



Landscape Package for

Watchman Capital Ltd

Ngongotaha, 11 – 31 Ngongotaha
Road, Rotorua

Drawing Number:	Drawing Description:	Drawing Issue Date:
1569/01	- Site Context & Design Statement	16/12/22
1569/02	- Overall Scheme	16/12/22
1569/03	- Lot Design - Type 1	16/12/22
1569/04	- Lot Design - Type 1B	16/12/22
1569/05	- Lot Design - Type 2A & 2B	16/12/22
1569/06	- Lot Design - Type 2C & 2D	16/12/22
1569/07	- Lot Design - Type 2E	16/12/22
1569/08	- Lot Design - Type 3A & 3B	16/12/22
1569/09	- Potential Plant Palette 01	16/12/22
1569/10	- Potential Plant Palette 02	16/12/22
1569/11	- Potential Plant Palette 03	16/12/22
1569/12	- Streetscape Sections	16/12/22

greenwoodassociates.co.nz

Design Statement

The site sits within the established residential settlement of Ngongotahā. The site is located approximately 8.1 km north–west of the Rotorua CBD. 31 Ngongotahā Road currently contains a small amount of Cattle (c.20) that graze the middle third of the site. The site is bordered to its north and west by the Tupapakuria Stream.

Farther afield to the west and north the site is bordered (at the opposite banks of the Tupapakuria Stream) by rural land that currently operates as a working farm, to the east, the site sits directly opposite an established residential area that is characterised by single level standalone dwellings. The site is bordered to the south by a rail corridor, that is currently disused and contains a high number of invasive plant species. Immediately adjacent to the southern boundary of this rail corridor sits an established residential area of the same general appearance and character as that sitting immediately east of the site.

It can be concluded based on the above and in conjunction with site observations that the sits at a rural–urban boundary.

The key natural features of the site are the Tupapakuria Stream at its north and south boundaries and the intermittent watercourse at the centre of the site. These riparian corridors feature significant native vegetation. Whilst the site as a standalone entity can be classified as rural, elements commonly associated with rural amenity, such as wire fencing, livestock, landscape divided into geometrically arranged paddocks and naturally occurring vegetation at watercourses all present at site and readily perceptible. The site also sits in close proximity to established residential suburbs and borders areas of light industry. When approaching the site from the south one will pass through established residential and light industrial areas.

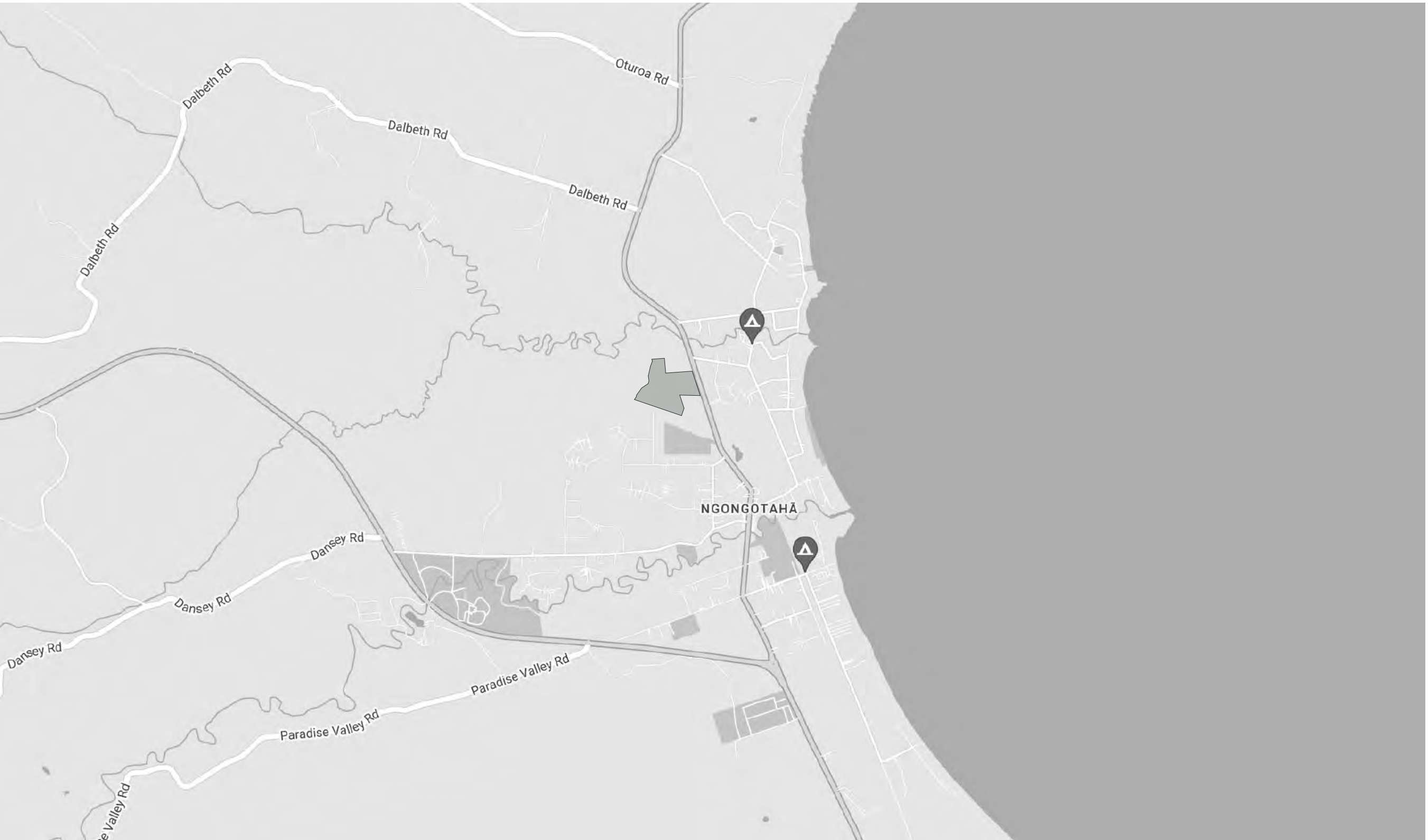
As the site sits opposite an established residential area, it does not necessarily create a 'hard' rural–urban boundary as perceptible urban elements are still present within this landscape, this contrasts to the rural areas to the north of the Tupapakura Stream where the main perceptible character elements are almost exclusively rural in nature.

The landscape architectural proposal responds to the contemporary receiving environment by providing a plant palette across the site that has a high proportion of native species, with the area bordering the existing stream at the mid–point of the site utilises a plant palette to match that is currently present across the riparian corridor. This usage of native planting allows for trace elements of rural character to be present across the site. The planting at the open space bordering the existing riparian corridor provides for the strengthening of this character defining landscape asset.

This use of predominantly native planting is also carried through to the landscape architectural response to the private lots, with a minimum of one (1) native tree proposed per site.

The open space area located adjacent to the existing riparian corridor at the mid–point of the site contains a cycle track which provides recreational opportunities at one of the sites character defining landscape assets and provides opportunities for future linkages to the wider site, especially Tupapakuria Stream.

The interface with Ngongotahā Road is addressed through a series of tall hedges (>1.5m) and native trees that allows the proposed household units to be absorbed into the landscape and provide visual and aural relief for future residents. This treatment also provides a degree of visual screening for the occupants of the existing residential lots located directly opposite the site.





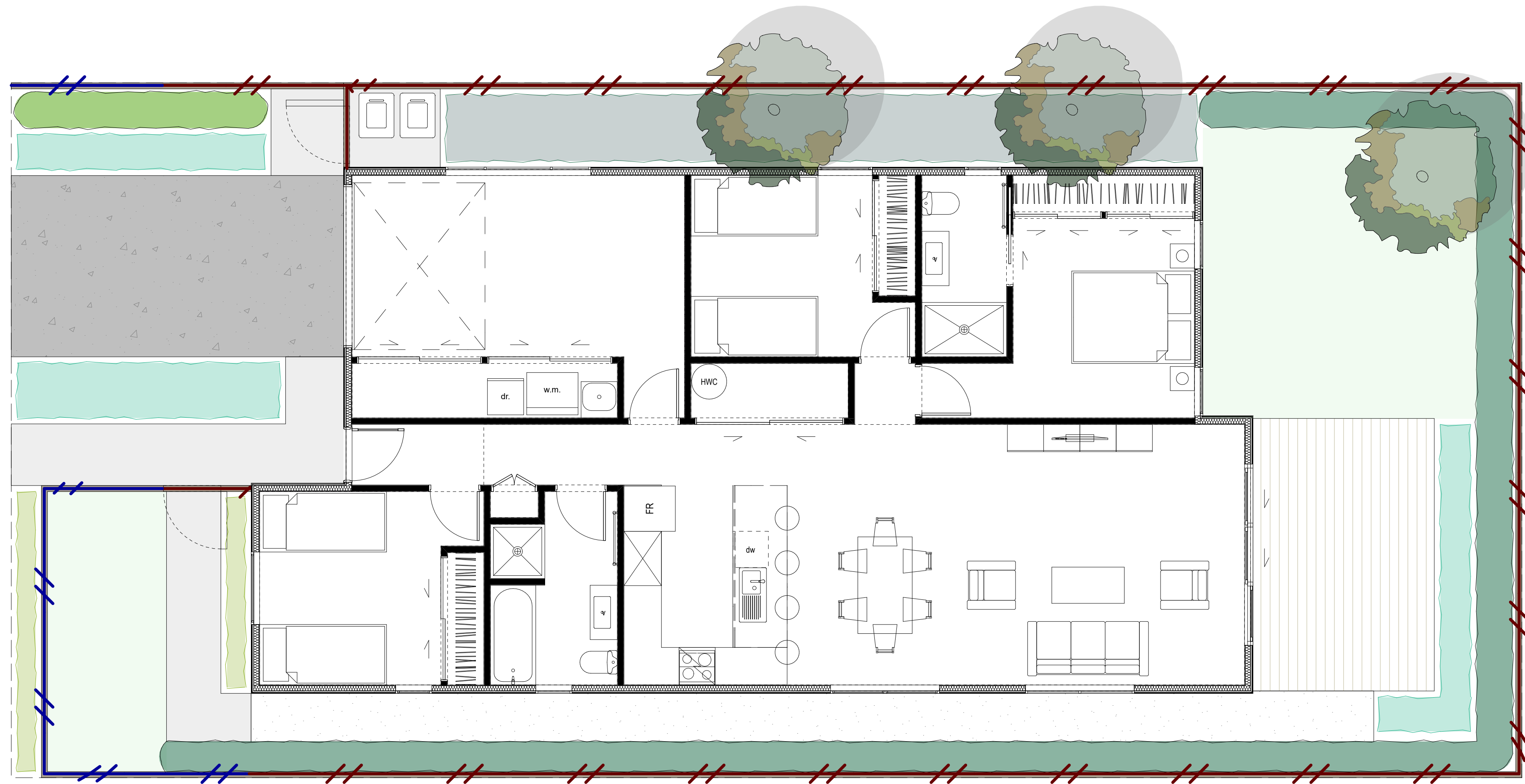
- Street trees
- Hedging
- Lawn
- Wetland planting
- Revegetation planting
- Existing vegetation to remain
- Indicative cycle track location
- Acoustic fencing

CYCLE TRACK PRECEDENT IMAGES



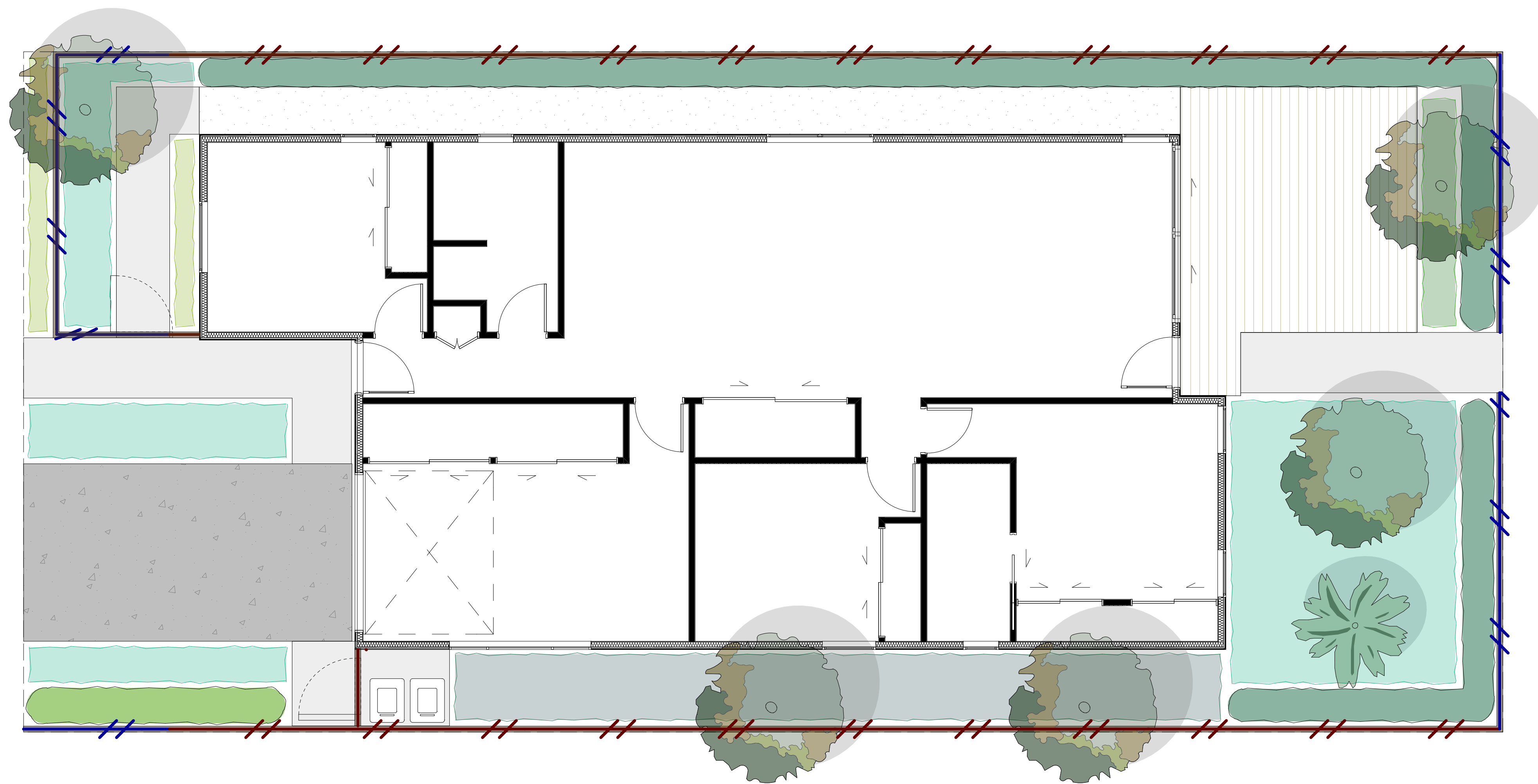
Combination of high hedges and trees for screening. Refer to drawing 1569/04 for lot design





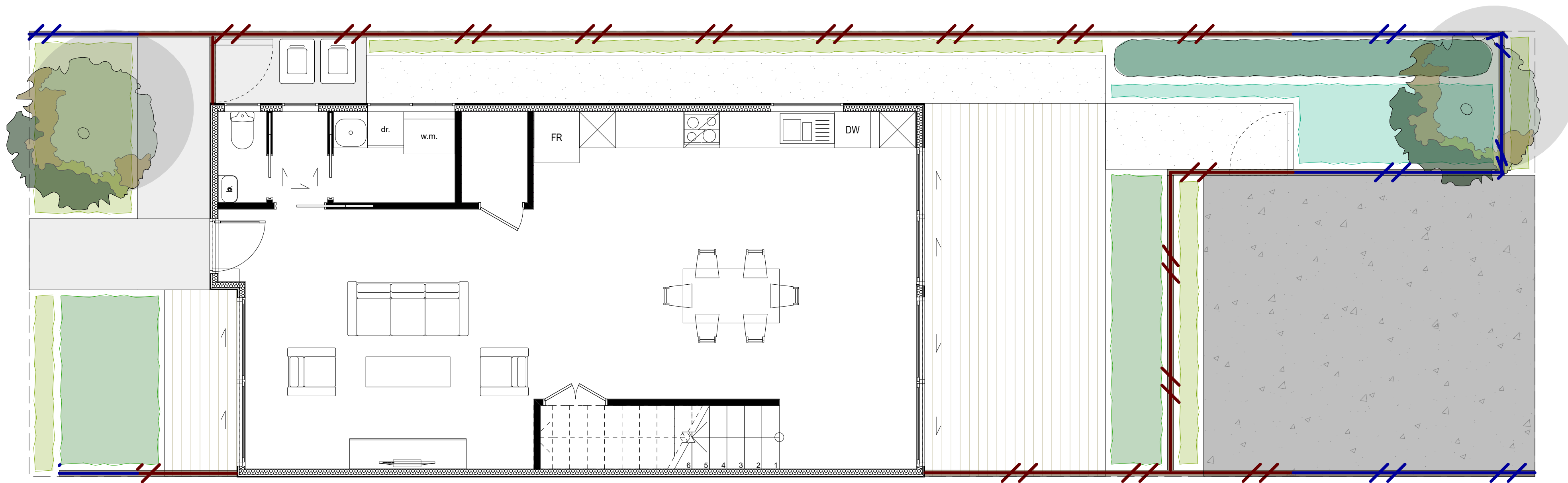
- Specimen trees
- Fruiting trees
- Screening shrubs
- Hedge lower than 1.5m
- Hedge higher than 1.5m
- Small shrub planting
- Medium shrub planting
- Large shrub planting
- Shade tolerant planting
- Standard concrete
- Exposed aggregate concrete
- Decking
- Lawn
- Gravel
- Fencing < 1.2m
- Fencing > 1.2m
- Gates
- Potential bin locations
*Waste management strategy to be confirmed

LD-01: TYPE 1 - 3 BED STANDALONE 1:50 @ A1, 1:100 @ A3

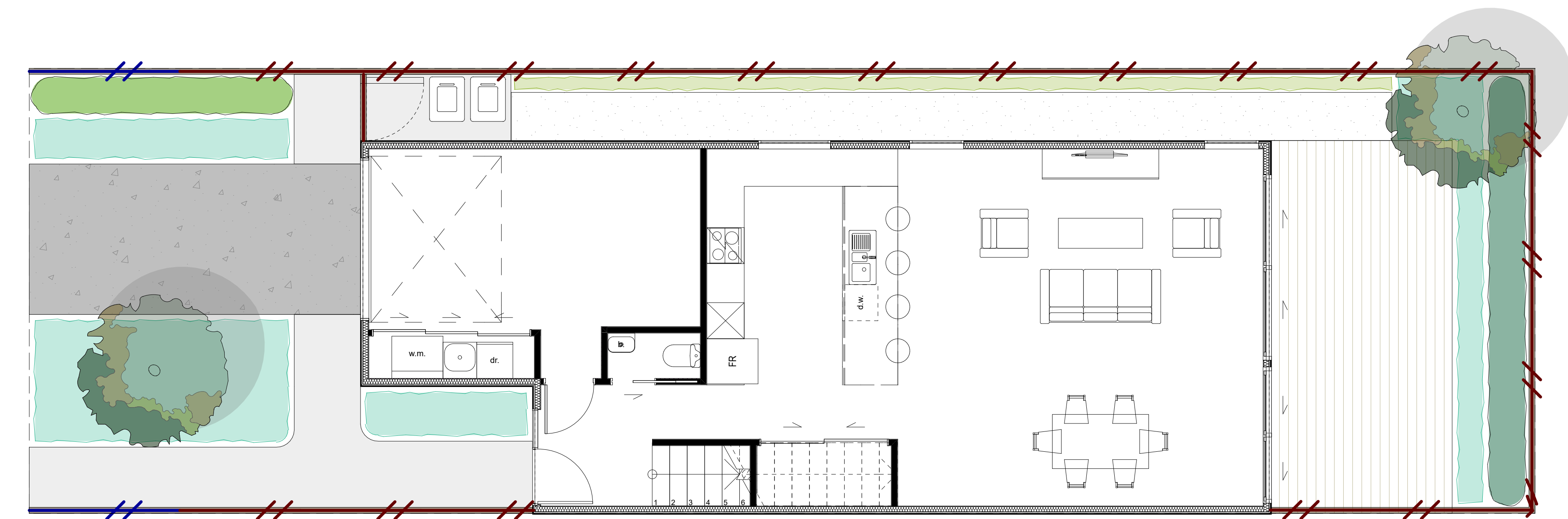


- Specimen trees
- Fruiting trees
- Screening shrubs
- Hedge lower than 1.5m
- Hedge higher than 1.5m
- Small shrub planting
- Medium shrub planting
- Large shrub planting
- Shade tolerant planting
- Standard concrete
- Exposed aggregate concrete
- Decking
- Lawn
- Gravel
- Fencing < 1.2m
- Fencing > 1.2m
- Gates
- Potential bin locations
*Waste management strategy to be confirmed

LD-02: TYPE 1B - 3 BED STANDALONE - DUAL ENTRY 1:50 @ A1, 1:100 @ A3

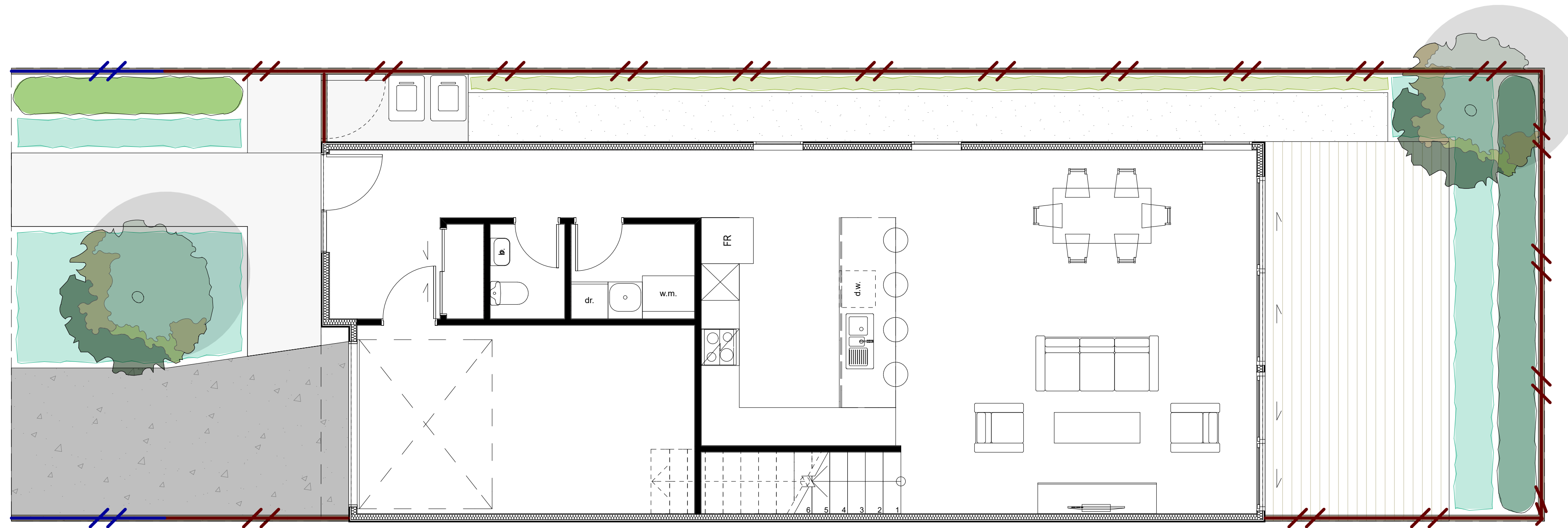


LD-03: TYPE 2A - 4 BED DUPLEX - REAR LIVING & PARKING 1:50 @ A1, 1:100 @ A3

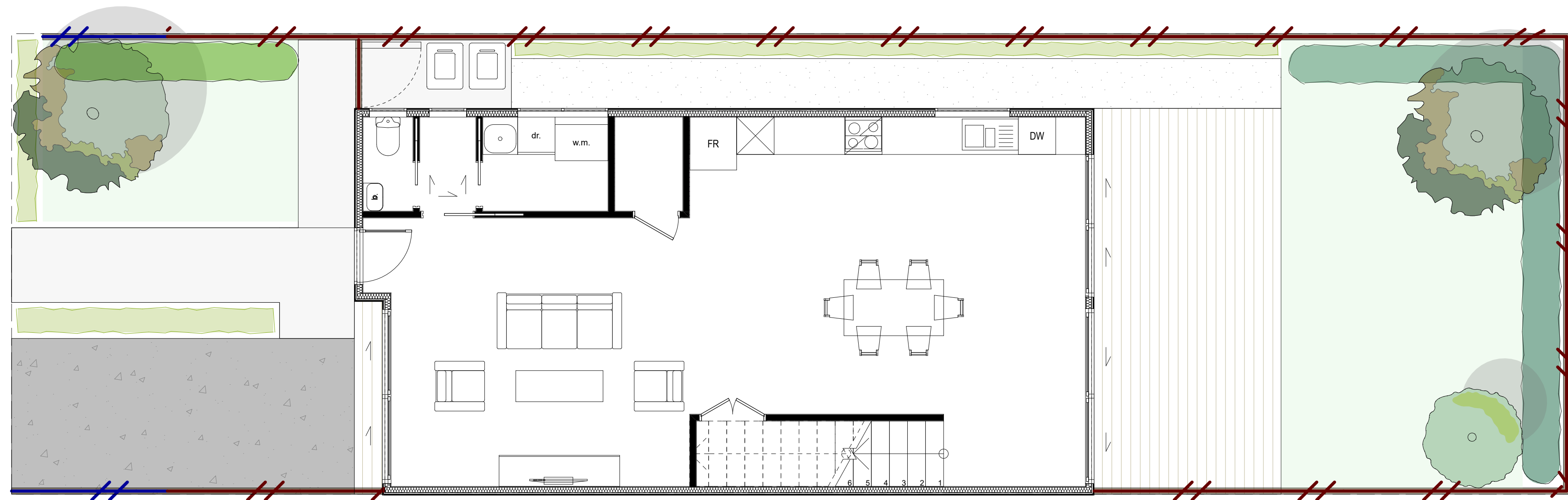


LD-04: TYPE 2B - 4 BED DUPLEX - JOAL ENTRY 1:50 @ A1, 1:100 @ A3




- Specimen trees
 - Fruiting trees
 - Screening shrubs
 - Hedge lower than 1.5m
 - Hedge higher than 1.5m
 - Small shrub planting
 - Medium shrub planting
 - Large shrub planting
 - Shade tolerant planting
 - Standard concrete
 - Exposed aggregate concrete
 - Decking
 - Lawn
 - Gravel
 - Fencing < 1.2m
 - Fencing > 1.2m
 - Gates
 - Potential bin locations
- *Waste management strategy to be confirmed

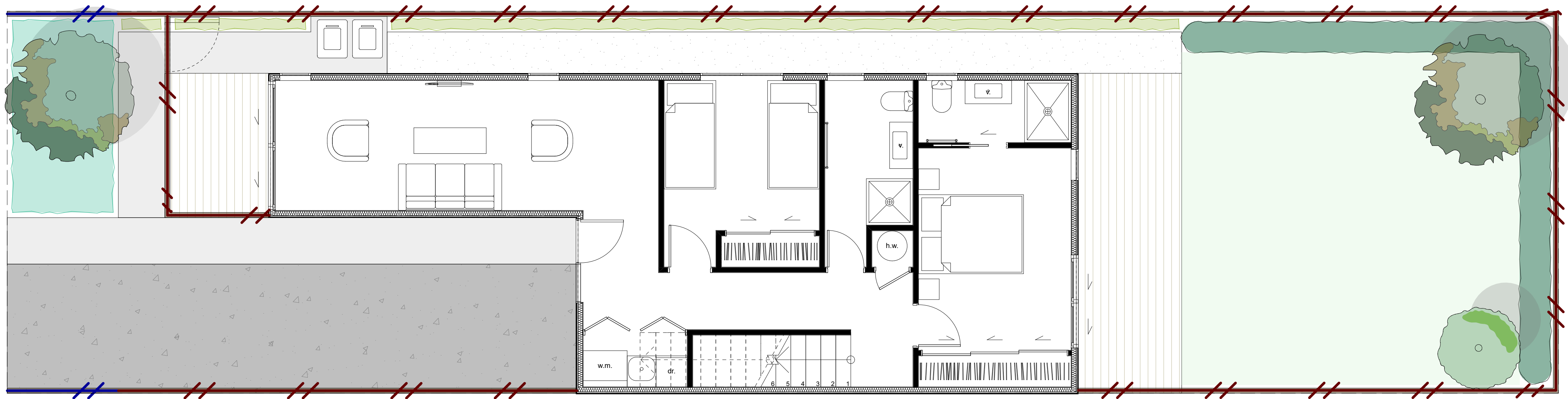


LD-05: TYPE 2C - 4 BED DUPLEX - FRONT GARAGE & REAR LIVING 1:50 @ A1, 1:100 @ A3



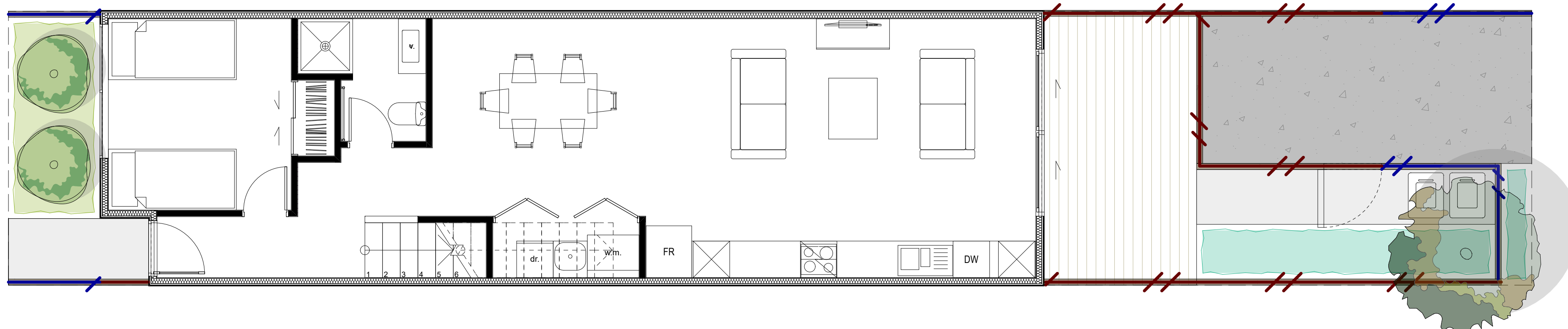
LD-06: TYPE 2D - 4 BED DUPLEX - FRONT PARK & REAR LIVING 1:50 @ A1, 1:100 @ A3

-  Specimen trees
 -  Fruiting trees
 -  Screening shrubs
 -  Hedge lower than 1.5m
 -  Hedge higher than 1.5m
 -  Small shrub planting
 -  Medium shrub planting
 -  Large shrub planting
 -  Shade tolerant planting
 -  Standard concrete
 -  Exposed aggregate concrete
 -  Decking
 -  Lawn
 -  Gravel
 -  Fencing < 1.2m
 -  Fencing > 1.2m
 -  Gates
 -  Potential bin locations
- *Waste management strategy to be confirmed

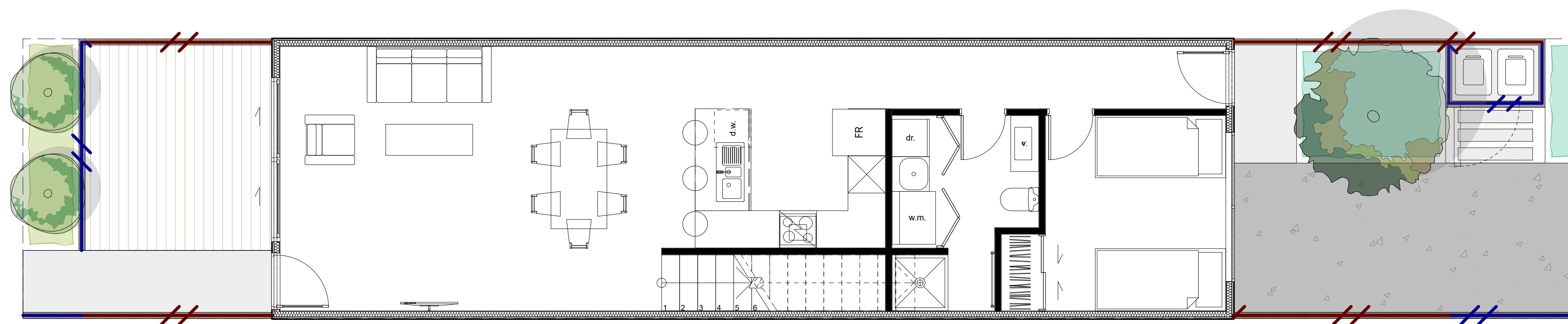


LD-07: TYPE 2E - 4 BED DUPLEX - FRONT PARK & UPSTAIRS LIVING 1:50 @ A1, 1:100 @ A3

-  Specimen trees
 -  Fruiting trees
 -  Screening shrubs
 -  Hedge lower than 1.5m
 -  Hedge higher than 1.5m
 -  Small shrub planting
 -  Medium shrub planting
 -  Large shrub planting
 -  Shade tolerant planting
 -  Standard concrete
 -  Exposed aggregate concrete
 -  Decking
 -  Lawn
 -  Gravel
 -  Fencing < 1.2m
 -  Fencing > 1.2m
 -  Gates
 -  Potential bin locations
- *Waste management strategy to be confirmed



LD-08: TYPE 3A - 3 BED TERRACE - SOUTH FRONTAGE 1:50 @ A1, 1:100 @ A3



LD-09: TYPE 3B - 3 BED TERRACE - NORTH FRONTAGE 1:50 @ A1, 1:100 @ A3

- Specimen trees
 - Fruiting trees
 - Screening shrubs
 - Hedge lower than 1.5m
 - Hedge higher than 1.5m
 - Small shrub planting
 - Medium shrub planting
 - Large shrub planting
 - Shade tolerant planting
 - Standard concrete
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 - Gravel
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 - Fencing > 1.2m
 - Gates
 - Potential bin locations
- *Waste management strategy to be confirmed

STREET TREES



Alectryon excelsus



Dacrycarpus dacrydioides



Sophora fulvida

HIGH HEDGE



Podocarpus macrophyllus



Griselinia littoralis

LOW HEDGE



Corokia 'Geenty's Green'

REVEGETATION PLANTING



Cordyline australis



Dacrycarpus dacrydioides



Podocarpus totara



Pittosporum crassifolium

SCREENING PLANT



Pseudopanax lessonii 'Cyril Watson'



Leptospermum scoparium



Phormium tenax



Sophora microphylla

STORMWATER/WETLAND PLANTING



Cordyline australis



Dacrycarpus dacrydioides



Kunzea robusta



Pittosporum crassifolium



Rhopalostylis sapida



Astelia grandis



Blechnum novae-zelandiae



Bolboschoenus fluciatilis



Carex virgata



Coprosma robusta



Cyperus ustulatus



Eleocharis acuta



Hebe stricta



Machaerina rubigionsa



Machaerina sinclairii



Myriophyllum propinquum



Phormium tenax



Schefflera digitata



Schoenoplectus tabernaemontari



ON LOT TREES



Hoheria populnea



Metrosideros excelsa 'Maori Princess'



Sophora fulvida



Cordyline australis

SMALL SHRUB PLANTING



Carex flagellifera 'Green'



Libertia peregrinans



Libertia grandiflora



Phormium tenax 'Sweet Mist'



Pimelea prostrata

SHADE TOLERANT PLANTING



Blechnum discolor



Arthropodium cirratum



Lobelia angulata

MEDIUM SHRUB PLANTING



Astelia nervosa



Phormium cookianum 'Emerald Gem'



Coprosma repens 'Poor Knights'

LARGE SHRUB PLANTING



Astelia grandis



Coprosma lucida



Pseudopanax lessonii 'Cyril Watson'



SS-01: TYPICAL ROAD STREETSCAPE SECTION 1:50 @ A1, 1:100 @ A3



SECTION LOCATION PLAN



SS-02: TYPICAL JOAL STREETSCAPE SECTION 1:25 @ A1, 1:50 @ A3