PPC28 CCKV Maitai Development Co LP and Bayview Nelson Ltd Graphic Attachment

15 June 2022

ROUGH MILNE MITCHELL
LANDSCAPE ARCHITECTS

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Contents

Site Context Plans	03-04
Indicative Baseline Development Plan	05
Proposed Structure Plan (Over Aerial)	06
Proposed Structure Plan	07
Landscape Overlay Plan	08
Vegetation Overlay Plan	09
Proposed Zoning Plans	10-11
Indicative Dennes Hole Interface Plan	12
Cross Section Location Plan	13
Indicative Cross Sections Through Kākā Stream and Maitahi/ Mahitahi River	14-17
Indicative Earthworks Plan for Sub Collector Road	18
Viewpoint Location Plan	19
Photo Viewpoints	20-30

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Site Context

Scale 1:15000@A3

Site Context

Legend

	PPC28 Site Boundary
	Landscape Unit Boundaries as per Nelson Landscape Study
	Malvern Hills and Botanical Hill Ridgeline

Scale 1:10000@A3

Indicative Baseline Development Plan

Kaka Valley is currently zoned rural and rural – higher density small holdings area. As a controlled activity the Kaka Valley rural – higher density small holdings area can be subdivided into approximately 40 properties. So long as they achieve a 1ha average, with a 5,000m^2 minimum size and comply with the Design Standards in NRMPs Appendix 14.

Malvern Hills and the Bayview area is currently zoned Rural. As a controlled activity this area can be subdivided into approximately 10 - 12 properties exceeding 15ha in area. The plan on this page illustrates an indicative baseline development that may occur within the PPC28 site.

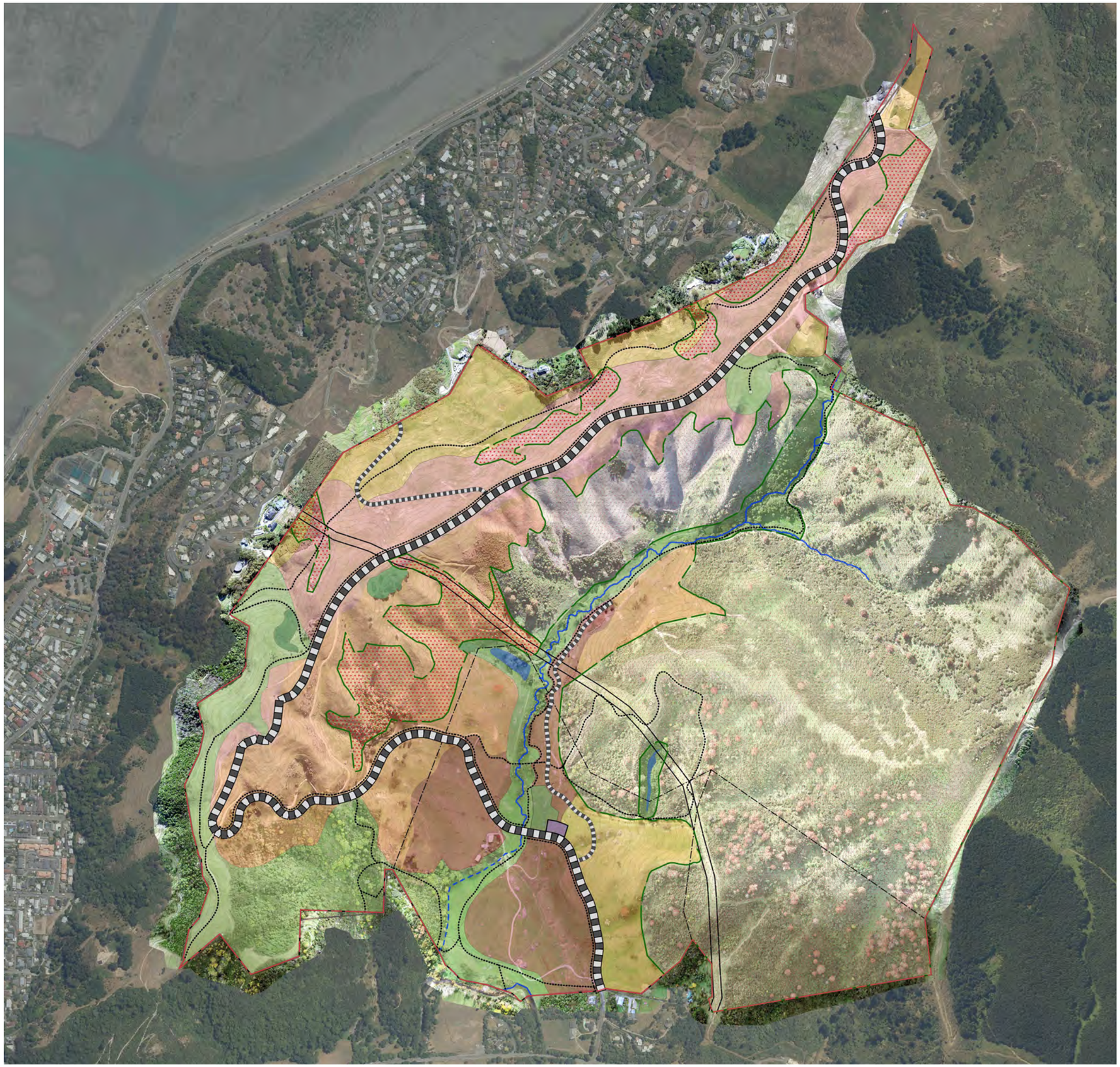
Scale 1:10000@A3

Proposed Structure Plan (Over Aerial)

Legend

- Residential Zone
- Residential Zone Higher Density Area
- Residential Zone Lower Density Area
- Residential Zone Lower Density Backdrop Area
- Open Space Recreation Zone
- Suburban Commercial Zone
- Rural Zone
- Higher Density Small Holdings Area
- Neighborhood Reserve
- Indicative Road
- Indicative Walkway/ Cycleway Link
- Indicative Lookout Locations
- Wetland
- Existing Stream
- Proposed Stream
- Site Boundary
- Internal Cadastral Boundaries
- Secondary Roads
- Network Tasman Limited Corridor - No Earthworks
- Residential Green Overlay
- Revegetation Overlay In Rural Zone
- Kanuka Vegetation and Kahikatea Tree to be Protected

Scale 1:10000@A3



Proposed Structure Plan

Legend

- Residential Zone
- Residential Zone Higher Density Area
- Residential Zone Lower Density Area
- Residential Zone Lower Density Backdrop Area
- Open Space Recreation Zone
- Suburban Commercial Zone
- Rural Zone
- Higher Density Small Holdings Area
- Neighborhood Reserve
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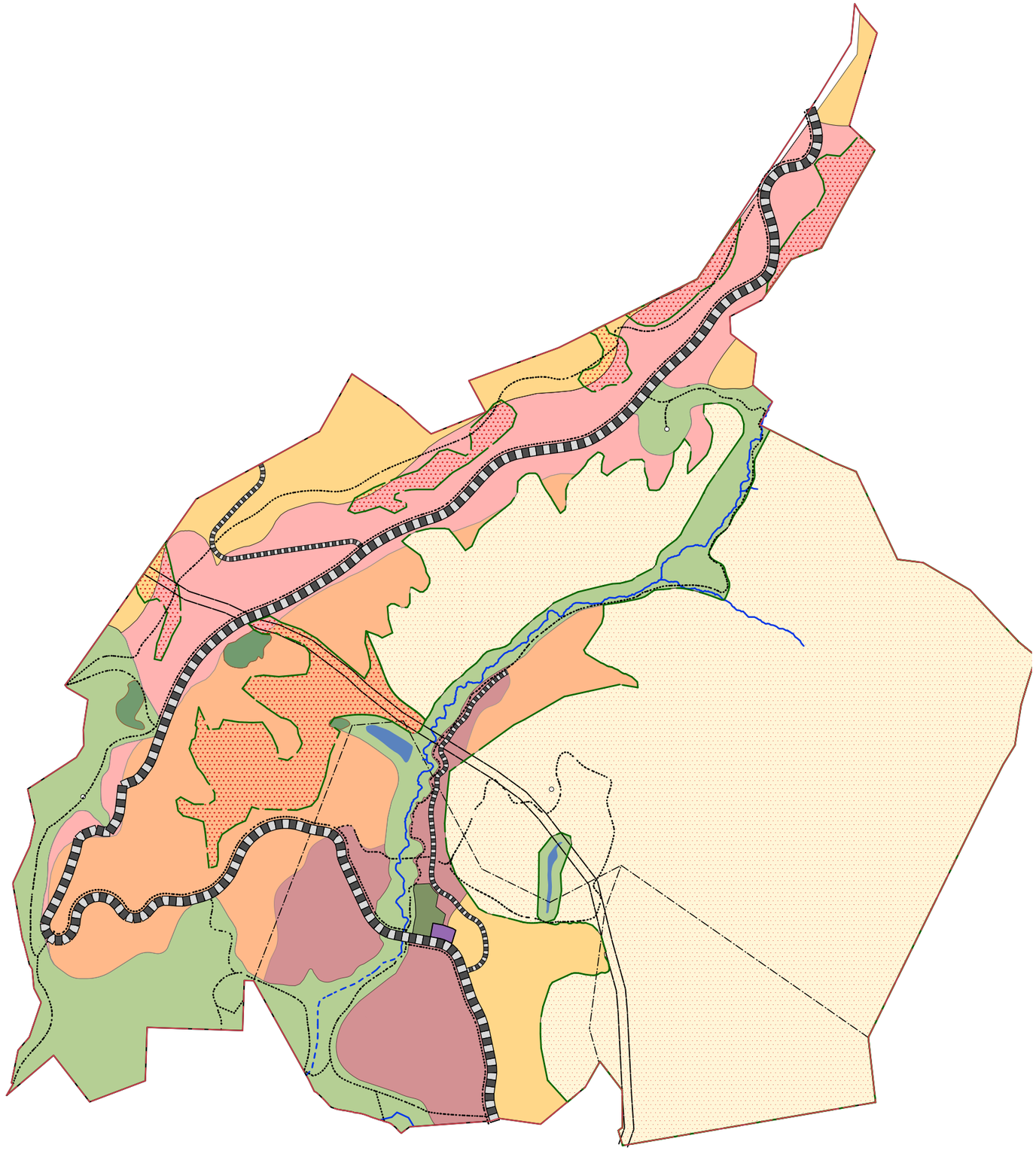
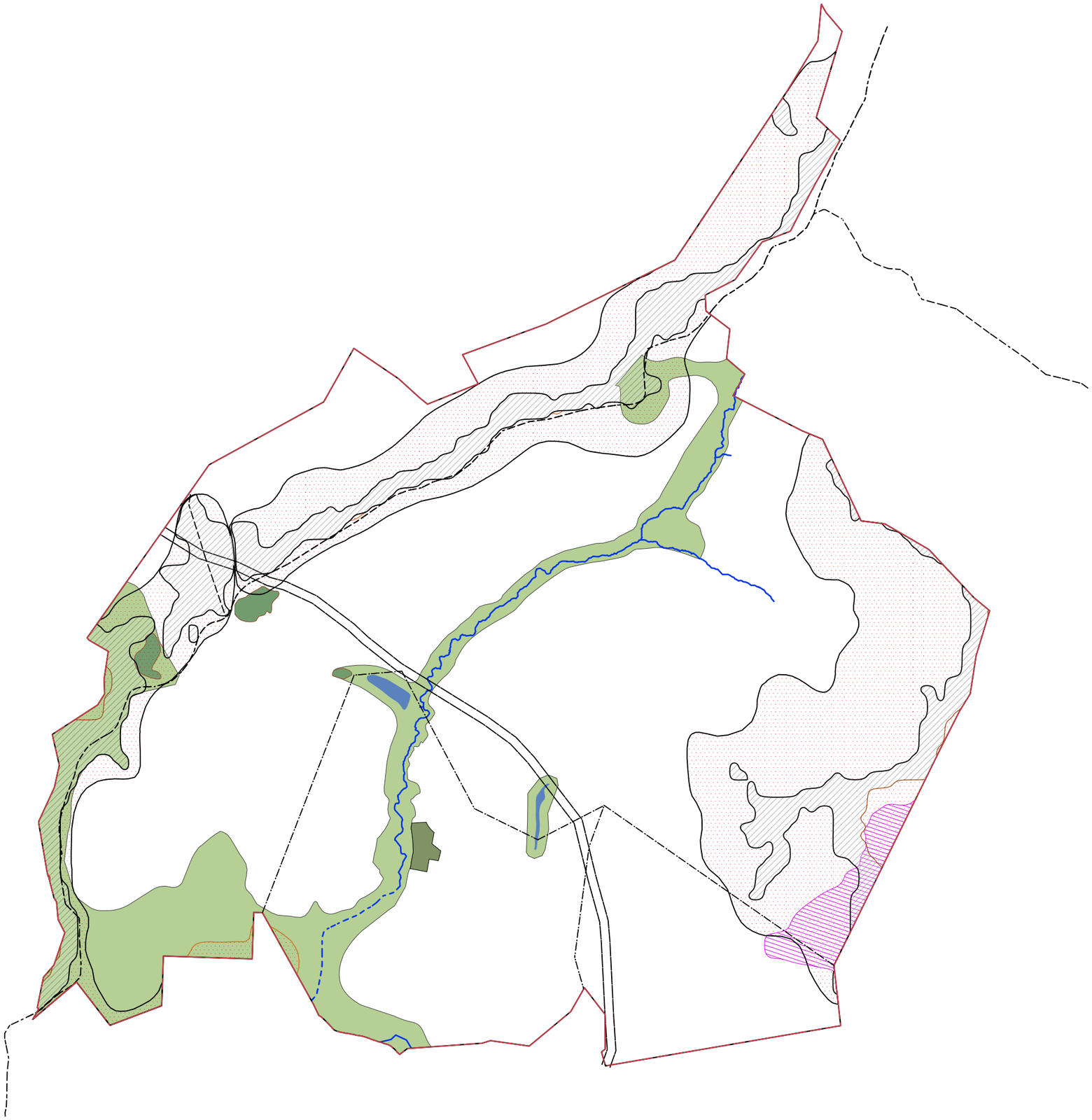


Proposed Structure Plan - Landscape Overlays



Legend

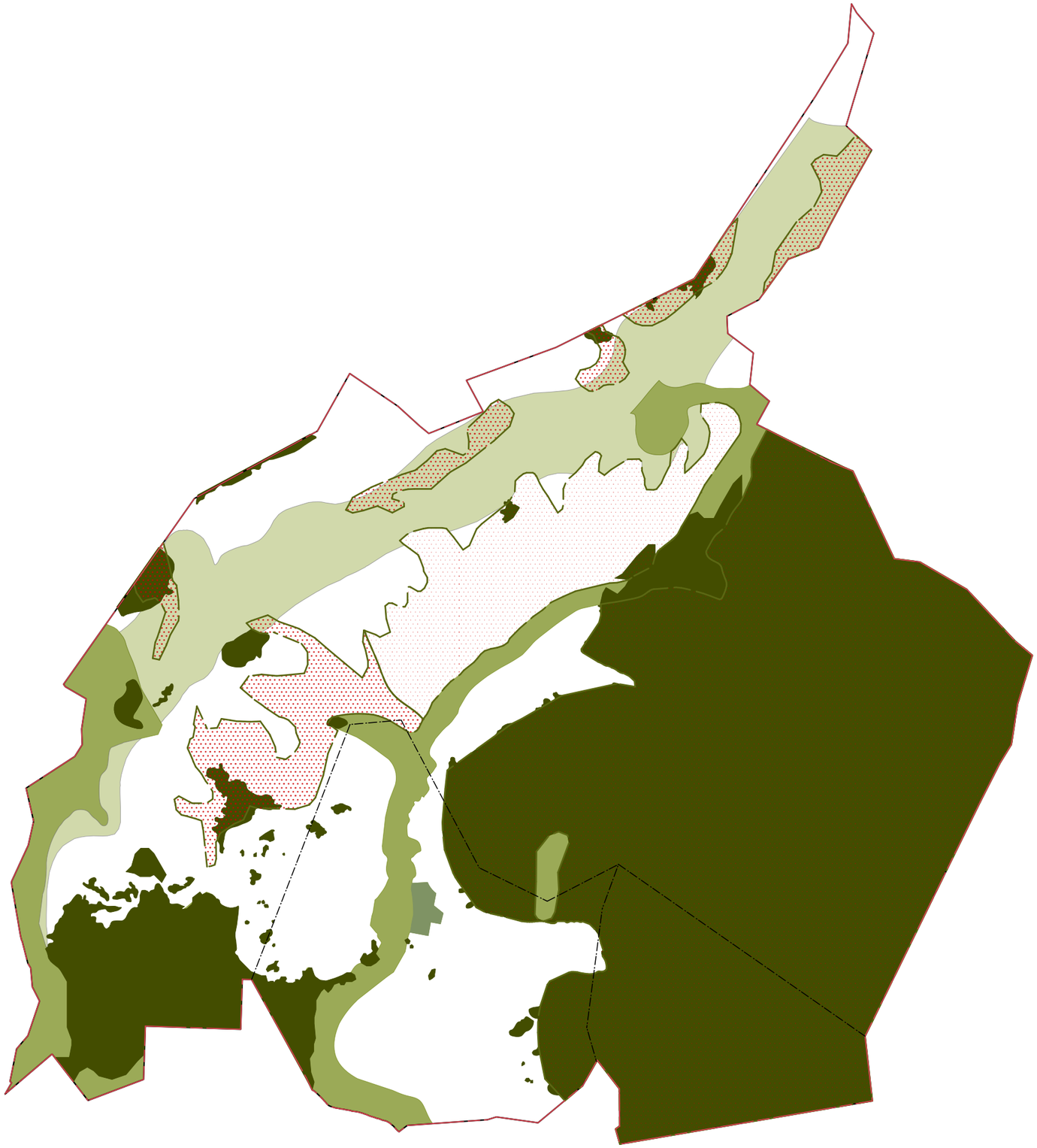
- Open Space Recreation Zone
- Neighborhood Reserve
- Skyline Area
- SNA Area
- Backdrop Area
- Kanuka Vegetation and Kahikatea Tree to be Protected
- Wetland
- Site Boundary
- Internal Cadastral Boundaries
- Network Tasman Limited Corridor - No Earthworks
- Malvern Hills and Botanical Hill Ridgeline
- Existing Stream
- Proposed Stream

Scale 1:10000@A3

Vegetation Overlay Plan

Legend

	Areas of Existing Vegetation Note: Existing vegegtaion as shown has been surveyed in the field and mapped using the latest drone survey information. Note, vegetation only surveyed in proposed residential zones.
	Open Space Recreation Zone (Contains existing vegetation and will also have areas of revegetation)
	Residential Green Overlay
	Revegetation Overlay In Rural Zone
	Backdrop and Skyline Area to have minimum 20% vegetation cover
	Neighborhood Reserve
	Development Area
	Site Boundary

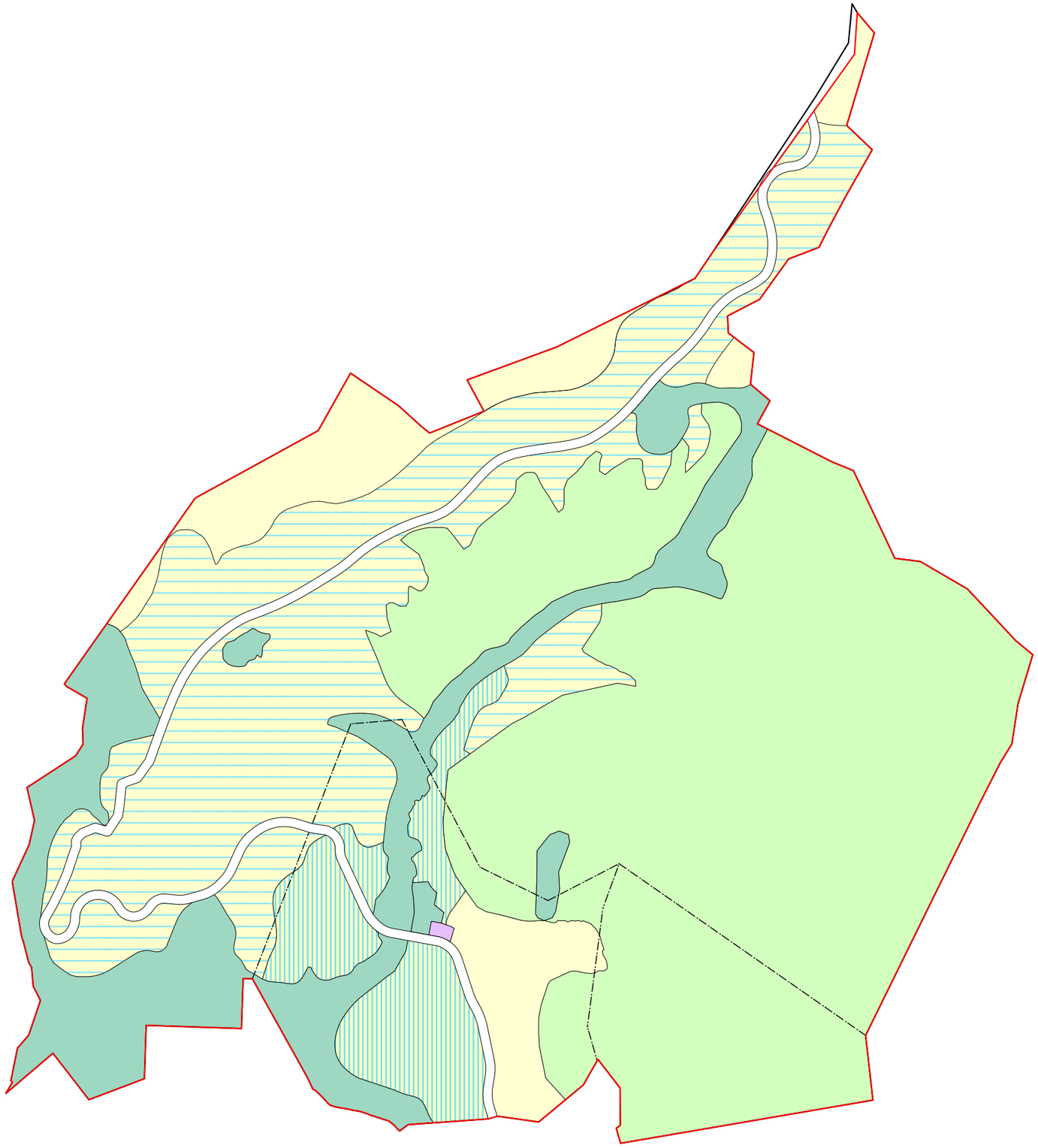


Scale 1:10000@A3

Proposed Zone Plan

Legend

	Residential Zone
	Residential Zone Higher Density Area
	Residential Zone Lower Density Area
	Open Space Recreation Zone
	Suburban Commercial Zone
	Rural Zone
	Boundary of Schedule X.
	Site Boundary
	Internal Cadastral Boundary



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Proposed Zone Plan In Context

PLANNING MAPS LEGEND
(RIGHT HAND MAPS ONLY)

NOTE 1: Zones are Represented on Right Hand Facing Sheet Only.
NOTE 2: Mean High Water Springs (MHWS) as shown on these Planning Maps are indictative only. Where rules in this Plan require MHWS to be located, This must be done by survey.

CAPITALS = ZONE

Lower Case = Areas Within Zone

ZONES

- RESIDENTIAL
  - Higher Density
  - Lower Density Area
  - Lower Density Area (Stoke)
- RURAL
  - Higher Density Small Holdings Area
  - Lower Density Small Holdings Area
- CONSERVATION
- INNER CITY-FRINGE
  - Intense Development Area
- INNER CITY -CENTRE
- SUBURBAN COMMERCIAL
  - Leisure Area
- INDUSTRIAL
  - Nayland Road South Industrial Area
- OPEN SPACE RECREATION

OVERLAYS

- Coastal Environment Overlay
- Landscape Overlay
- Scheduled Site (SEE Chapter 3 and Zone Chapters)
- View Shaft Overlay
- Scheduled Streets

HERITAGE OVERLAYS

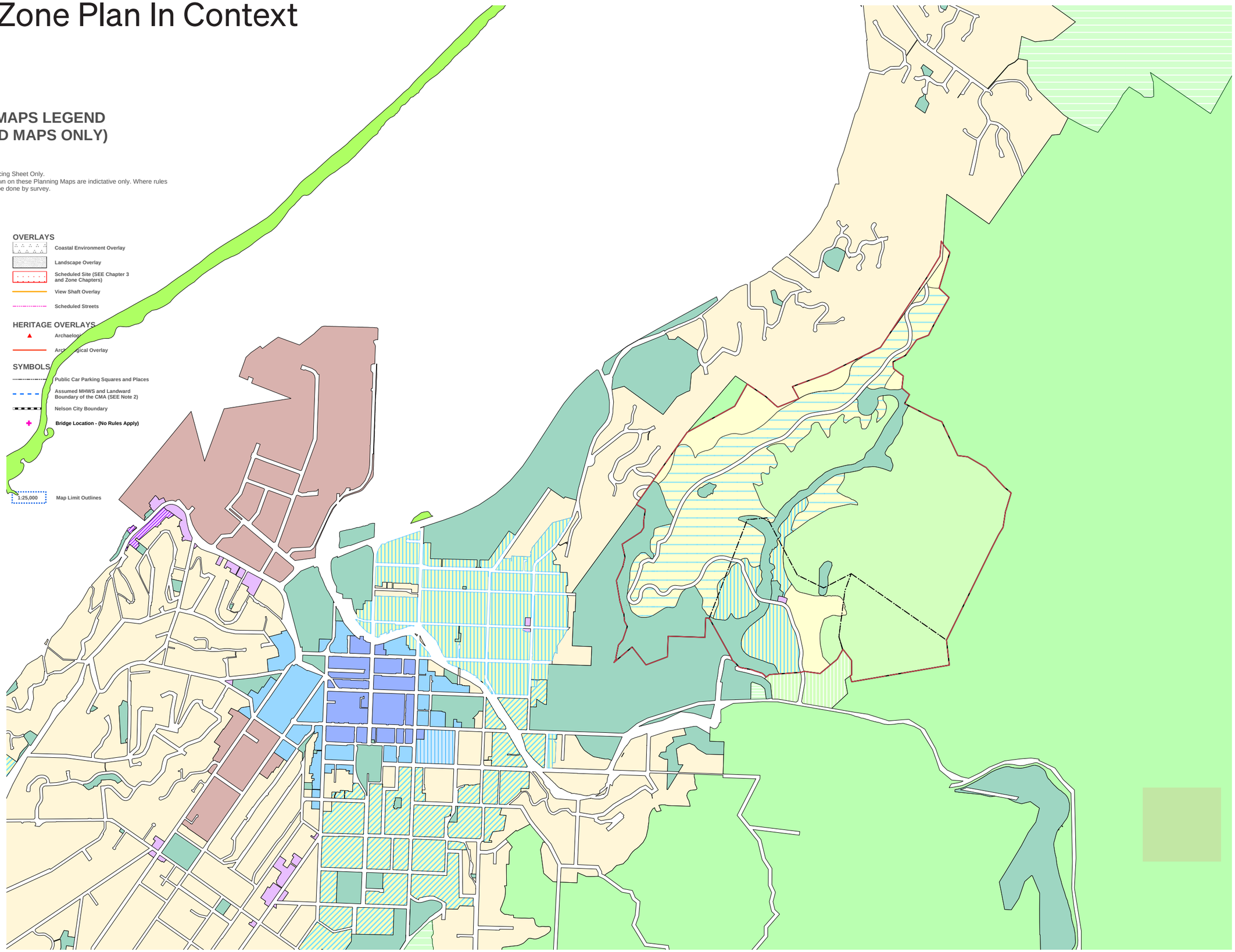
- Archaeologi
- Arch gical Overlay

SYMBOLS

- Public Car Parking Squares and Places
- Assumed MHWS and Landward Boundary of the CMA (SEE Note 2)
- Nelson City Boundary
- Bridge Location - (No Rules Apply)

MAP EXTENT SYMBOLS

- 1:2,500
- 1:5,000
- 1:10,000
- 1:25,000
- Map Limit Outlines



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