



APPENDIX ONE - LANDSCAPE AND VISUAL IMPACT ASSESSMENT FIGURES

535 MILL ROAD, OHOKA - PLAN CHANGE  
FOR CARTER GROUP  
26 NOVEMBER 2021

REVISION C





535 MILL ROAD, OHOKA- PLAN CHANGE

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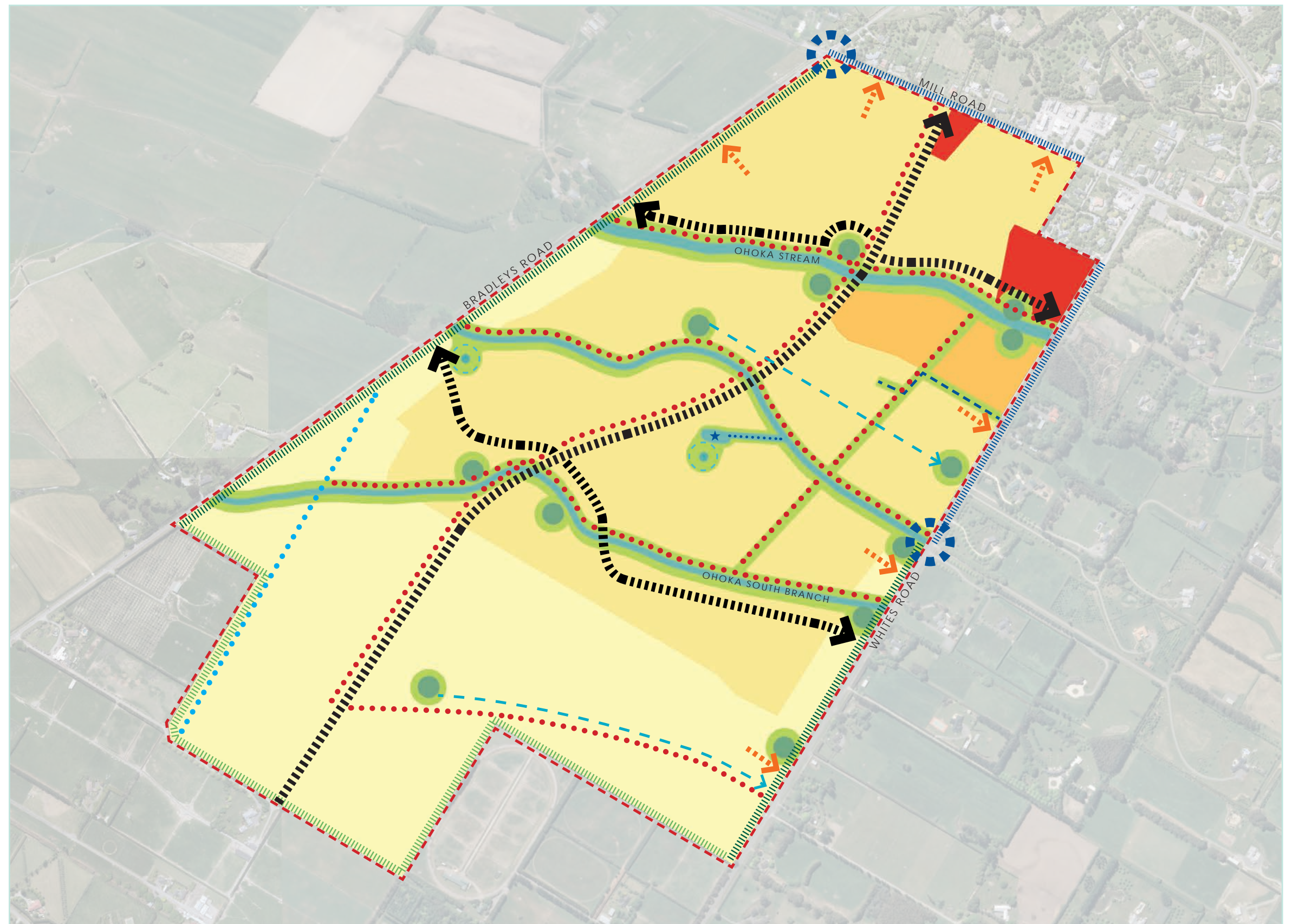
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# LEGEND

- Outline Development Plan Area
- Residential 3
- Residential 4a
- Residential 8
- Business 4 Zone
- Indicative Road
- Indicative Local Road Connection
- Threshold / Gateway
- Indicative Pedestrian Network
- Indicative Stormwater Management Areas (size and location to be confirmed)
- Existing Waterways
- Existing Springs and Associated Setback
- Stormwater Conveyance Flow Path
- Groundwater Seep
- Existing Pond (size and location to be confirmed)
- Southern Spring Channel
- Green Network
- Landscape Treatment A
- Landscape Treatment B
- Extent of Road Frontage Upgrade
- Overhead 66kV Power Lines



## A. OUTLINE DEVELOPMENT PLAN - 535 MILL ROAD, OHOKA

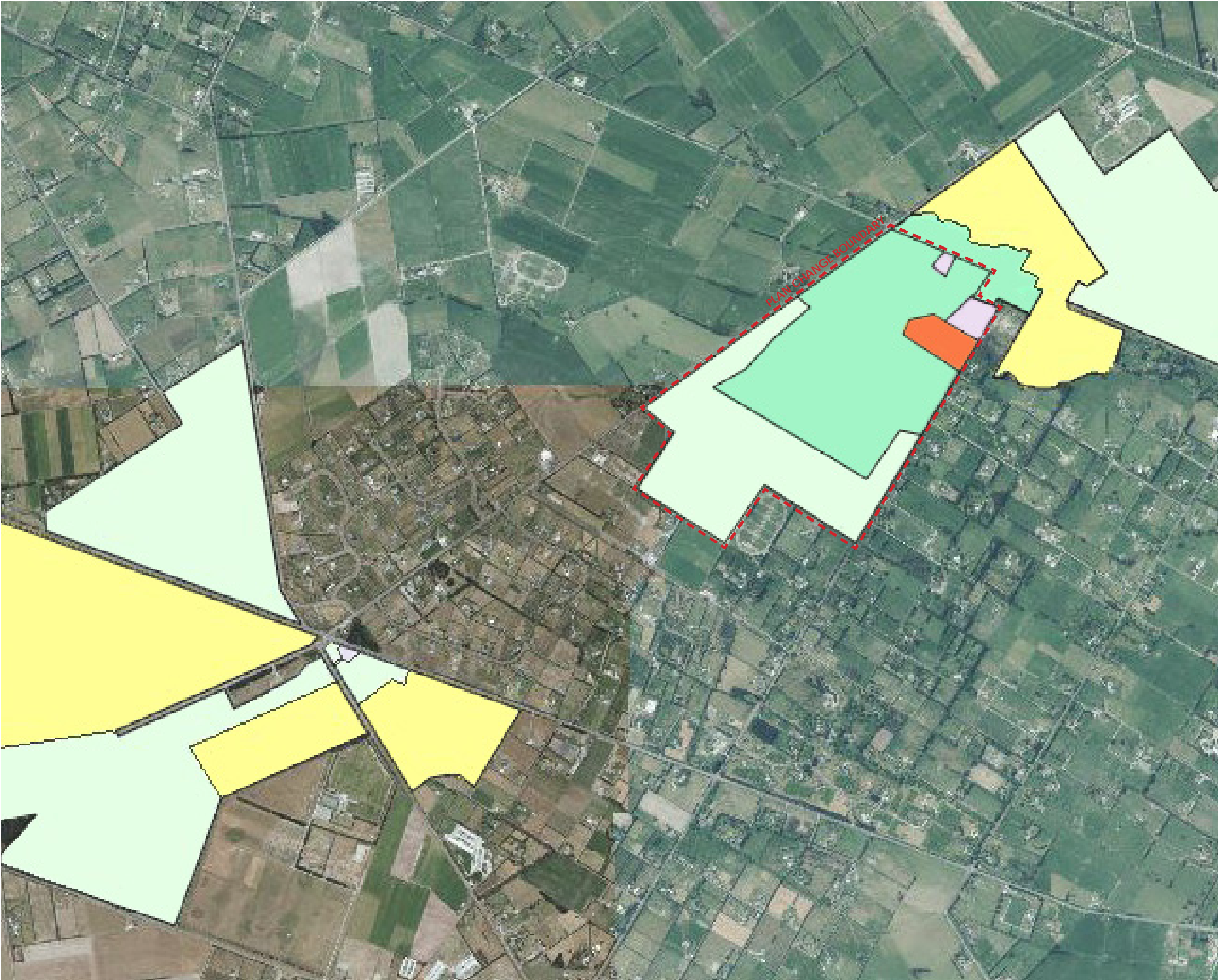
LANDSCAPE AND VISUAL IMPACT ASSESSMENT

# PROPOSAL - OUTLINE DEVELOPMENT PLAN

535 MILL ROAD, OHOKA - PLAN CHANGE





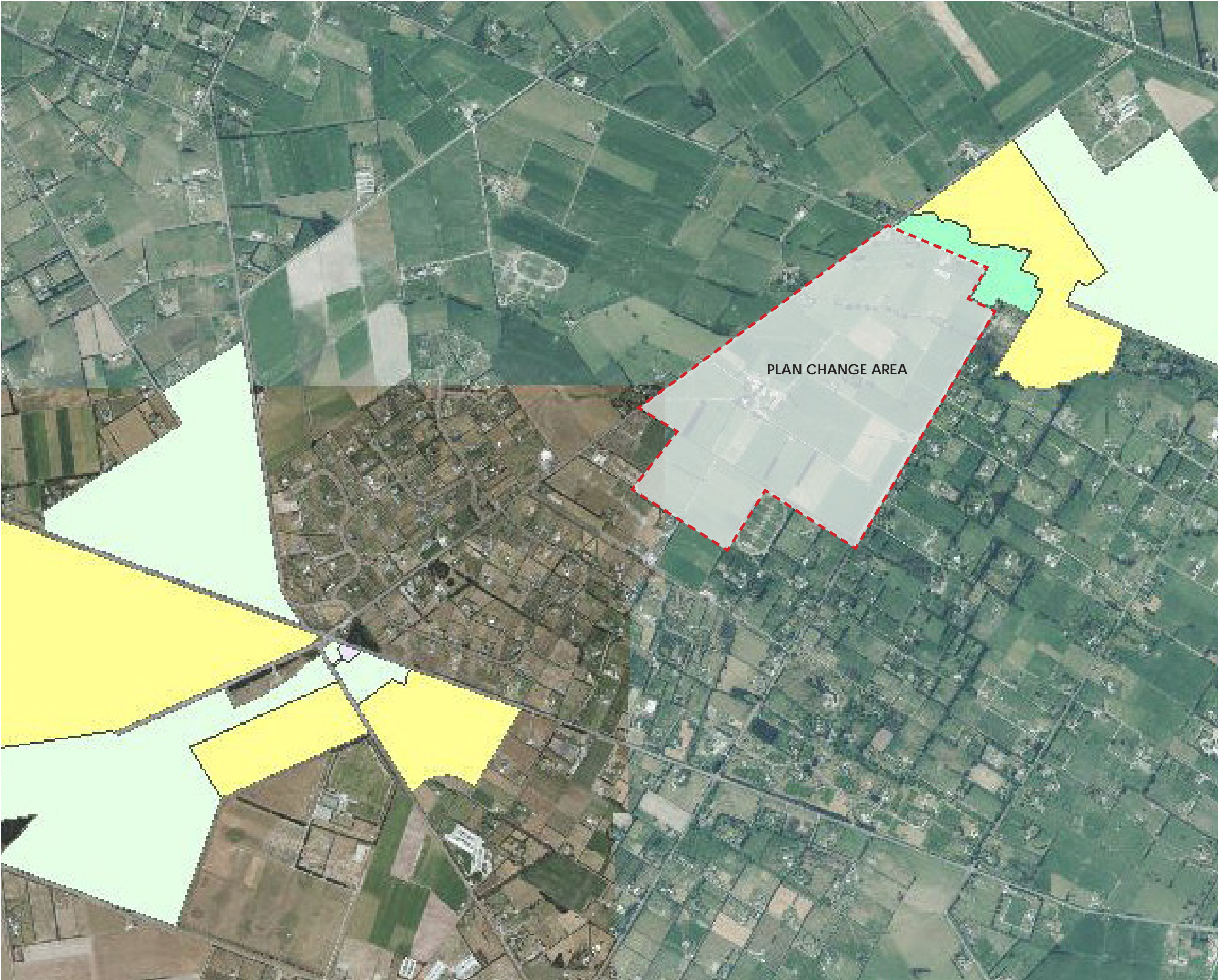


LEGEND

- Outline Development Plan Area
- Business 4
- Residential 3
- Residential 4a
- Residential 4b
- Residential 8

A. PROPOSED DISTRICT PLANNING MAP FOR PLAN CHANGE AREA

Map / image source: Waimakariri District Council



LEGEND

- Outline Development Plan Area
- Business 4
- Residential 3
- Residential 4a
- Residential 4b

A. LOCATION MAP FOR PROPOSED PLAN CHANGE AREA

Map / image source: Waimakariri District Council





## LEGEND

### CHARACTER PHOTOS

- A** Gatekeepers Lodge/ Ohoka Domain
- B** Ohoka Stream
- C** Ohoka Bush
- D** Existing Residential

### VIEWPOINT LOCATIONS

- 1** View South West from 318 Whites Road
- 2** View South West from 410 Whites Road
- 3** View South from 535 Mills Road
- 4** View South from 301 Bradleys Road
- 5** View South East from 231 Bradleys Road
- 6** View South East from 205 Bradleys Road

## A. LOCATION MAP FOR CHARACTER PHOTOS AND KEY VIEWPOINTS

Map / image source: Canterbury Maps

LANDSCAPE AND VISUAL IMPACT ASSESSMENT

## CONTEXT - CHARACTER PHOTOS AND VIEWPOINT LOCATIONS

535 MILL ROAD, OHOKA - PLAN CHANGE





- A** Gatekeepers Lodge - The historic lodge has recently been restored and relocated to the Ohoka Domain. The lodge was originally built during the 1800's as part of the Ohoka Estate. The building has significant aesthetic, architectural, historical and social value within the region.



- B** Ohoka Stream - The ohoka Stream runs parallel to Mill Road and joins the Kaiapoi River to the west of Kaiapoi township. It is primarily surrounded by open grass land and is lined with sporadically with a combination of native and exotic vegetation.



- C** Ohoka Bush - Ohoka Bush covers approximately 2.5ha of land in native vegetation and is located to the south of Ohoka Domain. It is a popular place for locals to walk while learning about the nearby historic locations.



- D** Existing Residential - The majority of dwellings are rural in nature and are set back from the road. The dwellings are typically surrounded by open grass paddocks. The dwellings use fencing and pockets of exotic vegetation to create privacy from the road and surrounding properties.





A. IMAGE LOCATION

PROPOSAL LOCATION



LANDSCAPE AND VISUAL IMPACT ASSESSMENT

## VP1 - VIEW SOUTH WEST FROM 318 WHITES ROAD

535 MILL ROAD, OHOKA - PLAN CHANGE

Image captured on Sony A6000  
Focal length of 50mm  
Date: 30th April 2021 at 8:57 am  
Height of 1.7 metres  
Photos merged in Photoshop CS to create panorama





A. IMAGE LOCATION

PROPOSAL LOCATION



LANDSCAPE AND VISUAL IMPACT ASSESSMENT

## VP2 - VIEW SOUTH WEST FROM 410 WHITES ROAD

535 MILL ROAD, OHOKA - PLAN CHANGE

Image captured on Sony A6000  
Focal length of 50mm  
Date: 30th April 2021 at 9:02 am  
Height of 1.7 metres  
Photos merged in Photoshop CS to create panorama





A. IMAGE LOCATION

PROPOSAL LOCATION



LANDSCAPE AND VISUAL IMPACT ASSESSMENT

## VP3 - VIEW SOUTH FROM 535 MILL ROAD

535 MILL ROAD, OHOKA - PLAN CHANGE

Image captured on Sony A6000  
Focal length of 50mm  
Date: 30th April 2021 at 9:20 am  
Height of 1.7 metres  
Photos merged in Photoshop CS to create panorama





A. IMAGE LOCATION

PROPOSAL LOCATION



LANDSCAPE AND VISUAL IMPACT ASSESSMENT

## VP4 - VIEW SOUTH FROM 301 BRADLEYS ROAD

535 MILL ROAD, OHOKA - PLAN CHANGE

Image captured on Sony A6000  
Focal length of 50mm  
Date: 30th April 2021 at 9:51 am  
Height of 1.7 metres  
Photos merged in Photoshop CS to create panorama





A. IMAGE LOCATION

PROPOSAL LOCATION







A. IMAGE LOCATION

PROPOSAL LOCATION



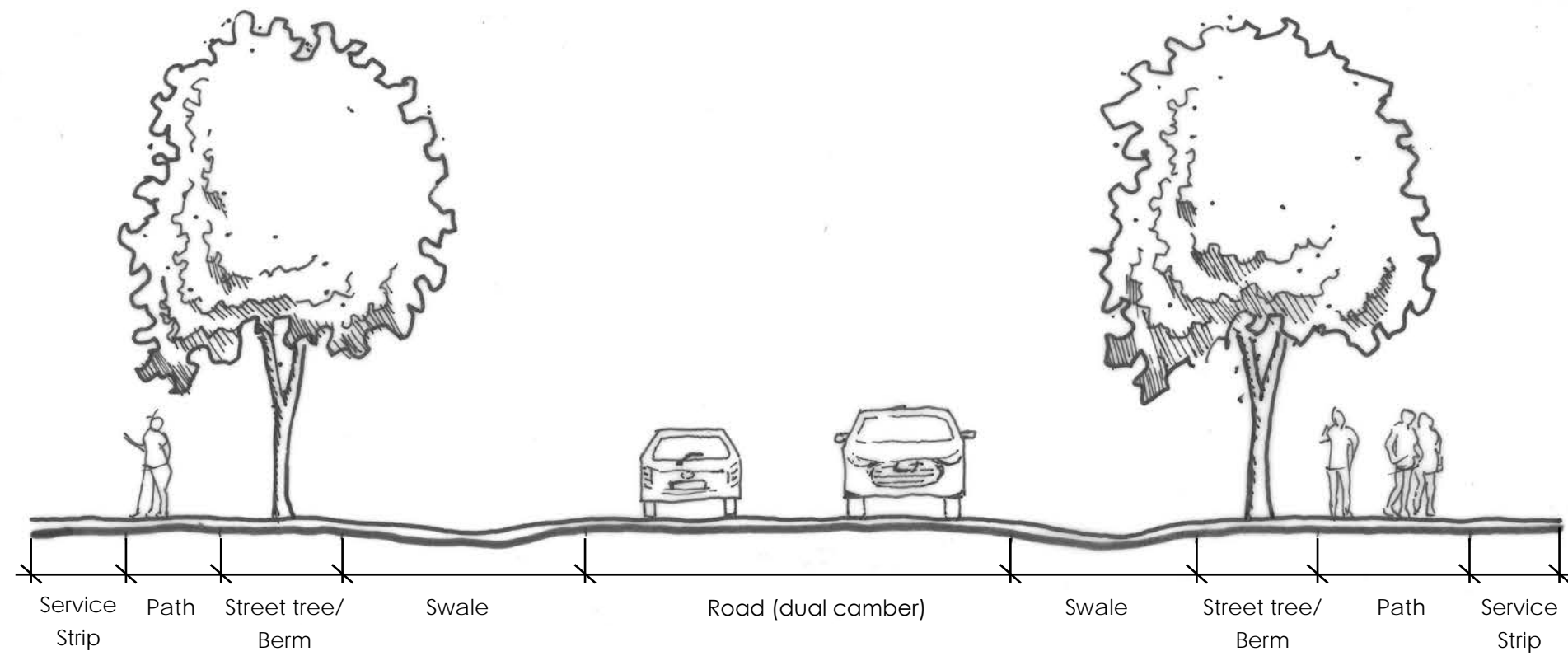
LANDSCAPE AND VISUAL IMPACT ASSESSMENT

## VP6 - VIEW SOUTH EAST FROM 205 BRADLEYS ROAD

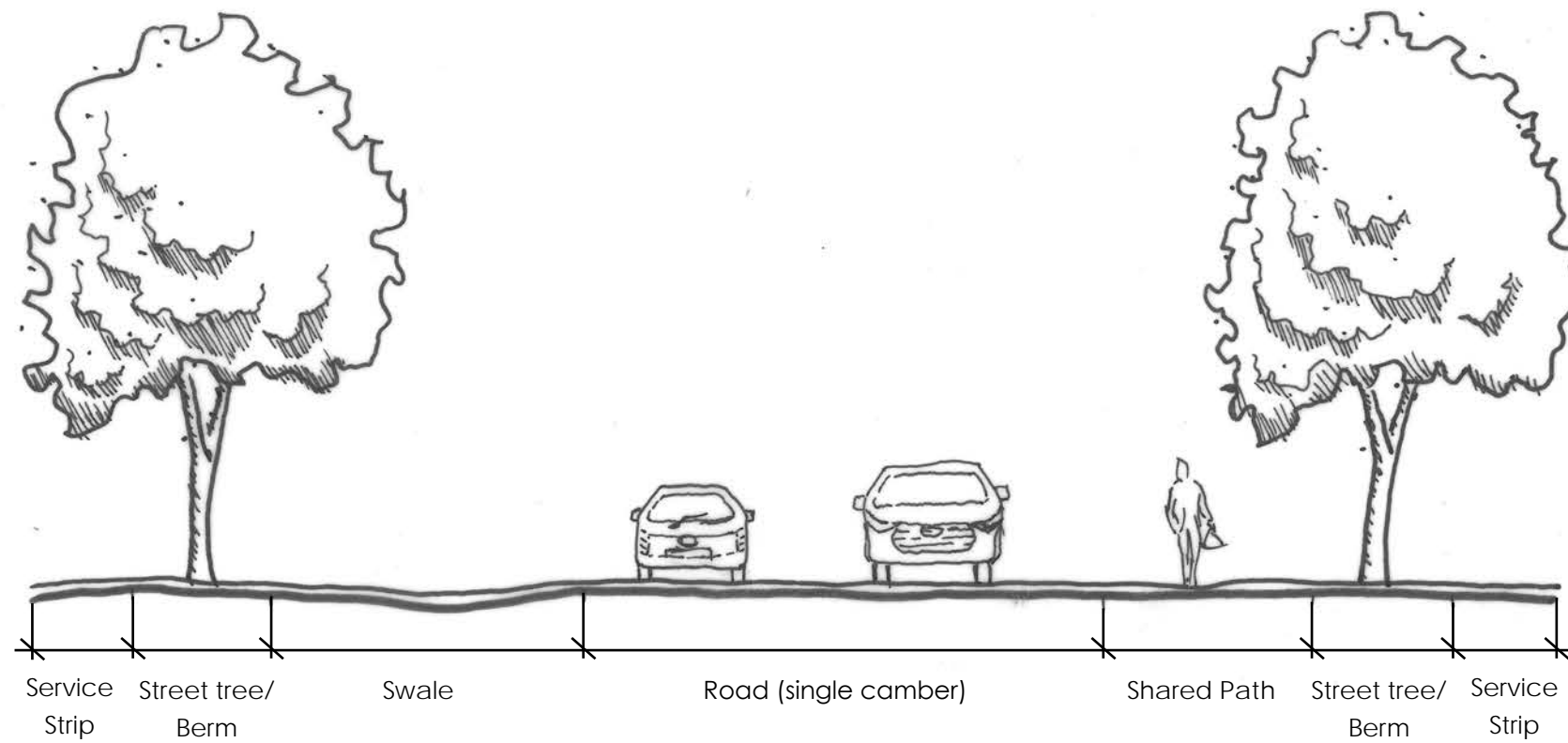
535 MILL ROAD, OHOKA - PLAN CHANGE

Image captured on Sony A6000  
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Photos merged in Photoshop CS to create panorama

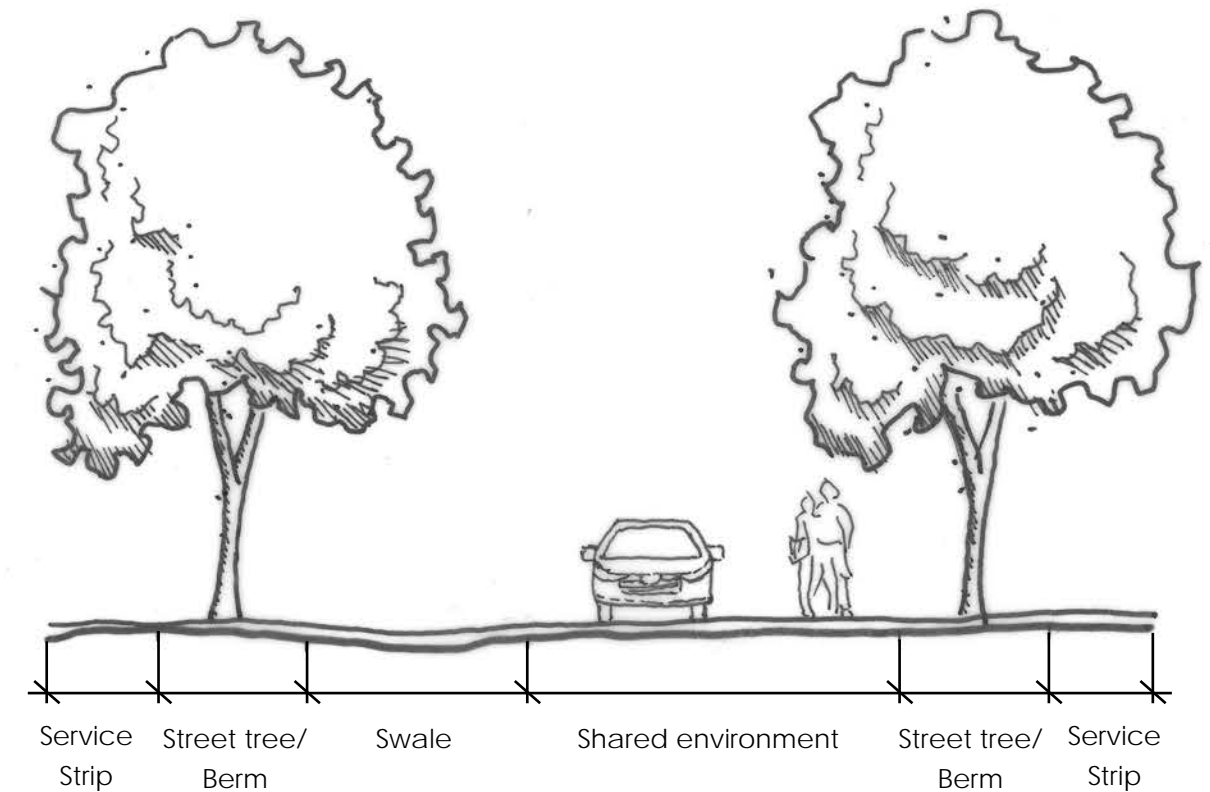




INDICATIVE ROAD TYPE A



INDICATIVE ROAD TYPE B



INDICATIVE ROAD TYPE C