



Supplementary Landscape and Visual Assessment of Effects

Graphic Supplement - Revision 4

September 2025


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1.0 Wider Context Plan

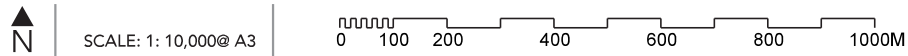


KEY

 Site

 Waihi River

 State Highway 79



2.0 Site Location Plan



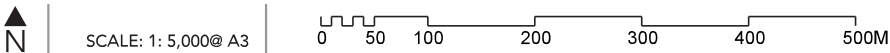
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Site

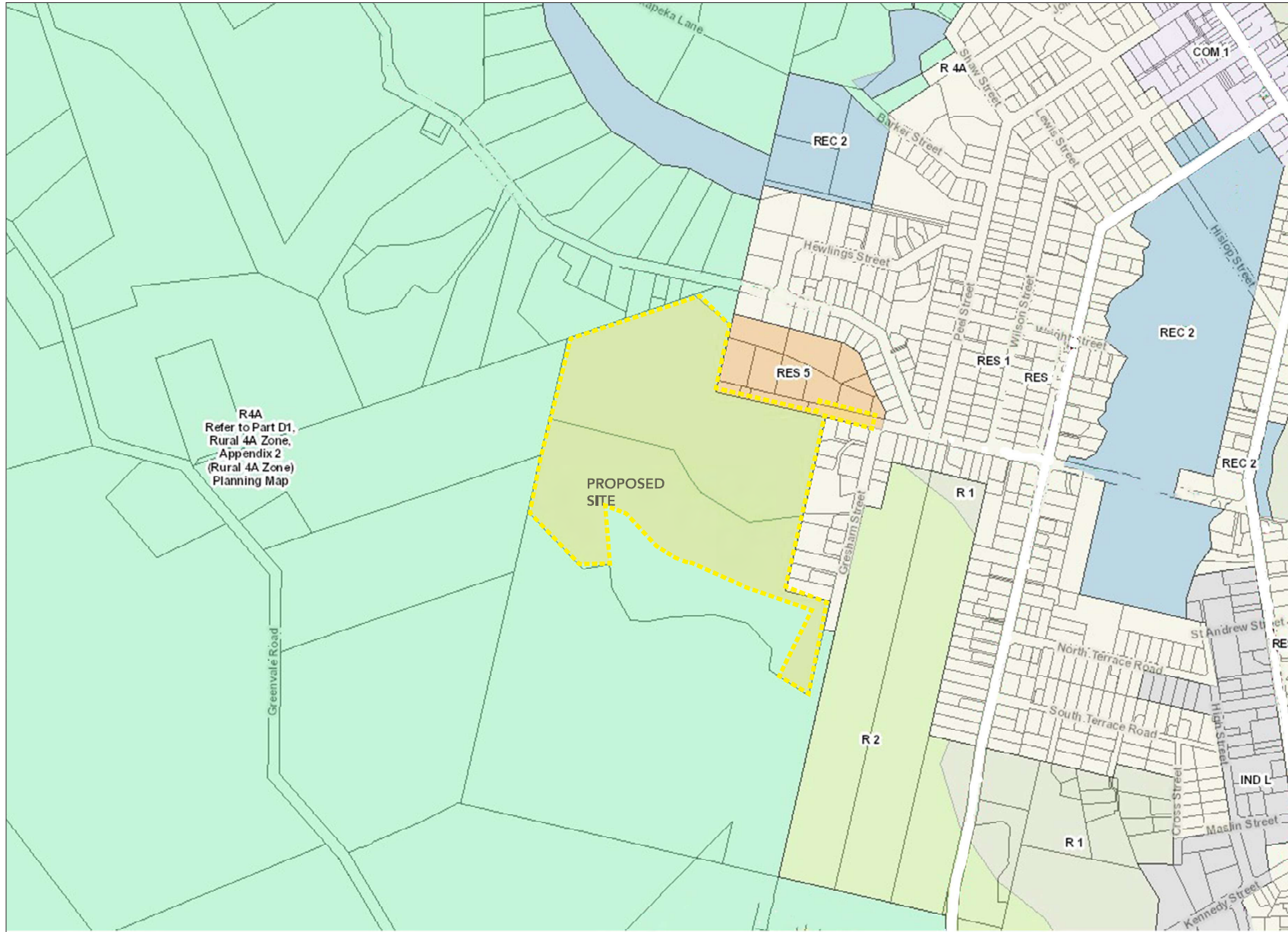


State Highway 79



SCALE: 1: 5,000@ A3

3.0 Timaru Operative District Plan



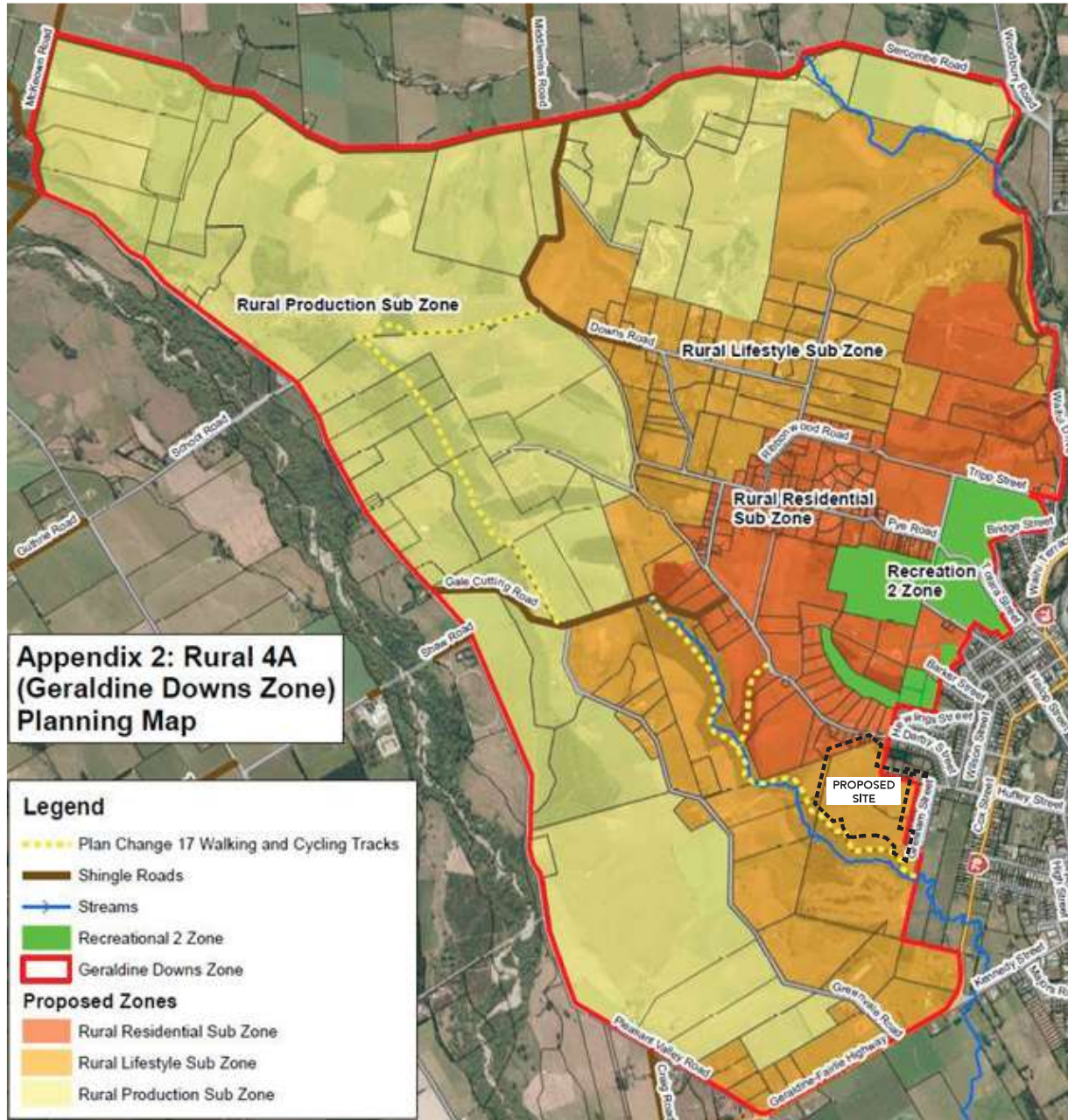
KEY

- Rural 1 General Rural
- Rural 2 High Quality Land
- Rural 4A Geraldine Downs
- Residential 1
- Residential 5
- Commercial 1 Geraldine
- Industrial Light
- Recreation 2 (Urban)
- Site



SCALE: Not to Scale

4.0 Timaru Operative District Plan - Rural 4A (Geraldine Downs Zone) Planning Map



EXPLANATION

This plan is taken from Part D1 Rural Zones of the Operative Timaru District Plan.

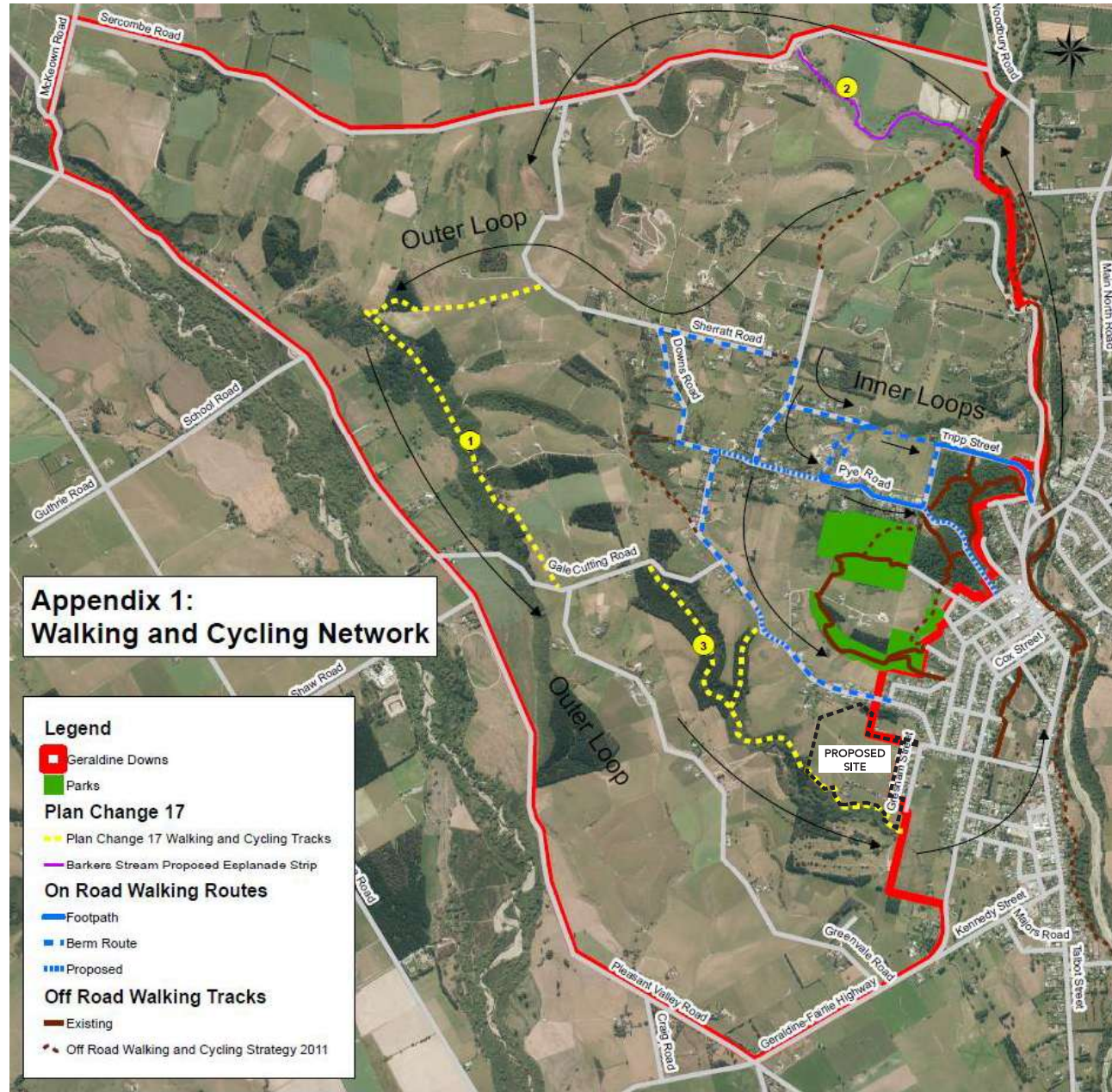
It illustrates that within the Rural 4A Zone there are three different sub-zones.

The site (indicated by a black dashed line) is listed as being within the Rural Lifestyle sub-zone. It is adjacent to the Rural Residential sub-zone.



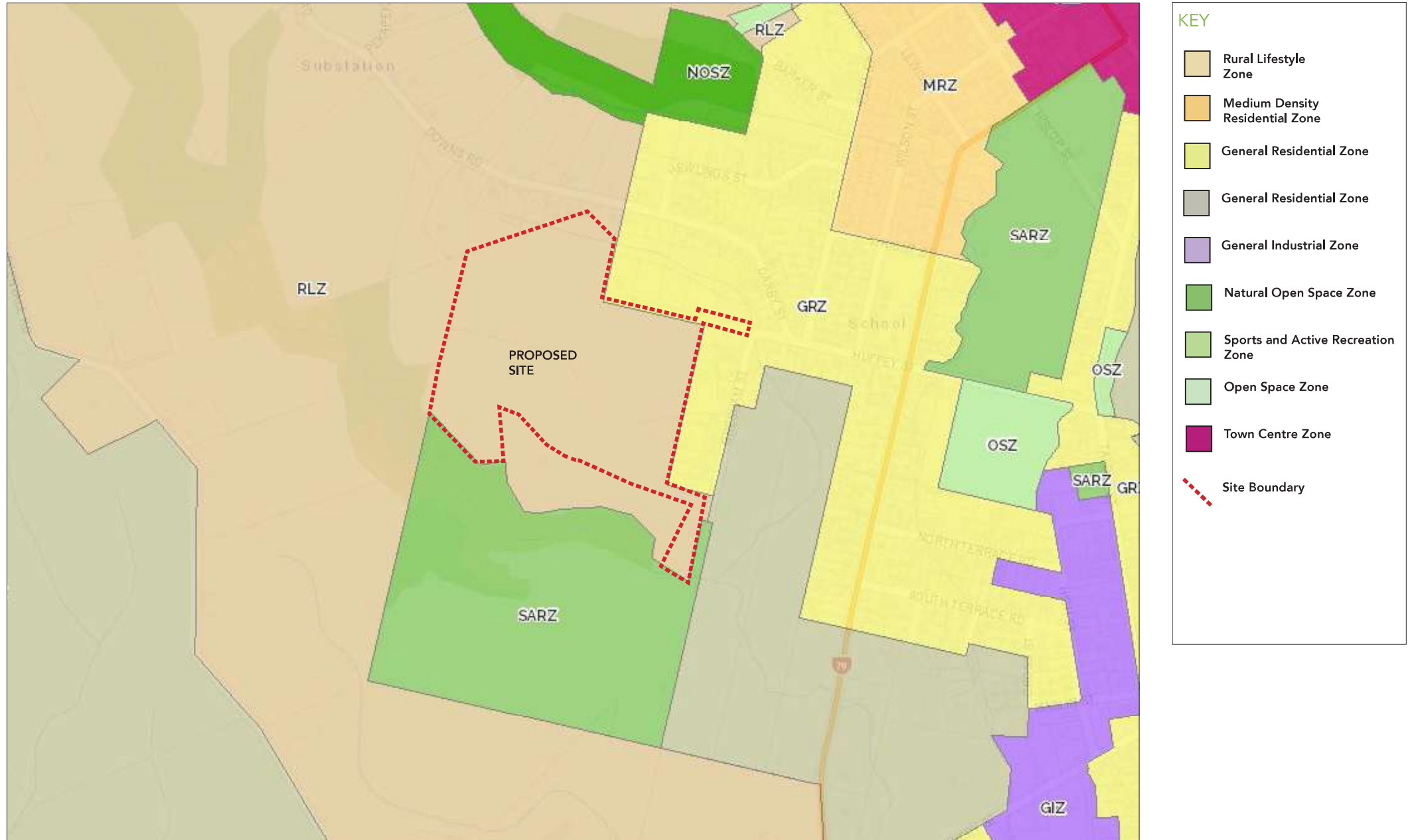
SCALE: Not to Scale

5.0 Timaru Operative District Plan - Walking and Cycling Network



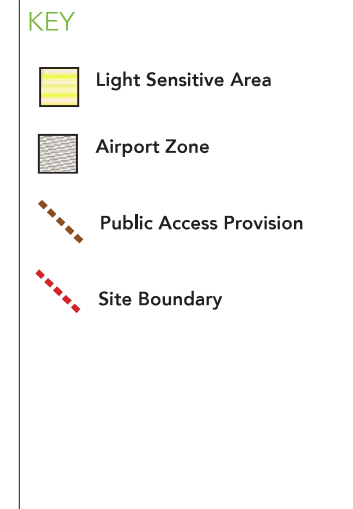
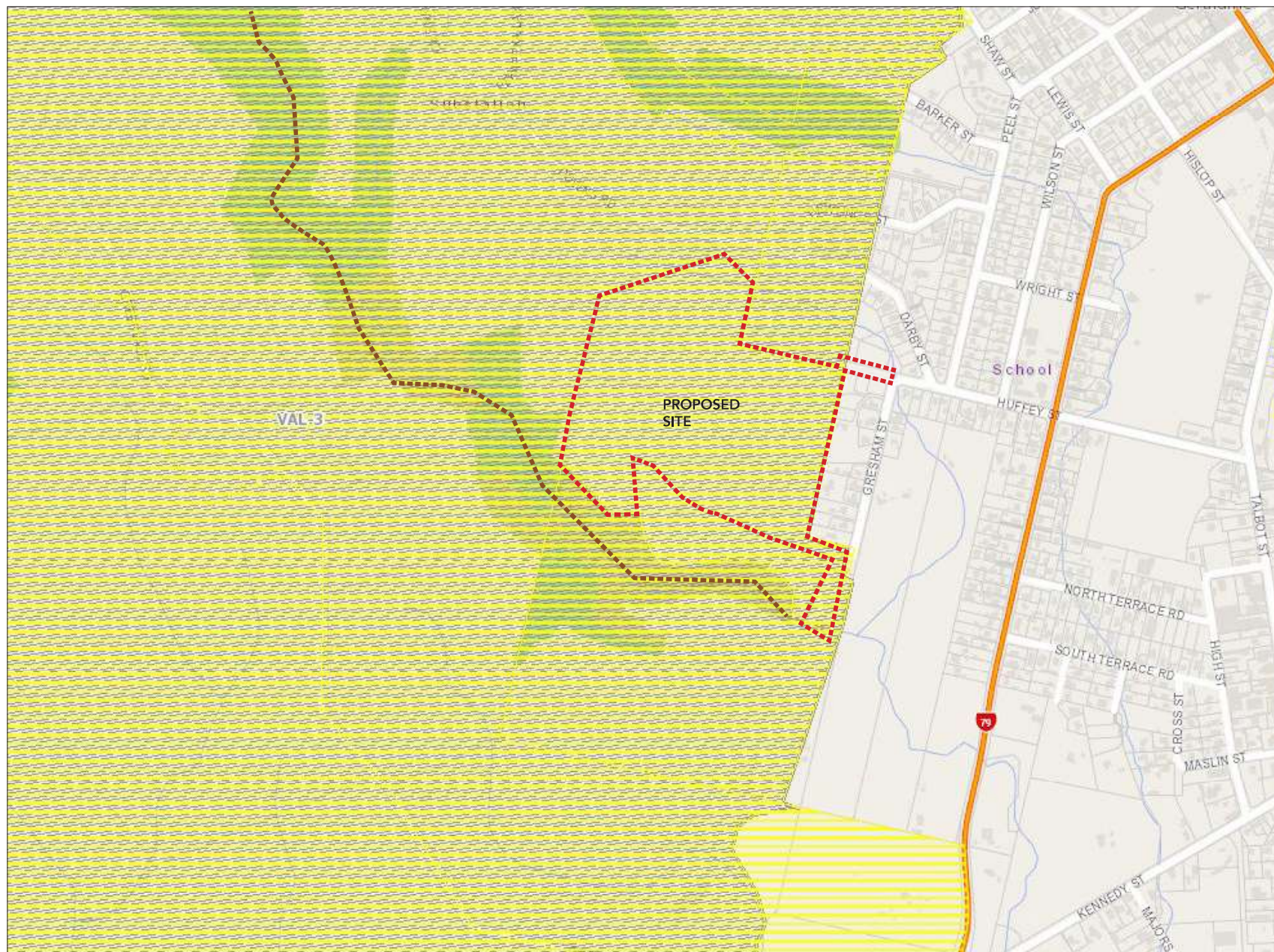
SCALE: Not to Scale

6.0 Timaru Proposed District Plan - Zones



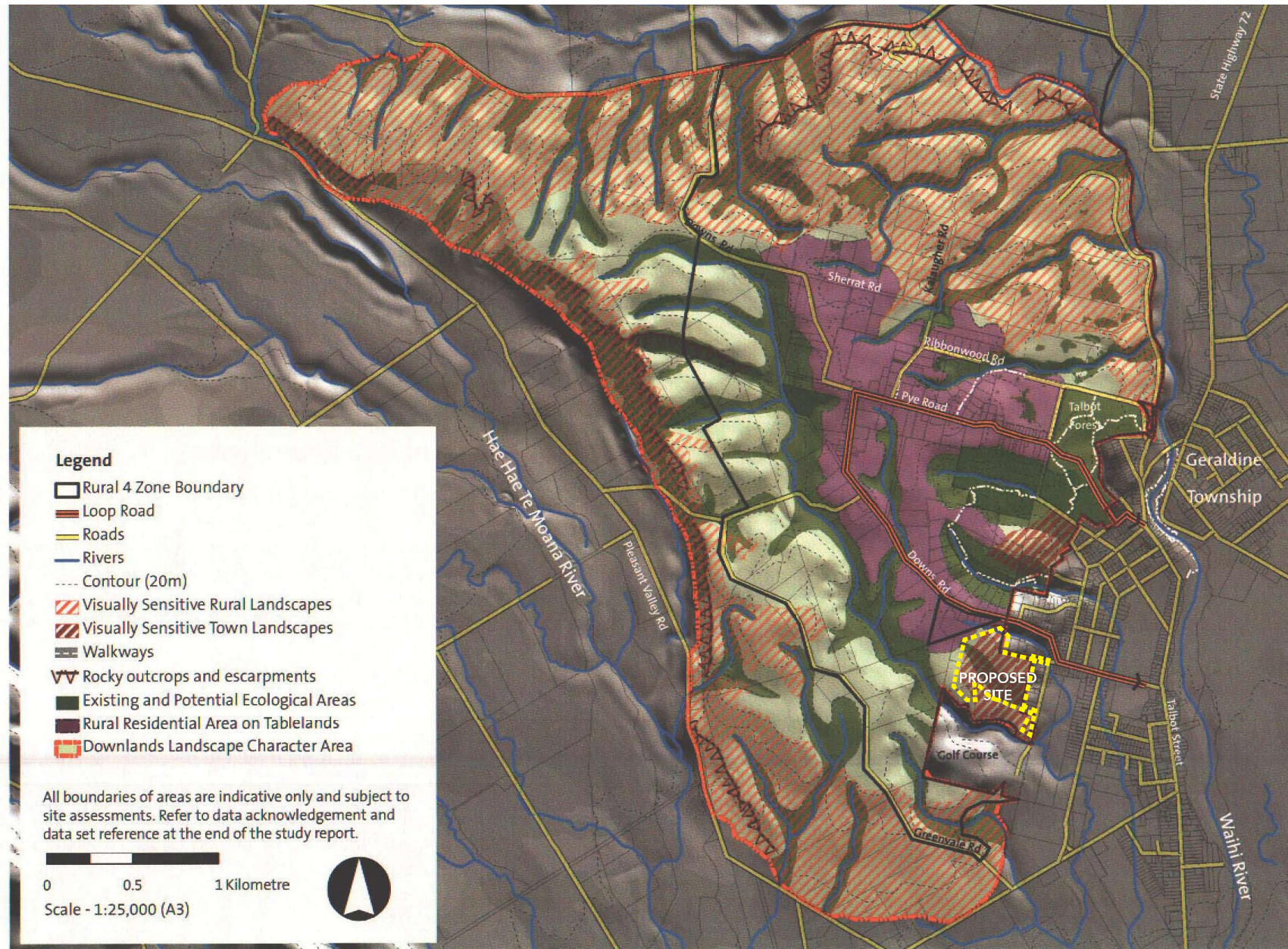
SCALE: Not to Scale

7.0 Timaru Proposed District Plan - Other Map Layers



SCALE: Not to Scale

8.0 Landscape Sensitivity Plan

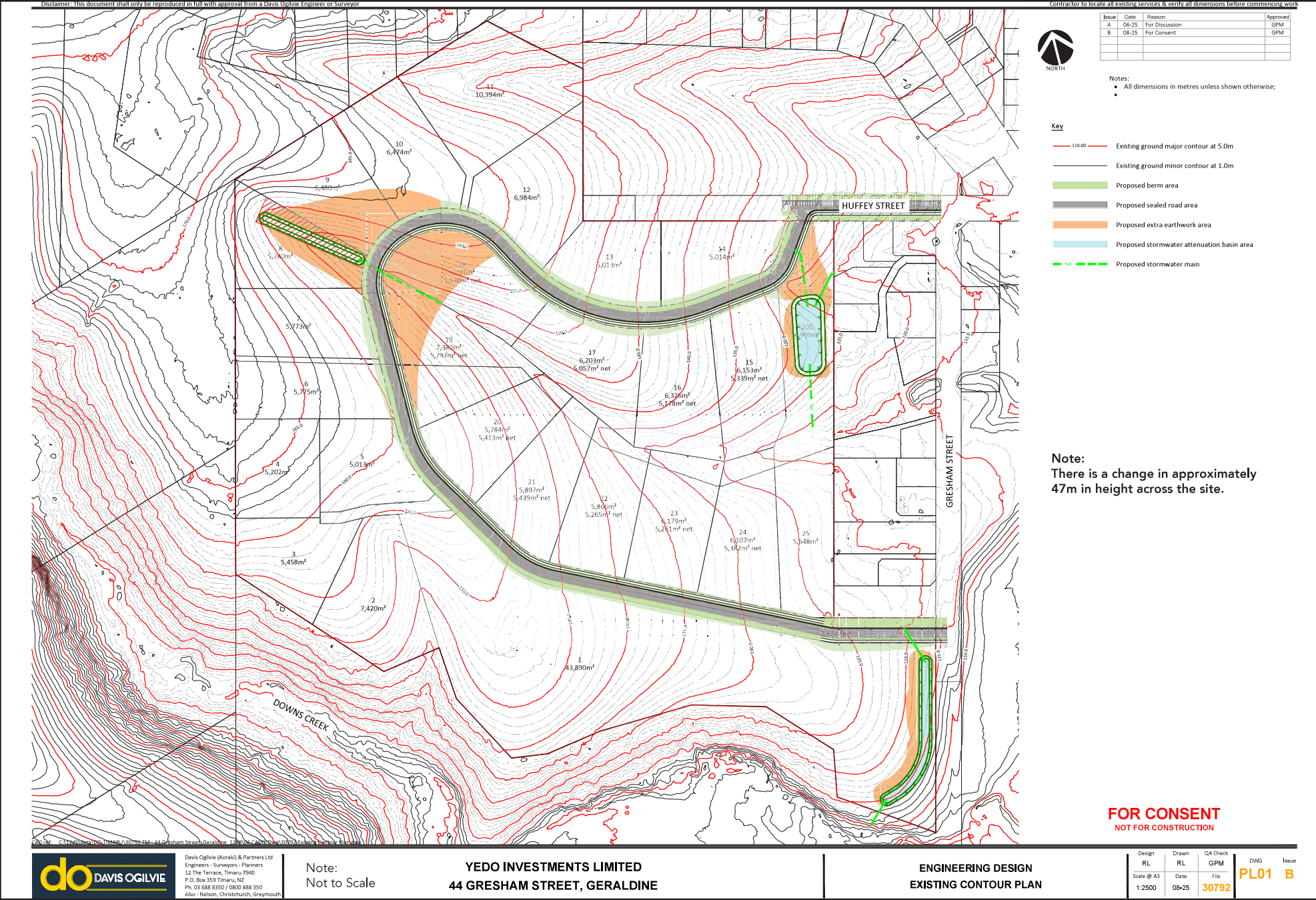


EXPLANATION

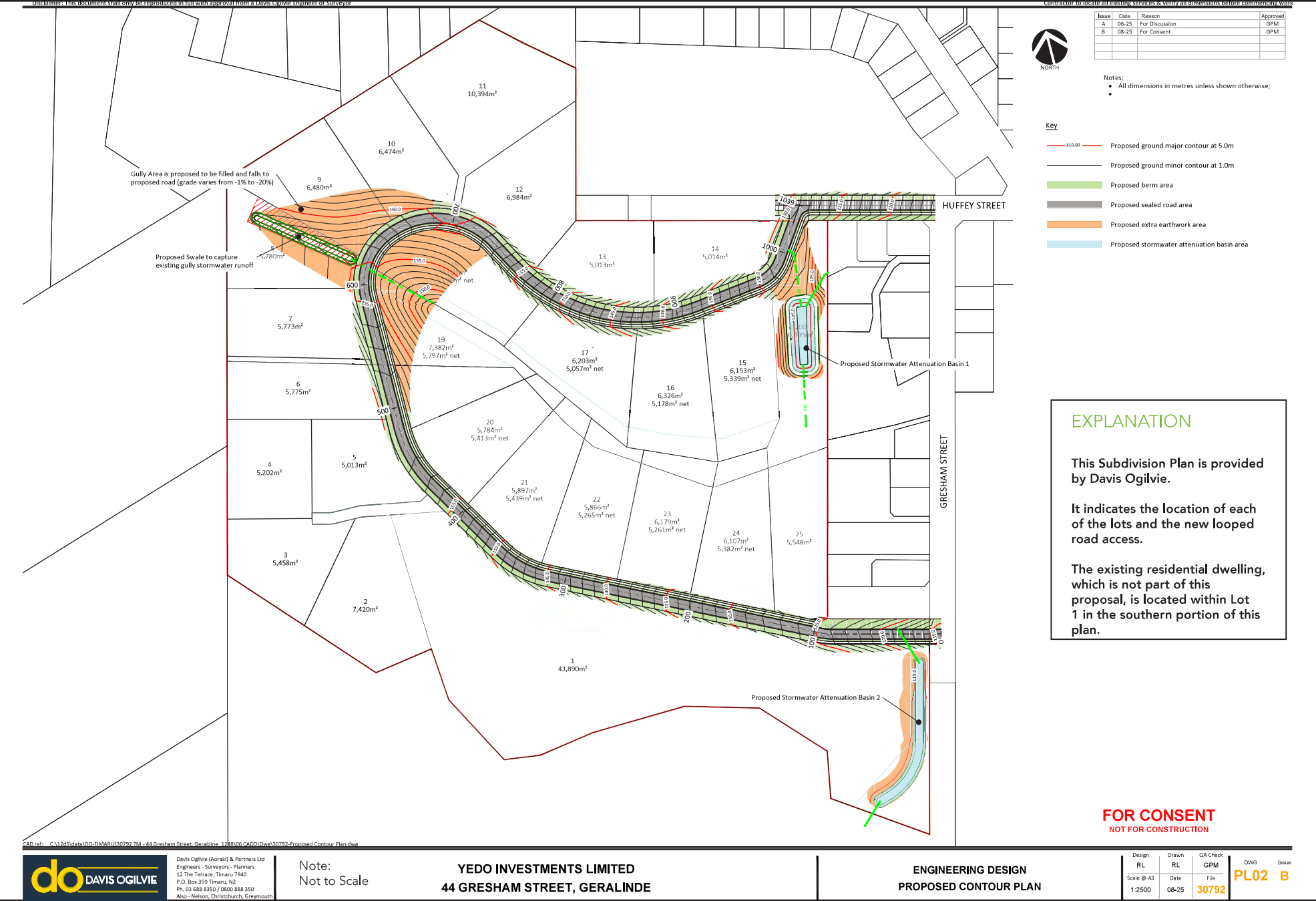
This Landscape Sensitivity Plan comes from the Geraldine Downs Landscape Study produced in 2008 by Boffa Miskell.

The plan illustrates that the site is identified as being within the Downlands Landscape Character Area and within a 'Visually Sensitive Rural Landscape'.

9.0 Topographical Plan with Subdivision Plan Overlaid



10.0 Subdivision Plan



11.0 Landscape Plan Concept



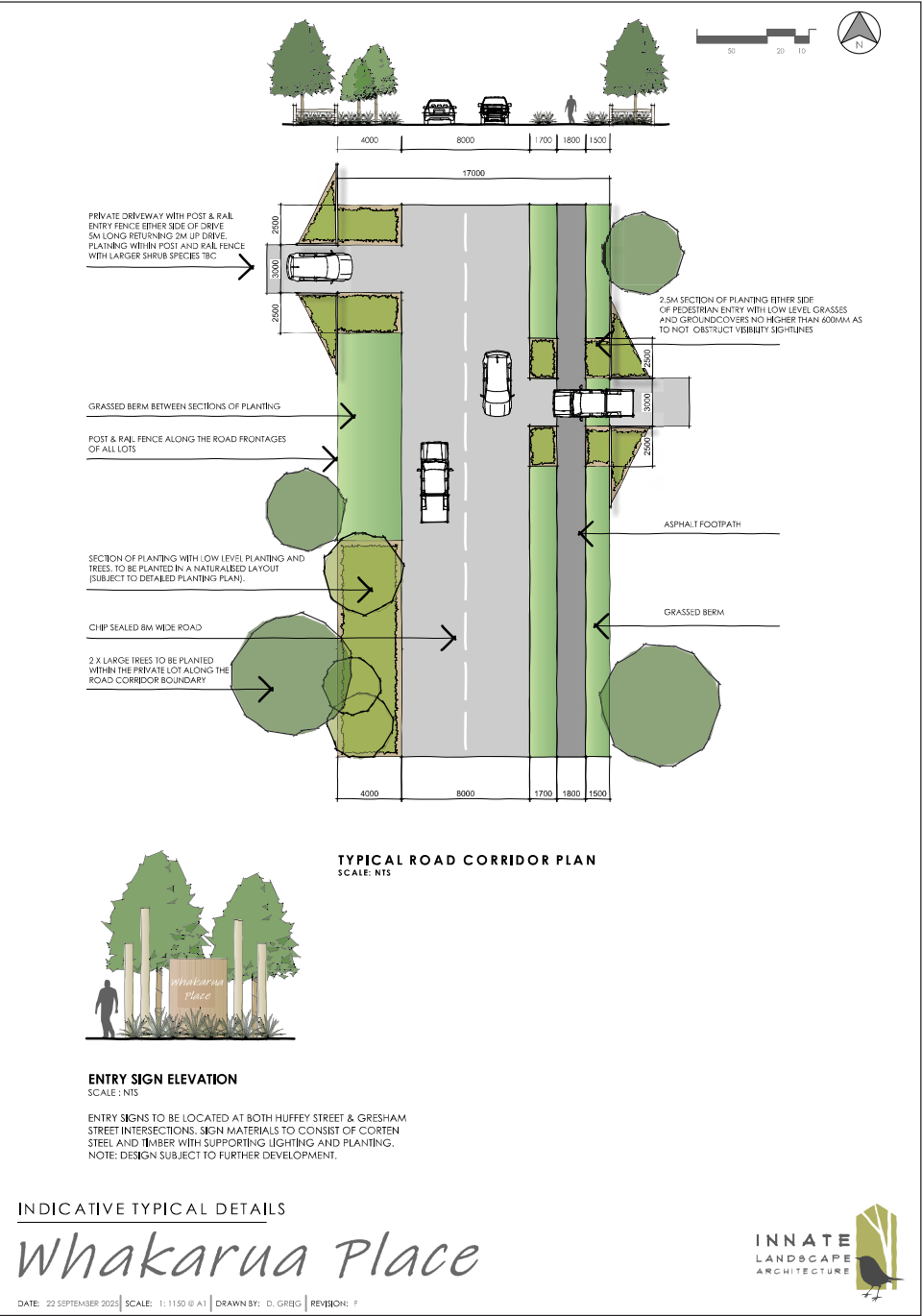
EXPLANATION

This Landscape Plan has been designed by Innate Landscape Architects.

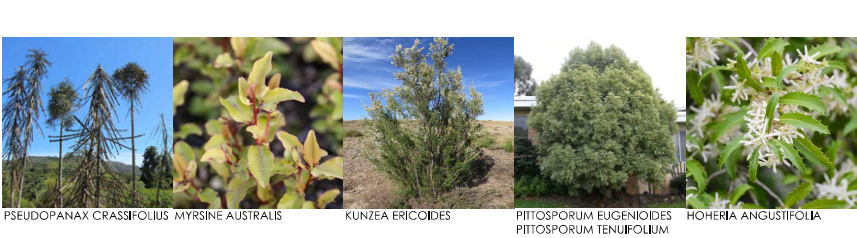
It shows that landscaping is proposed along the new access road, gully system, and within individual lots.

In addition, low post-and-rail fencing is proposed at the individual lot driveway entrances bordering the road corridor. Low planted bunds will be established between allotments, around the building platforms of Lots 8 to 14 and Lot 18, and at the boundary beside basin 1. The proposed planting aims to create a contiguous planting palette across all lots, as well as integrate the subdivision into the wider context. Additionally, it will improve amenity and ecological values, and provide some screening and softening of built form.

12.0 Landscape Plan Detail



TREES & LARGE SHRUBS



SMALL SHRUBS & GROUNDCOVERS



PLANT SPECIES NATURALLY OCCUR IN TALBOT FOREST SCENIC RESERVE.
IT IS RECOMMENDED THAT THE CLIENT USES THE PLANTS ON THIS LIST WHEN CARRYING OUT PLANTING OF THE SITE
PLANTING IS SUBJECT TO DETAILED PLANTING PLANS

PLANTING LIST

Whakarua Place

DATE: 22 SEPTEMBER 2023 | SCALE: 1:1150 @ A1 | DRAWN BY: D. GRIG | REVISION: F



13.0 Neighbouring Properties

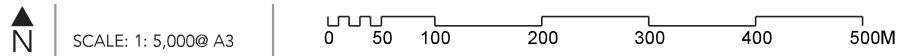


KEY:



Site


Street addresses have been taken from Canterbury Maps




14.0 Character Images Plan



KEY:



Approximate
Internal Character
Image Location



Site

Character Image A



Character Image B



Character Image C



Character Image D

