



WHISPER CREEK, OURUHIA - PLAN CHANGE

APPENDIX TWO - GRAPHIC ATTACHMENT - URBAN DESIGN AND LANDSCAPE

FOR LMM INVESTMENTS LIMITED

PROJECT NO. 2024_211 | 27 AUGUST 2025 | REVISION J

WHISPER CREEK, OURUHIA | PLAN CHANGE

Project no: 2024_211
Document title: Graphic Supplement - Urban Design and Landscape
Revision: J
Date: 27 August 2025
Client name: LMM Investments Limited

Author: Anca Belu | Zoe Hughes | Nika Kent | Jeremy Ross

File name: 2024_211 Whisper Creek Plan Change - Appendix 2 - Graphic Attachment - Urban Design and Landscape_J

DOCUMENT HISTORY AND STATUS

REVISION	DATE	DESCRIPTION	BY	REVIEW	APPROVED
A	28/04/2025	Issue for Comment	AB	DCM	DCM
B	30/04/2025	Response to Comments	NK	DCM	DCM
C	1/05/2025	Response to Comments	NK	DCM	DCM
D	13/05/2025	Addition of drain to ODP	AB	DCM	DCM
E	13/05/2025	Addition of proposed zoning map	NK	DCM	DCM
F	17/06/2025	RFI Response	AB	DCM	DCM
G	1/07/2025	Recreational Area Updates	AB	DCM	DCM
H	4/07/2025	Minor Updates	AB	DCM	DCM
I	7/07/2025	Addition of Ownership Plan	AB	DCM	DCM
J	27/08/2025	Changes to Proposed ODP	JR	DCM	DCM



DCM URBAN DESIGN LIMITED

10/245 St Asaph Street, Ōtautahi / Christchurch, 8011
Level 1, 17 Garrett Street, Te Whanganui-a-Tara / Wellington, 6011
Level 4 / 1 Bond Street - Ōtepoti / Dunedin 9016

COPYRIGHT: The concepts and information contained in this document are the property of DCM Urban Design Limited. Use or copying of this document in whole or in part without the written permission of DCM Urban Design Limited constitutes an infringement of copyright.

CONTENTS

1.0	CONTEXT	
	PROXIMITY PLAN	2
	DISTRICT PLAN CONTEXT	3
	CONNECTIVITY MAP	4
	EXISTING AND PROPOSED OUTLINE DEVELOPMENT PLANS	5
	EXISTING AND PROPOSED DISTRICT PLAN ZONING	6
	QUALIFYING MATTERS - EXISTING AND PROPOSED OWNERSHIP PLAN	7
		8
2.0	PROPOSAL	
	PROPOSED OUTLINE DEVELOPMENT PLAN	10
	CONCEPT MASTERPLAN	11
	PERSPECTIVES	12-14
	BOUNDARY INTERFACES	15
3.0	LANDSCAPE ASSESSMENT	
	INDICATIVE SCHEME PLAN BY DLS	17
	CHARACTER AND VIEWPOINT PHOTO LOCATIONS	18
	CONTEXT - CHARACTER PHOTOS	19
	VP1 - VIEW NORTH FROM 143 LOWER STYX ROAD	20
	VP2 - VIEW NORTHWEST FROM 218 LOWER STYX ROAD	21
	VP3 - VIEW SOUTHWEST FROM 286 LOWER STYX ROAD	22
	VP4 - VIEW WEST FROM LOWER STYX - HEYDERS ROAD INTERSECTION	23
	VP5 - VIEW SOUTH FROM 287 SPENCERVILLE ROAD	24
	VP6 - VIEW SOUTH FROM 247 SPENCERVILLE ROAD	25
	VP7 - VIEW EAST FROM SPENCERVILLE - TURNERS ROAD INTERSECTION	26
	VP8 - VIEW EAST FROM TURNERS - TEAPES ROAD INTERSECTION	27

1.0

CONTEXT

2

PROXIMITY PLAN

3

DISTRICT PLAN CONTEXT

4

CONNECTIVITY MAP

5

EXISTING AND PROPOSED OUTLINE DEVELOPMENT PLANS

6

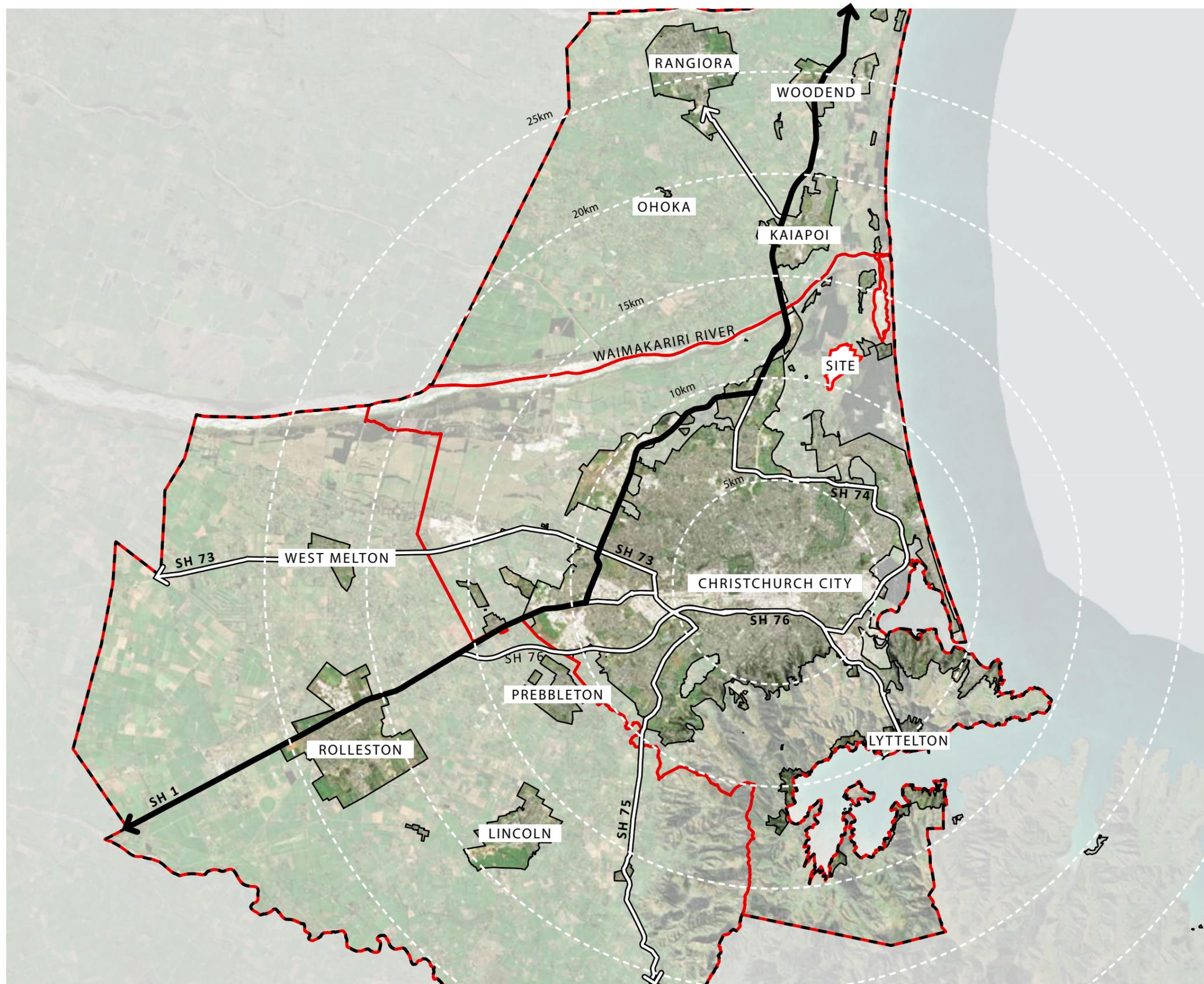
EXISTING AND PROPOSED DISTRICT PLAN ZONING

7

OWNERSHIP PLAN

LEGEND

- Plan change area boundary (SITE)
- Urban Growth Boundary
- 5km circles from Cathedral Square
- State highways
- State Highway 1
- Greater Christchurch boundary
- Christchurch District boundary



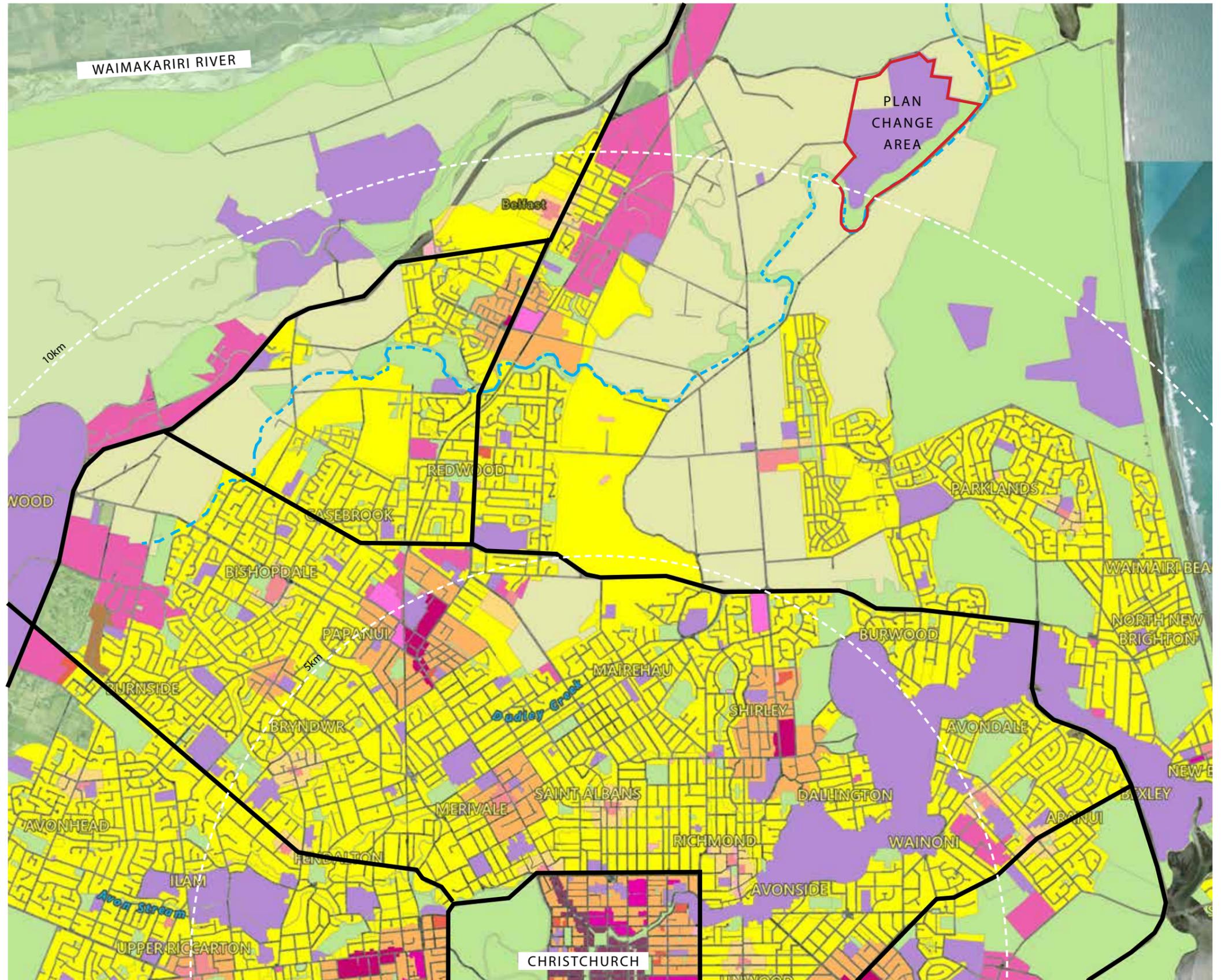
A. PROXIMITY PLAN (1:200,000 @ A3)

PROXIMITY PLAN



LEGEND

- Plan change area boundary
- 5km circles from Cathedral Square
- Major arterial roads
- Source to sea pathway
- Residential Suburban Zone
- Medium Density Residential Zone
- High Density Residential Zone
- Local Centre Zone
- Large Format Retail Zone
- Town Centre Zone
- Specific Purpose Zone
- City Centre Zone
- Residential Visitor Accommodation
- Open Space Zone



A. CONTEXT MAP (1:50,000 @ A3)

DISTRICT PLAN CONTEXT

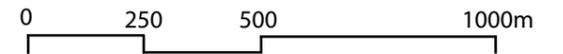


LEGEND

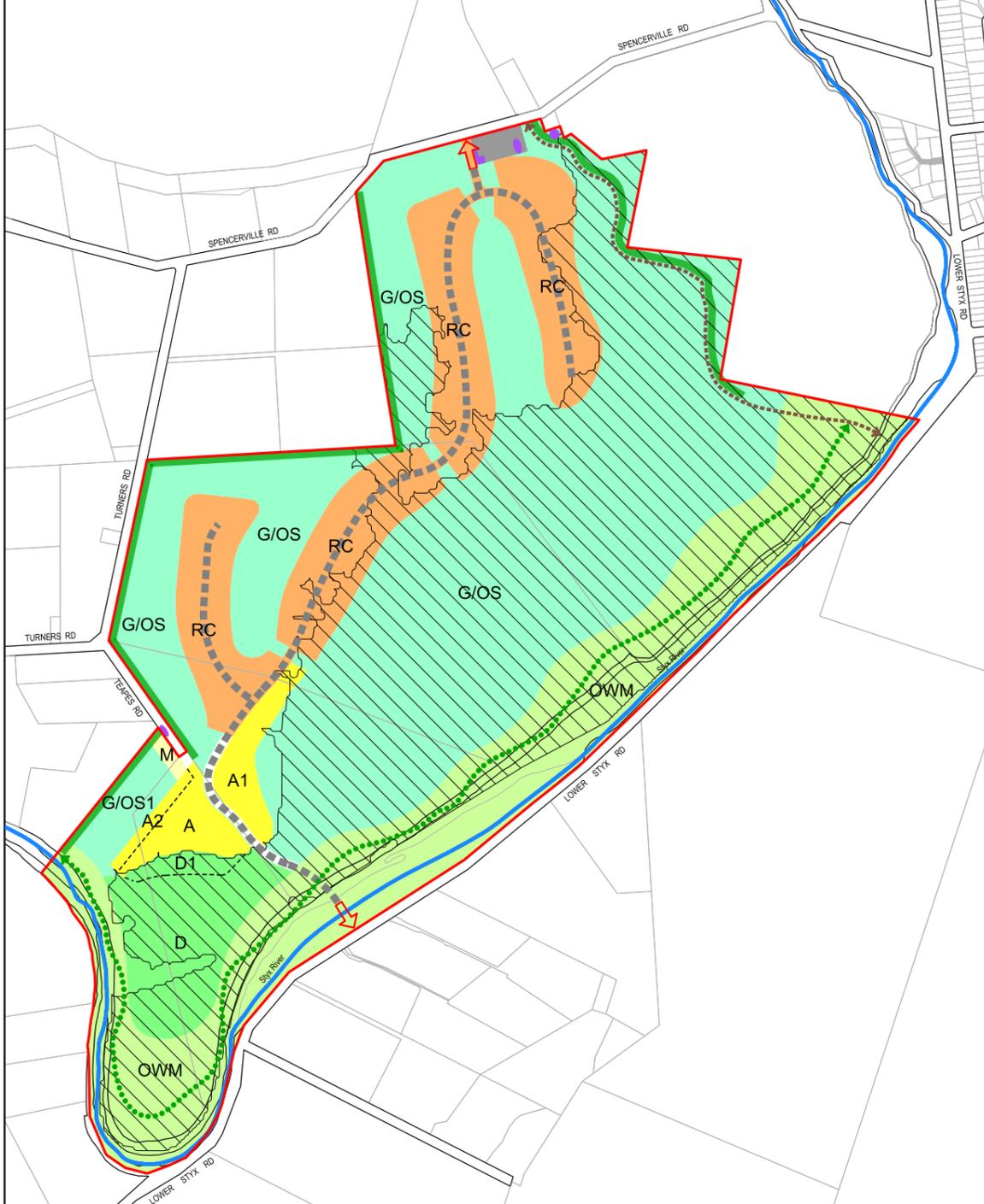
- - • Plan change area boundary
- A Ouruhia Model School
- B Waitikiri Golf Club
- C Spencerville Community Hub
- D Spencerville Playcentre
- Parks
- CCC Walking Tracks
- Future Connections Required
- * Marshland and Turners Road Intersection



A. CONNECTIVITY MAP (1:15,000 @ A3)

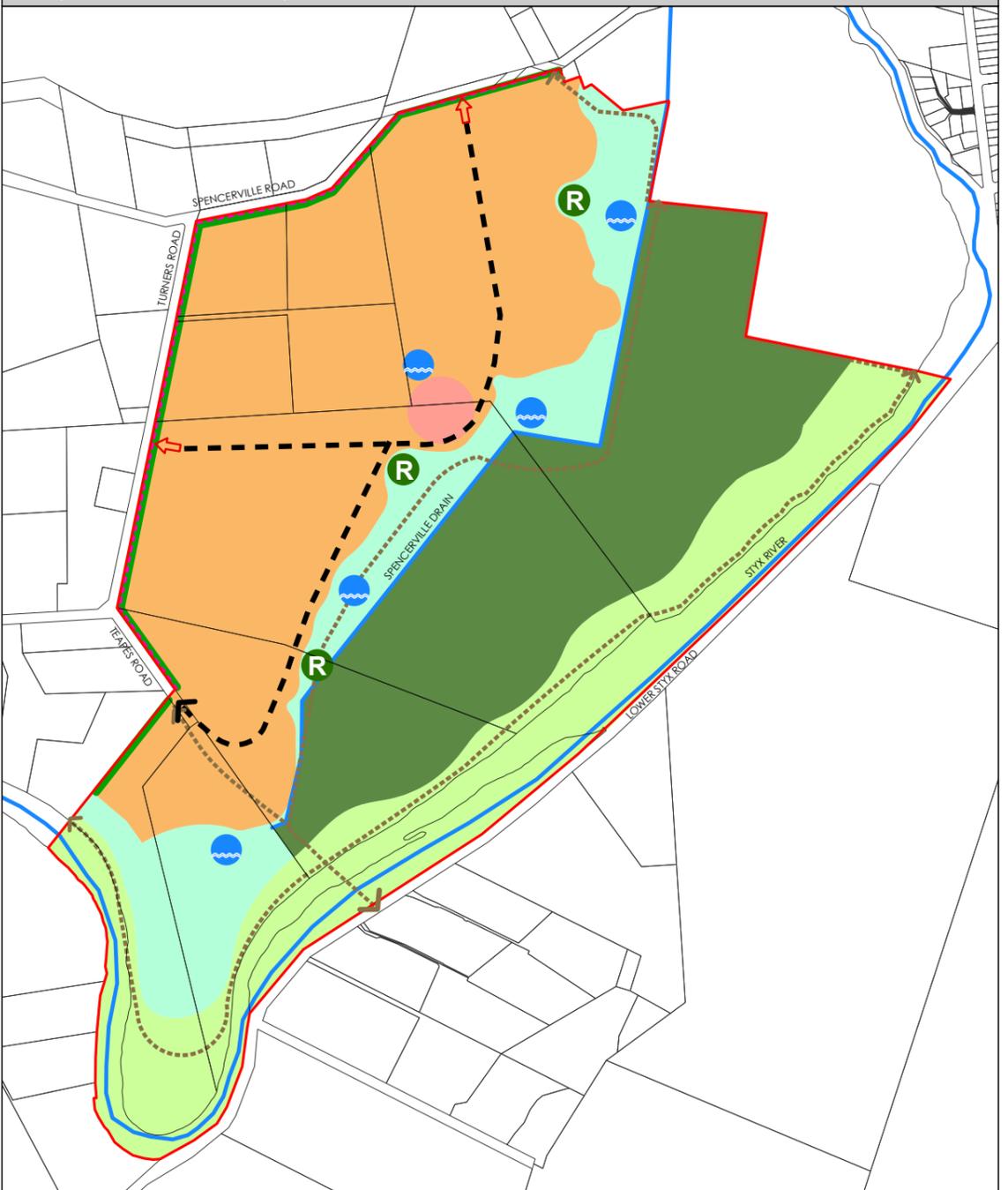


CONNECTIVITY MAP



KEY Development plan boundary Existing river Lower Styx Flood Ponding Area Road access point Local road Pedestrian / cycle link / route Bridleway route Proposed boundary planting		Existing vegetation to be retained Existing house to be retained within a separate lot Activity Areas Academy Academy Clubhouse Carpark Exclusion Area Golf Course / Open Space		Activity Areas continued Golf Course / Open Space (Limited to use for turf nursery, chipping and putting greens) Resort Community Driving Range Driving Range Building Location Maintenance Area Open Space Water and Margins Zone		Scale (m) A3 at 1:7,500 Technical Services and Design Christchurch City Council Map: 03/04701.dgn Date: 20/11/2017	
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--------------------------------------------------------------------------------------------------------------------------------	--

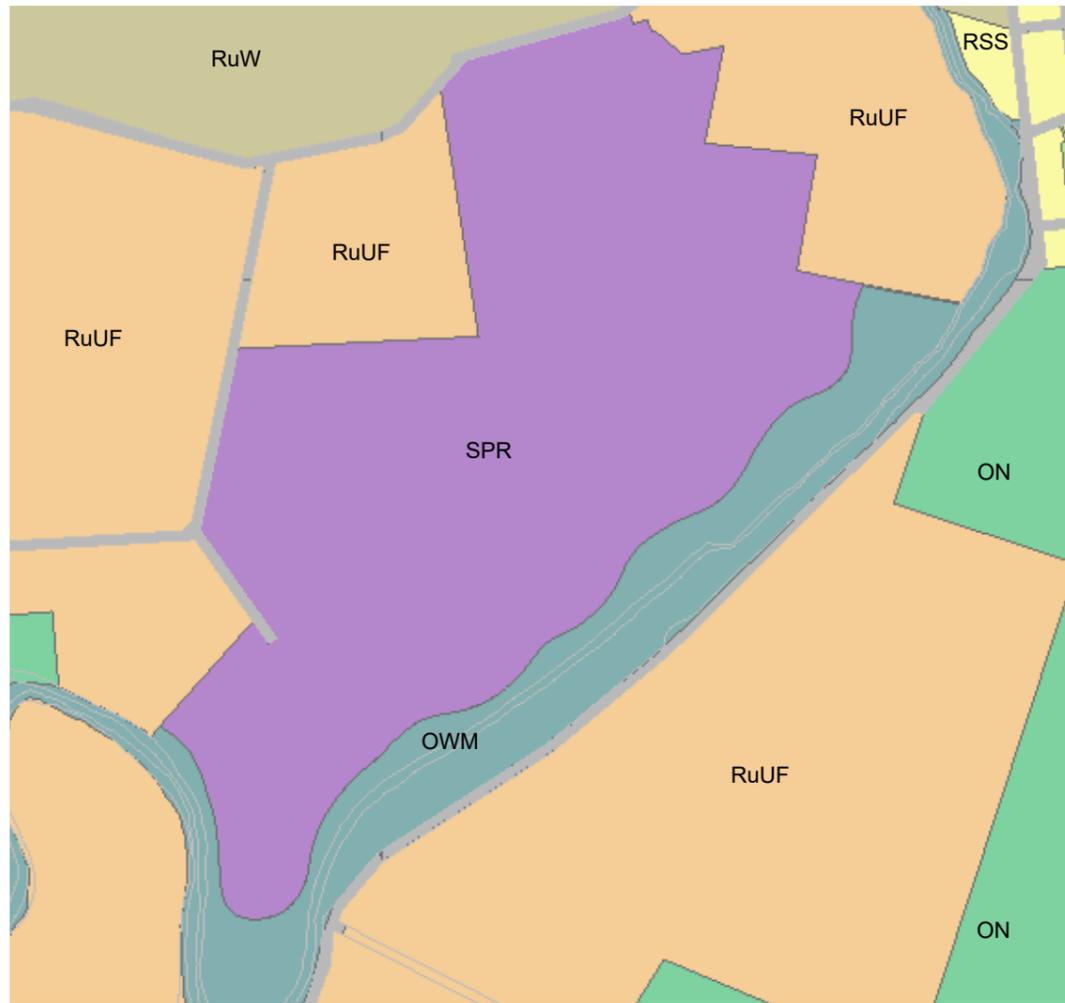
A. EXISTING OUTLINE DEVELOPMENT PLAN (NTS)



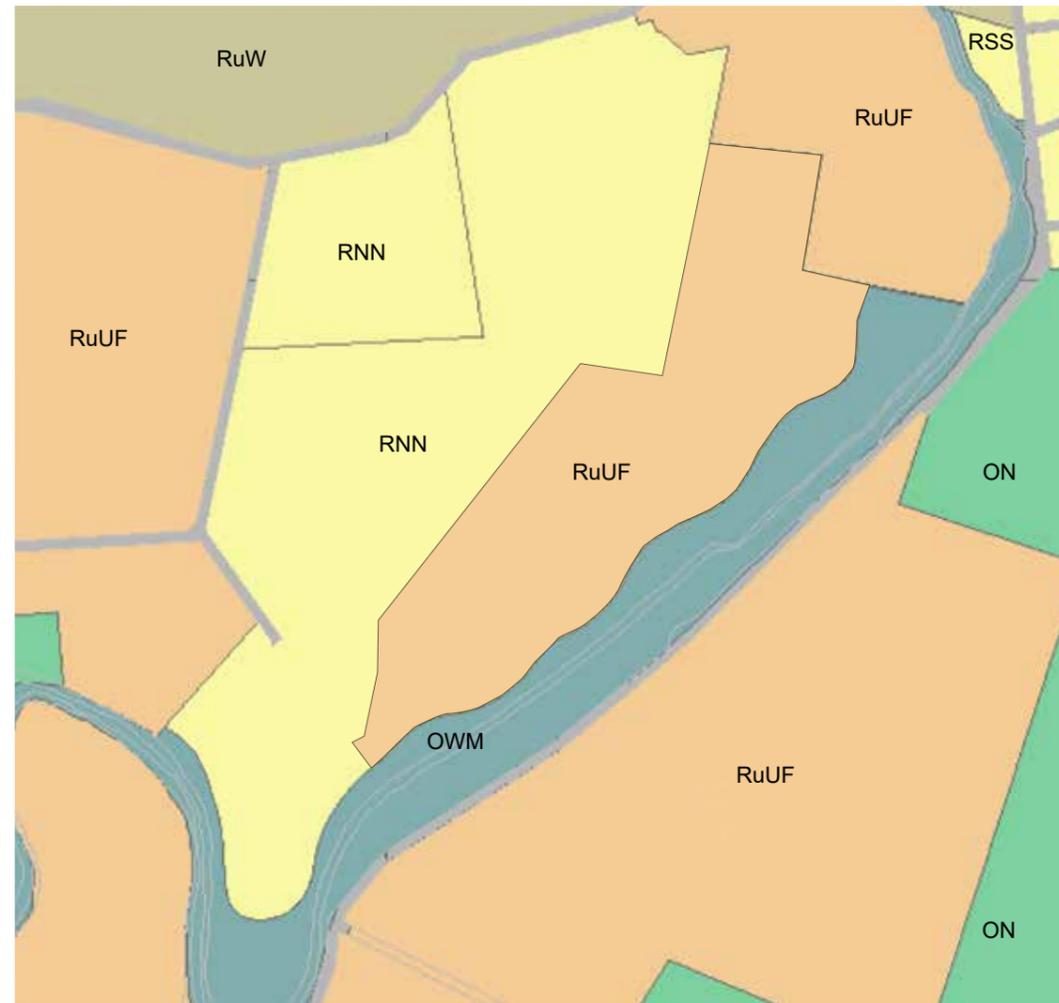
Key Outline development plan boundary Existing waterway or drain to be enhanced in conjunction with urban development. Alignment may vary Road access point. Location may vary Collector Road. Indicative alignment Pedestrian / cycle link / route Proposed Rural Interface No dwelling access		Development requirements continued Reserve Indicative location. Size to be determined at time of subdivision Stormwater facility. Indicative location. Size and shape to be determined at time of subdivision Indicative small scale community and commercial node Urban Parks and Stormwater Basins Rural Open Space and Recreation Open Space and Margins Zone		Scale (m) A3 at 1:7500 Date: 26/08/2025 Rev: G	
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	---------------------------------------------------	--

B. PROPOSED OUTLINE DEVELOPMENT PLAN (NTS)

EXISTING AND PROPOSED OUTLINE DEVELOPMENT PLAN



A. EXISTING CHRISTCHURCH DISTRICT PLAN ZONING (1:15,000 @ A3)



B. PROPOSED CHRISTCHURCH DISTRICT PLAN ZONING (1:15,000 @ A3)

LEGEND

- ON Open Space Natural Zone
- OWM Open Space Water and Margins Zone
- RSS Residential Small Settlement Zone
- RuUF Rural Urban Fringe Zone
- RuW Rural Waimakariri Zone
- SPR Specific Purpose (Golf Resort) Zone
- Transport Zone
- RNN Residential New Neighbourhood Zone

CHRISTCHURCH DISTRICT PLAN - EXISTING AND PROPOSED ZONING



A. EXISTING CHRISTCHURCH DISTRICT PLAN QUALIFYING MATTERS
(1:15,000 @ A3)



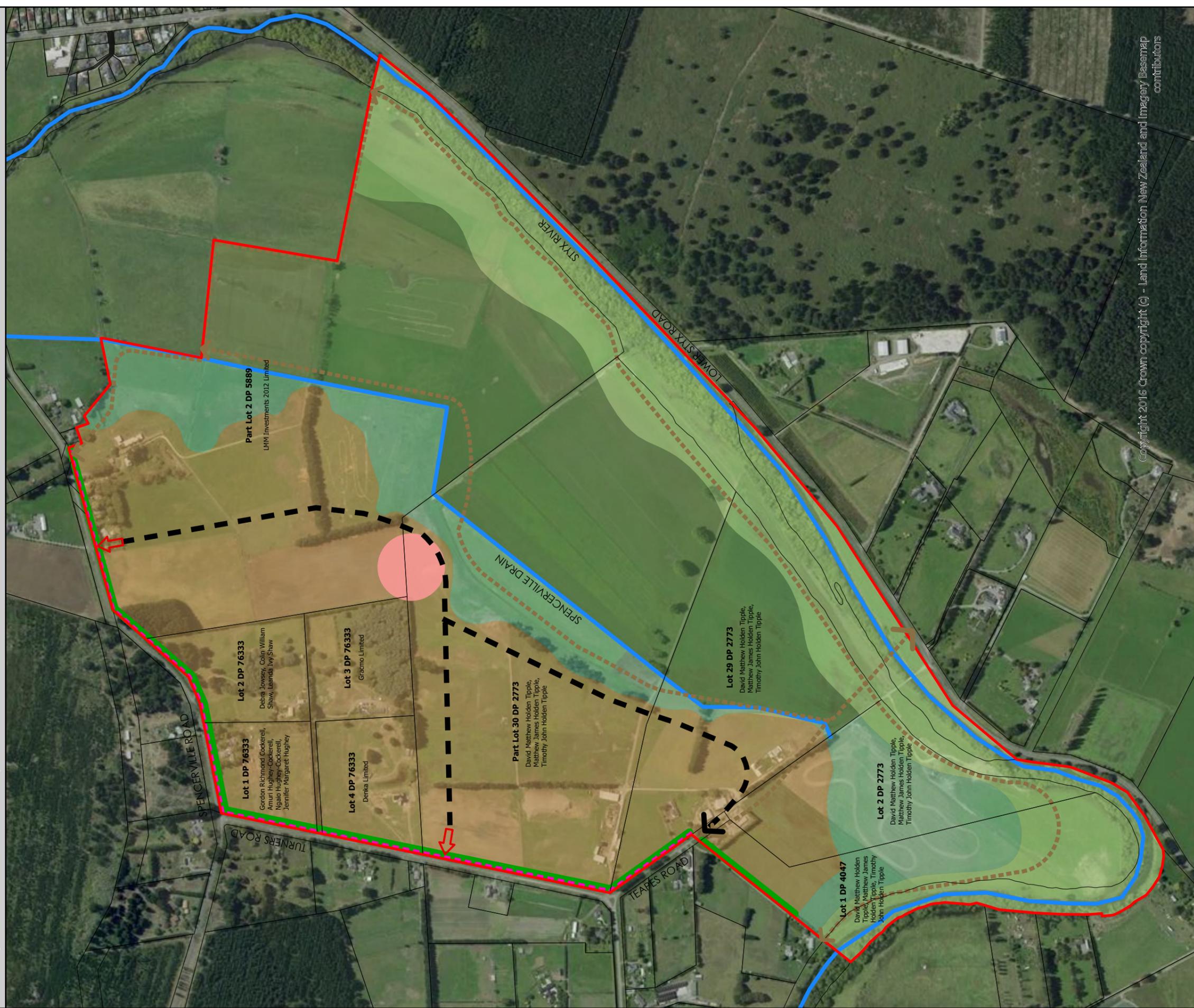
B. PROPOSED CHRISTCHURCH DISTRICT PLAN QUALIFYING MATTERS
(1:15,000 @ A3)

LEGEND

-  High Flood Management Area
-  Waste Water Constraint Area

CHRISTCHURCH DISTRICT PLAN - QUALIFYING MATTERS

OWNERSHIP PLAN (1:7,500 @A3)



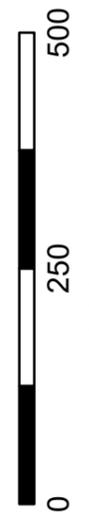
Copyright 2016 Crown copyright (c) - Land Information New Zealand and Imagery Basemap contributors

Key

- Outline development plan boundary
- Development requirements**
 - Existing waterway or drain to be enhanced in conjunction with urban development. Alignment may vary
 - ⇩ Road access point. Location may vary
 - - - Collector Road. Indicative alignment
 - ⇄ Pedestrian / cycle link / route
Location and alignment may vary
 - Proposed Rural Interface
 - - - No dwelling access

Development requirements continued

- Indicative small scale community and commercial node
- Urban Parks and Stormwater Basins
- Rural Open Space and Recreation
- Open Space and Margins Zone
- Residential development area**
 - Residential Development Area



Scale (m) A3 at 1:7500

Date: 26/08/2025 Rev: E

**Whisper Creek
Ownership Plan**

2.0

PROPOSAL

9

PROPOSED OUTLINE DEVELOPMENT PLAN

10

CONCEPT MASTERPLAN

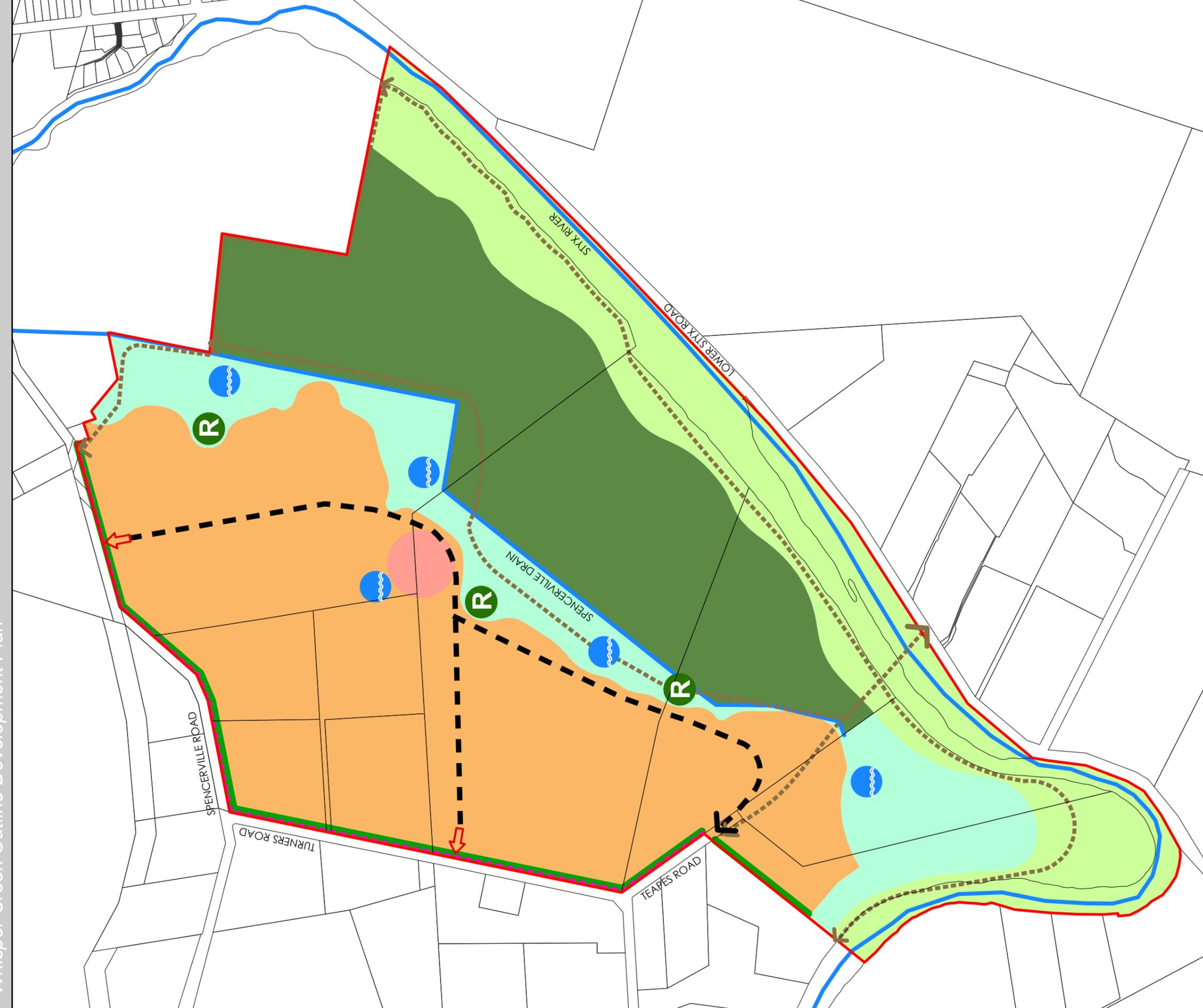
11-13

PERSPECTIVES

14

BOUNDARY INTERFACES

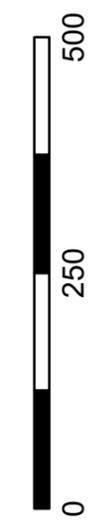
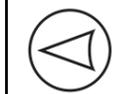
PROPOSED OUTLINE DEVELOPMENT PLAN (1:7,500 @A3)



Key

- Outline development plan boundary**
- Outline development plan boundary
- Development requirements**
- Existing waterway or drain to be enhanced in conjunction with urban development. Alignment may vary
 - Road access point. Location may vary
 - Collector Road. Indicative alignment
 - Pedestrian / cycle link / route
Location and alignment may vary
 - Proposed Rural Interface
 - No dwelling access

- Development requirements continued**
- Reserve. Indicative location. Size to be determined at time of subdivision
 - Stormwater facility. Indicative location. Size and shape to be determined at time of subdivision
 - Indicative small scale community and commercial node
 - Urban Parks and Stormwater Basins
 - Rural Open Space and Recreation
 - Open Space and Margins Zone
- Residential development area**
- Residential Development Area



Scale (m) A3 at 1:7500

Date: 26/08/2025 Rev: G

Whisper Creek
Outline Development Plan

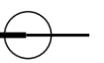
LEGEND

- - Site boundary
- A Low density residential lots
- B Medium density residential lots
- C Recreational open space or farmland
- D Commercial area
- E Stormwater reserves
- F Neighbourhood reserve
- G Riparian restoration and walkways



A. CONCEPT MASTERPLAN (SCALE 1:7,500 @A3)

CONCEPT MASTERPLAN





A. ELEVATED PERSPECTIVE A (NTS)

ELEVATED PERSPECTIVE A



A. ELEVATED PERSPECTIVE B (NTS)

ELEVATED PERSPECTIVE B



A. ELEVATED PERSPECTIVE C (NTS)

ELEVATED PERSPECTIVE C

LANDSCAPE TREATMENT ON ROAD BOUNDARIES

Along Teapes, Turners and Spencerville Road, a 5m wide vegetation buffer combined with a 10m building setback will ensure a 'rural-character' along the western and northern boundaries of the Plan Change area.

The landscape treatment is proposed as a 5m wide vegetation buffer and is to consist of a post and rail fence or post and wire fence with the installation of solid fencing within this strip not permitted. No private driveway access directly onto Teapes, Turners and Spencerville Road is permitted.

The planting is to consist of the following species planted at 1m centres and is to achieve a continuous vegetated frontage with specimen trees at a minimum of 5m once established:

- (a) *Austroderia richardii*, toetoe;
- (b) *Coprosma propinqua*, mikimiki, mingimingi;
- (c) *Cordyline australis*, tī kōuka, cabbage tree;
- (d) *Corokia cotoneaster*, korokio;
- (e) *Dodonaea viscosa*, akeake;
- (f) *Griselinia littoralis*, kapuka, broadleaf;
- (g) *Kunzea robusta*, kānuka;
- (h) *Muehlenbeckia astonii*, shrub pohuehue;
- (i) *Plagianthus regius*, lowland ribbonwood;
- (j) *Phormium tenax*, harakeke, NZ flax;
- (k) *Pittosporum tenuifolium*, kōhūhū;
- (l) *Podocarpus totara*, tōtara;
- (m) *Sophora microphylla*, SI kōwhai;

LEGEND

- A** Future residential buildings setback from Teapes, Turners and Spencerville Road by a minimum of 10m.
- B** Landscape treatment - 5m vegetation buffer to consist of native plant species.
- C** 1.2m Post and rail fencing along road boundaries

INDICATIVE PLANTING PALETTE



A. SECTION-ELEVATION LANDSCAPE TREATMENT ALONG ROAD BOUNDARIES

BOUNDARY INTERFACES

3.0

LANDSCAPE ASSESSMENT

- 16 INDICATIVE SCHEME PLAN BY DLS
- 17 CHARACTER AND VIEWPOINT PHOTO LOCATIONS
- 18 CONTEXT - CHARACTER PHOTOS
- 19 VP1 - VIEW NORTH FROM 143 LOWER STYX ROAD
- 20 VP2 - VIEW NORTHWEST FROM 218 LOWER STYX ROAD
- 21 VP3 - VIEW SOUTHWEST FROM 286 LOWER STYX ROAD
- 22 VP4 - VIEW WEST FROM LOWER STYX - HEYDERS ROAD INTERSECTION
- 23 VP5 - VIEW SOUTH FROM 287 SPENCERVILLE ROAD
- 24 VP6 - VIEW SOUTH FROM 247 SPENCERVILLE ROAD
- 25 VP7 - VIEW EAST FROM SPENCERVILLE - TURNERS ROAD INTERSECTION
- 26 VP8 - VIEW EAST FROM TURNERS - TEAPES ROAD INTERSECTION



A. INDICATIVE SCHEME PLAN BY DAVIE LOVELL-SMITH (NTS)

INDICATIVE SCHEME PLAN BY DAVIE LOVELL-SMITH

LEGEND

 Plan change area boundary

VIEWPOINT LOCATIONS

-  VP1 - View north from 143 Lower Styx Road
-  VP2 - View northwest from 218 Lower Styx Road
-  VP3 - View southwest from 286 Lower Styx Road
-  VP4 - View west from Lower Styx Road - Heyders Road intersection
-  VP5 - View south from 287 Spencerville Road
-  VP6 - View south from 247 Spencerville Road
-  VP7 - View east from Spencerville - Turners Road intersection
-  VP8 - View east from Turners - Teapes Road intersection

CHARACTER PHOTO LOCATIONS

-  Prestons wetland
-  Styx River
-  Typical semi-rural views
-  Built form and boundary treatments



A. AERIAL MAP (1:15,000 @ A3, SOURCE: CANTERBURY MAPS)

CHARACTER AND VIEWPOINT LOCATIONS



A Prestons wetland: This image shows views over a Prestons wetland to medium density residential development. This provides a good indication of what views over wetland plantings to residential housing may look like. Although in the context of the proposed plan change, the prospective wetland and green space area will be substantially larger in size.



B Styx River: This image shows the existing character of the Styx River as taken from Spencerville, although the character of the river is similar along the whole length of the proposal site. A dense band of Willows follows along one side of the river, and Lower Styx Road along the other.



C Typical semi-rural views: This image is representative of many of the elements in this semi-rural landscape, including post and wire farm fencing, low density built form, open paddocks and mature plantings and shelterbelts.



D Built form and boundary treatments: This image is taken from Turners Road, showing 'lifestyle block' dwellings in the area, with both the forms and finishes of buildings and boundary treatments varying in style.

CONTEXT - CHARACTER PHOTOS



Distance to proposal site: 106m
Approximate Horizontal Field of View: 76°
Approximate Vertical Field of View: 38°

Image captured on Sony ILCE-6000 (Alpha 6000) digital camera
Focal length 35mm (52.5mm full frame equivalent)
Date: 2 April 2025 at 9:28am
Height of 1.70 metres
Photos merged in Photoshop CS to create panorama
Coordinates: -43.450470, 172.674241

A. IMAGE LOCATION

Proposal Site (screened by existing planting)



B. EXISTING VIEW

VP1 - VIEW NORTH FROM 143 LOWER STYX ROAD



Distance to proposal site: 120m
Approximate Horizontal Field of View: 76°
Approximate Vertical Field of View: 29°

Image captured on Sony ILCE-6000 (Alpha 6000) digital camera
Focal length 35mm (52.5mm full frame equivalent)
Date: 2 April 2025 at 9:50am
Height of 1.70 metres
Photos merged in Photoshop CS to create panorama
Coordinates: -43.445971, 172.678634

Proposal Site

A. IMAGE LOCATION



B. EXISTING VIEW

VP2 - VIEW NORTHWEST FROM 218 LOWER STYX ROAD



Distance to proposal site: 120m
Approximate Horizontal Field of View: 76 °
Approximate Vertical Field of View: 31°

Image captured on Sony ILCE-6000 (Alpha 6000) digital camera
Focal length 35mm (52.5mm full frame equivalent)
Date: 2 April 2025 at 10:01am
Height of 1.70 metres
Photos merged in Photoshop CS to create panorama
Coordinates: -43.435285, 172.695105

A. IMAGE LOCATION

Proposal Site (screened by existing planting)



B. EXISTING VIEW

VP3 - VIEW SOUTHWEST FROM 286 LOWER STYX ROAD



Distance to proposal site: 65m
Approximate Horizontal Field of View: 102°
Approximate Vertical Field of View: 38°

Image captured on Sony ILCE-6000 (Alpha 6000) digital camera
Focal length 35mm (52.5mm full frame equivalent)
Date: 2 April 2025 at 10:03am
Height of 1.70 metres
Photos merged in Photoshop CS to create panorama
Coordinates: -43.432749, 172.694740

A. IMAGE LOCATION

Proposal Site (screened by existing planting)



B. EXISTING VIEW

VP4 - VIEW WEST FROM LOWER STYX - HEYDERS ROAD INTERSECTION



Distance to proposal site: 230m
Approximate Horizontal Field of View: 102°
Approximate Vertical Field of View: 38°

Image captured on Sony ILCE-6000 (Alpha 6000) digital camera
Focal length 35mm (52.5mm full frame equivalent)
Date: 2 April 2025 at 10:13am
Height of 1.70 metres
Photos merged in Photoshop CS to create panorama
Coordinates: -43.429268, 172.686591

A. IMAGE LOCATION



Proposal Site boundary
(and beyond)

B. EXISTING VIEW

VP5 - VIEW SOUTH FROM 287 SPENCERVILLE ROAD



Distance to proposal site: 20m
Approximate Horizontal Field of View: 102°
Approximate Vertical Field of View: 38°

Image captured on Sony ILCE-6000 (Alpha 6000) digital camera
Focal length 35mm (52.5mm full frame equivalent)
Date: 2 April 2025 at 10:20am
Height of 1.70 metres
Photos merged in Photoshop CS to create panorama
Coordinates: -43.430827, 172.681650

A. IMAGE LOCATION

Proposal Site



B. EXISTING VIEW

VP6 - VIEW SOUTH FROM 247 SPENCERVILLE ROAD



Distance to proposal site: 17m
Approximate Horizontal Field of View: 102 °
Approximate Vertical Field of View: 38 °

Image captured on Sony ILCE-6000 (Alpha 6000) digital camera
Focal length 35mm (52.5mm full frame equivalent)
Date: 2 April 2025 at 10:25am
Height of 1.70 metres
Photos merged in Photoshop CS to create panorama
Coordinates: -43.433158, 172.674841

A. IMAGE LOCATION



Proposal Site

B. EXISTING VIEW

VP7 - VIEW EAST FROM SPENCERVILLE - TURNERS ROAD INTERSECTION



Distance to proposal site: 20m
Approximate Horizontal Field of View: 102°
Approximate Vertical Field of View: 38°

Image captured on Sony ILCE-6000 (Alpha 6000) digital camera
Focal length 35mm (52.5mm full frame equivalent)
Date: 2 April 2025 at 10:33am
Height of 1.70 metres
Photos merged in Photoshop CS to create panorama
Coordinates: -43.440100, 172.672897

Proposal Site

A. IMAGE LOCATION



B. EXISTING VIEW

VP8 - VIEW EAST FROM TURNERS - TEAPES ROAD INTERSECTION