



Doncaster - Proposed Subdivision
Graphic Attachment to Evidence of Urban Design by Vikramjit Singh

23 February 2024

Document Information

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Doncaster - Proposed Subdivision
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Lehmans Rd, Rangiora, Canterbury
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Doncaster Developments Limited
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Graphic Attachment to Urban Design Evidence
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Final Draft
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





Site Location Plan

Legend



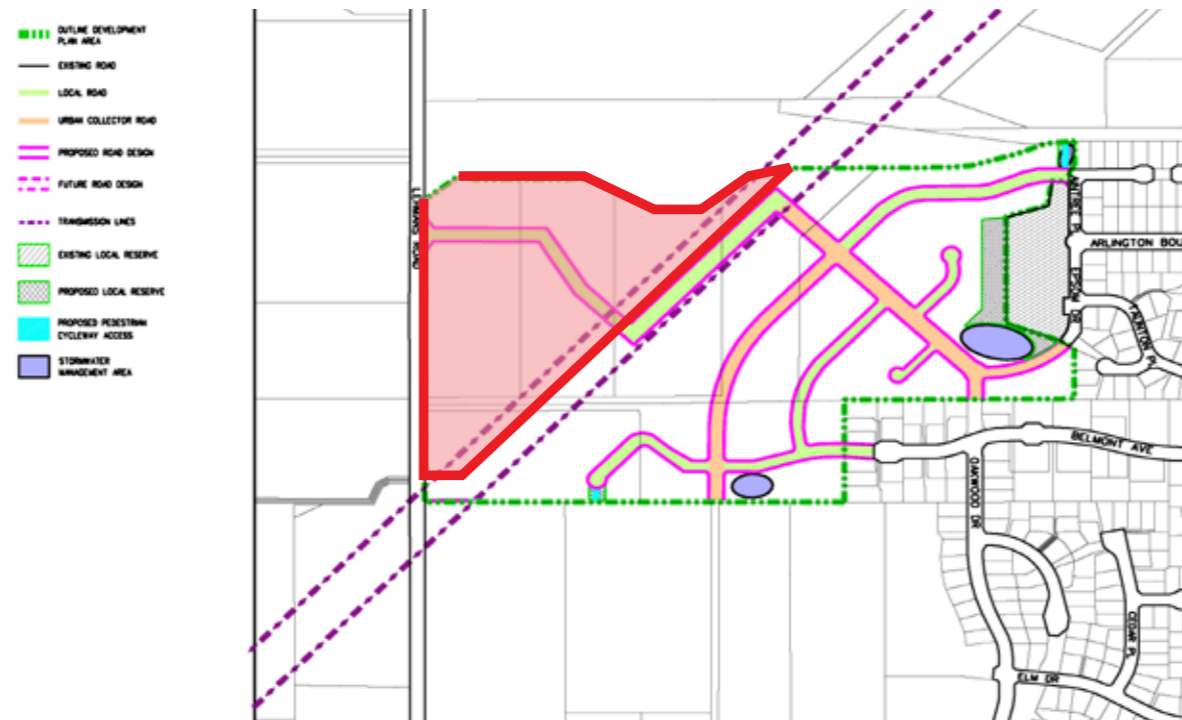
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Data Source: grip.co.nz

Rangiora - Urban Limits

Legend	
	Site
	Key Activity Centre
	Christchurch Central City
	Christchurch Central Recovery Plan Area
	Greenfield Priority Area - Residential
	Greenfield Priority Area - Business
	Existing Urban Area
	Projected Infrastructure Boundary
	Future Development Areas
	Rangiora Town Centre

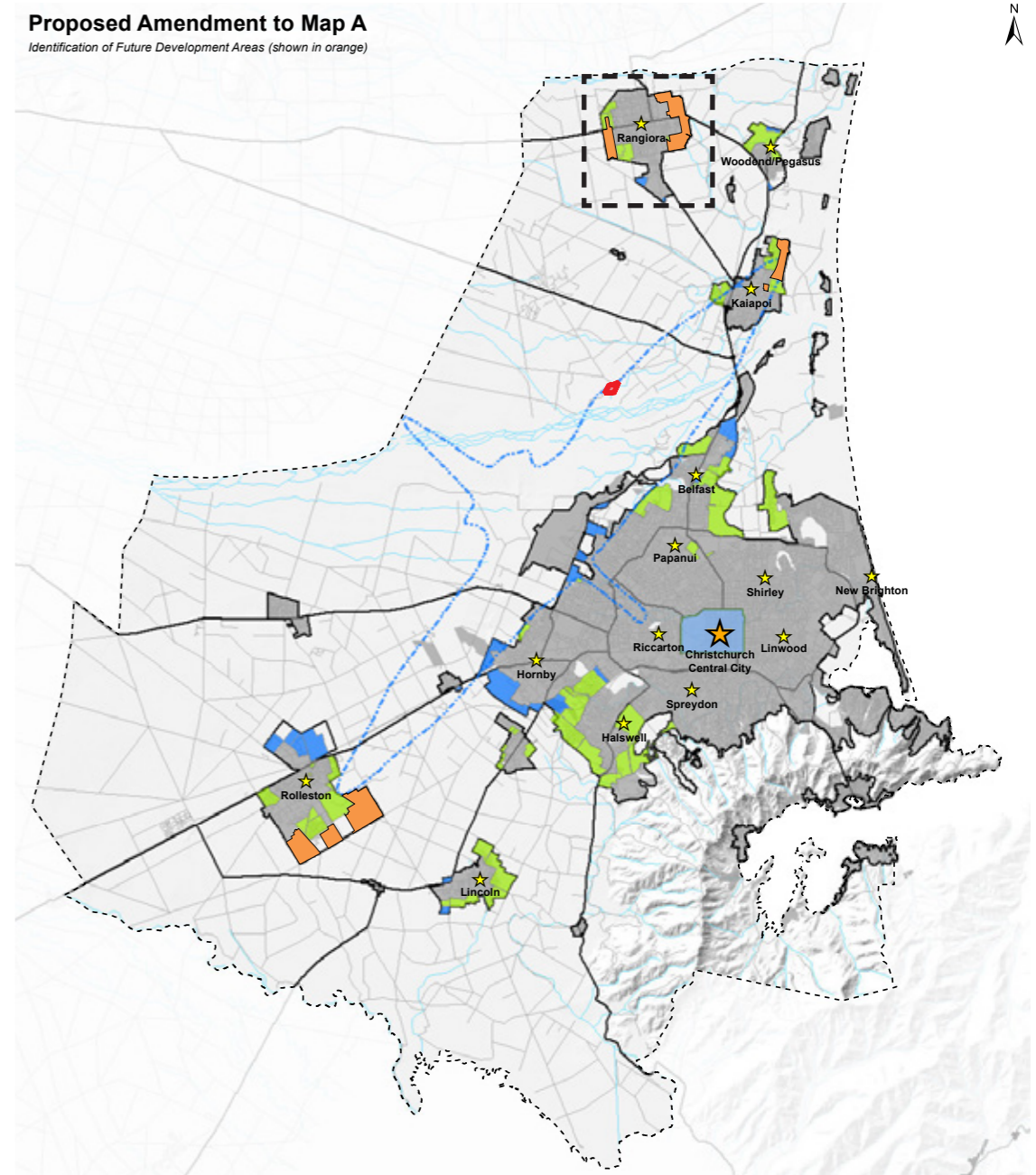


[Location of the site and the Future Development Areas/ODP's listed in the proposed WDP]



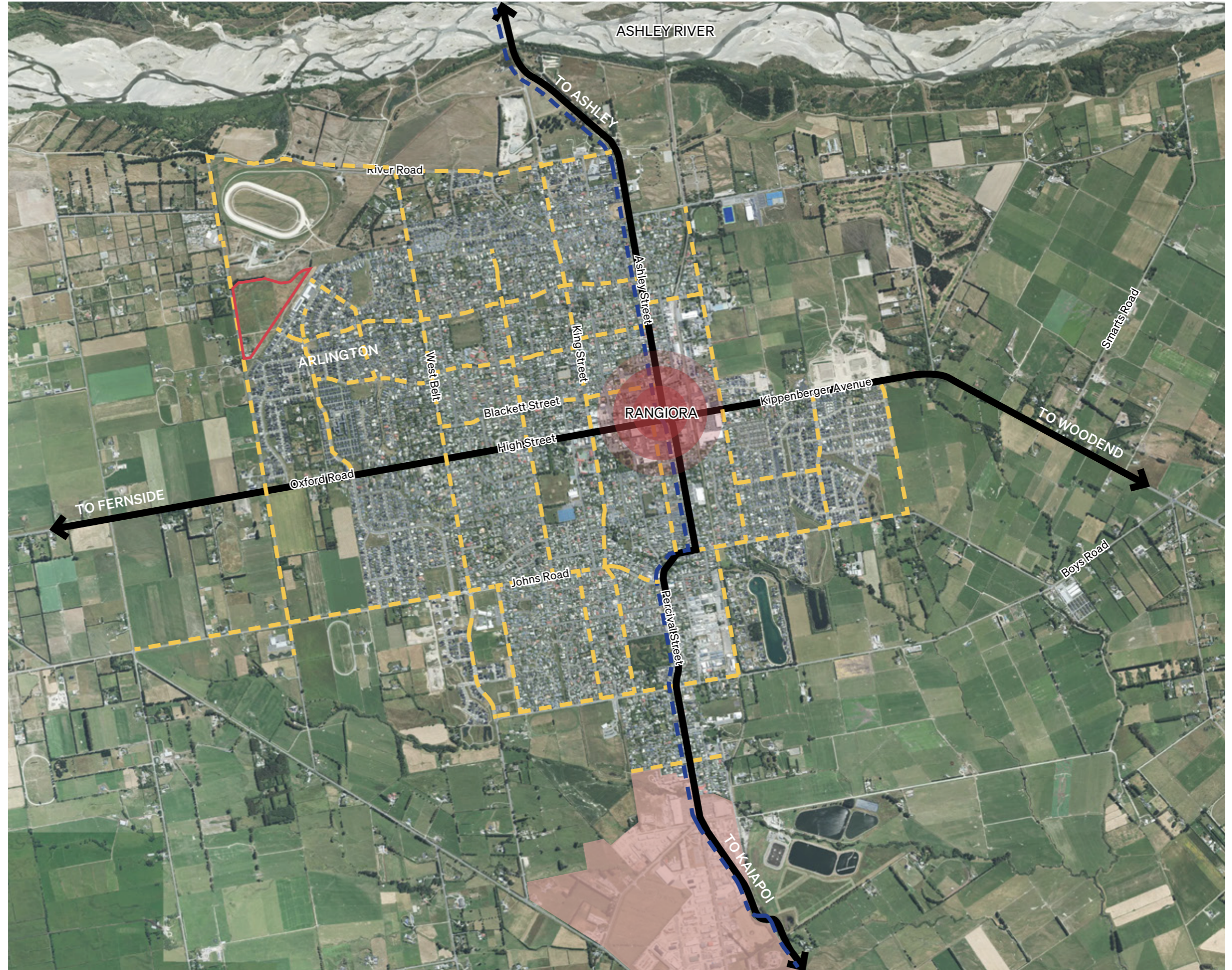
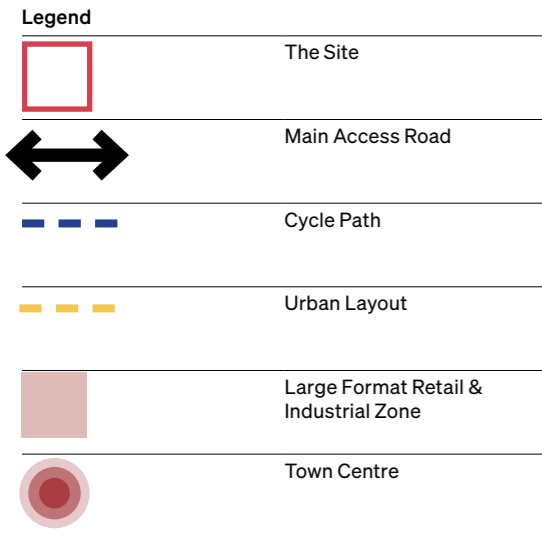
[Location of the site with North West Dev ODP as in proposed WDP]

Proposed Amendment to Map A
Identification of Future Development Areas (shown in orange)



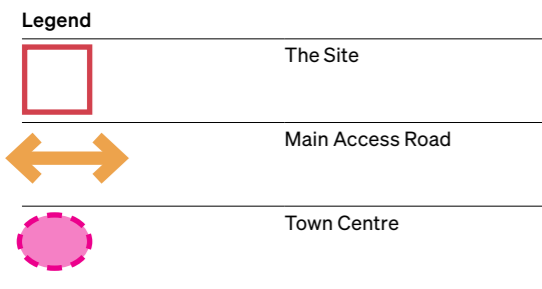
Scale: Not to Scale
Data Source: Map (Proposed Amendment to Map A): Ecan.govt.nz
Subdivision Plan: Proposed Waimakariri District Plan

Urban Structure and Key Road Connections












Scale: 1:25,000 @ A3
Data Source: grip.co.nz

Walkability and Biking Connections



Scale: 1:25,000 @ A3
Data Source: grip.co.nz

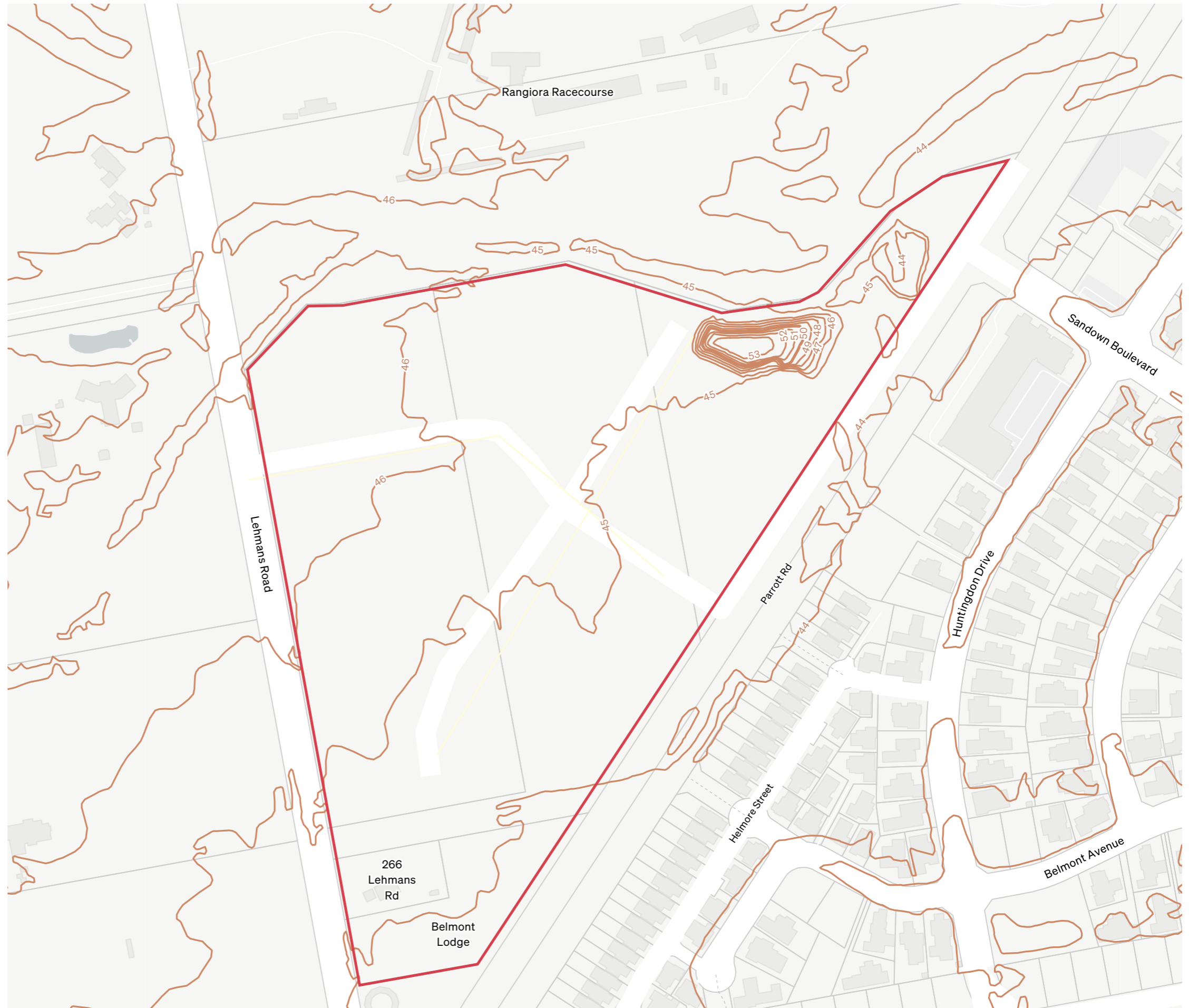
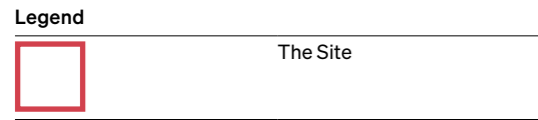
Site Context Plan

Legend	
	The Site
	Main Access Road
	Proposed Parrott Road Link
	National Transmission Grid
	Existing Structures
	Existing Trees outside Boundary
	Open Views to Surroundings
	Main Access to Site
	Proposed Pedestrian/ Cycle Links



Scale: 1:4,000 @ A3
Data Source: grip.co.nz

Site Contour Plan












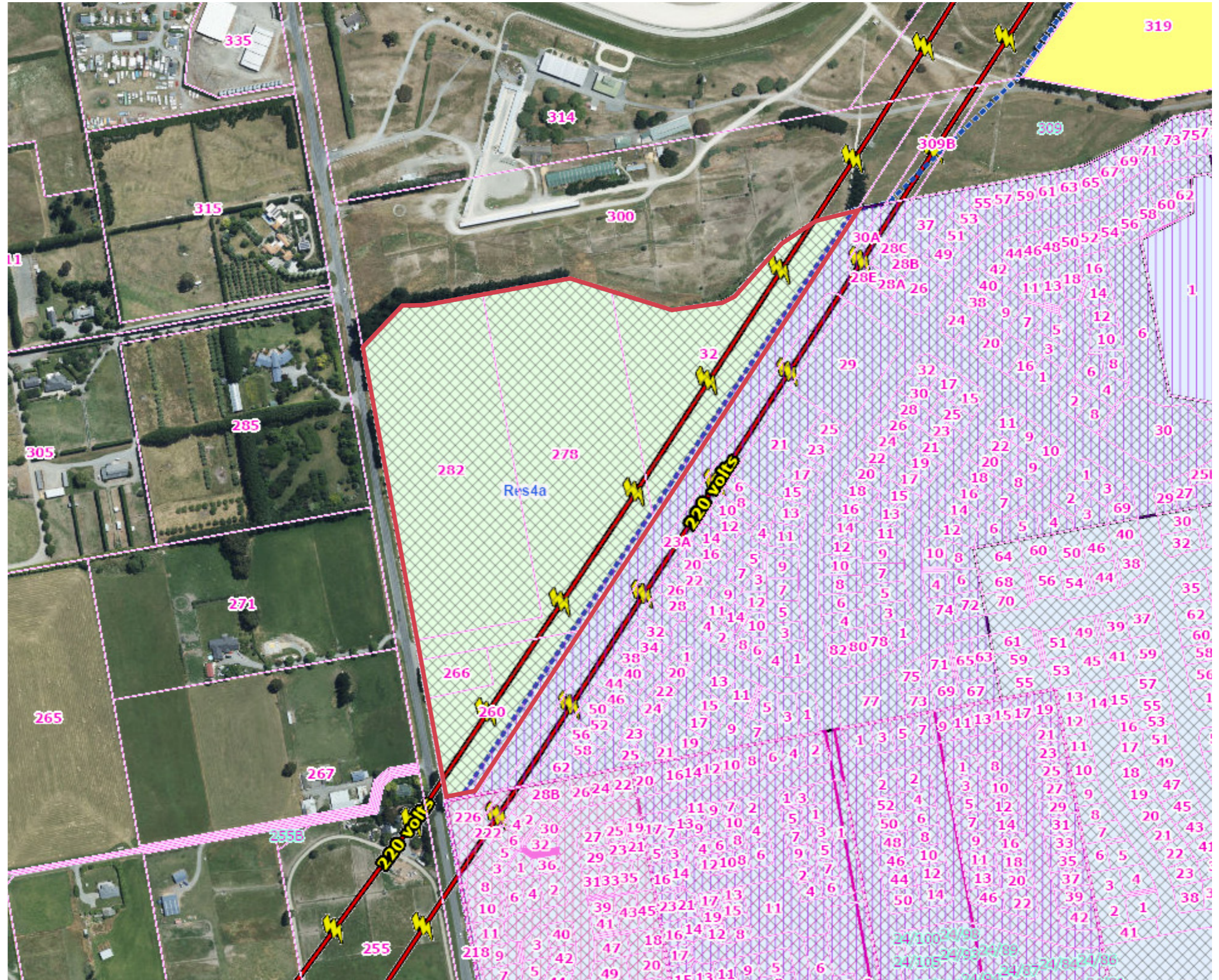
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Data Source: mapviewer.canterburymaps.govt.nz

Waimakariri District Council Zones - Operative District Plan







Legend

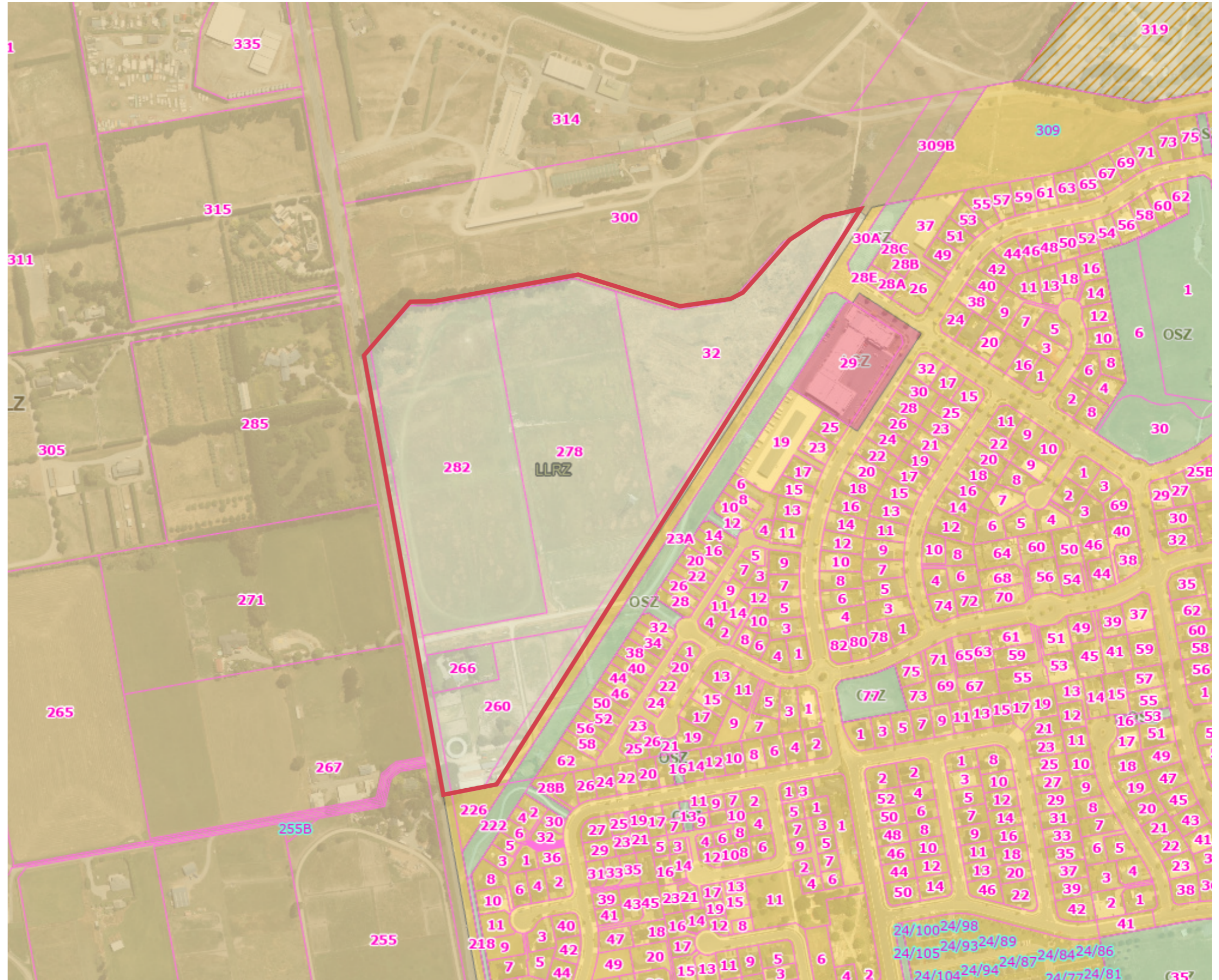
	The Site
	Res4a
	RU (no fill)
	Res2a
	RES_Zoned
	Res4b
	ODP Required
	Limited Access Road
	Transmission Lines



Scale 1:4,000 @ A3
 Data Source: waimakariri.isoplan.co.nz

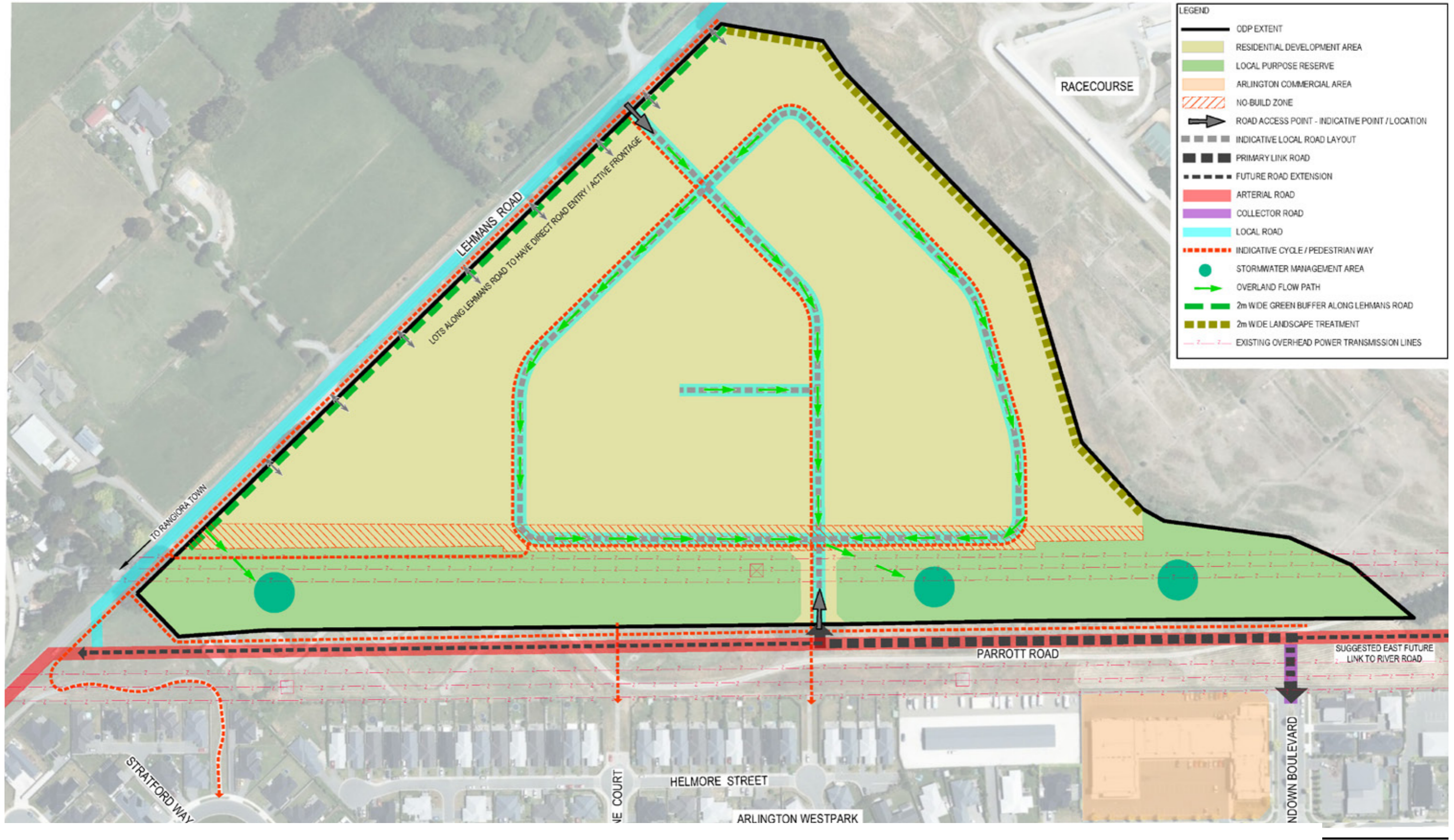
Waimakariri District Council Zones - Proposed District Plan

Legend	
	The Site
	Residential Lifestyle Zone (RLZ)
	Large Lot Residential Zone (LLRZ)
	MRZ - Variation 1
	Local Centre Zone (LCZ)
	Open Space Zone (OSZ)



Scale 1:4,000 @ A3
 Data Source: waimakariri.isoplan.co.nz

Outline Development Plan



Scale: 1:1,000 @ A3

Data Source: Plan provided by Aurecon

Indicative Site Development Plan

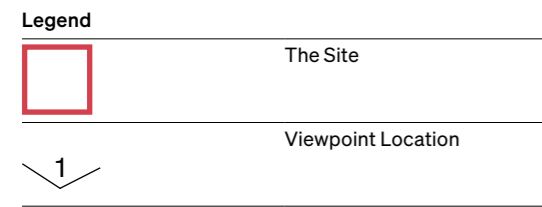
Note: The purpose of this concept plan is to show how a feasible development could give effect to the proposed ODP. The lot layout is indicative only and subject to change



Scale: N.T.S

Data Source: Plan provided by Suburban Estates

Viewpoint Location Plan



Scale: 1:7,000 @ A3
Data Source: grip.co.nz

Viewpoint Location Photographs



Viewpoint Location 1: Looking north along Lehmans Road 375m south of the site.



Viewpoint Location 2: Looking north along Lehmans Road over the transmission line corridor and associated corner reserve 230m south of the site.

Viewpoint Location Photographs



Viewpoint Location 3: Looking northeast into the site from Lehmans Road



Viewpoint Location 4: Looking east into the site from Lehmans Road, adjacent the site boundary

Viewpoint Location Photographs



Viewpoint Location 5: Looking north east into site from Lehmans Road, adjacent accessway into property at 285 Lehmans Road.



Viewpoint Location 6: Looking east into Rangiora Racecourse accessway from the Lehmans Road verge, 160m north of the site.

Viewpoint Location Photographs



Viewpoint Location 7: Looking northwest towards the site from adjacent 11 Pimlico Place, 165m from the site.



Viewpoint Location 8: Looking northwest towards the site from adjacent 1 Payne Court, 100m from the site.

Viewpoint Location Photographs



Viewpoint Location 9: Looking northwest towards the site from link reserve adjacent 30 and 32 Helmore Street, 42m from the site.



Viewpoint Location 10: Looking northwest towards the site from adjacent 5 Helmore Street, 100m from the site.

Viewpoint Location Photographs



Viewpoint Location 11: Looking northwest towards the site from link reserve adjacent 12 and 14 Helmore Street, 40m from the site.



Viewpoint Location 12: Looking northwest towards the site from Sandown Boulevard and Huntington Drive Roundabout, 112m from the site.

Viewpoint Location Photographs



Viewpoint Location 13: Looking northwest towards the site from Sandown Boulevard adjacent the commercial centre, 42m from the site.

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