



Mike Greer Homes NZ Ltd - Kaiapoi, Waimakariri Rezoning Proposal

Graphic Attachment to Statement of combined Landscape (Rory Langbridge) and Urban Design (Vikramjit Singh) Evidence

5 March 2024

Document Information

Project
Kaiapoi, Waimakariri Rezoning Proposal
Address
Client
Balance Developments Ltd for Mike Greer Homes NZ Ltd
Document
Graphic Attachment to Statement of Combined Landscape (Rory Langbridge) and Urban Design (Vikramjit Singh)
Evidence
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Prepared By
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Peer Reviewed:

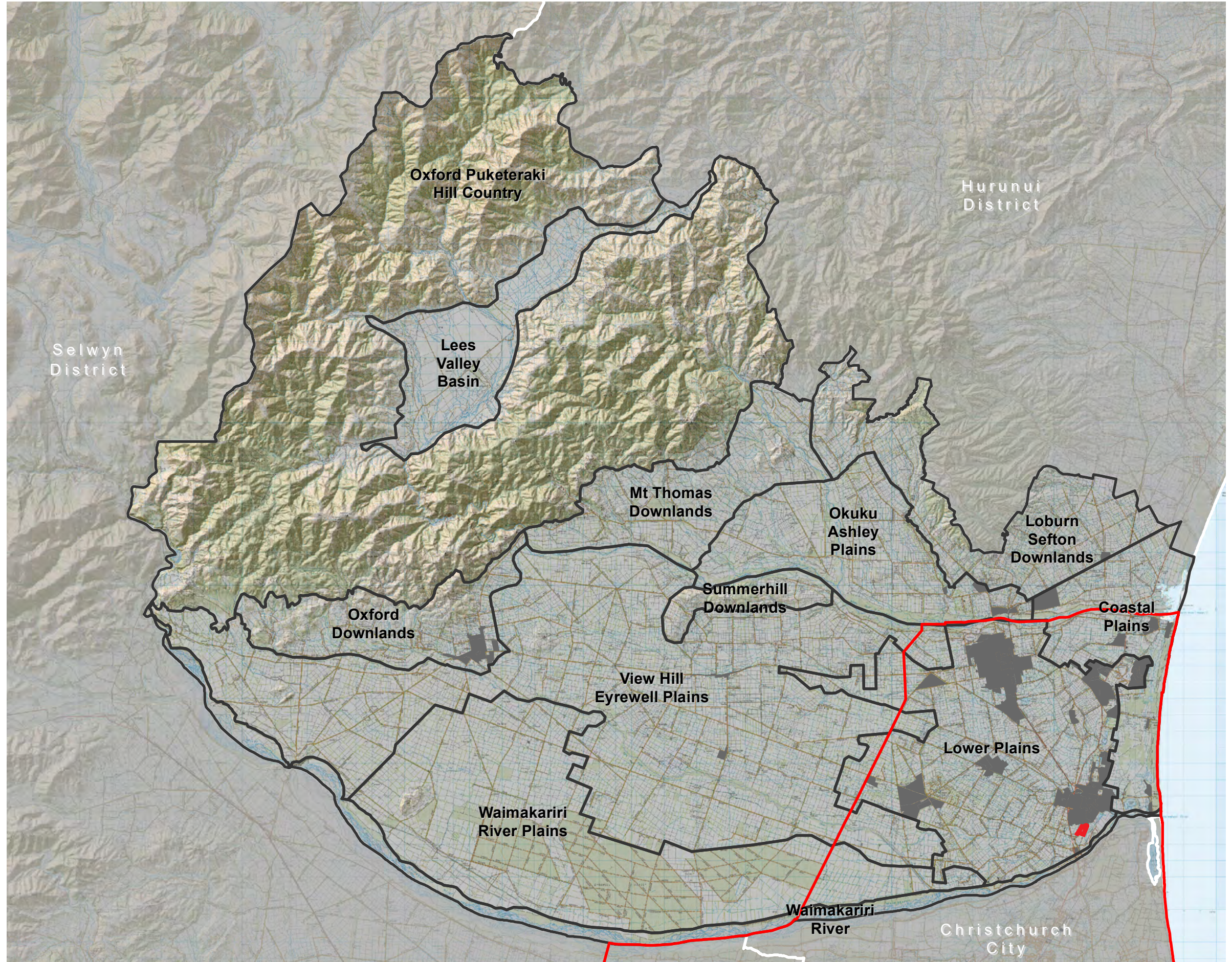
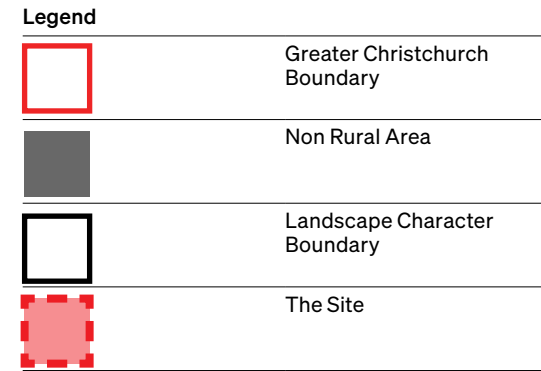
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Contents

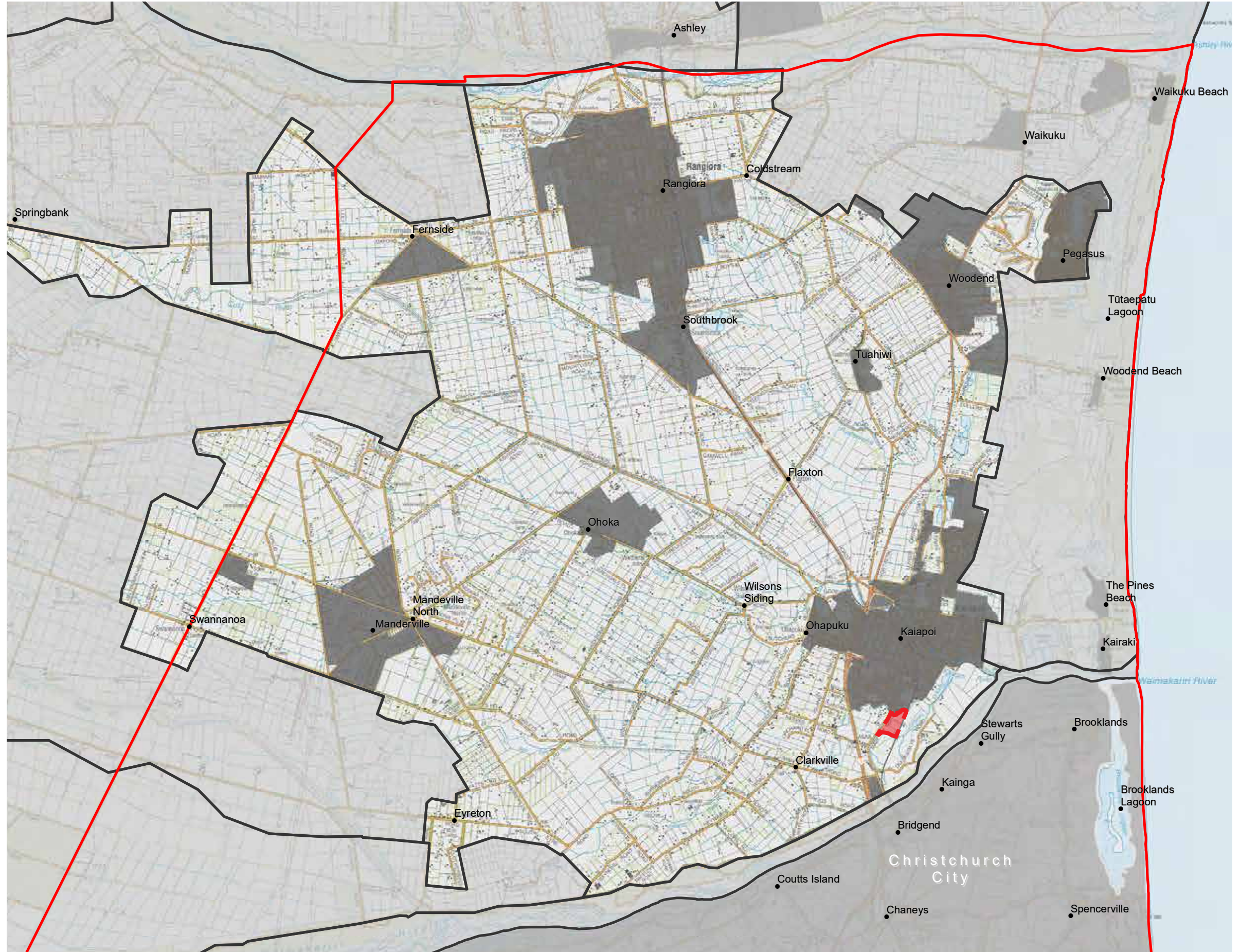
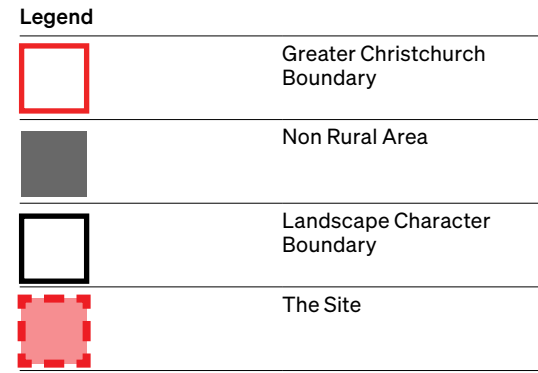
Landscape Character Plans	
Rural Character Areas Plan	3
Lower Plains Character Areas Plan	4
Waimakariri District Plans	
Identification of Future Development Areas	5
Operative Waimakariri District Plan	6
Proposed Waimakariri District Plan	7
Kaiapoi Urban Structure and Key Road Connections	8
Kaiapoi Local Connections and Walkability	9
Site Context	10
South Kaiapoi Outline Development Plan	11
Viewpoint Location Plan	12
Viewpoint Photographs	13-18

Rural Character Areas














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 Data Source: Waimakariri District – Rural Character Assessment prepared by Boffa Miskell (6 June 2018)

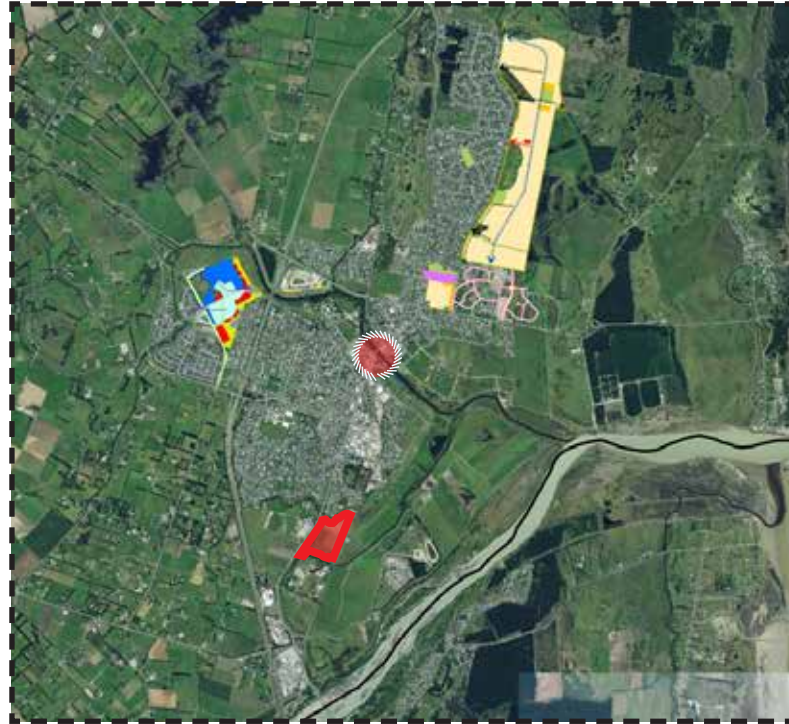
Lower Plains Character Areas



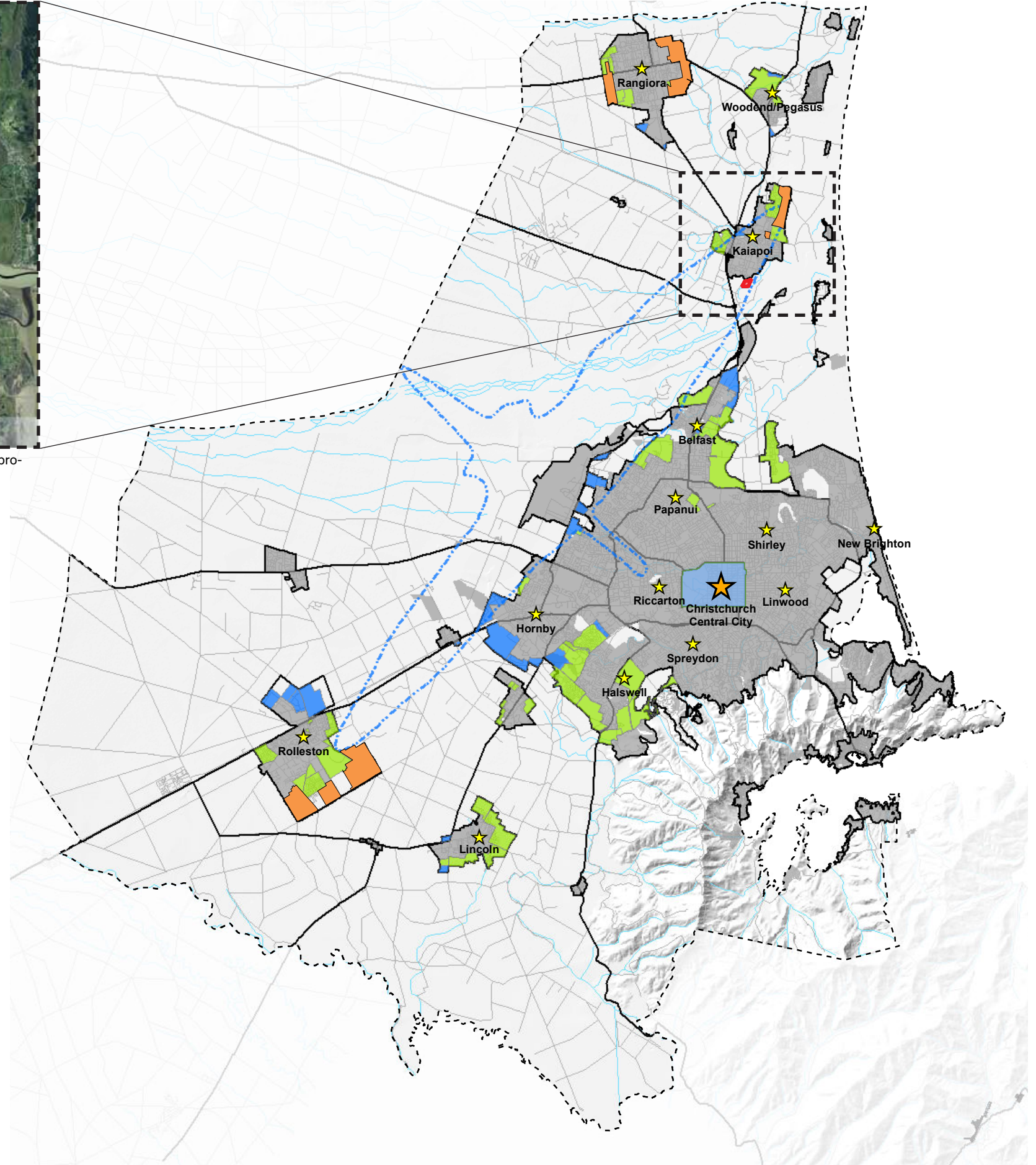
Scale: Not to Scale
 Data Source: Waimakariri District – Rural Character Assessment prepared by Boffa Miskell (6 June 2018)

Kaiapoi - Urban Limits

Legend	
	Site
	Key Activity Centre
	Christchurch Central City
	50dba Airport Noise Contour
	Christchurch Central Recovery Plan Area
	Greenfield Priority Area - Residential
	Greenfield Priority Area - Business
	Existing Urban Area
	Projected Infrastructure Boundary
	Future Development Areas
	Kaiapoi Town Centre



[Location of the site and the Future Development Areas/ODP's listed in the proposed WDP]

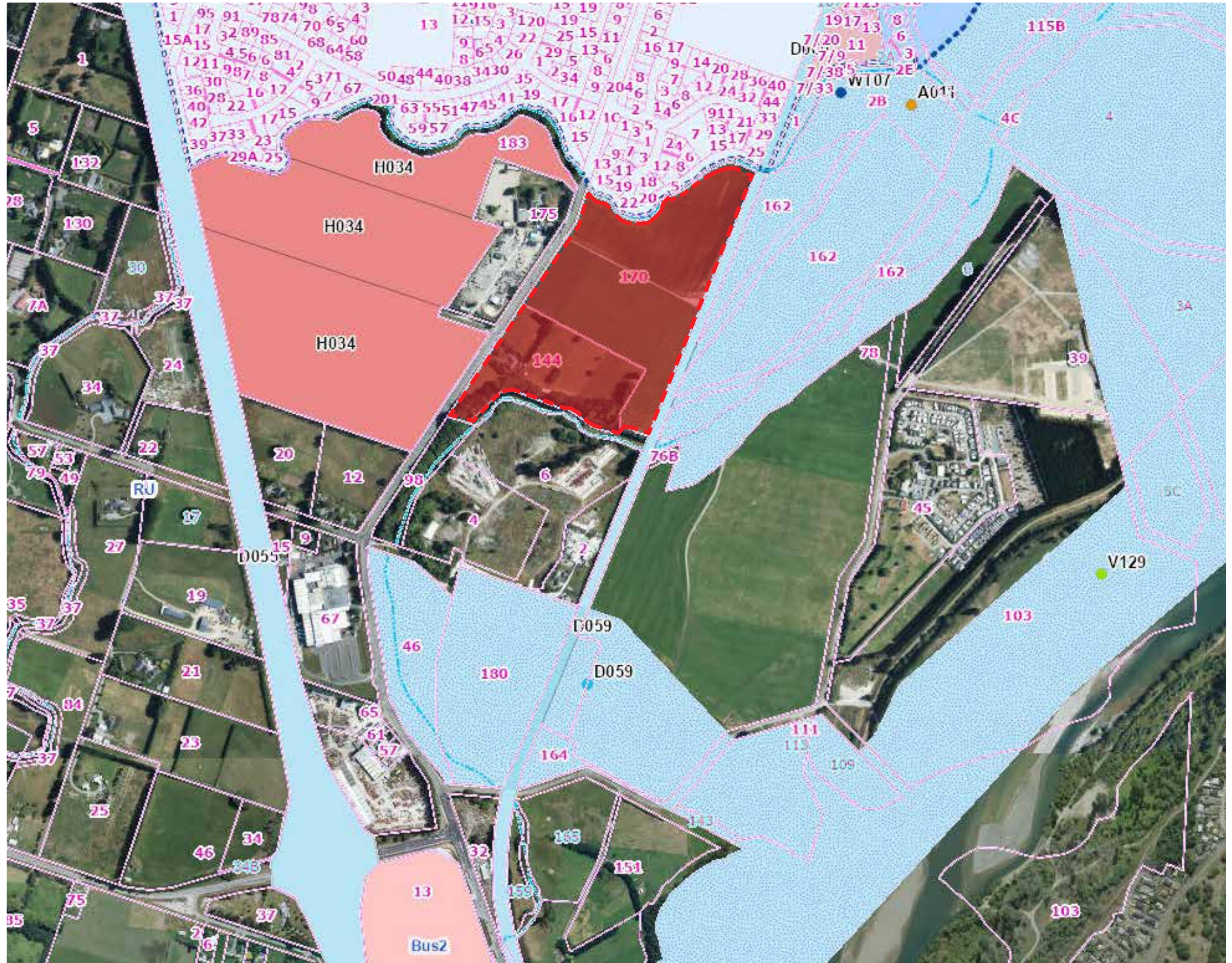


Scale: Not to Scale
 Data Source: Map (Proposed Amendment to Map A): Ecan.govt.nz
 Subdivision Plan: Proposed Waimakariri District Plan

Operative Waimakariri District Plan

Legend







- The Site
- Residential 1
- Residential 2
- Business 2
- Localised Flooding

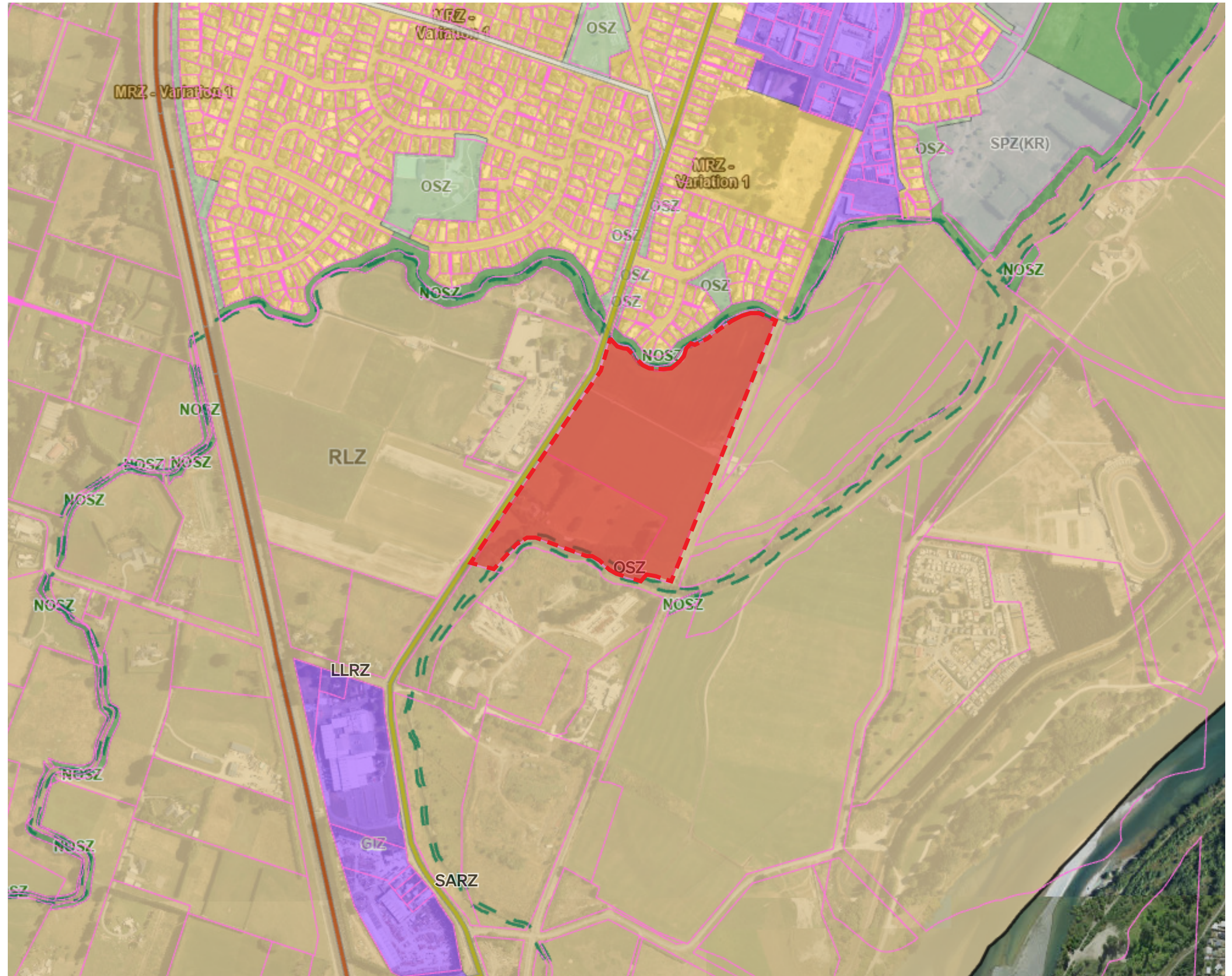


Scale: Not to Scale
 Data Source: Waimakariri District - Operative District Plan

Proposed Waimakariri District Plan

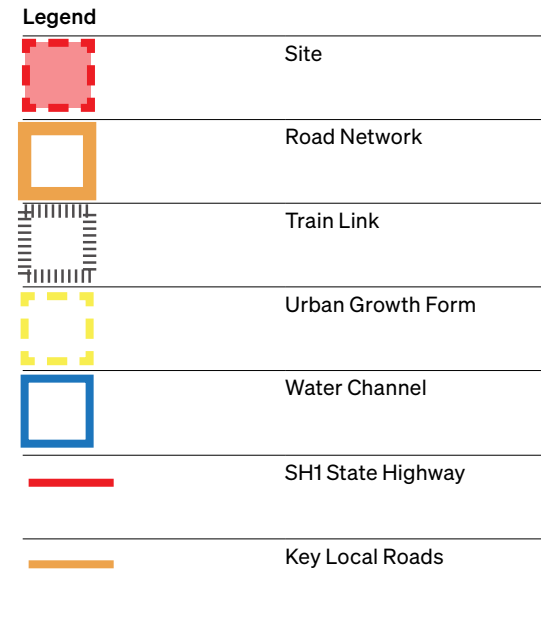
Legend


-  The Site
-  District Boundary
- Rural Zones**
-  Rural Lifestyle Zone (RLZ)
- Residential Zones**
-  Large Lot Residential Zone (LLRZ)
- Industrial Zones**
-  General Industrial Zone (GIZ)
- Open Space Zones**
-  Natural Open Space Zone (NOSZ)
-  Open Space Zone (OSZ)
-  Sport and Active Recreation Zone (SARZ)
- Special Purpose Zones**
-  Special Purpose Zone Kaiapoi Regeneration (SPZ KR)
- Residential Zones - Variation 1**
-  MRZ - Variation 1
- Esplanade Provisions**
- 








Scale: Not to Scale
 Data Source: Waimakariri District - Proposed District Plan

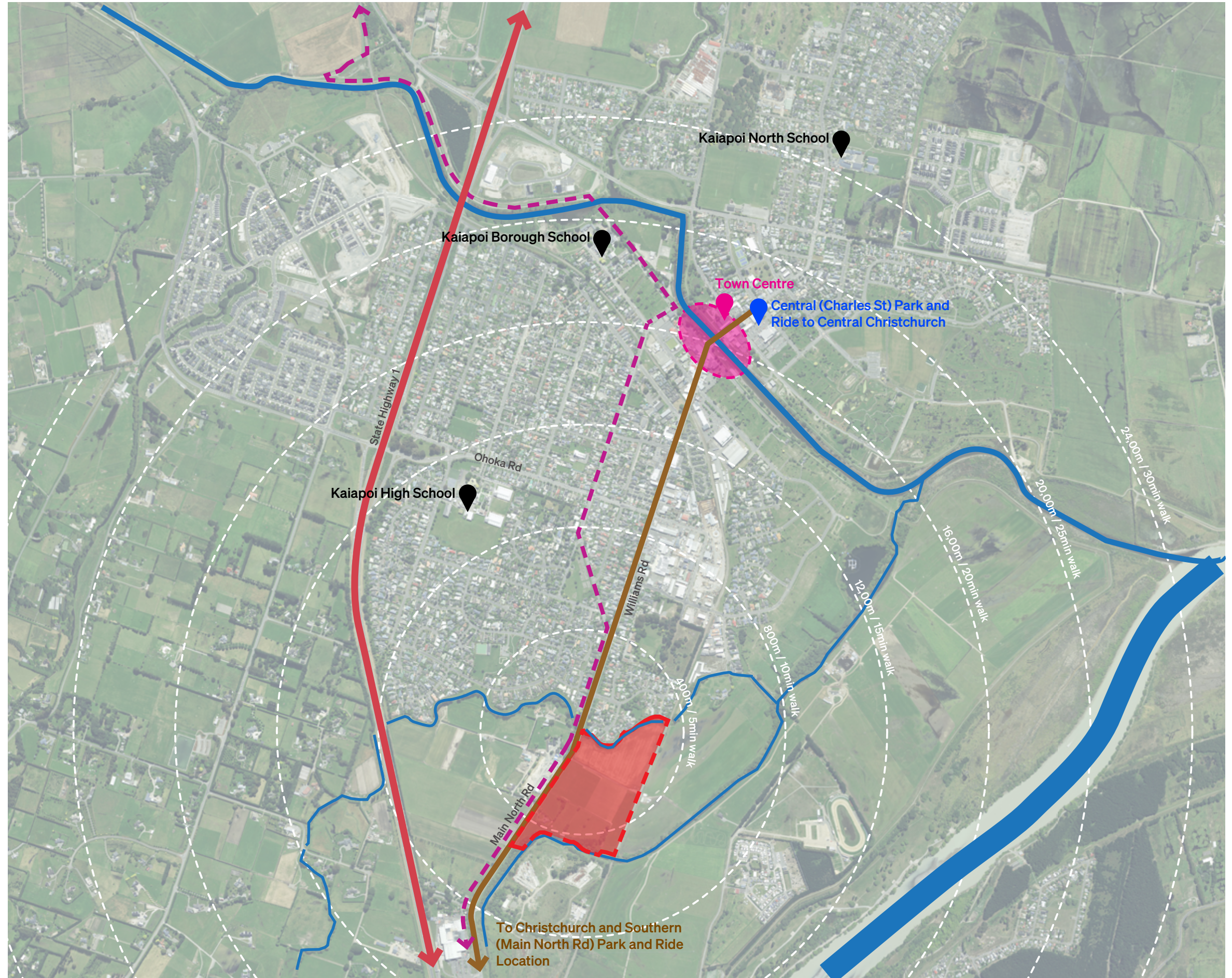
Kaiapoi Urban Structure and Key Road Connections




 Scale: Not to Scale
 Data Source: Aerial: LINZ - Canterbury 0.3m Rural Aerial Photos (2022)















Kaiapoi Local Connections and Walkability

Legend	
	Site
	92 Bus Route with Park and Ride Locations
	National Cycleway
	Water Channel
	Town Centre



 Scale: Not to Scale
 Data Source: Aerial: LINZ - Canterbury 0.3m Rural Aerial Photos (2022)
 Map A: Ecan.govt.nz


















Site Context

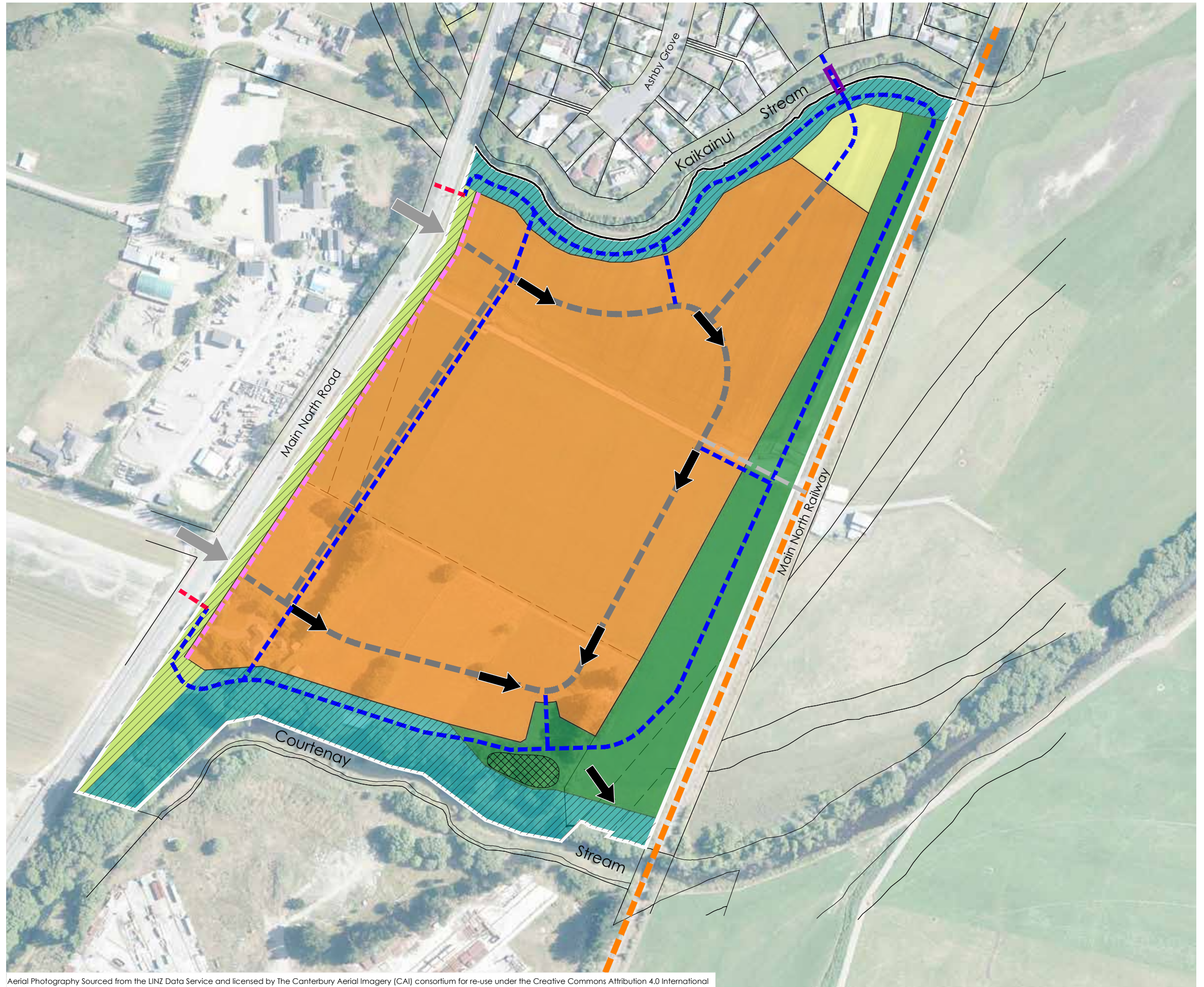
Legend	
	Site
	Shared Cycle and Pedestrian Path
	Water Channel
	Restricted Views
	Open Views
	Existing Vegetation
	Existing Fencing
	Existing Electricity Poles
	Railway Line
	Unformed Road Edge
	Railway Crossing Point
	Existing Structure
	Bus Stop
	Bridge Crossing



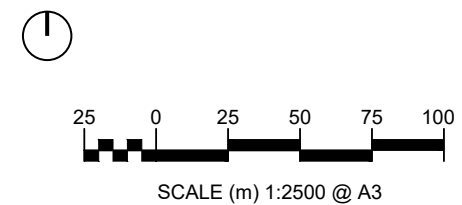
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South Kaiapoi - Outline Development Plan

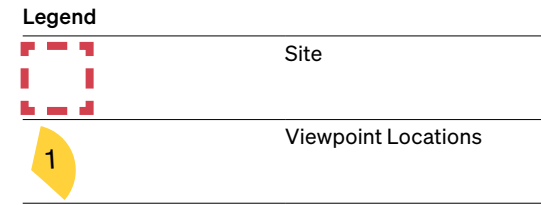
Legend	
	Site Boundary
	Recreation Reserve (Optional)
	Stormwater Management Area
	Esplanade Reserve 20m Wide
	Greenway Along Main North Road 10m Wide
	Native Planting Areas
	Potential Ecological Enhancement by Translocation of Canterbury Mudfish
	Medium Density Residential Area
	Pedestrian Bridge
	Indicative Local Road Network
	Access to Balance Rural Land
	Road Access Point Indicative Location
	Overland Flow Path
	Railway
	Pedestrian Walkway/ Cycleway
	Pedestrian Crossing Point - Refuge Island
	No Build Setback - 14m off Main North Road



Aerial Photography Sourced from the LINZ Data Service and licensed by The Canterbury Aerial Imagery (CAI) consortium for re-use under the Creative Commons Attribution 4.0 International
 Data Source: Plan provided by Davie Lovell-Smith



Viewpoint Location Plan



Note
The Viewpoints and site photographs are prepared by RMM.



Scale: Not to Scale
Data Source: Aerial: LINZ - Canterbury 0.3m Rural Aerial Photos (2022)

Viewpoint Photographs



Viewpoint Photograph 1: This photo is looking north over the northern are of the site.



Viewpoint Photograph 2: This photo is taken looking south east over the site from main road.

Viewpoint Photographs



Viewpoint Photograph 3: This photo is taken from the rail line and eastern boundary looking at the southern area of the site.



Viewpoint Photograph 4: This photo is taken from rail line along the eastern boundary looking at the northern half of the site.

Viewpoint Photographs



Viewpoint Photograph 5: This photo is taken from the north eastern corner looking along the northern boundary.



Viewpoint Photograph 6: This photo is taken along the northern boundary showing the riparian reserve.

Viewpoint Photographs



Viewpoint Photograph 7: This is a photo taken from Google Street View along Main North Road looking north east.



Viewpoint Photograph 8: This is a photo taken from Google Street View along Main North Road looking south east.

Viewpoint Photographs



Viewpoint Photograph 9: This photo is showing a local suburban street.



Viewpoint Photograph 10: The land management practices detract from the natural and rural character values.

Viewpoint Photographs



Viewpoint Photograph 11: Industrial character in the form of a large builders yard has developed opposite the site on Main Road North.



Viewpoint Photograph 12: View to the site from the northern reserve. Views into site blocked by existing vegetation.



Viewpoint Photograph 13: View to the site from the northern Esplanade Reserve. Views are only possible where planting has failed.



Viewpoint Photograph 14: View to the site from the northern Esplanade Reserve. Views are only possible where planting has failed.

RMM