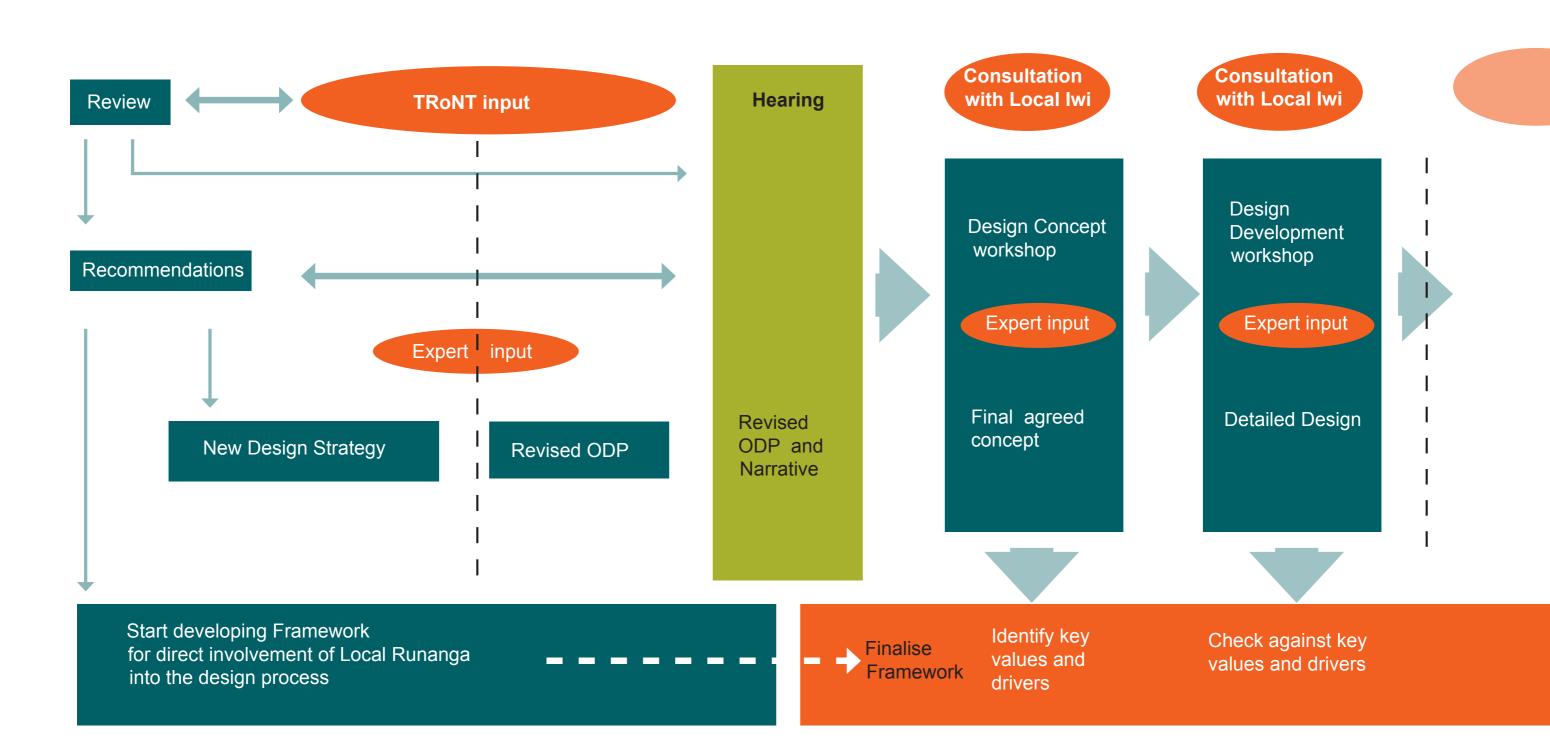
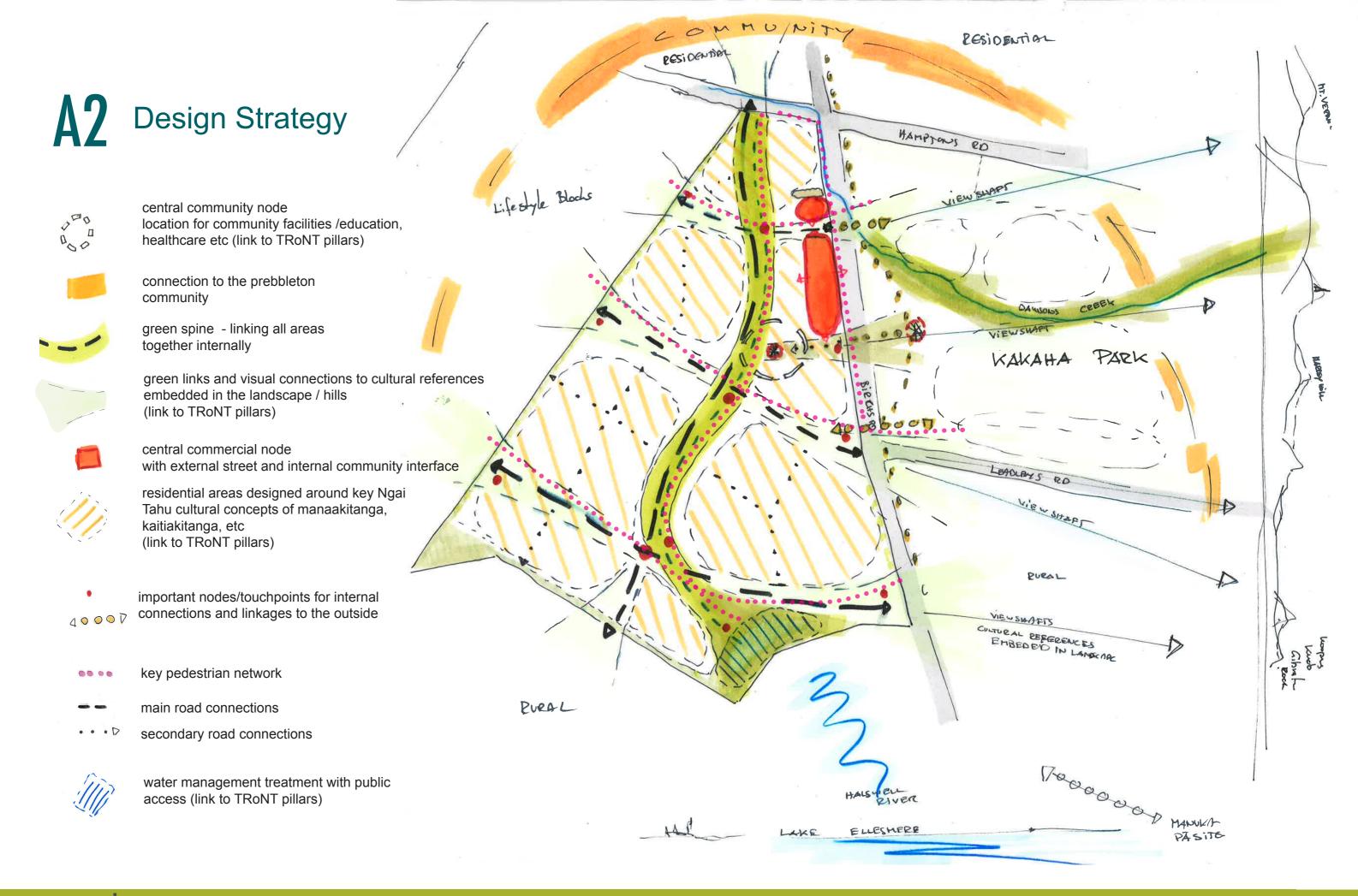


PC 79 ODP rev. 5 (legal reply - post hearing)

Al Design Process

Original ODP











Client / project name: GEDDES/ BIRCHS VILLAGE PLAN CHANGE Drawing name: LANDSCAPE CONCEPT - OVERALL PERSPECTIVE

Designed by: Dave Compton-Moen Drawn by: DAVE COMPTON-MOEN Original issue date: 4 FEBRUARY 2022

Scales: NTS

Updated Property Boundaries

DCM

4/02/2022



Project no / drawing no: 2022_012 / 0102



Scales: NTS



Project no / drawing no: 2022_012 / 0103



Drawn by: DAVE COMPTON/MOEN Original issue date: 4 FEBRUARY 2022

Scales: NTS

WWW.DCMURBAN.COM

Project no / drawing no: 2022_012 / 0104



B. GREENWAY PERSPECTIVE

Client / project name: GEDDES / BIRCHS VILLAGE PLAN CHANGE
Drawing name: GREENWAY PERSPECTIVE
Designed by: Dave Compton-Moen
Drawn by: DAVE COMPTON-MOEN
Original issue date: 4 FEBRUARY 2022
Scales: NTS

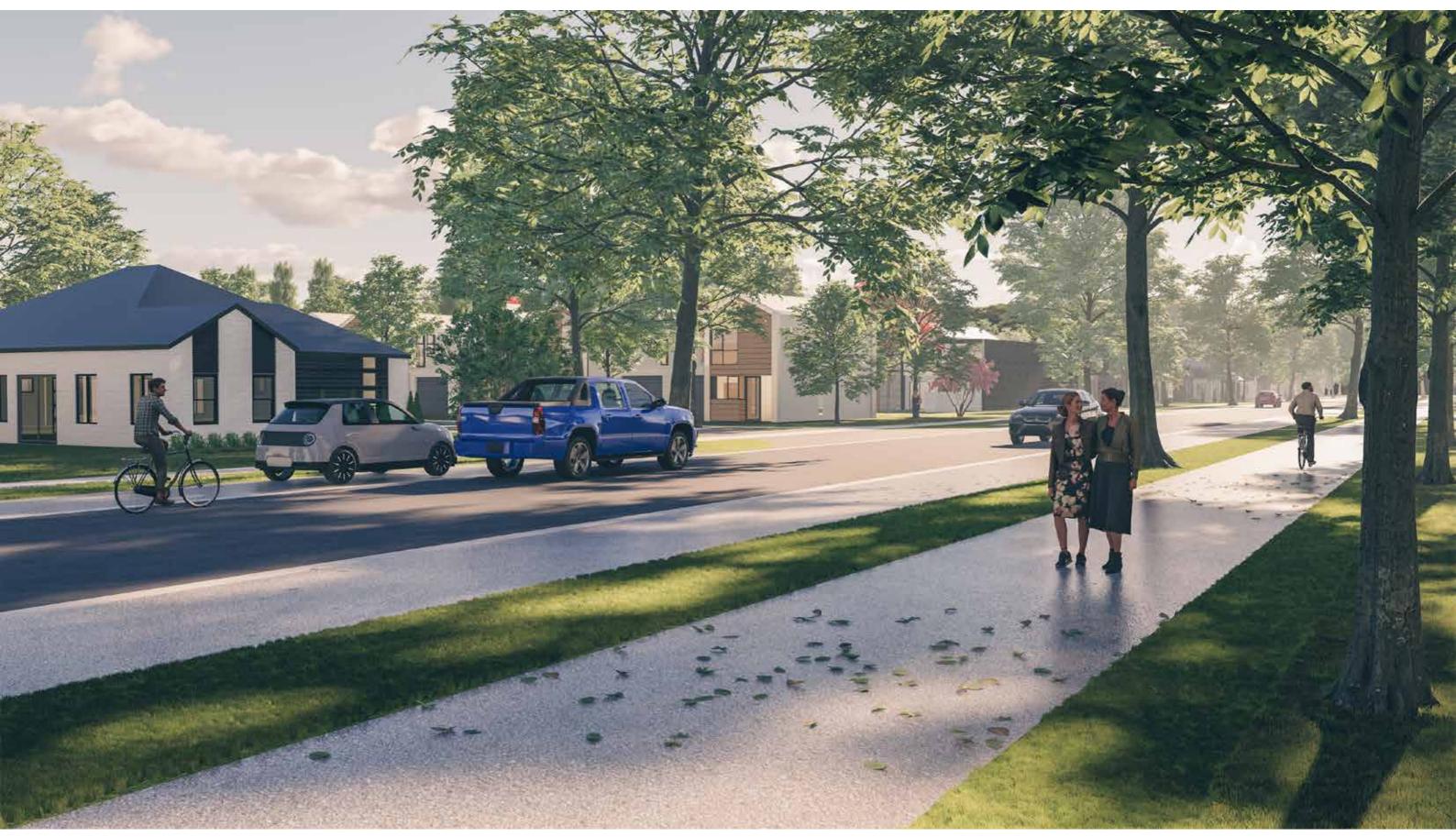
Revision no:

Amendment Updated Property Boundaries Approved DCM

Date 4/02/2022



Project no / drawing no: 2022_012 / 0105



B. PERSPECTIVE DRAWING 2

Client / project name: GEDDES / PREBBLETON PLAN CHANGE
Drawing name: LANDSCAPE CONCEPT
Designed by: Dave Compton-Moen
Drawn by: DAVE COMPTON-MOEN
Original issue date: 4 FEBRUARY 2022
Scales: NTS

Revision no:

Amendment Updated Property Boundaries Approved DCM

Date 4/02/2022



Project no / drawing no: 2022_012 / 0106



B. COMMERCIAL CENTRE ON BIRCHS ROAD OPPOSITE THE DISTRICT PARK

Client / project name: GEDDES / PREBBLETON PLAN CHANGE
Drawing name: LANDSCAPE CONCEPT
Designed by: Dave Compton-Moen
Drawn by: DAVE COMPTON-MOEN
Original issue date: 4 FEBRUARY 2022

Scales: NTS

Revision no:

Amendment Updated Property Boundaries Approved DCM

Date 4/02/2022



Project no / drawing no: 2022_012 / 0107



APPENDIX ONE - URBAN DESIGN, LANDSCAPE AND VISUAL IMPACT ASSESSMENT GRAPHIC ATTACHMENT

BIRCHS ROAD PLAN CHANGE FOR BIRCHS VILLAGE LIMITED

PROJECT NO. 2022_153 17 APRIL 2023 REVISION B



BIRCHS VILLAGE PLAN CHANGE

Project no: 2022_153

Document title: URBAN DESIGN, LANDSCAPE AND VISUAL IMPACT GRAPHIC ATTACHMENT

Revision:

Date: 17 APRIL 2023

Client name: BIRCHS VILLAGE LIMITED

Author: David Compton-Moen | Nicole Lauenstein | Chris Greenshields | Zoe Hughes | Anca Belu

File name: 2022_153 (PC79) Birchs Village Plan Change_LVIA_B

DOCUMENT HISTORY AND STATUS

REVISION	DATE	DESCRIPTION	BY	REVIEW	APPROVED
Α	7/04/2023	Draft Issue	DCM	NL	RG / AL
В	17/04/2023	Evidence	ZH/AB	CG/NL	CG



DCM URBAN DESIGN LIMITED

10/245 St Asaph St Christchurch 8011

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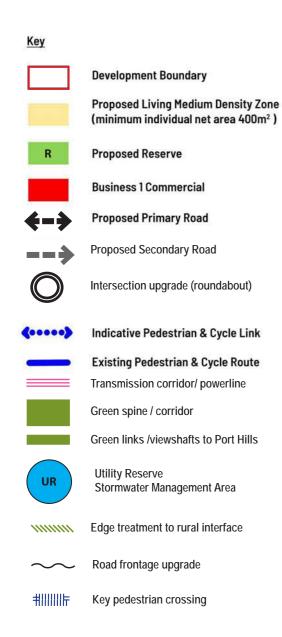








A. LOCATION PLAN





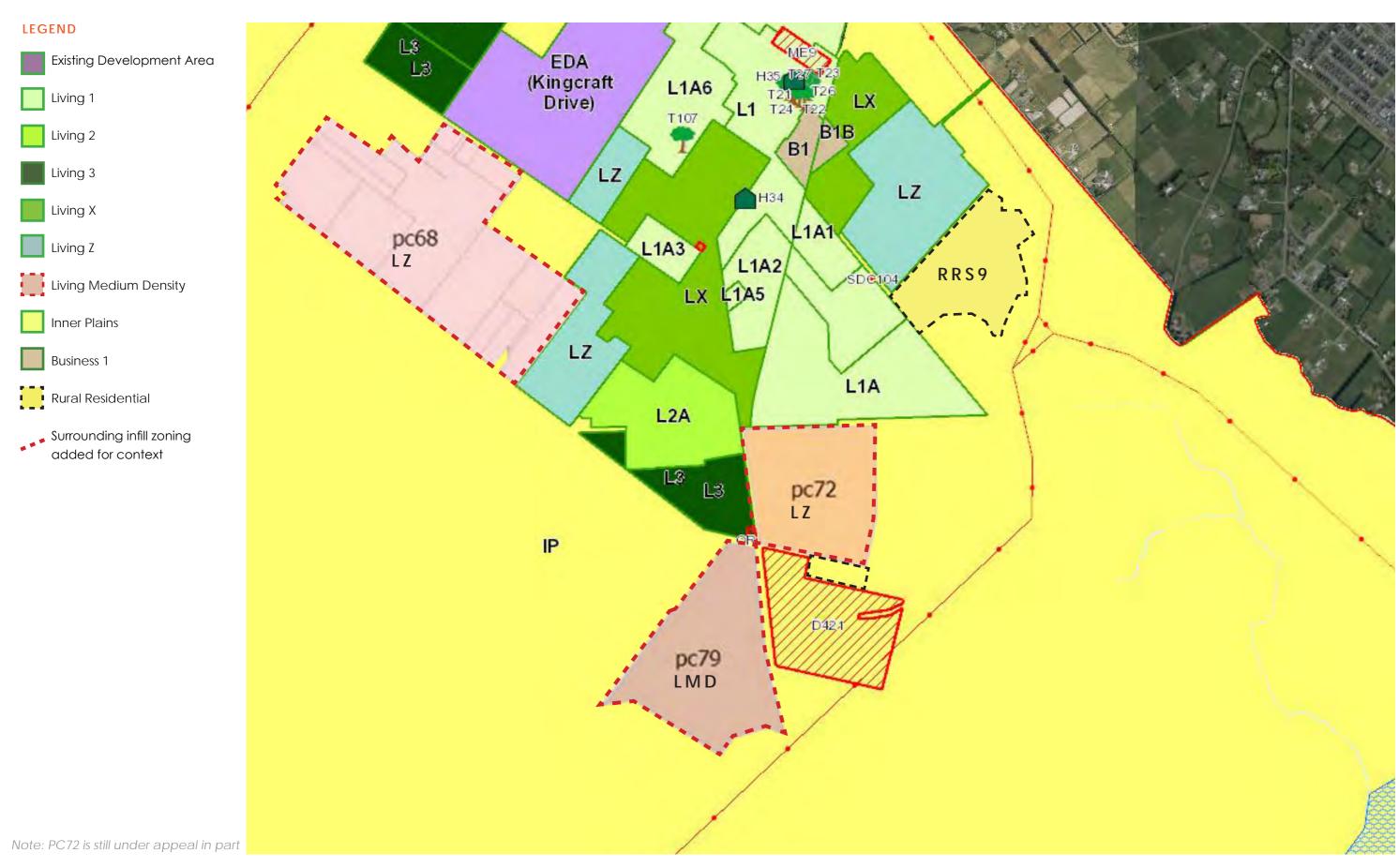






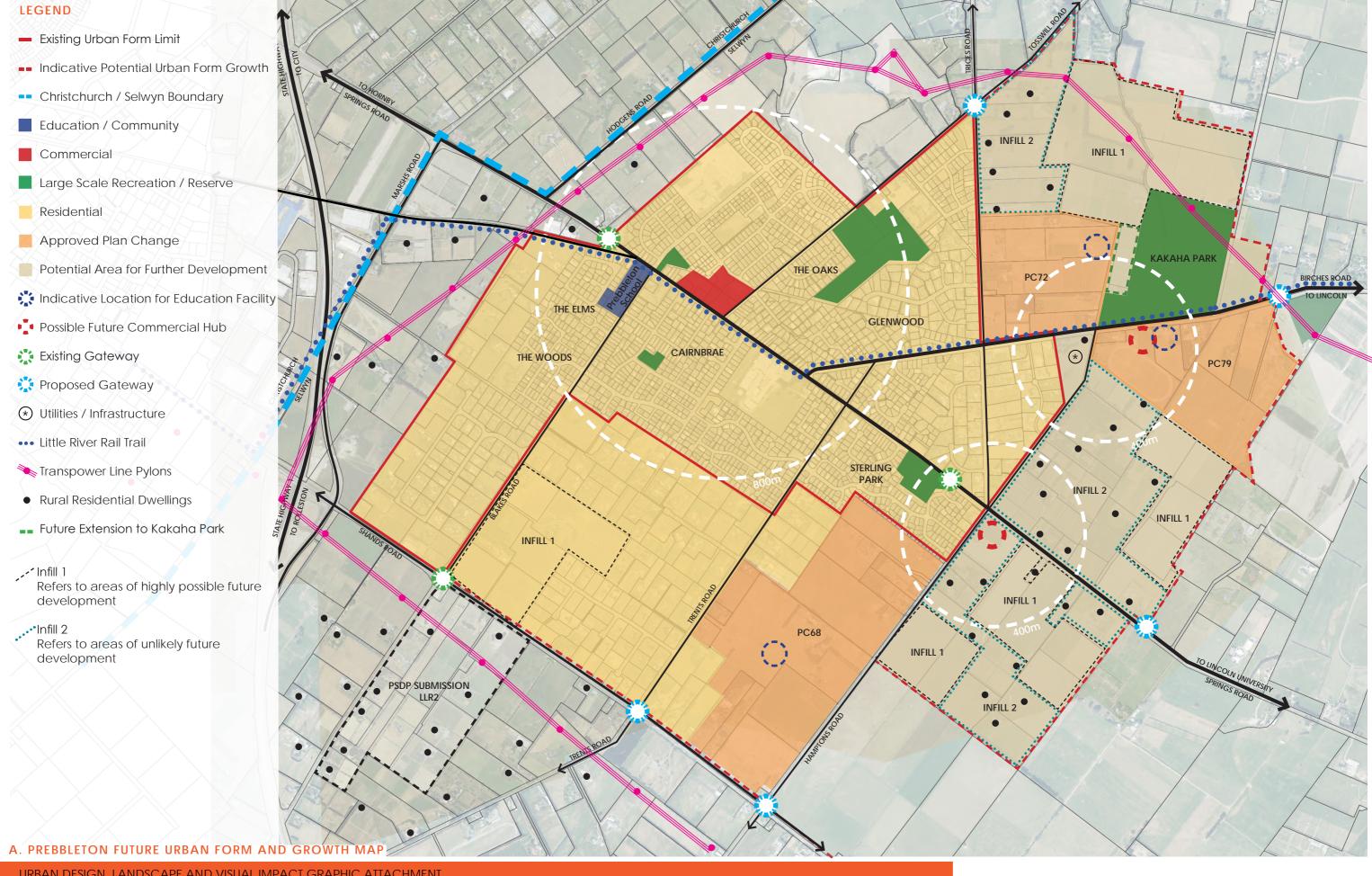
A. BIRCHS VILLAGE - OVERALL PERSPECTIVE (NTS)

URBAN DESIGN, LANDSCAPE AND VISUAL IMPACT GRAPHIC ATTACHMENT PROPOSAL - INDICATIVE MASTER PLAN BIRCHS ROAD PLAN CHANGE



Map / image source: Selwyn District Council

A. DISTRICT ZONING PLAN

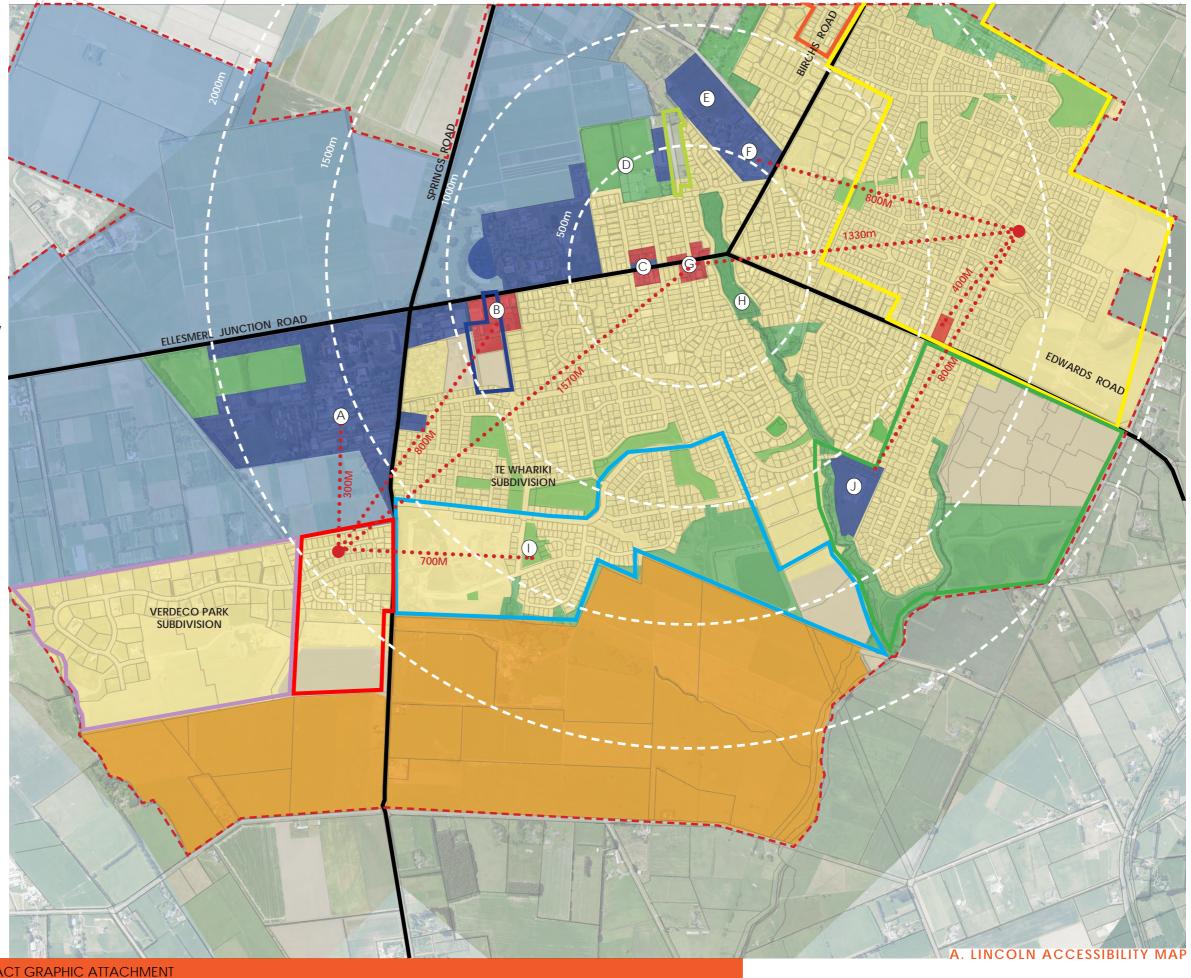


URBAN DESIGN, LANDSCAPE AND VISUAL IMPACT GRAPHIC ATTACHMENT

CONTEXT - PREBBLETON FUTURE URBAN FORM AND GROWTH BIRCHS ROAD PLAN CHANGE



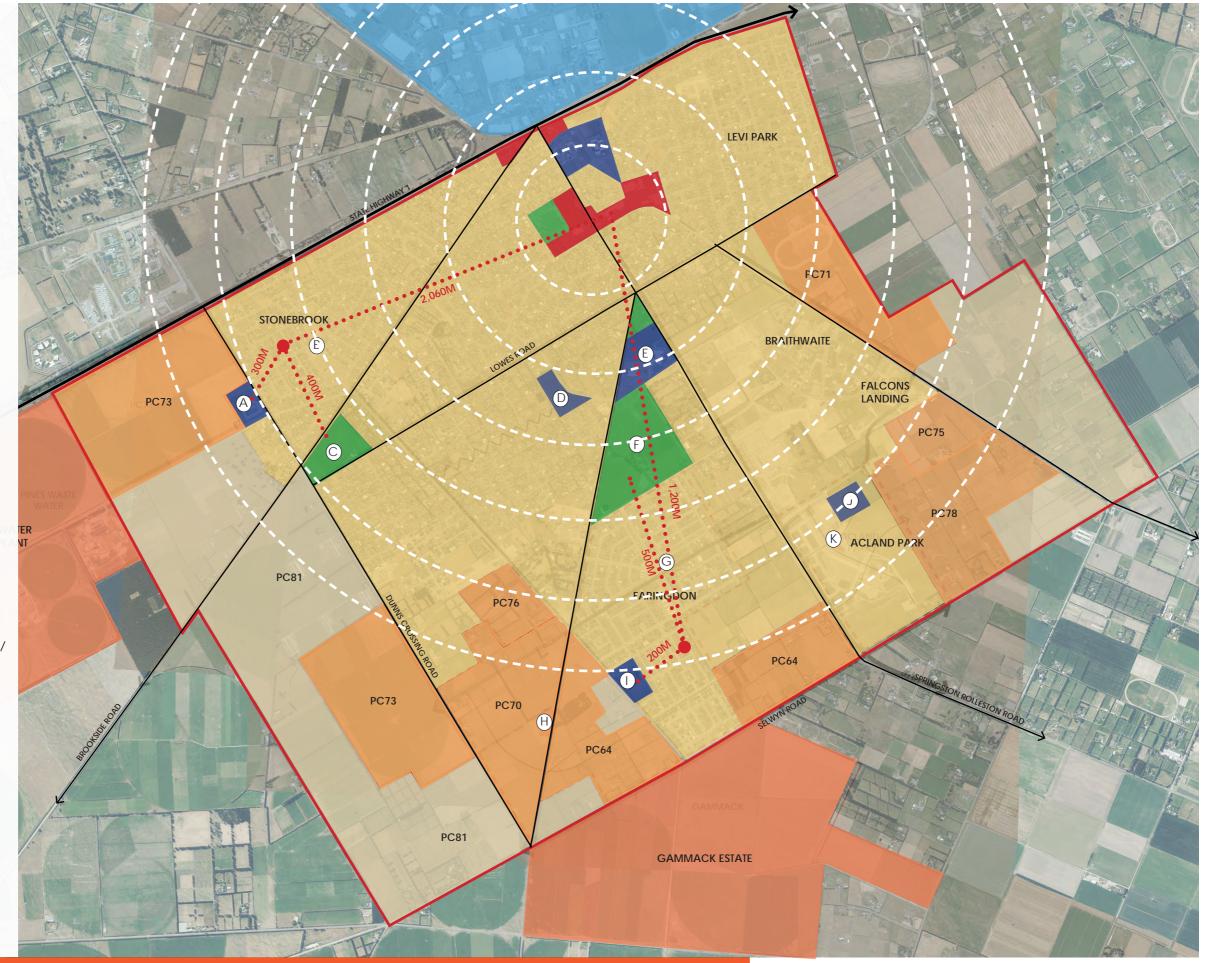
- Indicative Potential Urban Form Growth
- Education / Community
- Commercial
- Recreation / Reserve
- Proposed Recreation / Reserve Extension
- Residential
- Opportunity for Higher Density Residential
- Proposed Plan Change Areas
- Potential Area for Further Development
- Development Constraint Lincoln University
- Outline Development Plan Area B
- Outline Development Plan Area 1
- Outline Development Plan Area 2
- Outline Development Plan Area 3
- Outline Development Plan Area 4
- Outline Development Plan Area 5
- Outline Development Plan Area 6
- Outline Development Plan Area 7
- (A) Lincoln University
- B Vernon Dive Complex
- © Lincoln Library and Service Centre
- D Lincoln Domain
- (E) Lincoln High School
- (F) Lincoln Primary School
- © Lincoln Shops
- (H) Liffey Park
- () Te Whariki Reserve and Playground
- (J) Ararira Spring Primary and Lincoln Junior
- Selected positions to illustrate accessibility/ walkability



URBAN DESIGN, LANDSCAPE AND VISUAL IMPACT GRAPHIC ATTACHMENT

1:6000 @A3

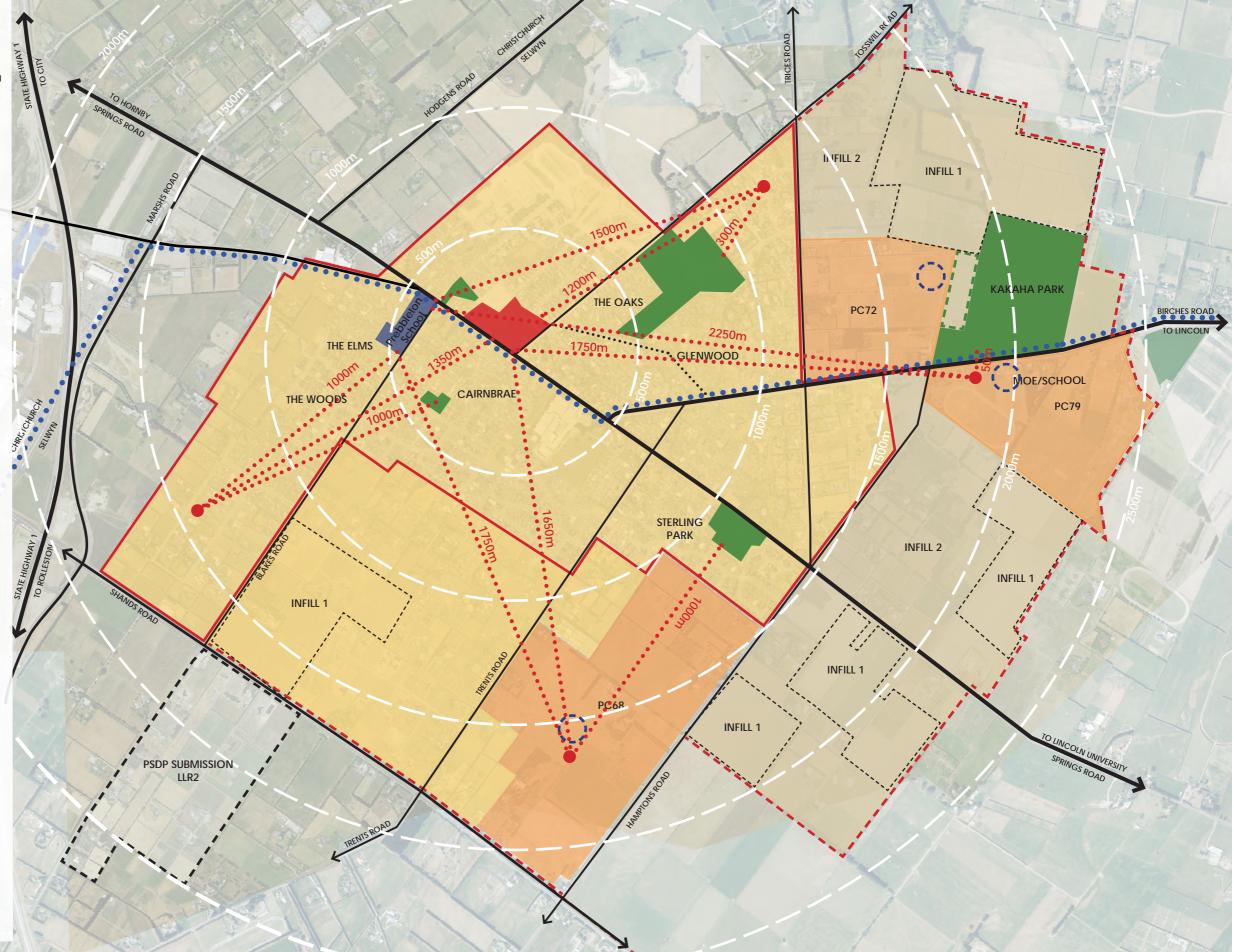
- Indicative Potential Urban Form Growth
- Education / Community
- Industrial
- Commercial
- Large Scale Recreation / Reserve
- Residential
- Proposed Plan Change Areas
- Development Constraints
- Potential Area for Further Development
- (A) West Rolleston School
- (B) Stonebrook Shopping Centre
- © Rolleston Collage
- Clearview Primary
- (E) Rolleston College
- F Foster Park
- (G) Faringdon Shopping Centre
- (H) Faringdon Far West Commercial
- Lemonwood Grove School
- (J) Acland Park School
- (K) Acland Park Commercial
- Selected positions to illustrate accessibility/ walkability



1:10,000 @A3

A. ROLLESTON ACCESSIBILITY MAP

- Existing Urban Form Limit
- ■■ Indicative Potential Urban Form Growth
- Christchurch / Selwyn Boundary
- Education / Community
- Commercial
- Large Scale Recreation / Reserve
- Residential
- Approved Plan Change PC68
- Potential Area for Further Development
- ••• Little River Rail Trail
- · · · Existing walking link
- -- Future Extension to Kakaha Park
- Selected positions to illustrate accessibility/ walkability
- Refers to areas of highly possible future development
- Refers to areas of unlikely future development
- Future possible location for MOE/school







Birchs Road Park Draft Concept Masterplan



A. BIRCHS ROAD PARK CONCEPT MASTER PLAN (NTS)

 \bigoplus



A. LOCATION MAP FOR CHARACTER PHOTOS AND KEY VIEWPOINTS

CHARACTER PHOTOS

- A Existing Cycle Network
- B Future Development
- Rural Residential
- Residential Development

VIEWPOINT LOCATIONS

- 1 View South East from 81 Hamptons Road
- 2 View South West from 42 Hamptons Road
- 3 View North West from 176 Birchs Road
- 4 View South West from 176 Birchs Road
- 5 View North West from 233 Birchs Road





Existing Cycle Network - A separated shared network runs paralell to Birchs Road, creating a safe connection between Prebbleton and Lincoln townships for cyclists and pedestrians. The route is approximately 8km between the two towns and would take around 20 minutes by bike.



Current Development - The new multi-purpose sport and recreation park for Prebbleton, Kakaha Park. The 22ha area contains sports fields with training lights, a dog park, an enhanced waterway, bike trails, changing facilities and a carparking to service current and future residents of Prebbleton.



Rural Residential - Rural dwellings are typically set back from the road and surrounded by established planting. Dwellings are typically separated by open grass paddocks and delineated by established planting such as shelterbelts.



Residential Development - Existing housing is typically single storey, 3-4 bedrooms with double garages on lots ranging from 700m² to 5,000m². There are a variety of materials, colours and architectural forms present throughout the diffrerent existing developments.













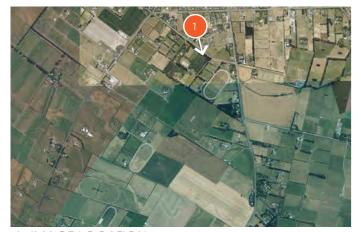






Current Development - The new multi-purpose sport and recreation park for Prebbleton, Kakaha Park.

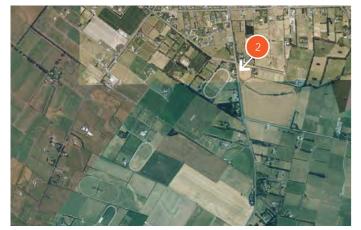
The 22ha area contains sports fields with training lights, a dog park, an enhanced waterway, bike trails, changing facilities and a carparking to service current and future residents of Prebbleton.



A. IMAGE LOCATION

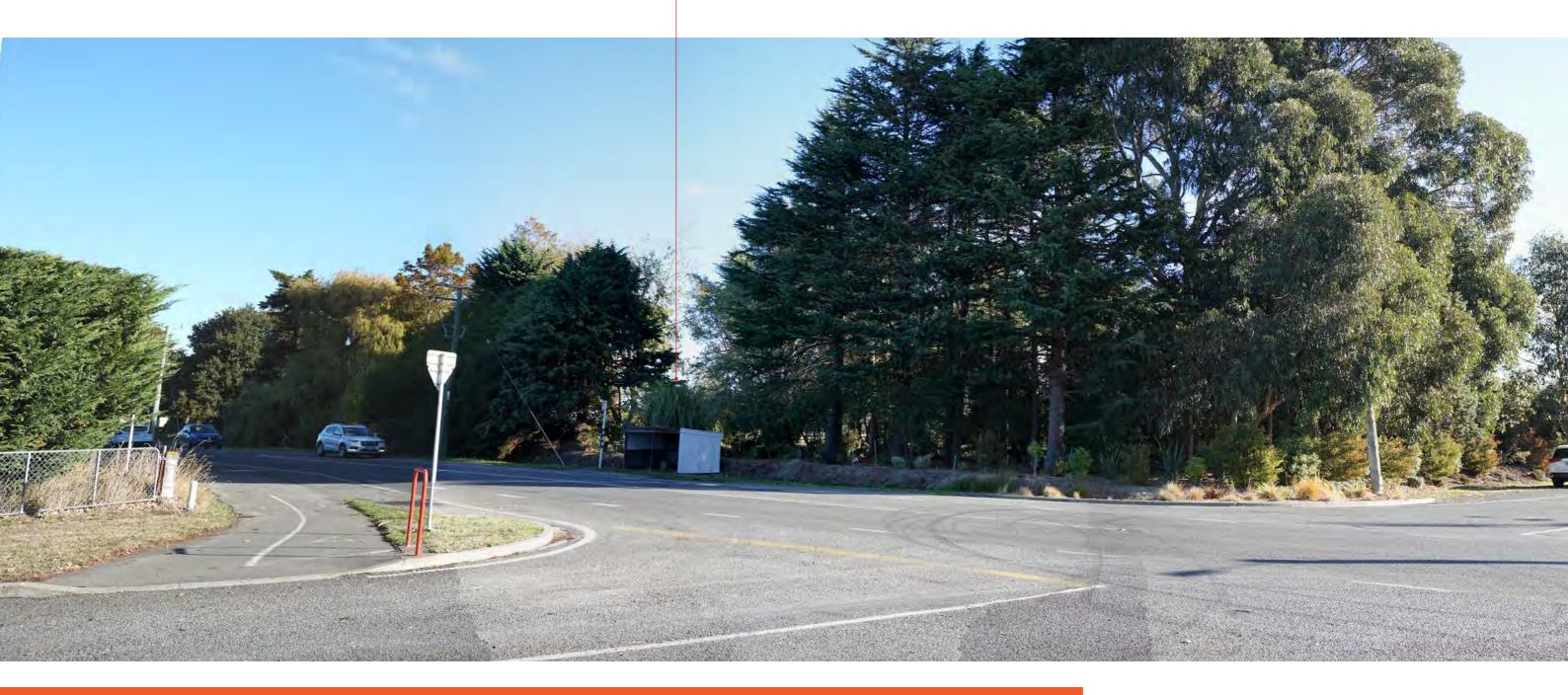
- APPROXIMATE PROPOSAL LOCATION

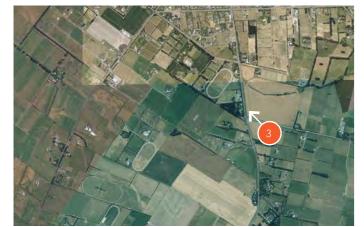




A. IMAGE LOCATION

APPROXIMATE PROPOSAL LOCATION



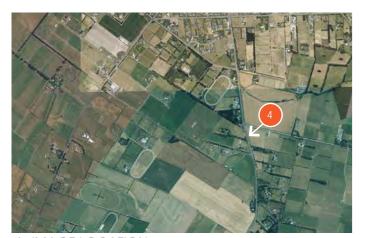


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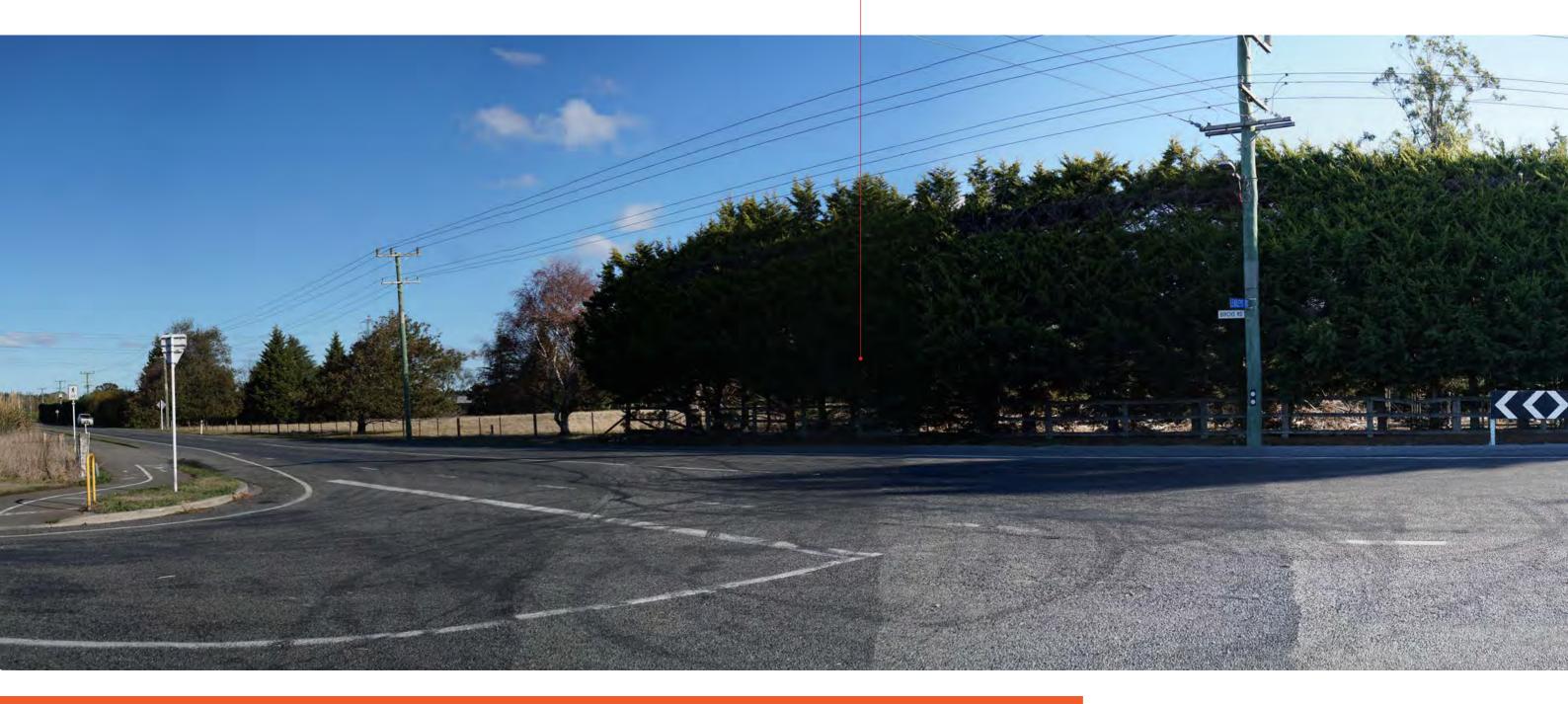
- APPROXIMATE PROPOSAL LOCATION



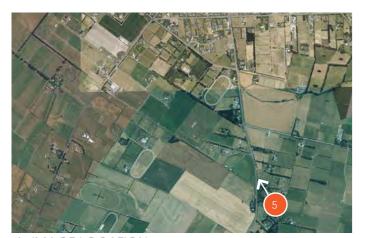




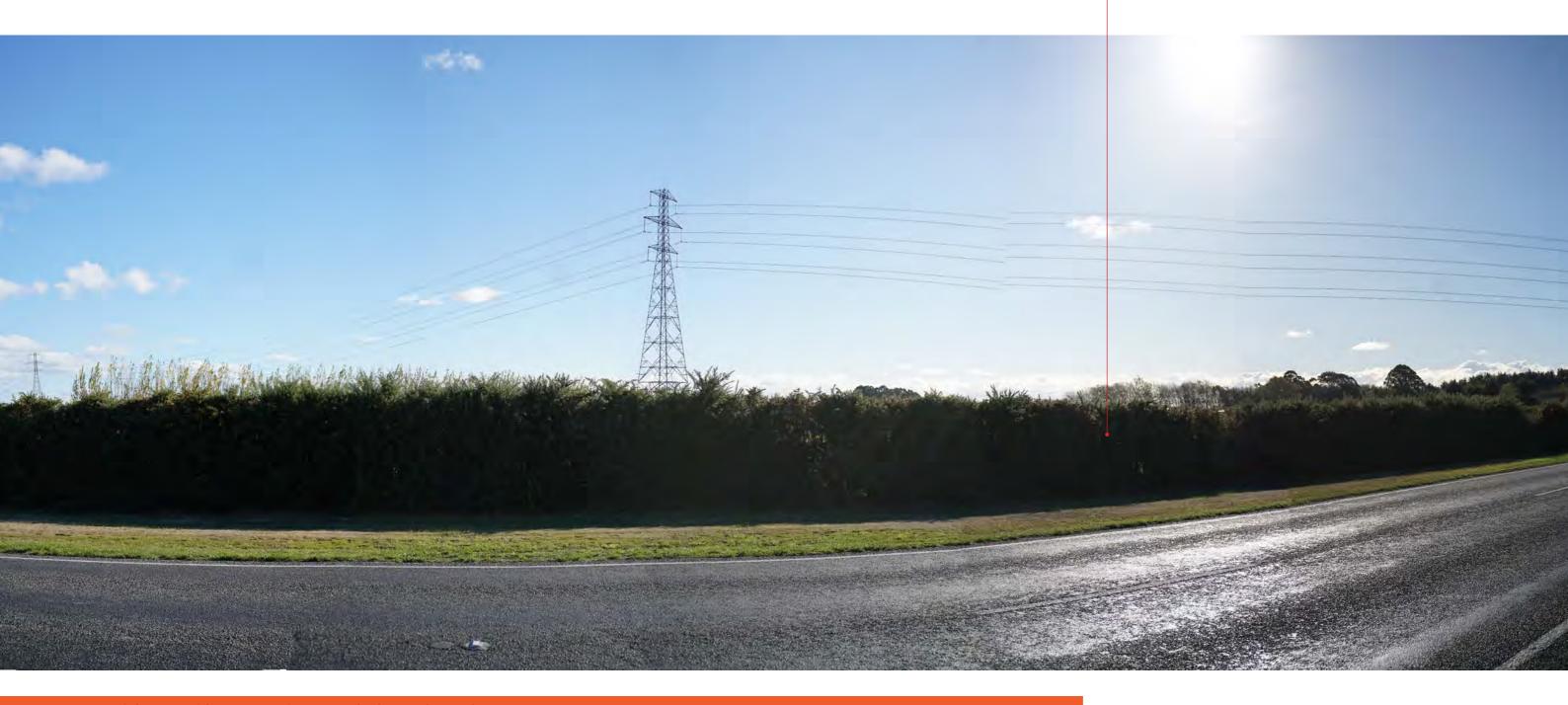
A. IMAGE LOCATION







A. IMAGE LOCATION



- A 1.5m open style fencing on boundary
- B Landscape corridor to consist of native plant
- Future residential development positioned to the front of sites to remove any potential visual dominance issues



PLANTING PALETTE





(Pittosporum tenuifolium) (Pittosporum eugenioides)





Shrub pohuehue (Muehlenbeckia astonii)

Harakeke / flax (Phormium tenax)



Kapuka, broadleaf (Griselinia littoralis)

Miki Miki (Coprosma Virescens)







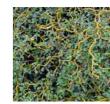
(Kunzea robusta)

(Veronica salicifolia)



Ti Kōuka / cabbage tree Kowhai (Cordyline australis)

(Sophora microphylla)





Prostrate kowhai (Sophora prostrata)

Toetoe (Astroderia richardii)

A. SECTION-ELEVATION PROPOSED EDGE TREATMENT (NTS)

The planting is to consist of native species with a variety of heights (approx 4-8m at maturity) to mitigate the boundaries and effectively screen

the residential development.

URBAN DESIGN, LANDSCAPE AND VISUAL IMPACT GRAPHIC ATTACHMENT PROPOSAL - MITIGATION MEASURES AND BOUNDARY TREATMENT BIRCHS ROAD PLAN CHANGE