

Subdivision Concept

The proposed design works with the existing natural contours of the site to create a high-quality subdivision that integrates and enhances the natural and landscape attributes of the surrounding environment.

Key design components will include:

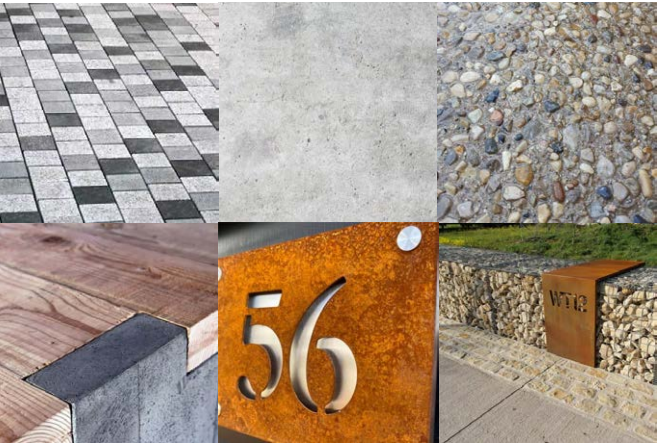
- 66 residential lots, ranging in size between 2500m² and 12661m². Excluding lot 62, the average lot size will be 3764m².
- New, modern homes will provide a better standard of living and more housing options for local families.
- Easy access to the Lake Whakamaru Reserve, with the relocation of the existing reserve access road to the main subdivision entrance road. Easy access to the boat ramp.
- The use of native bush to separate the public reserve from private lots and on steeper slopes which are less suited to development.
- The use of colours and materials, that enhance the appearance and amenity value of the subdivision and allow it to integrate with the surrounding landscape.
- The use of native plants of varying heights, and specimen trees, to link the proposed subdivision with the surrounding rural and lake reserve landscape. Plant species to be endemic to the Atiamuri Ecological District.
- The planting of taller plant species on the lower parts of the steeper slopes to retain lake views from the house sites above.
- The creation of links between the subdivision and the lakeside reserve to allow ease of pedestrian/cycle access and circulation around the subdivision.
- The creation of access lots, to enable the safe rerouting of the cycle trail between the subdivision and the reserve.
- The intermit use of low native planting within the road berm to visually soften and integrate the streets with their surroundings.
- A continuation of the 5m wide planted visual and sound bund along Ongaroto Road boundary.
- The use of swales for stormwater management within the road reserve. Stormwater and wastewater will be dealt with on-site.
- The application of CPTED principles.
- Creation of additional reserve.

The purpose of this plan is to show the general intent of the design and may not be complete in every detail. This plan is not intended as a construction drawing and should not be used as such.



Material Pallet

Area	Material Options
Road	Asphalt
Shared path	Concrete
Thresholds / Entrance	Exposed aggregate Concrete Unit pavers Stone gabion Weathering steel
Access track	Gravel Concrete Timber boardwalk



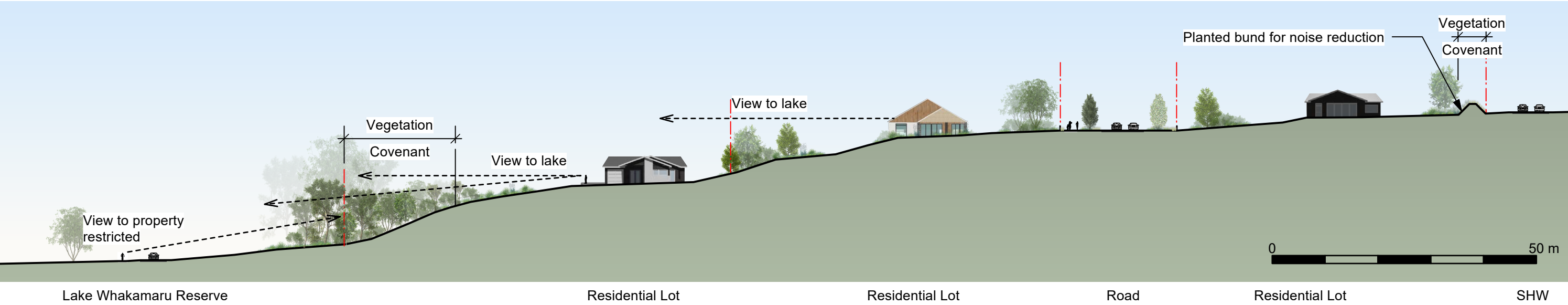
Note: Images shown are examples of materials and plant theming and do not necessarily depict what will be constructed.

Site Total: 316,891m²
Lots Total Area: 257,350m²
Vegetation covenants: 64,921m²
Road Reserve: 31,865m²
ROW Total: 7,834m²
Reserve Total: 1,9842m²
Total area of ecological planting: 72,387m²
(Reserves (excluding F & H) + Vegetation covenants)

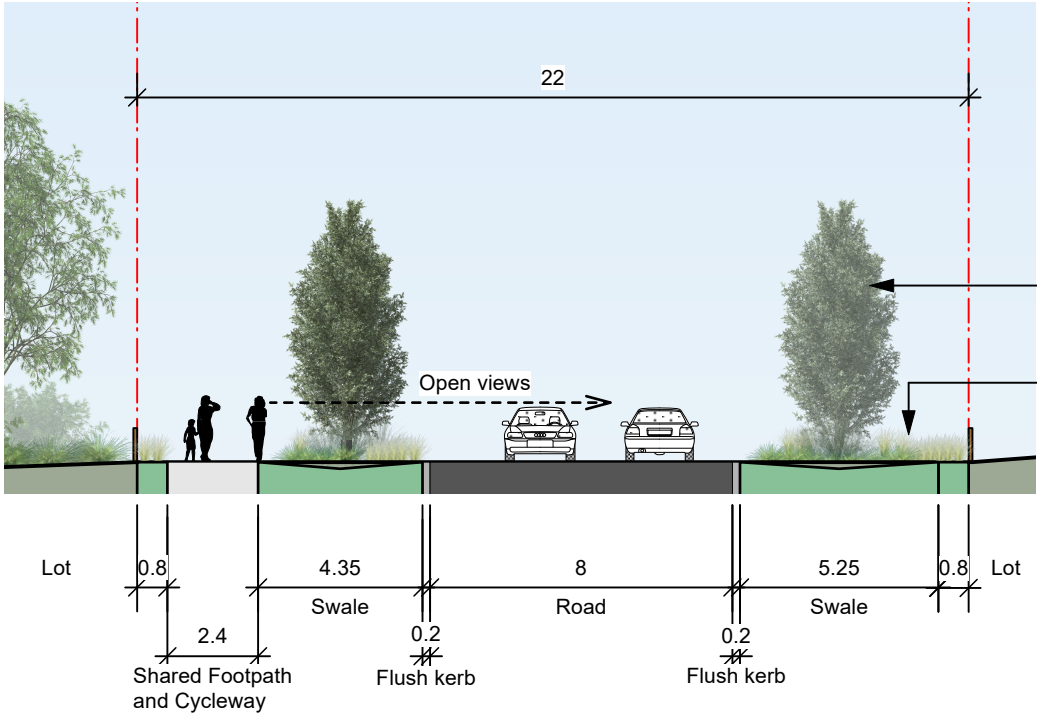
Reserve A: 474m²
Reserve B: 910m²
Reserve C: 1,159m²
Reserve D: 2,632m²
Reserve E: 1,408m²
Reserve F: 1,1923m²
Reserve G: 883m²
Reserve H: 453m²

Note: Areas are rounded to the nearest meter





1 Typical Section
Scale: 1:750



2 Typical Road Section
Scale: 1:200

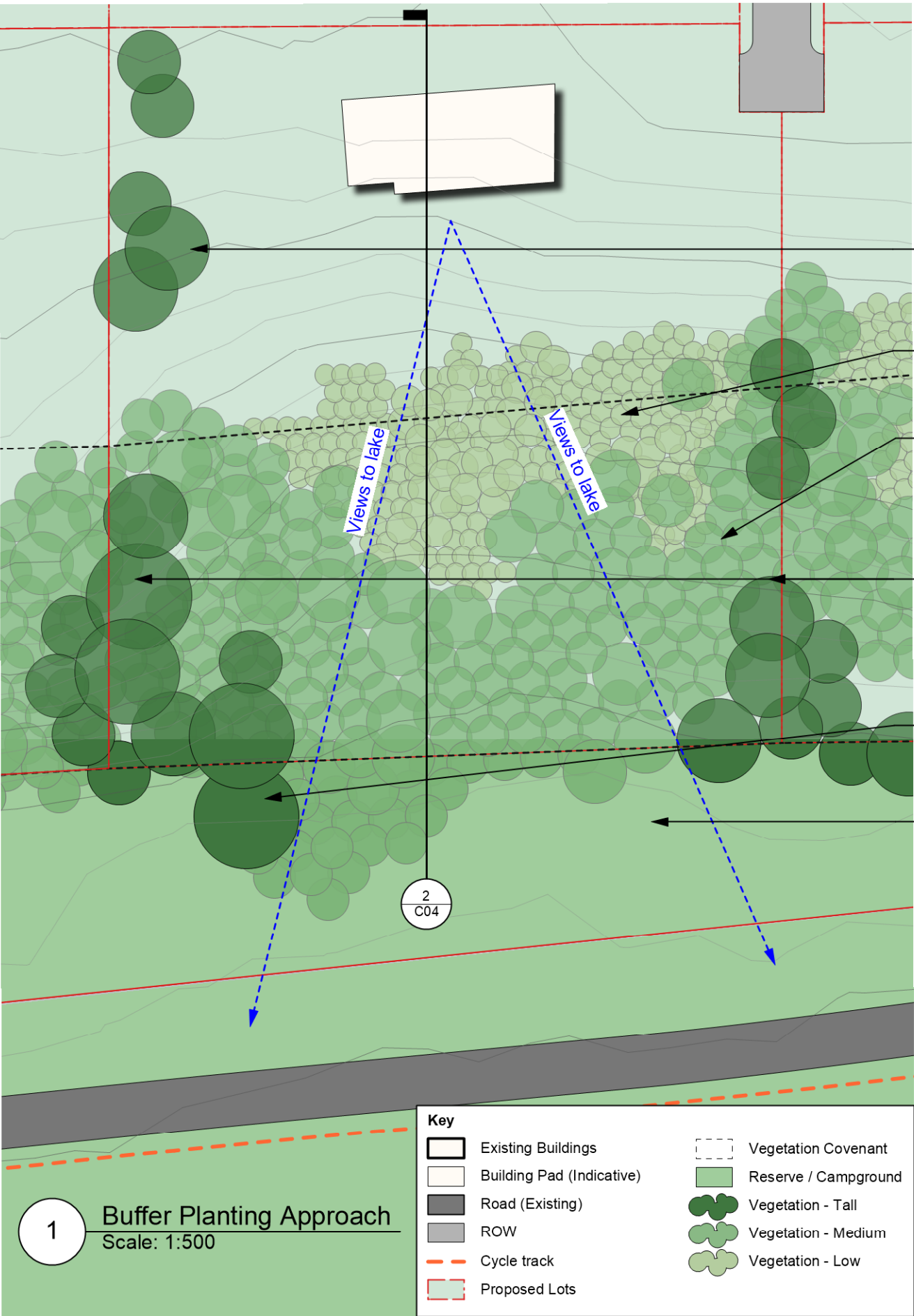
Indicative Plant List (Plants suited to this area)

Botanical Name	Common Name
Street Trees and Berm Planting (Road Reserve)	
<i>Astelia chathamica</i>	Chatham Island Astelia
<i>Carex secta</i>	Purei, Pukio
<i>Coprosma Hawera</i>	Low growing coprosma
<i>Hebe sp</i>	Hebe
<i>Hoheria angustifolia</i>	Hungere/ Narrow-leaved Lacebark
<i>Muehlenbeckia sp</i>	Small leaved pohuehue
<i>Phormium sp</i>	Dwarf Flax
<i>Poa cita</i>	Silver tussock
<i>Sophora tetraptera</i>	Large-leaved kowhai
<i>Alectryon excelsus</i>	Titoki
Revegetation & Enhancement Planting (Steep Slopes & Reserve Areas)	
<i>Alectryon excelsus</i>	Titoki
<i>Aristotelia serrata</i>	Wineberry/makomako
<i>Brachyglottis repanda</i>	Rangiora
<i>Coprosma robusta</i>	Glossy karamu
<i>Cordyline australis</i>	Ti kouka/cabbage tree
<i>Cyathea medullaris</i>	Mamaku, Black ponga, Black tree fern
<i>Dacrydium cupressinum</i>	Rimu
<i>Fuchsia excorticata</i>	Kotukutuku, Tree fuchsia
<i>Griselinia littoralis</i>	Kapuka, NZ broadleaf
<i>Hebe stricta</i>	Koromiko
<i>Knightia excelsa</i>	Rewarewa
<i>Kunzea robusta</i>	Kanuka
<i>Leptospermum scoparium</i>	Manuka
<i>Myrsine australis</i>	Red Mapou
<i>Phormium tenax</i>	Harakeke/ NZ Flax
<i>Phyllocladus trichomanoides</i>	Tanekaha, Celery Pine
<i>Podocarpus totara</i>	Totara
<i>Prumnopitys taxifolia</i>	Matai, Black pine
<i>Pseudopanax arboreus</i>	Whauwhaupaku, five finger

Note: Selected species are suggestions / examples of planting only.
Final plant list may vary.
All plants used for ecological planting to be eco-sourced from the Central Volcanic Plateau Ecological Region and the Atiamuri Ecological District.

The purpose of this plan is to show the general intent of the design and may not be complete in every detail. This plan is not intended as a construction drawing and should not be used as such.





Occasional clusters of taller vegetation provide privacy between neighbouring properties and frame views towards the lake.

Upper slopes consist of low planting such as flax and small shrubs.

Medium height vegetation consisting of small trees and shrubs are planted as ground level increases in height, maintaining views across.

Tall vegetation is restricted to lower ground where additional height adds ecological and amenity value to the camp ground but does not impede the views from private residence.

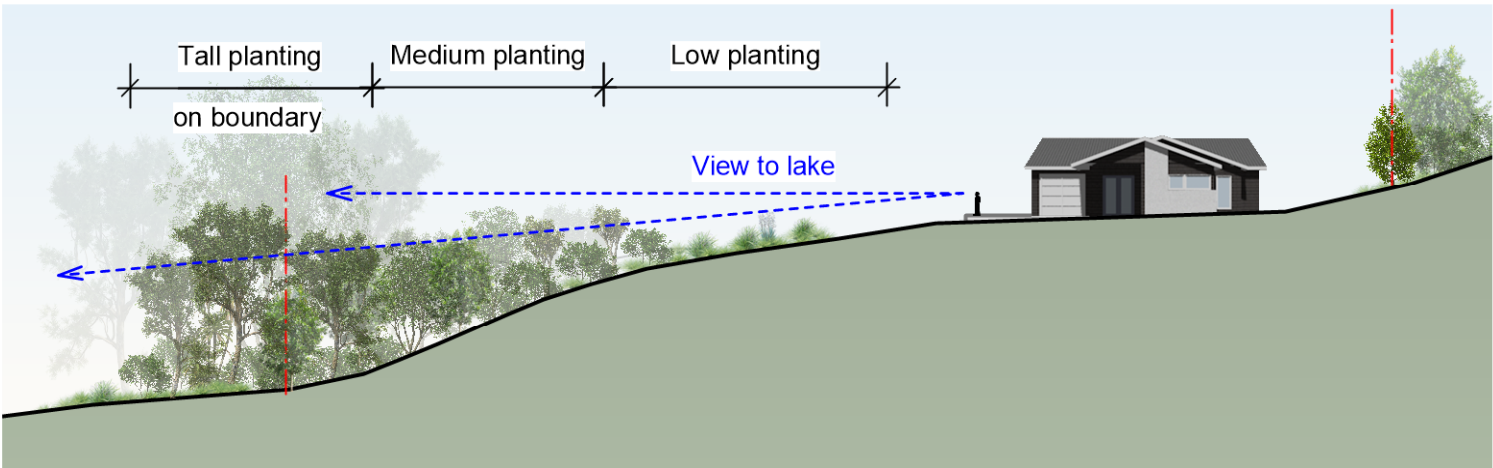
Occasional extensions of taller vegetation are used to create bays in the camp ground.

Reserve / Campground

Indicative Plant List (Plants suited to this area)			
Botanical Name	Common Name	Phase planted	
		Initial establishment	Enhancement planting
Low planting			
<i>Astelia chathamica</i>	Chatham Island Astelia	x	
<i>Cordyline australis</i>	Ti kouka/cabbage tree	x	
<i>Hebe stricta</i>	Koromiko	x	
<i>Myrsine australis</i>	Red Mapou	x	
<i>Phormium tenax</i>	Harakeke/ NZ Flax	x	
Medium planting			
<i>Alectryon excelsus</i>	Titoki	x	
<i>Aristotelia serrata</i>	Wineberry/makomako	x	
<i>Brachyglottis repanda</i>	Rangiora	x	
<i>Coprosma robusta</i>	Glossy karamu	x	
<i>Cordyline australis</i>	Ti kouka/cabbage tree	x	
<i>Cyathea medullaris</i>	Mamaku, Black ponga, Black tree fern	x	
<i>Fuchsia excorticata</i>	Kotukutuku, Tree fuchsia	x	
<i>Griselinia littoralis</i>	Kapuka, NZ broadleaf	x	
<i>Kunzea robusta</i>	Kanuka	x	
<i>Leptospermum scoparium</i>	Manuka	x	
<i>Myrsine australis</i>	Red Mapou	x	
<i>Pseudopanax arboreus</i>	Whauwhaupaku, five finger	x	
Tall planting			
<i>Dacrydium cupressinum</i>	Rimu		x
<i>Knightia excelsa</i>	Rewarewa	x	x
<i>Phyllocladus trichomanoides</i>	Tanekaha, Celery Pine	x	x
<i>Podocarpus totara</i>	Totara	x	x
<i>Prumnopitys taxifolia</i>	Matai, Black pine		x

Note: Selected species are suggestions / examples of planting only. Final plant list may vary. All plants used for ecological planting to be eco-sourced from the Central Volcanic Plateau Ecological Region and the Atiamuri Ecological District.

Initial establishment = planted in first year
Enhancement planting - Planted in 5th year. Trees to be placed in clusters that align with final property boundaries to avoid obstructing views to lake.



2 Typical Section
Scale: 1:500

The purpose of this plan is to show the general intent of the design and may not be complete in every detail. This plan is not intended as a construction drawing and should not be used as such.

