

PROJECT NAME

Beach Grove - Moore Block

ADDRESS

Lot 2 DP 83191 (302 Beach Rd, Kaiapoi), Lot 2 DP 4532 (143 Ferry Rd, Kaiapoi), Lot 1 DP 5010 145 Ferry Rd, Kaiapoi & Lot 5 DP 313322 (151 Ferry Rd, Kaiapoi)

CLIENT

Momentum Land Limited

LANDSCAPE ASSESSMENT

PROPOSED PLAN CHANGE LANDSCAPE ATTACHMENTS

14/12/2023

PREPARED BY



Te Uruti Building, 48 Hereford St, PO Box 2833, Christchurch 8140
Mountaineer Building, 38 Rees St, Queenstown 9300

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REFERENCE NO.

5248

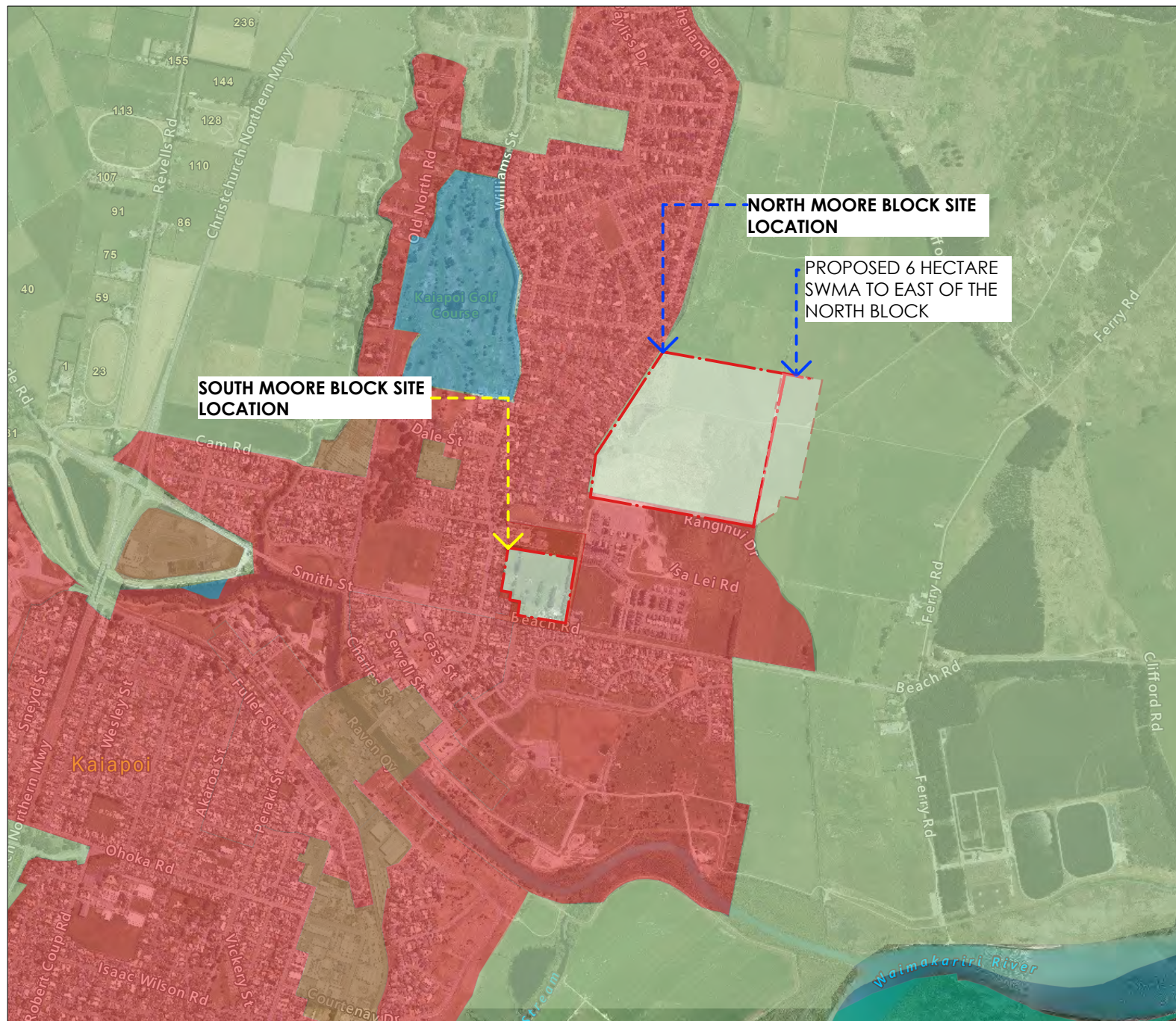
SHEET NO.	SHEET TITLE
ATTACHMENT A	CONTEXT AND PHOTO LOCATION PLAN
ATTACHMENT B	WAIMAKARIRI DISTRICT COUNCIL (WDC) OPERATIVE DISTRICT PLAN OVER
ATTACHMENT C	PROPOSED PLAN CHANGE OUTLINE DEVELOPMENT PLAN
ATTACHMENT D	PROPOSED DEVELOPMENT NORTH & SOUTH BLOCK
ATTACHMENT E.1	VISUAL ASSESSMENT PHOTOS WITH COMMENTARY A & B
ATTACHMENT E.2	VISUAL ASSESSMENT PHOTOS WITH COMMENTARY C & D
ATTACHMENT E.3	VISUAL ASSESSMENT PHOTOS WITH COMMENTARY E & F
ATTACHMENT E.4	VISUAL ASSESSMENT PHOTOS WITH COMMENTARY G & H
ATTACHMENT E.5	VISUAL ASSESSMENT PHOTOS WITH COMMENTARY I & J
ATTACHMENT E.6	VISUAL ASSESSMENT PHOTOS WITH COMMENTARY K & L
ATTACHMENT E.7	VISUAL ASSESSMENT PHOTOS WITH COMMENTARY M

LEGEND

- Site Boundary
- A View Point: refer to attachment E for more detail



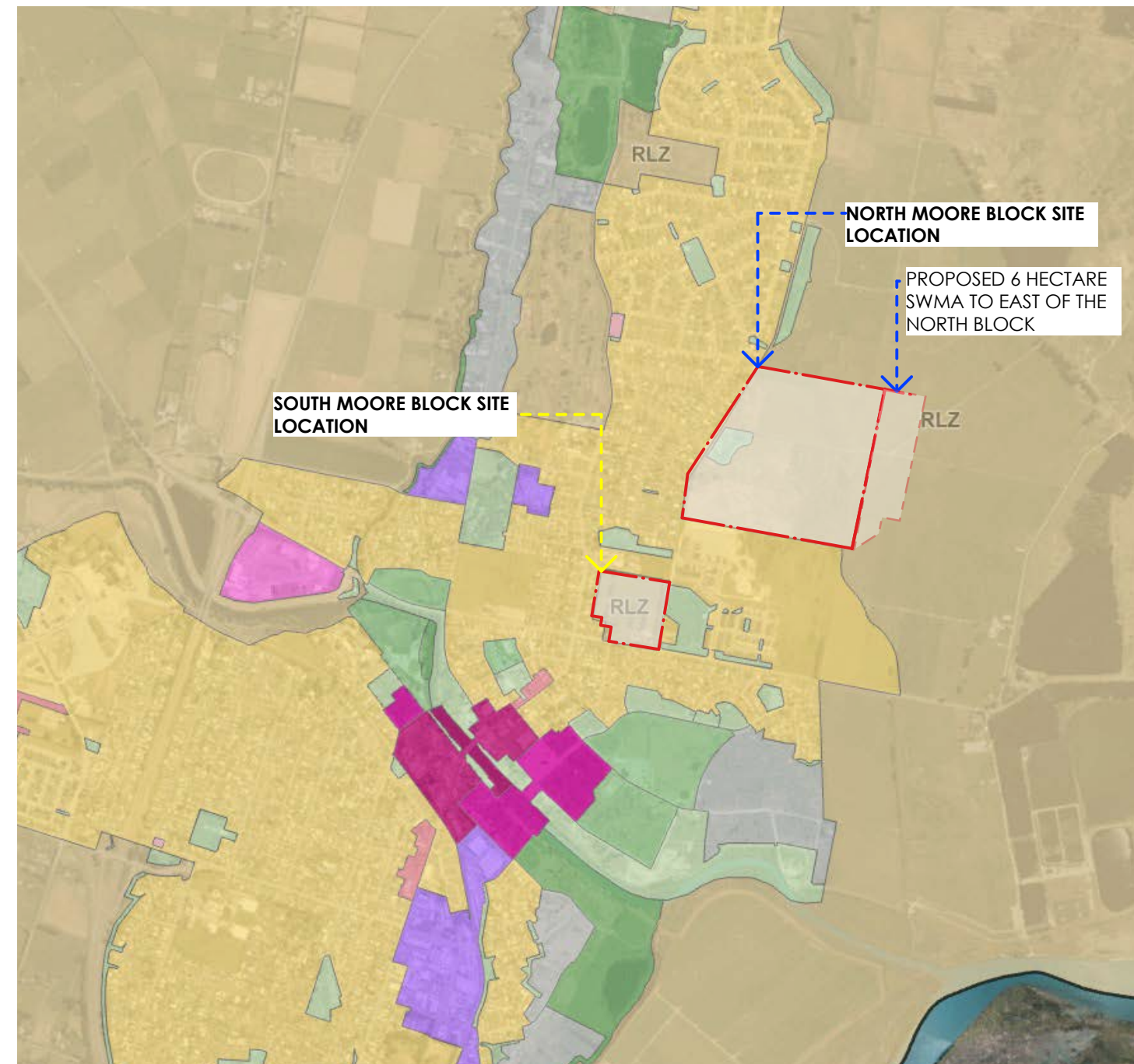
Environment Canterbury



Map sourced from Canterbury Maps

LEGEND

- Site Boundary
- Residential Zone
- Open Space Zone
- Rural Zone
- Business Zone



Map sourced from Waimakariri District Council













LEGEND

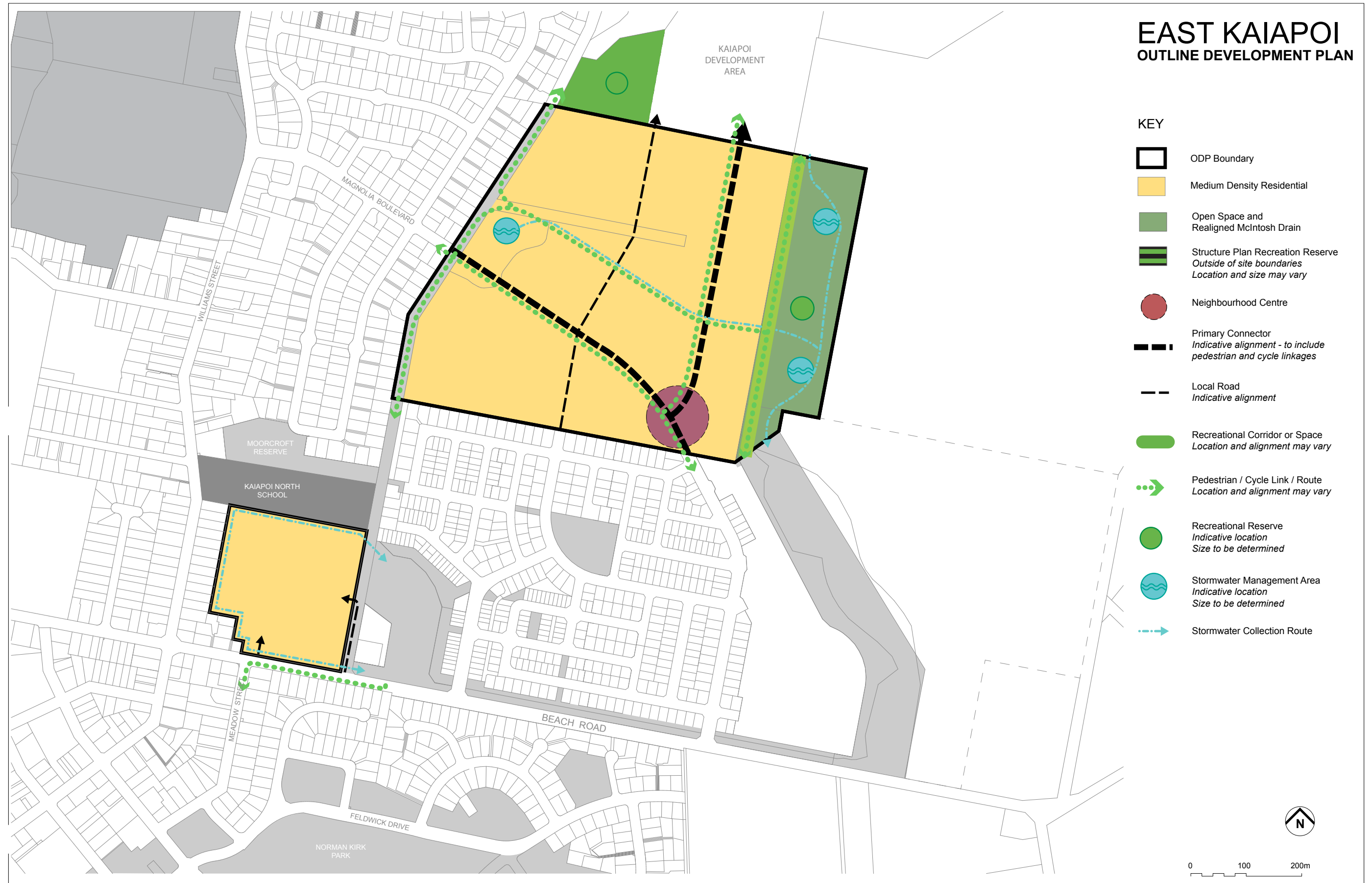
- Commercial Zones**
 - Local Centre Zone (LCZ)
 - Large Format Retail Zone (LFRZ)
 - Mixed Use Zone (MUZ)
 - Neighbourhood Centre Zone (NCZ)
 - Town Centre Zone (TCZ)
- Residential Zones**
 - General Residential Zone (GRZ)
 - Large Lot Residential Zone (LLRZ)
 - Large Lot Residential Zone (LLRZ)
 - Medium Density Residential Zone (MRZ)
- Industrial Zones**
 - General Industrial Zone (GIZ)
 - Heavy Industrial Zone (HIZ)
 - Light Industrial Zone (LIZ)
- Rural Zones**
 - General Rural Zone (GRUZ)
 - Rural Lifestyle Zone (RLZ)
- Open Space Zones**
 - Natural Open Space Zone (NOSZ)
 - Open Space Zone (OSZ)
 - Sport and Active Recreation Zone (SARZ)



EAST KAIAPOI OUTLINE DEVELOPMENT PLAN

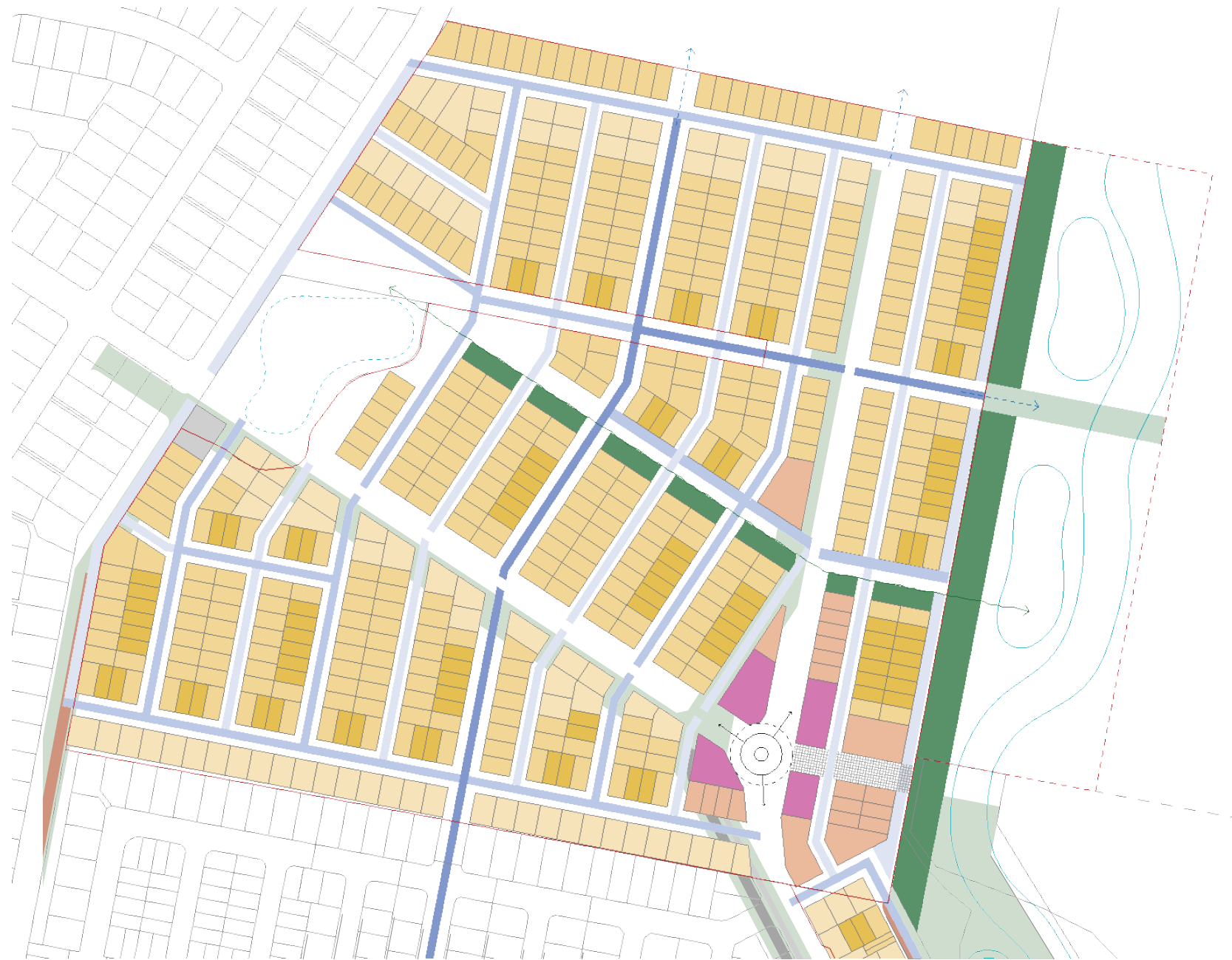
KEY

-  ODP Boundary
-  Medium Density Residential
-  Open Space and Realigned McIntosh Drain
-  Structure Plan Recreation Reserve
*Outside of site boundaries
Location and size may vary*
-  Neighbourhood Centre
-  Primary Connector
*Indicative alignment - to include
pedestrian and cycle linkages*
-  Local Road
Indicative alignment
-  Recreational Corridor or Space
Location and alignment may vary
-  Pedestrian / Cycle Link / Route
Location and alignment may vary
-  Recreational Reserve
*Indicative location
Size to be determined*
-  Stormwater Management Area
*Indicative location
Size to be determined*
-  Stormwater Collection Route



OUTLINE DEVELOPMENT PLAN : (Not to Scale)
North, South Blocks & Existing Zone

Updated 08.12.2023



NORTH BLOCK PROPOSED DEVELOPMENT (Not to Scale)
 (Refer to Urban Design report from Saddleback for further detail)



SOUTH BLOCK INDICATIVE MDRZ DEVELOPMENT (Not to Scale)
 (Refer to Urban Design Report for further detail)

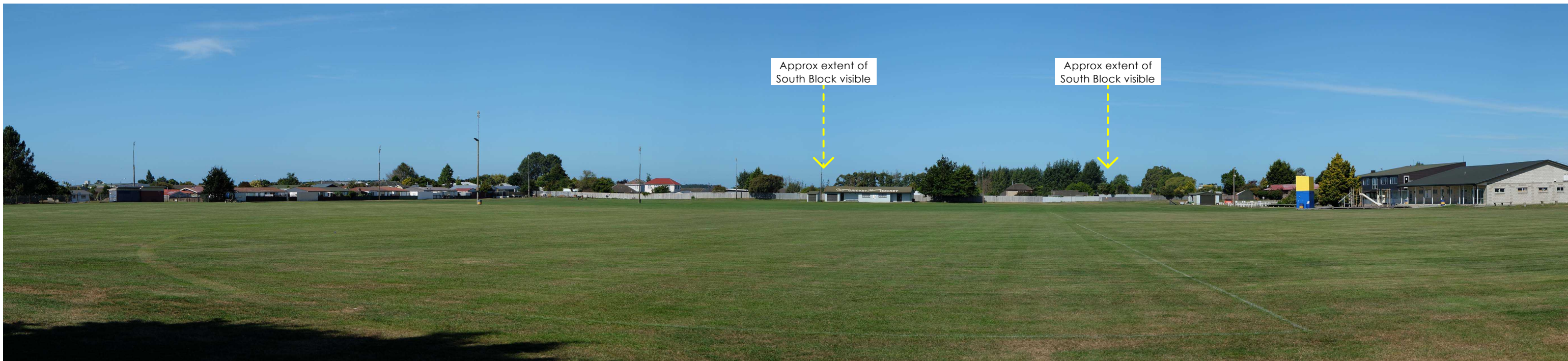


CONTEXT PHOTO

PHOTO A - VIEW FROM SMITH ST (SH1 OVERBRIDGE)

APPROXIMATELY 1.6KM TO SOUTH-WESTERN BOUNDARY OF THE NORTH BLOCK

APPROXIMATELY 1.3KM TO WESTERN BOUNDARY OF SOUTH BLOCK



CONTEXT PHOTO

PHOTO B - VIEW FROM SMITH ST OVERLOOKING KAIAPOI RUGBY CLUB

APPROXIMATELY 0.9KM TO SOUTH-WESTERN BOUNDARY OF THE NORTH BLOCK

APPROXIMATELY 0.6KM TO THE WESTERN BOUNDARY OF THE SOUTH BLOCK

LOCATION A & B PHOTO INFORMATION :

CONTEXT PHOTO: PANORAMIC MULTIPLE IMAGE STITCH, 50mm FOCAL LENS
(TAKEN AT EYELINE 1.7m ABOVE GROUND LEVEL /3m ASL)

SOFTWARE: MICROSOFT IMAGE COMPOSITE EDITOR

TAKEN BY: BEN PATON (KAMO MARSH)

DATE: 20 FEBRUARY 2023



CONTEXT PHOTO

PHOTO C - VIEW FROM WITHIN STORMWATER RESERVE

APPROXIMATELY 0.6KM TO NORTHERN BOUNDARY OF THE NORTH BLOCK

APPROXIMATELY 1.4KM TO NORTHERN BOUNDARY OF THE SOUTH BLOCK



CONTEXT PHOTO

PHOTO D - VIEW FROM LINK RESERVE OFF CORNER OF MONARCH BLVD AND BROKELBANK DR, KAIAPOI

APPROXIMATELY 0.1KM TO NORTHERN BOUNDARY OF THE NORTH BLOCK

APPROXIMATELY 0.9KM TO NORTHERN BOUNDARY OF THE SOUTH BLOCK

LOCATION C & D PHOTO INFORMATION :

CONTEXT PHOTO: PANORAMIC MULTIPLE IMAGE STITCH, 50mm FOCAL LENS (TAKEN AT EYELINE 1.7m ABOVE GROUND LEVEL /3m ASL)

SOFTWARE: MICROSOFT IMAGE COMPOSITE EDITOR

TAKEN BY: BEN PATON (KAMO MARSH)

DATE: 20 FEBRUARY 2023 (PHOTO C) & 30 MAY 2023 (PHOTO D)

North Block will occupy the mid-ground in this view.
 Site partially obscured by foreground stormwater
 reserve native plantings. South Block not visible.



CONTEXT PHOTO

PHOTO E - VIEW FROM WITHIN STORMWATER RESERVE

APPROXIMATELY 0.0KM TO WESTERN BOUNDARY OF THE NORTH BLOCK
 APPROXIMATELY 0.6KM TO NORTHERN BOUNDARY OF THE SOUTH BLOCK

Approx extent of South
 Block visible



Approx extent of South
 Block visible

CONTEXT PHOTO

PHOTO F - VIEW FROM FOOTPATH LINKING MOORCROFT RESERVE TO HENEY STREET, KAIAPOI

APPROXIMATELY 0.2KM TO SOUTH-WESTERN BOUNDARY OF THE NORTH BLOCK
 APPROXIMATELY 0.1KM TO NORTHERN BOUNDARY OF THE SOUTH BLOCK

LOCATION E & F PHOTO INFORMATION :

CONTEXT PHOTO: PANORAMIC MULTIPLE IMAGE STITCH, 50mm FOCAL LENS
 (TAKEN AT EYELINE 1.7m ABOVE GROUND LEVEL /3m ASL)

SOFTWARE: MICROSOFT IMAGE COMPOSITE EDITOR

TAKEN BY: BEN PATON (KAMO MARSH)

DATE: 20 FEBRUARY 2023



CONTEXT PHOTO
PHOTO G - VIEW FROM PEDESTRIAN ROAD CROSSING - 310 BEACH ROAD, KAIAPOI
 APPROXIMATELY 0.5KM TO SOUTH BOUNDARY OF THE NORTH BLOCK
 APPROXIMATELY 0.0KM TO SOUTH BOUNDARY OF THE SOUTH BLOCK



CONTEXT PHOTO
PHOTO H - VIEW FROM 23 MEADOW STREET (WESTERN FOOTPATH), KAIAPOI
 APPROXIMATELY 0.6KM TO SOUTH BOUNDARY OF THE NORTH BLOCK
 APPROXIMATELY 0.1KM TO SOUTH BOUNDARY OF THE SOUTH BLOCK

LOCATION G & H PHOTO INFORMATION :
CONTEXT PHOTO: PANORAMIC MULTIPLE IMAGE STITCH, 50mm FOCAL LENS
 (TAKEN AT EYELINE 1.7m ABOVE GROUND LEVEL /3m ASL)
SOFTWARE: MICROSOFT IMAGE COMPOSITE EDITOR
TAKEN BY: BEN PATON (KAMO MARSH)
DATE: 20 FEBRUARY 2023

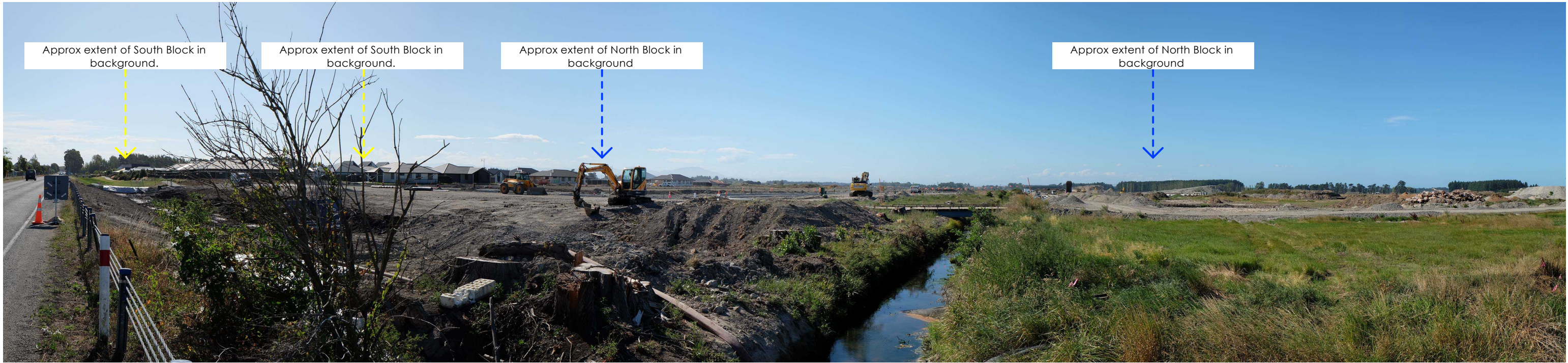


CONTEXT PHOTO
PHOTO I - VIEW FROM CORNER OF ORAM PLACE AND MEADOW STREET, KAIAPOI
 APPROXIMATELY 0.8KM TO SOUTH BOUNDARY OF THE NORTH BLOCK
 APPROXIMATELY 0.3KM TO SOUTH BOUNDARY OF THE SOUTH BLOCK



CONTEXT PHOTO
PHOTO J - VIEW FROM LINK RESERVE APPROX. 30M OFF ROAD
 APPROXIMATELY 0.0KM TO SOUTH BOUNDARY OF THE NORTH BLOCK
 APPROXIMATELY 0.4KM TO NORTH-EASTERN BOUNDARY OF THE SOUTH BLOCK

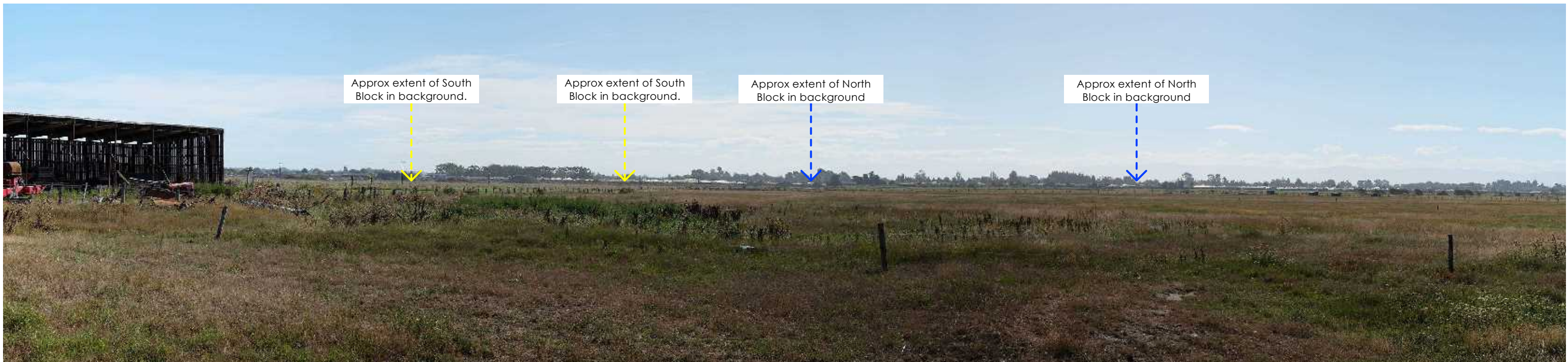
LOCATION I & J PHOTO INFORMATION :
CONTEXT PHOTO: PANORAMIC MULTIPLE IMAGE STITCH, 50mm FOCAL LENS
 (TAKEN AT EYELINE 1.7m ABOVE GROUND LEVEL /3m ASL)
SOFTWARE: MICROSOFT IMAGE COMPOSITE EDITOR
TAKEN BY: BEN PATON (KAMO MARSH)
DATE: 20 FEBRUARY 2023



CONTEXT PHOTO

PHOTO K - VIEW FROM BEACH ROAD

APPROXIMATELY 0.5KM TO SOUTH BOUNDARY OF THE NORTH BLOCK
 APPROXIMATELY 0.6M TO SOUTH-EASTERN BOUNDARY OF THE SOUTH BLOCK



CONTEXT PHOTO

PHOTO L - VIEW FROM FERRY ROAD

APPROXIMATELY 0.6KM TO EASTERN BOUNDARY OF THE NORTH BLOCK
 APPROXIMATELY 1.3KM TO EASTERN BOUNDARY OF THE SOUTH BLOCK

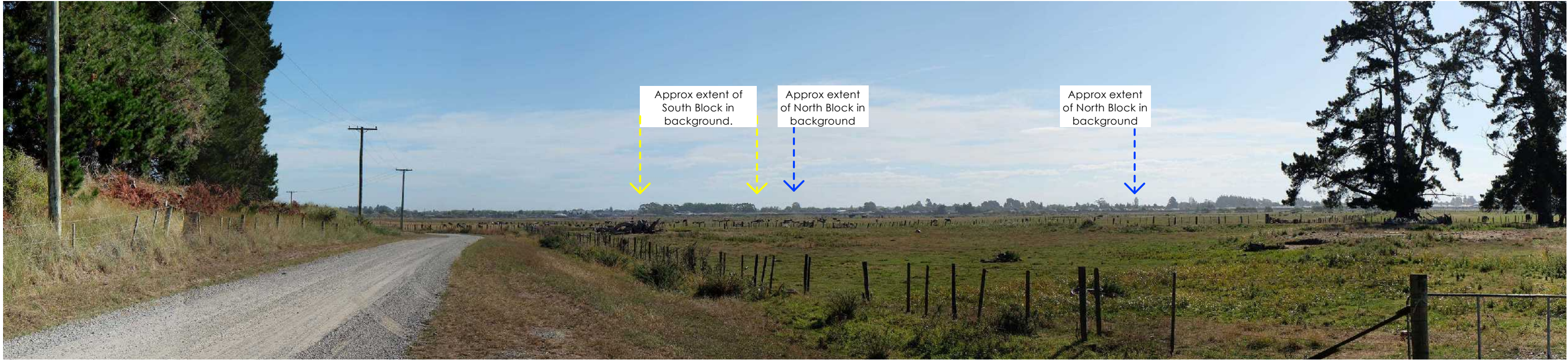
LOCATION K & L PHOTO INFORMATION :

CONTEXT PHOTO: PANORAMIC MULTIPLE IMAGE STITCH, 50mm FOCAL LENS
 (TAKEN AT EYELINE 1.7m ABOVE GROUND LEVEL /3m ASL)

SOFTWARE: MICROSOFT IMAGE COMPOSITE EDITOR

TAKEN BY: BEN PATON (KAMO MARSH)

DATE: 20 FEBRUARY 2023



CONTEXT PHOTO

PHOTO M - VIEW FROM FERRY ROAD

APPROXIMATELY 0.8M TO EASTERN BOUNDARY OF THE NORTH BLOCK
 APPROXIMATELY 1.7KM TO EASTERN BOUNDARY OF THE SOUTH BLOCK

LOCATION M PHOTO INFORMATION :

CONTEXT PHOTO: PANORAMIC MULTIPLE IMAGE STITCH, 50mm FOCAL LENS
 (TAKEN AT EYELINE 1.7m ABOVE GROUND LEVEL /3m ASL)

SOFTWARE: MICROSOFT IMAGE COMPOSITE EDITOR

TAKEN BY: BEN PATON (KAMO MARSH)

DATE: 20 FEBRUARY 2023