by maintaining and enhancing the tree cover present in the City.* The ODP proposes that existing shelterbelts will be retained and maintained to a height of 4-5m, which will ensure a presence of tree growth during the development of the site. The landscape design will provide a pleasant ‘park like’ setting into which buildings will be placed and will emulate the campus style environment as experienced at Canterbury University.

13. Under *Policy 4.2.6 : Landscape Design To enhance the landscape quality of the City and encourage sensitive landscape design and the retention of appropriate vegetation and new planting.* The ODP (Appendix 23(i)) requires a minimum landscaped area/open space of 30% of the site. This will include areas of mounding and a significant blue/green corridor through the site, linking Stanleys Road and Wooldrige Road. Using neighbouring Nunweek Park for design cues the overall landscape design will emulate the ‘park like’ aesthetic. This will exceed the provisions of existing Business Zones.

14. Under *Policy 6.3A.10 : Boundaries of urban extensions, Aligning the boundary of areas for peripheral growth with a defined natural or physical feature seeks to avoid pressure for continued outward extension of these areas into the rural area. In addition, support is given to a compact urban form and such features can improve the quality of the rural-urban interface.*

15. The ODP has allowed for a 10m wide landscape buffer, on the north boundary to create a gradual transition from the proposed B4T to the Rural 5 Zone and to protect the amenity and outlook of adjacent properties. This planted buffer will include a mixture of evergreen shrubs and deciduous trees which will provide an adequate buffer between the two zones.
16. The ODP has allowed for a minimum 20m setback from the Wooldridge and Stanleys road frontages. The 20m setback along both road frontages is to be landscaped to: a) reflect the open space and vegetation character of Nunweek Park and, b) to safeguard the rural streetscape character of both Wooldridge and Stanleys Roads. I believe the proposed 20m set back will allow for these objectives to be achieved.
17. The Green Network Appendix 23 (ii) identifies 2 protected trees at 62 Stanleys Road as an English Oak and Common Lime; these are identified as notable trees in the City Plan.
18. A substantial stand of mature trees in the property at 75 Stanleys Road opposite 62 Stanleys Road add to the overall character of the area. Planting of similar species within the 20m buffer would help maintain and reinforce the vegetation character in this landscape and assist in the transition from a B4T zone to the existing Rural zone.
19. *Policy 6.3A.15: Tangata Whenua Values. Urban growth may affect sites or areas of importance to the Tangata Whenua, or the nature and quality of the land and water resources.*
20. The Mahaanui Iwi Management Plan provides direction on Tangata Whenua values and aspirations, particularly in its Design Guidelines under 7.0 Landscaping Open Space. This section of the plan states that *7.1 Sufficient open space is essential to community and cultural well being, and the realization of indigenous biodiversity objectives, and effective stormwater management. 7.2 states Indigenous biodiversity objectives should be incorporated into development plans, consistent with the restoration and enhancement of indigenous biodiversity on the landscape. 7.4 recommends that Indigenous species used in planting*

and landscaping should be appropriate to the local environment, and where possible from locally sourced seed supplies.

21. The ODP Appendix 23 (ii) Green Network recommends *that the planting palette for the site will consist of compatible species trees, shrubs and ground cover plants that ensure a sustainable vegetative cover.* The plan should be more specific about the use of indigenous species particularly in relation to the stormwater ponds and connecting systems.

22. The objectives of the *Business 4T (Suburban Industrial – Technology Park) Zone* are to maintain high levels of landscape treatment and amenity. These are to be achieved through the low density and scale of building development which is to be low with a ‘park-like’ industrial character. The development is to include a street scene characterised by large setbacks.

23. The proposed concept satisfies these key objectives. The Green Network Appendix 23 (ii) in addition to the provision in Part 3, rule 5.2.7 states that the “landscape design will be characterized by a distinct ‘park like’ aesthetic, with design cues taken from the neighbouring Nunweek Park. There is to be a 20m setback from both Stanleys and Wooldridge Roads.

24. Under *Development Standards 5.2.7 – Landscape Areas, Zone B4T* requires 20% of the site to be landscaped. The ODP proposal exceeds this development standard, with a minimum coverage of 30% of landscape area/open space.

25. Tait Ltd has requested a change in maximum built form site coverage from 25% to 35%. The proposal to have 30% of the site in landscape area/open space will provide an even balance between built form and green open space.

26. The ODP proposal is to create a distinct ‘park like’ aesthetic. In their Design Guidelines for Landscaping and Open Space the Mahaanui Iwi Management Plan proposes that *‘Sufficient open space is essential to*

community and cultural well being, and the realisation of indigenous biodiversity objectives, and effective stormwater management.'

27. The ODP has addressed the requirements to create a 'park like' environment, through its proposal to introduce planted buffers, tree planting within the street frontage, mounding and the retention of shelterbelts but it makes no reference to the introduction of native indigenous species. Indigenous biodiversity should be encouraged around all stormwater ponds and linkages; plus it should be incorporated into areas of internal buffer planting

28. At the street frontage the ODP proposes : (1) To continue the Nunweek Park aesthetic at the Wooldridge Road and Stanleys Road frontages, by creating at least a minimum 20m wide landscaped buffer. This is to be planted with deciduous trees in groups of no less than 5 at a minimum of 5m spacing. (1) Tree species to reach a minimum height of 10m at maturity and not less than 3m high at planting with a calliper of no less than 40 mm diameter. (2) Tree species to have an evenly formed canopy and clear stem limbed up to a minimum height of 2.4m at maturity.

29. The ODP proposes a minimum 10m wide buffer along the rural boundary to the north of the site to gradually transition to the neighbouring Rural 5 zone. The landscape character of the area and the transition to Rural 5 zone is maintained by (1) The retention of existing mature trees. (2) Use of ground shaping to create undulating mounds to a maximum height of 1.2m with a minimum gradient of 1:3, to support both evergreen and deciduous vegetation to a minimum height of 1.5m. (3) The establishment of a palette of ecologically compatible species of trees, shrubs and ground cover plants are to be included in the overall planting concept to ensure that the vegetative cover is sustainable as required in the Mahaanui Iwi Management Plan.

30. As required in Volume 3 Part 10 Clause 2 *Protected Trees* In the ODP notable trees have been identified at 62 Stanleys Road, they are an English Oak and a Common Lime.

31. These trees and additional specimen trees are to be incorporated into the 20m wide landscaped street frontage and green corridor. To reinforce the character of this landscape and ease the transition from B4T zone to the adjoining Rural 5 Zone, deciduous European tree species are required.

Part C - Submissions and recommendations

32. In his submission S27 to the Plan Change, Andrew Webster, who owns property at 6 Stanleys Road, requests that the landscaping rules applicable to his B4 zoned property to the south of the ODP site should be the same as for any other B4 zone, and should not be considered as that for B4T. On the Green Network Plan, Appendix 23(ii) the boundary between the proposed B4 and B4T is shown to have 'integration through landscape treatment'. The associated ODP rule requires that the existing boundary landscape treatment between B4 and B4T, but located within Webster's B4 site, is retained to integrate the site into the overall landscape treatment. The aim is to strengthen the already established native vegetation along this boundary and mitigate the effects of new development on Stanleys Road character.

33. Removal of all the vegetation along the north boundary at 6 Stanleys Road would detract from the visual amenity of this site. Therefore the retention of no less than 40% of the native vegetation along the north boundary of 6 Stanleys Road would maintain the biodiversity and visual amenity to both No. 6 and No. 32 Stanleys Road. A planted buffer on the south boundary of 32 Stanleys Road would reinforce this biodiversity and visual amenity of both sites.

34. In their submission S31 the Christchurch International Airport Limited, is concerned about the risk of bird strike from bodies of open water.

35. Mitigation measures should be applied to reduce the areas of open water.

36. In relation to Submission S29 Te Ngai Tuahuriri Runanga regarding policy, objectives and rules addressing relative cultural values I agree that the ODP does not address these adequately in relation to

biodiversity values. In their Design Guidelines for Landscaping and Open Space the Mahaanui Iwi Management Plan proposes that *‘Sufficient open space is essential to community and cultural well being, and the realisation of indigenous biodiversity objectives, and effective stormwater management.’*

37. Indigenous vegetation should be included around all stormwater ponds and blue/green linkages and no less than 30% should be included in internal buffer planting; to provide additional biodiversity.

Part D – Recommendations

40. Where the planted buffer on the north boundary of the ODP site is reduced to no less than 6m in width; deciduous semi-mature trees be planted at a spacing of no more than 5m, should be incorporated into the boundary planting.

41. To maintain the transition from B4T to Rural 5 Zone deciduous European tree species are to be incorporated into the 20 m landscaped buffer along the Stanleys Road and Wooldridge Road street frontages.

42. With reference to the S31 submission by Christchurch International Airport Limited, mitigation measures are required to deter migratory water fowl from accessing proposed water features. As CIAL suggest in their submission, this is best achieved through the applicant preparing, in consultation with CIAL, a Bird Management Plan which will include appropriate design for stormwater facilities and suitable planting regime to deter birds posing a birdstrike risk, and a management and monitoring programme in place.

43. With reference to the S27 Submission by A. Webster, it is desirable that the existing native vegetation along the boundary between No. 6 and No. 32 Stanleys Road be retained to enhance the biodiversity and visual amenity of the B4 Zone. It is also acknowledged that the B4 rules require all landscaping on the B4 zoned sites to be placed along road frontages to maintain street amenity. Retention of the existing planting would be an additional requirement imposing some development constraint on the site.

44. It would be more consistent with the amenity objectives of the adjacent B4T (Tait Campus) zone to require that a 5m landscape buffer be provided along the boundary with the B4 zone at 6 Stanleys Road.
45. With reference to the S29 Submission by Te Ngai Tuahuriri Runanga, planting around the stormwater ponds, blue/green linkages should be indigenous native plant species with a minimum 30% in the internal buffers to be indigenous species.
46. Introduction of English Oak and European Lime trees into the palette of species proposed for the 20m setback on Stanleys Road.

Part E – Conclusions

45. Subject to the amendments recommended in Part D, I support the proposed Plan Change based on the mitigation measures proposed.
46. It is also worth noting that the area to the north of the Proposed Plan Change 73 site is currently under review, by Council, which may result in Council Plan Change/s to rezone some land to a Business zoning. Some indicative pedestrian/cycle route connections from the 'central node/public space' (as shown on the Movement Network Plan, Appendix 23(iv)) to the sites on the northern boundary and beyond would help facilitate some good off road routes for pedestrians, drawing more people to this central public space.
47. This type of Business Park has the potential to set some high standards in landscape design and management and to be an exemplar to further business parks in this area.

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