



Subdivision - The Clearing, Hurunui District Council  
Graphic Attachment to Landscape Assessment

25 October 2022

# Document Information

# Contents

<b>Project</b>
Subdivision - The Clearing
<b>Address</b>
Amberley Beach Road, Amberley
<b>Client</b>
Hurunui District Council
<b>Document</b>
Graphic Attachment to Landscape Assessment
<b>Status</b>
Provided to council
<b>Prepared By</b>
Rough Milne Mitchell Landscape Architects Ltd
Project Number: 22175
Author: Nikki Smetham

	<b>Page</b>
Site Design Master Plan	03
Site Location Map	04
Hurunui District Plan Map	05
Earthworks Plan	06
Visibility Map	07
Viewpoint Location Photographs	08-11
Stage 3 Scheme Plan	12
Stage 4 Scheme Plan	13
Stage 5&6 Scheme Plan	14

## Disclaimer

These plans and drawings have been produced as a result of information provided by the client and/or sourced by or provided to Rough Milne Mitchell Landscape Architects Limited (RMM) by a third party for the purposes of providing the services. No responsibility is taken by RMM for any liability or action arising from any incomplete or inaccurate information provided to RMM (whether from the client or a third party). These plans and drawings are provided to the client for the benefit and use by the client and for the purpose for which it is intended.

# site design | master plan

## proposed site layout

- A** Vehicle and pedestrian entrance to site off Carters Road (SH1)
- B** Layout plan of proposed residential subdivision (see Scheme Plan)
- C** Teviotts Drain to be developed and enhanced as a green space
- D** Public open green space and planting
- E** Planting proposed along rural and / or residential boundaries
- F** Stage 1-2 of development (see previous plans for details)
- G** Proposed playground to be designed
- H** Future lifestyle village development links and connections



## MASTERPLAN CONCEPT DESIGN DRAFT

### AMBERLEY SUBDIVISION

DRAWING STATUS		REVISION	<b>A</b>
<b>RESOURCE CONSENT</b>		05.05.22 - 1.0	
STAGE	DRAWN		
CONCEPT DESIGN	ANNE WILKINS (BLA)		
SCALE	DATE		
1:3500 @ A3	05.05.22		
JOB NO.	DWG NO.		
782013	AMBE-DRG-LA-101		

the clearing stage 3-6 | amberley

URBAN DESIGN | LANDSCAPE DESIGN | MASTER PLAN AMBERLEY | NOVO GROUP | 782013 | AW

novo group .19

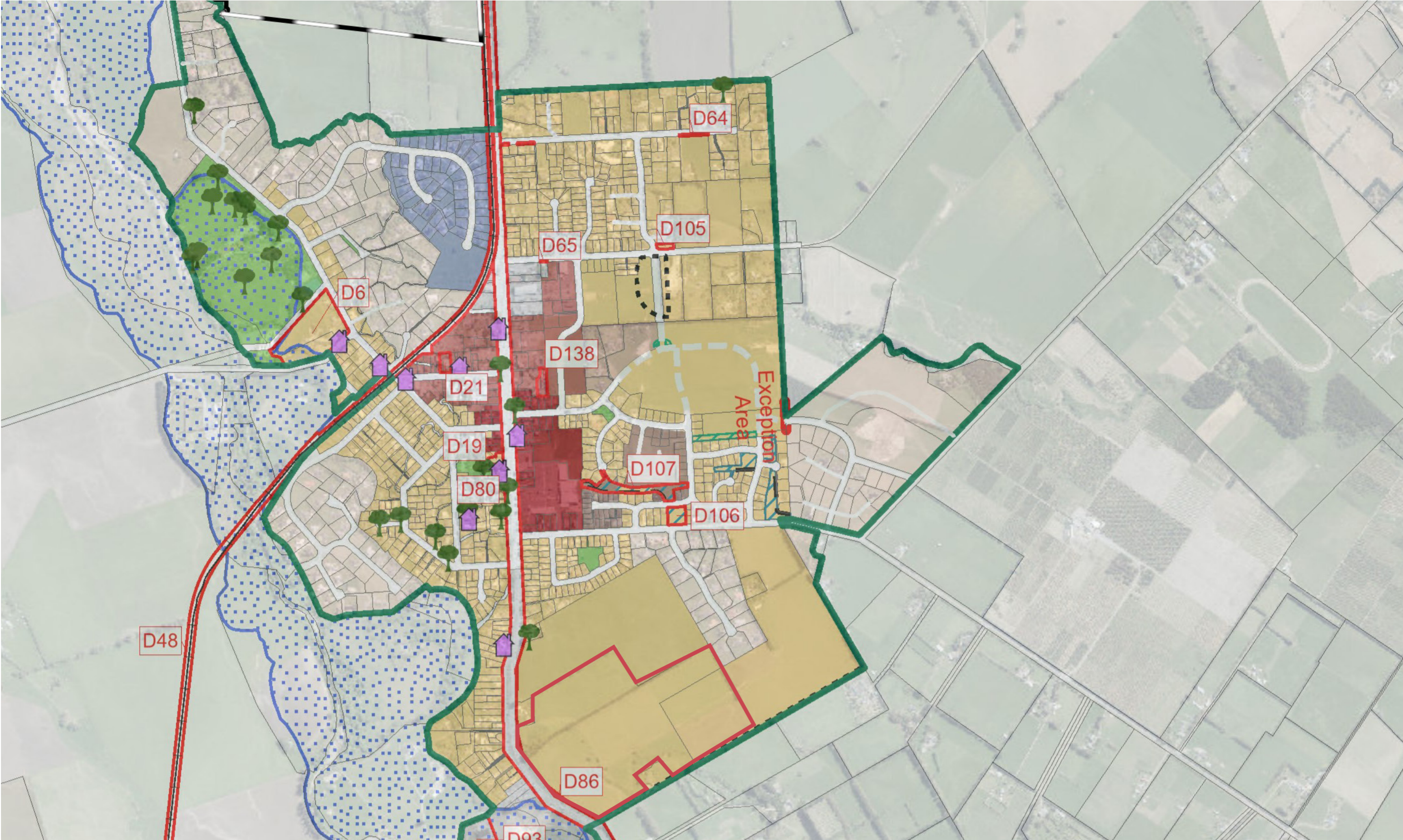
# Site Location Map

 Site



Not to Scale

# Hurunui District Plan Map



Not to Scale

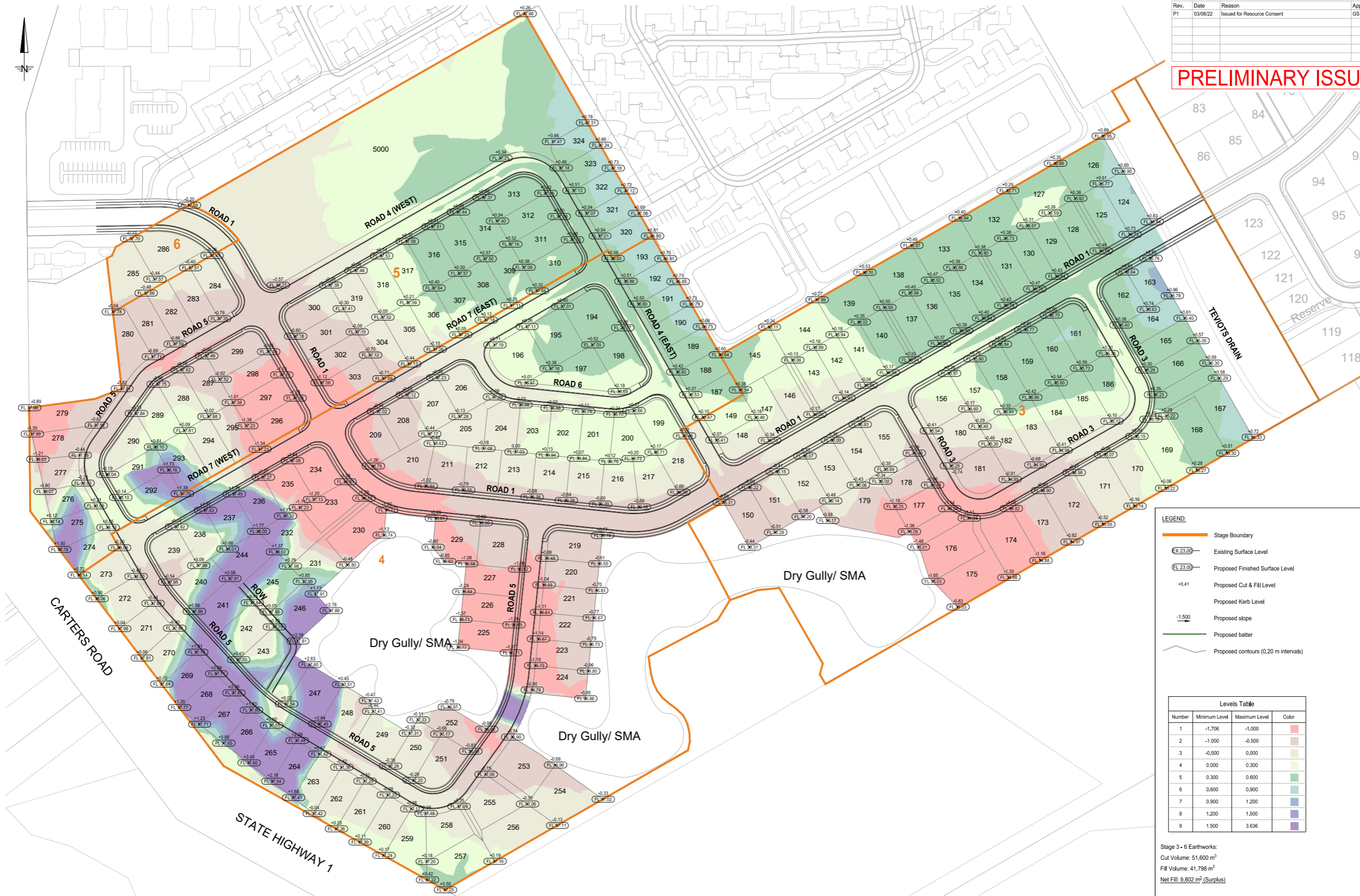
# Earthworks Plan

Disclaimer: This document shall only be reproduced in full with approval from a Davis Ogilvie engineer

Contractor to locate all existing services & verify all dimensions before commencing work

Rev. Pt	Date	Reason	Approved
P1	03/08/22	Issued for Resource Consent	GS

**PRELIMINARY ISSUE**



**LEGEND:**

- Stage Boundary
- Existing Surface Level (EL 23.00)
- Proposed Finished Surface Level (FL 23.00)
- Proposed Cut & Fill Level (+0.41)
- Proposed Kerb Level
- Proposed slope (-1:500)
- Proposed batter
- Proposed contours (0.20 m intervals)

Levels Table			
Number	Minimum Level	Maximum Level	Color
1	-1.706	-1.000	Red
2	-1.000	-0.500	Orange
3	-0.500	0.000	Yellow
4	0.000	0.300	Light Green
5	0.300	0.600	Green
6	0.600	0.900	Dark Green
7	0.900	1.200	Blue-Green
8	1.200	1.500	Blue
9	1.500	3.636	Purple

Stage 3 - 6 Earthworks:  
 Cut Volume: 51,600 m<sup>3</sup>  
 Fill Volume: 41,798 m<sup>3</sup>  
 Net Fill: 9,802 m<sup>3</sup> (Surplus)

CAD ref: 42542.Preliminary Earthworks

**do DAVIS OGILVIE**  
 ENGINEERS / SURVEYORS / PLANNERS

Davis Ogilvie & Partners Limited  
 Level 1, 24 Moorhouse Avenue, Addington, Christchurch 8140  
 Office 0800 999 333 Email hello@do.nz www.do.nz

**THE CLEARING - AMBERLEY BEACH ROAD, AMBERLEY  
 PROPOSED SUBDIVISION**

**PRELIMINARY DESIGN - STAGES 3 - 6  
 OVERALL EARTHWORKS PLAN**

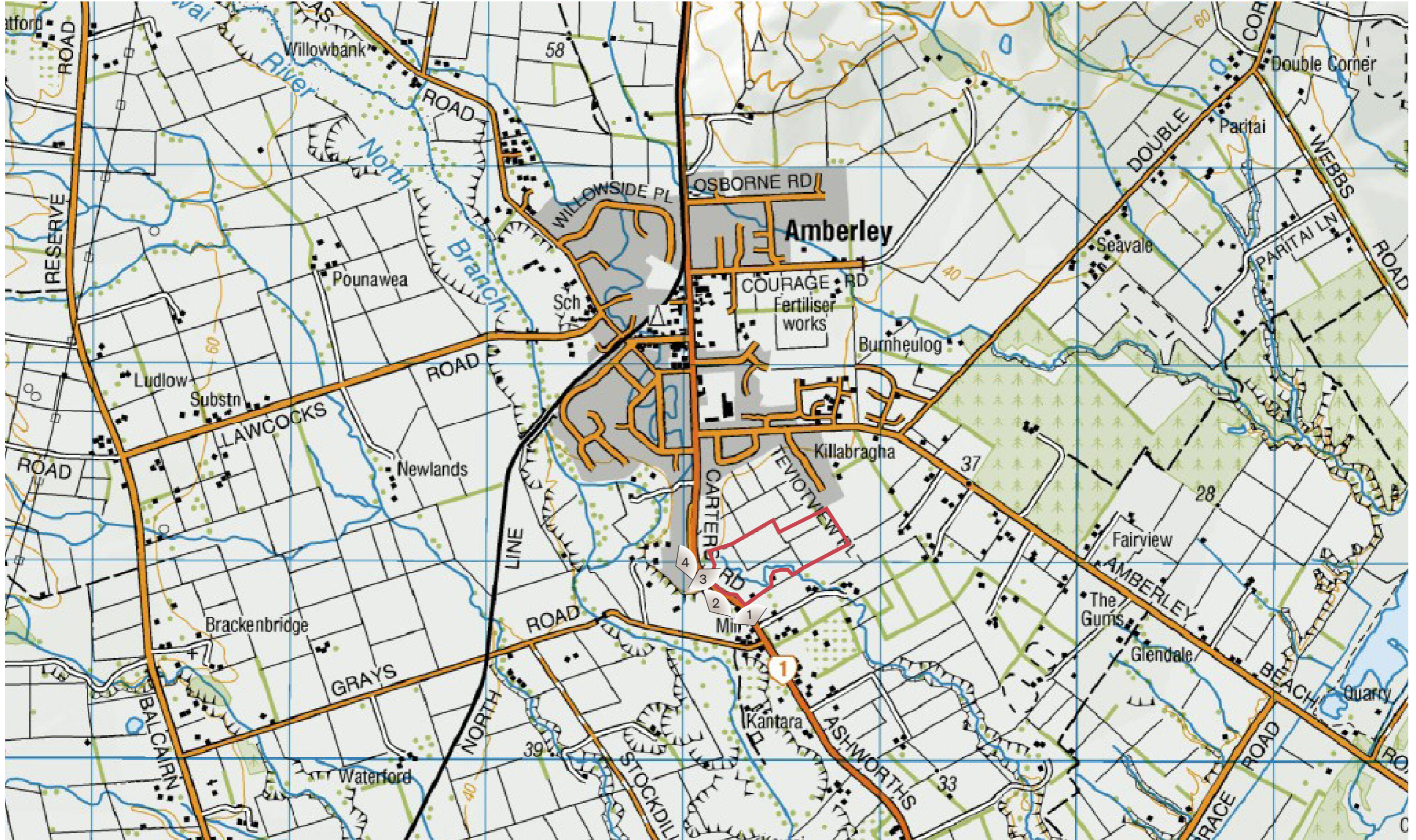
Design JW	Drawn JW	QA Check	Dwg No. P001
Scale @ A1 1:1000	Date 07/22	Job No. 41793	Rev. P1



Not to Scale

# Viewpoint Location Map

1 Viewpoint and direction of view



Not to Scale

# Viewpoint Location Photographs



Viewpoint 1. SH/Carters Road looking northeast  
Date: 23 August 2022 Time: Between 9:00am and 11:00am.



# Viewpoint Location Photographs



Viewpoint 2a. SH/Carters Road looking north-east  
Date: 23 August 2022 Time: Between 9:00am and 11:00am.



Viewpoint 2b. SH/Carters Road looking east-south  
Date: 23 August 2022 Time: Between 9:00am and 11:00am.

# Viewpoint Location Photographs



Viewpoint 3. SH/Carters Road looking south along site frontage  
Date: 23 August 2022 Time: Between 9:00am and 11:00am.



Viewpoint 4. SH/Carters Road looking east  
Date: 23 August 2022 Time: Between 9:00am and 11:00am.

# Viewpoint Location Photographs



Photograph 1 - The site looking east  
Date: 23 August 2022 Time: Between 9:00am and 11:00am.



Photograph 2 - The site looking north-east  
Date: 23 August 2022 Time: Between 9:00am and 11:00am.

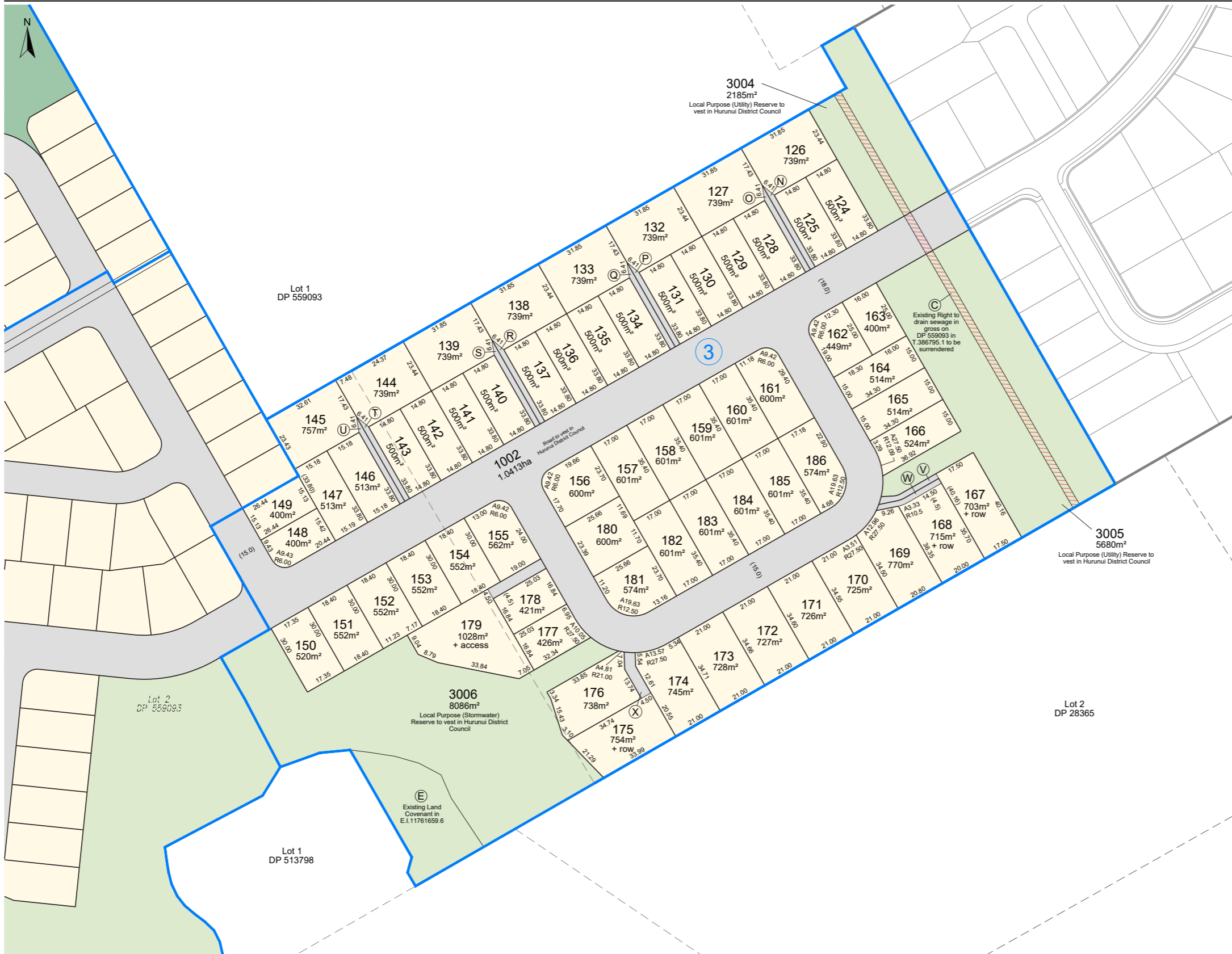


Photograph 3 - The site looking east  
Date: 23 August 2022 Time: Between 9:00am and 11:00am.

# Stage 3 Scheme Plan

Disclaimer: This document shall only be reproduced in full with approval from a Davis Ogilvie engineer

contractor to locate all existing services & verify all dimensions before commencing work



/ issue	/ date	/ reason	/ approved
C	05/22	Scheme Plan	RB

Lot 2 DP 559093  
 RT: 983583  
 Owner(s): Hurunui Developments Limited  
 Area: 15.0166ha more or less  
 Lot 3 DP 559093 (Lot 4000 Stage 2 RC210185)  
 RT: 983584  
 Owner(s): UWC Limited  
 Area: 17.7178ha more or less (4.8635 ha subject to survey)

Areas and dimensions are subject to survey. For residential lots with access legs, the area shown is the net site area. A full assessment of easements will be undertaken upon completion of the survey and engineering design. This may result in additional easements to those already shown.

Lot 2 DP 559093, RT 983583 is subject to Land Covenant in Covenant Instrument 11761659.6, Easement Instrument 10309925.5 (affects part formerly Lot 2 DP 491923); 946298 Notice declaring No 1 State Highway adjoining the land to be a Limited Access Road; Consent Notice pursuant to Section 221 Resource Management Act 1991 in 6330155.3 (affects part formerly Lot 1 DP 382581) and Variation of Consent Notice 6330155.3 in 7378702.2; Compensation Certificate 5245051.1; Subject to a right to drain sewage over 'ZD' on DP 559093 in E.I.10309925.4 and right (in gross) to drain sewage over 'B' on DP 559093 in E.I.10309925.3.

Lot 3 DP 559093, RT 983584 is subject to Land Covenant in Easement Instrument 10311979.3

Easements to be surrendered shown:  
 B, C and ZD on DP 559093; created by Transfer 386795.1 and Easement Instruments 10309925.3 & 10311979.2.

Lots 124-324 - Residential Lots (201)  
 Lot 602 - Legal Access Lot  
 Lots 1002-1007 - Roads to Vest in Hurunui District Council  
 Lots 3004 - 3008 - Local Purpose Reserves to Vest in Hurunui District Council  
 Lot 5000 - Balance Land Parcel

MEMORANDUM OF EASEMENTS			
NATURE	BURDENED LAND LOT NO / SHOWN	BENEFITED LAND / GRANTEE	
RIGHT OF WAY, RIGHT TO DRAIN SEWAGE & WATER, RIGHT TO CONVEY WATER, ELECTRICITY & TELECOMMUNICATIONS	126	N	Lot 127
	127	O	Lot 126
	132	P	Lot 133
	133	Q	Lot 132
	138	R	Lot 139
	139	S	Lot 138
	144	T	Lot 145
	145	U	Lot 144
	167	V	Lot 168
	168	W	Lot 167
	175	X	Lot 176
	RIGHT TO CONVEY TELECOMMUNICATIONS IN GROSS	126	N
127		O	
132		P	
133		Q	
138		R	
139		S	
144		T	
145		U	
167		V	
168		W	
175		X	

Acoustic bund/fence area

CAD ref: 42542 - Scheme Plan (301B) - Stages 3-5.dwg

**do DAVIS OGILVIE**  
 ENGINEERS / SURVEYORS / PLANNERS  
 Davis Ogilvie & Partners Limited  
 Level 1, 24 Moorhouse Avenue, Addington, Christchurch 8140  
 Office 0800 999 333 Email hello@do.nz  
 www.do.nz



Proposed Subdivision of Lots 2 & 3 DP 559093 (Lot 4000 Stage 2 RC210285)  
**The Clearing - Stage 3 Scheme Plan**

**UWC Limited**

/ design	/ drawn	/ QA check	/ dwg
JW/BL	JW/RG	JW/TL	302
/ scale eA1	/ date	/ file	/ issue
1:750@A1	02/22	42542	C
1:1500@A3			

# Stage 4 Scheme Plan

Disclaimer: This document shall only be reproduced in full with approval from a Davis Ogilvie engineer

contractor to locate all existing services & verify all dimensions before commencing work



/ issue	/ date	/ reason	/ approved
C	05/22	Stage 6 added	RB

Lot 2 DP 559093  
 RT: 983583  
 Owner(s): Hurunui Developments Limited  
 Area: 15,0166ha more or less  
 Lot 3 DP 559093 (Lot 4000 Stage 2 RC210185)  
 RT: 983584  
 Owner(s): UWC Limited  
 Area: 17,7178ha more or less (4.8635 ha subject to survey)

Areas and dimensions are subject to survey. For residential lots with access legs, the area shown is the net site area. A full assessment of easements will be undertaken upon completion of the survey and engineering design. This may result in additional easements to those already shown.

Lot 2 DP 559093, RT 983583 is subject to Land Covenant in Covenant Instrument **11761659.6**, Easement Instrument **10309925.5** (affects part formerly Lot 2 DP 491923); **946298** Notice declaring No.1 State Highway adjoining the land to be a Limited Access Road; Consent Notice pursuant to Section 221 Resource Management Act 1991 in **6330155.3** (affects part formerly Lot 1 DP 382581) and Variation of Consent Notice 6330155.3 in **7378702.2**; Compensation Certificate **5245051.1**; Subject to a right to drain sewage over 'ZD' on DP 559093 in E.I.10309925.4 and right (in gross) to drain sewage over 'B' on DP 559093 in E.I.10309925.3.

Lot 3 DP 559093, RT 983584 is subject to Land Covenant in Easement Instrument **10311979.3**

Easements to be surrendered shown:  
 B, C and ZD on DP 559093; created by Transfer **386795.1** and Easement Instruments **10309925.3** & **10311979.2**.

Lots 124-324 - Residential Lots (201)  
 Lot 602 - Legal Access Lot  
 Lots 1002-1007 - Roads to Vest in Hurunui District Council  
 Lots 3004 - 3008 - Local Purpose Reserves to Vest in Hurunui District Council  
 Lot 5000 - Balance Land Parcel

MEMORANDUM OF EASEMENTS			
NATURE	BURDENED LAND LOT NO SHOWN	BENEFITED LAND / GRANTEE	
RIGHT OF WAY, RIGHT TO DRAIN SEWAGE & WATER, RIGHT TO CONVEY WATER, ELECTRICITY & TELECOMMUNICATIONS	231	Y	Lot 232
	232	Z	Lot 231
	602	AA	Lots 244-246
	256	AB	Lot 257
RIGHT TO DRAIN SEWAGE IN GROSS	257	AC	Lot 256
	273	AD	HURUNUI DISTRICT COUNCIL
RIGHT TO CONVEY TELECOMMUNICATIONS IN GROSS	231	Y	CHORUS NEW ZEALAND LIMITED
	232	Z	
	602	AA	
	256	AB	
	257	AC	

**AMALGAMATION CONDITIONS**  
 - That Lot 602 (Legal Access) hereon be held as to three undivided one-third shares by the owners of Lots 244, 245, and 246 hereon as tenants in common in the said shares and that individual Records of Title issued in accordance therewith.

Acoustic bund/fence area

CAD ref: 42542 - Scheme Plan (301B) - Stages 3-5.dwg

**do DAVIS OGILVIE**  
 ENGINEERS / SURVEYORS / PLANNERS

Davis Ogilvie & Partners Limited  
 Level 11, 24 Moorhouse Avenue, Addington, Christchurch 8140  
 Office 0800 999 333 Email hello@do.nz  
 www.do.nz



Proposed Subdivision of Lots 2 & 3 DP 559093 (Lot 4000 Stage 2 RC210285)  
**The Clearing - Stage 4 Scheme Plan**

UWC Limited

/ design	/ drawn	/ QA check	/ dwg
JW/BL	JW/RG	JW/TL	<b>303</b>
/ scale eA1	/ date	/ file	/ issue
1:750@A1	02/22	42542	<b>C</b>
1:1500@A3			

# Stage 5&6 Scheme Plan

Disclaimer: This document shall only be reproduced in full with approval from a Davis Ogilvie engineer

contractor to locate all existing services & verify all dimensions before commencing work



/ issue	/ date	/ reason	/ approved
C	05/22	Stage 6 added	RB

Lot 2 DP 559093  
 RT: 983583  
 Owner(s): Hurunui Developments Limited  
 Area: 15.0166ha more or less  
 Lot 3 DP 559093 (Lot 4000 Stage 2 RC210185)  
 RT: 983584  
 Owner(s): UWC Limited  
 Area: 17.7178ha more or less (4.8635 ha subject to survey)

Areas and dimensions are subject to survey. For residential lots with access legs, the area shown is the net site area. A full assessment of easements will be undertaken upon completion of the survey and engineering design. This may result in additional easements to those already shown.

Lot 2 DP 559093, RT 983583 is subject to Land Covenant in Covenant Instrument 11761659.6, Easement Instrument 10309925.5 (affects part formerly Lot 2 DP 491923); 946298 Notice declaring No 1 State Highway adjoining the land to be a Limited Access Road; Consent Notice pursuant to Section 221 Resource Management Act 1991 in 6330155.3 (affects part formerly Lot 1 DP 382581) and Variation of Consent Notice 6330155.3 in 7378702.2; Compensation Certificate 5245051.1; Subject to a right to drain sewage over 'ZD' on DP 559093 in E.I.10309925.4 and right (in gross) to drain sewage over 'B' on DP 559093 in E.I.10309925.3.

Lot 3 DP 559093, RT 983584 is subject to Land Covenant in Easement Instrument 10311979.3

Easements to be surrendered shown:  
 B, C and ZD on DP 559093; created by Transfer 386795.1 and Easement Instruments 10309925.3 & 10311979.2.

Lots 124-324 - Residential Lots (201)  
 Lot 602 - Legal Access Lot  
 Lots 1002-1007 - Roads to Vest in Hurunui District Council  
 Lots 3004 - 3008 - Local Purpose Reserves to Vest in Hurunui District Council  
 Lot 5000 - Balance Land Parcel

MEMORANDUM OF EASEMENTS			
NATURE	BURDENED LAND LOT NO	SHOWN	BENEFITED LAND/GRANTEE
RIGHT OF WAY, RIGHT TO DRAIN SEWAGE & WATER, RIGHT TO CONVEY WATER ELECTRICITY & TELECOMMUNICATIONS	5000	AF	Lot 324
RIGHT TO DRAIN SEWAGE IN GROSS	273	AD	HURUNUI DISTRICT COUNCIL
	279	AE	

Acoustic bund/fence area

CAD ref: 42542 - Scheme Plan (301B) - Stages 3-5.dwg

**do DAVIS OGILVIE**  
 ENGINEERS / SURVEYORS / PLANNERS  
 Davis Ogilvie & Partners Limited  
 Level 1, 24 Moorhouse Avenue, Addington, Christchurch 8140  
 Office 0800 999 333 Email hello@do.co.nz  
 www.do.co.nz



Proposed Subdivision of Lots 2 & 3 DP 559093 (Lot 4000 Stage 2 RC210285)  
**The Clearing - Stage 5 & 6 Scheme Plan**

**UWC Limited**

/ design	/ drawn	/ QA check	/ dwg
JW/BL	JW/RG	JW/TL	304
/ scale eA1	/ date	/ file	/ issue
1:750@A1	02/22	42542	C
1:1500@A3			

ROUGH MILNE MITCHELL  
LANDSCAPE ARCHITECTS

**Christchurch**  
Level Two, 69 Cambridge Terrace  
Christchurch 8013  
PO Box 3764 Christchurch 8140

info@rmmla.co.nz  
+64 3 366 3268

**Auckland**  
Level Two, 139 Victoria Street West  
Auckland CBD, Auckland 1010

info@rmmla.co.nz

**Dunedin**  
42 Stuart Street, Dunedin 9054

info@rmmla.co.nz  
+64 3 477 2030

**Wānaka**  
Level One, 24 Dungarvon Street,  
Wānaka 9305  
PO Box 349, Wānaka 9343

info@rmmla.co.nz  
+64 3 974 7940

**Nelson**  
Level One, 3 Haven Road,  
Nelson 7010

info@rmmla.co.nz

**RMML**

rmmla.co.nz