



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.



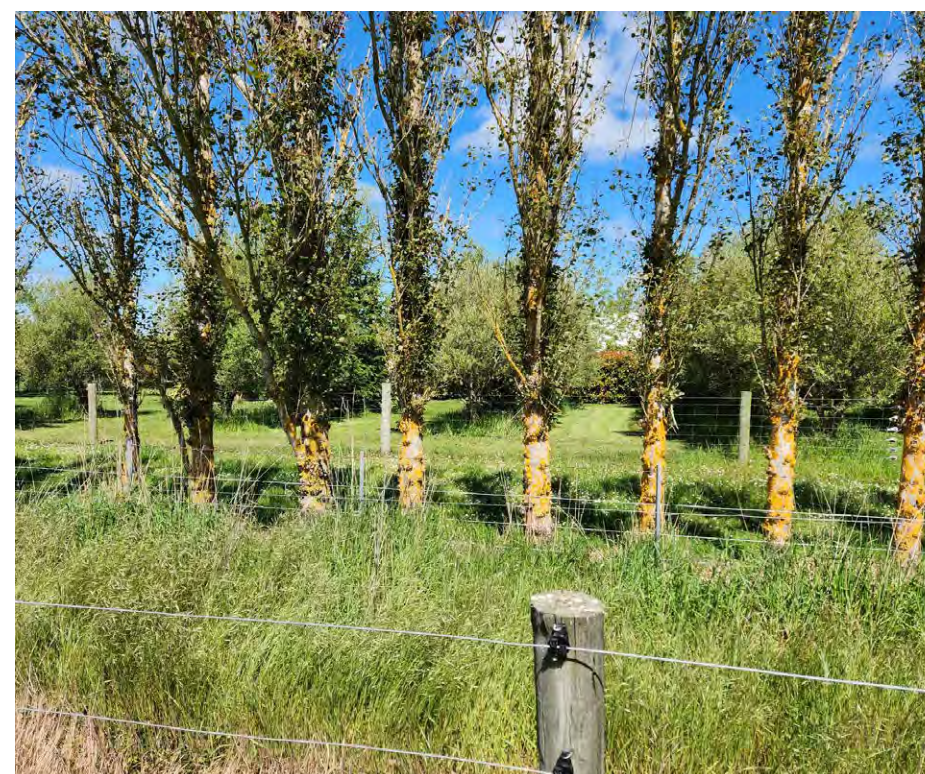
Site Photograph 2: Shows the chicken farm on the northern side of Ashworths Road, opposite the northeast corner of the site.



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).



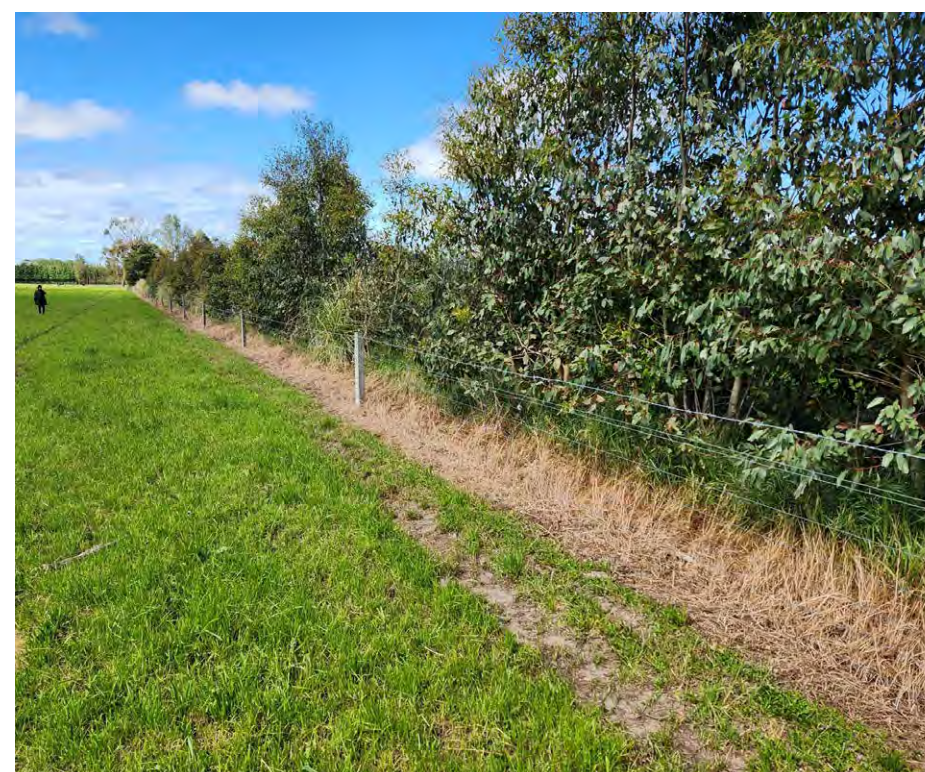
Site Photograph 8: View looking along the site's southern boundary adjacent to a leyland cypress shelterbelt in the site (opposite 96 Vicenza Drive).



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.



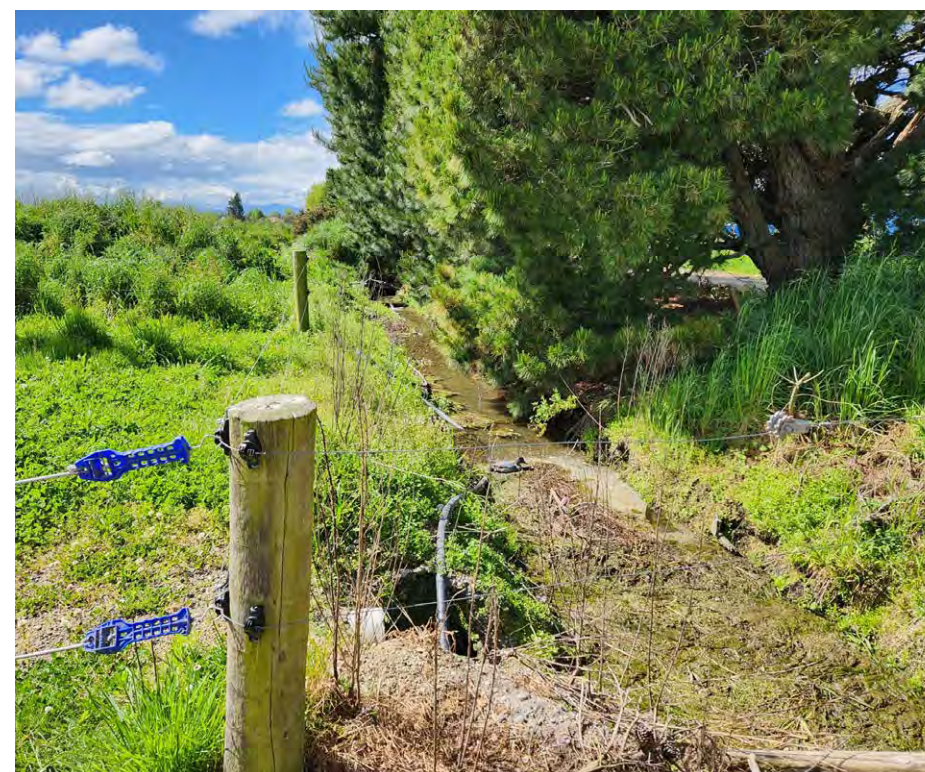
Site Photograph 14: View along the southern boundary, opposite 60 Velino Place, facing east.



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



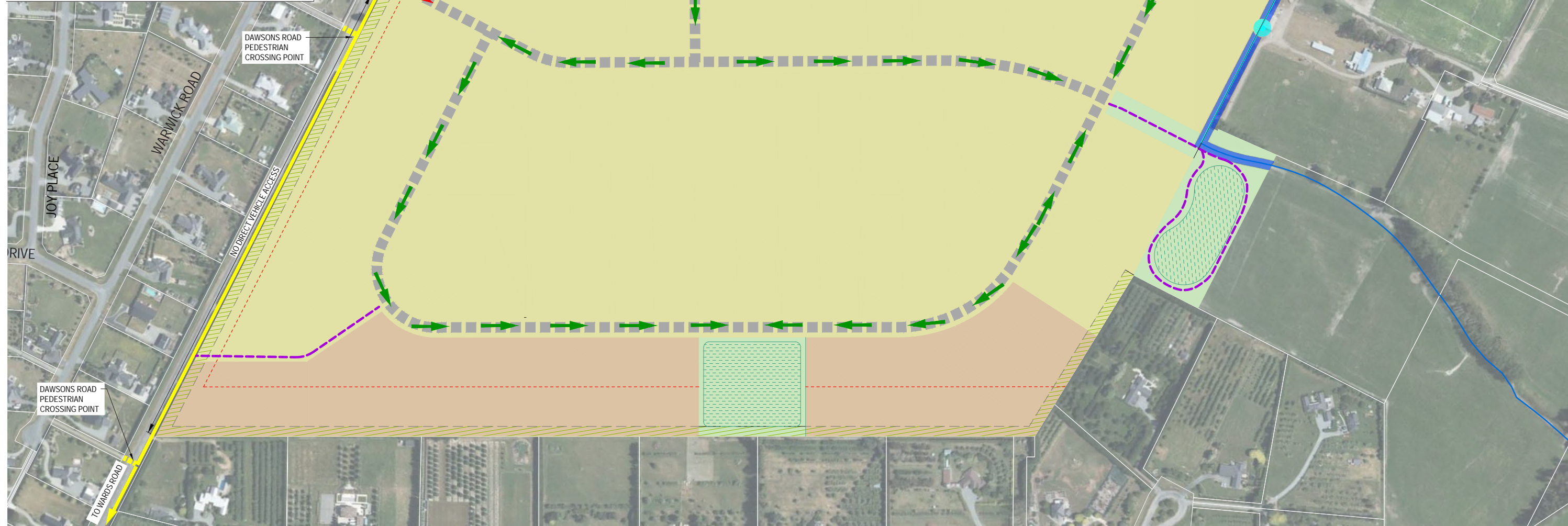
Site Photograph 25: View of the eastern boundary stream north of the blue farm shed, fed by a second spring to the north.



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
 - ROAD TO BE SEALED
 - INDICATIVE LOCAL ROAD LAYOUT
 - PEDESTRIAN WALKWAY
 - FOOTPATH ALONG DAWSONS ROAD TO WARDS ROAD
 - NO BUILD SETBACK - 20m OFF DAWSONS & ASHWORTHS ROADS
50m OFF LOWER DENSITY LOT ABUTTALS
 - 10m WIDE NATIVE LANDSCAPE STRIP
- ASHWORTHS ROAD EXISTING NATIVE PLANTING RETAINED
 - EXISTING STREAM
 - EXISTING STREAM TO BE NATURALISED AND DIRECTED INTO STORMWATER MANAGEMENT AREA
 - 10m NATIVE RIPARIAN PLANTING AND NO BUILD SETBACK
 - 10m 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