

ENCLOSURE E

Concept Landscape Scheme

Development Nous Limited

POHUTUKAWA DRIVE

LANDSCAPE CONCEPT DESIGN

PREPARED FOR EVANS FAMILY TRUST

PREPARED BY DEVELOPMENT NOUS LIMITED

H20180064

15 AUGUST 2022

DEVELOPMENT
Nous

www.developmentnous.nz

WHIRINAKI SUBDIVISION

LANDSCAPE DESIGN INTENT

The landscape design intent for the Pohutukawa Drive Subdivision is intended to achieve the following outcomes:

- Include finishes and materials that provide for a high level of amenity and quality and is durable in the coastal environment.
- Provide a streetscape layout and design that encourages a slow speed environment that is safe and welcoming for pedestrians and cyclists and promotes shared use.
- Provide attractive, accessible, and useable open space and recreational areas for community use and visual relief connected by safe off-road pathway networks.
- Enhance and restore the ecological and habitat value that the site holds and ensure this can be used and celebrated by the community for an enhanced sense of place.
- Provide vegetation throughout that softens and integrates the new neighbourhood within the contextual landscape and broader established neighbourhood and ensure the development gives back to the community.

OPEN SPACE AREAS

The subdivision proposes a series of open space and recreational areas. Firstly, a Neighbourhood Park located midway along Pohutukawa Drive, functioning as a green island connecting the older neighbourhood with the new. This park is linked to a proposed small Commercial Hub (Lot 300) and will include a small playground, open lawn area for play, picnics, kick about etc. The aspiration for the Commercial Hub is for a co function café/ local store. Directly fronting the building is a laneway style one-way, 5-minute parking space to service the Hub, this area will also provide shared spill out space from the shops.

The surrounding road network is provided with on road parallel visitor parking bays servicing the area.

The neighbourhood park connecting on its southern end to another park area the Neighbourhood Green providing and extension to the park and connecting neighbourhood blocks. The roadway between the two green spaces shows a change in pavement finishes to again encourage a slow speed shared environment.

The subdivision is provided with another green space to the north, The Forest Green, which functions primarily as a large traffic island between lots 5-8 and 27-29, and as passive open space for the community. This will be planted with native trees in lawn and provided with picnic tables and pathway connections. In time the intention is that this area will act as a green corridor connecting with the Whirinaki Drain providing a gateway to the recreation loop around the subdivision and connecting to the broader neighbourhood.

The landscape plan also shows the road network with a hierarchy of materials and finishes. The north-south road networks are intended as local roads providing the main connection and traffic flow, then the east-west orientated roads shown as lane-way style shared networks providing the community with links through the site to green spaces and integrating the older neighbourhood with the new. These laneways will include a different materiality to the local roads, creating a more relaxed slow speed landscaped walking route. These laneways links will also provide development breaks through the subdivision and retain wider views and connection to the Whirinaki Drain.

The Whirinaki Drain is an existing drainage channel that carries water from the western hills and Whirinaki to the Esk River mouth. This drain in its current form is essentially a utilitarian farm drain with little ecological function. The subdivision proposes to re-vegetate and enhance the drain for the existing and future community to enjoy for its amenity and recreational values as well as create a wonderful ecological function. The design will also utilise this corridor for stormwater treatment installing an offline roadside swale that will run length of the site and carry stormwater to a drainage reserve proposed within Lot 211 on the southern end of the development. Like the drain this treatment area will be fully planted and provide additional amenity and habitat for the community. The design intends to celebrate the enhancement of the drainage corridor by providing look out platforms at key pedestrian connection points for people to enjoy the environment.

Finally, the subdivision is design to include a 2.5m wide shared pathway which starts on Northshore Road and continues around the perimeter of the subdivision looping down Pohutukawa Drive and back through the drainage corridor. Again, the east-west corridors provide cross block pedestrian connections throughout the site.

NOTES:

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Pohutukawa Drive - PROPOSED DEVELOPMENT LAYOUT

12/08/2022 Revision D [H20180064]





PRELIMINARY ONLY -
SUBJECT TO AMENDMENTS



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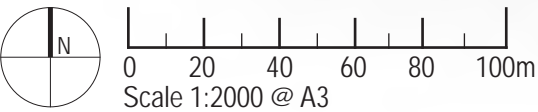
LANDSCAPE OVERLAY

PAGE 2

LANDSCAPE DESIGN INTENT

The Nukurangi Pa Site is a significant feature within the surrounding area and the overall subdivision layout will improve the setting and recognition of this as a place of local significance and value.

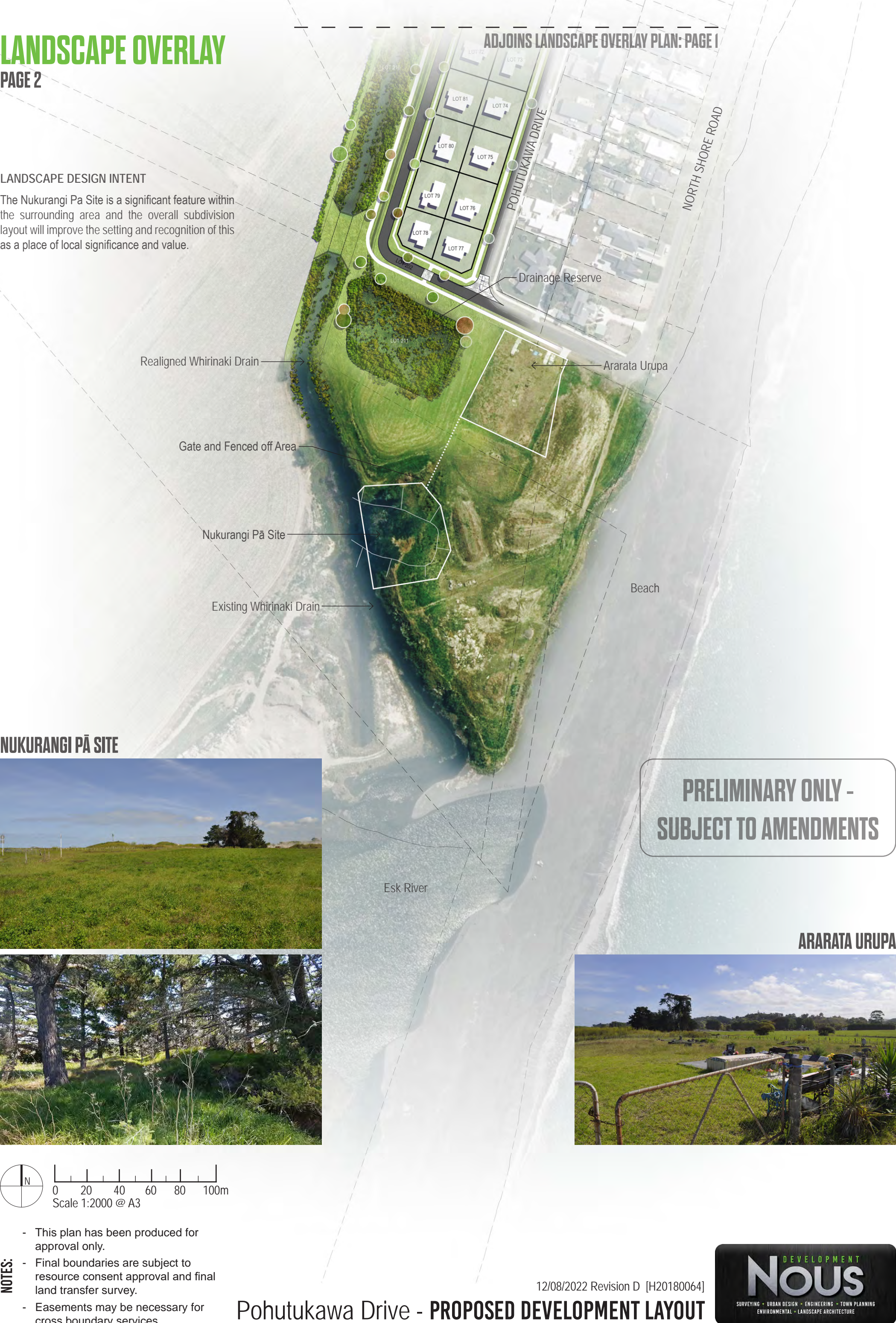
NUKURANGI PĀ SITE



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Pohutukawa Drive - PROPOSED DEVELOPMENT LAYOUT

ADJOINS LANDSCAPE OVERLAY PLAN: PAGE 1



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ARARATA URUPA



12/08/2022 Revision D [H20180064]



STORMWATER TREATMENT

DRAIN AND ROADSIDE SWALE



- A Landscaped Bund
- B Buffer Hedging
- C Grass Maintenance strip
- D Native Planting
- E Whirinaki Drain
- F Footpath
- G Grass Roadside Swale

STORMWATER DETENTION



- A Culvert and Land Bridge
- B Native Planting
- C Whirinaki Drain
- D Roadside Swale Inlet
- E Footpath
- F Stormwater Detention



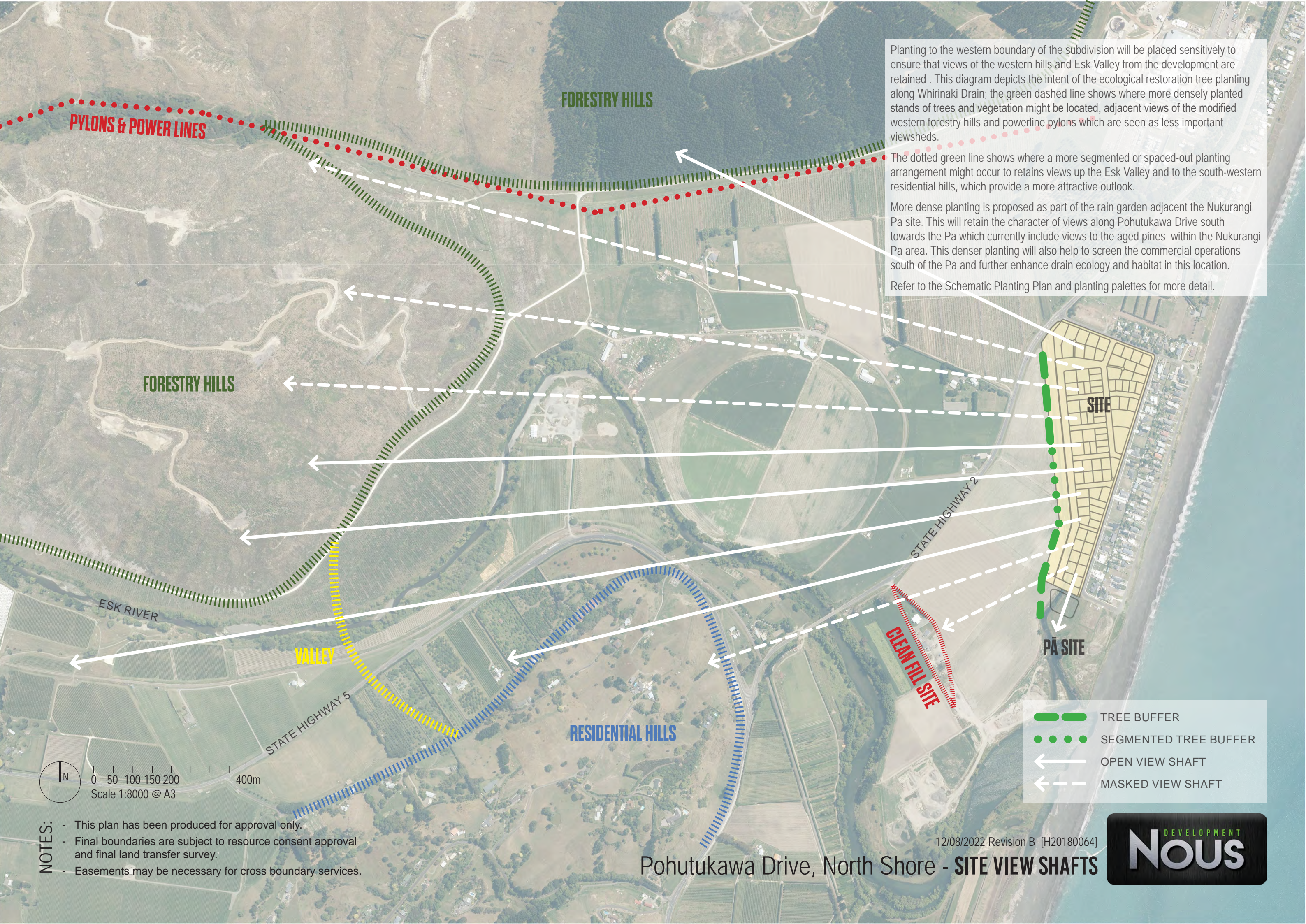
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PLANTING CHARACTER

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Planting to the western boundary of the subdivision will be placed sensitively to ensure that views of the western hills and Esk Valley from the development are retained . This diagram depicts the intent of the ecological restoration tree planting along Whirinaki Drain; the green dashed line shows where more densely planted stands of trees and vegetation might be located, adjacent views of the modified western forestry hills and powerline pylons which are seen as less important viewsheds.

The dotted green line shows where a more segmented or spaced-out planting arrangement might occur to retains views up the Esk Valley and to the south-western residential hills, which provide a more attractive outlook.

More dense planting is proposed as part of the rain garden adjacent the Nukurangi Pa site. This will retain the character of views along Pohutukawa Drive south towards the Pa which currently include views to the aged pines within the Nukurangi Pa area. This denser planting will also help to screen the commercial operations south of the Pa and further enhance drain ecology and habitat in this location.

Refer to the Schematic Planting Plan and planting palettes for more detail.

- TREE BUFFER
- SEGMENTED TREE BUFFER
- OPEN VIEW SHAFT
- MASKED VIEW SHAFT



0 50 100 150 200 400m
Scale 1:8000 @ A3

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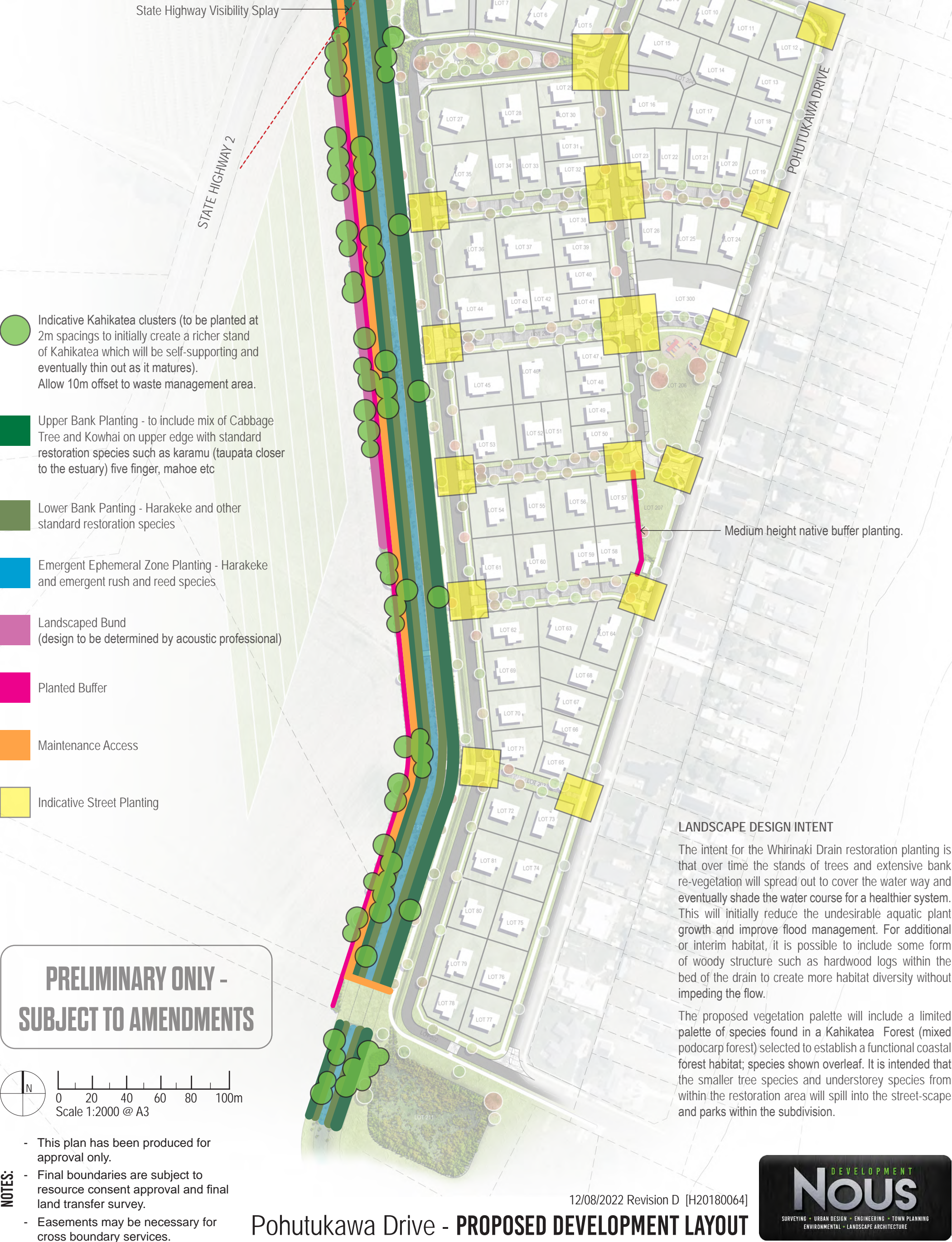
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Pohutukawa Drive, North Shore - **SITE VIEW SHAFTS**



SCHEMATIC PLANTING PLAN

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DRAIN ECOLOGICAL RESTORATION PLANTING

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STREET PLANTING CHARACTER

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Rengarenga - Arthropodium cirratum



Rauparaha / Shore Bindweed - Calystegia soldanella



Tussock Grass - Carex comans



Coastal Sedge - Carex testacea



Toetoe - Cortaderia fulvida



Pingao - Ficinia spiralis



Dwarf Pohutukawa - Metrosideros tahiti



Pohuehue - Muehlenbeckia axillaris



Wharariki (Dwarf Flax) - Phormium 'Green Dwarf'



Poa / Silver Tussock - Poa cita

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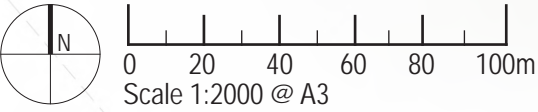
STREET TREE HIERARCHY PLAN

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To be Determined Through
Park/Reserve Design

Existing Pohutukawa
(To be Retained and Protected)

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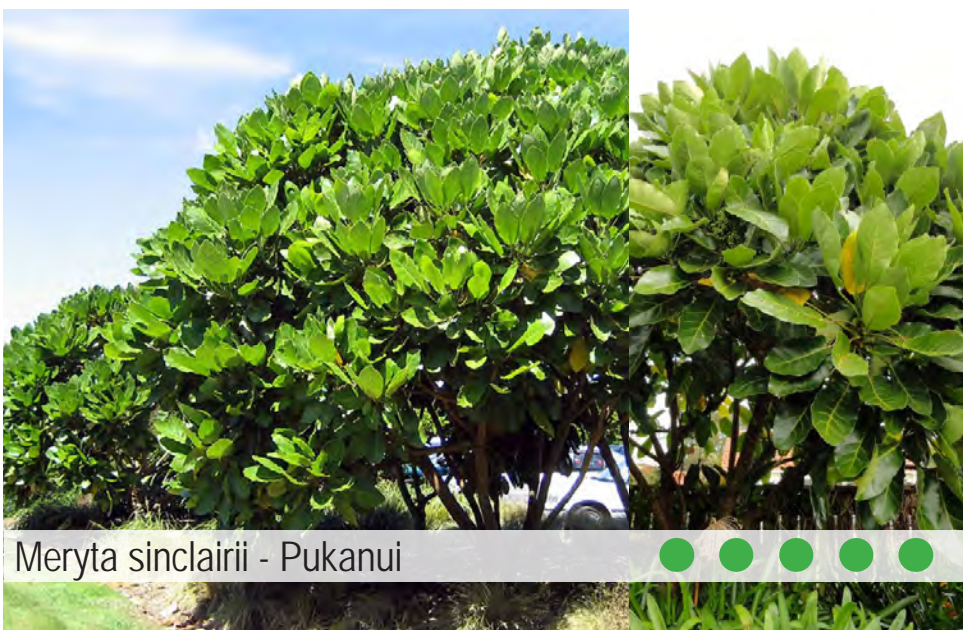
AND / OR



AND / OR



AND / OR



AND / OR

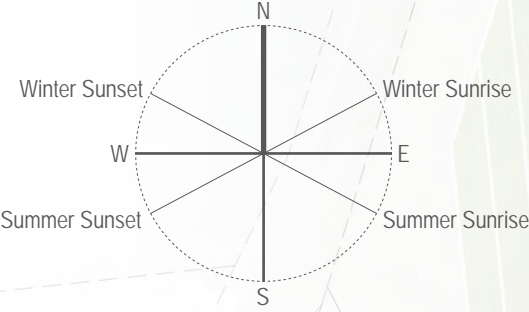
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Pohutukawa Drive - PROPOSED DEVELOPMENT LAYOUT

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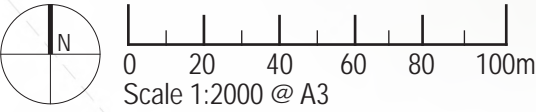


FENCING PLAN



- ● ● Acoustic Buffer Vegetation / Acoustic Fencing
- - - No Driveway Access
- Indicative Driveway Location
- - 1.2m Max Height
 - No Fencing, or
 - 50% Visually Permeable or
 - Soft Landscape Delineation (Hedge)
- - 1.8m Max Height
 - 30% Visually Permeable
- - 1.8m Fencing

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LANDSCAPE DESIGN INTENT

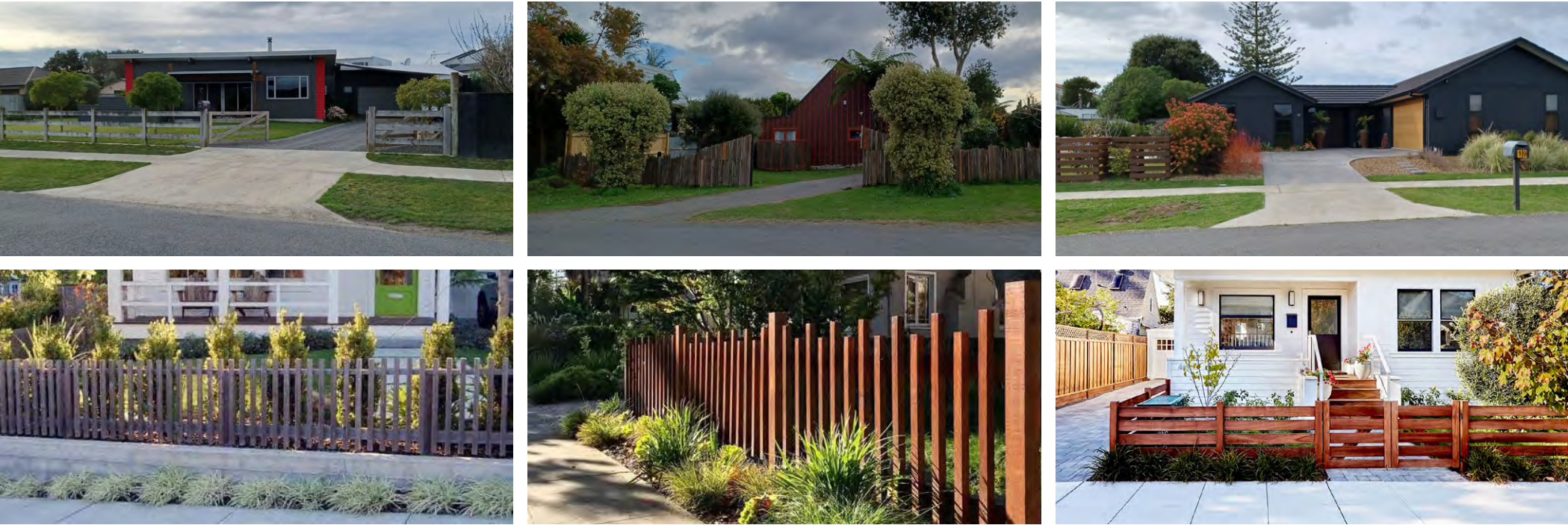
The overall intent shown on the fencing plan is to create a sense of community by introducing low or visually permeable fencing along street frontages for passive surveillance and to encourage interaction between neighbours, transitioning to higher less permeable fencing around outdoor living-areas that will provide suitable privacy.

In keeping with the existing neighbourhood character, it is proposed that owners are to install public facing boundary fencing that is visually different to neighbouring properties creating diversity in the streetscape and keeping the eclectic style of the coastal aesthetic.

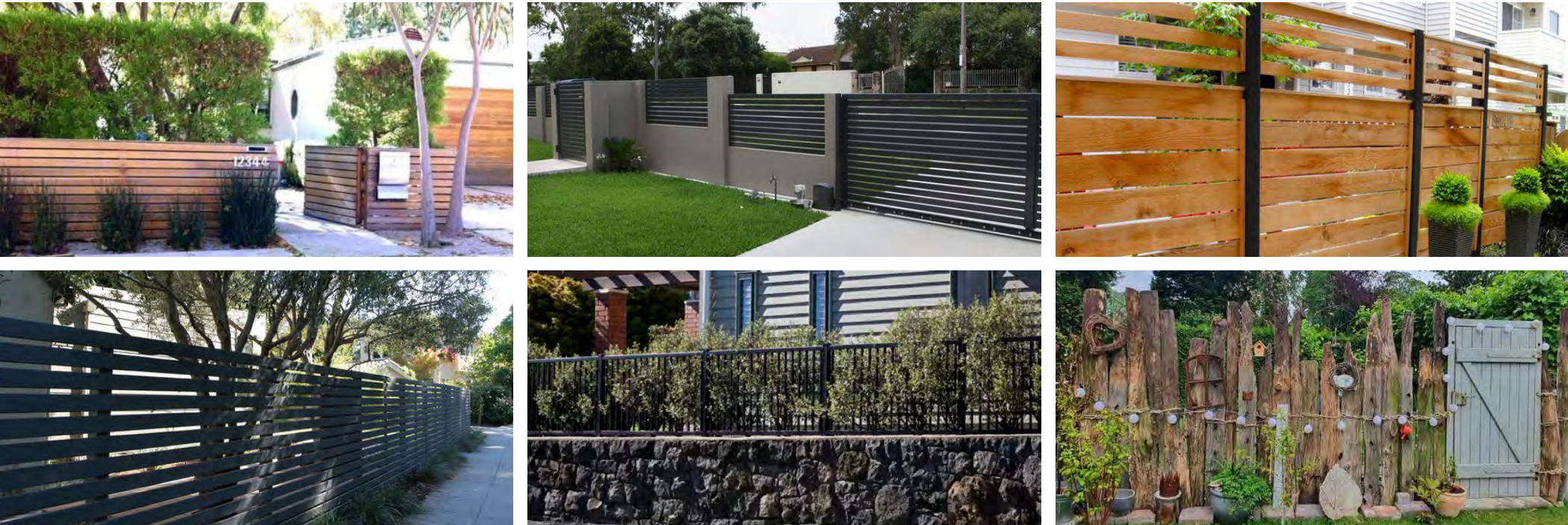
FENCING EXAMPLES

OPEN AND/OR 50% VISUALLY PERMEABLE 1.2M FENCING

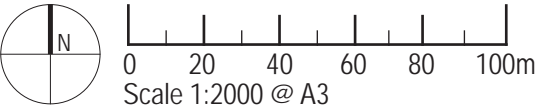
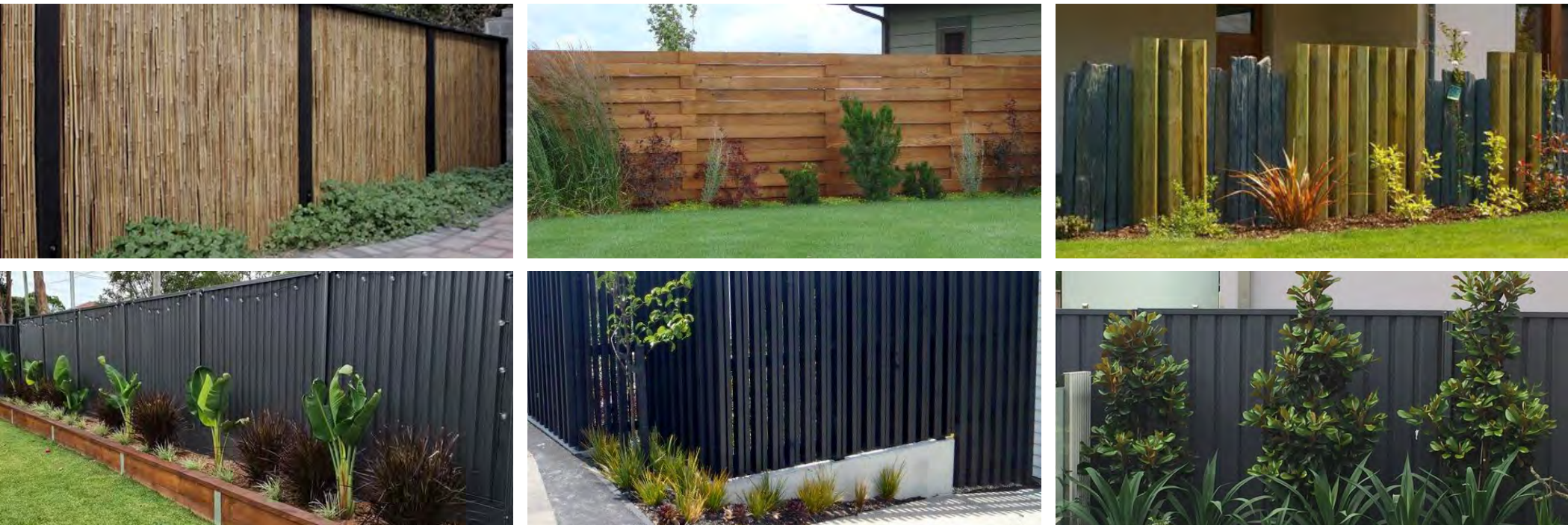
Front fencing to be visually different to neighbouring properties. Creating diversity in streetscape



MINIMUM 30% VISUALLY PERMEABLE 1.8M FENCING



1.8M FENCING



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HARDSCAPE MATERIALS

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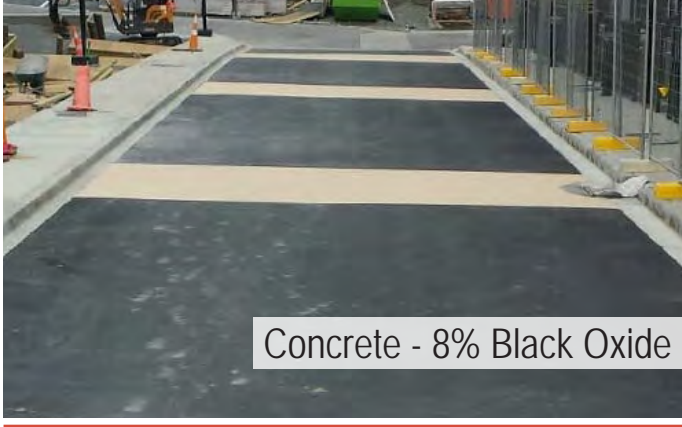
STREET-SCAPE MATERIALITY



Concrete - Exposed Aggregate



Riverstone/Concrete Street-print



Concrete - 8% Black Oxide

SITE PLAN - TYPICAL LANEWAY



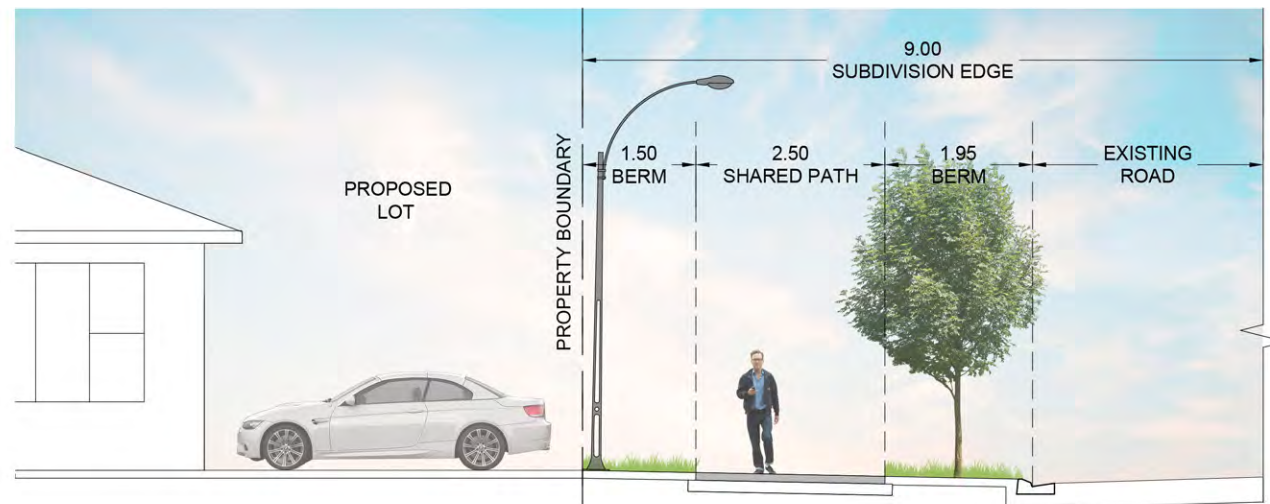
LOOKOUT PLATFORM PRECEDENTS



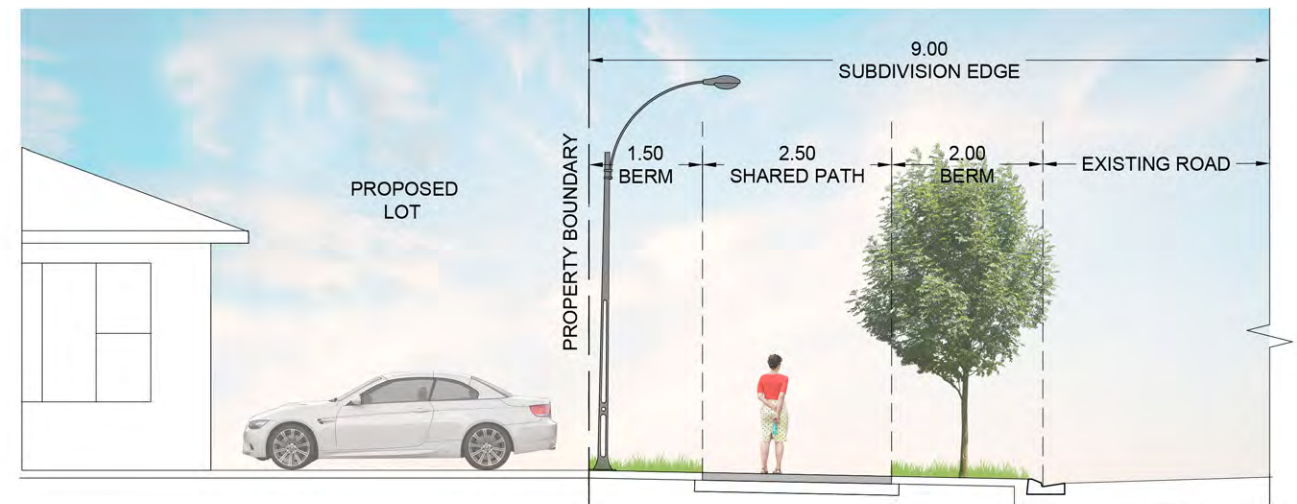
Refer to Road Hierarchy Sections



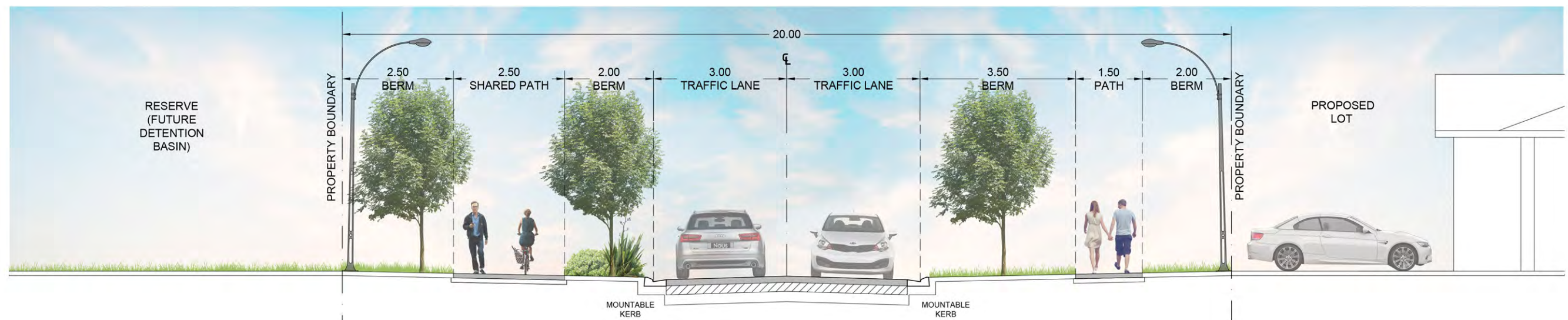
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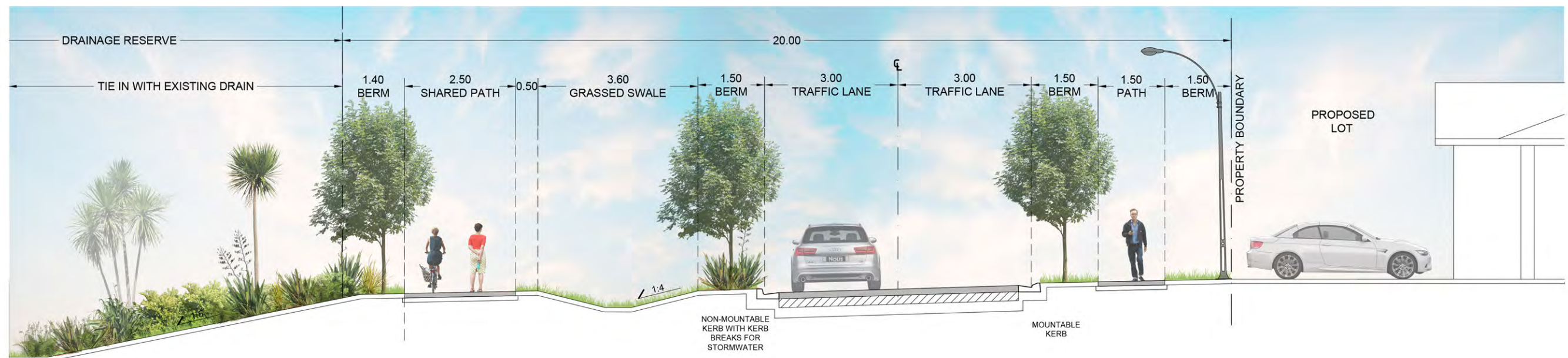
SECTION A
POHUTUKAWA DRIVE - TYPICAL SUBDIVISION EDGE



SECTION B
NORTH SHORE ROAD - TYPICAL SUBDIVISION EDGE



SECTION C
20M CORRIDOR - SOUTH



SECTION D
20M CORRIDOR - ADJOINS DRAIN

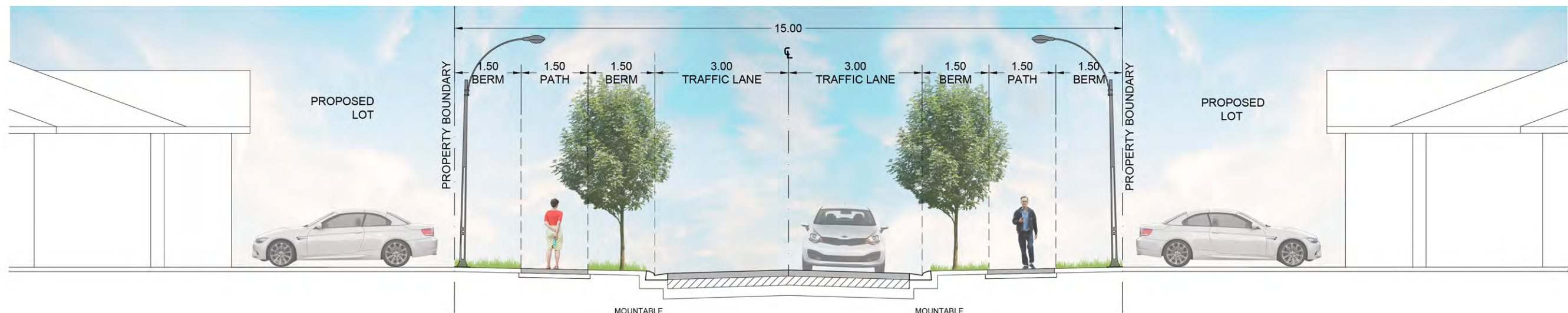
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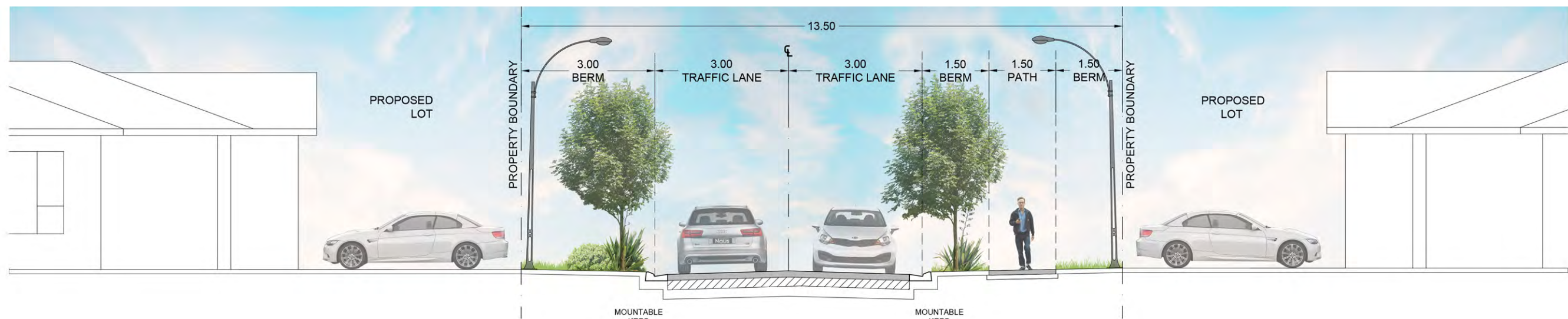
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Pohutukawa Drive, North Shore - **ROAD HIERARCHY SECTIONS**

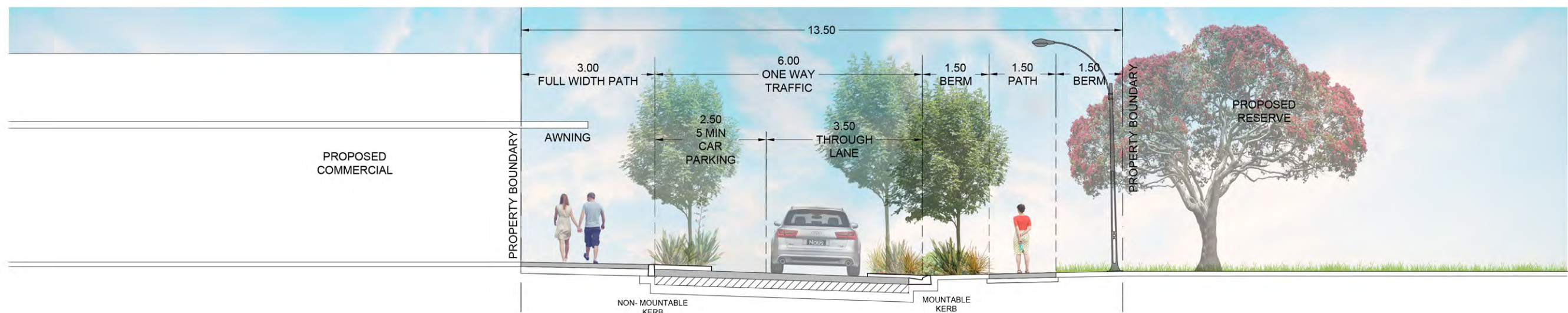




SECTION E
TYPICAL 15M CORRIDOR



SECTION F
TYPICAL 13.5M CORRIDOR



SECTION G
COMMERCIAL DROP OFF AND SHORT TERM PARKING

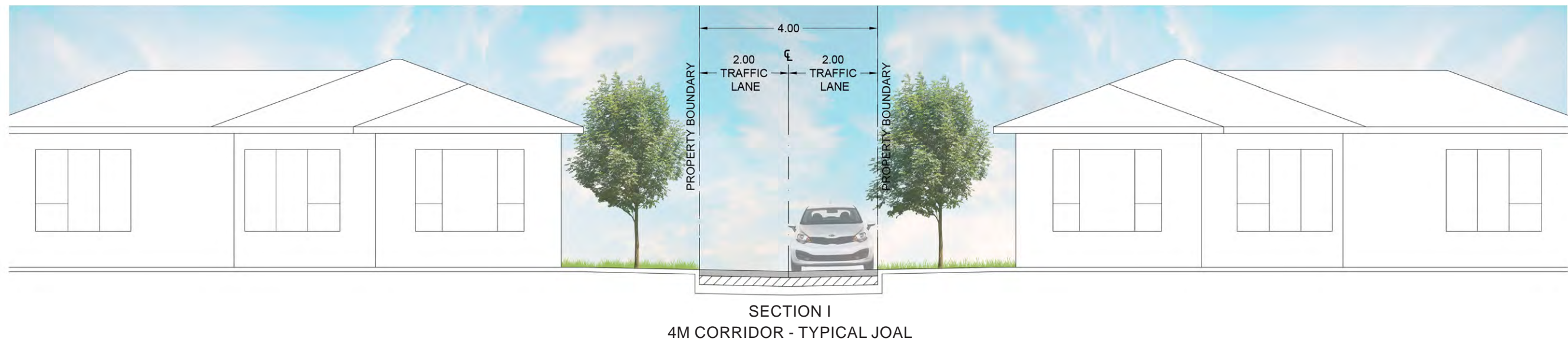
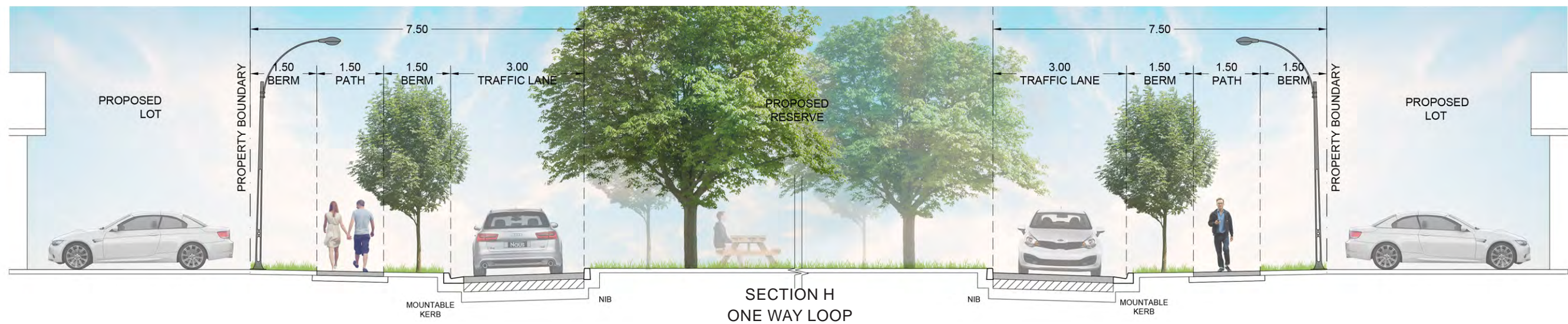
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