



ŌHOKA RESIDENTIAL DEVELOPMENT

URBAN DESIGN AND LANDSCAPE MASTERPLAN

8 JUNE 2026
PROJECT NO. 2021_097B
REVISION H

ŌHOKA RESIDENTIAL DEVELOPMENT - URBAN DESIGN AND LANDSCAPE MASTERPLAN

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D	13/02/2025	Road alignment updates	ZH	DCM	DCM
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F	04/07/2025	Amendments to plans	ZH	HB	DCM
G	25/05/2026	Updates to plans	HB		
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A. INDICATIVE ILLUSTRATION OF ŌHOKA DEVELOPMENT

SECTION A	INTRODUCTION AND MAPS
A1	INTRODUCTION
A2	ŌHOKA PROXIMITY PLAN
A3	ŌHOKA SETTLEMENT GROWTH AND URBAN FORM
A4	EXISTING FEATURES PLAN
A5	ŌHOKA VILLAGE MASTERPLAN



A1 INTRODUCTION

The proposal is a master-planned expansion of the historic Ōhoka settlement in the Waimakariri District, covering approximately 154 hectares of land southwest of Mill Road in between Bradleys Road and Whites Road. The masterplan seeks to ensure the retention of the green, open characteristics of Ōhoka, particularly within the street environments and along property boundaries. The masterplan provides for a diverse range of housing options to cater to various lifestyles and preferences, and incorporates a comprehensive range of amenities to create a vibrant and well-functioning community. Residents will have easy access to a central commercial hub for daily needs. To preserve the natural beauty of the area, ecological reserves have been thoughtfully integrated into the development, providing opportunities for outdoor recreation.

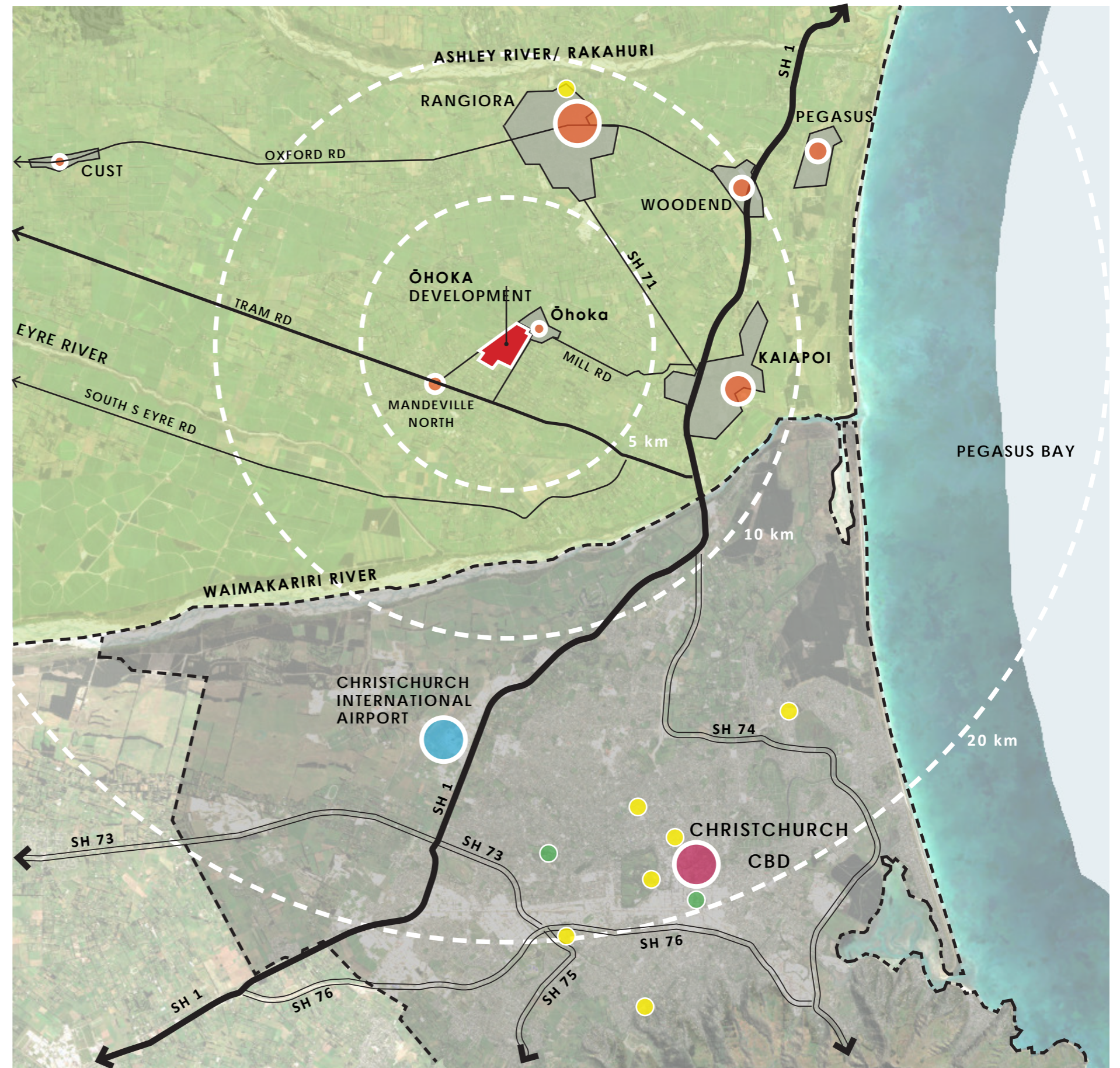


A2 ŌHOKA PROXIMITY PLAN

Ōhoka village is located in the Waimakariri District, an approximately 20-minute drive from Christchurch, with existing road connections to nearby larger towns. Ōhoka is also a short distance from Kaiapoi, about 10 minutes away, providing access to local amenities, and is similarly close to Rangiora.

Ōhoka at a glance:

- Inland residential settlement, safe from coastal hazards
- Established community facilities and school
- 10-min drive to major towns (Rangiora, Kaiapoi) and SH1
- Easy access to Christchurch International Airport (21 min drive via SH1), and Christchurch Central City (25 min drive via SH1/SH74)



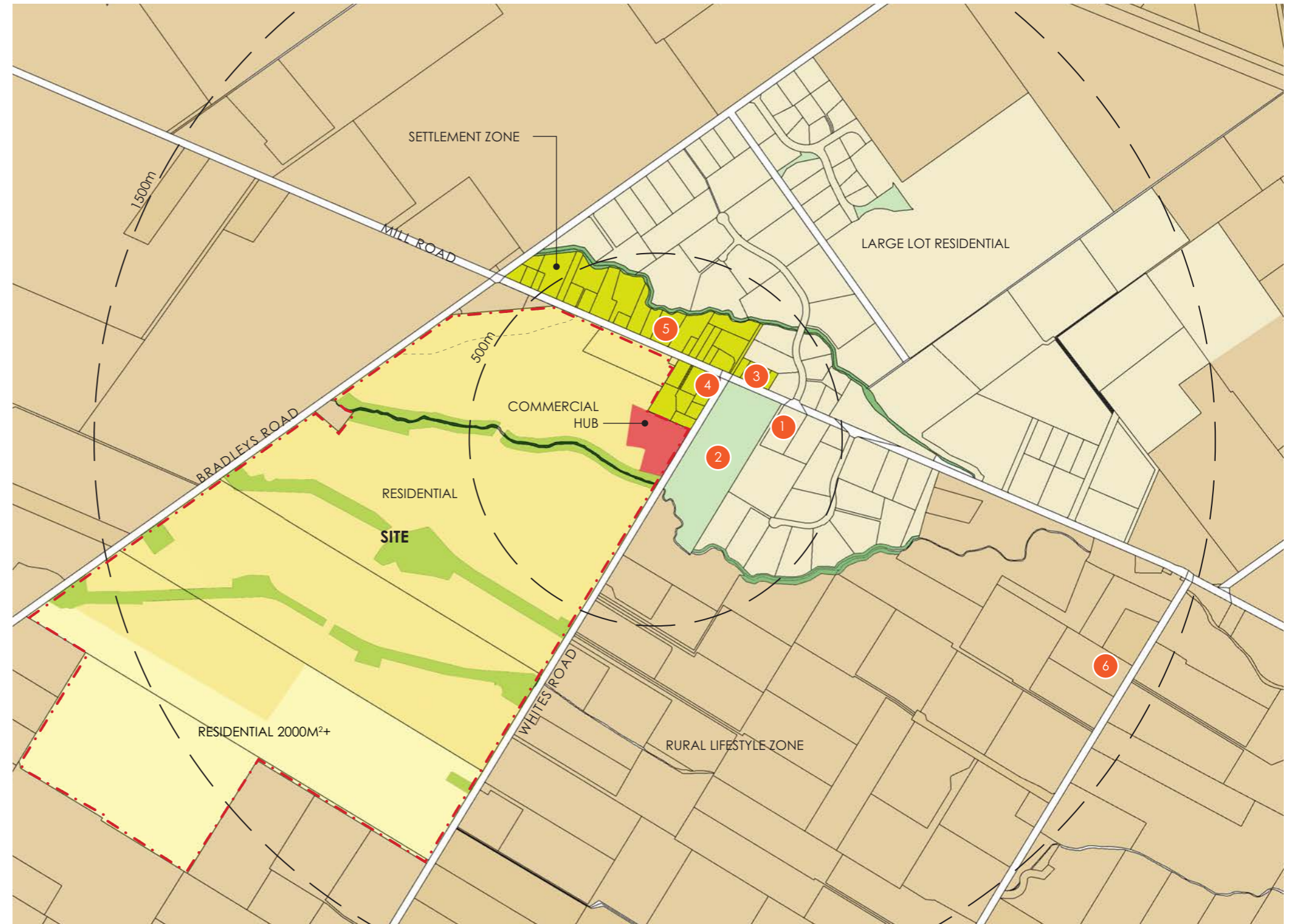
LEGEND

- Christchurch
- Waimakariri District
- Urban Areas
- Significant Urban Centre - Christchurch
- Locally Important Urban Centres and Towns (Waimakariri District)
- STATE HIGHWAY (Mass Transit Network)
- Core Public Transport Routes
- Christchurch Airport
- Hospital
- University/ Polytech

0 1 2 3 4 5km
1:150,000 @ A3



A3 ŌHOKA SETTLEMENT GROWTH AND URBAN FORM



A. SETTLEMENT GROWTH AND URBAN FORM MAP (1:12,500)

LEGEND

- Residential (Proposed)
- Residential 2000m²+ (Proposed)
- Settlement Zone (Existing)
- Large Lot Residential
- Rural Lifestyle Zone
- Open Space Zone
- Commercial Hub (Proposed)
- 1 Waimakariri Dental Clinic
- 2 Ōhoka Domain
- 3 Ōhoka Hall
- 4 G.a.s. Petrol Station
- 5 Waterforce
- 6 Ōhoka School
- Site Boundary



A4 EXISTING FEATURES PLAN



A. OHOKA EXISTING FEATURES PLAN (1:10,000)

A5 ŌHOKA VILLAGE MASTER PLAN

The proposed development offers a high-quality lifestyle opportunity for those seeking a harmonious blend of modern convenience and natural beauty. With its proximity to established town centres and easy access to outdoor recreational activities, the proposed development is set to provide an exceptional quality of life.

Approximately 875 new residential properties will be created of different sizes to suit various needs and lifestyles. To create and support a vibrant and well-functioning community, the development includes a new local neighbourhood centre with a mix of commercial and retail services. This centre provides residents with easy access to daily necessities and amenities, reducing the need to commute.

For those seeking a senior community, the proposed development provides for a retirement village. The village will offer a range of housing options and services specifically designed to cater to the needs of seniors, promoting a comfortable and fulfilling retirement lifestyle.

Provision is made for a polo field and associated facilities. This open space provides ample opportunities for recreation, sports, and community gatherings, particularly catering to the equestrian community.

In addition to these amenities, the masterplan includes a network of enhanced streams, reserves, and green open spaces. These natural areas not only enhance the aesthetic appeal of the development but also provide residents with opportunities for outdoor recreation, relaxation, and connection with nature in the local neighbourhood.

ŌHOKA VILLAGE MASTER PLAN LEGEND

-  Residential
-  Retirement Village
-  Polo Ground
-  Residential - Lots over 2,000m²
-  Commercial Hub
-  Ōhoka stream corridor
-  Proposed stream corridor
-  Ōhoka South stream branch
-  Existing Spring
-  Existing dwelling (to be retained)
-  Stormwater management area (SMA)
-  Potential Lizard Habitat Site
-  Heritage reserve



A. OHOKA VILLAGE MASTER PLAN (NTS)



SECTION B	EXISTING CHARACTER PHOTOS AND VIEWPOINTS
B1	EXISTING CHARACTER PHOTOS AND VIEWPOINTS LOCATIONS
B2	EXISTING CHARACTER PHOTOS
B3	VIEWPOINTS



B1 EXISTING CHARACTER PHOTOS AND VIEWPOINTS LOCATIONS

LEGEND

CHARACTER PHOTOS

- A Gatekeepers Lodge/ Ōhoka Domain
- B Ōhoka Stream
- C Ōhoka Bush
- D Typical residential frontage

VIEWPOINT LOCATIONS

- 1 View north from 268 Whites Road
- 2 View northwest from 324 Whites Road
- 3 View southwest from 401 Whites Road
- 4 View south from 536 Mill Road
- 5 View east from 301 Bradleys Road
- 6 View southeast from 301 Bradleys Road
- 7 View east from 205 Bradleys Road



A. CHARACTER AND VIEWPOINT LOCATIONS PLAN (1:10,000@A3)
Map / image source: Canterbury Maps



B2 EXISTING CHARACTER PHOTOS



A Gatekeepers Lodge - The historic lodge has recently been restored and relocated to the Ōhoka Domain. The lodge was originally built during the 1800's as part of the Ōhoka Estate. The building has significant aesthetic, architectural, historical and social value within the region.



B Ōhoka Stream - Ōhoka Stream runs parallel to Mill Road and flows into the Kaiapoi River, to the west of Kaiapoi township. It is primarily surrounded by open grass land and is lined with a combination of native and exotic vegetation.



C Ōhoka Bush - Ōhoka Bush covers approximately 2.5ha of land planted in native vegetation, and is located to the south of Ōhoka Domain. It is a popular place for locals to walk and recreate.



D Typical residential frontage - The majority of dwellings are rural in nature and are set back from the road. Dwellings are typically surrounded by open grass paddocks, and use fencing and pockets of exotic vegetation to create privacy from the road and surrounding properties.

B3 VIEWPOINTS - VP1 - VIEW NORTH FROM 268 WHITES ROAD



Horizontal Field of View: 70°
Vertical Field of View: 37.8°
Image captured on Sony ILCE-6000 (Alpha 6000) digital camera
Focal length 35mm (52.5mm full frame equivalent)
Date: 28th January 2025 at 3:13 pm
Height of 1.60 metres
Photos merged in Photoshop CS to create panorama
Coordinates: -43.375077, 172.567535

A. IMAGE LOCATION



B. EXISTING VIEW

VP2 - VIEW NORTHWEST FROM 324 WHITES ROAD



Horizontal Field of View: 76°
Vertical Field of View: 37.8°

Image captured on Sony ILCE-6000 (Alpha 6000) digital camera
Focal length 35mm (52.5mm full frame equivalent)
Date: 28th January 2025 at 3:35 pm
Height of 1.60 metres
Photos merged in Photoshop CS to create panorama
Coordinates: -43.370804, 172.571155

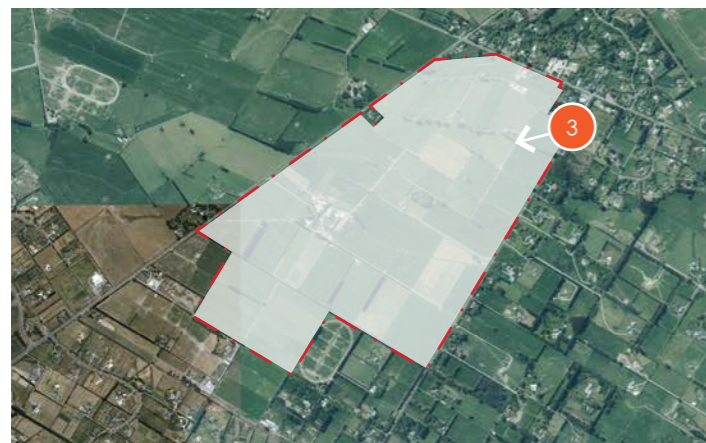
EXISTING STREAM

A. IMAGE LOCATION



B. EXISTING VIEW

VP3 - VIEW SOUTHWEST FROM 401 WHITES ROAD



Horizontal Field of View: 80°
Vertical Field of View: 37.8°

Image captured on Sony ILCE-6000 (Alpha 6000) digital camera
Focal length 35mm (52.5mm full frame equivalent)
Date: 28th January 2025 at 4:03 pm
Height of 1.60 metres
Photos merged in Photoshop CS to create panorama
Coordinates: -43.364764, 172.576128

A. IMAGE LOCATION



B. EXISTING VIEW

VP4 - VIEW SOUTH FROM 536 MILL ROAD



Horizontal Field of View: 91°
Vertical Field of View: 37.8°

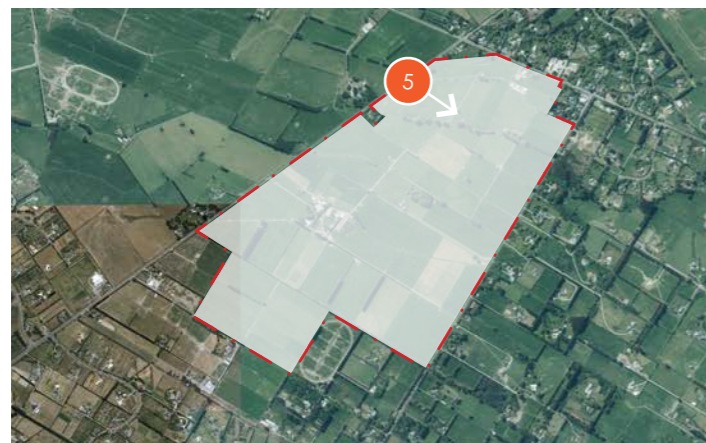
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Focal length 35mm (52.5mm full frame equivalent)
Date: 28th January 2025 at 4:16 pm
Height of 1.60 metres
Photos merged in Photoshop CS to create panorama
Coordinates: -43.362138, 172.572910

A. IMAGE LOCATION



B. EXISTING VIEW

VP5 - VIEW EAST FROM 301 BRADLEYS ROAD



Horizontal Field of View: 78°
Vertical Field of View: 37.8°

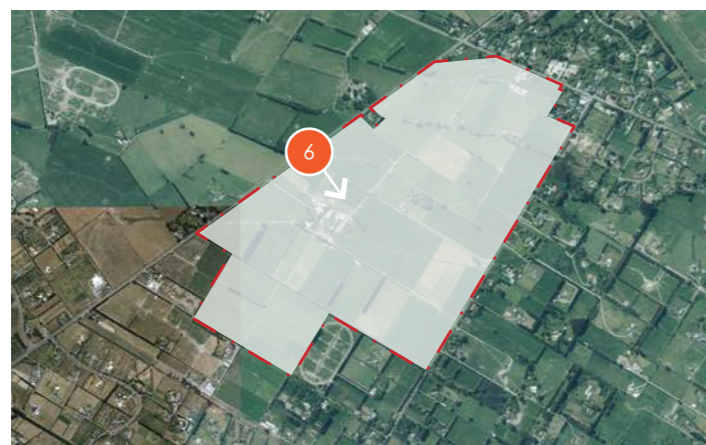
Image captured on Sony ILCE-6000 (Alpha 6000) digital camera
Focal length 35mm (52.5mm full frame equivalent)
Date: 28th January 2025 at 4:22 pm
Height of 1.60 metres
Photos merged in Photoshop CS to create panorama
Coordinates: -43.362747, 172.566710

A. IMAGE LOCATION



B. EXISTING VIEW

VP6 - VIEW SOUTHEAST FROM 301 BRADLEYS ROAD



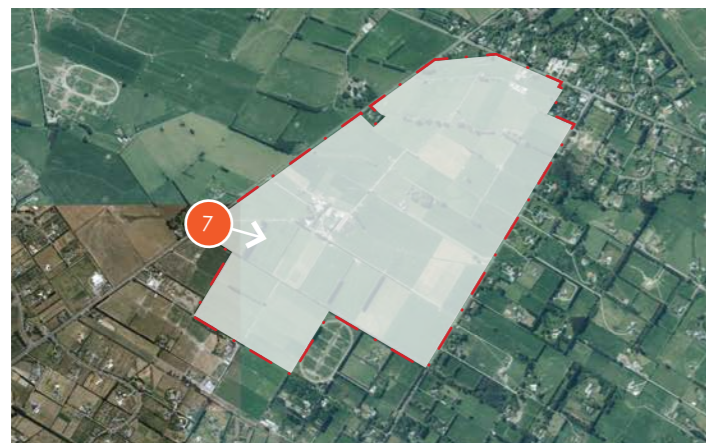
Horizontal Field of View: 92°
Vertical Field of View: 37.8°
Image captured on Sony ILCE-6000 (Alpha 6000) digital camera
Focal length 35mm (52.5mm full frame equivalent)
Date: 28th January 2025 at 4:25 pm
Height of 1.60 metres
Photos merged in Photoshop CS to create panorama
Coordinates: -43.365340, 172.561611

A. IMAGE LOCATION



B. EXISTING VIEW

VP7 - VIEW EAST FROM 205 BRADLEYS ROAD



Horizontal Field of View: 91°
Vertical Field of View: 37.8°
Image captured on Sony ILCE-6000 (Alpha 6000) digital camera
Focal length 35mm (52.5mm full frame equivalent)
Date: 28th January 2025 at 4:32 pm
Height of 1.60 metres
Photos merged in Photoshop CS to create panorama
Coordinates: -43.368831, 172.554875

A. IMAGE LOCATION



B. EXISTING VIEW

SECTION C

MASTERPLAN

- C1 OVERALL MASTERPLAN
- C2 LANDSCAPE CONCEPT PLAN A
- C3 LANDSCAPE CONCEPT PLAN B
- C4 LANDSCAPE CONCEPT PLAN C
- C5 LANDSCAPE CONCEPT PLAN D
- C6 LANDSCAPE CONCEPT PLAN E
- C7 INDICATIVE COMMERCIAL HUB CONCEPT PLAN A
- C8 INDICATIVE COMMERCIAL HUB CONCEPT PLAN B
- C9 ILLUSTRATIVE RENDERS





LEGEND

 Residential	F Playground
 Residential (2000m ² +)	G Pump Station
 Stormwater Management Area	H Pedestrian Crossing
 Commercial Hub	I Heritage Reserve
A Neighbourhood Reserve	 Site Boundary
B Link Reserve	 Join Line
C Ohoka South Stream Branch	 Waterway
D Springs Waterway Corridor	↔ Pedestrian Stream Crossing
E Ohoka Stream	

A. LANDSCAPE PLAN (SCALE 1:5000@A3)

client / project name: Ohoka Residential Development Fast Track App.
drawing name: **LANDSCAPE MASTERPLAN**
designed by: DCM, CG, HB, AB, ZH
drawn by: AB, ZH
original issue date: 31 JANUARY 2025
scale: 1:5000 @ A3

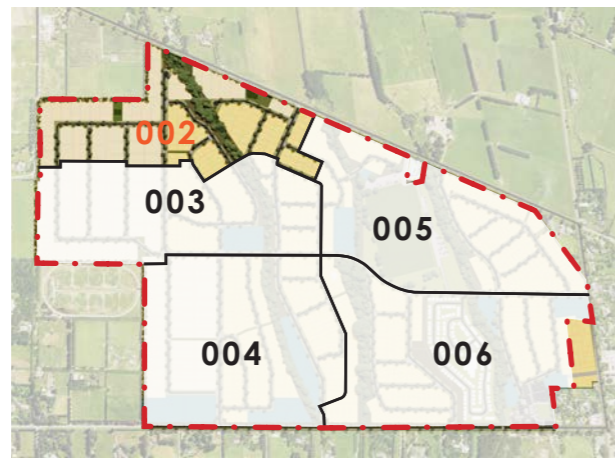
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D	Road alignment updates	DCM	13/02/2025
E	Amendments to plans	DCM	18/06/2025
F	Amendments to plans	DCM	02/07/2025
G	Amendments to plans	DCM	25/05/2026
H	AMendments to plans	DCM	08/06/2026



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- LEGEND**
- Residential
 - Residential (2000m²+)
 - A Neighbourhood Reserve
 - B Link Reserve
 - C Ōhoka South Stream Branch
 - D Potential Lizard Habitat Site
 - Site Boundary
 - Join Line
 - Waterway
 - Pedestrian Stream Crossing



A. LOCATION PLAN



B. DETAILED MASTERPLAN A (SCALE 1:2500@A3)

client / project name: Ōhoka Residential Development Fast Track App.
drawing name: **DETAILED MASTERPLAN A**
designed by: DCM, CG, HB, AB, ZH
drawn by: AB, ZH
original issue date: 31 JANUARY 2025
scale: 1:2500@A3

revision no:	amendment:	approved	date
A	Issue for Comment	DCM	31/01/2025
-	-	-	-
D	Road alignment updates	DCM	13/02/2025
E	Amendments to plans	DCM	18/06/2025
F	Amendments to plans	DCM	02/07/2025
G	Amendments to plans	DCM	25/05/2026
H	Amendments to plans	DCM	08/06/2026



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revision: **H**

LEGEND

- Residential
- Residential (2000m²+)
- Stormwater Management Area
- A Ōhoka South Stream Branch
- Site Boundary
- Join Line
- Waterway
- Pedestrian Stream crossing



A. LOCATION PLAN



B. DETAILED MASTERPLAN B (SCALE 1:2500@A3)

client / project name: Ōhoka Residential Development Fast Track App.
drawing name: **DETAILED MASTERPLAN B**
designed by: DCM, CG, HB, AB, ZH
drawn by: AB, ZH
original issue date: 31 JANUARY 2025
scale: 1:2500@A3

revision no:	amendment:	approved	date
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E	Amendments to plans	DCM	18/06/2025
F	Amendments to plans	DCM	02/07/2025
G	Amendments to plans	DCM	25/05/2026
H	Amendments to plans	DCM	08/06/2026



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ARCHITECT



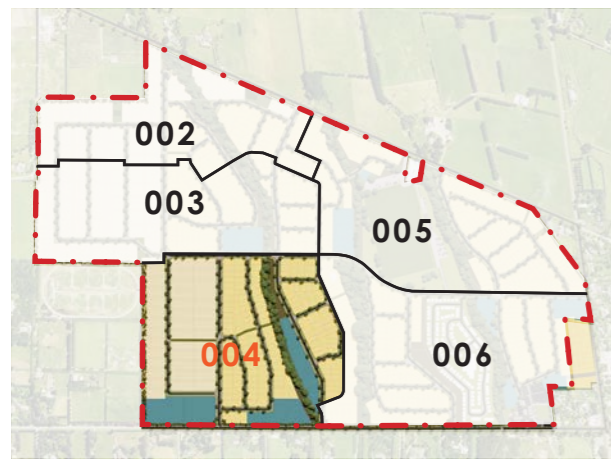
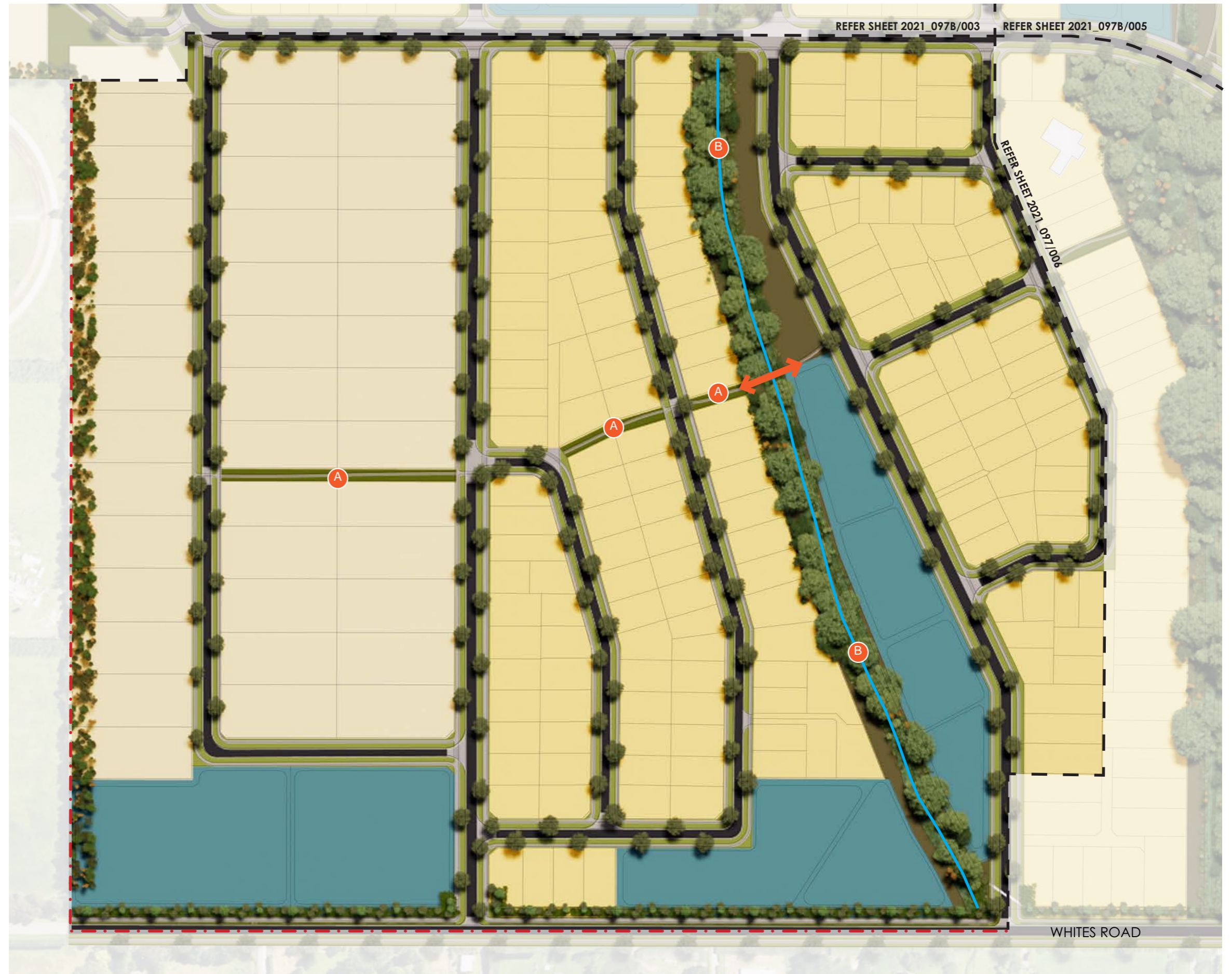
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revision: **H**

- LEGEND**
- Residential
 - Residential (2000m²+)
 - Stormwater Management Area
 - A Link Reserve
 - B Ōhoka South Stream Branch
 - Site Boundary
 - Join Line
 - Waterway
 - Pedestrian Stream crossing



A. LOCATION PLAN

B. DETAILED MASTERPLAN C (SCALE 1:2500@A3)

client / project name: Ōhoka Residential Development Fast Track App.
drawing name: **DETAILED MASTERPLAN C**
designed by: DCM, CG, HB, AB, ZH
drawn by: AB, ZH
original issue date: 31 JANUARY 2025
scale: 1:2500@A3

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F	Amendments to plans	DCM	02/07/2025
G	Amendments to plans	DCM	25/05/2026
H	AMendments to plans	DCM	08/06/2026



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project no / drawing no: **2021_097/ 004**



revision: **H**



B. DETAILED MASTERPLAN D (SCALE 1:2500@A3)

client / project name: Ōhoka Residential Development Fast Track App.
drawing name: **DETAILED MASTERPLAN C**
designed by: DCM, CG, HB, AB, ZH
drawn by: AB, ZH
original issue date: 31 JANUARY 2025
scale: 1:2500@A3

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E	Amendments to plans	DCM	18/06/2025
F	Amendments to plans	DCM	02/07/2025
G	Amendments to plans	DCM	25/05/2026
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revision: H



client / project name: Ōhoka Residential Development Fast Track App.
drawing name: **DETAILED MASTERPLAN E**
designed by: DCM, CG, HB, AB, ZH
drawn by: AB, ZH
original issue date: 31 JANUARY 2025
scale: 1:2500@A3

revision no:	amendment:	approved	date
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LEGEND

- A Commercial Buildings
- B Grassed Square
- C Carpark
- D Bus stop
- E Street Parking
- F Pedestrian Crossings
- G Ōhoka Stream
- H Residential
- I Stormwater Management Area
- J Pump station

- Commercial Hub Boundary
- .-.- Site Boundary



A. INDICATIVE COMMERCIAL HUB CONCEPT PLAN A (1:800@A3)

client / project name: Ōhoka Residential Development Fast Track App.
drawing name: **INDICATIVE COMMERCIAL HUB CONCEPT PLAN A**
designed by: DCM, CG, HB, AB, ZH
drawn by: AB, ZH
original issue date: 31 JANUARY 2025
scale: 1:800@A3

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H	AMendments to plans	DCM	08/06/2026



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LEGEND

- A Commercial Buildings
- B Street Parking
- C Pedestrian Crossing
- D Ōhoka Stream
- E Stormwater Management Area

- — Commercial Hub Boundary
- . - . Site Boundary



A. INDICATIVE COMMERCIAL HUB CONCEPT PLAN B (1:400@A3)

client / project name: Ōhoka Residential Development Fast Track App.
drawing name: **COMMERCIAL HUB CONCEPT PLAN B**
designed by: DCM, CG, HB, AB, ZH
drawn by: AB, ZH
original issue date: 31 JANUARY 2025
scale: 1:400@A3

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F	Amendments to plans	DCM	02/07/2025
G	Amendments to plans	DCM	25/05/2026
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project no / drawing no: **2021_097/ 008**



revision: **H**

C9 ILLUSTRATIVE RENDERS



A. INDICATIVE COMMERCIAL AREA ELEVATED PERSPECTIVE

B. LOCATION PLAN



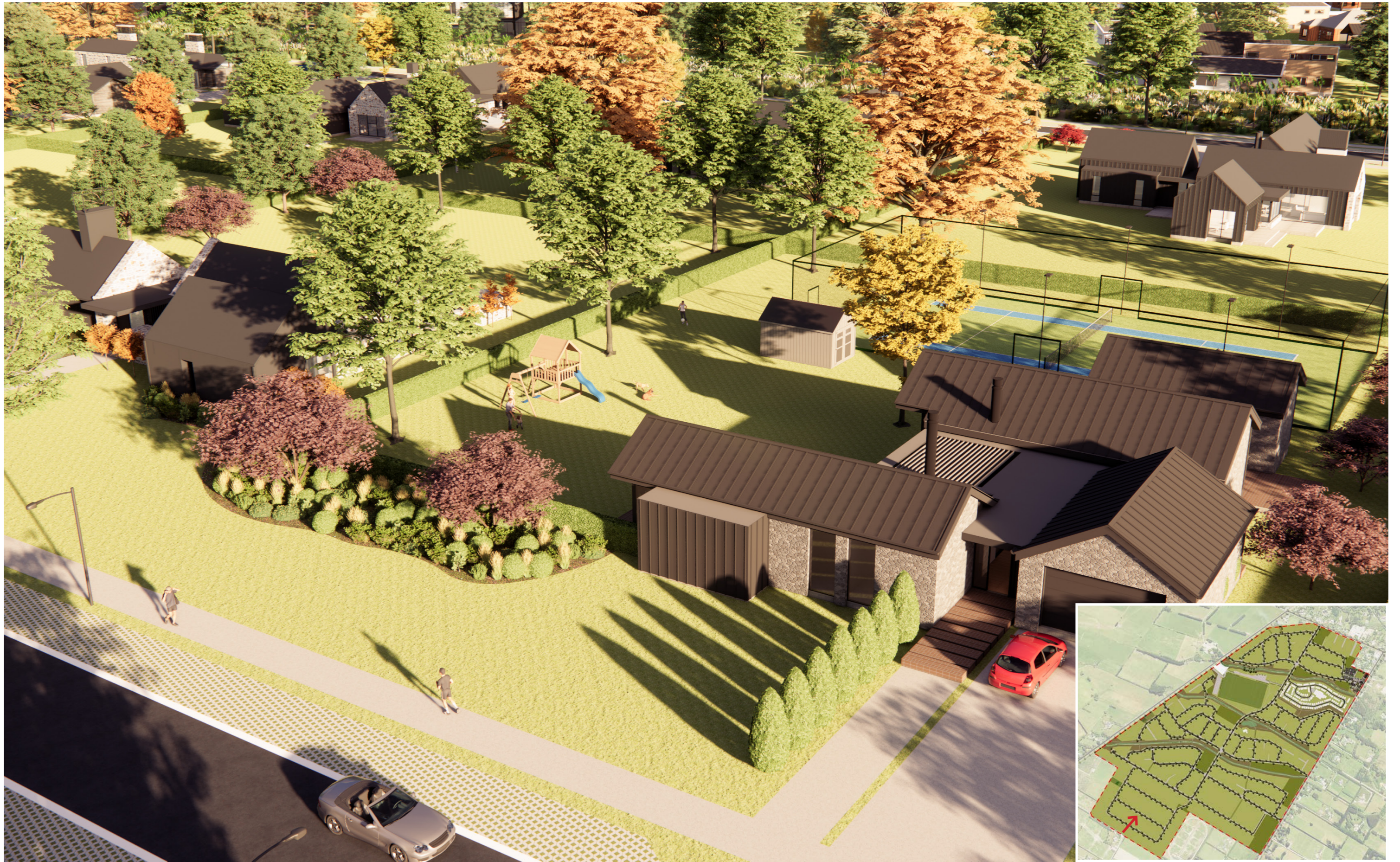
A. INDICATIVE COMMERCIAL AREA

B. LOCATION PLAN



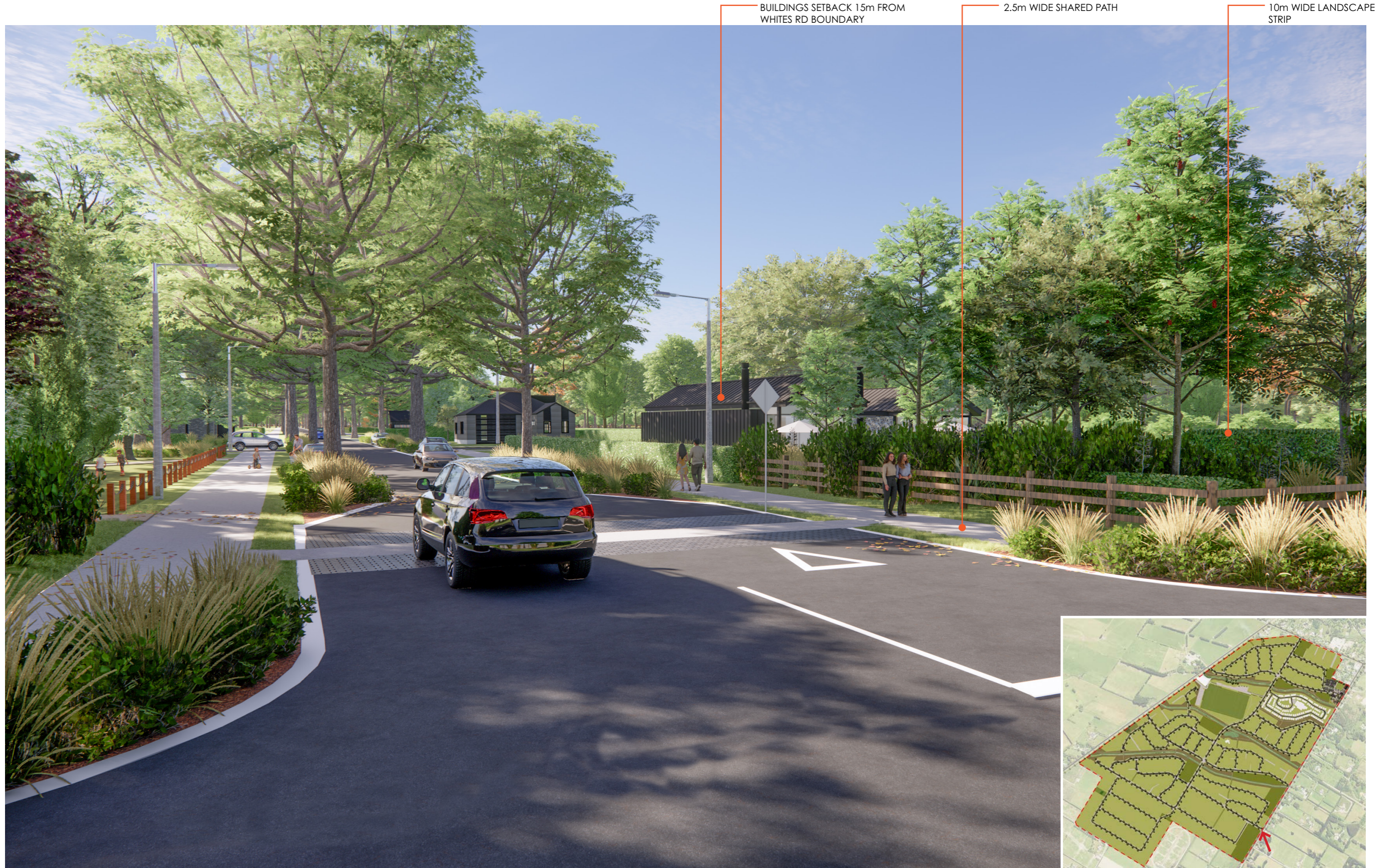
A. INDICATIVE RESIDENTIAL ILLUSTRATION

B. LOCATION PLAN



A. INDICATIVE 2000m²+ RESIDENTIAL ILLUSTRATION

B. LOCATION PLAN



A. ILLUSTRATIVE VIEW 1 INTO RESIDENTIAL ZONE FROM WHITES ROAD (ESTABLISHED PLANTING SHOWN)

B. LOCATION PLAN

10m WIDE LANDSCAPE STRIP

2.5m WIDE SHARED PATH



A. ILLUSTRATIVE VIEW 2 INTO ENTRANCE ADJACENT TO ŌHOKA SOUTH BRANCH FROM WHITES ROAD (ESTABLISHED PLANTING SHOWN)

B. LOCATION PLAN



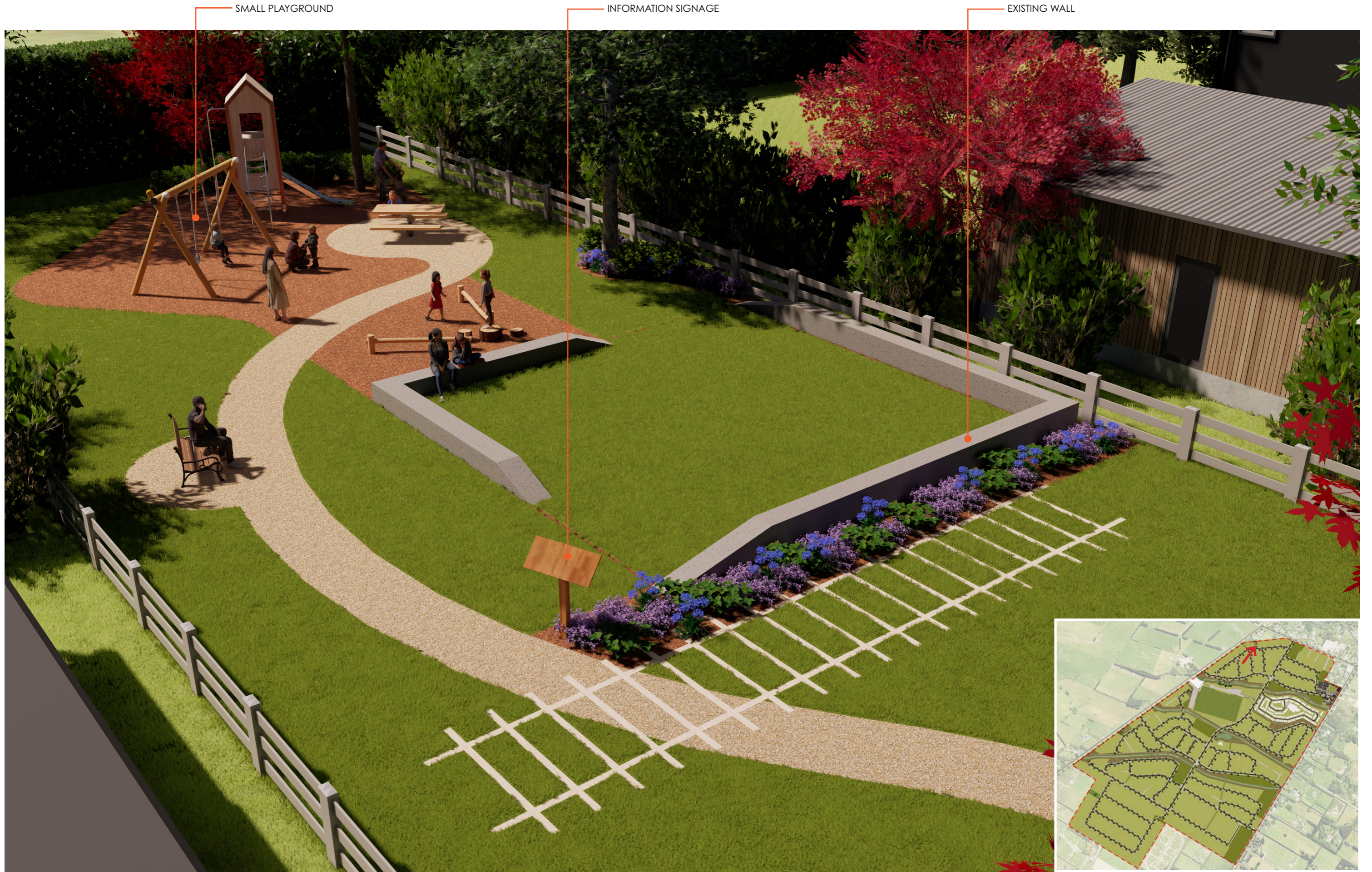
A. ILLUSTRATIVE VIEW 3 INTO COMMERCIAL HUB FROM WHITES ROAD (ESTABLISHED PLANTING SHOWN)

B. LOCATION PLAN



A. ELEVATED PERSPECTIVE - WHITES ROAD THRESHOLD WITH COMMERCIAL HUB

B. LOCATION PLAN



A. ELEVATED PERSPECTIVE - HERITAGE RESERVE

B. LOCATION PLAN

SECTION D	SUBDIVISION DESIGN
D1	ROAD HIERARCHY PLAN
D2	STREET TYPOLOGIES
D3	22M ROAD SECTION
D4	22M ROAD SECTION - SWALE
D5	18M ROAD SECTION
D6	18M ROAD SECTION - SWALE
D7	16M ROAD SECTION
D8	OPEN SPACE PROVISION AND DESIGN
D9	ROAD AND BOUNDARY INTERFACES
D10	LIZARD PLANTING



D1 ROAD HIERARCHY PLAN

LEGEND

- - - Site Boundary
- 22 with swale
- 22m without swale
- 18m with swale
- 18m without swale
- 16m without swale



A. ROAD HIERACHY PLAN



D2 STREET TYPOLOGIES

The streets within the proposed development are designed to the existing character of the area with wide grass or planted berms, large specimen street trees and the inclusion of low impact design solutions for the management of stormwater.

The streets are designed to have a high level of amenity while providing for different modal allocation, and allowing for an efficient use of land by having a street hierarchy with different road reserve widths depending on their classification.

The street is designed as slow speed environments where children, pedestrians and cyclists can move through the neighbourhood with a lack of restrictions. The main design components of these streets are:

- Mountable kerbs are used where possible to minimise visual 'edge restraints' and maximise side friction;
- Integration with property design, limiting fencing to behind houses to create a seamless boundary between the street and the front yard;
- Tree planting includes a mix of large and small tree species under planted with a mix of shrubs and small flaxes/grasses to create a park-like environment.



INCORPORATION OF LANDSCAPE ELEMENTS TO PROVIDE AMENITY TO STREET CORRIDORS

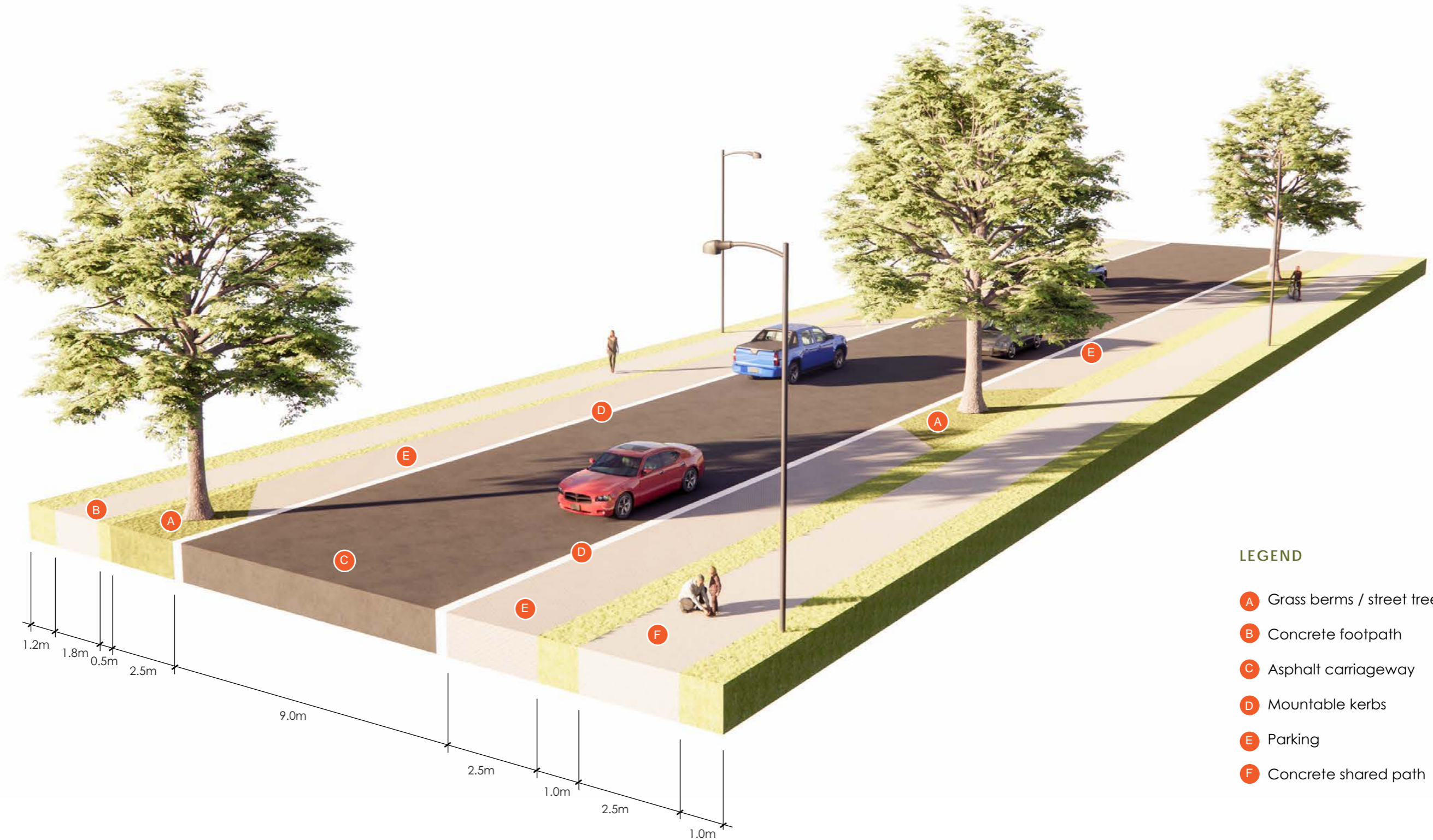


INCORPORATION OF LOW IMPACT SOLUTIONS FOR STORMWATER MANAGEMENT



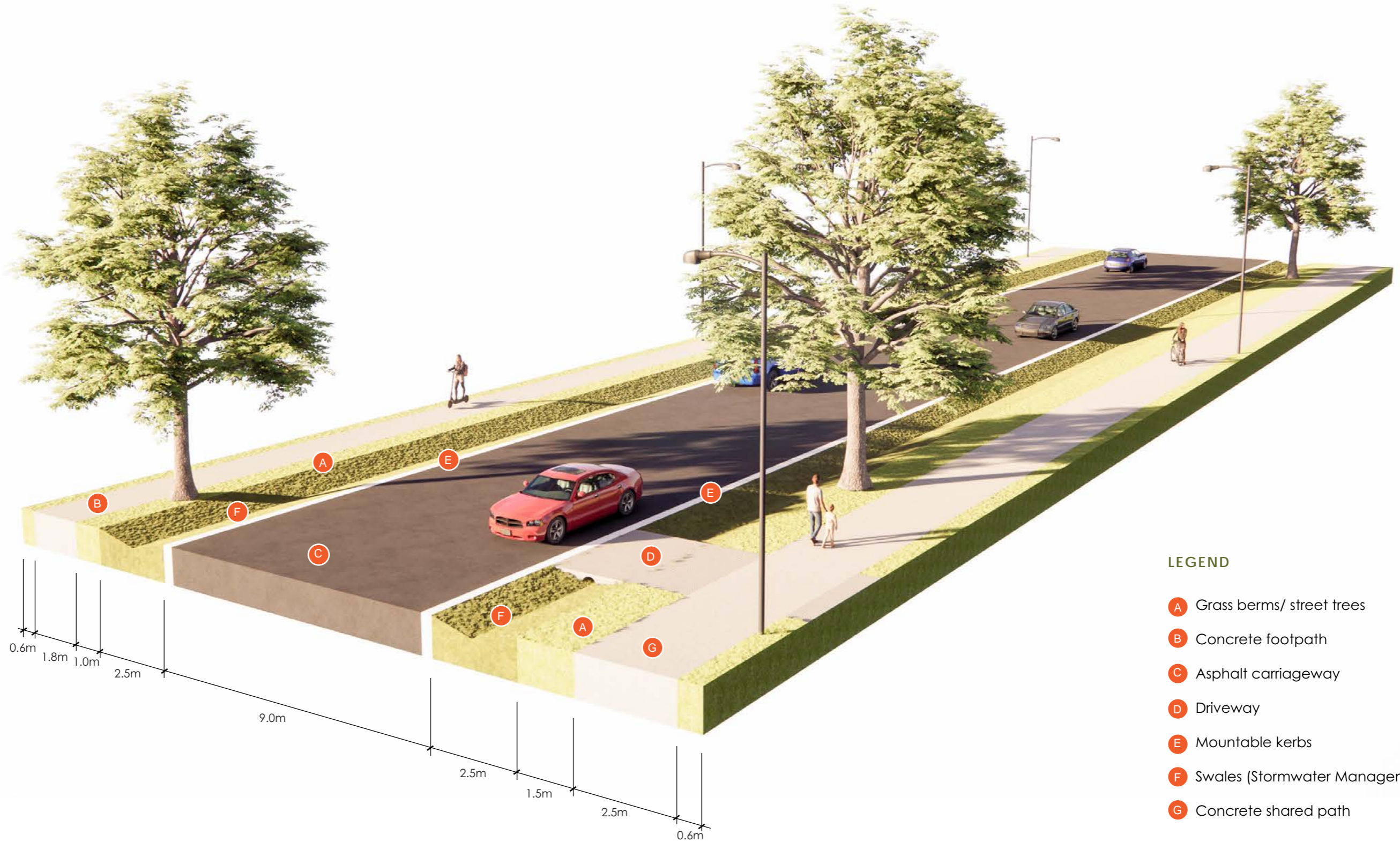
PROVISION OF CROSSING FACILITIES AND MATERIAL CHANGES AS TRAFFIC CALMING MEASURES

D3 22M WIDE STREET CORRIDOR



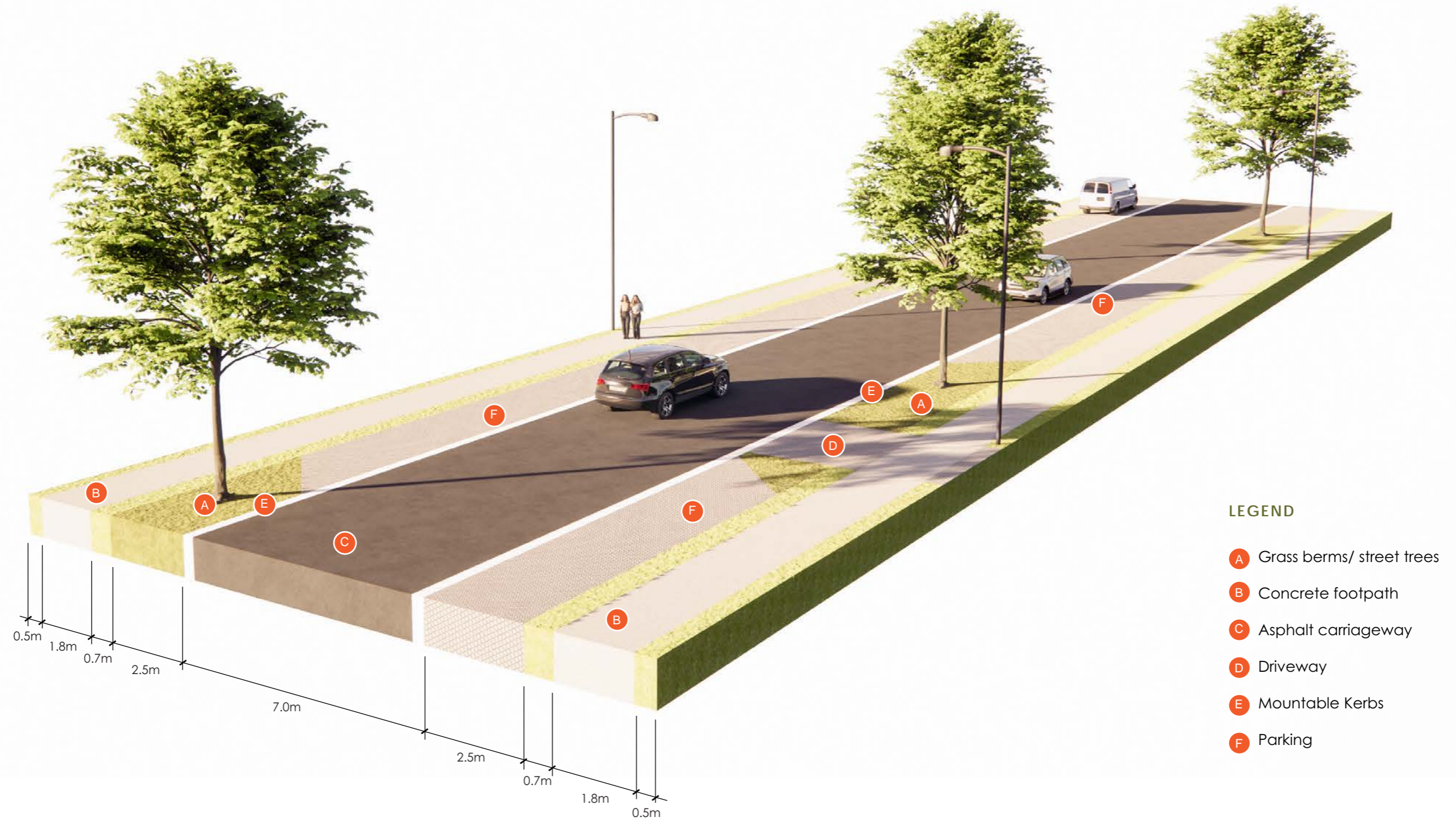
- LEGEND**
- A Grass berms / street trees
 - B Concrete footpath
 - C Asphalt carriageway
 - D Mountable kerbs
 - E Parking
 - F Concrete shared path

D4 22M WIDE SWALE STREET CORRIDOR

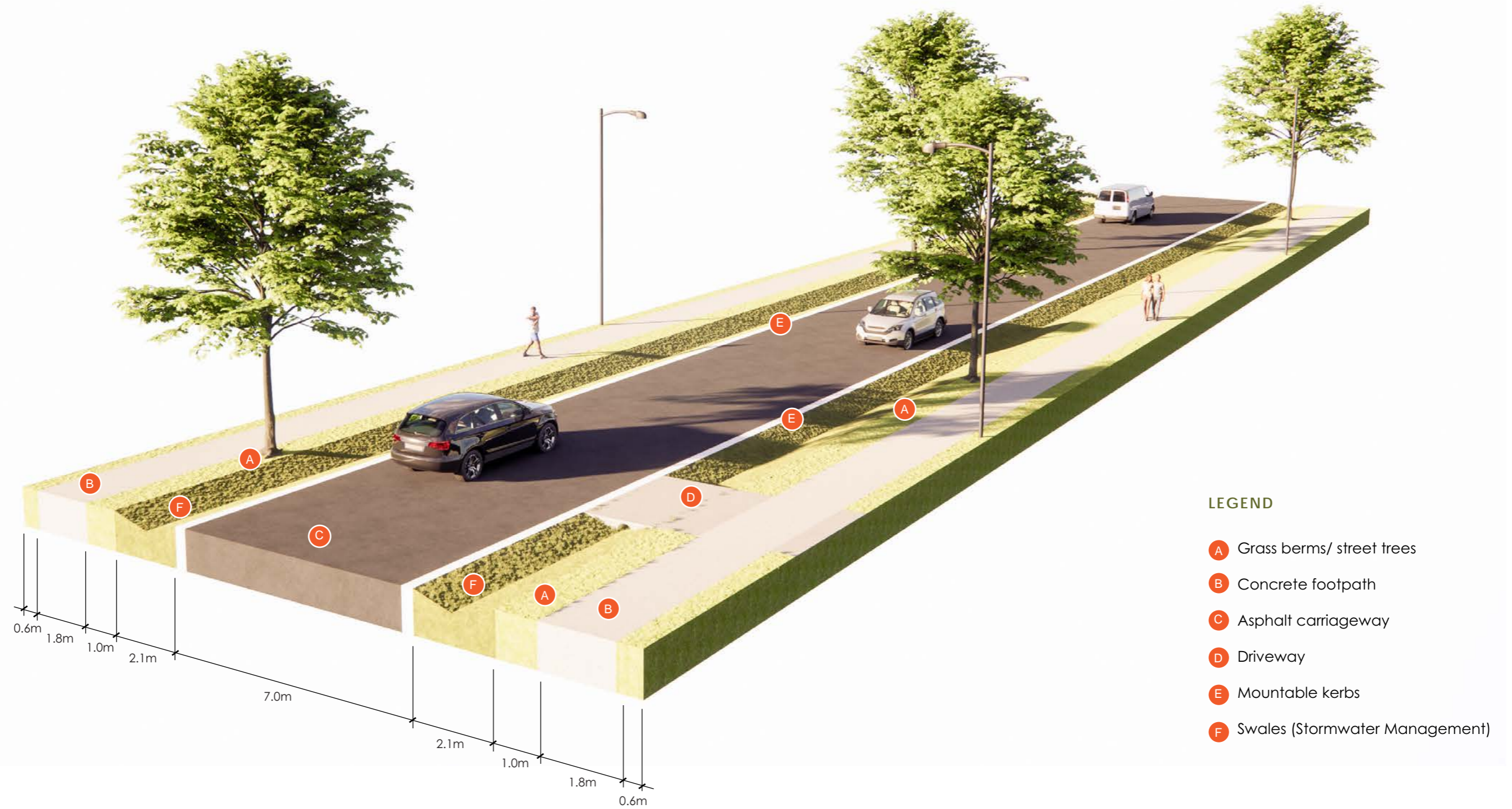


- LEGEND**
- A Grass berms/ street trees
 - B Concrete footpath
 - C Asphalt carriageway
 - D Driveway
 - E Mountable kerbs
 - F Swales (Stormwater Management)
 - G Concrete shared path

D5 18M WIDE STREET CORRIDOR

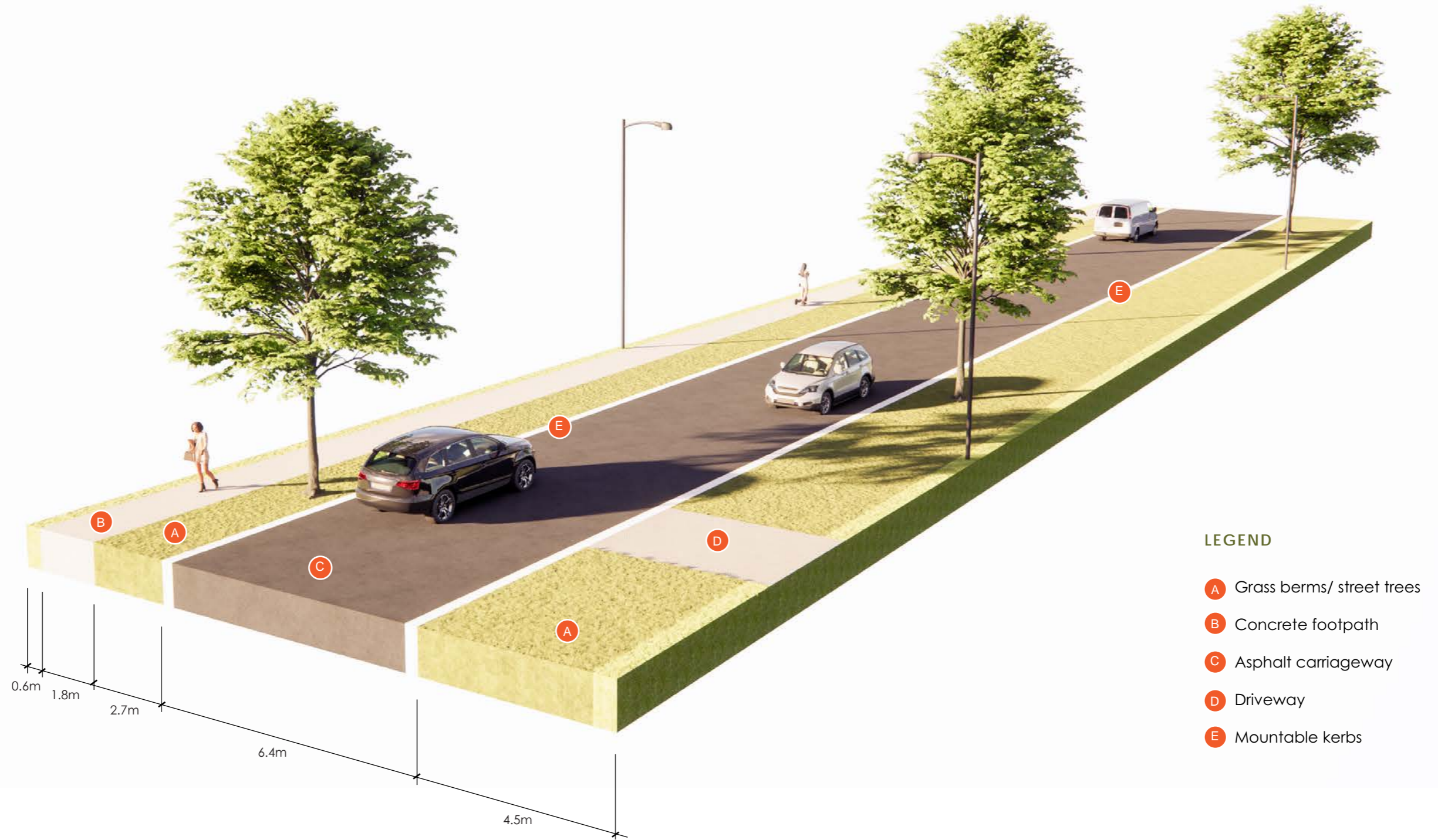


D6 18M WIDE SWALE STREET CORRIDOR



- LEGEND**
- A Grass berms/ street trees
 - B Concrete footpath
 - C Asphalt carriageway
 - D Driveway
 - E Mountable kerbs
 - F Swales (Stormwater Management)

D7 16M WIDE STREET CORRIDOR



D8 OPEN SPACE PROVISION AND DESIGN

A comprehensive open space network is proposed, providing physical, visual and ecological spaces and connections through the design. The open space and ecological proposals throughout reflect the inherent landscape character and ecological values of the site. The planning of the neighbourhood is structured around the site's unique ecological and waterway features to retain and enhance the natural character and values of the landscape.

In many settlements planting practices are guided mainly around the provision of roads and houses. Open spaces form isolated pockets rather than constituting an integrated, connected network that meets the needs of residents and serves the wider community. The vision for the proposed development is for an interconnected open space network strategically planned to preserve and enhance the site's waterways.

A three-year (36-month) maintenance period is proposed to ensure the successful establishment of all landscape areas.



LEGEND

- - - Site Boundary
- Storm water management areas
- Open space network (including waterways, reserves and link reserves)
- Polo ground and associated open space/reserves

A. OPEN SPACE PROVISION AND DESIGN PLAN

D9 ROAD AND BOUNDARY INTERFACES

LEGEND

- · - Site Boundary
- █ Landscape treatment A (Whites and Bradleys Road)
- █ Landscape treatment B (Retention of existing planting)
- █ Landscape treatment C (Planting buffer from existing properties)
- █ Landscape treatment D (Whites Road SMA areas)



A. ROAD AND BOUNDARY INTERFACES PLAN



LANDSCAPE TREATMENT A

Along Whites and Bradleys Road (except adjacent to the commercial area), a 10m wide vegetation buffer combined with a 15m building setback from the site boundary is proposed to ensure a 'rural-character' is maintained at the edges of the proposed development. This is further combined with a post and rail fence or post and wire fence, with the installation of solid fencing along these boundaries not permitted. It is also proposed for a 2.5m wide shared gravel path to run the full length of both roads to support active transport. The landscape buffer is not applied along the commercial interface as this area is intended to provide an active, visible and accessible interface where building presence can better support commercial and pedestrian activity.

The planting is to consist of the following species planted at 1m centres to achieve a minimum height of 5m once established:

- (a) Kōhūhū/black matipo (*Pittosporum tenuifolium*);
- (b) Tarata/Lemonwood (*Pittosporum eugenioides*);
- (c) Shrubby Toraro (*Muehlenbeckia astonii*);
- (d) Tōtara (*Podocarpus totara*);
- (e) Ti Kōuka / cabbage tree (*Cordyline australis*);
- (f) Kōwhai (*Sophora microphylla*);
- (g) Kahikatea (*Dacrydium dacrydioides*);
- (h) Harekeke/NZ Flax (*Phormium tenax*);
- (i) Prostrate Kōwhai (*Sophora prostrata*);
- (j) Miki Miki (*Coprosma virescens*);
- (k) Koromiko (*Veronica salicifolia*);
- (l) Toe toe (*Austroderia richardii*);
- (m) Kāpuka/broadleaf (*Griselinia littoralis*); and
- (n) Korokio (*Corokia* sp.).

LEGEND

- A** Future residential development setback from Whites Road / Bradleys Road by a minimum of 15m.
- B** 10m landscape corridor to consist of native plant species.
- C** 1.2m high post and rail or post and wire fencing along road boundaries.



A. WHITES ROAD BOUNDARY TREATMENT (BOUNDARY TREATMENT A)

LANDSCAPE TREATMENT B

Landscape Treatment B involves the retention of the existing shelter belts (Tree Groups 67, 69 and 78 identified in the Treetech Tree Report) running along the southern boundary of the Site and planting a 6m wide strip landscape strip consisting of (or a mix of) the following trees to achieve a minimum height of 5m with trees once established at a maximum spacing of 2m:

- (a) Pine (*Pinus radiata*);
- (b) Arizona cypress (*Cupressus arizonica*);
- (c) Lawson's Cypress (*Chaemaecyparis lawsoniana*);
- (d) Lombardy Poplar (*Populus nigra*);
- (e) Tōtara (*Podocarpus totara*);
- (f) Tarata/Lemonwood (*Pittosporum eugenoides*);
- (g) Harekeke/NZ Flax (*Phormium tenax*);
- (h) Portuguese laurel (*Prunus lusitanica*); and
- (i) Kāpuka/broadleaf (*Griselinia littoralis*).

LANDSCAPE TREATMENT D

Landscape Treatment D is proposed along Whites Road where the road reserve adjoins to a proposed stormwater management area. Landscape Treatment D is to be continuous with Landscape Treatment A, and includes post and rail/ post and wire fencing, a 2.5m wide shared gravel path and a landscape strip. The landscape strip will be 3m wide, as opposed to the 10m wide planting proposed as part of Landscape Treatment A.

The planting is to consist of the following species planted at 1m centres to achieve a minimum height of 5m once established:

- (a) Kōhūhū/black matipo (*Pittosporum tenuifolium*);
- (b) Tarata/Lemonwood (*Pittosporum eugenoides*);
- (c) Shrubby Toraro (*Muehlenbeckia astonii*);
- (d) Tōtara (*Podocarpus Totara*);
- (e) Kahikatea (*Dacrycarpus dacrydioides*);
- (f) Harekeke/NZ Flax (*Phormium tenax*);
- (g) Miki Miki (*Coprosma virescens*);
- (h) Koromiko (*Veronica salicifolia*);
- (i) Toe toe (*Austroderia richardii*);
- (j) Kāpuka/broadleaf (*Griselinia littoralis*); and
- (k) Korokio (*Corokia sp.*).

LANDSCAPE TREATMENT C

Landscape Treatment C is positioned to create a buffer between the development area and the existing village properties on the southern side of Mill Road (290 Bradleys Road; 344 Bradleys Road; 507 Mill Road; 547 Mill Road; and 401 Whites Road). The planting consists of a single row of any of the following species along the shared internal boundaries to achieve a minimum established height of 4m once established and a width of 2m, with planting at a maximum spacing of 1.5m:

- (a) Portuguese laurel (*Prunus lusitanica*);
- (b) Tarata/Lemonwood (*Pittosporum eugenoides*);
- (c) Kōhūhū/black matipo (*Pittosporum tenuifolium*);
- (d) Kāpuka/broadleaf (*Griselinia littoralis*);
- (e) Kanuka (*Kunzea ericoides*); and
- (f) Mānuka (*Leptospermum scoparium*).



D10 LIZARD PLANTING

LEGEND

- · - · Neighbourhood Reserve Boundary
- - - - Power pylon 12m offset (indicative)
- Overhead power lines (indicative)
- A Lizard planting area (1000m²)
- Habitat aggregate/wood piles
- Lizard exclusion fence

LIZARD PLANTING



Mingimingi
(*Coprosma propinqua*)



Silver tussock
(*Poa cita*)



Shrubby Toraro
(*Muehlenbeckia astonii*)



Harekeke/NZ Flax
(*Phormium tenax*)



Round Leaved Coprosma
(*Coprosma rotundifolia*)



Creeping pōhuehue
(*Muehlenbeckia axillaris*)



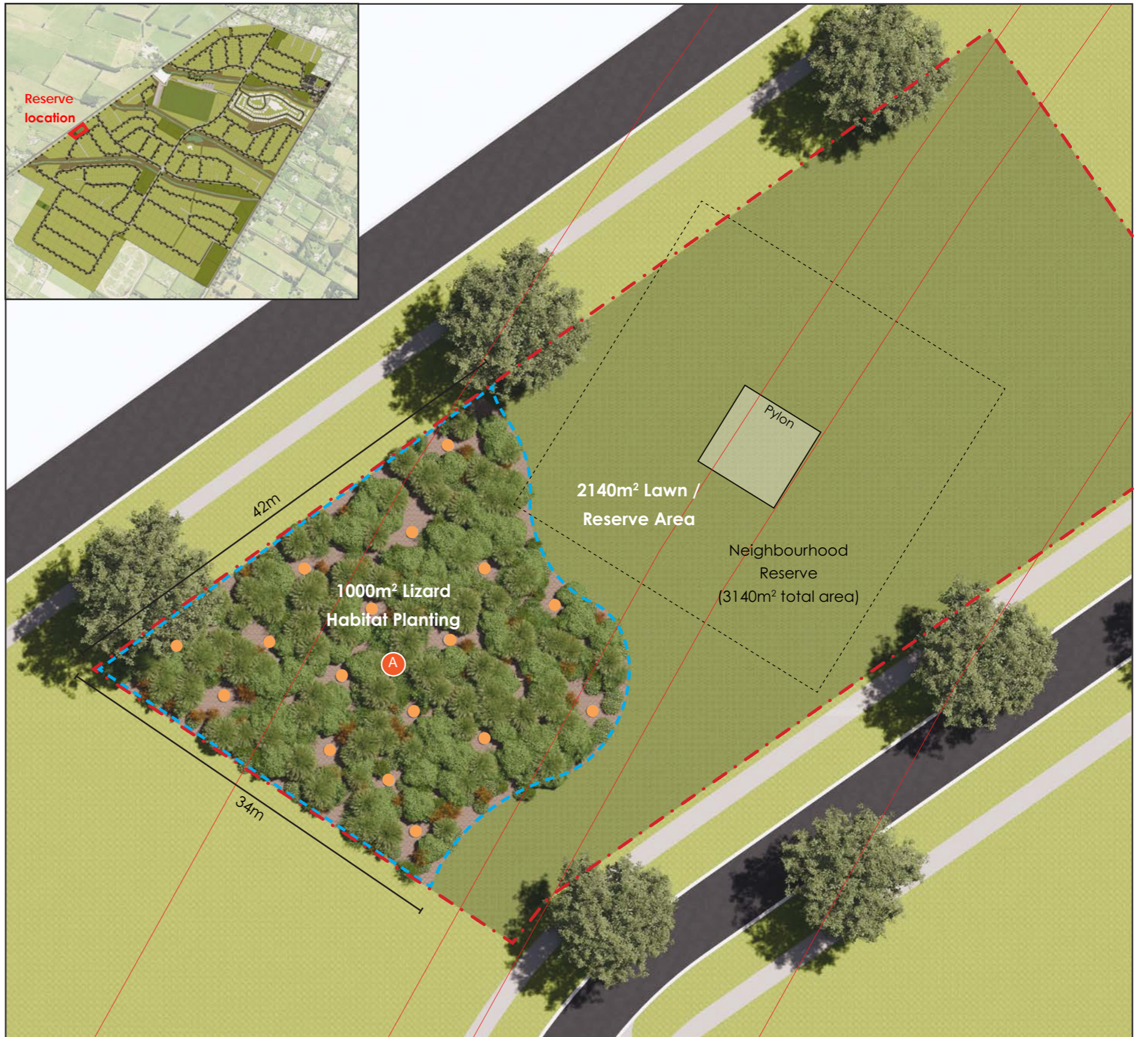
LIZARD HABITAT AGGREGATE PILE



LIZARD HABITAT WOOD PILE



LIZARD EXCLUSION FENCE



A. LIZARD PLANTING (1:400 @ A3)



SECTION E

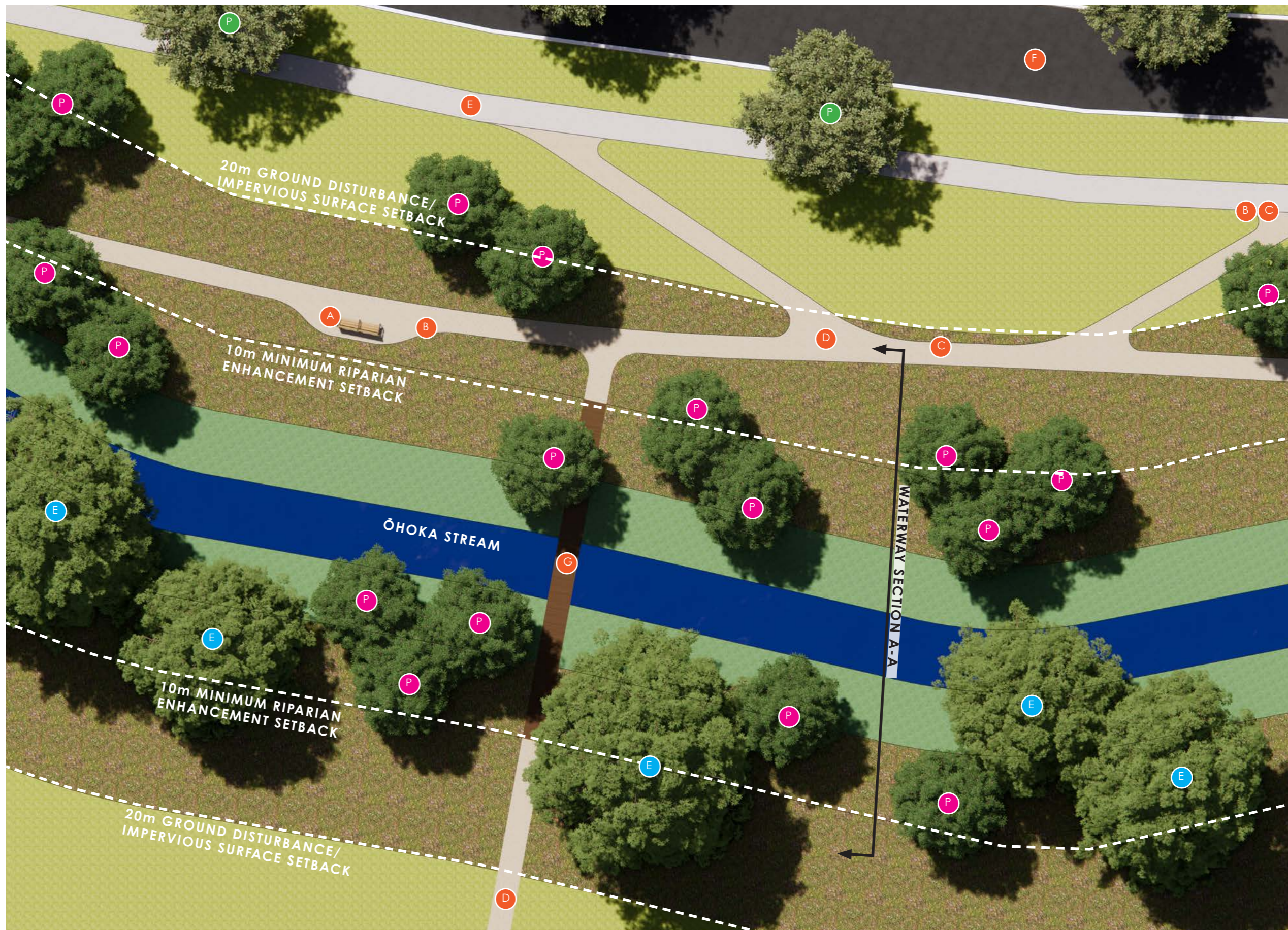
WATERWAYS, SMA, AND PLANTING STRATEGY

- E1 EXAMPLE WATERWAY DESIGN INDICATIVE PLAN
- E2 EXAMPLE WATERWAY DESIGN AND SMA TYPICAL SECTIONS
- E3 TREE SURVEY PLAN
- E4 INTERNAL PLANTING STRATEGY PLAN
- E5 PLANTING PALETTES





A. LOCATION PLAN



LEGEND

- E Existing trees
- P Proposed trees
- P Proposed street trees
- Fresh plain planting
- Bank planting
- Lawn
- A Seating
- B Interpretation signage
- C Way finding signage
- D Grit path
- E Concrete footpath
- F Street
- G Boardwalk

client / project name: Ōhoka Residential Development Fast Track App.
 drawing name: **EXAMPLE WATERWAY DESIGN PLAN**
 designed by: DCM, CG, HB, AB, ZH
 drawn by: AB, ZH
 original issue date: 31 JANUARY 2025
 scale: 1:250 @ A3

revision no:	amendment:	approved	date
A	Issue for Comment	DCM	31/01/2025
-	-	-	-
D	Road alignment updates	DCM	13/02/2025
E	Amendments to plans	DCM	18/06/2025
F	Amendments to plans	DCM	02/07/2025
G	Amendments to plans	DCM	25/05/2026
H	AMendments to plans	DCM	08/06/2026



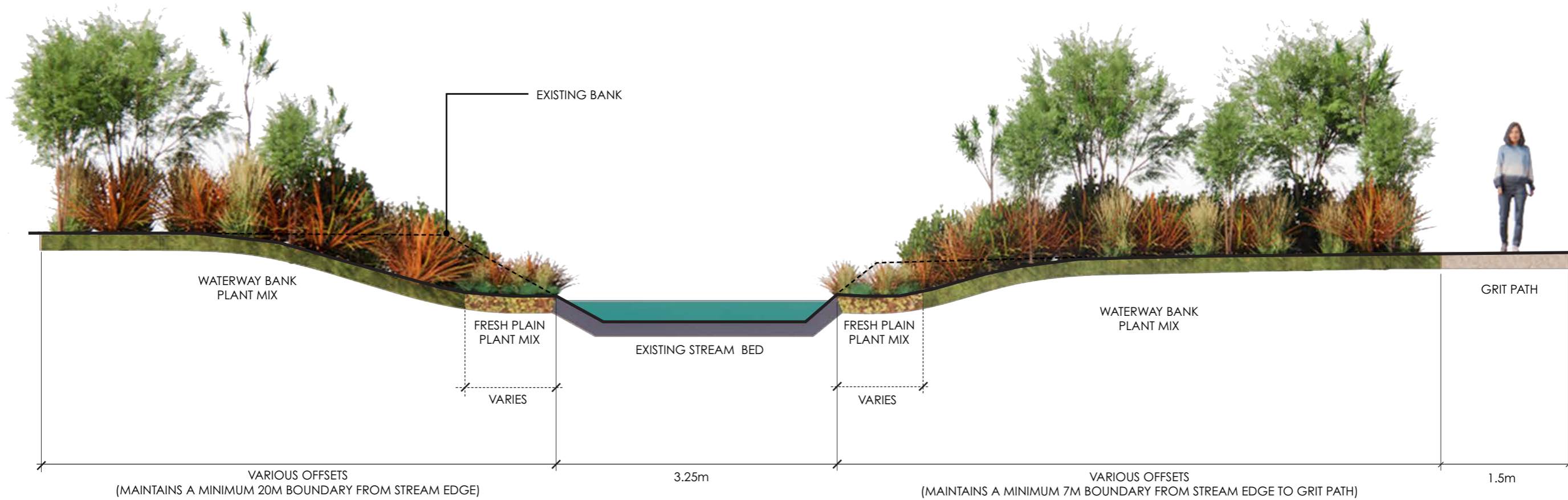
REGISTERED
LANDSCAPE
ARCHITECT



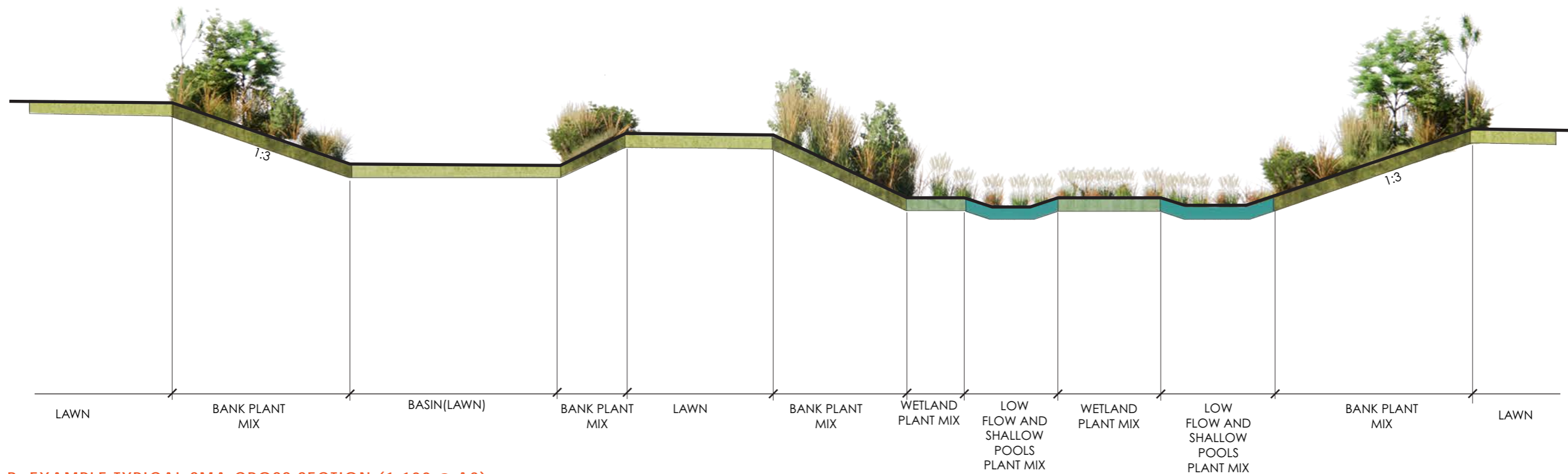
DCM URBAN DESIGN LIMITED
 10/245 ST. ASAPH STREET
 CHRISTCHURCH 8011
 WWW.DCMURBAN.COM

project no / drawing no: **2021_097/ 009**

revision: H



A. EXAMPLE WATERWAY CROSS SECTION - ŌHOKA STREAM (1:50 @ A3)



B. EXAMPLE TYPICAL SMA CROSS SECTION (1:100 @ A3)

client / project name: Ōhoka Residential Development Fast Track App.
drawing name: **EXAMPLE WATERWAY CROSS SECTIONS**
designed by: DCM, CG, HB, AB, ZH
drawn by: AB, ZH
original issue date: 31 JANUARY 2025
scale: AS SHOWN

revision no:	amendment:	approved	date
A	Issue for Comment	DCM	31/01/2025
-	-	-	-
D	Road alignment updates	DCM	13/02/2025
E	Amendments to plans	DCM	18/06/2025
F	Amendments to plans	DCM	02/07/2025
G	Amendments to plans	DCM	25/05/2026
H	Amendments to plans	DCM	08/06/2026



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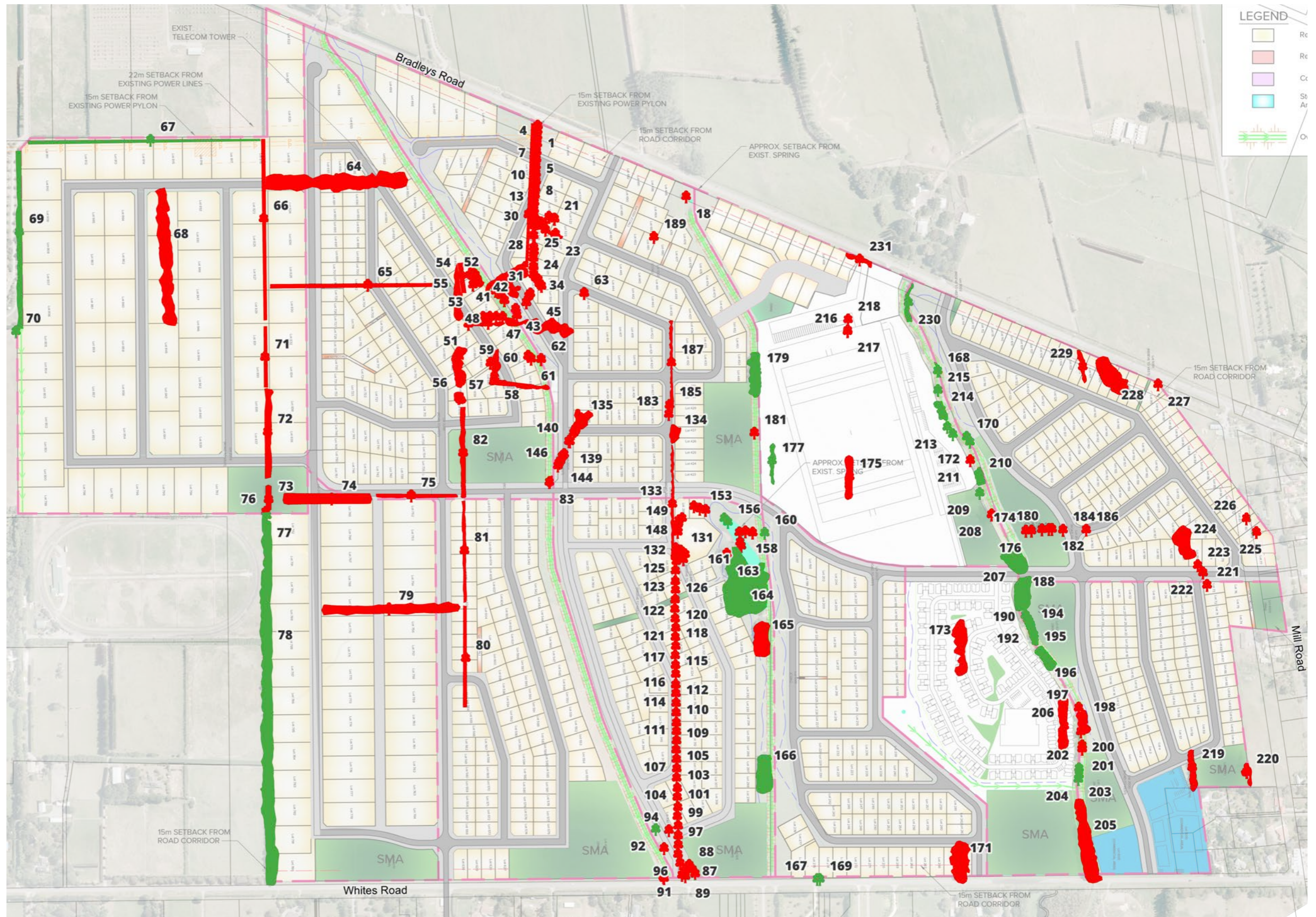
project no / drawing no: **2021_097/ 010**

revision: **H**

E3 TREE SURVEY PLAN

LEGEND

- Trees to be removed
- Possible trees to retain (subject to confirmation from arborist and ecologist)



A. TREE SURVEY PLAN (SOURCE: TREETECH ARBORICULTURAL IMPACT ASSESMENT, JUNE 2023)

E4 INTERNAL PLANTING STRATEGY PLAN

LEGEND

- · - · Site Boundary
- Reserve planting
- Waterways planting
- Stormwater management area planting
- Commercial planting

STREET TREE PALETTE

- Scarlet Oak (*Quercus coccinea*)
- English Oak (*Quercus robur*)
- Pin Oak (*Quercus palustris*)
- Upright European Hornbeam (*Carpinus betulus* 'Fastigiata')
- European Ash (*Fraxinus excelsior* 'Green Glow')
- Snakebark Maple (*Acer davidii*)
- Upright Red Maple (*Acer* 'Bowhall')



A. PLANTING STRATEGY PLAN



E5 STREET TREE PALETTE

SPECIMEN TREES



Upright Red Maple
(*Acer 'bowhall'*)



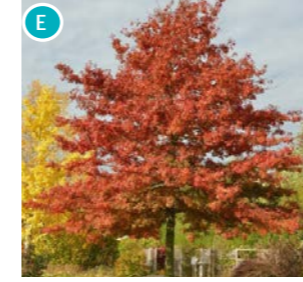
Snakebark Maple
(*Acer davidii*)



Upright European Hornbeam
(*Carpinus betulus 'Fastigiata'*)



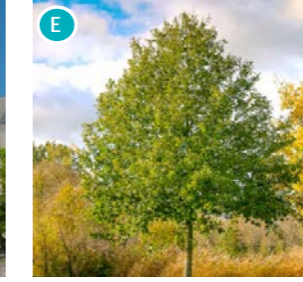
European Ash
(*Fraxinus excelsior 'Green Glow'*)



Scarlet Oak
(*Quercus coccinea*)

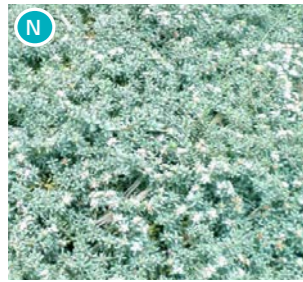


Pin Oak
(*Quercus palustris*)



English Oak
(*Quercus robur*)

PLANT MIX



New Zealand Daphne
(*Pimelia prostrata*)



Dwarf Pittosporum
(*Pittosporum 'Hedgehog'*)



Creeping Iris
(*Liberia peregrinans*)



Dwarf Flax
(*Phormium 'Sweet Mist'*)



Taupata
(*Coprosma repens 'Poor Knights'*)



Turutu
(*Dianella nigra*)



Dianella 'Little Rev'
(*Dianella revoluta 'Little Rev'*)



Green Lomandra
(*Lomandra 'Lime Tuff'*)



Silver Tussock
(*Poa cita*)



Orange Sedge
(*Carex testacea*)



Butterfly Gaura
(*Gaura lindheimeri 'Sparkle White'*)

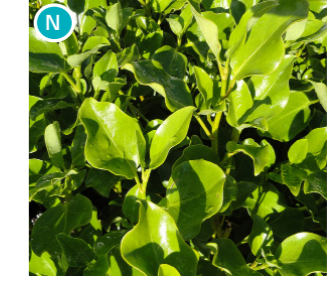


Hebe
(*Hebe 'Sutherlandii'*)



Pohuehue
(*Muehlenbeckia axillaris*)

HEDGES



Kapuka
(*Griselinia littoralis*)



Portuguese Laurel
(*Prunus lusitanica*)

N = Native **E** = Exotic NOTE: Street trees to be approximately 2m height at time of planting

client / project name: Ōhoka Residential Development Fast Track App.
drawing name: **STREET PLANT PALETTE**
designed by: DCM, CG, HB, AB, ZH
drawn by: AB, ZH
original issue date: 31 JANUARY 2025
scale: NTS

revision no:
A
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Road alignment updates
Amendments to plans
Amendments to plans
Amendments to plans
AMendments to plans

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13/02/2025
18/06/2025
02/07/2025
25/05/2026
08/06/2026



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project no / drawing no: **2021_097/ 011**

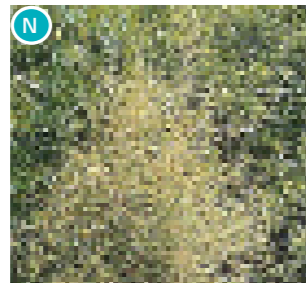
revision: **H**

RESERVE PLANT PALETTE

SPECIMEN TREES



Kahikatea
(*Dacrycarpus dacrydioides*)



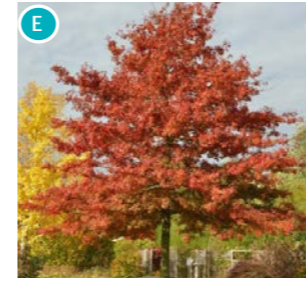
Mānatu/Lowland
Ribbonwood
(*Plagianthus regius*)



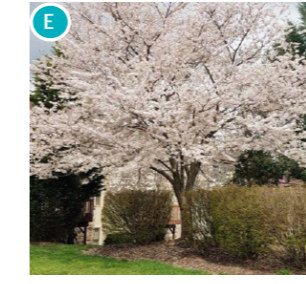
Kōwhai
(*Sophora microphylla*)



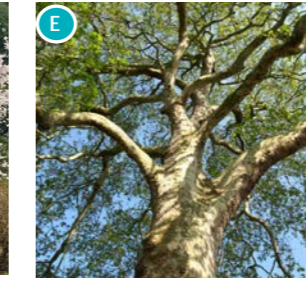
Field Maple
(*Acer campestre*)



Scarlet Oak
(*Quercus coccinea*)



Flowering Cherry
(*Prunus x yedoensis*)



London Plane
(*Platanus x acerifolia*)



European Ash
(*Fraxinus excelsior* 'Green
GLOW')

PLANT MIX



Hebe
(*Hebe* 'Emerald Gem')



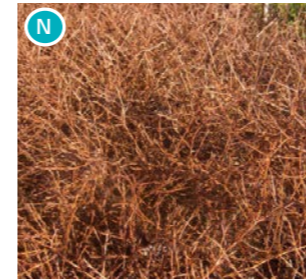
Harakeke
(*Phormium tenax*)



Lily turf
(*Liriope muscari*)



Dwarf Toe Toe
(*Chionochloa flavicans*)



Groundcover Coprosma
(*Coprosma acerosa* 'Red
Rocks')



Silver Tussock
(*Poa Cita*)



Butterfly Gaura
(*Gaura lindheimeri* 'Sparkle
White')



New Zealand
Daphne
(*Pimelia prostrata*)



Kōhūhū
(*Pittosporum tenuifolium*
'Golfball')



Koromiko
(*Hebe* 'Wiri Mist')



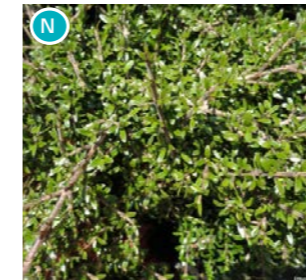
Orange Sedge
(*Carex testacea*)



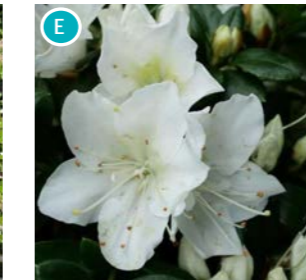
Mexican Orange Blossom
(*Choisya ternata*)



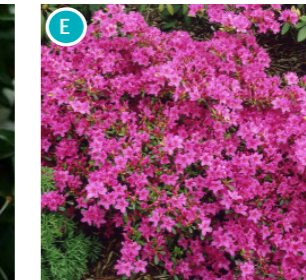
Pānakenake
(*Lobelia angulata*)



Mingimingi
(*Coprosma propinqua*)



Evergreen White Flowering
Azalea
(*Azalea* 'Mrs Kint')



Rhododendron
(*Rhododendron* sp.)



Horopito / Pepper Tree
(*Pseudowintera colorata*)



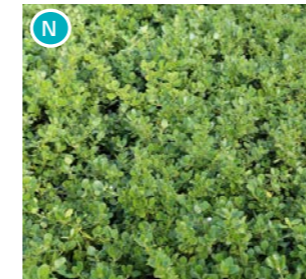
New Zealand Iris
(*Libertia ixioides*)



Dwarf Mountain Flax
(*Phormium Cookianum*
'Emerald Green')



Fairy Iris
(*Dietes grandiflora*)



Taupata
(*Coprosma repens* 'Poor
Knights')



Tūrutu
(*Dianella nigra*)



Creeping Fuchsia
(*Fuchsia procumbens*)

N = Native E = Exotic

client / project name: Ōhoka Residential Development Fast Track App.
drawing name: **RESERVE PLANT PALETTE**
designed by: DCM, CG, HB, AB, ZH
drawn by: AB, ZH
original issue date: 31 JANUARY 2025
scale: NTS

revision no:
A
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08/06/2026



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project no / drawing no: **2021_097/ 012**

revision: **H**

WATERWAYS PLANT PALETTE

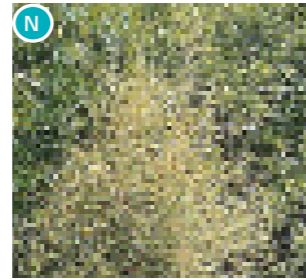
SPECIMEN TREES



Ti Kōuka / cabbage tree
(*Cordyline australis*)



Kahikatea/White Pine
(*Dacrycarpus dacrydioides*)



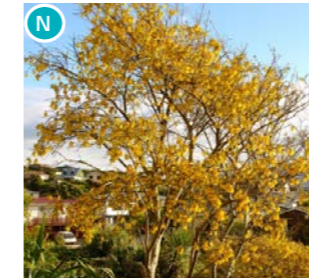
Mānatu/Lowland
Ribbonwood
(*Plagianthus regius*)



Tōtara
(*Podocarpus totara*)



Horoeke/lancewood
(*Pseudopanax crassifolius*)



Kōwhai
(*Sophora microphylla*)

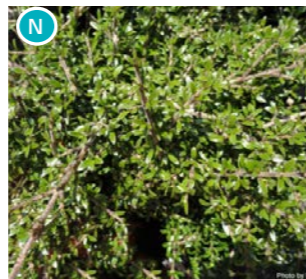
BANK MIX



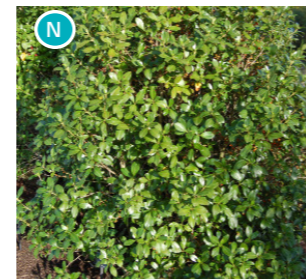
Hunangamoho/wind grass
(*Anemanthele lessoniana*)



Kakaha/bush flax
(*Astelia fragrans*)



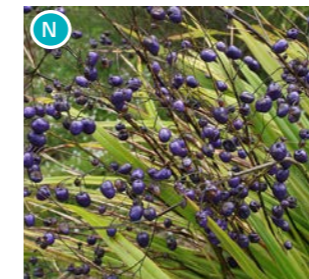
Mikimiki/mingimingi
(*Coprosma propinqua*)



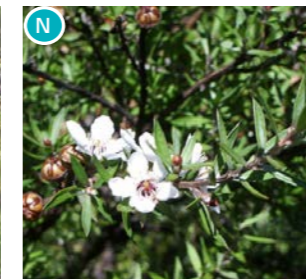
Karamū
(*Coprosma robusta*)



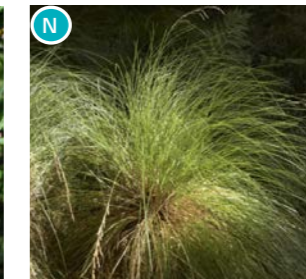
Ti Kōuka / cabbage tree
(*Cordyline australis*)



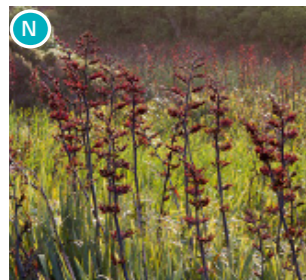
Tūrutu
(*Dianella nigra*)



Mānuka/tea tree
(*Leptospermum scoparium*)



Pukio/swamp sedge
(*Carex virgata*)



Harekeke/NZ Flax
(*Phormium tenax*)



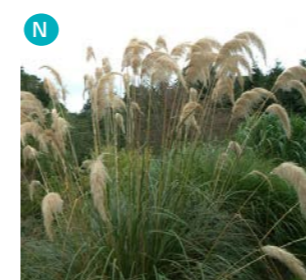
Tarata/lemonwood
(*Pittosporum eugenioides*)



Kōhūhū/black matipo
(*Pittosporum tenuifolium*)



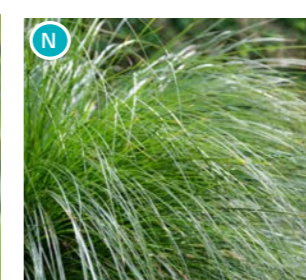
Koromiko
(*Veronica salicifolia*)



Toe toe
(*Austroderia richardii*)



Kāpuka/broadleaf
(*Griselinia littoralis*)



Purei/swamp sedge
(*Carex secta*)

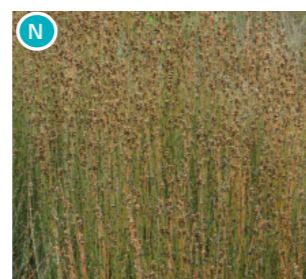
FRESH PLAIN MIX



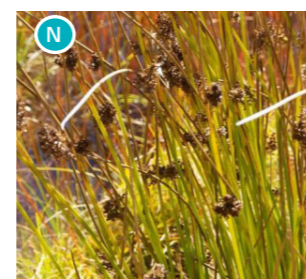
Purei/swamp sedge
(*Carex secta*)



Swamp Sedge
(*Carex virgata*)



Oioi
(*Apodasmia somilis*)



Wiwī/tussock rush
(*Juncus edgareae*)

N = Native **E** = Exotic NOTE: All Indigenous 'Low Plains' plants to be eco sourced, large grade eco sourced tree species subject to availability

client / project name: Ōhoka Residential Development Fast Track App.
drawing name: **WATERWAYS PLANT PALETTE**
designed by: DCM, CG, HB, AB, ZH
drawn by: AB, ZH
original issue date: 31 JANUARY 2025
scale: NTS

revision no:	amendment:
A	Issue for Comment
-	-
D	Road alignment updates
E	Amendments to plans
F	Amendments to plans
G	Amendments to plans
H	Amendments to plans

approved	date
DCM	31/01/2025
-	-
DCM	13/02/2025
DCM	18/06/2025
DCM	02/07/2025
DCM	25/05/2026
DCM	08/06/2026



REGISTERED
LANDSCAPE
ARCHITECT



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CHRISTCHURCH 8011
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project no / drawing no: **2021_097/ 013**

revision: **H**

STORMWATER MANAGEMENT AREAS PLANT PALETTE

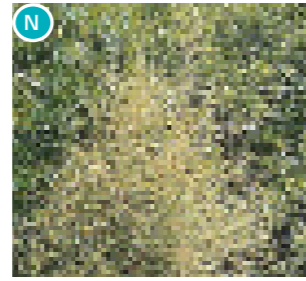
SPECIMEN TREES



Ti Kōuka / cabbage tree
(*Cordyline australis*)



Kahikatea/White Pine
(*Dacrycarpus dacrydioides*)



Mānatu/Lowland
Ribbonwood
(*Plagianthus regius*)



Tōtara
(*Podocarpus totara*)



Horoeka/lancewood
(*Pseudopanax crassifolius*)



Kōwhai
(*Sophora microphylla*)

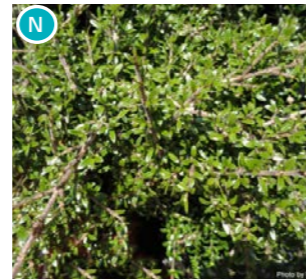
BANK MIX



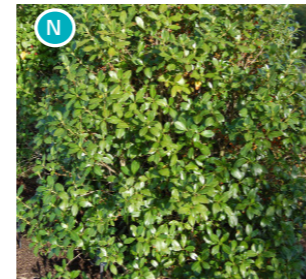
Hunangamoho/wind grass
(*Anemanthele lessoniana*)



Kakaha/bush flax
(*Astelia fragrans*)



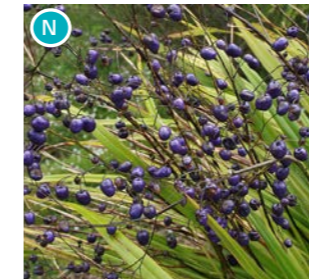
Mikimiki/mingimingi
(*Coprosma propinqua*)



Karamū
(*Coprosma robusta*)



Ti Kōuka / cabbage tree
(*Cordyline australis*)



Tūrutu
(*Dianella nigra*)



Mānuka/tea tree
(*Leptospermum scoparium*)



Pukio/swamp sedge
(*Carex virgata*)



Harekeke/NZ Flax
(*Phormium tenax*)



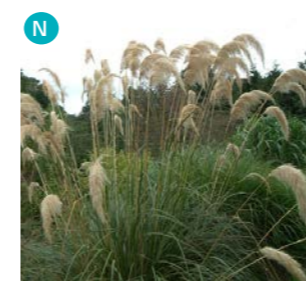
Tarata/lemonwood
(*Pittosporum eugenioides*)



Kōhūhū/black matipo
(*Pittosporum tenuifolium*)



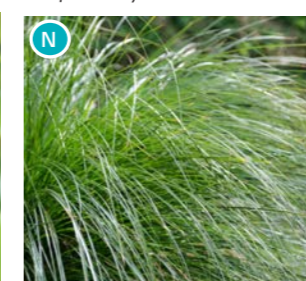
Koromiko
(*Veronica salicifolia*)



Toe toe
(*Austroderia richardii*)



Kāpuka/broadleaf
(*Griseelinia littoralis*)



Purei/swamp sedge
(*Carex secta*)

WETLAND MIX



Purei/swamp sedge
(*Carex secta*)



Pukio/swamp sedge
(*Carex virgata*)



Wīwī/tussock rush
(*Juncus edgareae*)



Wīwī/tussock rush
(*Juncus edgareae*)



Wīwī/tussock rush
(*Juncus sarophorus*)

SHALLOW POOLS AND LOW FLOW CHANNEL MIX

N = Native **E** = Exotic NOTE: All Indigenous 'Low Plains' plants to be eco sourced, large grade eco sourced tree species subject to availability

client / project name: Ōhoka Residential Development Fast Track App.
drawing name: **SMA PLANT PALETTE**
designed by: DCM, CG, HB, AB, ZH
drawn by: AB, ZH
original issue date: 31 JANUARY 2025
scale: NTS

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DCM
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DCM
DCM
DCM
DCM
DCM
date
31/01/2025
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13/02/2025
18/06/2025
02/07/2025
25/05/2026
08/06/2026



REGISTERED
LANDSCAPE
ARCHITECT



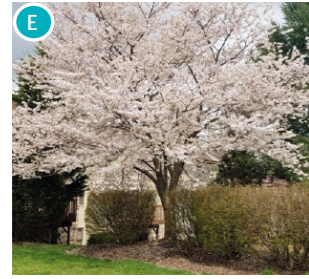
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CHRISTCHURCH 8011
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project no / drawing no: **2021_097/ 014**

revision: **H**

COMMERCIAL PLANT PALETTE

SPECIMEN TREES



Flowering Cherry
(*Prunus x yedoensis*)



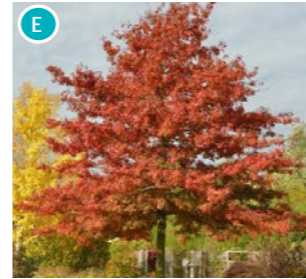
Callery Pear
(*Pyrus calleryana*)



Upright European Hornbeam
(*Carpinus betulus* 'Fastigiata')



Upright Tulip
(*Liriodendron tulipifera*)

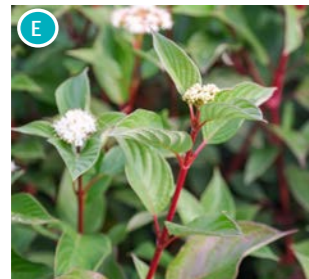


Scarlet Oak
(*Quercus coccinea*)



London Plane
(*Platanus x acerifolia*)

AMENITY MIX



Siberian Dogwood
(*Cornus alba* 'Sibirica')



Lily turf
(*Liriope muscari*)



Rhododendron
(*Rhododendron* sp.)



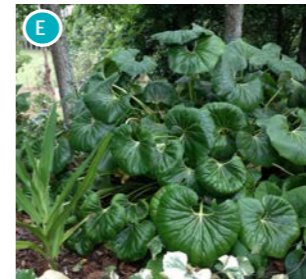
English Lavender
(*Lavandula angustifolia*)



Dwarf Pittosporum
(*Pittosporum* 'Hedgehog')



Silver Tussock
(*Poa Cita*)



Tractor Seat Plant
(*Ligularia reniformis*)



Fairy Iris
(*Dietes grandiflora*)



Kōhūhū
(*Pittosporum tenuifolium* 'Golfball')



Hebe
(*Hebe* 'Wiri Mist')



Orange Sedge
(*Carex testacea*)



Mexican Orange Blossom
(*Choisya ternata*)



Pānakenake
(*Labelia angulata*)



Mingimingi
(*Coprosma propinqua*)

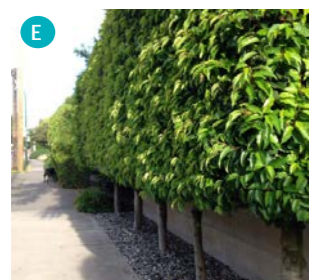


Big Leaf Hydrangea
(*Hydrangea macrophylla*)



Red Tussock
(*Chionochloa rubra*)

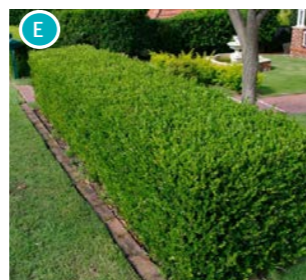
HEDGES



Portuguese Laurel
(*Prunus lusitanica*)



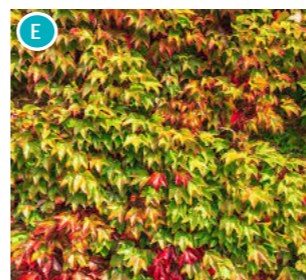
Kapuka
(*Griselinia littoralis*)



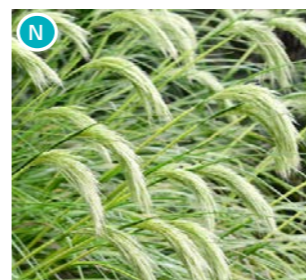
Boxwood
(*Buxus sempervirens*)



Star Jasmine
(*Trachelospermum jasminoides*)



Boston Ivy
(*Parthenocissus tricuspidata*)



Miniature Toe Toe
(*Chionochloa flavicans*)



Purei
(*Carex secta*)

CLIMBERS

WATER MARGIN

N = Native E = Exotic

client / project name: Ōhoka Residential Development Fast Track App.
drawing name: **COMMERCIAL PLANT PALETTE**
designed by: DCM, CG, HB, AB, ZH
drawn by: AB, ZH
original issue date: 31 JANUARY 2025
scale: NTS

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project no / drawing no: **2021_097/ 015**

revision: **H**

LANDSCAPE BOUNDARY TREATMENT PLANT PALETTE

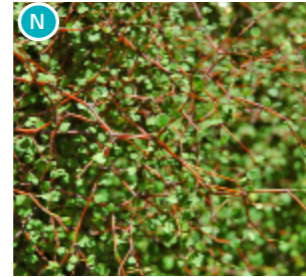
LANDSCAPE TREATMENT A & D



Kōhūhū/black matipo
(*Pittosporum tenuifolium*)



Tarata/Lemonwood
(*Pittosporum eugenioides*)



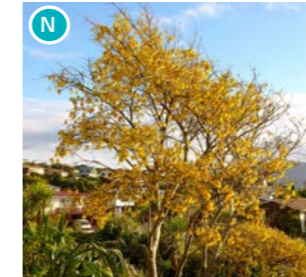
Shrubby Toraro
(*Muehlenbeckia astonii*)



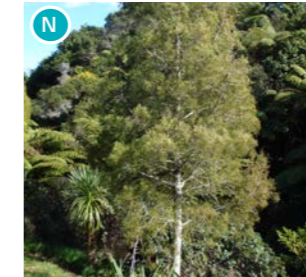
Tōtara
(*Podocarpus Totara*)



Ti Kōuka / cabbage tree
(*Cordyline australis*)



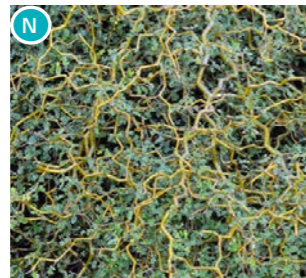
Kōwhai
(*Sophora microphylla*)



Kahikatea
(*Dacrydium dacrydioides*)



Harekeke/NZ Flax
(*Phormium tenax*)



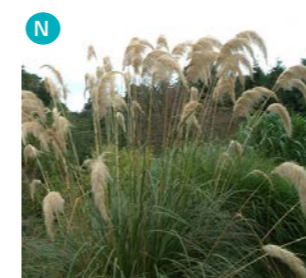
Prostrate Kōwhai
(*Sophora prostrata*)



Miki Miki
(*Coprosma virescens*)



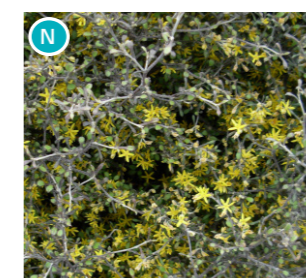
Koromiko
(*Veronica salicifolia*)



Toe toe
(*Austroderia richardii*)



Kāpuka/broadleaf
(*Griselinia littoralis*)



Korokia
(*Corokia sp.*)

LANDSCAPE TREATMENT B



Pine
(*Pinus radiata*)



Arizona cypress
(*Cupressus Arizona*)



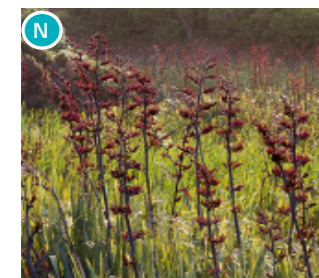
Lawson's Cypress
(*Chamaecyparis lawsoniana*)



Lombardy Poplar
(*Populus nigra*)



Tōtara
(*Podocarpus Totara*)



Harekeke/NZ Flax
(*Phormium tenax*)



Tarata/lemonwood
(*Pittosporum eugenioides*)

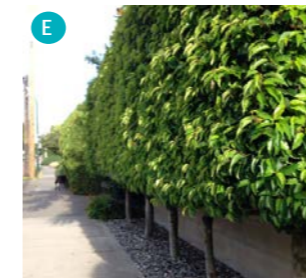


Kāpuka/broadleaf
(*Griselinia littoralis*)



Portuguese Laurel
(*Prunus lusitanica*)

LANDSCAPE TREATMENT C



Portuguese Laurel
(*Prunus lusitanica*)



Tarata/Lemonwood
(*Pittosporum eugenioides*)



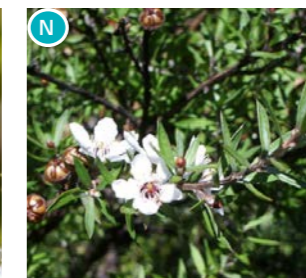
Kōhūhū/black matipo
(*Pittosporum tenuifolium*)



Kāpuka/broadleaf
(*Griselinia littoralis*)



Kānuka
(*Kunzea ericoides*)



Mānuka/tea tree
(*Leptospermum scoparium*)

N = Native E = Exotic

client / project name: Ōhoka Residential Development Fast Track App.
drawing name: **LANDSCAPE BOUNDARY TREATMENT PALETTE**
designed by: DCM, CG, HB, AB, ZH
drawn by: AB, ZH
original issue date: 31 JANUARY 2025
scale: NTS

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date
31/01/2025
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25/05/2026
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LANDSCAPE
ARCHITECT



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project no / drawing no: **2021_097/ 016**

revision: H

LIZARD HABITAT PLANT PALETTE

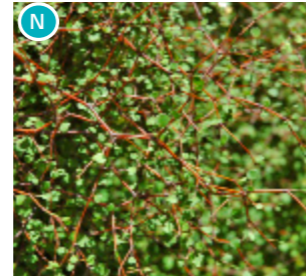
LIZARD PLANTING



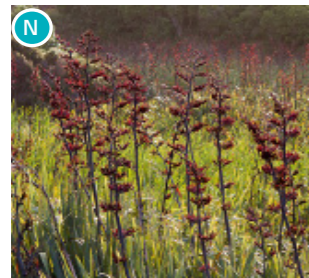
Mingimingi
(*Coprosma propinqua*)



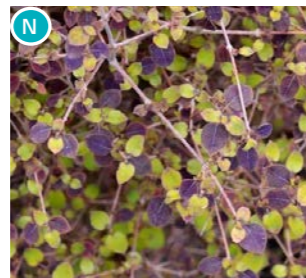
Silver tussock
(*Poa cita*)



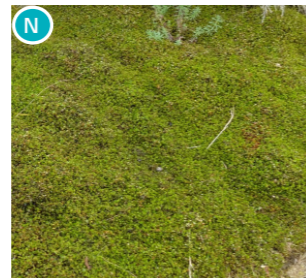
Shrubby Toraro
(*Muehlenbeckia astonii*)



Harekeke/NZ Flax
(*Phormium tenax*)



Round Leaved Coprosma
(*Coprosma rotundifolia*)



Creeping pōhuehue
(*Muehlenbeckia axillaris*)

LANDSCAPE FEATURES



LIZARD HABITAT AGGREGATE PILE



LIZARD HABITAT WOOD PILE

N = Native **E** = Exotic

client / project name: Ōhoka Residential Development Fast Track App.
 drawing name: **LIZARD HABITAT PLANTING PALETTE**
 designed by: DCM, CG, HB, AB, ZH
 drawn by: AB, ZH
 original issue date: 31 JANUARY 2025
 scale: NTS

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H	AMendments to plans	DCM	08/06/2026



REGISTERED
LANDSCAPE
ARCHITECT



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project no / drawing no: **2021_097/ 017**

revision: **H**