



APPENDIX TWO - URBAN DESIGN, LANDSCAPE AND VISUAL IMPACT ASSESSMENT GRAPHIC ATTACHMENT

**PETRIES-JUDSONS ROAD, WOODEND - REZONING SUBMISSION
FOR URBAN ESTATES LIMITED**

5 MARCH 2024
PROJECT NO. 2024_008
REVISION D



PETRIES-JUDSONS ROAD, WOODEND - REZONING SUBMISSION

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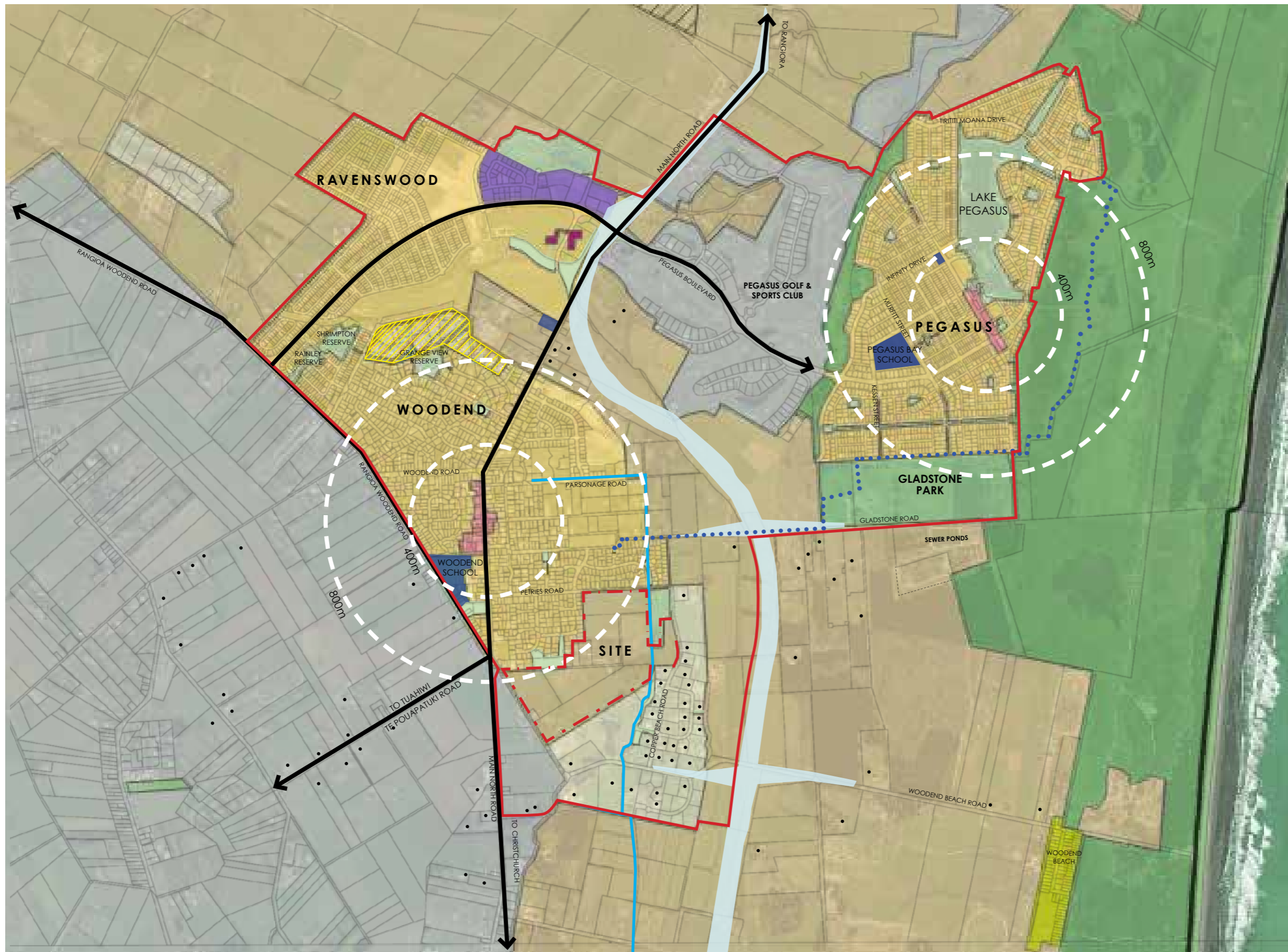
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LEGEND

- - - Proposal Boundary
- Proposed Urban Form
- NZTA Future Motorway Designation
- Rural Residential Dwellings
- McIntosh's Drain delineation
- Biking trails
- ZONES**
- Special Purpose Zone Kainga Nohoanga (SPZ KN) (no colour)
- Rural Lifestyle
- Large Lot Residential
- Medium Density Residential
- Open Space
- Natural Open Space
- Sports and Active Recreation
- Large Lot Residential Zone (LLRZ)
- Local Centre Zone LCZ (Commercial)
- Education/community
- MR 873

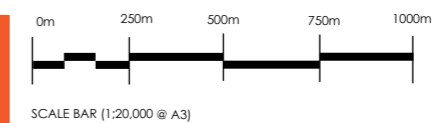
A. WOODEND FUTURE GROWTH MAP 1:20,000A@3

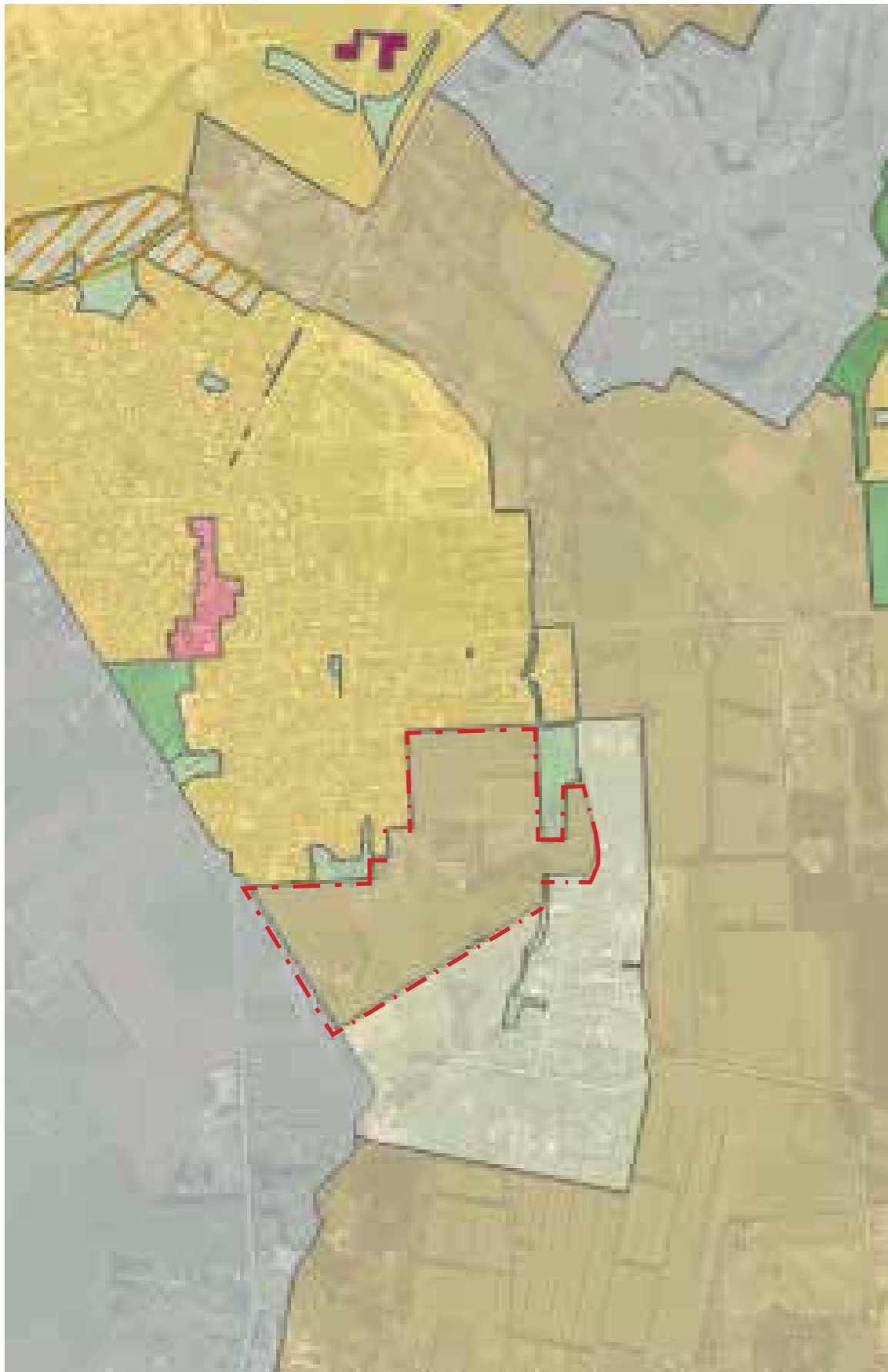
Map / image source: Proposed Waimakariri District Plan

URBAN DESIGN, LANDSCAPE AND VISUAL IMPACT ASSESSMENT

CONTEXT - WOODEND FUTURE URBAN FORM AND GROWTH

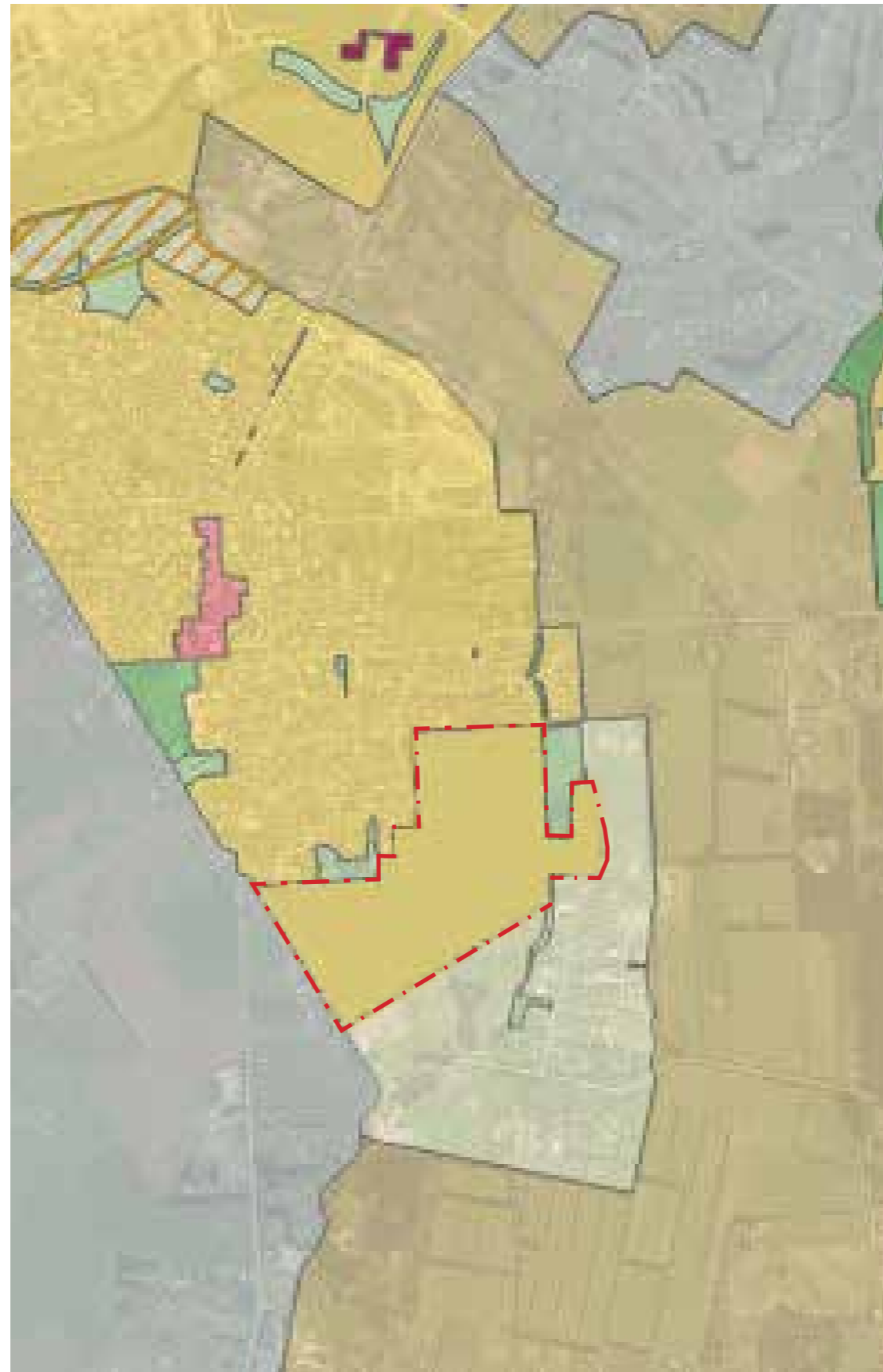
2024_008 URBAN ESTATES - PROPOSED DISTRICT PLAN SUBMISSION





A. WAIMAKARIRI PROPOSED DISTRICT PLAN (CURRENT VERSION)

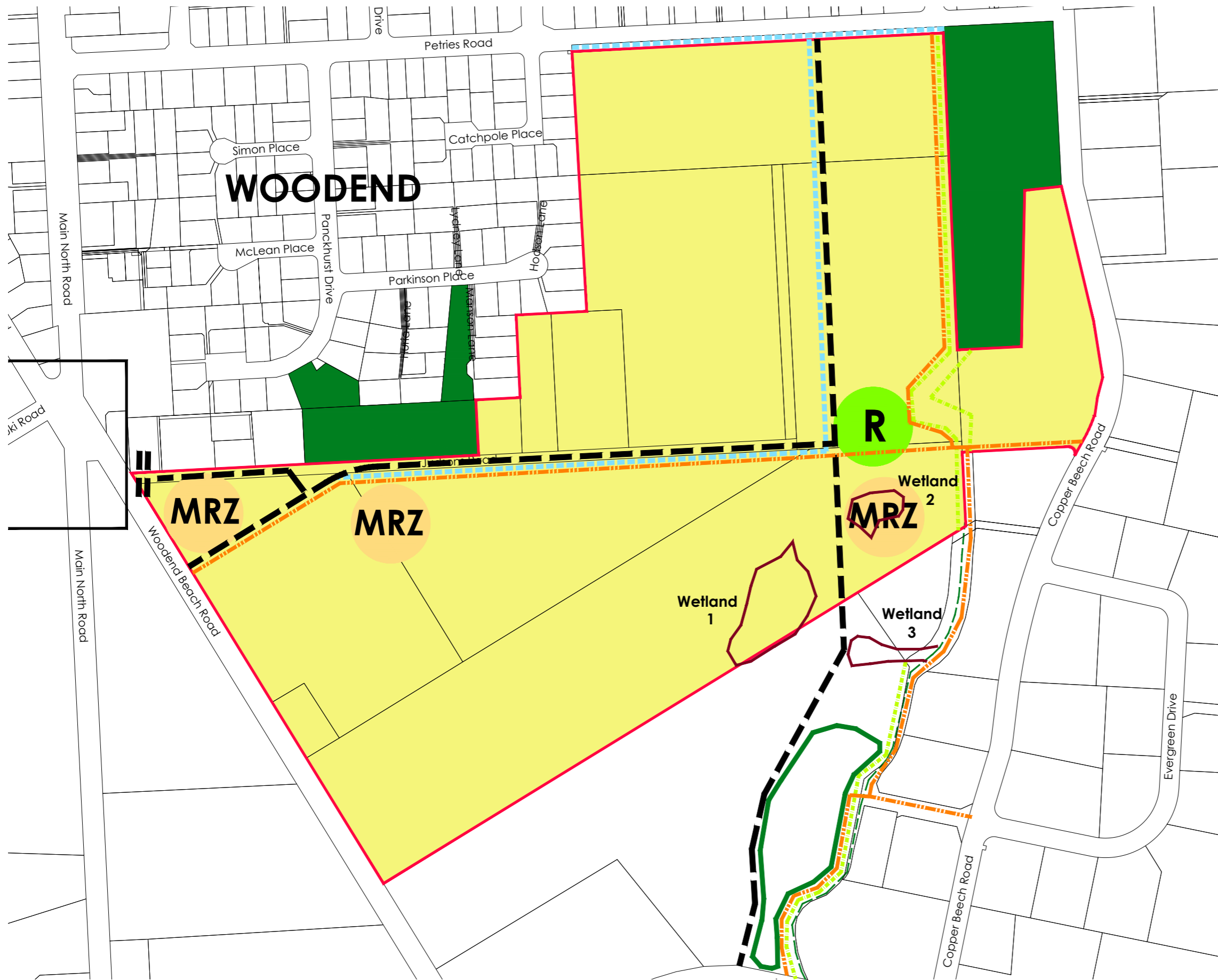
Map / image source: Proposed Waimakariri District Plan










B. WAIMAKARIRI PROPOSED DISTRICT PLAN (REZONED VERSION)

LEGEND

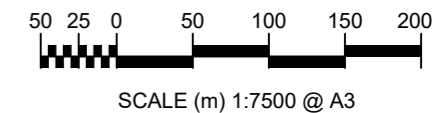
- Rural Lifestyle
- Large Lot Residential
- Medium Density Residential
- Open Space
- Natural Open Space
- Sports and Active Recreation
- Local Centre Zone (LCZ)
- Large Lot Residential Zone (LLRZ)



KEY

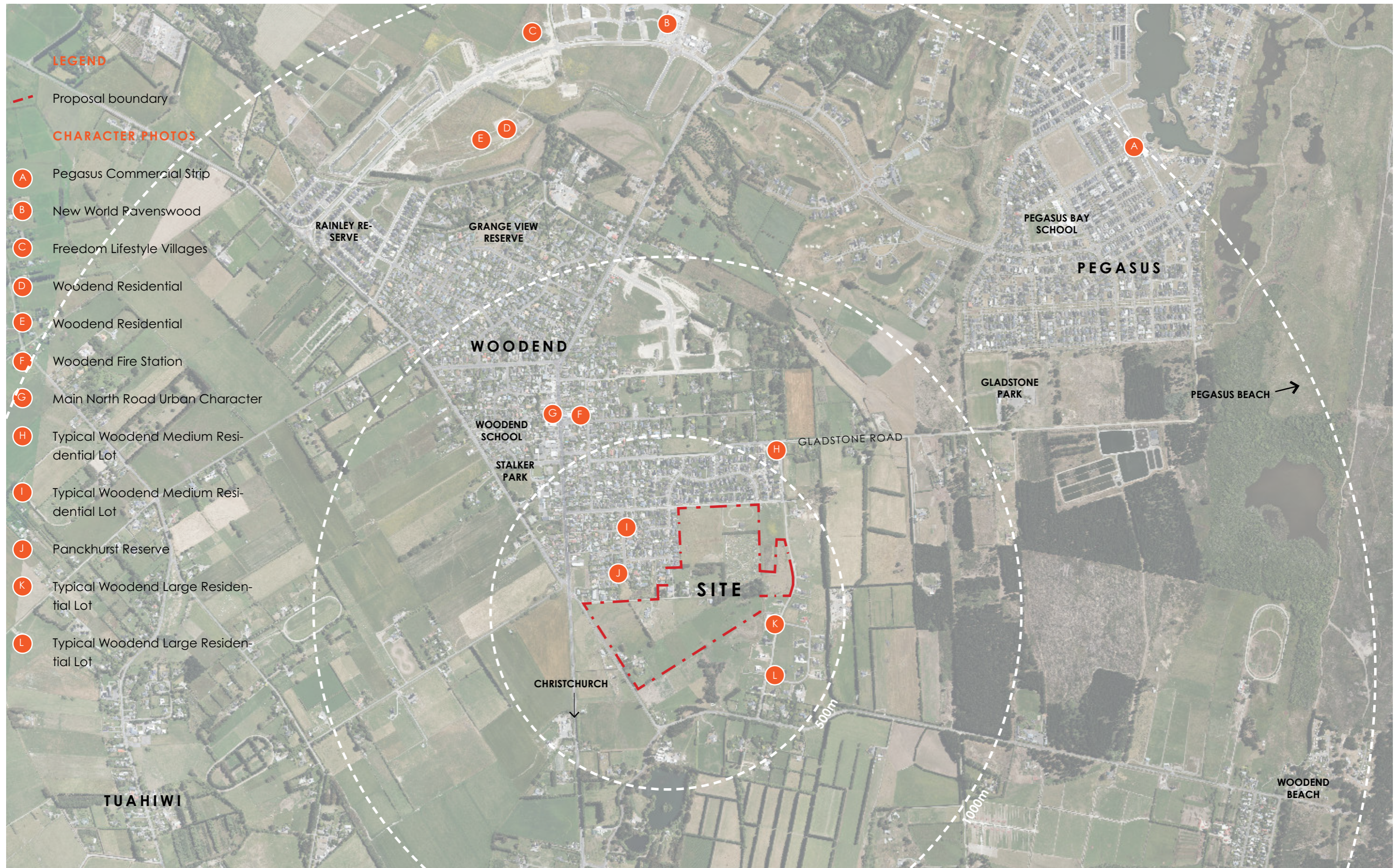
-  ODP Boundary
-  Primary Road
-  Ex. Stormwater Management Area
-  Intersection Upgrade
-  Reserve
-  Stormwater
-  Road Widening to 20m
-  5m Stream Margin
-  Cycle Links

Contours shown are from LINZ Data at 0.5m Contour Intervals and interms of LINZ Vertical Datum 2016.



A. OUTLINE DEVELOPMENT PLAN (SCALE 1:7500 AT A3)

Map / image source: DLS



A. LOCATION PLAN (15,000@A3)

Map / image source: CANTERBURY MAPS





A Pegasus commercial strip within Pegasus' urbanised centre overlooking public open space on Pegasus Main Road with parking in front



B Ravenswood New World within north of Woodend's urbanised area situated next to or overlooking other commercial or open space. Supermarket building with car park and grass berm on street frontage



C Freedom lifestyle village within the north of Woodend's urbanised area situated next to or overlooking residential streets



D Woodend residential dwellings are predominantly single-storey with an increasing number of modern development with open or semi-open frontage and good street connection.



E Woodend residential dwellings are predominantly single-storey with an increasing number of modern development with open or semi-open frontage and good street connection.



F Woodend Fire Station within Woodend's urbanised centre situated next to or overlooking residential streets



G Residential view of Main North Road's urban character. A busy main street within centre of Woodend's urbanised area situated next to commercial and overlooking residential streets



H Residential dwellings within the southeast of Woodend's urbanised area are situated next to or overlooking open rural pastureland and shelter belts within residential streets.



I Residential dwellings within the south of Woodend's urbanised area are situated next to or overlooking residential streets.



J Reserve within south of Woodend's urbanised area situated next to or overlooking both residential streets and open pastureland



K Residential dwellings within the southeast of Woodend's urbanised area are situated next to or overlooking open rural pastureland and shelter belts within residential streets.



L Residential dwellings within the southeast of Woodend's urbanised area are situated next to or overlooking open rural pastureland and shelter belts within residential streets.



LEGEND

- - - Proposal boundary

SITE CHARACTER PHOTOS

- M McIntosh's Drain
- N Old pine and poplar trees
- O Car wrecks and machinery
- P McIntosh's Drain
- Q Dune Form / topography

VIEWPOINT LOCATIONS

- 1 VP1 - Southeast from 40 Petries Road
- 2 VP2 - South from 68 Petries Road
- 3 VP3 - Southwest from 94 Petries Road
- 4 VP4 - Northwest from 250 Woodend Beach Road
- 5 VP5 - North 296 Woodend Beach Road
- 6 VP6 - Southeast from 2 Judsons Road
- 7 VP7 - South from 40 Judsons Road

A. LOCATION PLAN (1:5,000 @ A3)

Map / image source: CANTERBURY MAPS

URBAN DESIGN, LANDSCAPE AND VISUAL IMPACT ASSESSMENT

CONTEXT - LOCATION PLAN + SITE CHARACTER PHOTOS + VIEWPOINT LOCATIONS

2024_008 URBAN ESTATES - PROPOSED DISTRICT PLAN SUBMISSION





M McIntosh's Drain (within Two Roads) has been planted on either side with native riparian species to a depth of 5m. Open style fences provide passive surveillance from adjoining dwellings over the waterway.



N There is a large stand of old pine and poplar trees in the middle of the site. The trees are estimated to be +20m in height but are in poor condition with many broken branches visible.



O Part of the site contains a large number of old cars and farm machinery.



P McIntosh's Drain at the southern end close to Woodend Beach Road is overgrown with weed species, both in the waterway and on the banks.



Q The topography of the site is varied but tends to be undulating, typical of old dunes close to the coast. The photo above shows a small depression.

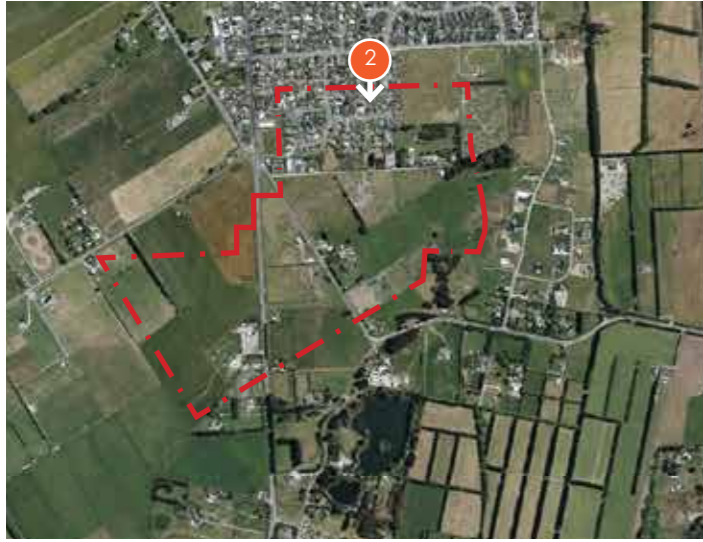


A. IMAGE LOCATION

PROPOSED LOCATION



B. EXISTING VIEW

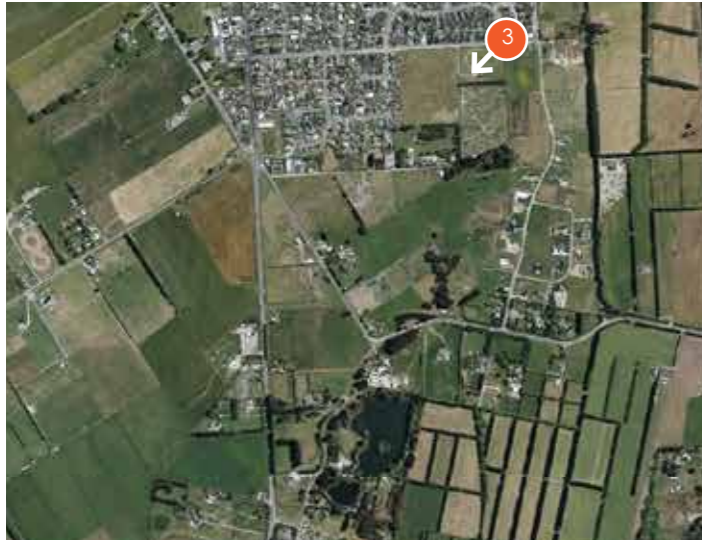


A. IMAGE LOCATION

PROPOSED LOCATION



B. EXISTING VIEW

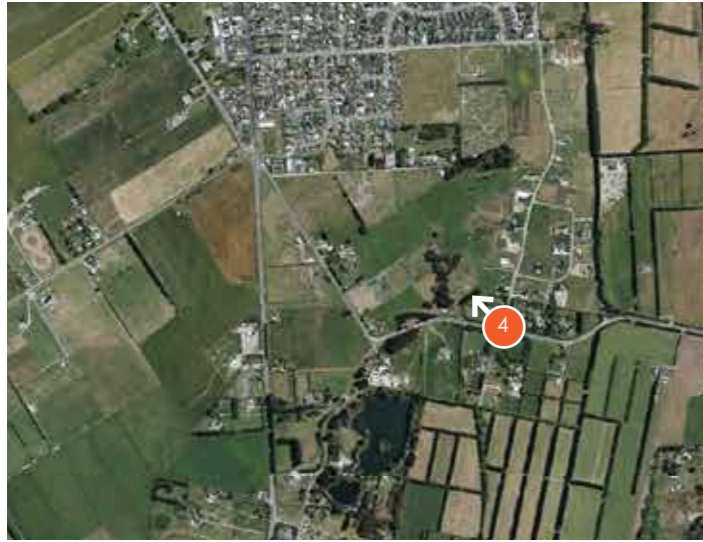


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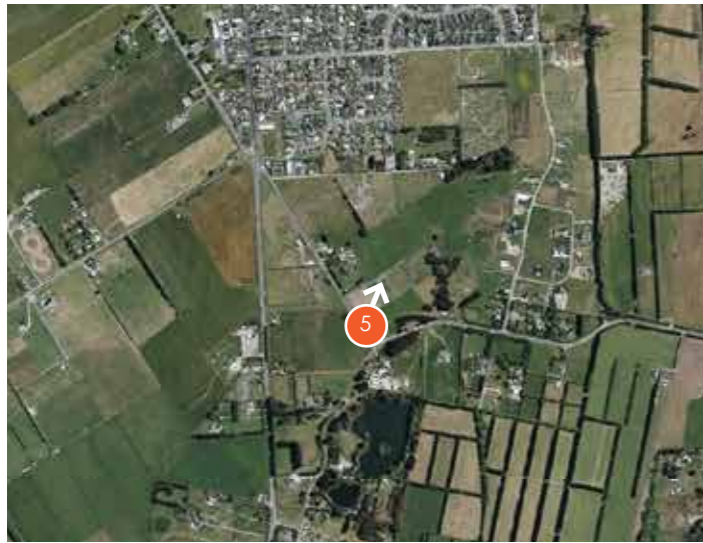


A. IMAGE LOCATION

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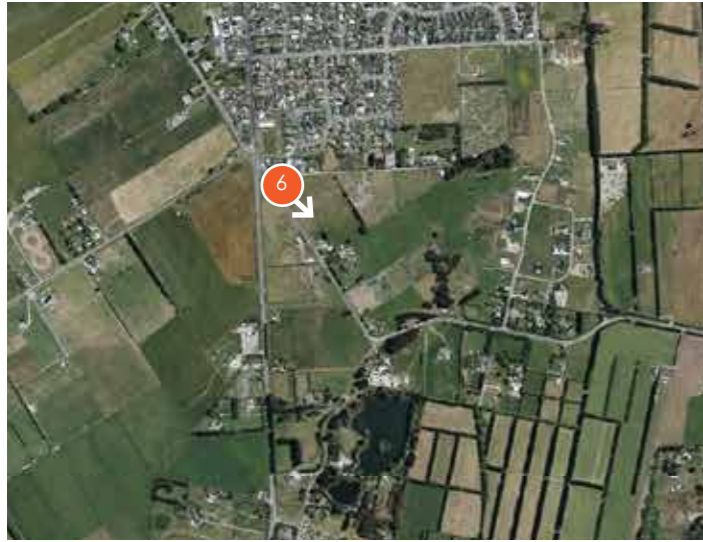


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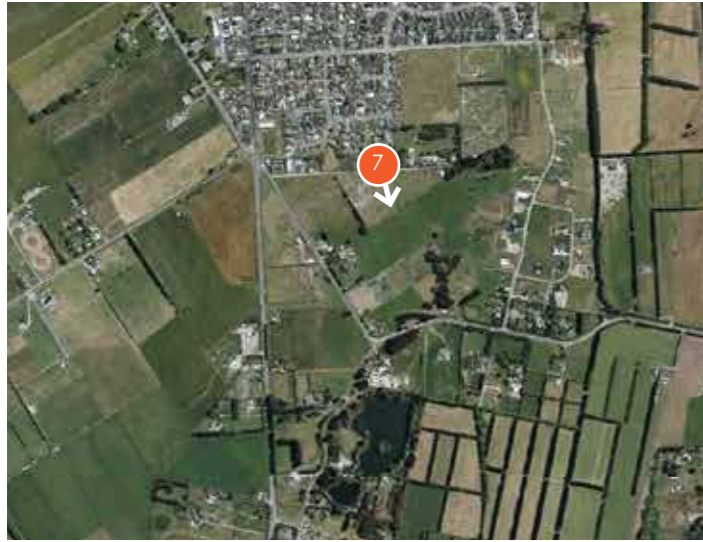


A. IMAGE LOCATION

PROPOSED LOCATION



B. EXISTING VIEW



A. IMAGE LOCATION



PROPOSED LOCATION

B. EXISTING VIEW