

# Private Plan Change

Landscape & Visual Assessment for Private Plan Change to the  
Waimakariri District Plan: Graphic Supplement

Prepared for Summerset Villages (Rangiora) Ltd  
02 December 2019



Boffa Miskell

Document Quality Assurance

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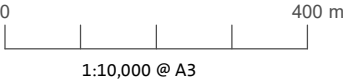
# Private Plan Change



## Contents

Figure 1: Site Location Plan	1
Figure 2: Visual Appraisal Plan	2
Figure 3: Site Context Photographs 1-2	3
Figure 4: Site Context Photographs 3-4	4
Figure 5: Site Context Photographs 5-6	5
Figure 6: Visual Simulations Viewpoints	6
Figure 7: Viewpoint 1: Townsend Road	7
Figure 8: Viewpoint 1: Townsend Road	8
Figure 9: Viewpoint 2: Pentecost Road	9
Figure 10: Viewpoint 2: Pentecost Road	10
Figure 11: Viewpoint 3: Corner of Rowse Street and Southbelt Road	11
Figure 12: Viewpoint 3: Corner of Rowse Street and Southbelt Road	12
Figure 13: Viewpoint 4: Southbrook Park	13
Figure 14: Viewpoint 4: Southbrook Park	14
Figure 15: Summerset Village Built Examples	15
Figure 16: Visual Simulation Methodology	16





Legend

 Site Boundary

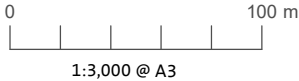
**PRIVATE PLAN CHANGE**  
**Site Location Plan**

Date: 02 December 2019 Revision: 2

Plan prepared for Summerset Villages (Rangiora) Ltd by Boffa Miskell Limited  
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Figure 1  
Page 1






Data Sources: Aerial sourced from the LINZ Data Service and licensed for re-use under the Creative Commons Attribution 4.0 New Zealand license. Overlay to aerial sourced from <https://ttagis.cashc.co.nz/tauranga.govt.nz/arcgis/rest/services/>, Dated 2017. Site Boundary and masterplan sourced from Summerset data, received 28/02/19, indicative only.

Projection: NZGD 2000 New Zealand Transverse Mercator

Legend

 Site Boundary

 Site Context Photograph Locations (1- 8)

PRIVATE PLAN CHANGE

Visual Appraisal Plan

Date: 02 December 2019 Revision: 2

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Figure 2

Page 2





Site Context Photograph 1: View of Townsend Road looking north. The proposed site is out of view to the east.



Site Context Photograph 2: View looking north of the new Townsend Fields development and connection to Johns Road from South Belt.





Site Context Photograph 3: View looking east from the intersection of Townsend Road and South Belt. The proposed site can be seen to the right of the image behind a hawthorn hedge.

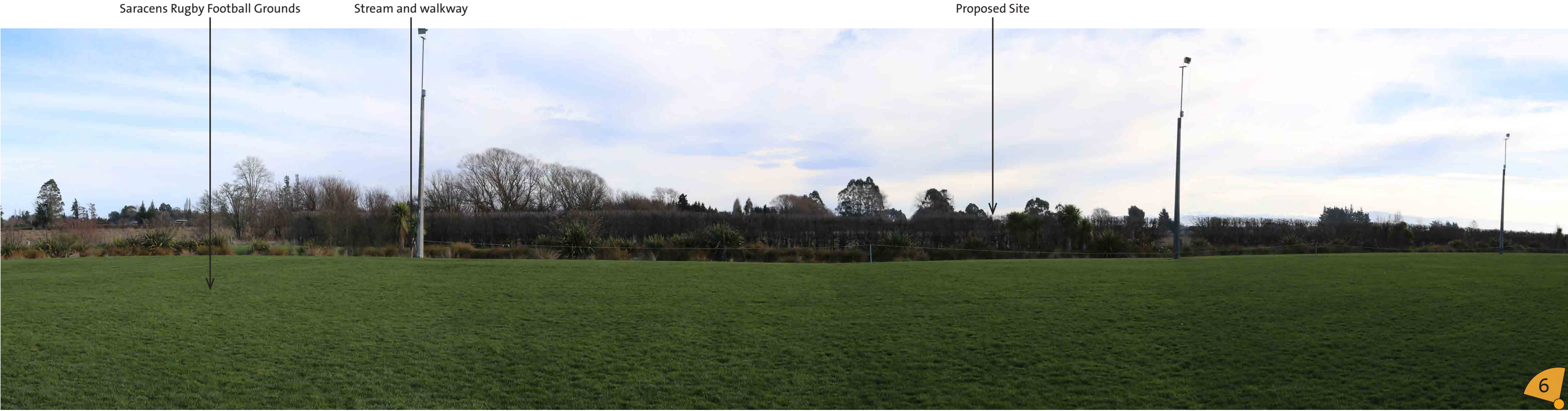


Site Context Photograph 4: View looking north-east along South Belt demonstrating the character of the street.





Site Context Photograph 5: View of the north-eastern corner of the Proposed Site neighbouring the Saracens Rugby Football Grounds and a walkway.



Site Context Photograph 6: View along the eastern boundary of the Proposed Site from the Saracens Rugby Football Grounds.









Existing View



Baseline: Current zoning. Residential 4b zoning





Scenario 1: proposed Residential 2 zoning –across whole site (modified ground levels as for retirement village scenario)



Scenario 2: proposed Residential 2 zoning –on northwest corner of site and retirement village on balance area





Existing View



Baseline: Current zoning. Residential 4b zoning





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Summerset Retirement Village - Casebrook, Cavendish Road, Christchurch



Summerset Retirement Village - Avonhead, Hawthornden Road, Christchurch



Village main entrance - Casebrook, Cavendish Road, Christchurch



Summerset Retirement Village - Avonhead, Hawthornden Road, Christchurch



# VISUAL SIMULATIONS - METHODOLOGY

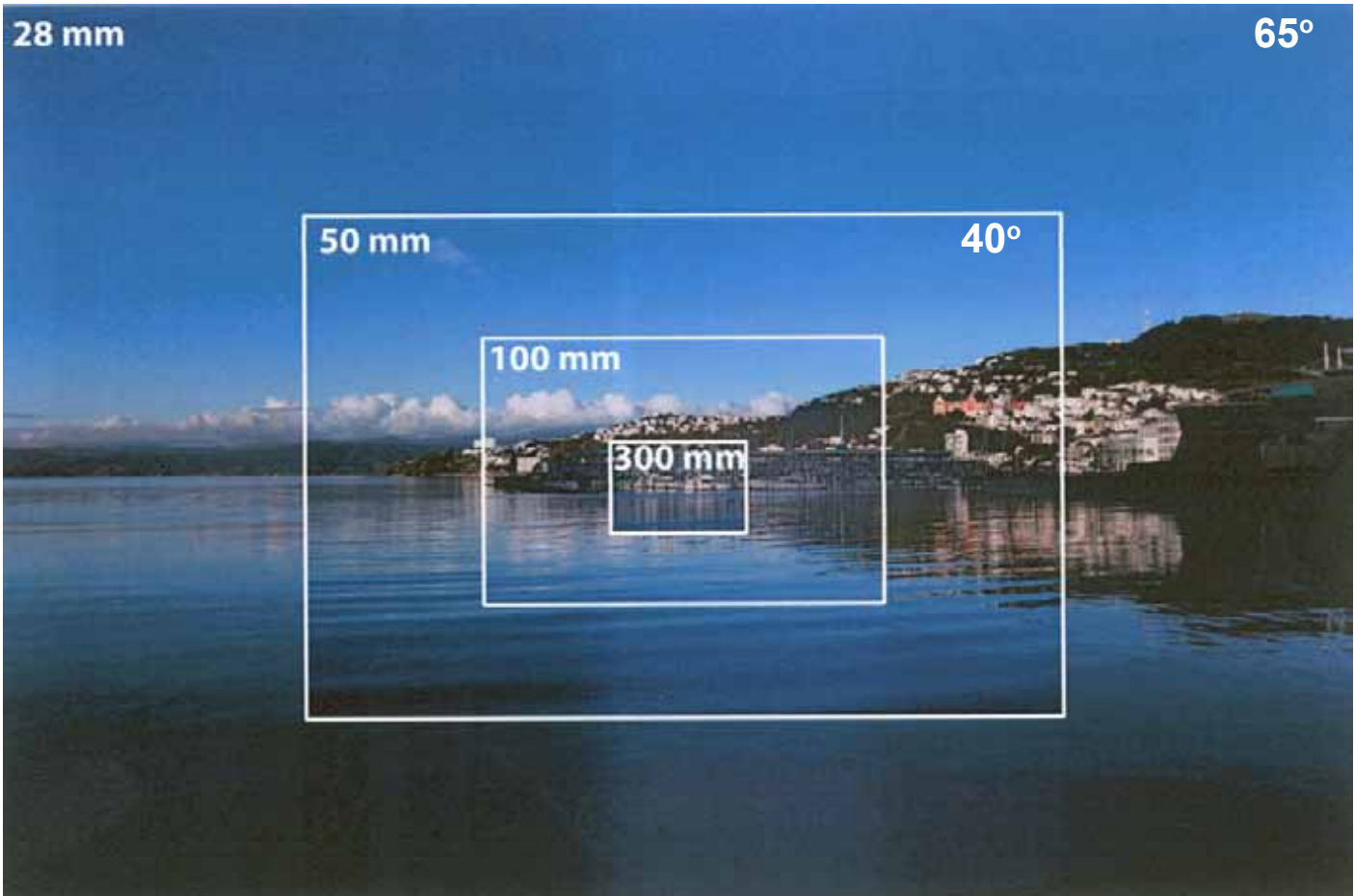
## SITE VISIT & PHOTOGRAPHY

Site photographs were taken with a Canon digital SLR camera fitted with a 28mm focal length lens, mounted on a tripod and panoramic head. A series of photos were taken at predetermined viewpoints, situated on public land. The horizontal location of each viewpoint was fixed by hand held GPS and then verified on high resolution aerial photography. The verified location was then cross-referenced with Light Detection and Ranging (LiDAR) data to determine viewpoint elevation.

## NZILA GUIDELINES & PANORAMA PREPARATION

The visualisations have been produced in accordance with the NZILA Best Practice Guidelines for Visual Simulations (BPG 10.2) and also adhere to Boffa Miskell’s internal Visualisation Guidelines.

Camera lenses of different focal lengths capture images with differing fields of view. To understand how illusions are created by different lens sizes, one must understand depth of field and how “Focal Length” and “Field of View” are related. As can be seen below (derived from Fig 9 of the NZILA BPG), a photo taken with a 28mm lens will provide a horizontal field of view of 65°. In this case, a series of 6 overlapping 28mm photos (taken in Portrait orientation) were merged to create a 90° panoramic image using specialised photo stitching software.



## MODELLING

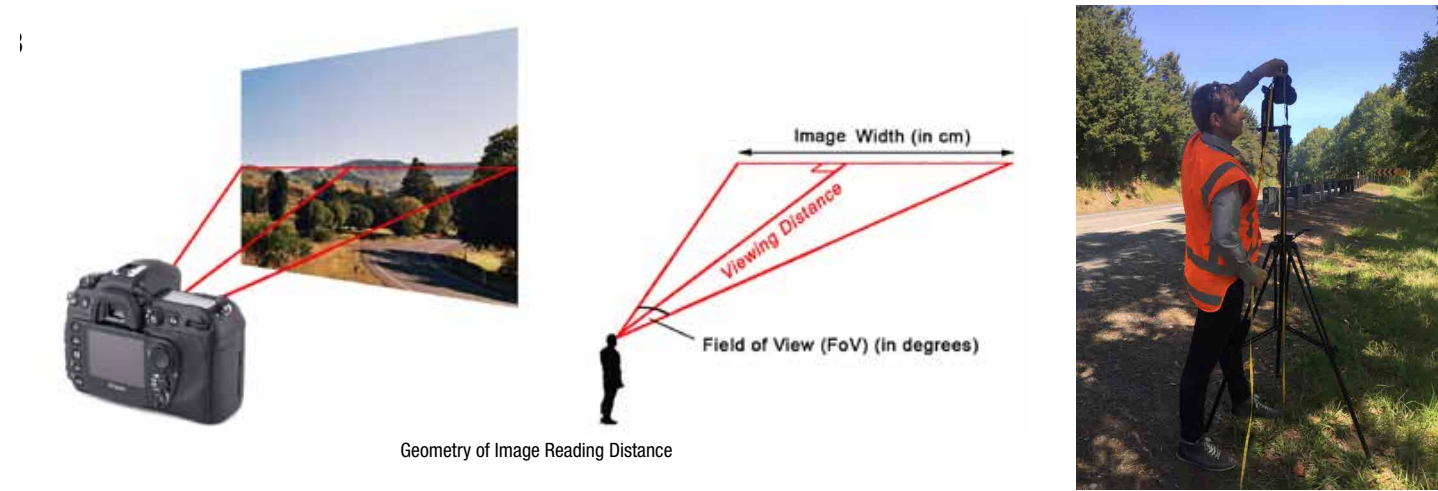
To create the various scenarios, subdivision layouts and building footprints were drafted in Computer Aided Design software and imported into 3D Modelling software. House models were then overlaid on to each building footprint. Elevations were given to each house models based on the levels at the center of the building footprint, using existing ground surface for the Baseline Scenario and proposed ground surface for Scenarios 1 and 2.

## COMPOSITING

Virtual camera views were then created in 3D modelling software, and a combination of 3D contour data and 3D engineering drawings turned on in each of these views. These were then matched to the corresponding photographic panorama, using identifiable features in the landscape and the characteristics of the camera to match the two together. The visualisations were then assembled using graphic design software.

## RECOMMENDED IMAGE READING DISTANCE

Views which have a field of view of 90° should be viewed from a distance of 20 cm when printed at A3. This will ensure that each simulation is viewed as if standing on-site at the actual camera location, and is in accordance with Section 7.11 of the NZILA BPG (reproduced below). Users are encouraged to print these pages on A3 transparency, go to the viewpoint and hold at the specified reading distance in order to verify the methodology.





**About Boffa Miskell**

Boffa Miskell is a leading New Zealand professional services consultancy with offices in Auckland, Hamilton, Tauranga, Wellington, Christchurch, Dunedin and Queenstown. We work with a wide range of local and international private and public sector clients in the areas of planning, urban design, landscape architecture, landscape planning, ecology, biosecurity, cultural heritage, graphics and mapping. Over the past four decades we have built a reputation for professionalism, innovation and excellence. During this time we have been associated with a significant number of projects that have shaped New Zealand's environment.

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