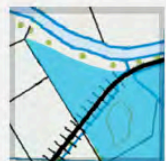


ATTACHMENT 1 : VISUAL EVIDENCE

RS195 - 2022 774 Allanton-Waihola Road



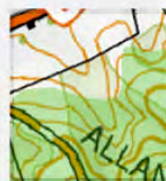
KEY



1. Full site area



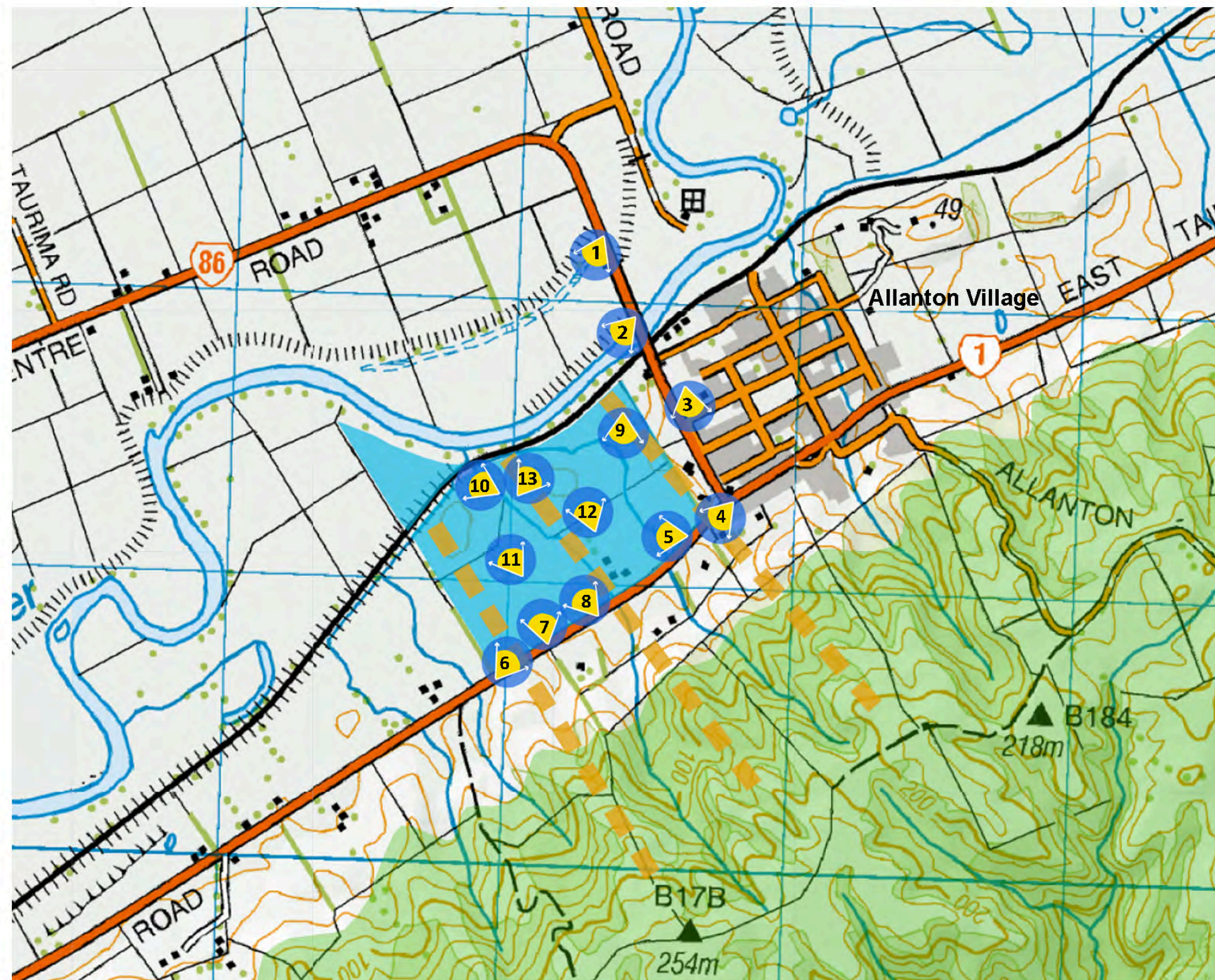
2. Viewpoints










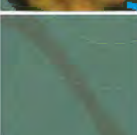



3. Significant Natural Landscape Overlay
(Saddle Hill - DCC)



4. Main site ridges



KEY

-  Site boundary
-  Existing roads
-  Existing access
-  Railway line
-  Existing buildings
-  Prominent ridges
-  Wetland and riparian areas
-  DCC flood zone overlay
-  Waterways
-  Existing shelter trees
-  Prevailing wind



774 Allanton-Waihola

LANDSCAPE ANALYSIS DIAGRAM

KEY

Site Features

1. Existing rural machinery sales yard

Access

2. Slip way for new site access
 3. New site access - 20m legal boundaries, tree planting either side
 4. Siding area for future passenger train stop
 5. Main site collector road
 5b. Access to Area 9
 6. Walking/cycling/running track (approx 7km)
 7. Walking track (approx 2.5km)

Retail and Work/Life Infrastructure

8. Future retail - cafe/takeaway/superette to support residents of subdivision
 9. Home office workshop units for residents + other non-residential activities if required, including cafe and retail

Residential Areas

10. South-east ridges and valleys:
 Township and settlement - 450m² - 750m² lots + potential for cluster housing development/residential care
 Area: 9.9 ha Potential yield: 154 - 92 lots
 11. South-west ridges and gullies:
 Township and settlement - 450m² lots
 Area: 3.1 ha Potential yield: 48 lots
 12. South-west mid site slopes:
 Township and settlement - 500m² - 1000m² lots
 Area: 9.9 ha Potential yield: 139 - 70 lots
 13. North-east plateau:
 Township and settlement - 1000m² lots
 Area: 1.5 ha Potential yield: 10 lots
 14. Riverside ridges and headlands:
 Large Lot Residential 1 - 2000m² lots
 Area: 11.6 ha Potential yield: 41 lots

Riparian, Stormwater and Structure Planting

15. Future wetland zone:
 Enrichment planting of existing native wetland species for habitat and amenity, including wetland trees (e.g. Kahikatea) and boardwalk access
 16. Future riparian gully wetland, with planting for stormwater catchment
 17. Stormwater filtering pond points (TBC by technical site review following rezone)
 18. Native structure planting (5m wide) - subcanopy shrub species (5m-7m height) and small trees
 19. Native amenity mix - subcanopy and canopy trees



774 Allanton-Waihola

LANDSCAPE PROPOSAL

DATE: 01-08-22 SCALE @A3: 1:5000
 DWG: 003 REVISION #: A



0.76 km to Mid Ridge Healand - 50mm focal length/full frame camera



0.75 km to Mid Ridge - 50mm focal length/full frame camera



50mm focal length/full frame camera



40m to lamp standard - 50mm focal length/full frame camera



5m to boundary fence - 50mm focal length/full frame camera



10m to boundary fence - 50mm focal length/full frame camera



View north/west to mid ridgeline - 5m to boundary fence - 50mm focal length/full frame camera



View west to south/west mid ridge and wetland - 5m to boundary fence - 50mm focal length/full frame camera



View south/east to highway and Coastal Hill Range - 5m to boundary fence - stitched image - no fixed focal length



Vpt. 10 - North/west river flats



Vpt. 11 - Wetland



Vpt. 12. - Riparian gully - North/East catchment



Vpt. 13. River meadow - North/East catchment