



Ohoka Farm Holdings Ltd - Mandeville Rezoning Proposal

Graphic Attachment to Statement of Evidence of Fraser Miller (Landscape) and Vikramjit Singh (Urban Design)

14 December 2023

Document Information

Project
Mandeville Rezoning Proposal
Address
Corner of Dawsons & Ashworths Roads in Mandeville
Client
Ohoka Farm Holdings Ltd
Document
Graphic Attachment to Fraser Miller + Vikramjit Singh's Separate Evidence For Landscape + Urban Design
Status
Final Draft
Revision
1 For Resource Consent 14.12.2023
Prepared By
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Authors: Fraser Miller + Vikramjit Singh
Peer Reviewed: Nikki Smetham

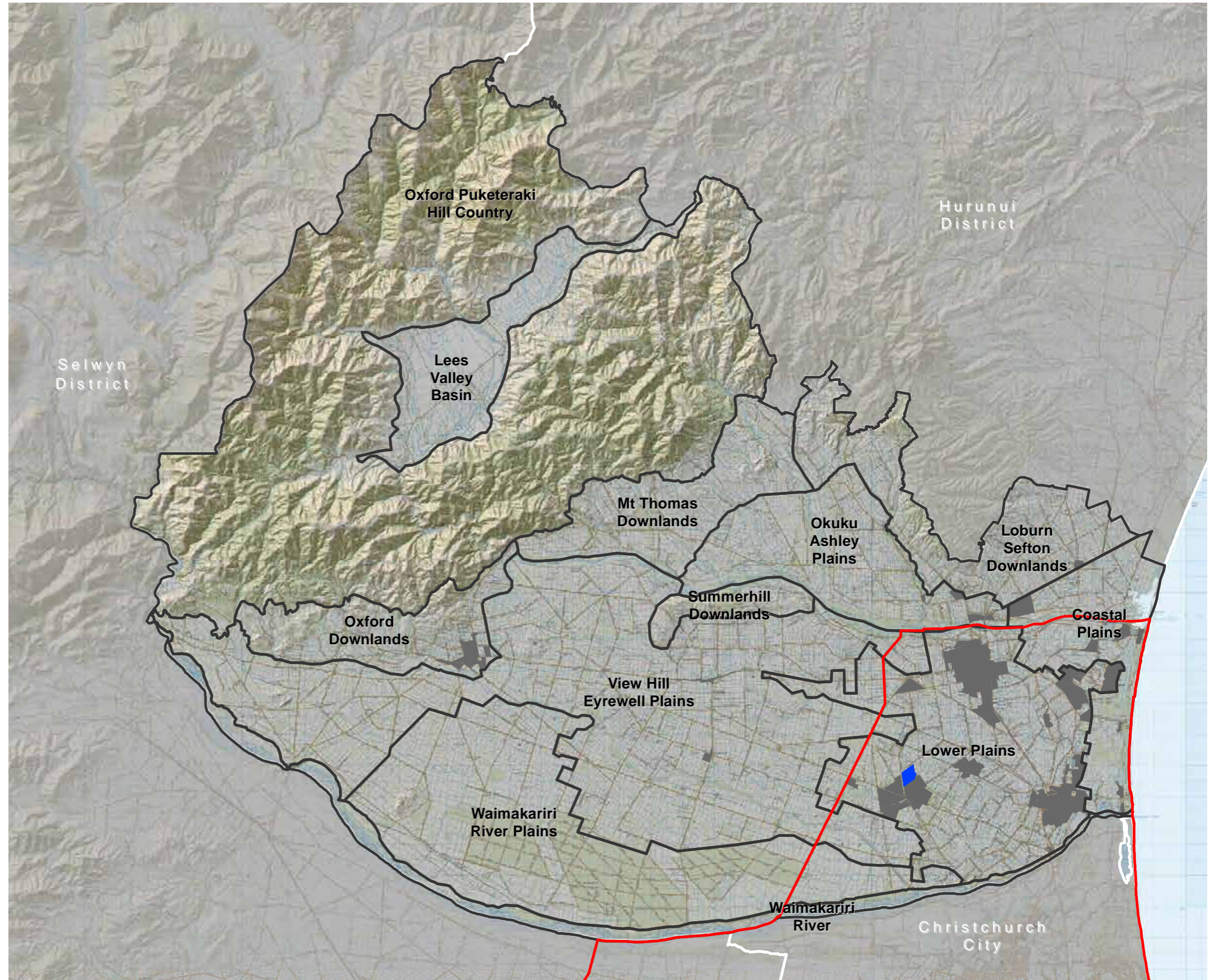
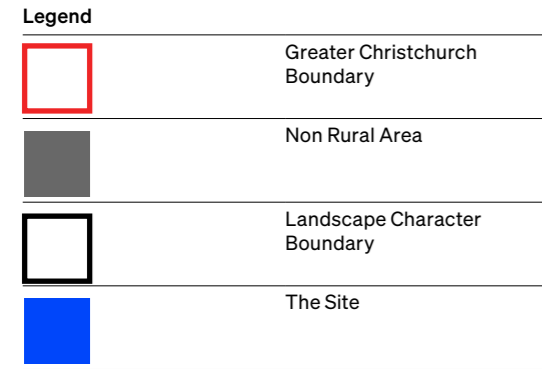
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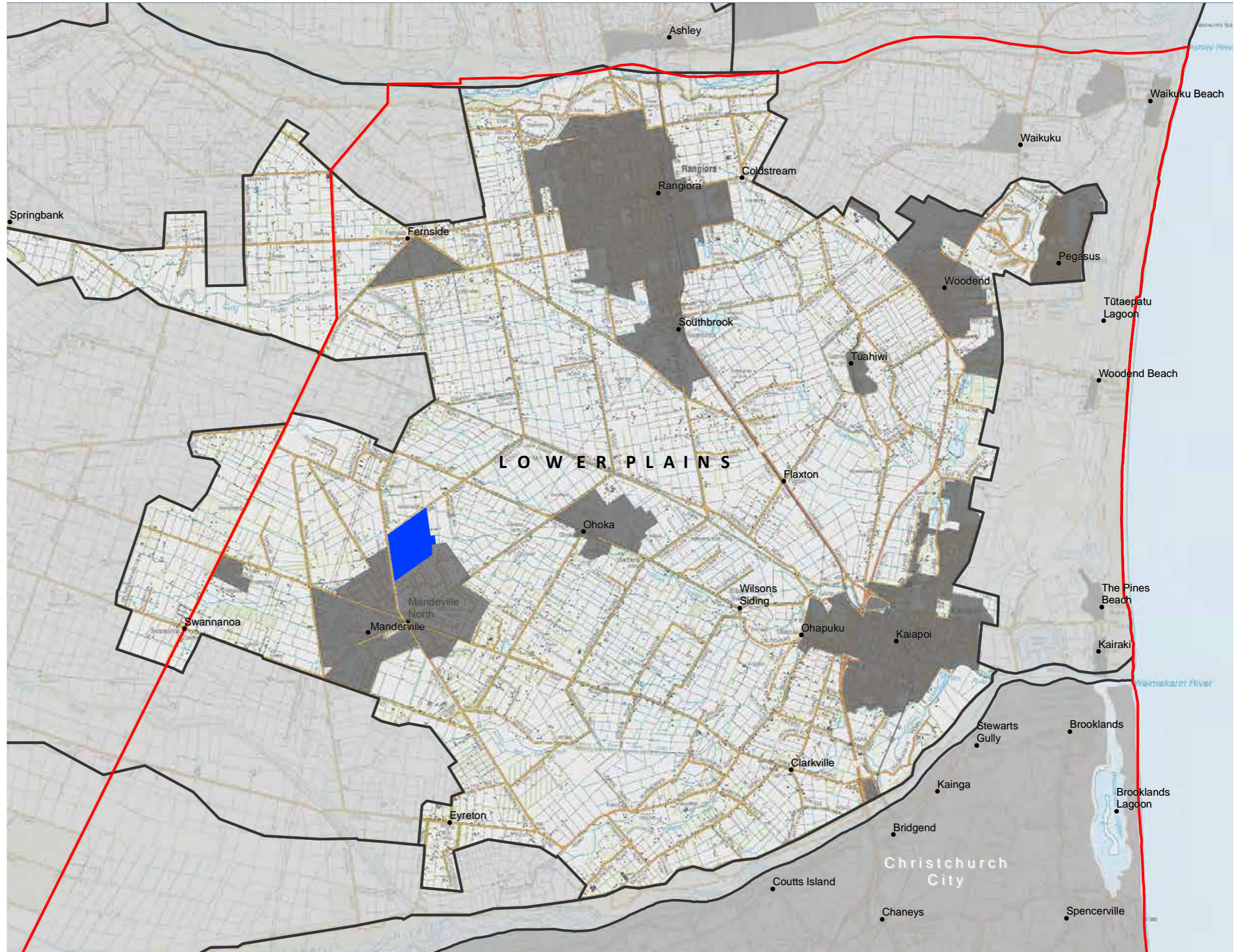
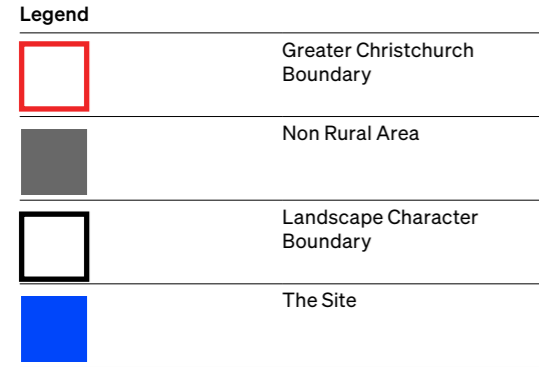
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Rural Character Areas



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


Lower Plains Character Areas

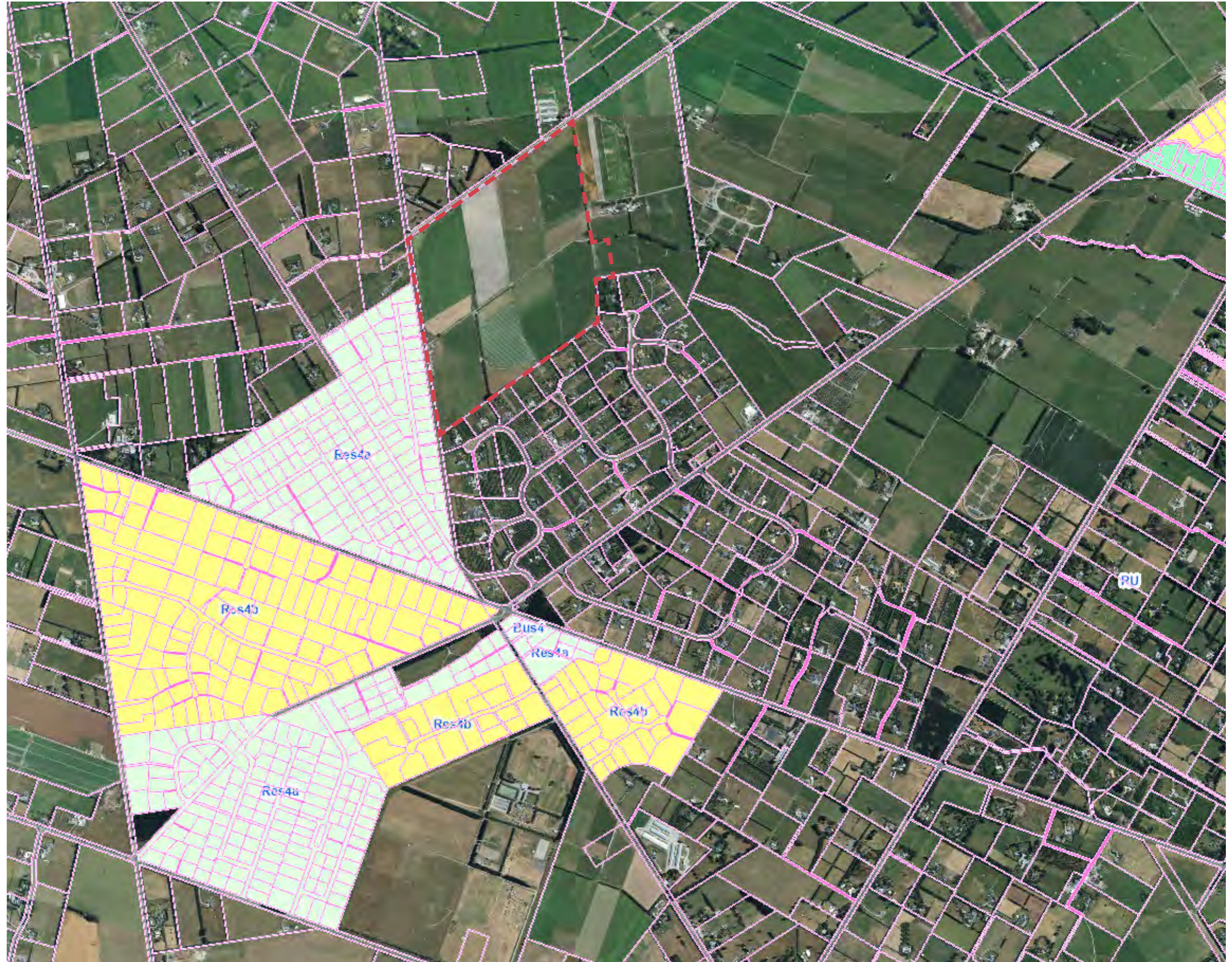


Scale: Not to Scale
 Data Source: Waimakariri District – Rural Character Assessment prepared by Boffa Miskell (6 June 2018)

Operative Waimakariri District Plan

Legend








-  The Site
-  Business 4
-  Residential 4A
-  Residential 4B
-  RU

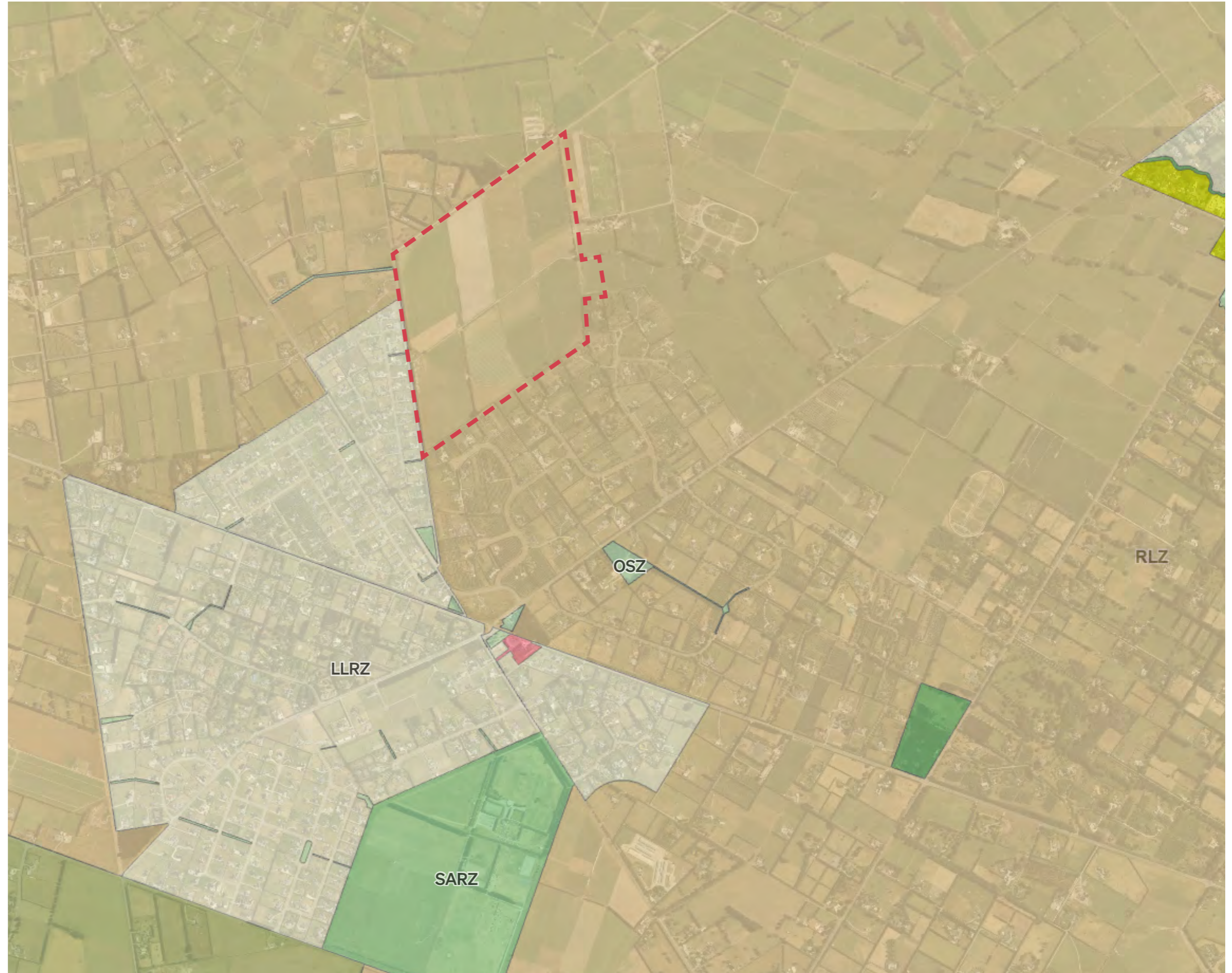


Scale: Not to Scale
Data Source: Waimakariri District - Operative District Plan

Proposed Waimakariri District Plan

Legend








-  The Site
-  Local Centre Zone (LCZ)
-  General Residential Zone (GRZ)
-  Large Lot Residential Zone (LLRZ)
-  Rural Lifestyle Zone (RLZ)
-  Open Space Zone (OSZ)
-  Sport and Active Recreation Zone (SARZ)

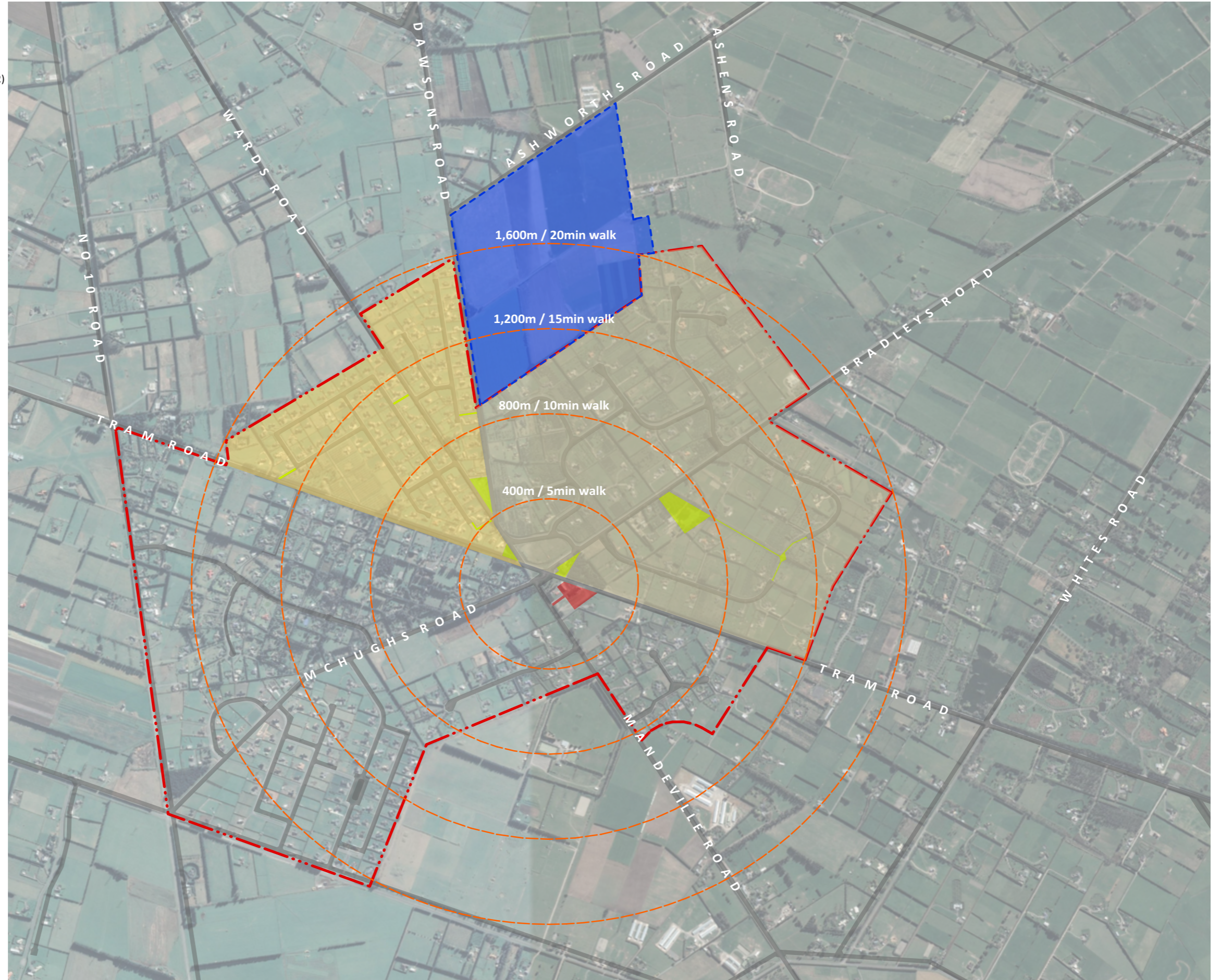


Scale: Not to Scale
Data Source: Waimakariri District - Proposed District Plan

Mandeville Growth Boundary and Walkability Plan

Legend

-  Proposed ODP Boundary
-  Proposal Site (Lot 6 DP2038 + Lot 8 DP314202)
-  Mandeville Village (Local Centre Zone)
-  San Dona Development (1.5 to 2.5ha zoned Rural Lifestyle Zone)
-  Millfield Development (Large Lot Residential Zone)
-  Open Space Zone (OSZ)
-  Mandeville Growth Boundary

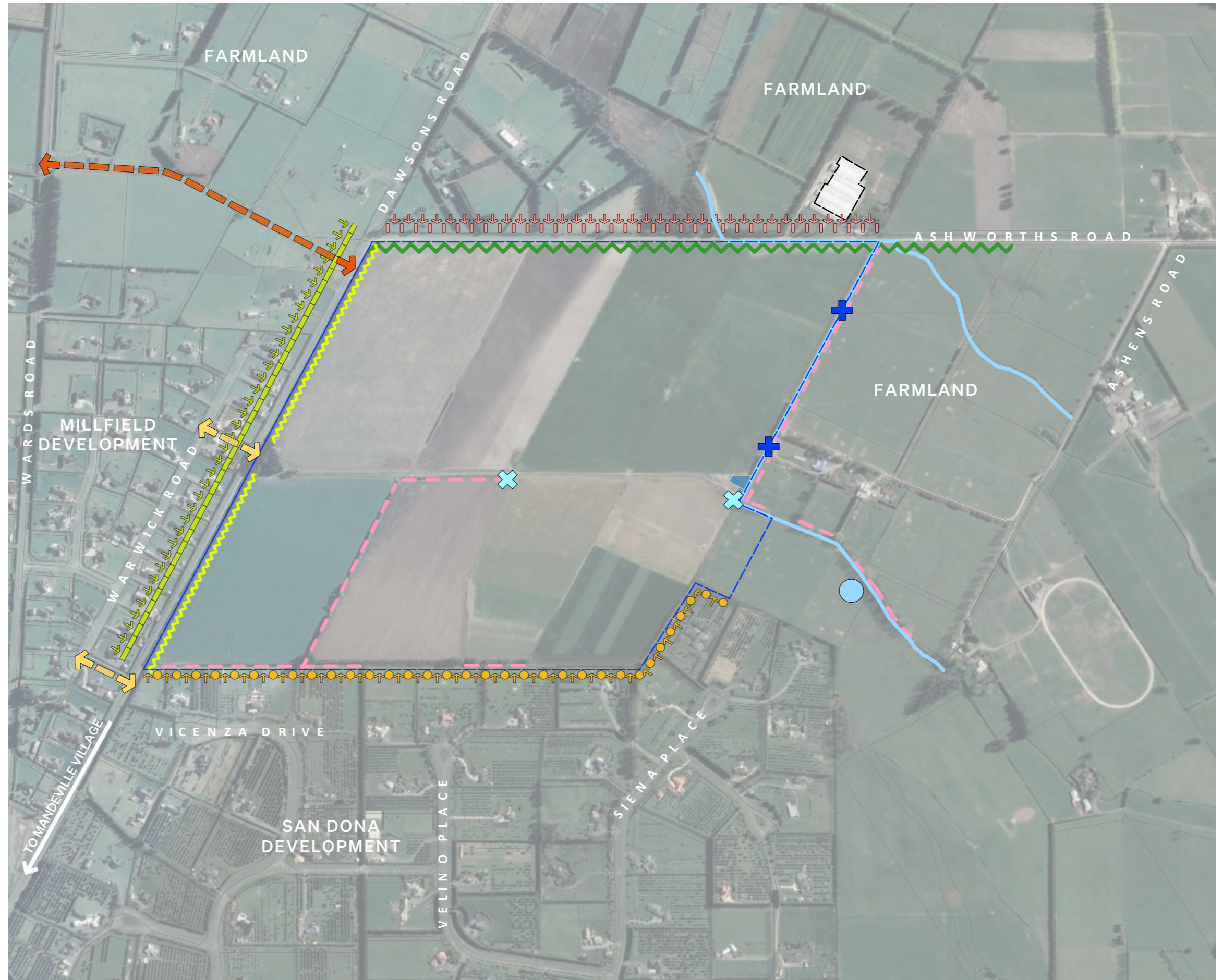


Scale: Not to Scale
 Data Source: Aerial photographs sourced from Google Earth (imagery date - 21/08/18)
 Zone Boundaries sourced from Waimakariri Proposed District Plan

Site Context Plan

Legend

-  Site Boundary
-  Leyland cypress shelterbelt along western site boundary
-  5m wide native planting strip
-  Formed pedestrian / cycleway linkages
-  Unformed formed pedestrian / cycleway linkages (partly vested with WDC)
-  Existing wells
-  Existing springs
-  Existing artificial pond
-  Existing wetland
-  Existing shelterbelt + hedgerows
-  Existing permanent waterway
-  Restricted views into site
-  Partial / Open views into site
-  Open views into site
-  Existing chicken farm



Scale: 1:7000 @ A3
 Data Source: Aerial photographs sourced from Google Earth (imagery date - 21/08/18)

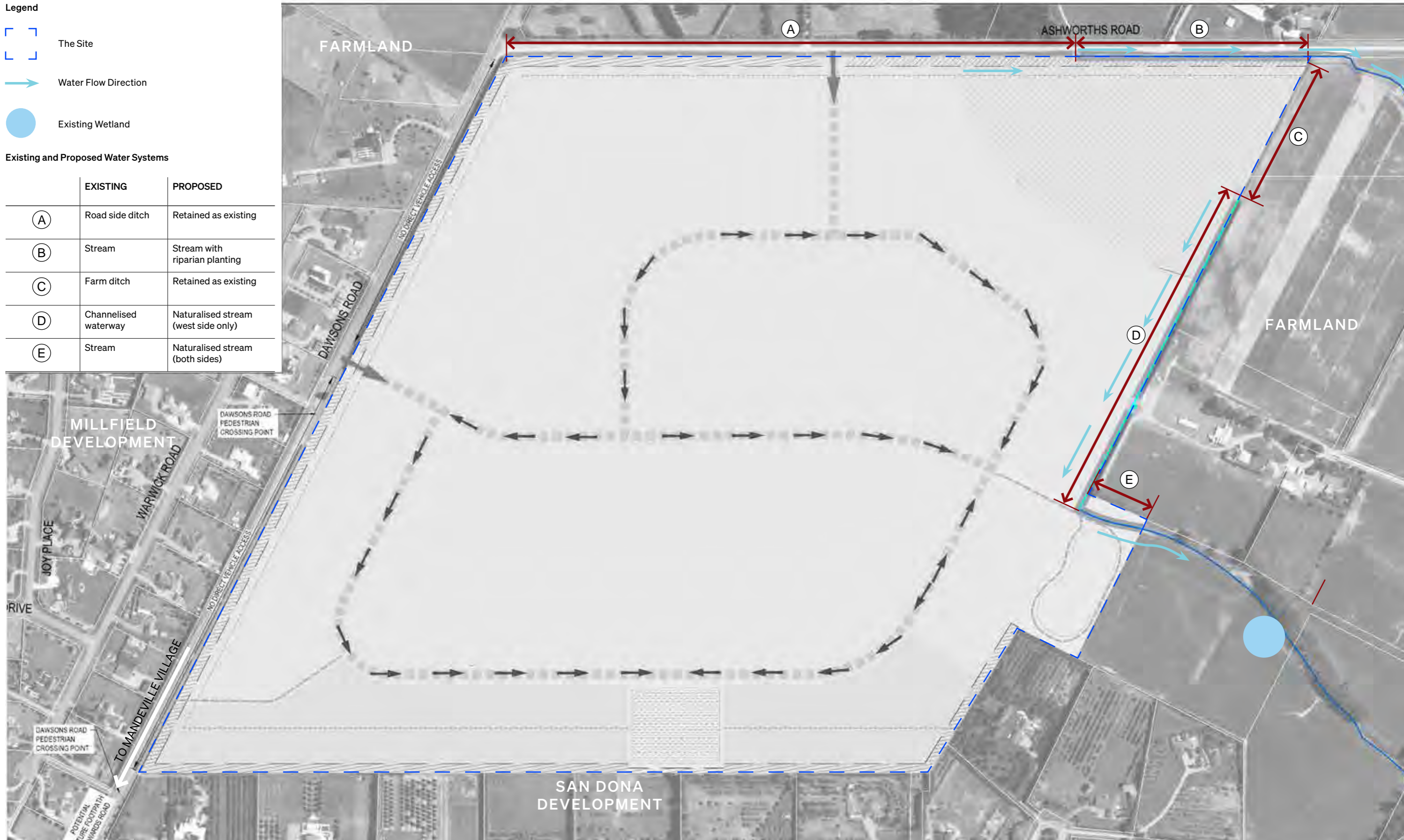
Site Existing and Proposed Water Systems

Legend

- The Site
- Water Flow Direction
- Existing Wetland

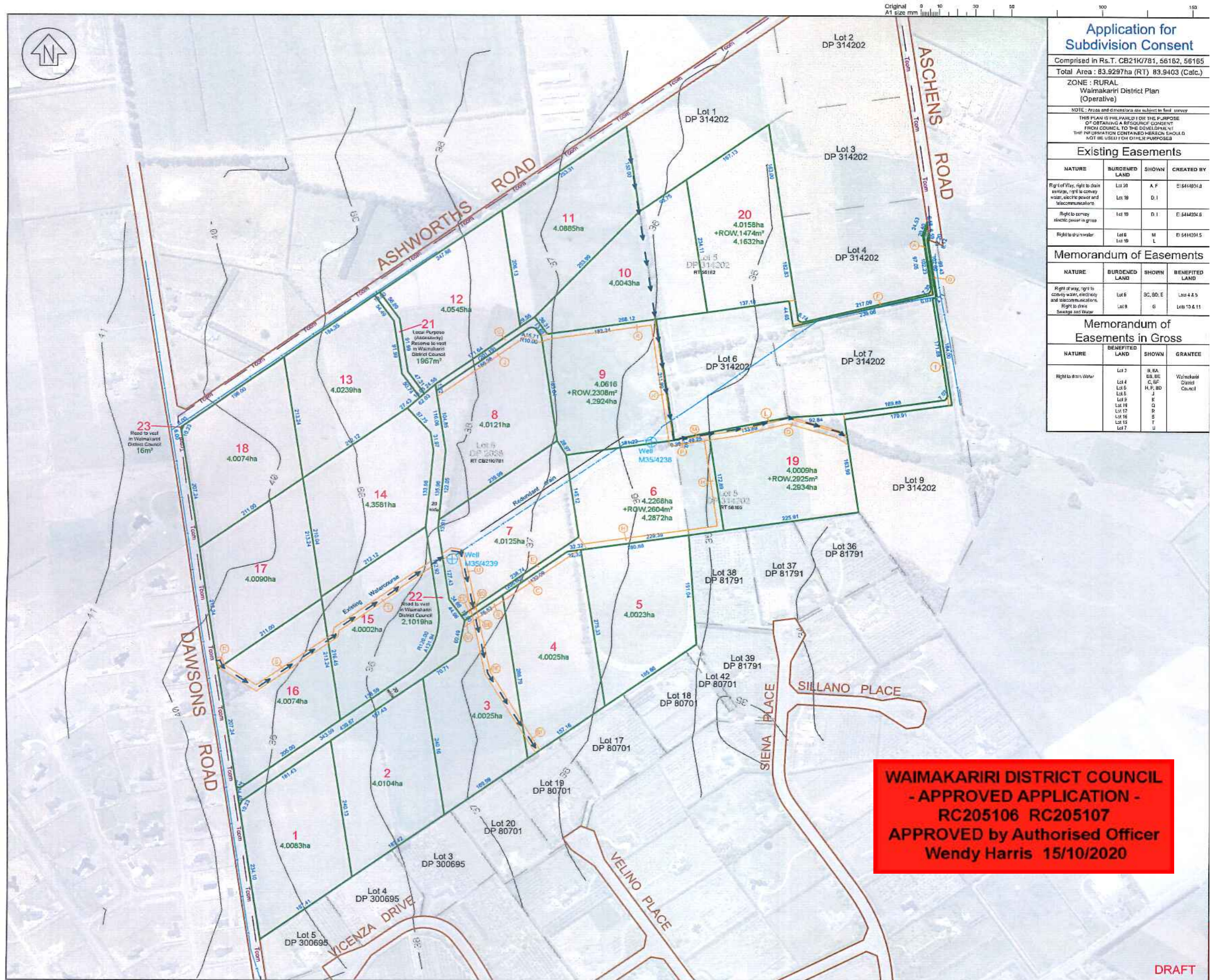
Existing and Proposed Water Systems

	EXISTING	PROPOSED
(A)	Road side ditch	Retained as existing
(B)	Stream	Stream with riparian planting
(C)	Farm ditch	Retained as existing
(D)	Channelised waterway	Naturalised stream (west side only)
(E)	Stream	Naturalised stream (both sides)



Data Source: Base Plan provided by Aurecon

Consented Subdivision Plan



Application for Subdivision Consent
 Comprised in R.s.T. CB21K/781, 56162, 56165
 Total Area : 83.9297ha (RT) 83.9403 (Calc.)
 ZONE : RURAL
 Waimakariri District Plan (Operative)

NOTE: Areas and dimensions are subject to final survey

THIS PLAN IS FILED FOR THE PURPOSE OF OBTAINING A RESUBDIVISION CONSENT FROM COUNCIL TO THE DEVELOPER. THE INFORMATION CONTAINED HEREIN SHOULD NOT BE USED FOR OTHER PURPOSES

Existing Easements

NATURE	BURDENED LAND	SHOWN	CREATED BY
Right of Way, right to drain sewage, right to convey water, electric power and telecommunications	Lot 20 Lot 19	A, F D, I	E:644034.8
Right to convey electric power in gross	Lot 19	D, I	E:644034.8
Right to drain water	Lot 8 Lot 19	M L	E:644034.5

Memorandum of Easements

NATURE	BURDENED LAND	SHOWN	BENEFITED LAND
Right of way, right to convey water, electricity and telecommunications Right to drain sewage and water	Lot 6 Lot 9	BC, BD, E G	Lot 4 & 5 Lot 13 & 11

Memorandum of Easements in Gross



NATURE	BENEFITED LAND	SHOWN	GRANTEE
Right to drain Water	Lot 3 Lot 4 Lot 5 Lot 6 Lot 7 Lot 8 Lot 9 Lot 15 Lot 16 Lot 17 Lot 18 Lot 19	B, BA, BB, BE, C, BF, H, F, BD, J, K, L, R, S, T, U	Waimakariri District Council

WAIMAKARIRI DISTRICT COUNCIL
 - APPROVED APPLICATION -
 RC205106 RC205107
 APPROVED by Authorised Officer
 Wendy Harris 15/10/2020

Scale: 1:6000 @ A3
 Data Source: Plan provided by Eliot Sinclair

Mandeville Growth History Plan

Legend

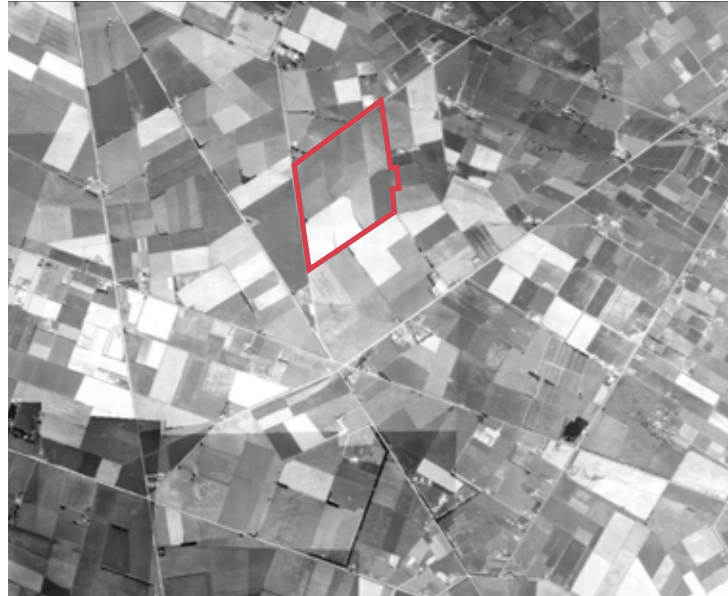
	The Site
1	Roscrea Place - 1983 Plan Change
2	Additional 69 Lots Rezoned To Rural Residential - 1986 Plan Change
3	San Dona Development - 1995-1999 Resource Consents
4	Ohoka Meadows - 1996 Plan Change
5	Land Rezoned From Rural to Residential 4B - 1999 Plan Change
6	Rezoned Residential 4A Land - 2010 Plan Change
6a	51ha Rezoned Residential 4A Land - 2014 Plan Change
7	87.5ha Rezoned Residential 4A Land - 2011 Plan Change
8	80.5ha Rezoned Residential 4A Land - 2010 Plan Change
9	Zoned Residential 4B Land As Part Of WDP - 2005-WDP
10	Rezoned Residential 4A Land - 2014 Plan Change
11	Ohoka Downs Subdivision - Resource Consent-Date Unknown
12	Rezoned land to Residential 4A - 2017 Plan Change
	Mandeville North Business 4 and Residential 4A Zones - 2015 Plan Change



Scale: Not to Scale

Data Source: Information and legend sourced from Aurecon, plan prepared by RMM

Mandeville Growth History Aerial Imagery



1980 - 1984 Aerial Imagery



1990 - 1994 Aerial Imagery



1995 - 1999 Aerial Imagery



2000-2004 Aerial Imagery



2005-2009 Aerial Imagery



2010 - 2014 Aerial Imagery



2015 - 2019 Aerial Imagery

The site is shown in red
Data Source: mapviewer.canterburymaps.govt.nz

Viewpoint Location Plan

Legend

- Site
- 1 Viewpoint Locations
- ↔ Site Photographs Approx. Locations

Note
The Viewpoints and site photographs are prepared by RMM.



Scale: 1:7000 @ A3
Data Source: Aerial photographs sourced from Google Earth (imagery date - 21/08/18)

Viewpoint Photographs



Viewpoint Photograph 1: This photo is taken from Ashworths Road, looking east across the site.



Viewpoint Photograph 2: This photo is taken from the intersection between Dawsons and Ashworths Roads, adjacent to the northwest corner of the site, facing east.

Viewpoint Photographs



Viewpoint Photograph 3: This photo is taken from Ashworths Road, adjacent to the northeast corner of the site, facing southwest.



Viewpoint Photograph 4: This photo is taken from Dawsons Road, adjacent to the southwest corner of the site, facing north.

Site Photographs



Site Photograph 1: Shows the southern most laneway between Dawsons and Warwick Roads, facing west.



Site Photograph 2: Shows the chicken farm on the northern side of Ashworths Road, opposite the northeast corner of the site.



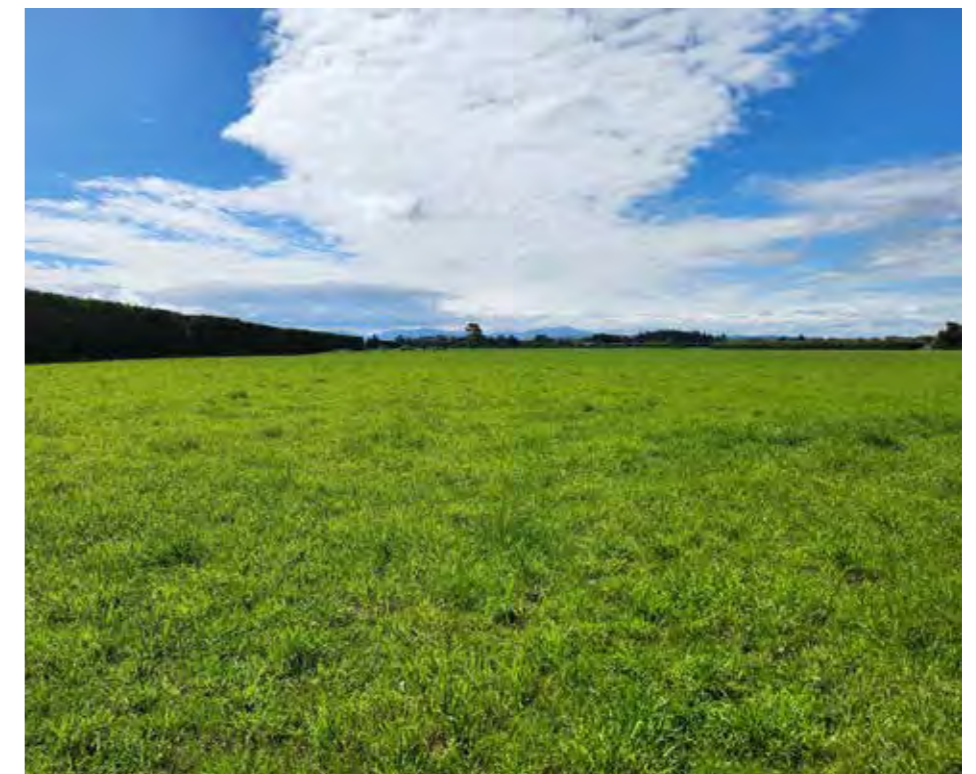
Site Photograph 3: Shows the intermittent waterway on the site's eastern boundary, taken from Ashworths Road.



Site Photograph 4: Taken from the southwest corner of the site looking east, along the southern boundary.



Site Photograph 5: Example of filtered views into an olive grove (89 Vicenza Drive) from the southwest corner of the site.



Site Photograph 6: An unimpeded view looking north across the site towards Maukatere / Mount Grey.

Site Photographs



Site Photograph 7: View of the southwest corner of the site, taken from inside the site (opposite 89 Vicenza Drive).



Site Photograph 8: View looking along the site's southern boundary adjacent to a leyland cypress shelterbelt in the site (opposite 96 Vicenza Drive).



Site Photograph 9: Existing shelterbelt and tree vegetation along an internal fence line in the site, looking south towards the neighbouring lot (104 Vicenza Drive).



Site Photograph 10: View along the site's southern boundary, looking east (opposite 104 Vicenza Drive).



Site Photograph 11: View along the site's southern boundary, opposite 58 Velino Place, looking east.



Site Photograph 12: View of the residence at 58 Velino Place through a break in the vegetation along the southern boundary.

Site Photographs



Site Photograph 13: View of the residence at 60 Velino Place, with open views north across the site.



Site Photograph 14: View along the southern boundary, opposite 60 Velino Place, facing east.



Site Photograph 15: View of the residence at 67 Velino Place, through a gap in the patchy hedgerow on the site's southern boundary.



Site Photograph 16: View along the site's southern boundary, opposite 67 Velino Place, looking towards the southeast corner of the site.



Site Photograph 17: View of the stream on the eastern site boundary, immediately south of the pond within the site.



Site Photograph 18: View of the eastern boundary stream changing direction at the northwest corner of the proposed SMA in the eastern part of the site.

Site Photographs



Site Photograph 19: View of the stream extending along the northern boundary of the proposed SMA.



Site Photograph 20: View towards the southeast corner of the proposed SMA. The residence at 100 Siena Place is in the background.



Site Photograph 21: View of the large poplar trees along the northern boundary of the SMA. The stream is in front of the trees.



Site Photograph 22: View of the stream flowing along the site's eastern boundary near the blue farm shed, facing south.



Site Photograph 23: View of the stream flowing along the eastern boundary of the site, facing north.



Site Photograph 24: View of spring pipe outlet into the eastern boundary stream.

Site Photographs



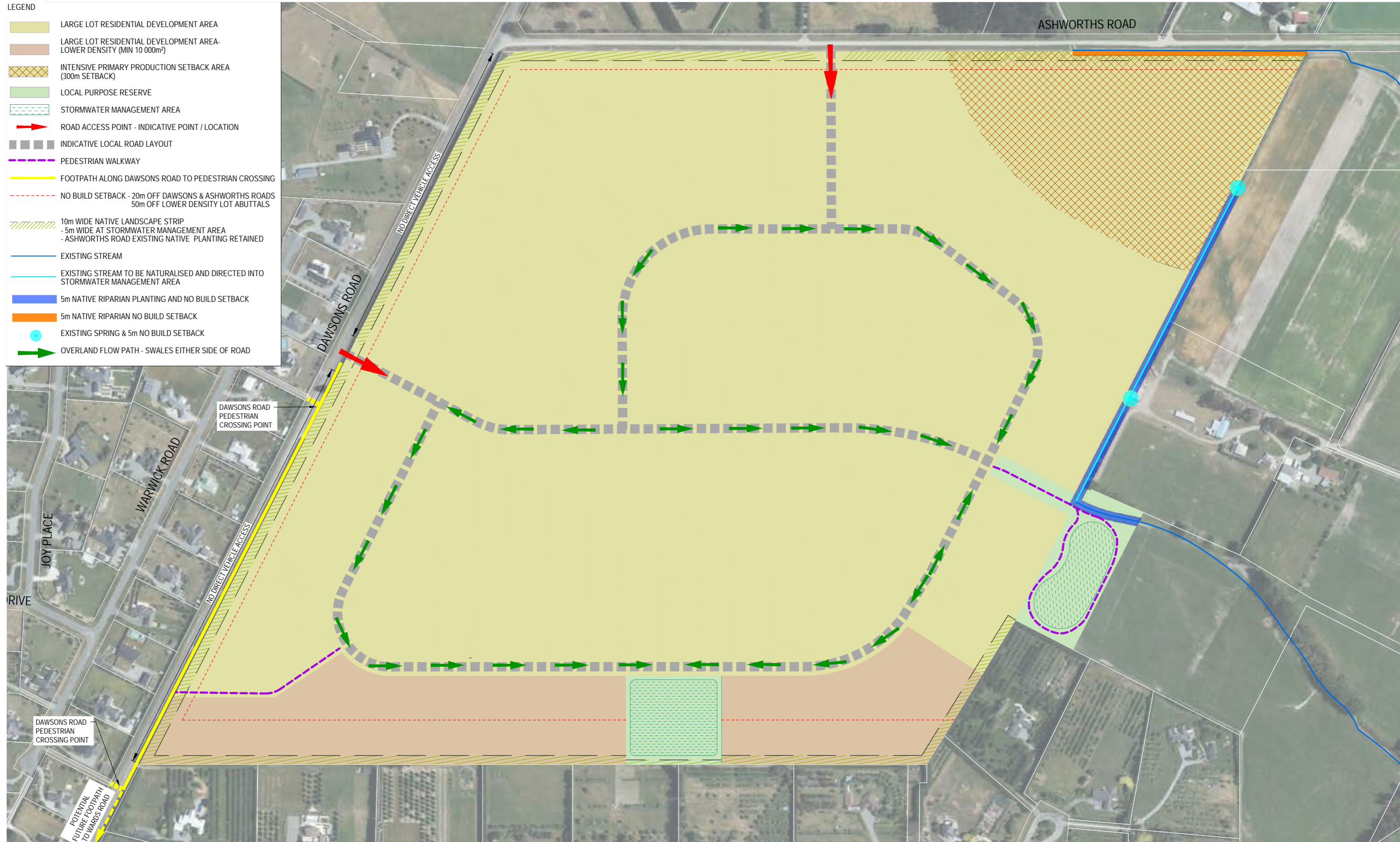
Site Photograph 25: View of the eastern boundary stream north of the blue farm shed, fed by a second spring to the north.



Site Photograph 26: View along the eastern boundary of the site, looking north towards the chicken farm on Ashworths Road.

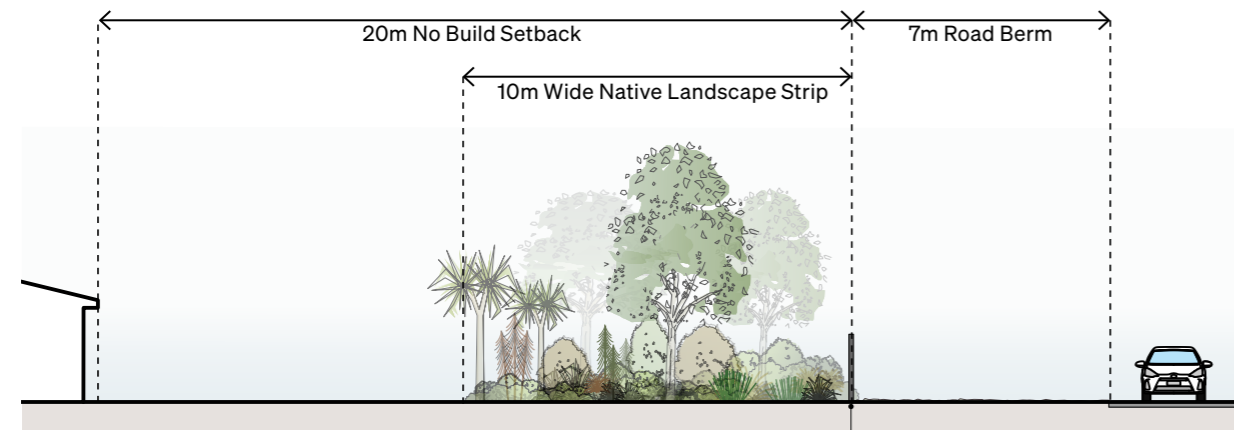
Outline Development Plan

- LEGEND**
- LARGE LOT RESIDENTIAL DEVELOPMENT AREA
 - LARGE LOT RESIDENTIAL DEVELOPMENT AREA- LOWER DENSITY (MIN 10 000m²)
 - INTENSIVE PRIMARY PRODUCTION SETBACK AREA (300m SETBACK)
 - LOCAL PURPOSE RESERVE
 - STORMWATER MANAGEMENT AREA
 - ROAD ACCESS POINT - INDICATIVE POINT / LOCATION
 - INDICATIVE LOCAL ROAD LAYOUT
 - PEDESTRIAN WALKWAY
 - FOOTPATH ALONG DAWSONS ROAD TO PEDESTRIAN CROSSING
 - NO BUILD SETBACK - 20m OFF DAWSONS & ASHWORTH'S ROADS
50m OFF LOWER DENSITY LOT ABUTTALS
 - 10m WIDE NATIVE LANDSCAPE STRIP
- 5m WIDE AT STORMWATER MANAGEMENT AREA
- ASHWORTH'S ROAD EXISTING NATIVE PLANTING RETAINED
 - EXISTING STREAM
 - EXISTING STREAM TO BE NATURALISED AND DIRECTED INTO STORMWATER MANAGEMENT AREA
 - 5m NATIVE RIPARIAN PLANTING AND NO BUILD SETBACK
 - 5m NATIVE RIPARIAN NO BUILD SETBACK
 - EXISTING SPRING & 5m NO BUILD SETBACK
 - OVERLAND FLOW PATH - SWALES EITHER SIDE OF ROAD



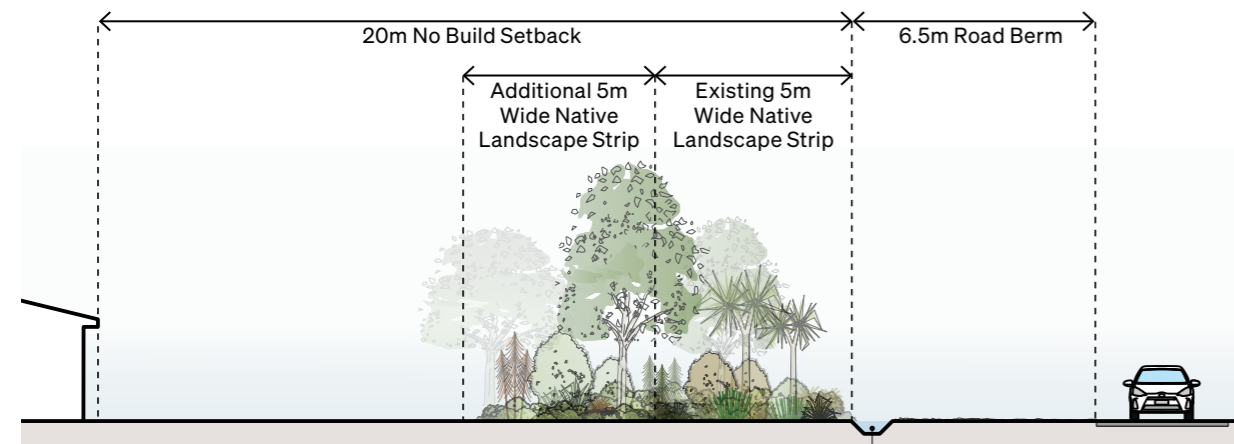
Data Source: Outline Development Plan provided by Aurecon

Outline Development Plan - Landscape Boundary Treatments



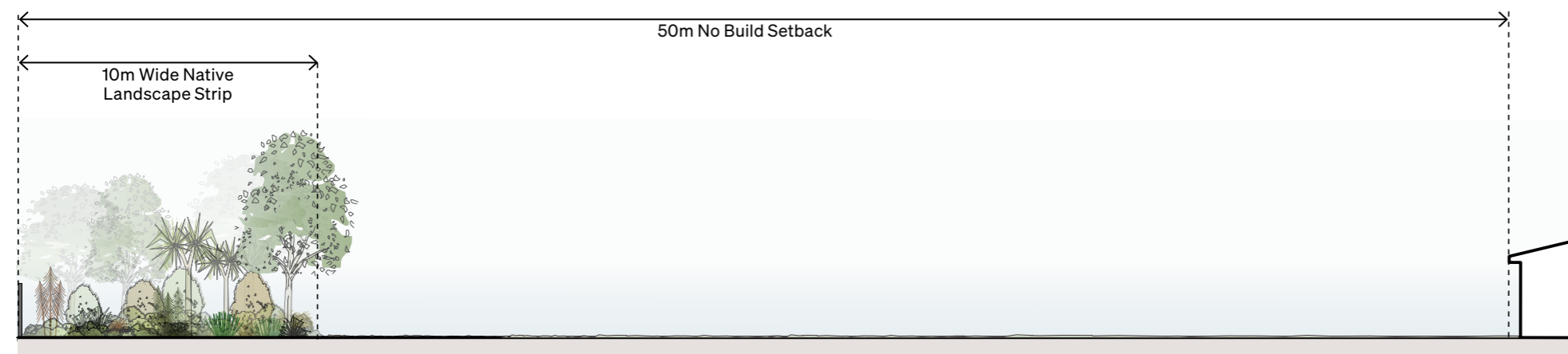
SECTION A Dawsons Road Boundary

Fencing on road boundary to comply with LLRZ-BFS7 Fencing built form standard under WDP



SECTION B Ashworths Road Boundary

Existing ditch / stream



SECTION C Southern Boundary with the San Dona Development



SECTIONS LOCATOR PLAN

Data Source: Outline Development Plan provided by Aurecon, sections prepared by RMM

Local Connectivity Plan

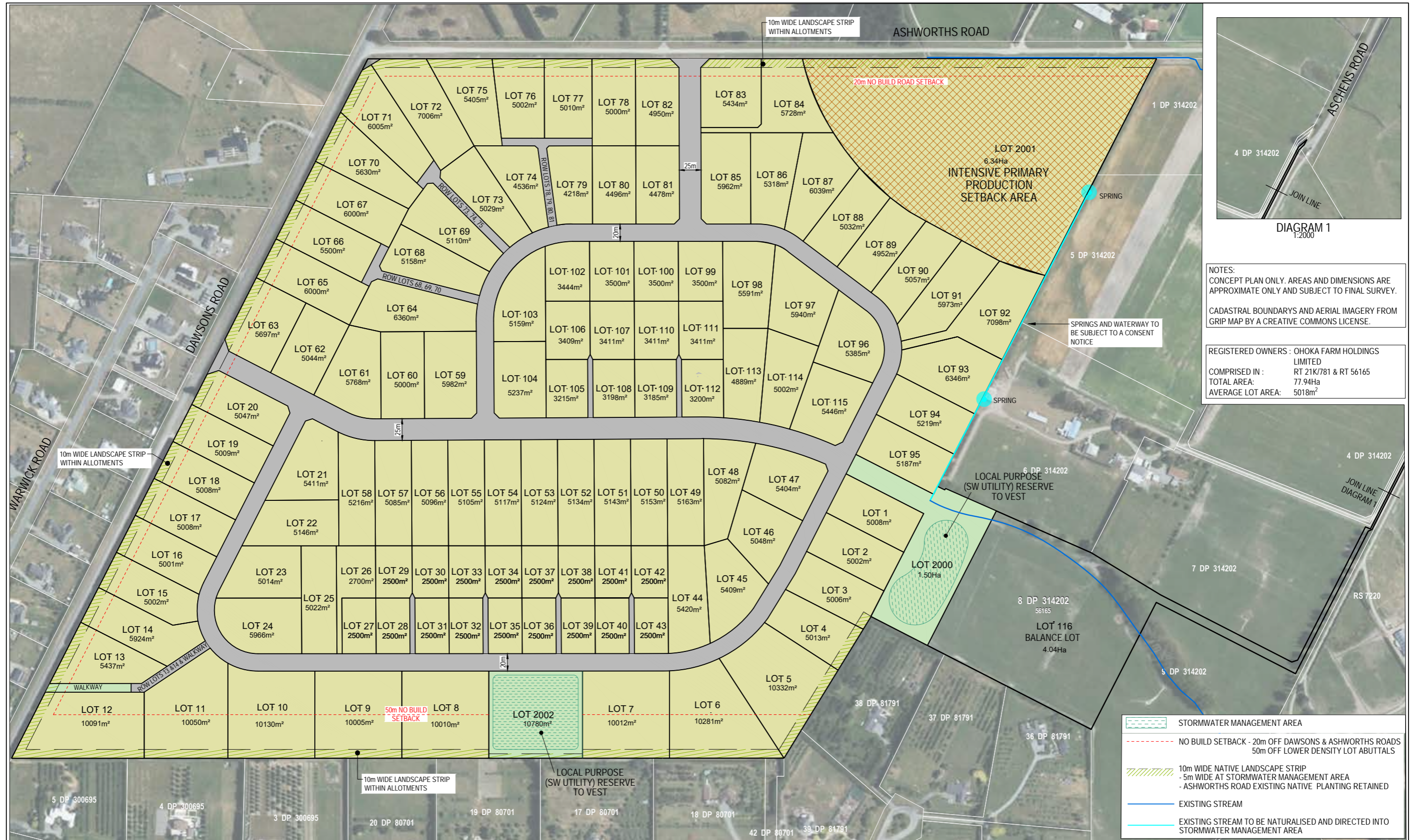
Legend

- - - - - Proposed Site
- <--> Local Roads
- - - - -> Proposed Pedestrian/Cycle through Site
- - - - - Existing Pedestrian/Cycle link to Key Local Roads and Mandeville centre
- ▲ Mandeville Centre Zone
- Mandeville Growth Boundary Line



Not In Scale
Data Source: Aerial photographs sourced from Google Earth

Indicative Lot Layout 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

Data Source: Concept Layout Plan provided by Aurecon

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