



# Document Information

<b>Project</b>		<b>Page</b>
Boys Road Development	Rural Character Areas	03
	Lower Plains Character Areas	04
<b>Address</b>	Lower Plains Character Areas	05
Boys Road, Rangiora	Waimakariri 2048 District Development Strategy	06
	Proposed District Plan Waimakiriri	07
<b>Client</b>	WDC ODP South East Rangiora Development Plan (SERDEP)	08
Spark Brothers	Proposed Spark Development Boys Road Outline Development Plan (ODP)	09
	Proposed Spark Development Boys Road Concept Plan Road	10
<b>Document</b>	Site Aerial Photo And Existing Site Visibility	11
Graphic Attachment	Site Photo Locations	12
	Site Photographs	13 - 21
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For Proposed District Plan Submission		
<b>Revision</b>		
<b>Prepared By</b>		
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## Disclaimer

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# Rural Character Areas

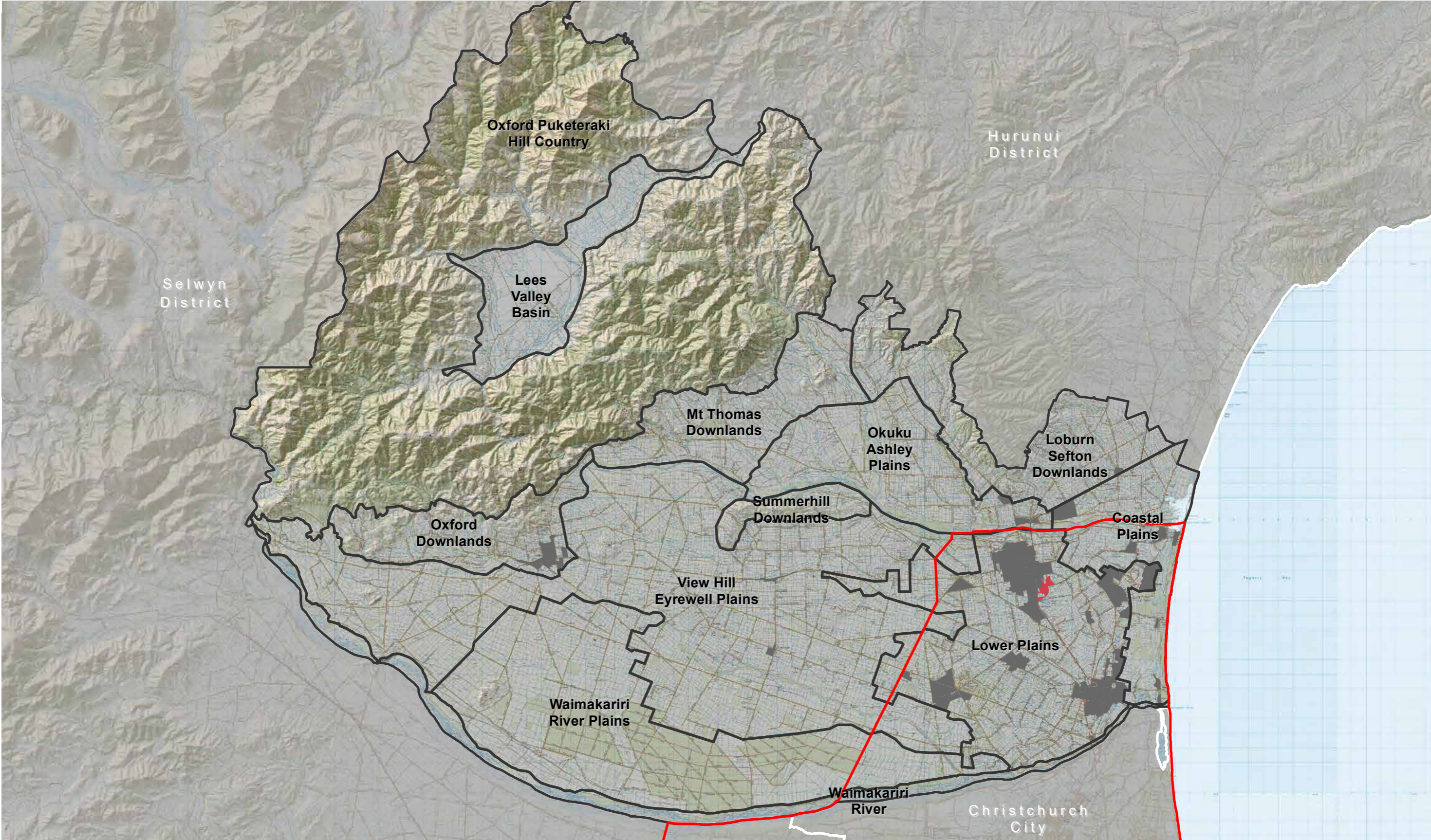


Scale 1:250,000 @ A3

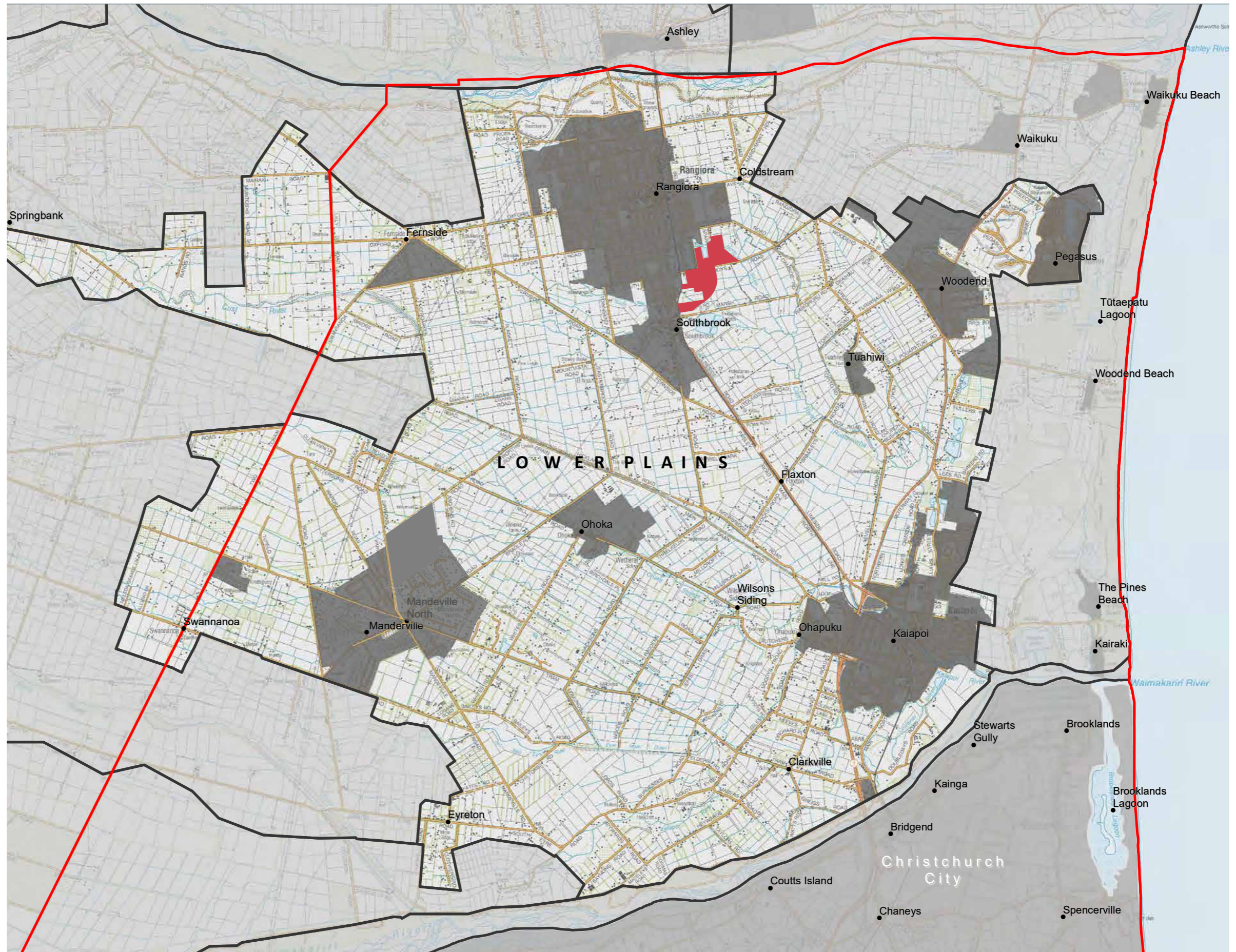
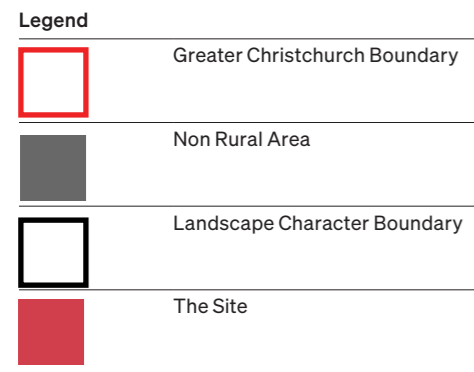
Source: Boffa Miskell

Legend

	The Site		Non Rural Zones
	Greater Christchurch Boundary		Landscape Character Boundary

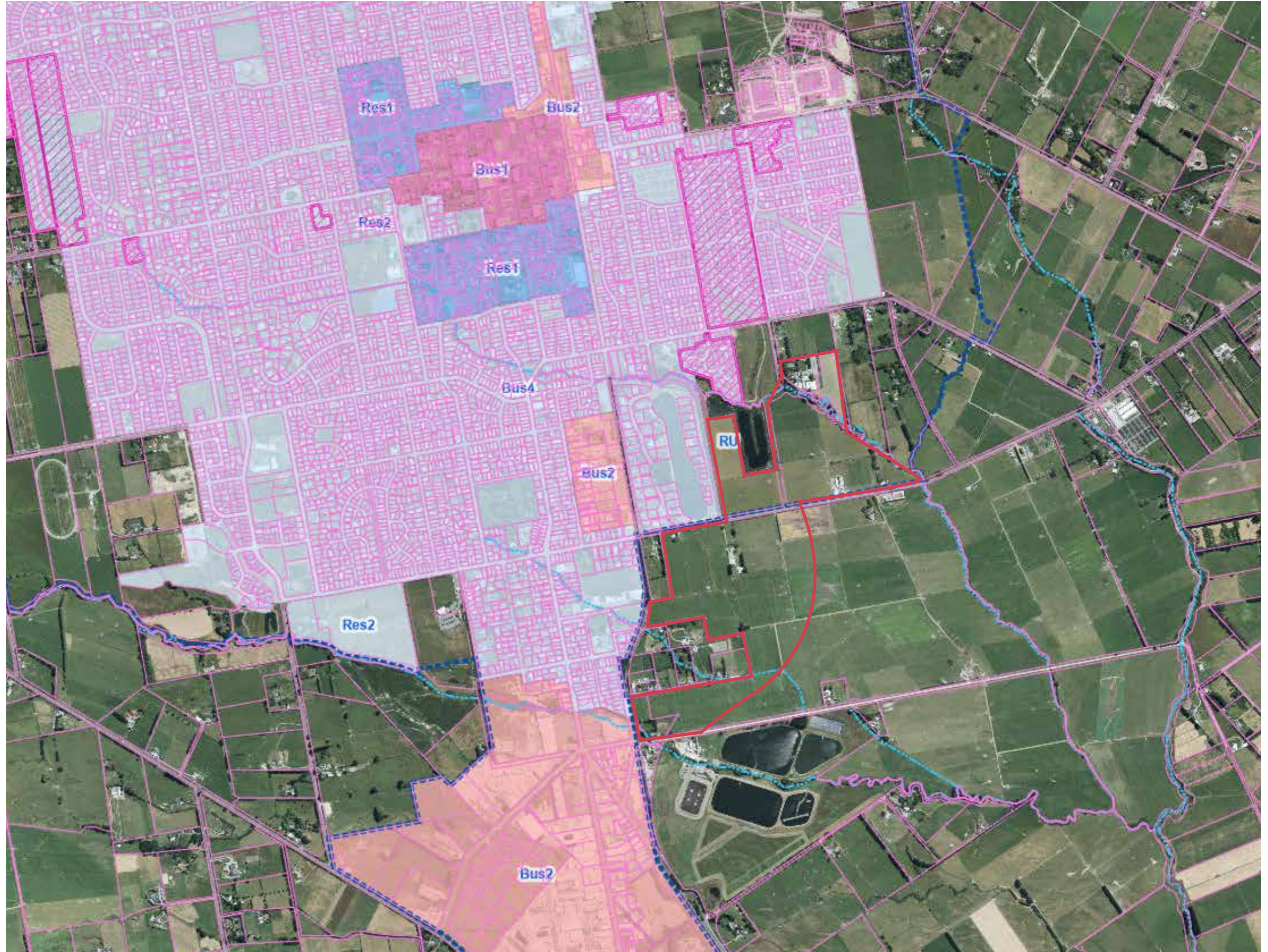
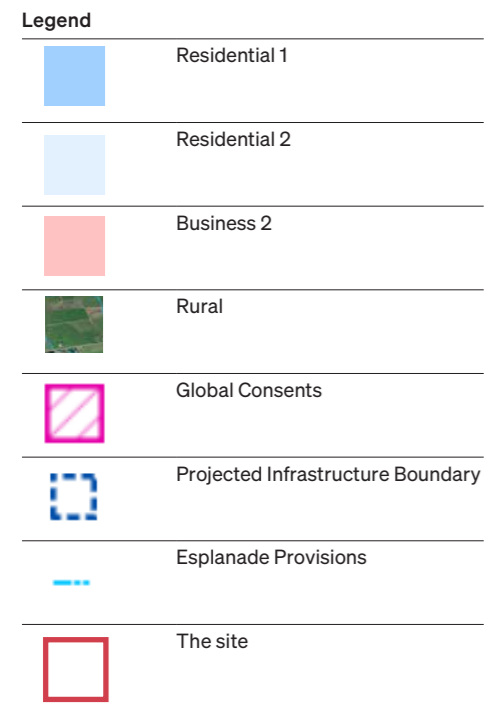


# Lower Plains Character Areas



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

# Operative District Plan Waimakiriri



Not to Scale

Data Source: Waimakariri.isoplan.co.nz

# Waimakariri 2048 District Development Strategy












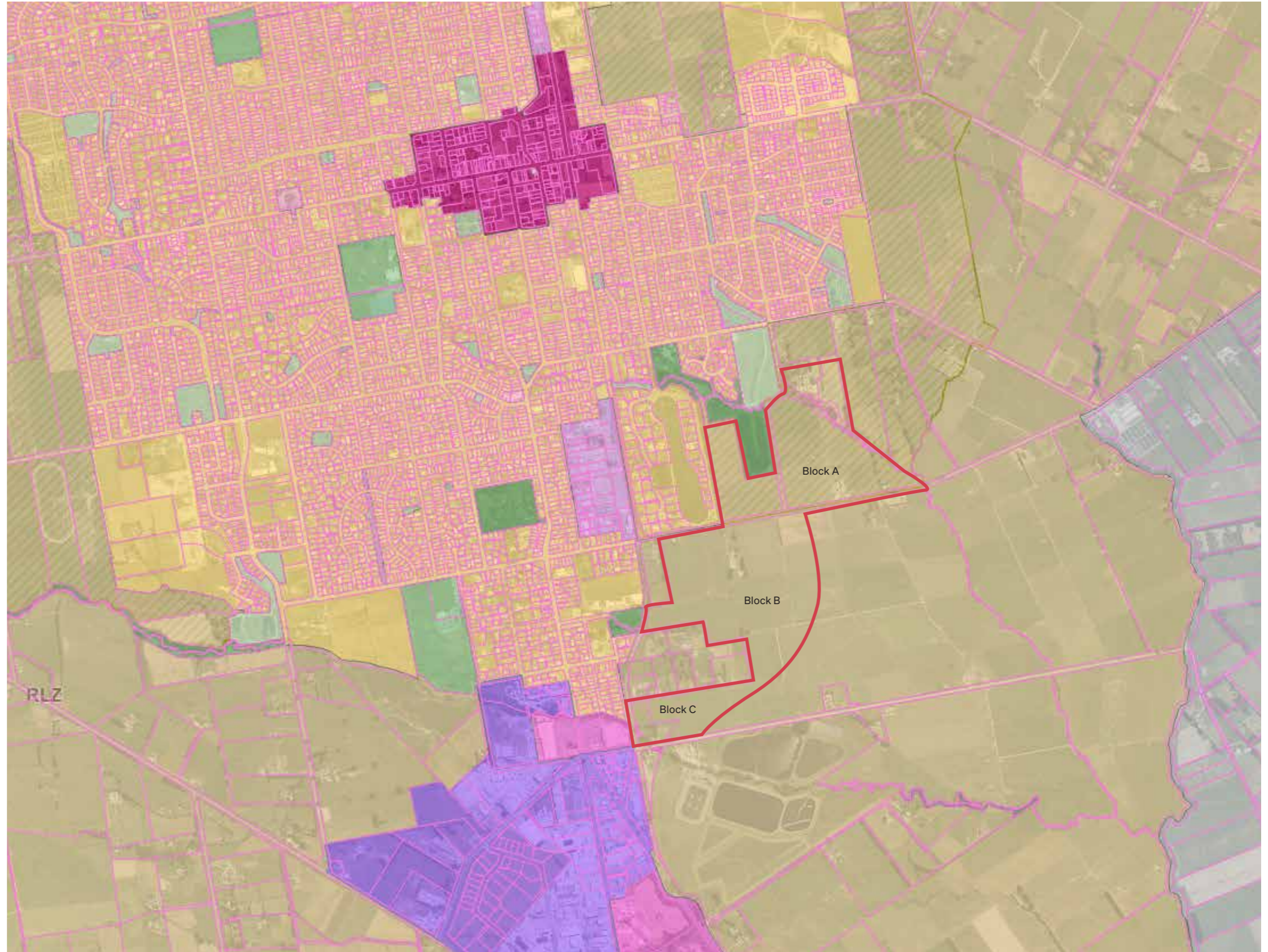
Not to Scale

Data Source: Waimakariri 2048 District Development

# Proposed District Plan Waimakiriri

**Legend**

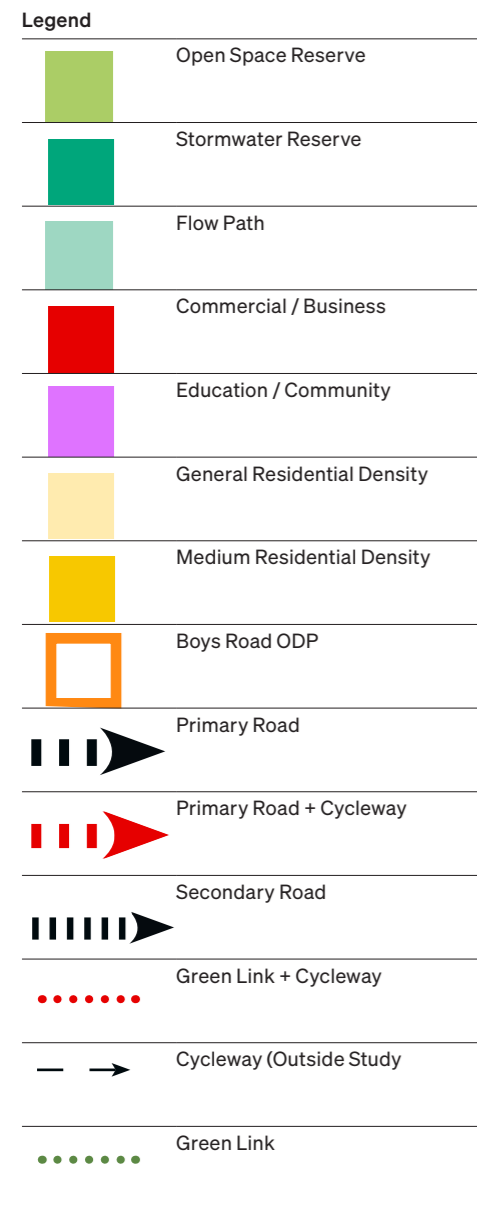
	Large Lot Residential Zone (LLRZ)
	Rural Lifestyle Zone (RLZ)
	Open Space Zone (OSZ)
	General Industrial Zone (GIZ)
	Medium Density Residential Zone (MRZ)
	Natural Open Space Zone (NOSZ)
	South East Rangiora Development Area
	General Residential Zone Overlay
	The Site



Not to Scale

Data Source: Waimakiriri.isoplan.co.nz

# WDC ODP South East Rangiora Development Plan (SERDP)



Scale: Not to scale  
Data Source: Canterbury Maps



# Proposed Spark Development Boys Road Outline Development Plan (ODP)

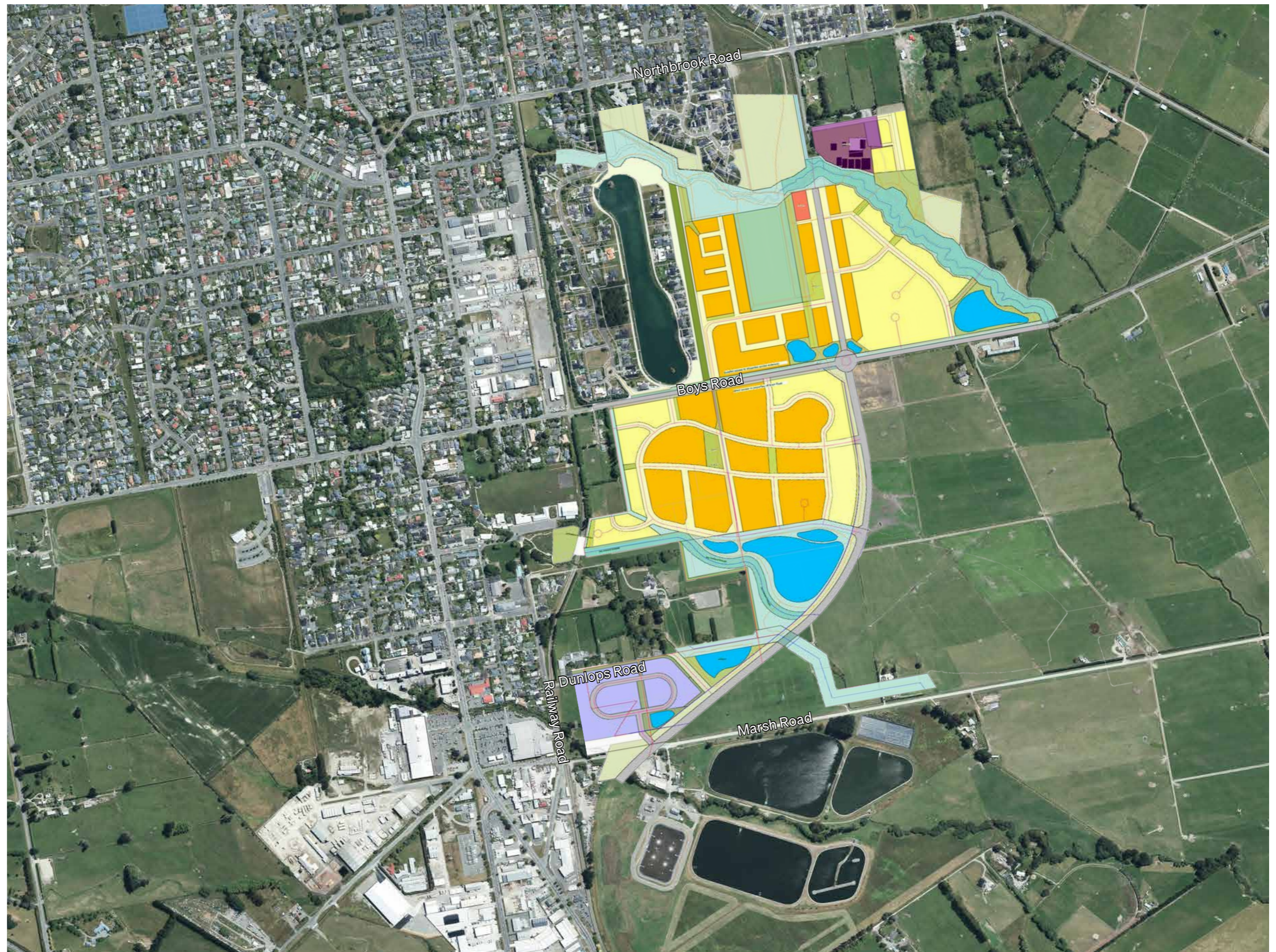
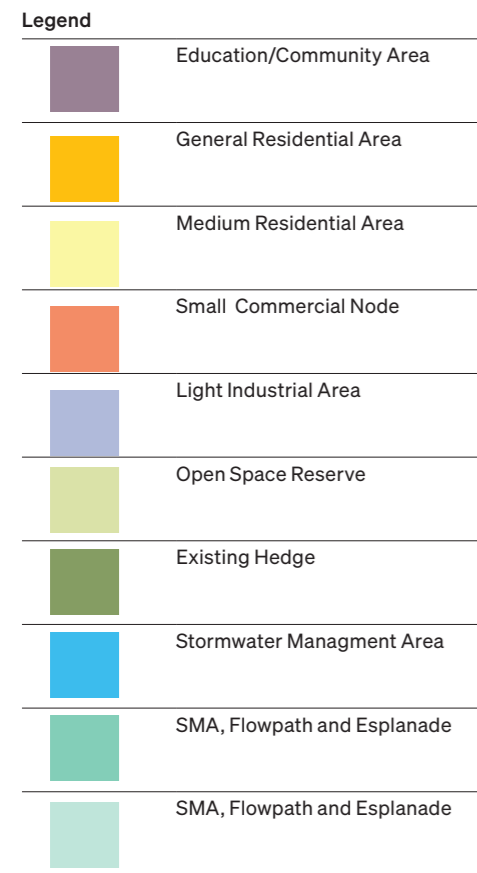
## Legend

- ODP AREA
- Residential - min 15hh/ha (Medium Residential Density Zone)
- Education/Community Area
- Small Commercial Node
- Light Industrial
- R Open Space Reserve
- SMA Stormwater Management Area
- Odour Setback
- Landscape Treatment B to railway corridor
- Landscape Treatment A to rural lifestyle properties
- SMA Flowpath
- Green Link
- Naturalised Channel
- Biodiversity Area
- Shared Pedestrian/Cycle Pathway
- Recreational walkway
- New Intersection
- ▶ Primary Road + Cycleway
- ▶ Primary Road
- ▶ Secondary Road
- ▶ Key Local Road
- ▶ Future Connection
- Road Frontage Upgrade



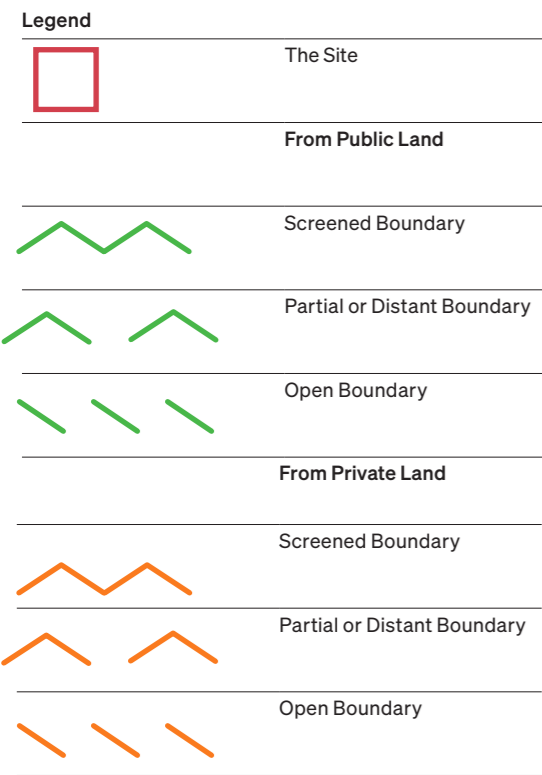
Scale: 1:10,000 @ A3  
Data Source: Grip Maps

# Proposed Spark Development Boys Road Concept Plan Road







Scale: 1:10,000 @ A3  
Data Source: Grip Maps

# Site Aerial Photo And Existing Site Visibility



Scale: Not to scale  
Data Source: Canterbury Maps

# Site Photo Locations

Legend	
	The Site
	Assessment Photograph Locations
	Information Photograph Locations
	Road Numbers

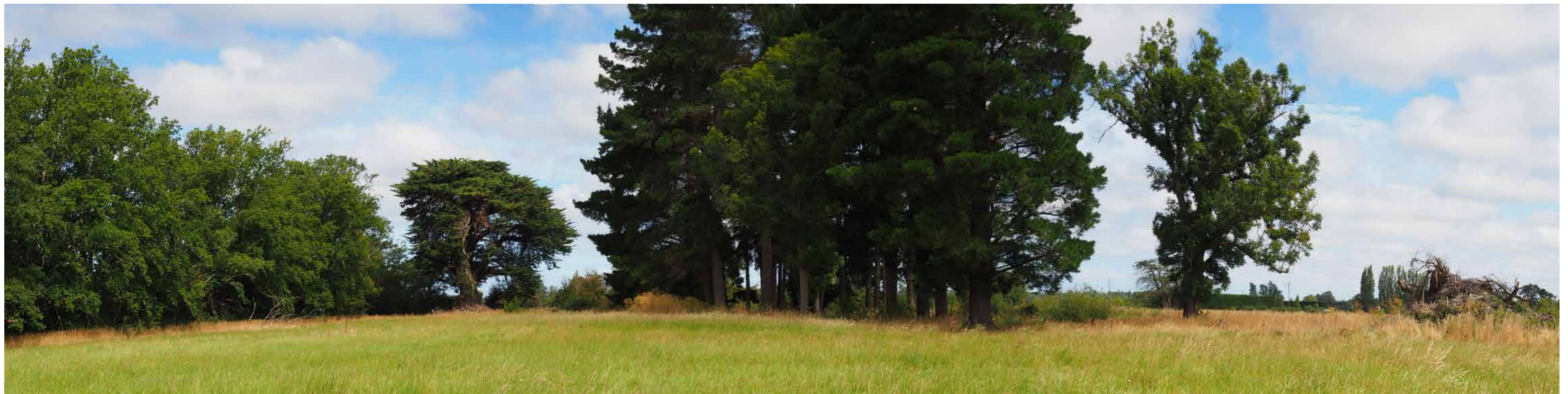


Scale: Not to scale  
Data Source: Canterbury Maps

# Site Photographs



Site Photograph 1: Looking to the east from the Northbrook museum car park



Site Photograph 2: Looking south over proposed reserve north of North Brook

# Site Photographs



Site Photograph 3: Looking to the south west from Northbrook Road toward the site



Site Photograph 4: Looking north west into the site from the junction of Boys Road with the North Brook

# Site Photographs



Site Photograph 5: Looking south west from Boys Road near existing cowshed



Site Photograph 6: Looking north west from Boys Road to Northbrook Waters boundary planting

# Site Photographs



Site Photograph 7: Looking to the north from Boys Road



Site Photograph 8: Looking to the north east from Boys Road



# Site Photographs



Site Photograph 9: Looking to the west at Block B Residential Boundary (north)



Site Photograph 10: Looking to the west at Block B Residential Boundary (south)

# Site Photographs



Site Photograph 11: Looking to the north west from Marsh Road near Railway Road



Site Photograph 12: Looking to the west from Marsh Road north of oxidation ponds

# Site Photographs



Site Photograph: Historic farm implements at Northbrook museum



2



3

# Site Photographs



4



5



6

Site Photograph : Looking at the North Brook from near the Northbrook museum

# Site Photographs



Site Photograph : Looking south over North Brook from Boys Road

7



Site Photograph : Looking north over North Brook from Boys Road

8



Site Photograph : The Middle Brook at Marsh Road

9

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