

B and A Stokes – Gressons Road, Waikuku

Submission on Variation 1: Housing Intensification

ATTACHMENT F

LANDSCAPE/URBAN DESIGN ASSESSMENT

ODP Report

Proposed
Outline Development Plan

Ravenswood 24 November 2021
Waikuku Land



Document Quality Assurance

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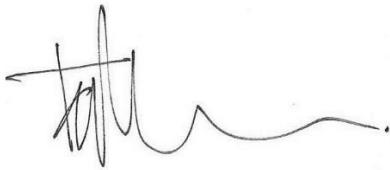
Prepared by:



.....
Matt Lester

NZILA Registered Landscape Architect

Reviewed by:



.....
Tony Milne

Director and NZILA Fellow

Rough Milne Mitchell Landscape Architects Limited

Level Two

69 Cambridge Terrace

Christchurch 8013

PO Box 3764

Christchurch 8140

Ph: 03 366 3268

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Appendix - Graphic Attachment (GA)

1.0 Introduction

1.1 Purpose and Scope

The owners (the submitter) of a block of land located to the north of Ravenswood and south of Waikuku village wish to have residential subdivision of this land considered for a plan change. The property has road frontages to Gressons Road to the north, Wards Road to the south and State Highway 1 to the east. It is described as Lots 1 and 2 DP428676, Lots 2 and 3 DP62186, Lot 2 DP303387, Lots 1 and 2 DP46765, Part Lot 4 DP923, Lots 5 and 6 DP923, Lot 1 DP43146, Lot 1 DP470921 and Part RS 3093, 3129, 3141-3144, 3169, 3170, comprising approximately 143.5 hectares.

Rough Milne Mitchell Landscape Architects (RMM) has been engaged by the submitter to prepare an Outline Development Plan (ODP) for the site along with the supporting site analysis and urban design information contained in this report.

This report examines the landscape character of the context and location, the spatial character of the site and proposes an ODP which integrates the above elements and can be treated as the start of discussion for how the land may be developed in the future.

The report is accompanied by a Graphic Attachment (GA), which includes context plans, a site analysis, site photographs and the ODP.

2.0 Executive Summary

2.1 Executive Summary

The land comprises open, flat farmland and sits between the existing Ravenswood development to the south, the Waikuku village to the north, Pegasus golf course and township to the east with more open farmland to the west.

Identified in the WDC 2048 Growth Strategy for residential expansion, the site is a logical extension of those existing developments.

It is a large piece of land (143.5 ha) so potentially lot development numbers are large depending on the density, demand, urban design and infrastructure that is provided for the site.

In contemplating developing the site, it is important to capitalise on Ravenswood and its Key Activity Centre (KAC) but respect the special character of the context and the important cultural sites as well as the general character of the location.

The ODP provides a framework of strong linkages, roading, pedestrian/cycle and recreation reserves and waterways. These reflect internal linkages and connection as well as connections to valuable assets outside the site.

The density of development needs much discussion and resolution, but what is shown on the ODP is a pattern of greater density closer to the KAC, with other dense pockets around community assets and some form of open space adjacent to rural boundaries.

3.0 Landscape Contexts

3.1 Existing Landscape Character and Amenity

The recent report prepared by Boffa Miskell “Waimakariri District – Rural Character Assessment” (dated 6 June 2018) is helpful in assessing the existing landscape character and amenity of the receiving environment embedding the proposed site. The report identifies a dozen “character areas” that make up the rural areas of the Waimakariri District and provides a commentary on the potential for rural residential development and intensification of the rural land, while considering the provisions of the CRPS and the WDP (refer to Sheet 3 of the Graphic Attachment).

The report identifies the rural context of the site and much of the surrounds as “Coastal Plains” (refer to Sheet 4 of the Graphic Attachment). This character area encompasses approximately 15km of coast between the mouth of the Waimakariri River and the Ashley River/Rakahuri Lagoon, the coastal margin seaward of urban and residential areas of Kaiapoi, Woodend, Pegasus and Waikuku, and the lower plains of the Ashley River. The site is also located near the “Lower Plains” area which includes most of the urban development within the Waimakariri District, including the townships of Rangiora, Kaiapoi Woodend and Pegasus, as well as semi-urban development clusters at Mandeville Ohoka, Fernside, Tuahiwi and Swannanoa. The report describes the character of the “Coastal Plains” under the following headings: (1) Landform, (2) Land Cover, (3) Land Use, (4) Built Form Character and Patterns, Boundary/ edges. The following is a brief landscape character description, under the above headings, relevant to the site and its immediate surrounding areas.

3.2 Landform

The subject site is located within the low-lying hinterland area of the coastal character area which comprises flat floodplains of gravel, sand silt and clay, with the character of the area having been influenced by the sea and braided rivers. It is approximately 2km from the Ashley River/Rakahuri to the north, which marks the northern extent of the “Coastal Plains” character area and District boundary, and 2.5km from the east coast. The lower reaches of the Waimakariri River are approximately 9km away.

The topography of the area is mostly flat rising to 20msl inland towards Rangiora, with many of the low-lying areas prone to surface flooding. A few streams and creeks flow through the area. Coastal features include river mouths, open beaches, dunes, ponds, wetlands, and remnant lagoons. The low-lying plains of the adjoining “Lower plains” area is also relatively flat with much of the area having been drained during the early years of European settlement to create farmland.

3.3 Landcover

The open productive rural areas of locality largely comprise pasture grass cover with vegetation patterns of exotic hedgerows, sporadic groups of established trees and a few individual trees. The finer grain vegetation patterns of the rural residential lots to the north of Gressons Road include shelterbelts enclosing small, grassed paddocks, small copses of trees and individual trees, and domestic scale indigenous and exotic vegetation gardens. Ravenswood to the south has finer grain

newly established street trees and garden vegetation. Some riparian planting can be found on the margins of waterways although the above areas are largely absent of indigenous vegetation.

To the east land cover is increasingly complex, diverse, and natural with river mouths, estuaries, and sand dunes. Pine plantations dominate the fore dunes as well as further inland tracts. Shelterbelts, pasture, willows, gorse and broom are also present. A District Plan Significant Natural Area is located north of Ashely River.

3.4

Land Use

The area has been highly modified with the larger urban and residential areas of Rangiora, Kaiapoi, Woodend and Pegasus and the small coastal settlements of Waikuku Beach, Woodend Beach and Pines Beach along the coastline being more lightly developed.

The open rural land surrounding the site includes a mix of medium to small blocks of pastoral farmland, some for rural lifestyle development. These rural areas and the subject site are zoned Rural in the Operative Waimakariri District Plan (Operative District Plan) and are subject to a minimum 4ha allotment area (Refer Graphic Attachment, Sheet 5).

The Proposed Waimakariri District Plan (Proposed District Plan) seeks to rezone some of the rural land including the subject site to Rural Lifestyle with the same minimum allotment size and identifies areas subject to a Proposed District Plan Overlay that encourages higher density residential development, matching the Large Lot Residential Zone of the Waikuku village (refer Graphic Attachment, Sheet 6). It also seeks that those other areas of rural land be developed at a higher density.

To the north of the site across Gressons Road are rural residential lots zoned Residential 4b in the Operative District Plan and Large Lot Residential in the Proposed District Plan anticipating one residential unit per 5,000m² of net site area.

The Ravenswood development to the south of the subject site comprises a subdivision that is being developed in accordance with the North Woodend Outline Development Plan and acts as an extension to the Woodend township with business, residential, open space and stormwater areas (Refer Graphic Attachment, Sheets 5 and 6).

The land and waterways are of profound importance to Te Runganga O Ngai Tuahuriri. Historically, settlement by tangata whenua was along the coastal plains and eastern edge of the "Lower Plains" character area. There are silent file and archaeological areas of significance on the site and within the general locality.

3.5

Built Form, Character and Edge Patterns

On the eastern boundary of the subject site State Highway 1 (SH1) borders the golf course of Pegasus to the south. The area is relatively manicured, and several houses sit in a spacious setting overlooking the course. Further to the north along this eastern boundary there is a range of rural living, all with a very typical rural character for the location. This comprises open vistas, shelter and amenity planting and rural residences at a variety of distances, between each other and from the road.

To the north of the subject site is Gressons Road which adjoins the large lot residential area of Waikuku to the east. Here houses sit typically in a one-hectare lot with a prevalence of amenity and shelter planting providing a pleasant and spacious outlook. To the west along Gressons Road is a typical set of rural activities with accompanying character. This north-western boundary does have a long shelter belt to the north of the road which generally confines the outlook in this western area. Along the western boundary the site does not connect with an existing road but is bounded by open rural land, mainly used for dairying. This area has a number of residences some of which are used for farm support. Generally, the landscape is relatively open aside from a block of well-established shelter planting in the northwest corner.

On these three boundaries the land use and landscape character are relatively open with well spaced residential lots, appealing views to the wider landscape and amenity and farm planting. On these boundaries it is the open space and variety of planting that principally forms the character rather than any built form.

On the southern side of the site is the recently constructed Ravenswood development. Along this boundary runs Wards Rd which is currently formed as a gravel road and connects right through to Gressons Rd, although this is only formed as a farm track in its northern half. The landscape here is a change from the rural pattern on the other boundaries. At this boundary in the centre of the proposed site is a large complex of stormwater ponds. To the south of this again is the Key Activity Centre (KAC) of Ravenswood. This comprises a variety of large and small commercial sites, including a supermarket, petrol station, fast food and child care centre and a variety of small businesses. The residential aspect of that development will fill into the south of this. While there is open space on this boundary with the stormwater basins, there is also the very noticeable difference in character of a typical residential and KAC development. On either side of Ravenswood along this southern boundary there is open rural space with an existing residence at each end.

4.0 The Site

4.1 Site

The proposed site is legally described as Lots 1 and 2 DP428676, Lots 2 and 3 DP62186, Lot 2 DP303387, Lots 1 and 2 DP46765, Part Lot 4 DP923, Lots 5 and 6 DP923, Lot 1 DP43146, Lot 1 DP470921 and Part RS 3093, 3129, 3141-3144, 3169, 3170, comprising approximately 143.5 hectares. It is bounded by State Highway 1 to the east, Gressons Road to the north, existing farmland to the west and Wards Road and the Ravenswood development and two residential owners to the south (refer to the Sheet 7 in the Graphic Attachment).

The site is currently owned by one entity (the submitter) and is used for the purpose of dairy farming. It is split into four zones, with three running east/west across the site and one at the western end. There are two long laneways which run east/west and connect through the farm to the dairy shed at the eastern end. The three southern zones are split into rotationally grazed areas and the northern zone has larger paddocks. All are pivot irrigated. There is a large dairy shed and curtilage area along the centre of the eastern boundary, near to SH1. At the north end of this are two residences for servicing the farm.

4.2 Landform

This site is generally flat although it consistently slopes down towards the coast. There is a natural watercourse outside the northwest corner of the site, the Waikuku Stream, which has an WDC esplanade reserve around it. The site has an access over the stream and hence possible connection to it. There is also a channelised drain running through the centre of the site from west to east. The soils for this site are mainly Flaxton deep silt to the west and Wakanui deep silt and Temuka deep silt over clay to the east which typically are poorly or imperfectly drained.

4.3 Landcover

The site generally is covered in pasture grass. This varies in cover where there have been heavily grazed sections of the rotational grazing practice.

There are a number of exotic species shelter belts running north/south and east/west through the site, particularly in the north-western part. Along the eastern edge, there is a greater variety of existing planting. Low shelter belts enclose the service areas of the farm. There is a tall well-established copse of trees associated with the farm houses. To the north of this, where there is a site of Ngai Tahu significance, this is sheltered on three sides by pine shelter. The other remaining trees on the site are generally single farm tree species rather than valuable single specimens.

There do not appear to be any areas of particular ecological significance, such as remnant habitats. The exception to this is the opportunities provided by the Waikuku Stream to the northwest of the site. Ecological assessments have not been carried out to date.

4.4

Land Use

As described the site is currently used for dairy farming. However, the location and this site does have a long and varied history of habitation. The site is west of the Kaiapoi Pa site which was the centre of Ngai Tahu life. It was the largest fortified pa in the South Island, but also a valued trading location. There is a silent file site at the eastern edge of the site and no doubt other places valued by Ngai Tahu in this location. The area has an interesting history of European habitation. One of the earliest was John Raven who arrived from England in 1853.

The site has a paper road running from SH1 into the centre of the site from the east, but there is no known or recognised access into the site for public use.

There are no other on site or neighbouring land uses that may cause reverse sensitivity issues.

4.5

Views to the Site

Along the south eastern boundary, looking from SH1 there are intermittent views into the site as shelter belts and existing residences partially screen the extent of open space within the site (refer to the Graphic Attachment, Sheet 10). At the north east corner on SH1 the boundary is more open and there are views into the site and to the wider landscape (refer to the Graphic Attachment, Sheet 9).

Along the northern boundary with Gressons Road the views into the site are predominantly open into the site with wider views to the west and south possible. Views to the north are confined by the existing shelter belt on the north side of the road.

To the west, the views into the site are open from the existing rural land (refer to the Graphic Attachment, Sheet 9).

To the south, driving along Wards Rd, the views into the site generally open with two lengths of utilitarian shelter on the northern side (refer to the Graphic Attachment, Sheet 11).

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5.0 Appropriateness of the Site at a Broad Scale

5.1 Appropriateness

The Waimakariri 2048 District Development Strategy (WDDS) identified that additional feasible greenfield residential and intensification opportunities are needed in the District's main towns. Approximately 15,000 new houses are likely required to meet population growth by 2048. As well as recommending new rural residential areas, the strategy focusses on enabling larger lot intensification within existing rural residential areas where there is sufficient community support and servicing available. The Strategy clearly signals proposed residential growth extending north of Ravenswood. In addition, the Proposed District Plan earmarks the northern part of the subject site for higher density development through the provision of the Large Lot Residential Zone Overlay (refer to Graphic Attachment, Sheet 6).

At a broad scale the site appears to be a logical site for increased residential density. It sits between the low residential density Woodend settlement and Ravenswood ODP areas to the south and the rural residential Operative District Plan Residential 4B and District Plan Residential Large Lot zones (min. 5000m² lot) to the North building on existing services, corridors, and infrastructure. In addition, the Pegasus township exists to the southeast and the site is away from the more sensitive natural landscape coastal features. Gressons Road and State Highway 1 will contain the growth.

6.0 Outline Development Plan

6.1 ODP (refer to the Graphic Attachment, Sheet 7).

Relevant general development issues include:

- Concentrating development to provide efficient urban form and minimum resource use in the future;
- Building on existing centres to optimise urban design outcomes;
- Respecting the character and history of the place;
- Working with the character of the landscape;
- Creating choice and healthy environments for Waimakariri citizens in the future.

This proposal principally responds to the factors influencing the site from its landscape context and the 2048 Growth Strategy for the district. These can be summarised as follows:

- Anticipating a residential density for the site overall, possibly denser close to the KAC and less dense on the periphery particularly on the east and northern boundaries;
- Working off existing connection opportunities at south and through to Gressons Road with a number of smaller intersections;
- Using existing and proposed waterways as focal points;
- Having a clear urban hierarchy based on connecting the development's main assets in a legible and efficient manner.

6.2 Density

The land is approximately 143.5 hectares in size. At the WDC's aspirational 12 lots per hectare for residential land, this would be 1722 lots. However, there are other factors to consider for this site, varying density due to site factors and good design practice, the degree of public space to be considered, market factors governing demand and lot profile, and environmental and servicing requirements. At this stage the proposal shows areas that may suit higher density, based around the KAC and the proposed public assets for the site being waterways and a recreation reserve. It also shows public space along SH1 and an open space buffer along the remaining section of SH1 and the length of Gressons Rd. There is a lot of consultation with affected parties anticipated to advance this aspect of the proposal.

6.3 Connective Network

There are three existing road connection opportunities from the south through the existing layout of Ravenswood. Two of these are on either side of the existing stormwater basins. These would allow logical access points with the eastern proposed road splitting. This would form three main routes running north south and connecting to Gressons Rd. Future road connections would be allowed to

connect to the existing rural land to the west which has been identified for further development in the 2048 Growth Strategy and also back to Ravenswood to the southwest.

An extensive pedestrian and cycle network is shown on the ODP, connecting the main assets of the proposal together. This would run along the esplanade reserves, connect back to the KAC and proposed recreation reserve and then spread wider to connect outside the site towards Waikuku village, the Waikuku Stream and then to possible future developed land to the west.

6.4 Reserves Green Space and Waterways

The ODP shows a reserve framework through the site. There is an existing stormwater system on the southern boundary of the site on Ravenswood land. There may be opportunities to connect with this for stormwater on the southern side of the site. This may then connect to a larger anticipated stormwater detention and treatment system on the eastern boundary of the site adjacent to SH1. This would sit at the southern end of the Ngai Tahu silent file area although the extent and treatment of this area still needs extensive consultation with mana whenua. There is also a central waterway reserve shown. This is shown as 40 metres wide, and this is proposed as the general width, although the area at SH1 is shown as 240 metres wide.

There is also a central large reserve shown on the ODP. This is shown as over 5.0 hectares, allowing for senior playing fields (and/or other combinations) as well as supporting and passive recreation opportunities. In terms of walking distances, these range from 300 to 800 metres to the boundary of the site. A smaller reserve is shown in the western part of the site. This would complement the reserves already constructed or consented in Ravenswood to the south. Liaison with WDC to confirm levels of service and pedestrian shed requirements will refine this aspect of the proposal.

6.5 Boundary Treatments

Eastern Boundary – As described there is a large, proposed stormwater detention and treatment reserve along this boundary. The intention for this would be that it retains the open space that is valuable in this landscape, allowing views into and through the reserve and connecting to the longer views of the mountains to the west. At the north end of this boundary the intention is to create an open space buffer that allows the feeling of open space and the longer views. The extent of this and the mechanism for achieving this still need discussion and development.

Northern Boundary – The intention for this boundary treatment is similar to that for the north eastern area. The retention of open space here is desirable although the character of the large lot residential area of Waikuku village would not require the same degree of open space as may be anticipated along SH1. This again requires further discussion and development.

Western Boundary – This area is listed in the 2048 Growth Strategy for future development. Just what the character and density of development that is anticipated here is yet to be confirmed. This would be the guiding factor in determining the boundary treatments along the western face of the development.

Southern Boundary – The applicant has met with the Ravenswood developers and in principle agreed to work together. This would be around residential density, future commercial opportunities and the

combination and layout of infrastructure. These discussions will be formative in the treatment of this site boundary. Obviously, this would involve liaison with WDC to achieve outcomes for the benefit of the district. There are also two residential neighbours along this boundary where access and treatment issues are relevant. At this early stage no consultation with neighbours has been conducted.

7.0 Conclusion

7.1 Conclusion

At a broad scale, the proposed site represents a logical extension of the Ravenswood area, particularly with its proximity to the KAC. This also fits with an extension towards the Waikuku village and the proximity to Pegasus and Woodend.

Overall, the physical aspects of the landscape suits residential development. The cultural aspects, especially the silent file area need very respectful treatment. This would also create a higher quality more appropriate living environment. Apart from this aspect, there are no other landscape factors that would unduly limit residential development.

The draft ODP shows opportunities and facilities that at this early stage of the proposal capitalise on the site and location and represent best practice urban design and site planning.



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Brian & Anne Stokes
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Rough Milne Mitchell Landscape Architects Ltd
Project Number: 21346
Author: Matt Lester, Jess Mills
Peer Reviewed: Tony Milne

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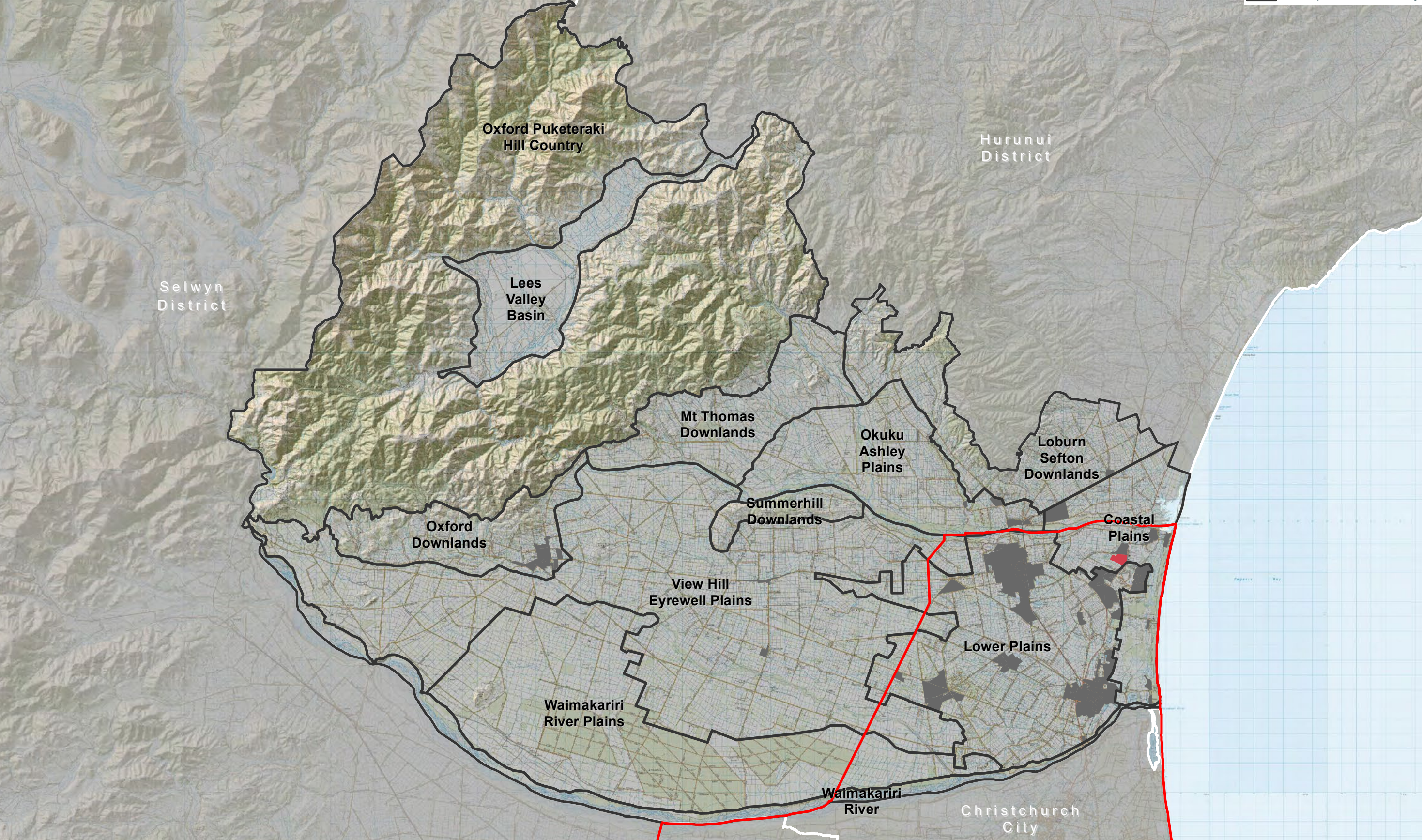
Rural Character Areas



Scale 1:250,000 @ A3
Source: Boffa Miskell - Waimakariri District Rural Character Study

Legend

<div></div>	The Site	<div></div>	Non Rural Zones
<div></div>	Greater Christchurch Boundary	<div></div>	Landscape Character Boundary



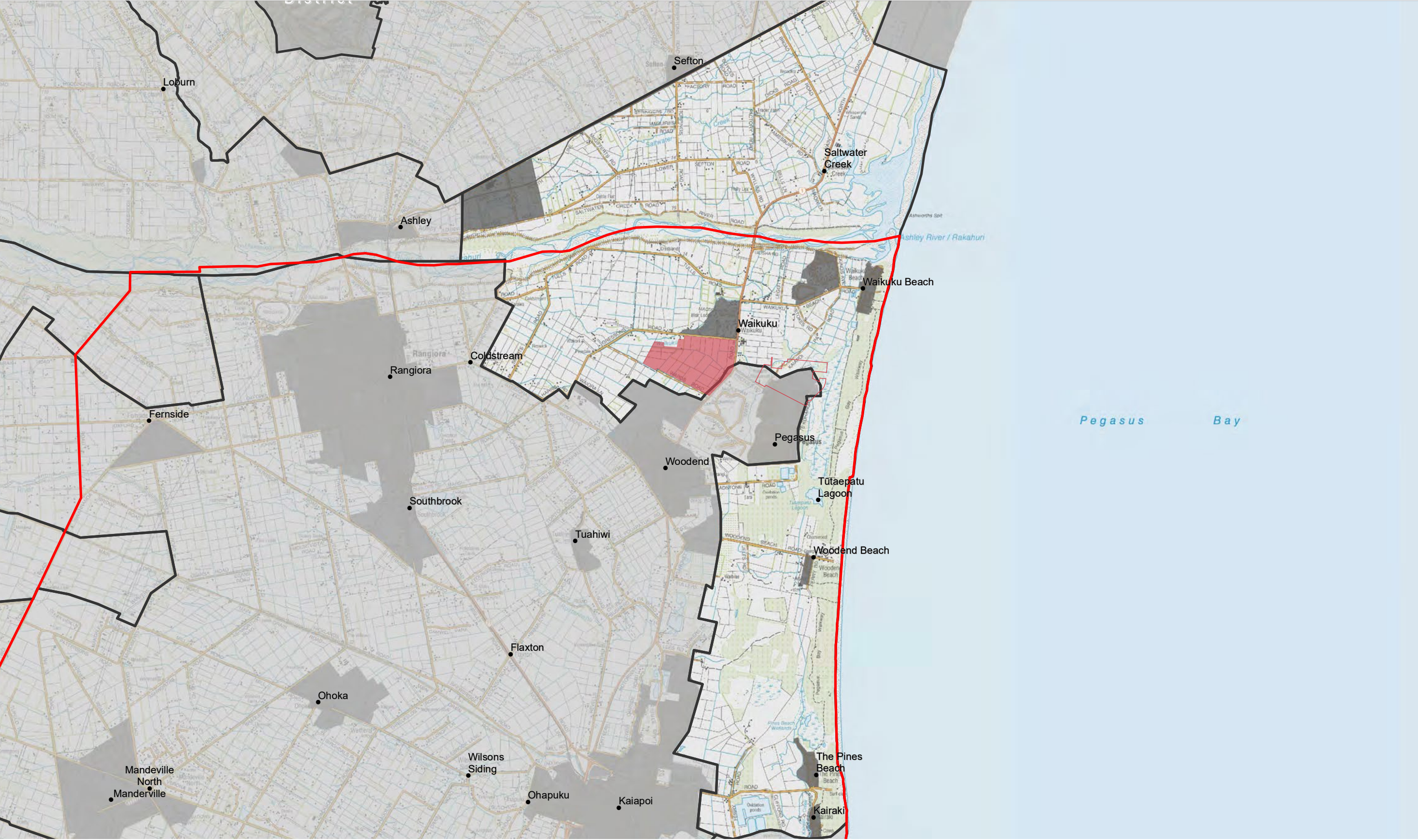
Coastal Plains Character Areas













Scale 1:75,000 @ A3

Source: Boffa Miskell - Waimakariri District Rural Character Study

Legend			
<div></div>	The Site	<div></div>	Non Rural Zones
<div></div>	Greater Christchurch Boundary	<div></div>	Landscape Character Boundary

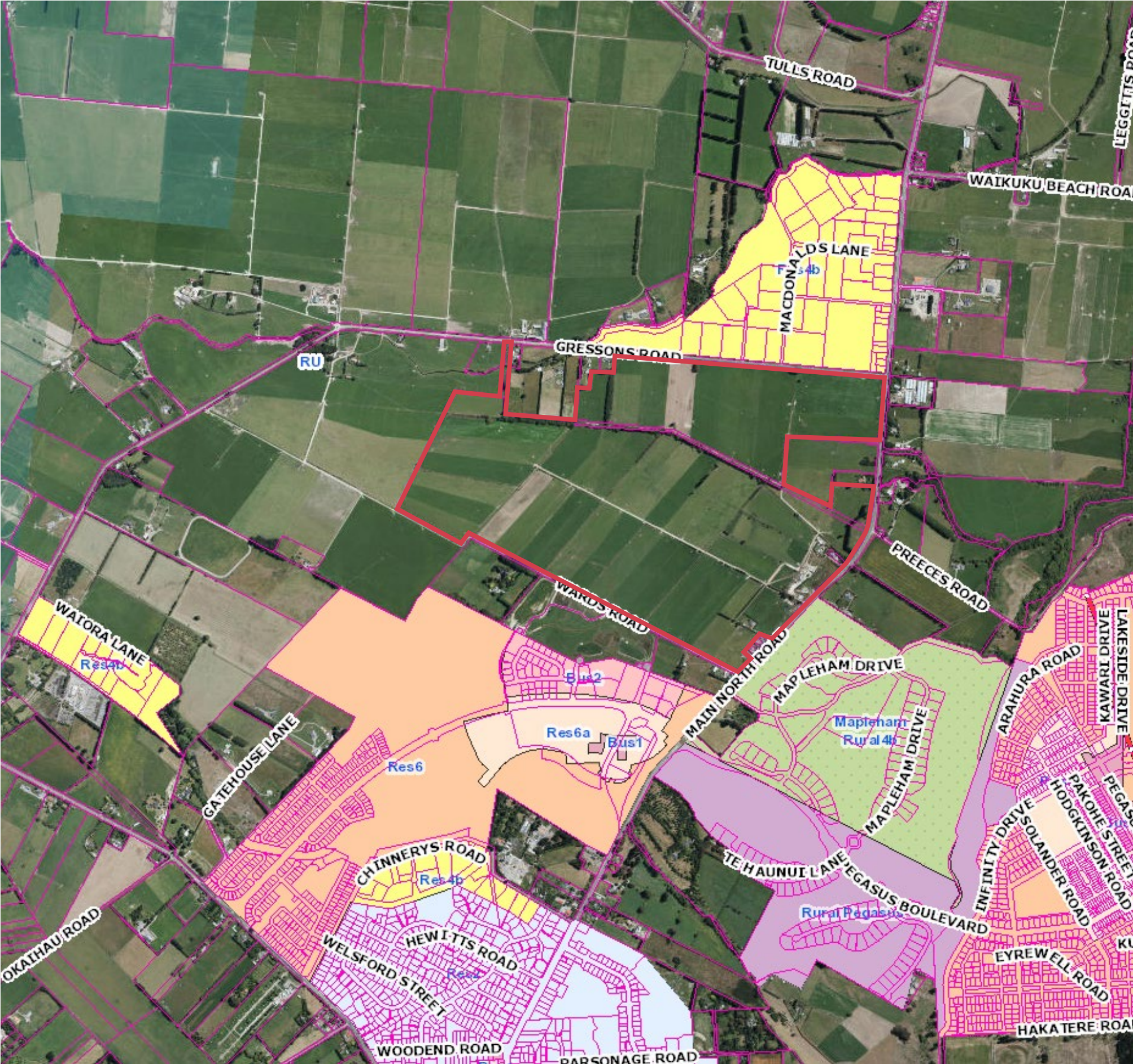


Waimakariri Zoning Plan (Operative District Plan)













Legend	
	RU Zone
	Business 1 Zone
	Business 2 Zone
	Residential 6a Zone
	Residential 6 Zone
	Residential 2 Zone
	Residential 4b Zone
	Rural Pegasus
	Mapleham Rural4b Zone
	The Site



Not to Scale
Data Source: Waimakariri.isoplan.co.nz

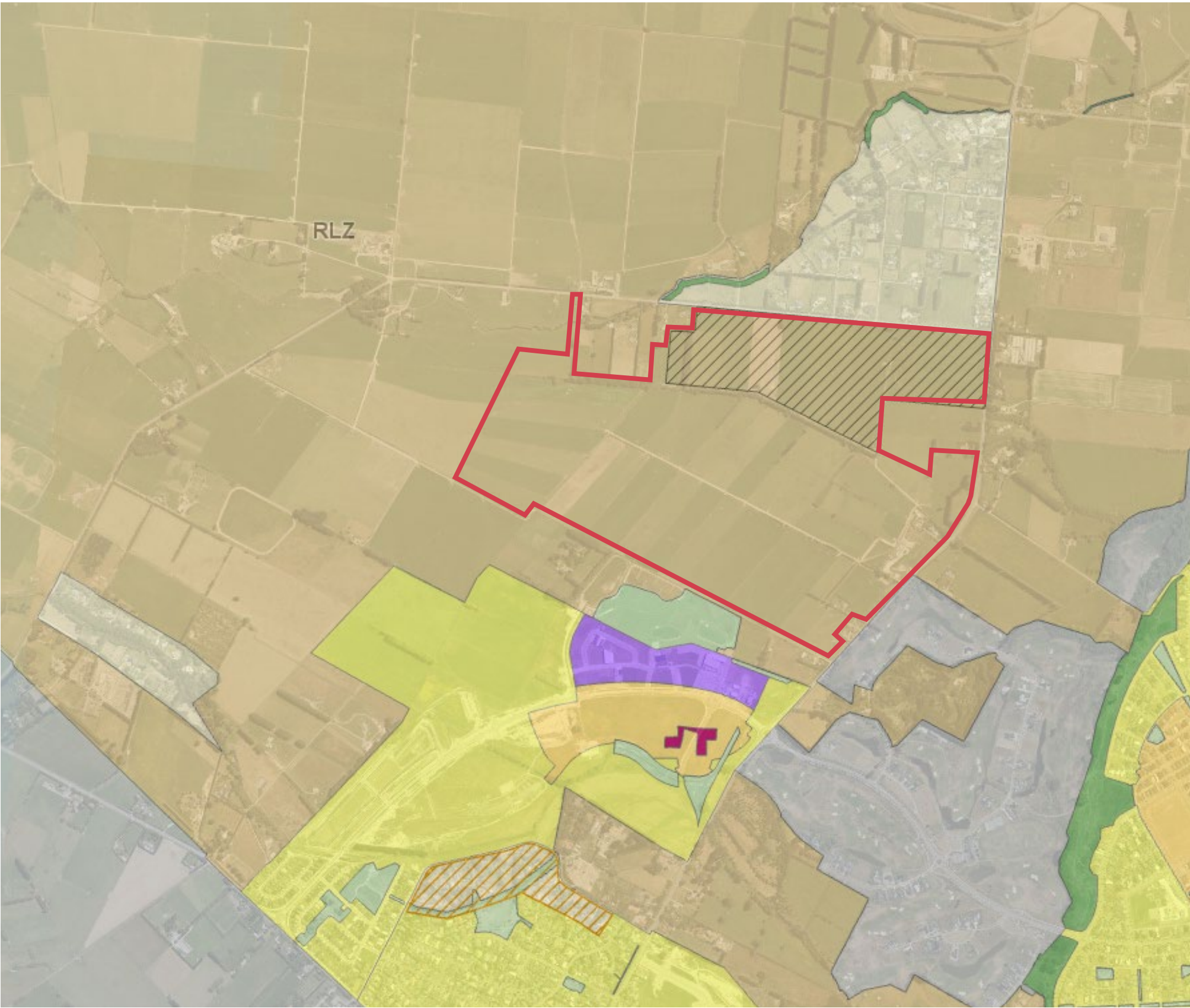


Waimakariri Zoning Plan (Proposed District Plan)

Legend	
	Large Lot Residential Zone (LLRZ)
	Rural Lifestyle Zone (RLZ)
	Open Space Zone (OSZ)
	General Industrial Zone (GIZ)
	Medium Density Residential Zone (MRZ)
	Town Centre Zone (TCZ)
	SPZ (PR)
	Natural Open Space Zone (NOSZ)
	Large Lot Residential Zone Overlay
	Large Lot Residential Zone Overlay
	General Residential Zone Overlay
	The Site



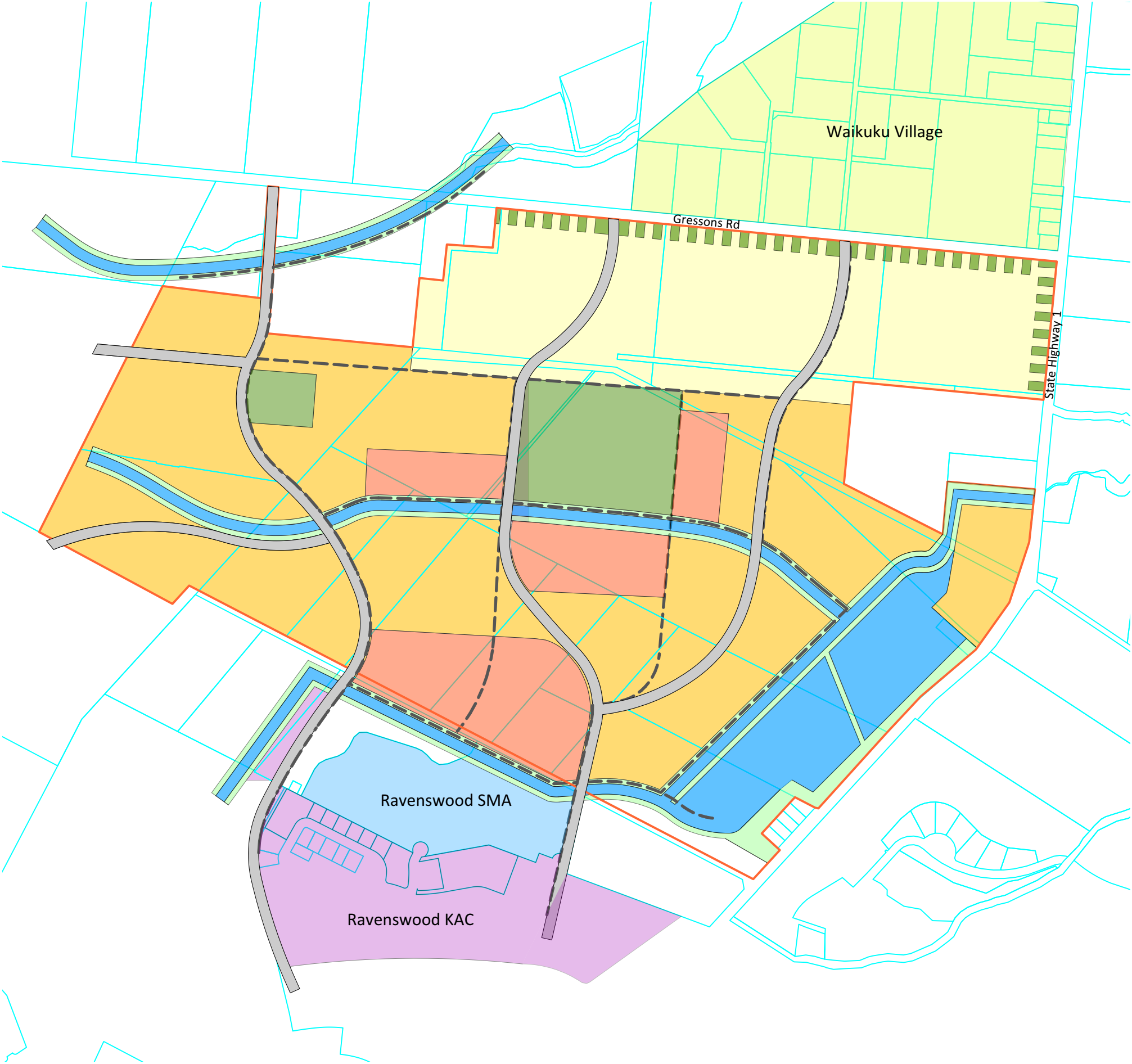
Not to Scale
Data Source: Waimakariri.isoplan.co.nz



Outline Development Plan

Legend	
	Proposed Plan Change Area
	Proposed Cylceway
	Proposed Major Road
	Proposed Reserve Link
	Proposed Stormwater & Flood Link
	Proposed Ngāi Tahu Reserve
	Proposed Recreation Reserve
	Proposed Rural Residential
	Proposed Medium Density Residential
	Proposed High Density Residential
	Proposed Open Space Buffer
	Existing Land Parcels

Scale 1:8,000 @ A3



Site Analysis and Site Photograph Location Plan



Not to Scale



Site Photographs



Site Photograph 1: Looking into the Site from the northeastern corner from Gressons Road.



Site Photograph 2: Looking south towards the western boundary from Gressons Road.

Site Photographs



Site Photograph 3: Looking into west boundary of the Site from SH1.



Site Photograph 4: Looking over Pegasus Golf Course and houses from SH1.

Site Photographs



Site Photograph 5: Looking into the Site from south on Wards Road.

Site Photographs



Site Photograph 6: Looking over rural land to east of the Site from SH1.



Site Photograph 7: Looking into large lot residential area from Gressons Road.

ROUGH MILNE MITCHELL
LANDSCAPE ARCHITECTS

Christchurch
Level Two, 69 Cambridge Terrace
Christchurch 8013
PO Box 3764 Christchurch 8140

info@rmmla.co.nz
+64 3 366 3268

Auckland
Level Two, 139 Victoria Street West
Auckland CBD, Auckland 1010

info@rmmla.co.nz

Dunedin
42 Stuart Street, Dunedin 9054

info@rmmla.co.nz
+64 3 477 2030

Wānaka
Level One, 24 Dungarvon Street,
Wānaka 9305
PO Box 349, Wānaka 9343

info@rmmla.co.nz
+64 3 974 7940

RMM

rmmla.co.nz