



**IRONGATE DEVELOPMENT - LANDSCAPE STRATEGY + INITIAL CONCEPT
FOR HERETAUNGA TAMATEA SETTLEMENT TRUST**

27 October 2022
REVISION A



IRONGATE DEVELOPMENT - LANDSCAPE STRATEGY + INITIAL CONCEPT

Project no: 2022_190
Document title: LANDSCAPE STRATEGY + INITIAL CONCEPT DESIGN
Revision: A
Date: 27 October 2022
Client name: Heretaunga Tamatea Settlement Trust

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File name: 2022_190 Heretaunga Trust Irongate_Landscape Strategy Figures_A

DOCUMENT HISTORY AND STATUS

REVISION	DATE	DESCRIPTION	BY	REVIEW	APPROVED
A	27/10/2022	DRAFT	DCM	DCM	



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CONTENTS

A. LANDSCAPE STRATEGY

PROPOSAL - DEVELOPMENT MASTER PLAN	1
CONTEXT - CHARACTER PHOTOS AND VIEWPOINT LOCATIONS	2
CONTEXT - CHARACTER PHOTOS	5
VP1 - VIEW SOUTHEAST OF WELLWOOD DRAIN	6
VP2 - VIEW WEST TOWARDS FLAXMERE	7
VP3 - VIEW EAST WHERE THE WELLWOOD DRAIN MEETS IRONGATE STREAM	8
VP4 - VIEW WEST ALONG IRONGATE STREAM	9
VP5 - VIEW WEST TOWARDS PORTSMOUTH ROAD	10
VP6 - VIEW SOUTH FROM THE SH/FLAXMERE AVE INTERSECTION	11

B. INITIAL CONCEPT DESIGN

INITIAL LANDSCAPE CONCEPT	01
INDICATIVE STREAM BANK CONCEPT	02

LANDSCAPE STRATEGY FIGURES

NOTE

Typology locations are indicative only.
Lots show how the development mix can support a wide range of housing choices to support development objectives.

As illustrated the plan shows:

RESIDENTIAL
~473 Residential Lots (280m² Av.)
~500 Dwellings (including multi-generational)

NEIGHBOURHOOD CENTRE
700m² Commerical Footplate
Can included up to 10 additional residential units

MULTI-UNIT ACCOMODATION
2500m² sites
Assumed as a 20 Unit motel or VA.

COMMUNITY HUB
1200m²



NOTE - THE AREAS AND DIMENSIONS SHOWN ARE INDICATIVE ONLY.
ALL CONSULTANTS AND CONTRACTORS MUST VERIFY ALL ANGLES, DIMENSIONS, LAYOUTS, SITE MEASUREMENTS AND CONDITIONS BEFORE COUNCIL LODGEMENT, MARKETING, FABRICATION OR CONSTRUCTION.

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REV	ISSUE	DATE
01	BRIEFING DOCUMENT	20/08/2022
02.2	DISCUSSION DOCUMENT	13/10/2022

LEGEND

TYPE A	30x20m	600m ²
TYPE B	20x20m	400m ²
TYPE C	15x25m	375m ²
TYPE D	15x20m	300m ²
TYPE E	10x20m	200m ²
TYPE F	7.5x20m	150m ²
TYPE G	800m ²	Retail/Mixed Use
	Visitor Accomodation	
	Community Hub	

TITLE
DEVELOPMENT PLAN

SCALE (A3)
1:4000

PROJECT
IRONGATE

CLIENT
HERETAUNGA TAMATEA
SETTLEMENT TRUST

JOB NO
2207-005

STATUS
DISCUSSION DOCUMENT

DRAWING NO
200

REVISION
02.2

DATE
13/10/22

Saddleback

A. MASTER PLAN

LANDSCAPE STRATEGY FIGURES
PROPOSAL - DEVELOPMENT MASTER PLAN (BY SADDLEBACK)
HERETAUNGA TAMATEA SETTLEMENT TRUST

LANDSCAPE STRATEGY AND DESIGN PRINCIPLES

The following report is a Landscape Strategy prepared for the proposed Irongate Development at Flaxmere, Hastings. DCM Urban were commissioned by the Heretaunga Tamatea Settlement Trust to assist with the landscape design for the above project. The Irongate Master Plan prepared by Saddleback contains approximately 500 residential dwellings with lots ranging in size between 150 and 600m2, a hierarchy of different street types, a network of open space and two small mixed-use centres. The development is a continuation of the existing Flaxmere settlement with a significant acknowledgment of the cultural and ecological values of the site.

The master plan has been prepared following recognised good urban design principles and the New Zealand Urban Design Protocol. The Urban Design Protocol identifies seven essential design qualities that create quality urban design: the seven Cs. They are: Context, Character, Choice, Connections, Creativity, Custodianship and Collaboration. These are a combination of design processes and outcomes.

The seven Cs: provide a checklist of qualities that contribute to quality urban design are based on sound urban design principles recognised and demonstrated throughout the world explain these qualities in simple language, providing a common basis for discussing urban issues and objectives provide core concepts to use in urban design projects and policies can be adapted for use in towns and cities throughout New Zealand.

Using the protocol as a basis, the following design principles have been developed:

IRONGATE DESIGN PRINCIPLE	RELEVANT UDP PRINCIPLE
Cultural	Choice, Connections, Custodianship and Collaboration
Stream Accessibility	Choice, Character, Custodianship and Collaboration
Ecological Enhancement	Choice, Character, Custodianship and Collaboration
Recreation and Open Space	Choice, Connections, Custodianship and Collaboration
Connections and Movement	Choice, Connections, Custodianship and Collaboration
Landscape Mitigation	Character, Choice, Creativity, Custodianship, Collaboration

EXISTING CHARACTER

The site is located on the eastern edge of Flaxmere on a section of land defined by residential development to the west, Flaxmere Avenue to the north, state highway 2 to the east and rural development to the south. The Irongate stream runs along the southern boundary of the site while the Wellwood Drain runs through the centre of the site connecting to the Irongate in the southeastern corner.

Access can be gained to the site via Dundee Drive or Portsmouth Drive with an existing residential dwelling and farm buildings in the southwestern corner of the proposal site. However, for the majority of the western boundary the edge is defined by close board timber fencing or vegetation. The southern half of the site is characterised by an apple orchard which covers the majority of the site. The northern half is open grass land with no vegetation of note. Native plant species are limited within the site as are any significant trees. Weed species are common along the Irongate stream, which is characterized by steep grassed banks. The stream itself has a strong flow and clear water but has limited variation along its width. The stream has a small visual catchment with views into the stream largely limited to immediately

adjoining the waterway due to the steep banks. There is a single crossing across the stream which is in a disrepair state.

The Wellwood Drain emerges from under Dundee Drive heading east before bending around to the south to join the Irongate. The stream has grass, shallow banks with no native vegetation visible.

The topography of the site is considered flat.

The key principles/opportunities to the design:

CULTURE AND SUSTAINABILITY

To work with local mana whenua. At the concept stage we will work with mana whenua to develop the open space network running along Irongate Stream and around to the proposed mixed use development at the end of Dundee Drive.

STREAM ACCESSIBILITY

To improve accessibility and connectivity to Irongate Stream so that the stream becomes an important physical asset for local residents. Works to the stream's northern bank to improve physical and visual accessibility to the stream so that people can access the water and so that the stream is not considered a safety issue (reduction in the bank height allowing people to exit the waterway if necessary)

ECOLOGICAL ENHANCEMENT

To create substantial areas of native riparian planting along the southern bank of the Ironside stream and along the eastern boundary bordering the State Highway. Together these areas will create a continuous native plant corridor which will largely be free of human intervention (apart from weeding, pest management and maintenance) allowing the plants to establish well and create a new habitat for native fauna.

RECREATION AND OPEN SPACE

To create a recreation corridor which provides for both active and passive recreational pursuits. The open space network starting at the mixed-use development at Dundee Drive extends around to Portsmouth Drive for a total distance of approximately 1km. A playground is proposed along with a mix of exercise equipment and artwork. Seating, informal play spaces and gathering spaces would be provided.

CONNECTIONS AND MOVEMENT

To ensure numerous connections points are provided along the network to create a high level of accessibility and permeability into the space. All weather surfaces / pathways would connect to the existing road network and future pathways.

LANDSCAPE MITIGATION

To minimise adverse effects from the state highway, a landscaped earth bund is proposed along the state highway edge. Planting would be consistent with the native planting proposed along the Irongate Stream to ensure a continuous native corridor is created.



A. LOCATION MAP FOR CHARACTER PHOTOS AND KEY VIEWPOINTS (1:3,000 @ A3)

LANDSCAPE STRATEGY FIGURES

CONTEXT - CHARACTER PHOTOS AND VIEWPOINT LOCATIONS

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A Residential Development - Existing housing in Flaxmere is typically low density, single storey residential dwellings on individual lots. There are a mix of fencing styles but frontages are typically open with a positive relationship to the street.



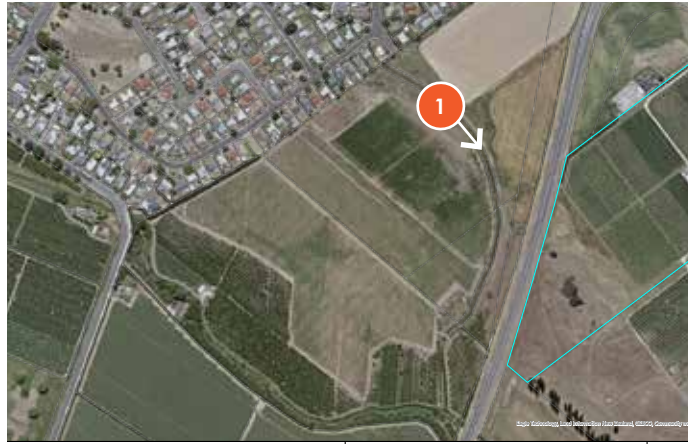
B The banks of the Irongate Stream are steep grass banks with few native species. Shade along the stream varies with the majority of the stream in direct sunlight.



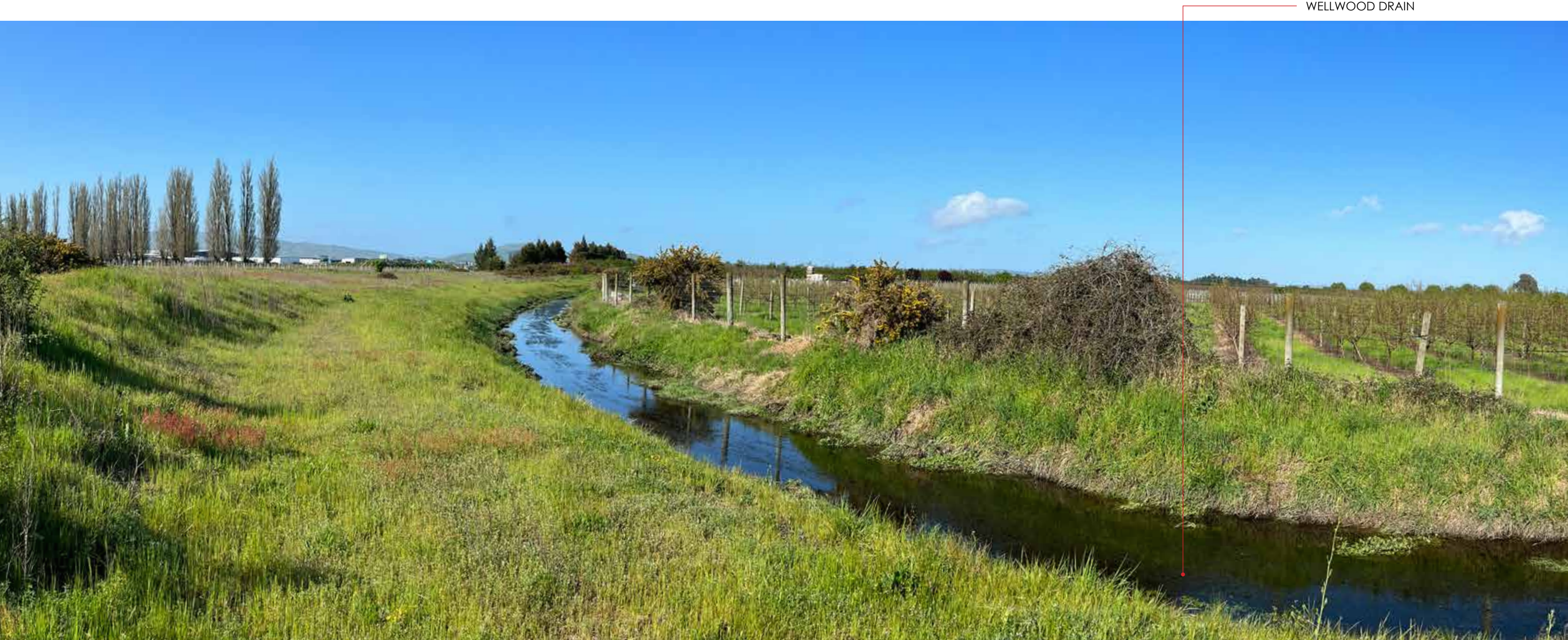
C The western edge of the site is defined by a mix of close board fencing and vegetation. Access is possible via Portsmouth Drive and Dundee Drive.



D Orchard plantings and buildings - the southern end of the site is occupied by an orchard and farm buildings. Farm tracks run through the area and along the northern edge of the stream



A. IMAGE LOCATION



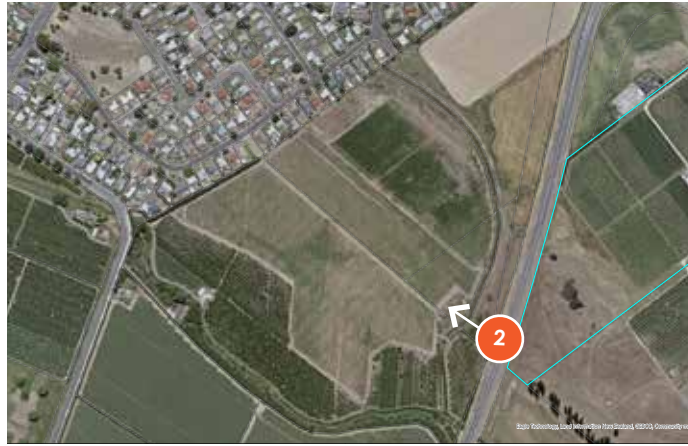
WELLWOOD DRAIN

B. EXISTING VIEW

LANDSCAPE STRATEGY FIGURES

VP1 - VIEW SOUTHEAST ALONG WELLWOOD DRAIN

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A. IMAGE LOCATION



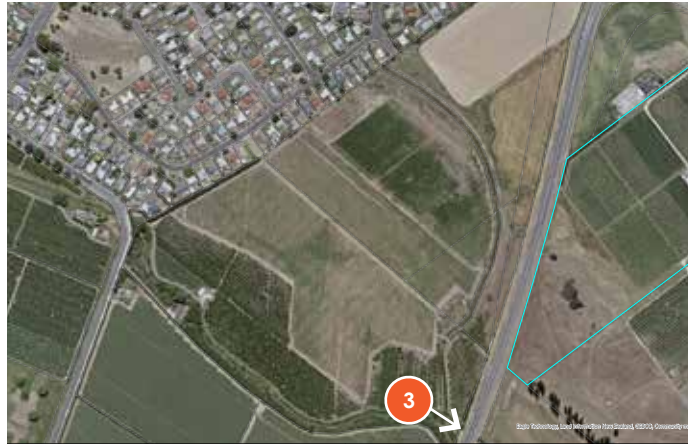
WELLWOOD DRAIN

B. EXISTING VIEW

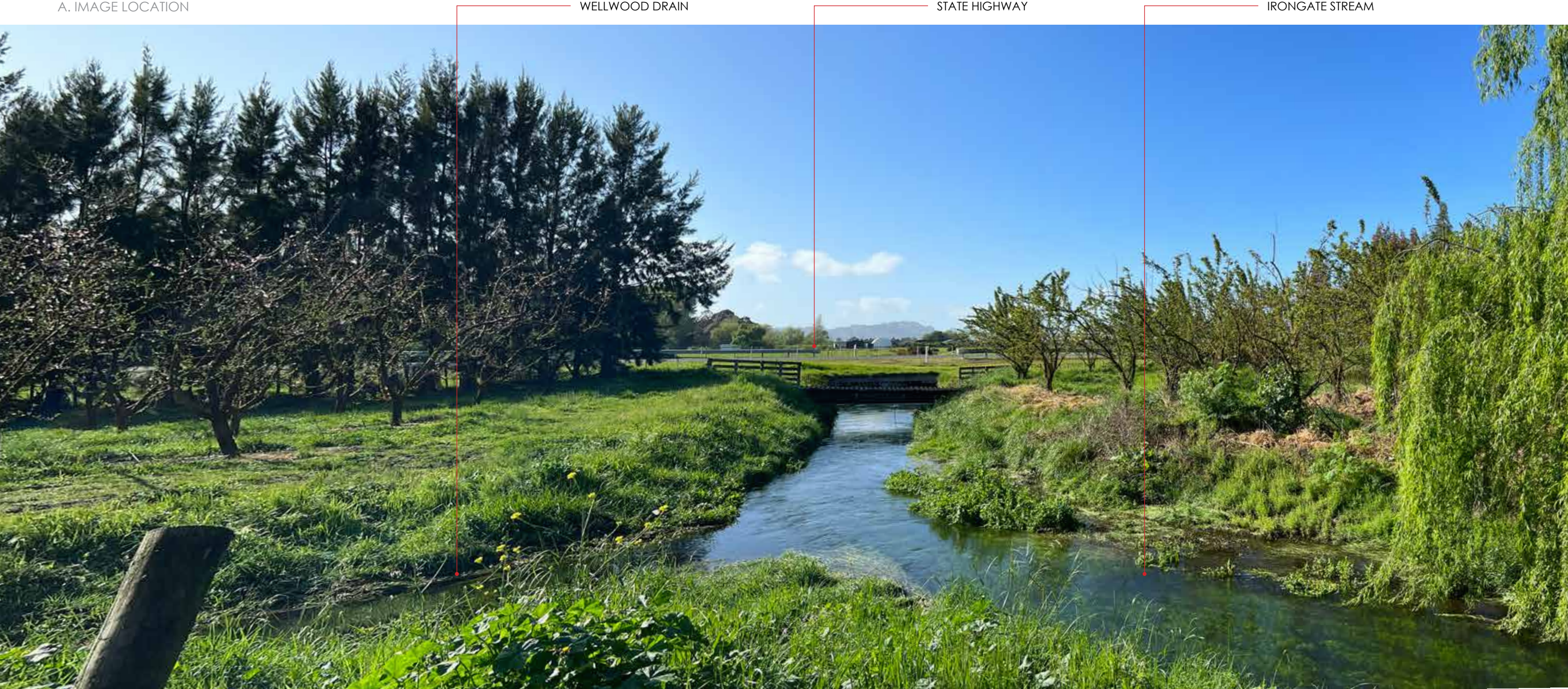
LANDSCAPE STRATEGY FIGURES

VP2 - VIEW WEST TOWARDS FLAXMERE AND WELLWOOD DRAIN

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A. IMAGE LOCATION



B. EXISTING VIEW



A. IMAGE LOCATION

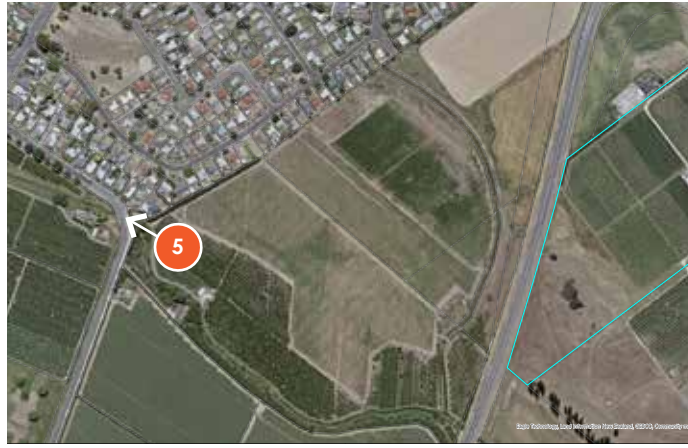


B. EXISTING VIEW

LANDSCAPE STRATEGY FIGURES

VP4 - VIEW WEST ALONG IRONGATE STREAM

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A. IMAGE LOCATION

PORTSMOUTH DRIVE

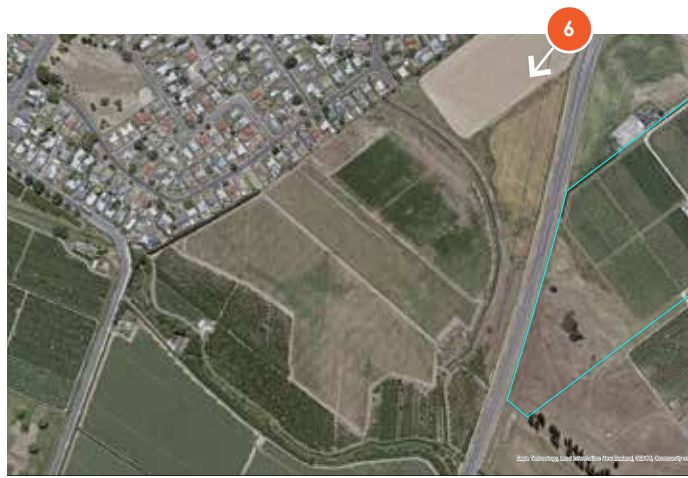


B. EXISTING VIEW

LANDSCAPE STRATEGY FIGURES

VP5 - VIEW WEST TOWARDS PORTSMOUTH ROAD

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A. IMAGE LOCATION

STATE HIGHWAY 2



B. EXISTING VIEW

LANDSCAPE STRATEGY FIGURES

VP6 - VIEW SOUTHEAST ALONG THE SH/ FLAXMERE AVE INTERSECTION

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INITIAL LANDSCAPE CONCEPT
(INDICATIVE ONLY)

DESIGN PRINCIPLES

CULTURE AND SUSTAINABILITY

To work with local mana whenua. At the concept stage we will work with mana whenua to develop the open space network running along Irongate Stream and around to the proposed mixed use development at the end of Dundee Drive.

STREAM ACCESSIBILITY

To improve accessibility and connectivity to Irongate Stream so that the stream becomes an important physical asset for local residents. Works to the stream's northern bank to improve physical and visual accessibility to the stream so that people can access the water and so that the stream is not considered a safety issue (reduction in the bank height allowing people to exit the waterway if necessary)

ECOLOGICAL ENHANCEMENT

To create substantial areas of native riparian planting along the southern bank of the Ironside stream and along the eastern boundary bordering the State Highway. Together these areas will create a continuous native plant corridor which will largely be free of human intervention (apart from weeding, pest management and maintenance) allowing the plants to establish well and create a new habitat for native fauna.

RECREATION AND OPEN SPACE

To create a recreation corridor which provides for both active and passive recreational pursuits. The open space network starting at the mixed-use development at Dundee Drive extends around to Portsmouth Drive for a total distance of approximately 1km. A playground is proposed along with a mix of exercise equipment and artwork. Seating, informal play spaces and gathering spaces would be provided.

CONNECTIONS AND MOVEMENT

To ensure numerous connections points are provided along the network to create a high level of accessibility and permeability into the space. All weather surfaces / pathways would connect to the existing road network and future pathways.

LANDSCAPE MITIGATION

To minimise adverse effects from the state highway, a landscaped earth bund is proposed along the state highway edge. Planting would be consistent with the native planting proposed along the Irongate Stream to ensure a continuous native corridor is created.



A. INITIAL LANDSCAPE CONCEPT PLAN (1:4,000)

client / project name: HTST / IRONGATE LANDSCAPE STRATEGY
drawing name:
designed by: Dave Compton Moen / Jeremy Ross
original issue date: 27 OCTOBER 2022
scales: NTS / As shown

revision no: A	amendment: Draft	approved DCM	date 27/10/2022
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REGISTERED
LANDSCAPE
ARCHITECT



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- A** Native riparian planting on the southern edge of the Ironbank (working in conjunction with an Ecologist). The area is wide enough to provide for a substantial amount of native planting.
- B** The existing bank is recontoured to allow access to the water. A small stone beach could be created along with flat areas for passive recreation. Re contouring would also allow for easier access for maintenance.
- C** Additional native plants on the northern side of the stream to ensure shade is provided over the waterway.
- D** Retention of some of the orchard trees to provide apples for future residents.
- E** Links through to new roads to ensure the reserve is highly accessible

A. INDICATIVE SKETCH SHOWING A POSSIBLE OPTION TO IMPROVE ACCESSIBILITY AND THE AMENITY OF THE IRONGATE STREAM

client / project name: HTST / IRONGATE LANDSCAPE STRATEGY
drawing name: **IRONGATE**
designed by: Dave Compton Moen / Jeremy Ross
original issue date: 27 OCTOBER 2022
scales: NTS / As shown

revision no: A
amendment: Draft

approved DCM
date 27/10/2022



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