



# Document Information

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Status		
For Proposed District Plan Submission		
Revision		
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# Rural Character Areas



Scale 1:250,000 @ A3

Source: Boffa Miskell

Legend



The Site



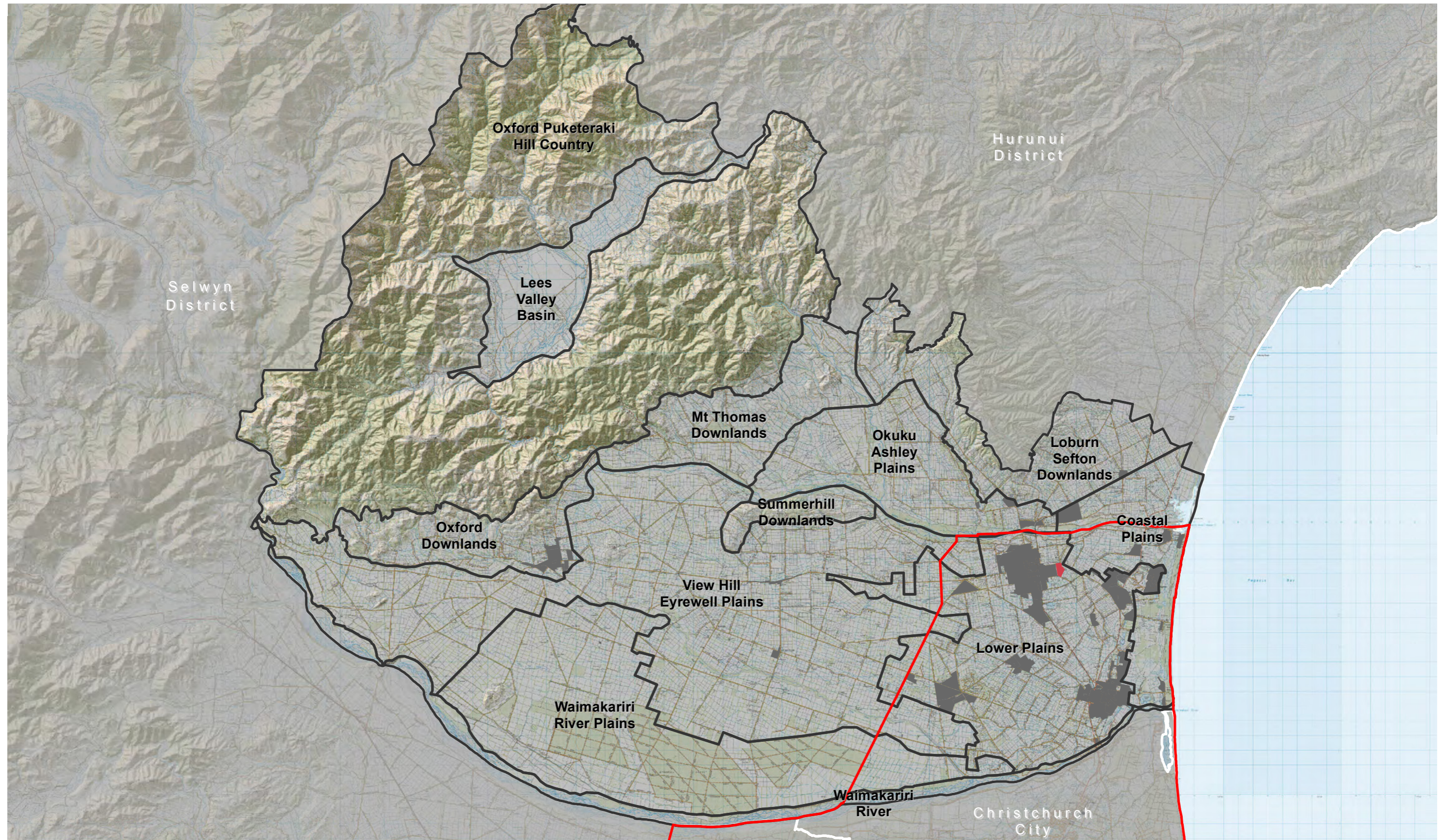
Non Rural Zones



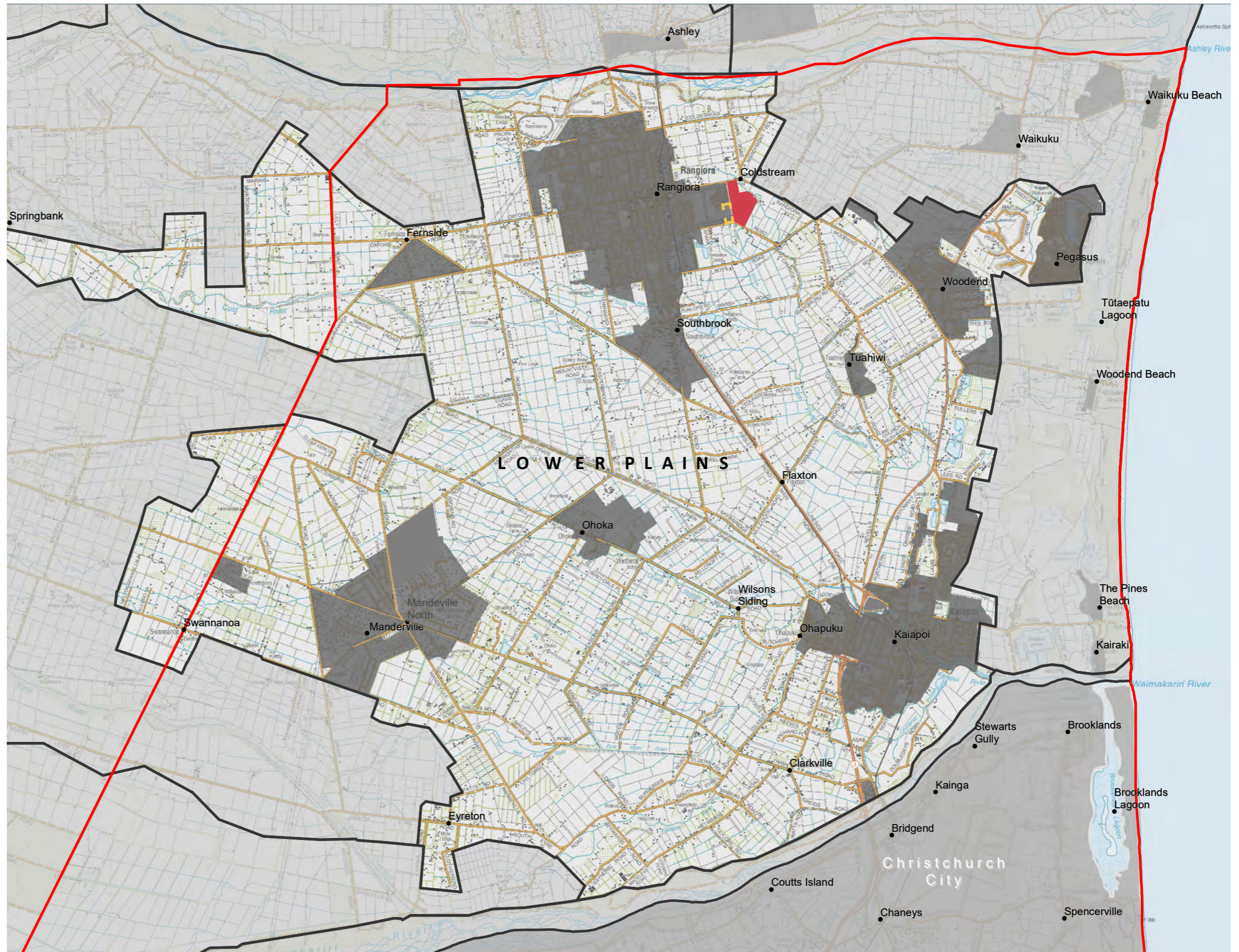
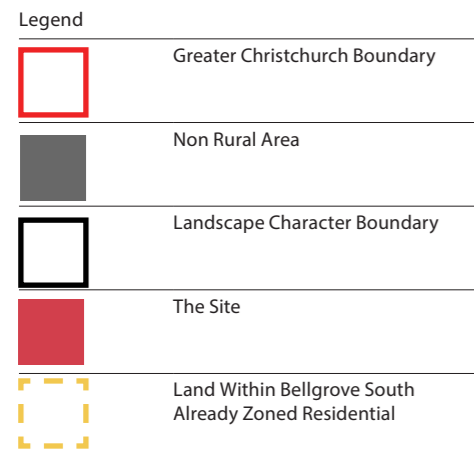
Greater Christchurch Boundary



Landscape Character Boundary

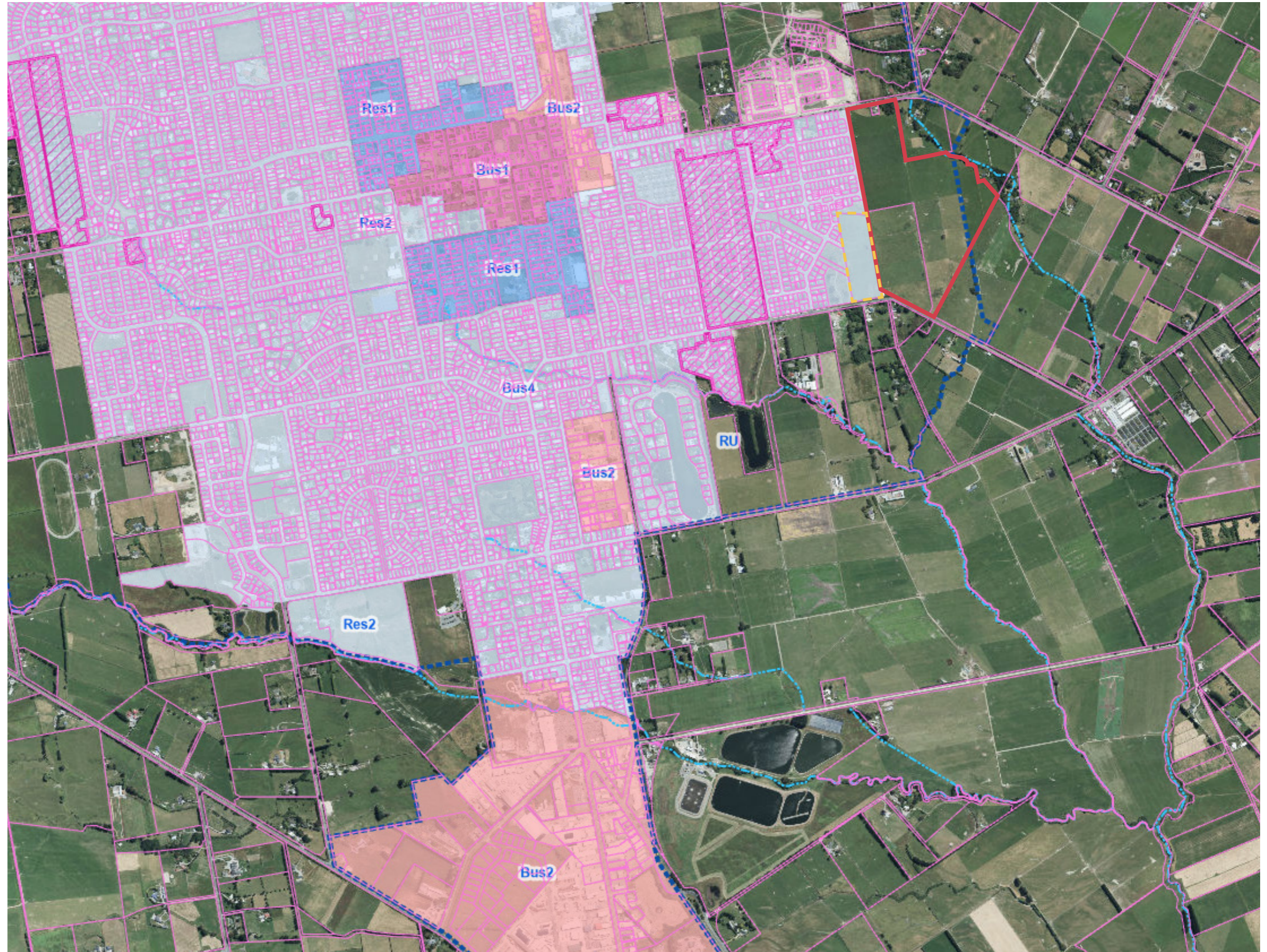
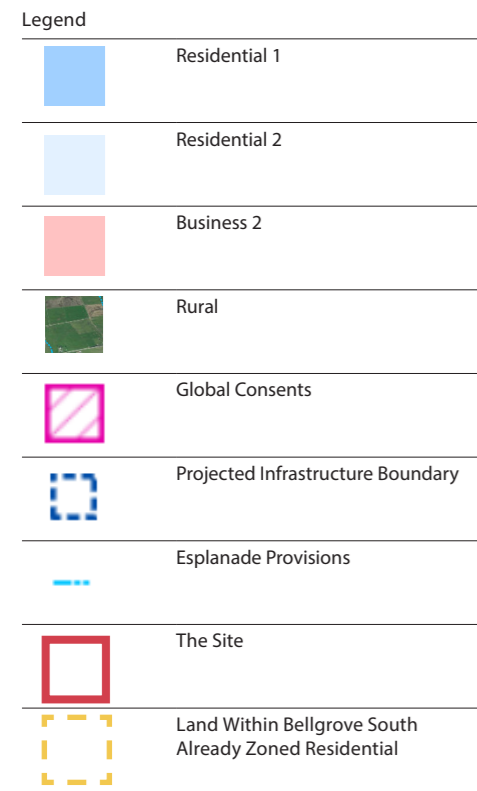


# Lower Plains Character Areas



Scale: Not to Scale  
 Data Source: Waimakariri District – Rural Character Assessment prepared by Boffa Miskell (6 June 2018)

# Operative Waimakiriri District Plan



Not to Scale

Data Source: Waimakiriri.isoplan.co.nz

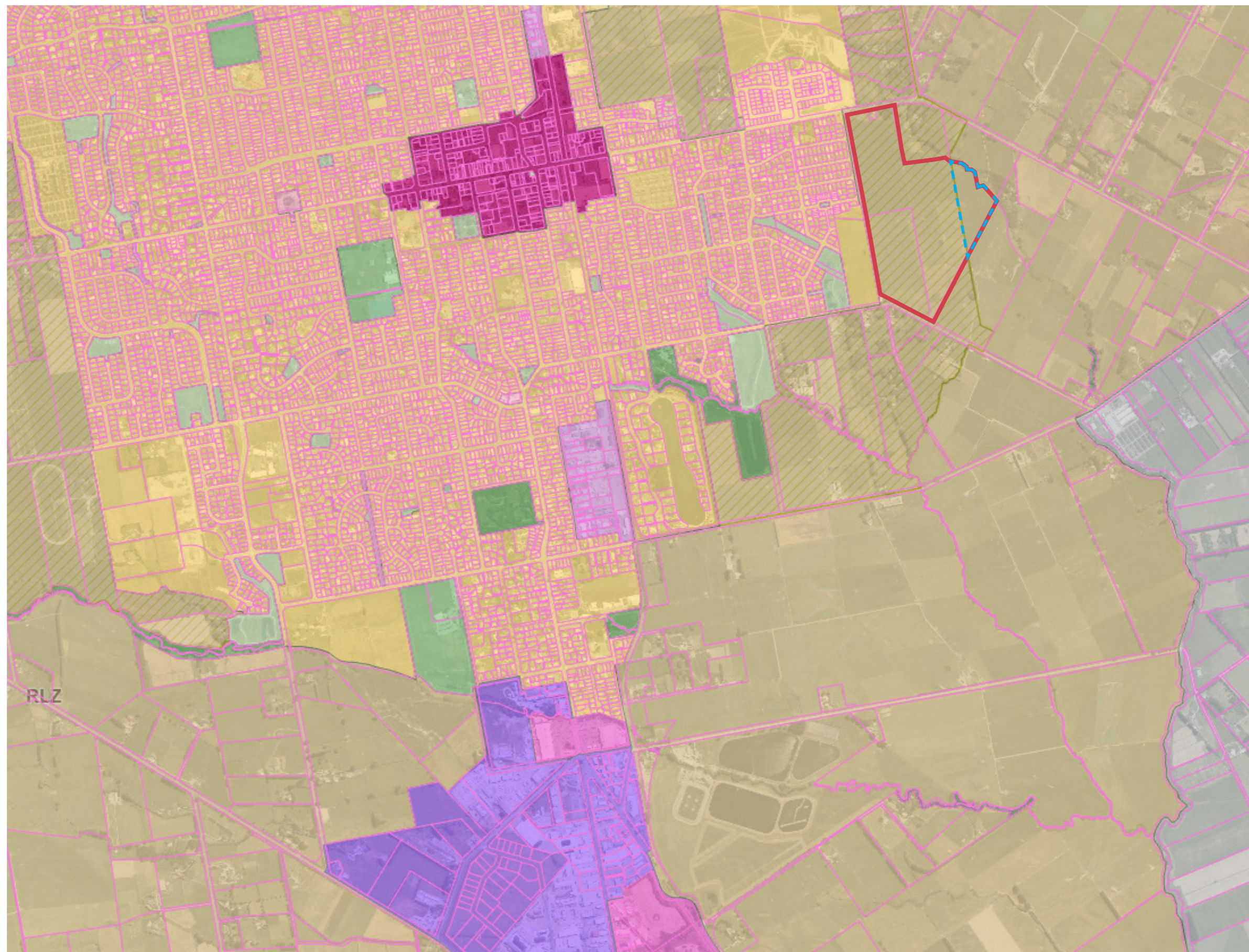
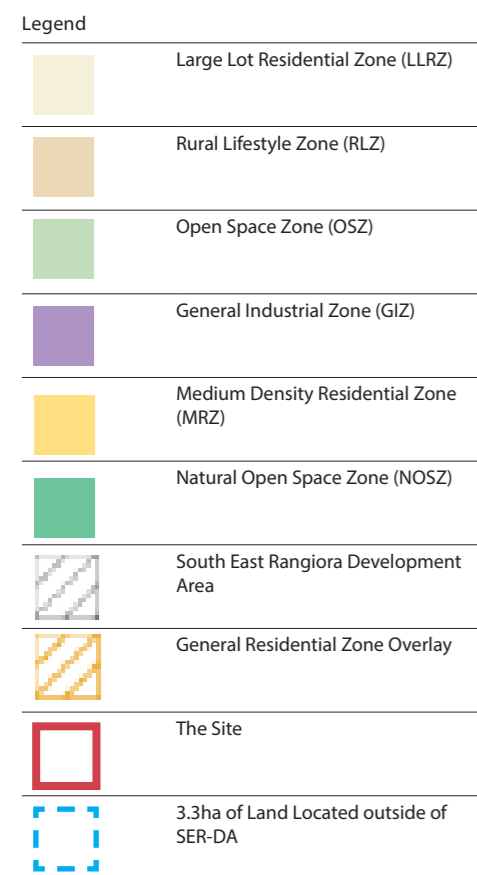
# Waimakariri 2048 District Development Strategy



Not to Scale

Data Source: Waimakariri 2048 District Development

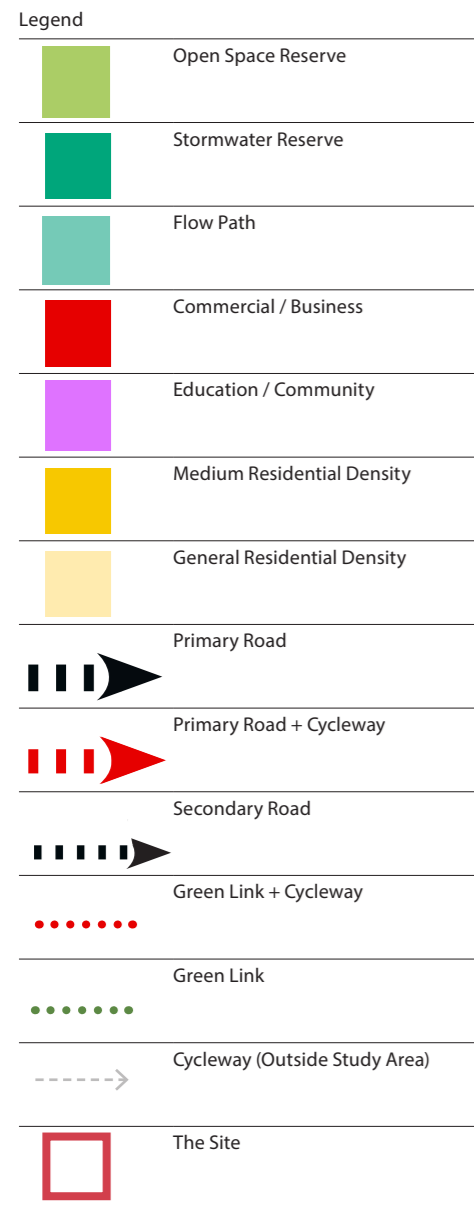
# Proposed Waimakiriri District Plan (including Variation 1)



Not to Scale

Data Source: Waimakariri.isoplan.co.nz

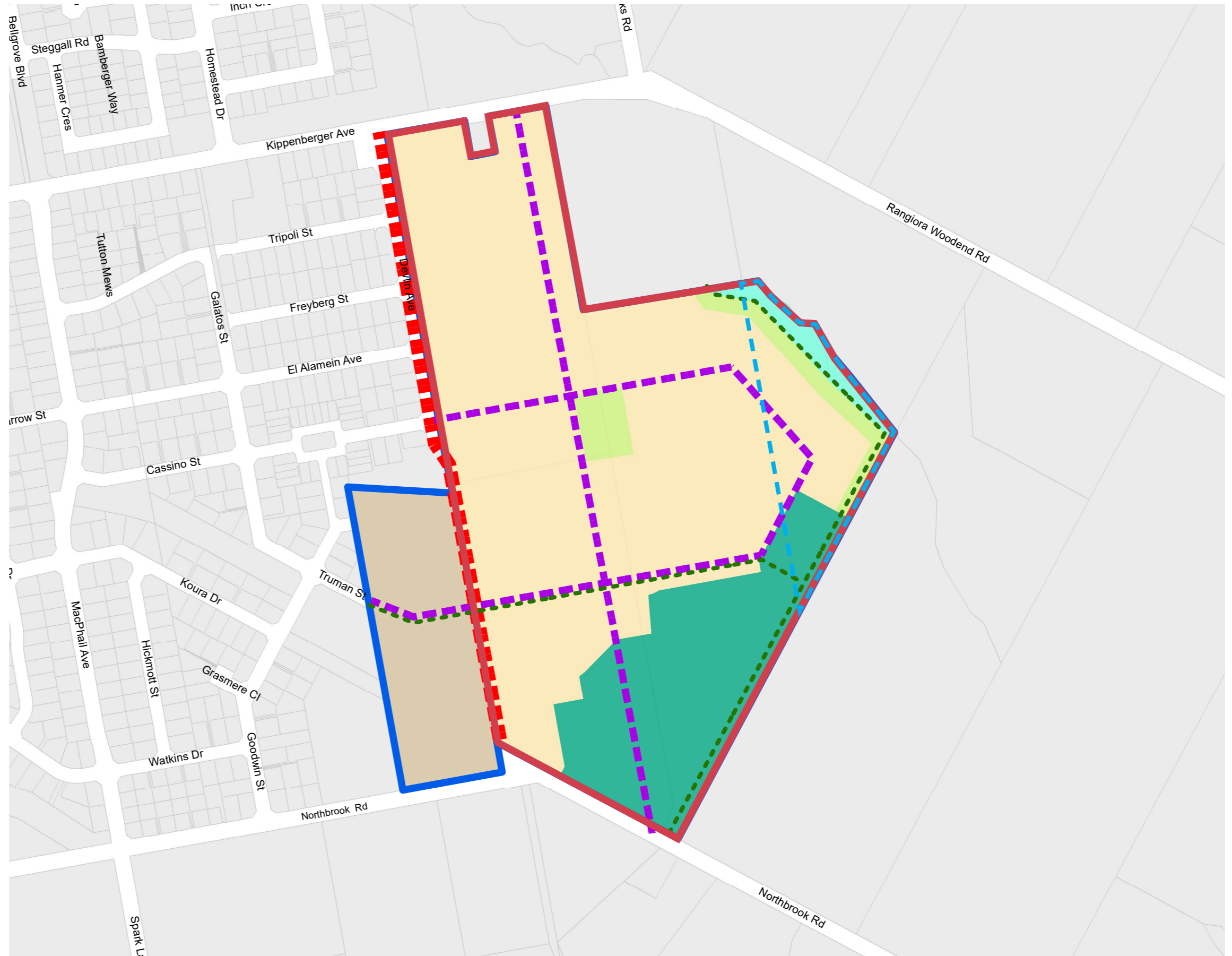
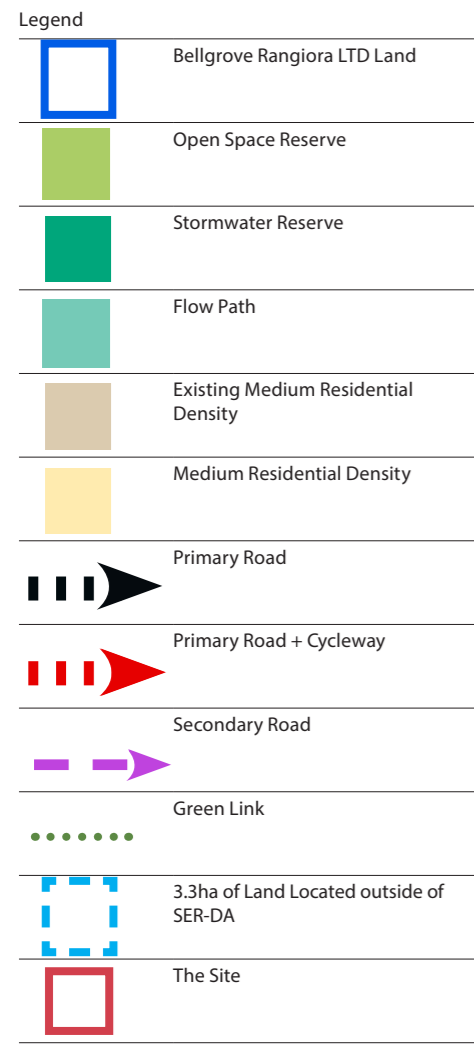
# South East Rangiora Outline Development Plan (SER-ODP)



Scale: 1:6,000 @ A3  
Data Source: Waimakariri.isoplan.co.nz

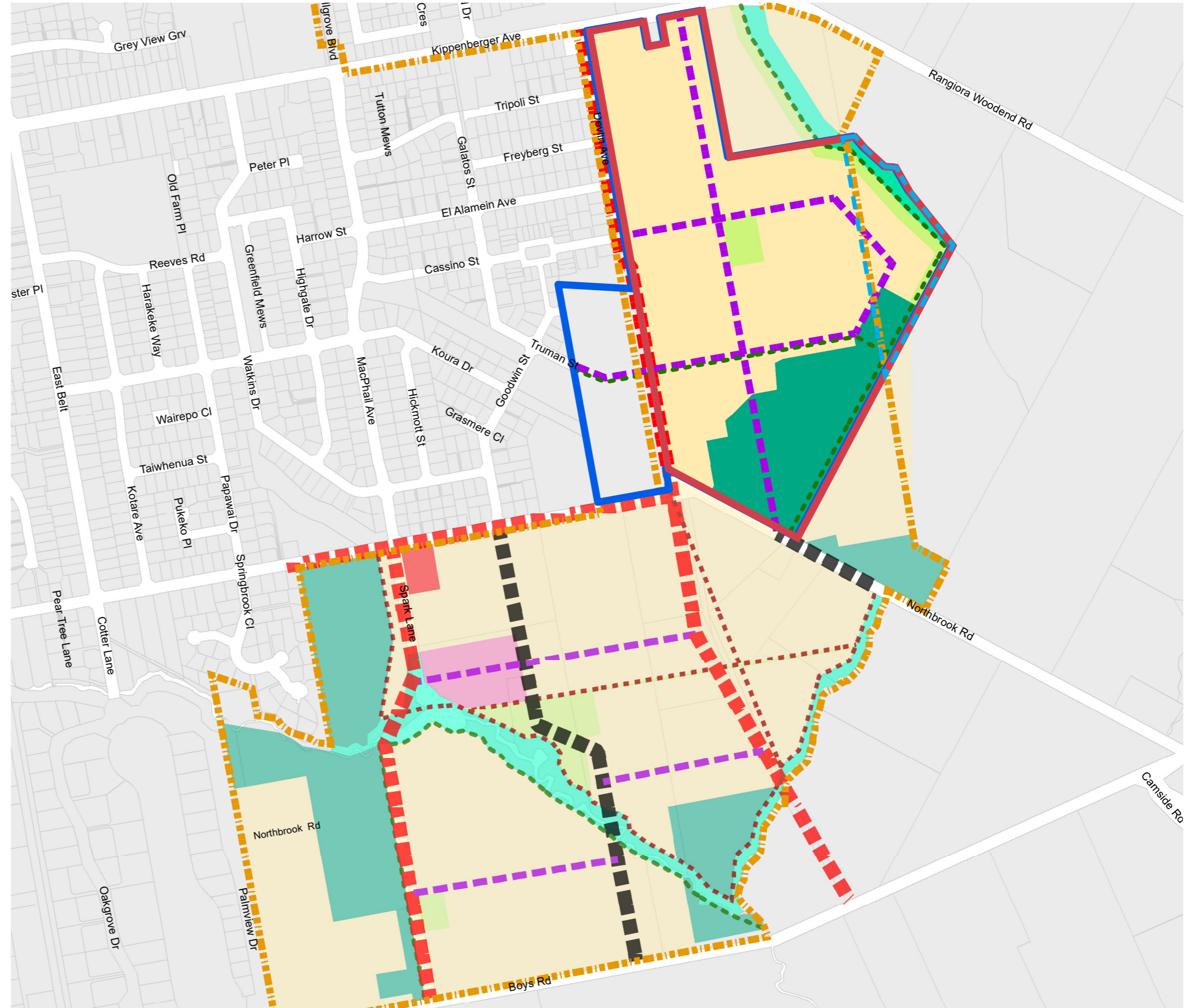
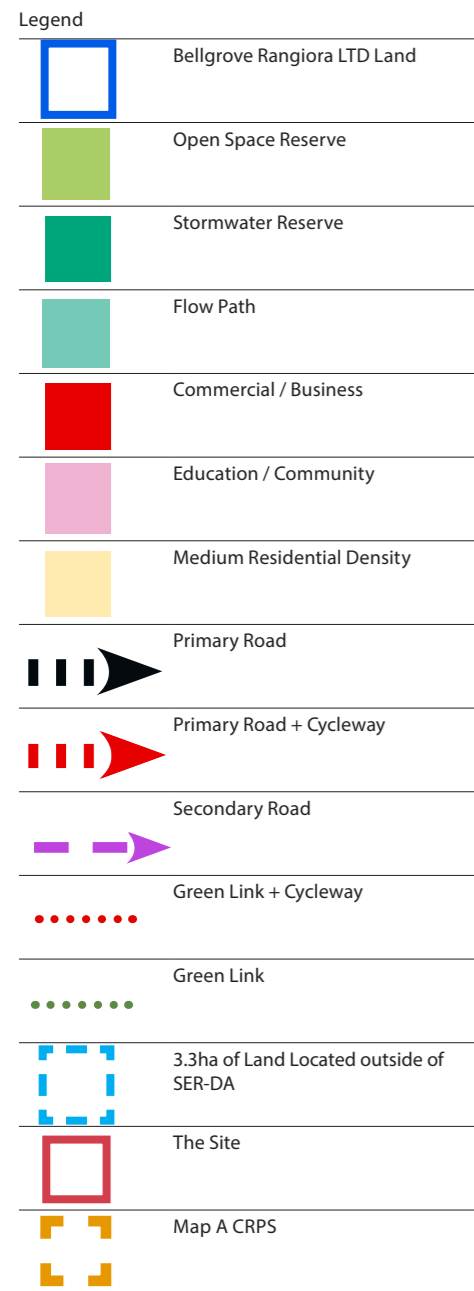


# Bellgrove South Outline Development Plan (Bellgrove South-ODP)





Scale: 1:5,000 @ A3

# Changes Sought to the South East Rangiora ODP by Bellgrove (Revised SER-ODP)



Scale: 1:7,000 @ A3

# Site Photo Locations

Legend	
	The Site
	3.3ha of Land Located outside of SER-DA



Scale: 1:5000 @ A3  
Data Source: Grip Maps

# Site Photographs



Site Photograph 1: Looking north east into site from Northbrook Road



Site Photograph 2: Looking east along Northbrook Road adjacent to site

Photos taken on the 16.04.2024

# Site Photographs



Site Photograph 3: Looking north west over the site from Northbrook Road



Site Photograph 4: Looking north over the site from Northbrook Road

Photos taken on the 16.04.2024

# Site Photographs



Site Photograph 5: Looking west along Kippenberger Avenue



Site Photograph 6: Looking south from North East Rangiora Development Area across Kippenberger Avenue

Photos taken on the 16.04.2024

# Site Photographs



Site Photograph 7: Looking west from Rangiora Woodend Road. The site is largely obscured by planting along Cam/ Rutantiwha River



Site Photograph 8: Looking west along Kippenberger Avenue. Existing vegetation substantially screens the site from view

Photos taken on the 16.04.2024

# Site Photographs



Site Photograph 9: Looking south along Devlin Avenue



Site Photograph 10: Looking north along Devlin Avenue. Houses occupy eastern extent of existing residential zone

Photos taken on the 16.04.2024



# Site Photographs



Site Photograph 11: Looking south east over site from corner of Devlin and Kippenberger Avenues



Site Photograph 12: Looking south west over Lot 4 DP 25508 residentially zoned land (also owned by Bellgrove) at end of Devlin Avenue. Lot to be developed as part of Bellgrove South  
Photos taken on the 16.04.2024

# Site Photographs



Site Photograph 13: Looking west from centre of site towards the eastern suburbs of Rangiora



Site Photograph 14: Looking north west from the centre of the site towards Cam/ Rutantiwha River  
Photos taken on the 16.04.2024

# Site Photographs



Site Photograph 15: Looking south from the centre towards Northbrook Road  
Photos taken on the 16.04.2024

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