

LOT TWO RETIREMENT VILLAGE

REV A
01 MAY 2025



**TE KAWERAU IWI
SETTLEMENT TRUST**

RANGITOOPUNI

R I V E R H E A D



ISO 14064-1 ORGANISATION

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PREPARED BY:

[Redacted]
Urban Designer

[Redacted]
Landscape Architect

[Redacted]
Landscape Architect

[Redacted]

REVIEWED BY:

[Redacted]
Landscape Architect

[Redacted]
Urban Designer

[Redacted]
Landscape Architect

[Redacted]
Landscape Architect

[Redacted]

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Although this is not a hearing before the Environment Court, I record that I have read and agree to comply with the Environment Court's Code of Conduct for Expert Witnesses as specified in the Environment Court's Practice Note 2023. I confirm that this report is within my area of expertise, except where I state that I rely upon the evidence or reports of other expert witnesses lodged forming part of the project's application material. I have not omitted to consider any material facts known to me that might alter or detract from the opinions expressed. [Redacted]



CONNECTIONS TO OTHER DOCUMENTS

This document is developed in connection with:



LOT ONE
Countryside Living



LOT 1 & LOT 2
Landscape Concept Masterplan

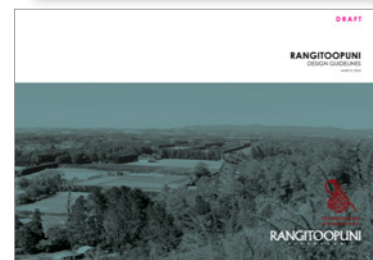


APPENDIX ONE
Landscape Elements

APPENDIX TWO
Auckland Council
Regional Parks Standard
Details Engineering
Drawings



RANGITOOPUNI
Mahere Matua Ahurea |
Cultural Masterplan



RANGITOOPUNI
Design Guidelines

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LOT 2 : LANDSCAPE STATEMENT

THE PROPOSAL:

The Rangitōopuni project is the catalyst project for the prosperous economic future of Te Kawerau a Maki, by the Rangitōopuni Development Limited Partnership. Taking the former Riverhead production pine forest, with many recreational pursuits within its confines, the project will transform the landscape into a diverse and rich native bush environment with the Senior Living Village development at its heart.

EXISTING SITE:

The existing site is/has been clothed in production pine trees for the last 60 plus years. This has always been important whenua for Te Kawerau a Maki with important events and stories captured in the names of the area. The mana of the site has been diminished with forestry activities, weed ingress and waterway sedimentation.

Access into the forest is largely uncontrolled for recreation activities such as mountain biking, horse riding, walking and running, motocross events and hunting.

THE LANDSCAPE OUTCOME:

This development project will see, in the long term, a richly planted and diverse landscape, supporting birds and insects and the people who have chosen to live within this setting. Public access for walking, biking and horse riding will not be constrained on the road network. The tracks within the development areas are pedestrian access only due to the topography.

Te Kawerau a Maki will be Kaitiaki over the plantings and tracks, their knowledge of the land, plants and fauna will be passed onto the residents and visitors through mahi toi, wananga, mara hupara and mara kai. Once in the development, you will know you are on Te Kawerau a Maki whenua.

LOT 2:

The Senior Living Village consists of individual living units, a garden pavilion area, an amenity building housing the restaurant and café amongst other activities, a wellness centre with pool and spa, pickle ball and putting green; and a care facility.

Native plantings will be the dominant palate however a select schedule of exotic amenity plants (that have proven to be non-invasive) will be used to provide the environments for the senior living village residents. An extensive fringe of planting and gullies that run into the village will be extensively revegetated. Walking tracks are provided around the perimeter of the village, these link to the internal road network to vary the length of the circuits. A golf cart access track to Riverhead will be available for the residents.



AWE OF THE TOOPUNI CLOAK - REPRESENTATIVE OF THE FINGER OF VEGETATION AND RIPARIAN CORRIDORS ENCR OACHING INTO THE SITE. IMAGE RETRIEVED FROM 'HTTPS://COLLECTIONS.MAA.CAM.AC.UK/MEDIA/LIBRARY_IMAGES/WEB/794804_D_1924.80_002.JPG' MARCH 2026

LOT 2 : LANDSCAPE PRINCIPLES



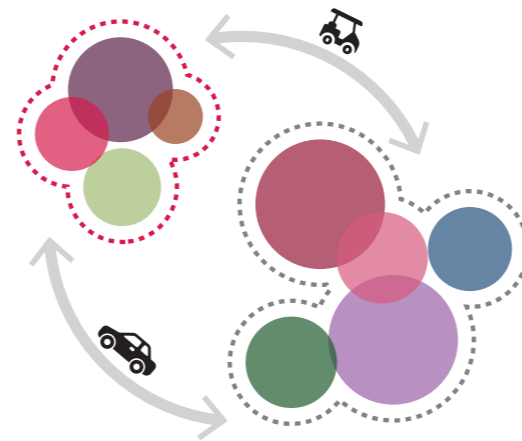
CENTRAL HEART

Designing a central focal point that brings the community together



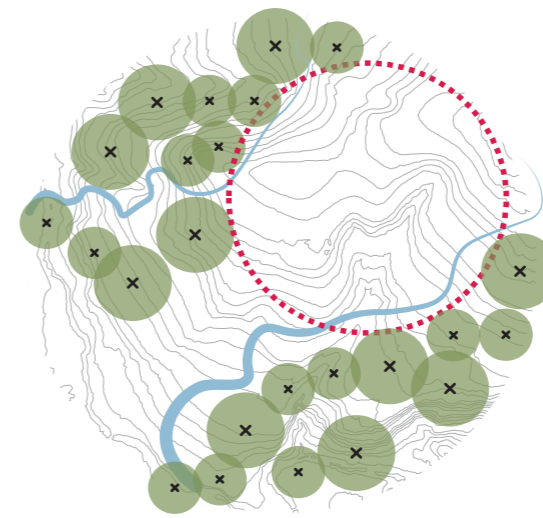
CONNECTIONS

Connecting paths, waterways with the wider cultural landscape



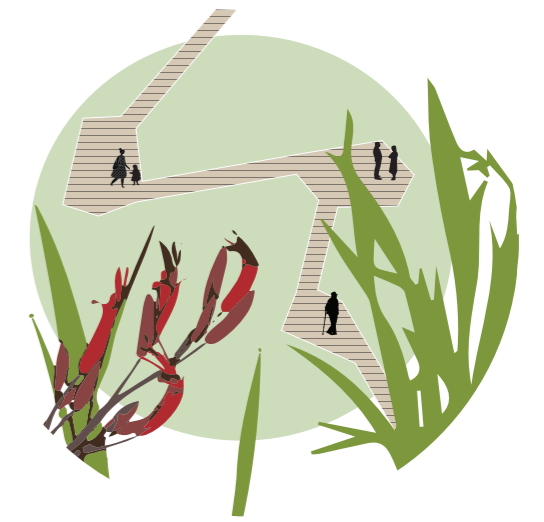
MULTIPLE AMENITIES

Creating a variety of spaces and environments that complement, rather than compete with, existing amenities



ENVIRONMENT

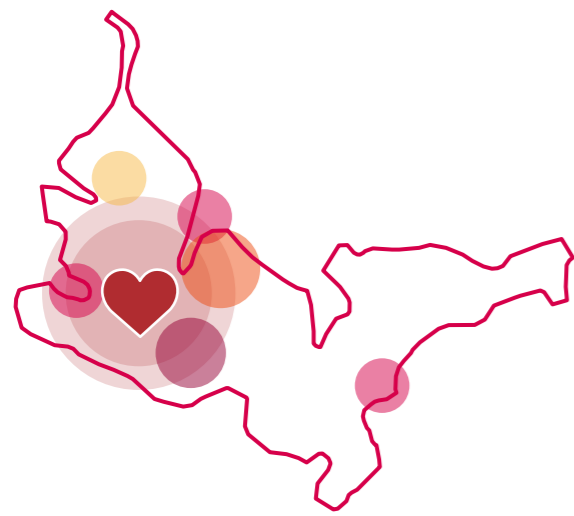
Preserving the site's natural topography and restoring native forest and streams



A PLACE TO EXPLORE

Creating a connected green network for ecology and recreation

LOT 2 : DESIGN PRINCIPLES



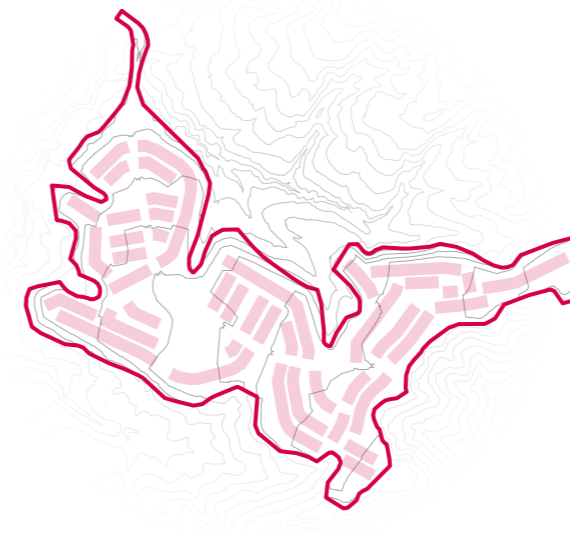
COMMUNITY LIVING

Creating a community heart with a variety of spaces and environments give residents choice. Positioning the Garden Pavilion & Wellness Buildings at the head of the awe provides them with a strong visual connection down to the streams.



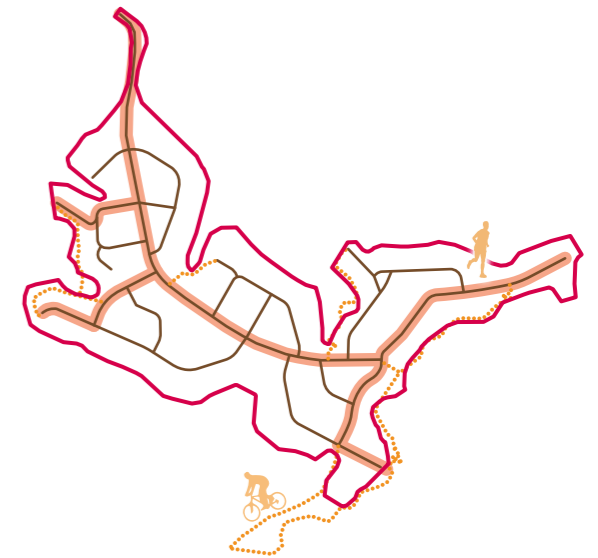
ENVIRONMENT

The revegetation surrounding the development forms the protective toopuni, while the awe encroach into the village, integrating nature into the built environment to enhance biodiversity and the site's natural character.



LEVELS

Working with the natural topography of the site. Roads, connections, and housing typologies will respond to the moderate slope within the boundaries.



MOVEMENT

Walking tracks, garden paths and footpaths traverse the site creating connections to the wider pedestrian and walking routes for exercise and recreation.

LOT 2 : CULTURAL NARRATIVE

Rangitooopuni Retirement Village sits within the wider Rangitooopuni development area of Te Kawerau aa Maki. This area itself sits in the middle of three of Takiwa of Te Kawerau aa Maki, Hikurangi, Poa Taniwha and Kahu.

A key narrative for the area relates to the naming of the place Rangitooopuni. Translating to the day of the dog-skin cloaks, it speaks to a day of peace-making between great chiefs including those of Te Kawerau aa Maki. There were also other areas on the way to Te Henga that are named for similar peace-making hui, named Kahutoopuni and Kaahuikurii. The toopuni itself is a dog-skin cloak that is regarded with the highest prestige and respect. It is only worn by chiefs of very high rank due to the intricate nature of the weaving and the time required to make such a piece.

Another key narrative of the area relates to Ruarangi and his wanderings. Coming into conflict with his brother, Ruarangi was chased from Ihumatao, through to Te Ahi Kaa a Rakataura where he jumped into a remnant lava cave that took him to the Waitemataa. From here Ruarangi, still being chased, swam across the harbour and into the Rangitooopuni stream where he jumped out and began hiding in the ngahere (forest) by the awa. Not wanting to be spotted during the light of day, Ruarangi did a karakia to keep the night going longer where he then made his escape out to Muriwai.

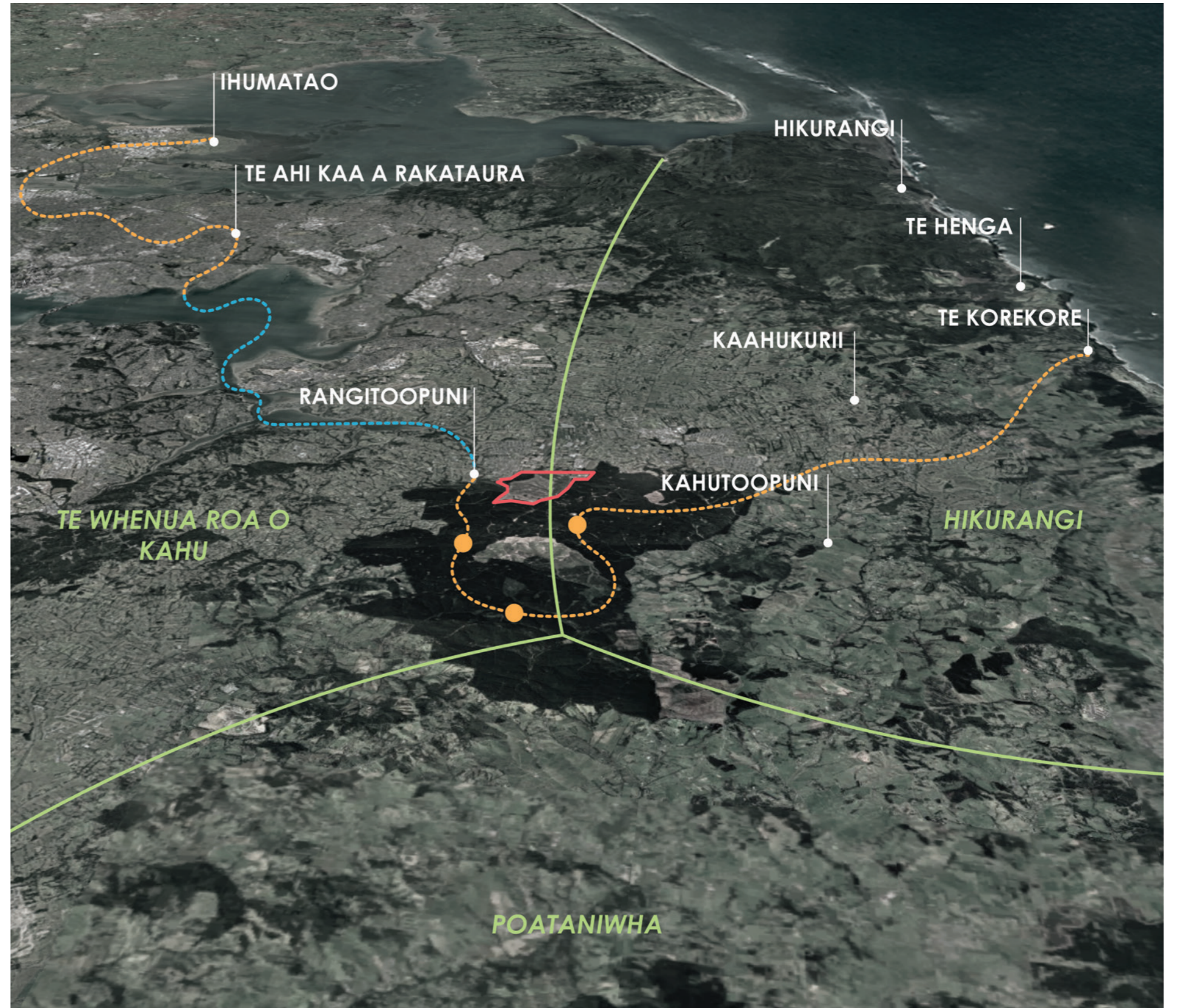
One of the most important parts of the Rangitooopuni area was the traditional ngahere that was present. Home to the forest giant Kauri as well as otherspecies such as Akeake, this area was a very important place for Māori in general.



TOOPUNI REPRESENTS THE CLOAK OF REVEGETATION ACROSS THE SITE



AWE OF THE TOOPUNI CLOAK - REPRESENTATIVE OF THE FINGER OF VEGETATION AND RIPARIAN CORRIDORS ENCROACHING INTO THE SITE






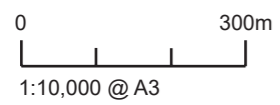
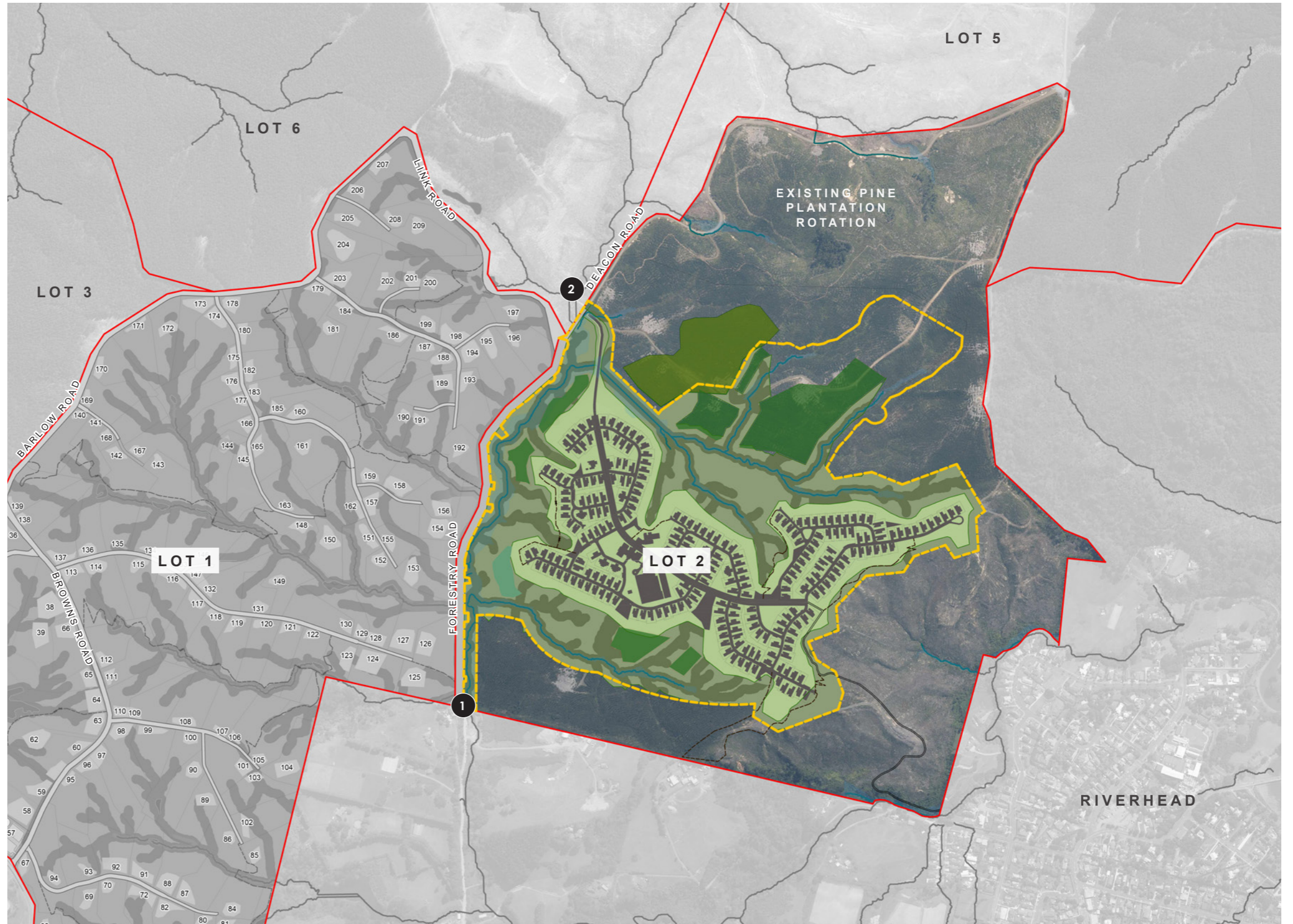
LOT 2 : CONTEXT

KEY

- 1. FORESTRY ROAD ENTRANCE
- 2. NATURAL WATERHOLE

LEGEND

-  RETIREMENT VILLAGE BUILDING PLATFORM
-  GENERAL REVEGETATION
-  RIPARIAN PLANTING
-  FILL SITE - GRASS
-  DISPOSAL FIELDS PLANTING
-  STORMWATER DRY BASIN PLANTING
-  PERMANENT STREAMS
-  PUBLIC WALKING TRACKS
-  LOT BOUNDARYS
-  RETIREMENT LOT BOUNDARY



LOT 2 : SITE PHOTOGRAPHS



1 VIEW UP SPINE ROAD - ROUGH AREA OF AMENITY BUILDING

2 VIEW FROM TOP OF SPINE ROAD DOWN AT EXISTING RIVERHEAD SETTLEMENT WITH A VIEW OF TE WAITEMATĀ

3 VIEW NORTH THROUGH SOME OF THE EXISTING RIPARIAN CORRIDORS ACROSS THE SPINE ROAD

LOT 2 : PRECEDENT IMAGES



SUPPORTING ACTIVE LIVING

RESPONDING TO THE ENVIRONMENT

FLEXIBLE LANDSCAPE SPACES

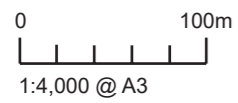
LOT 2 : LANDSCAPE STRATEGY DIAGRAM

LEGEND

- CENTRAL HEART
- GARDEN PAVILION
- AWE / RIPARIAN PLANTING
- AMENITY PLANTING
- BUILDING PLATFORMS
- PERMANENT STREAM
- OVERLAND FLOWPATH
- AWE CONNECTION IN
- VIEWING DECK

ROAD TYPOLOGIES:

- LOCAL ROAD
- MAIN SPINE
- CONNECTOR STREET
- PEDESTRIAN CONNECTION TO RIVERHEAD



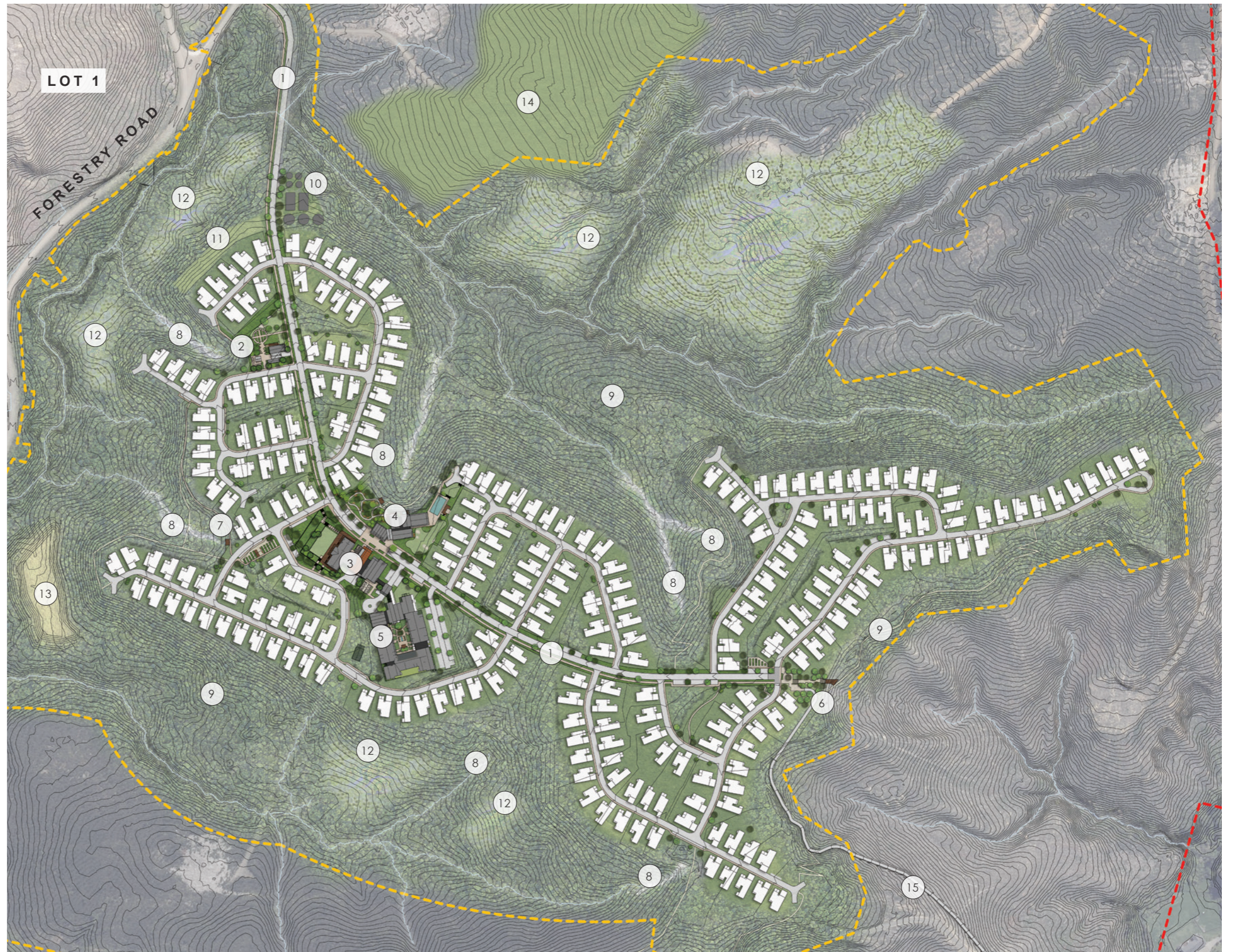
LOT 2 : LANDSCAPE MASTERPLAN

KEY

1. CENTRAL SPINE ROAD INTO RETIREMENT VILLAGE
2. GARDEN PAVILION
3. AMENITY BUILDING
4. WELLNESS CENTRE
5. CARE BUILDING
6. EASTERN LOOKOUT
7. WESTERN LOOKOUT
8. AWE (RIPARIAN FINGERS)
9. TOOPUNI (NATIVE REVEGETATION)
10. WATER RESERVOIR
11. UNDERGROUND WASTEWATER PLANT
12. DISPOSAL FIELDS PLANTING
13. STORMWATER DRY BASIN PLANTING
14. FILL SITE - GRASS
15. 3M WIDE PATH TO DUKE STREET / RIVERHEAD

LEGEND

- - - RETIREMENT VILLAGE BOUNDARY
- - - LOT 2 BOUNDARY



0 100m
1:4,000 @ A3



LOT 2 : GARDEN PAVILION

PRECEDENT IMAGERY



PRODUCTION GARDENS

PRODUCTION GARDENS IN A RETIREMENT VILLAGE ARE COMMUNITY-DRIVEN SPACES WHERE RESIDENTS CAN ENGAGE IN GARDENING ACTIVITIES. THESE GARDENS PROVIDE A WONDERFUL OPPORTUNITY FOR RETIREES TO GROW THEIR OWN FRUITS, VEGETABLES, AND FLOWERS, FOSTERING A SENSE OF PURPOSE AND COMMUNITY.

THE GARDEN LAYOUT HAS BEEN INSPIRED BY A TRADITIONAL MĀORI MĀRA (GARDEN) WITH CAREFUL CONSIDERATION OF THE ENVIRONMENT AND CULTURAL PRACTICES INCLUDING THE USE OF THE MARAMATAKA (MĀORI LUNAR CALENDAR) TO GUIDE PLANTING AND HARVESTING TIMES.

ATRIUM

THE ATRIUM IS A VIBRANT SOCIAL HUB WHERE RESIDENTS CAN GATHER, SHARE A COFFEE, AND ENJOY A MEAL IN A RELAXED SETTING. DESIGNED AS AN INVITING INDOOR-OUTDOOR SPACE, IT OFFERS COMFORTABLE SEATING, COMMUNAL TABLES, AND A SEAMLESS CONNECTION TO THE SURROUNDING GARDENS, MAKING IT A PERFECT SPOT FOR CONVERSATION AND CONNECTION.

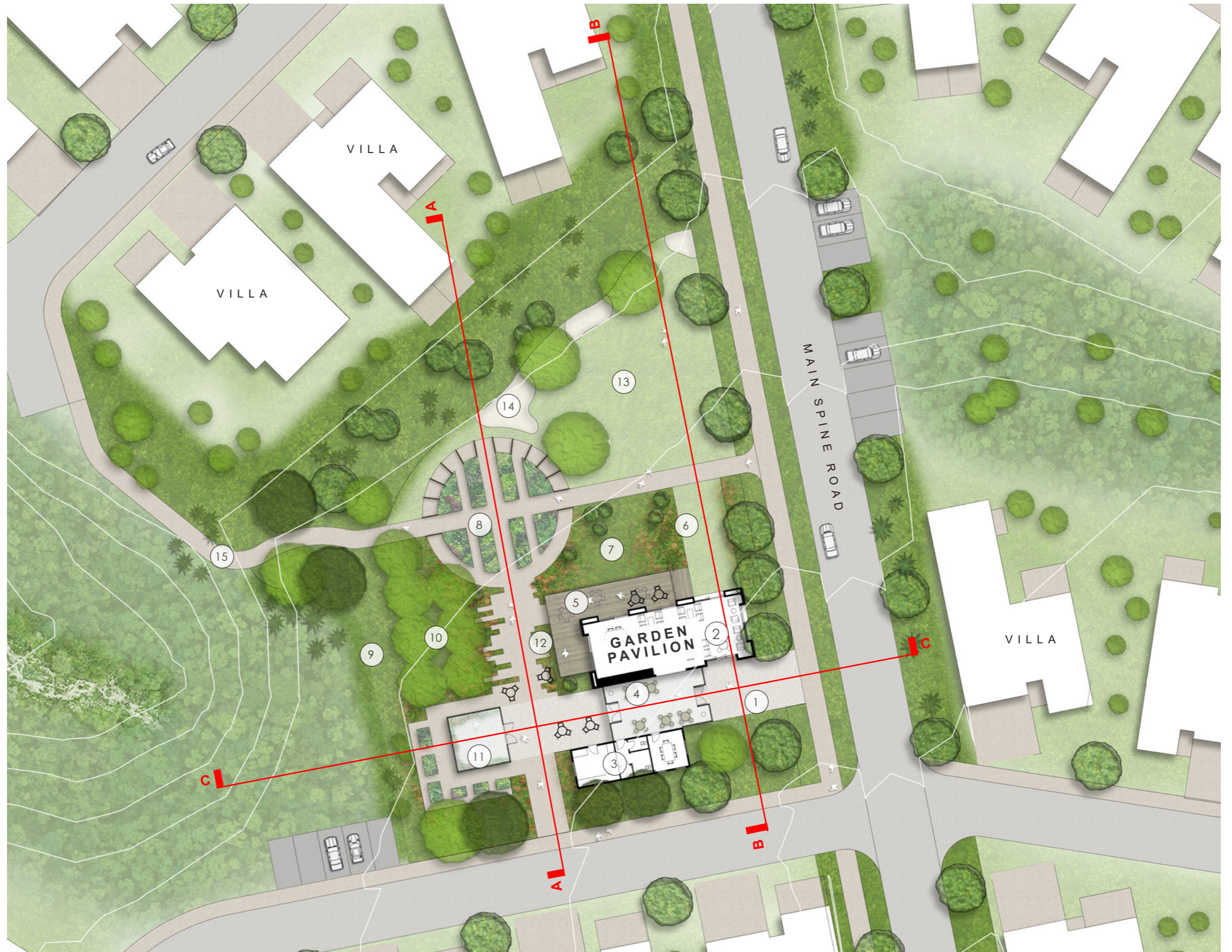
SOCIAL AMENITY

THE SOCIAL AMENITY FOSTERS WELL-BEING THROUGH OUTDOOR RECREATION AND CONNECTION WITH NATURE. FEATURING FLOWER GARDENS, A PETANQUE COURT, AND A PUTTING GREEN, IT PROVIDES RESIDENTS WITH OPPORTUNITIES FOR RELAXATION, FRIENDLY COMPETITION, AND SOCIAL ENGAGEMENT IN A BEAUTIFULLY LANDSCAPED ENVIRONMENT.

LOT 2 : GARDEN PAVILION LANDSCAPE PLAN

KEY

1. GARDEN PAVILION MAIN ENTRANCE
2. SOCIAL BUILDING
3. UTILITY SHED AND TOLIET
4. GLASSHOUSE ATRIUM
5. NORTHERN DECK
6. PETANQUE COURT
7. AMENITY PLANTING
8. RAISED VEGETABLE GARDENS
9. LARGE CROP FIELD
10. ORCHARD
11. GLASS HOUSE/ SHED/ COMPOST
12. FLOWER GARDENS
13. PUTTING GREEN
14. SAND TRAP
15. GARDEN WALK



0 10m
1:400 @ A3



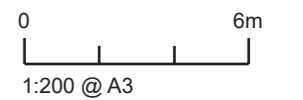
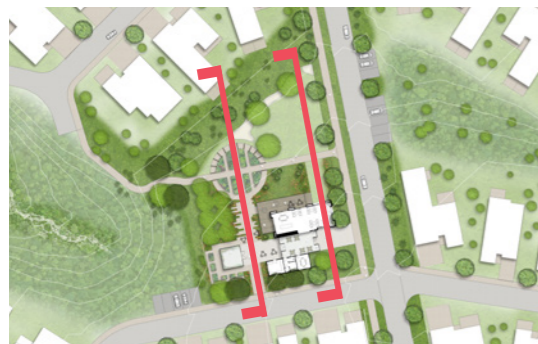
LOT 2 : GARDEN PAVILION SECTIONS



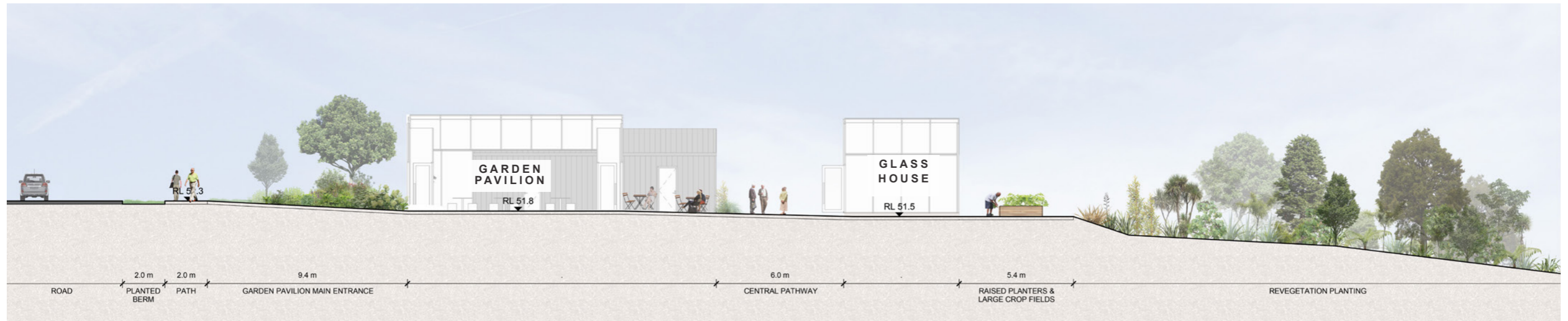
SECTION AA



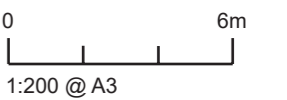
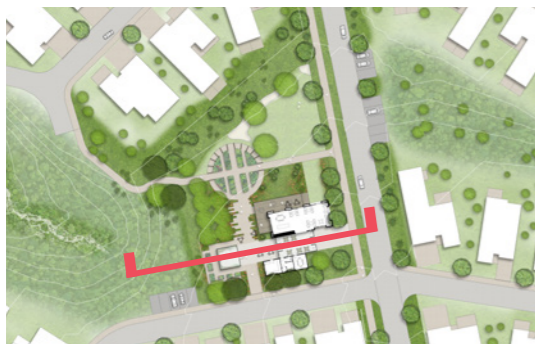
SECTION BB



LOT 2 : GARDEN PAVILION SECTIONS



SECTION CC



LOT 2 : AMENITY BUILDING

PRECEDENT IMAGERY



SOCIAL SPACES

LANDSCAPE AMENITY

GARDEN TO TABLE

LOT 2 : AMENITY BUILDING LANDSCAPE PLAN

KEY

1. BUILDING MAIN ENTRANCE
2. PORTE COCHERE / FOOTPATH CONNECTION TO THE CARE BUILDING
3. MAIN ROAD WITH SHARED SURFACE
4. CARPARKS
5. BACK OF HOUSE SERVICE ENTRY
6. WALLED KITCHEN GARDEN
7. MULTI-PURPOSE LAWN
8. MAIN DINING DECK
9. GOLF CART PARKING
10. FOOTPATH
11. DROP OFF ZONE FOR CARE
12. TERRACED GARDEN
13. GARDEN ARBOUR WALK/ STEPS



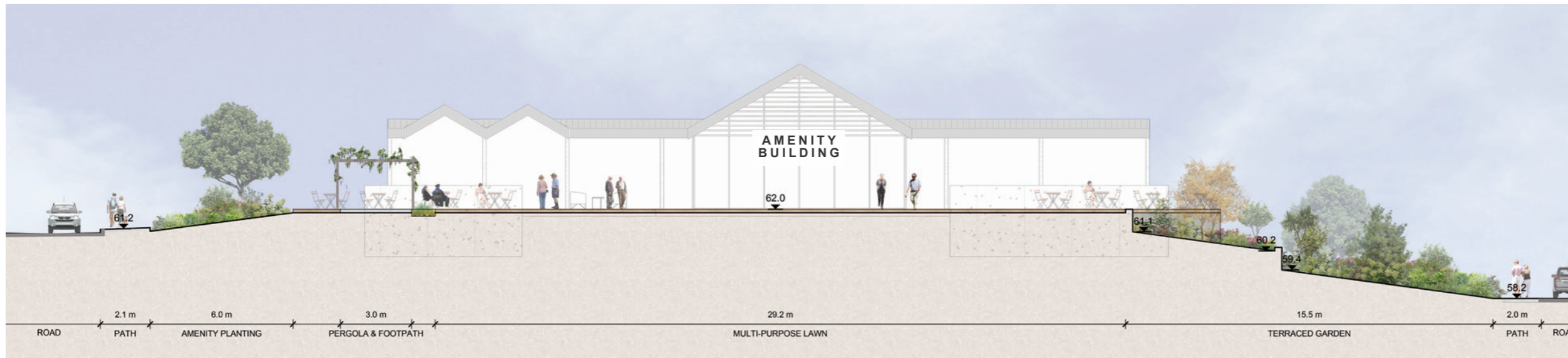
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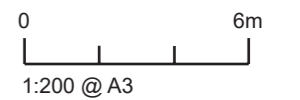
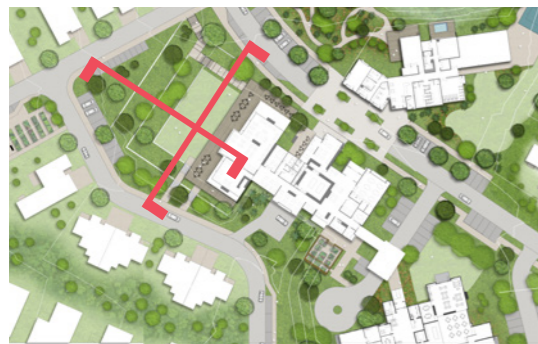
LOT 2 : AMENITY BUILDING SECTIONS



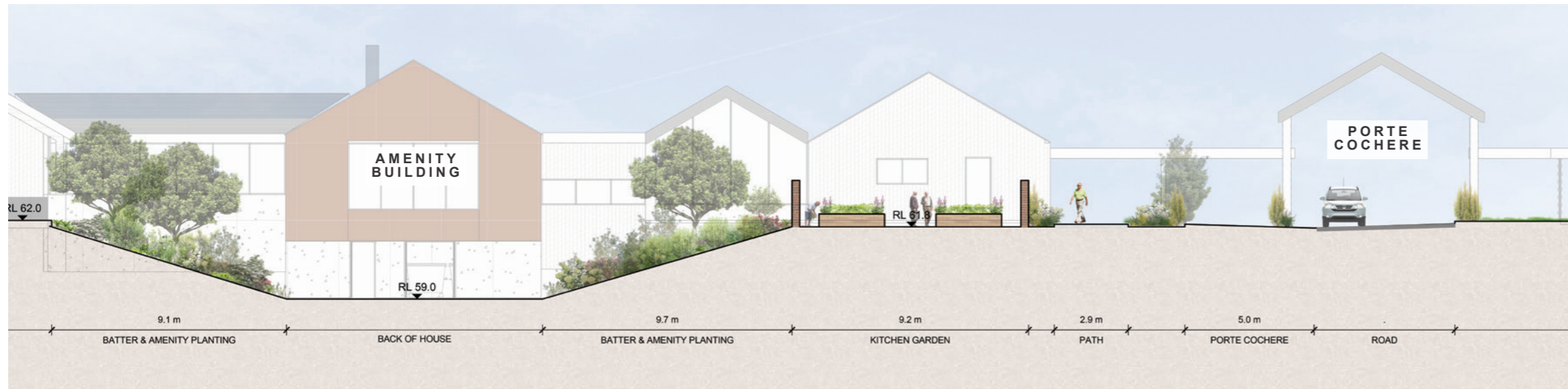
SECTION DD - LOOKING WEST



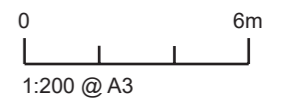
SECTION EE - LOOKING SOUTH



LOT 2 : AMENITY BUILDING SECTIONS



SECTION FF - LOOKING EAST



LOT 2 : WELLNESS CENTRE

PRECEDENT IMAGERY



SUPPORTING HEALTH AND VITALITY

BUILDING LANDSCAPE CONNECTIONS

CONNECTING WITH TE TAIAO

LOT 2 : WELLNESS CENTRE LANDSCAPE PLAN

KEY

1. WELLNESS CENTRE MAIN ENTRANCE
2. SWIMMING POOL
3. PICKLE-BALL COURT
4. PUTTING GREEN
5. CROQUET LAWN
6. SENSORY GARDEN WALK
7. YOGA DECK
8. LOOKOUT DECK
9. GOLF PAVILION
10. SPA POOL



0 15m
1:500 @ A3



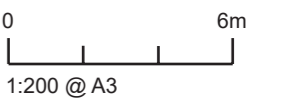
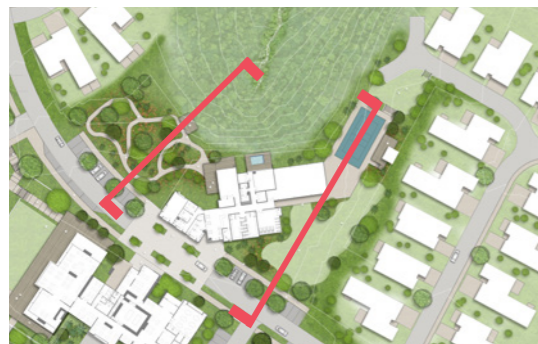
LOT 2 : WELLNESS CENTRE SECTIONS



SECTION GG - LOOKING EAST



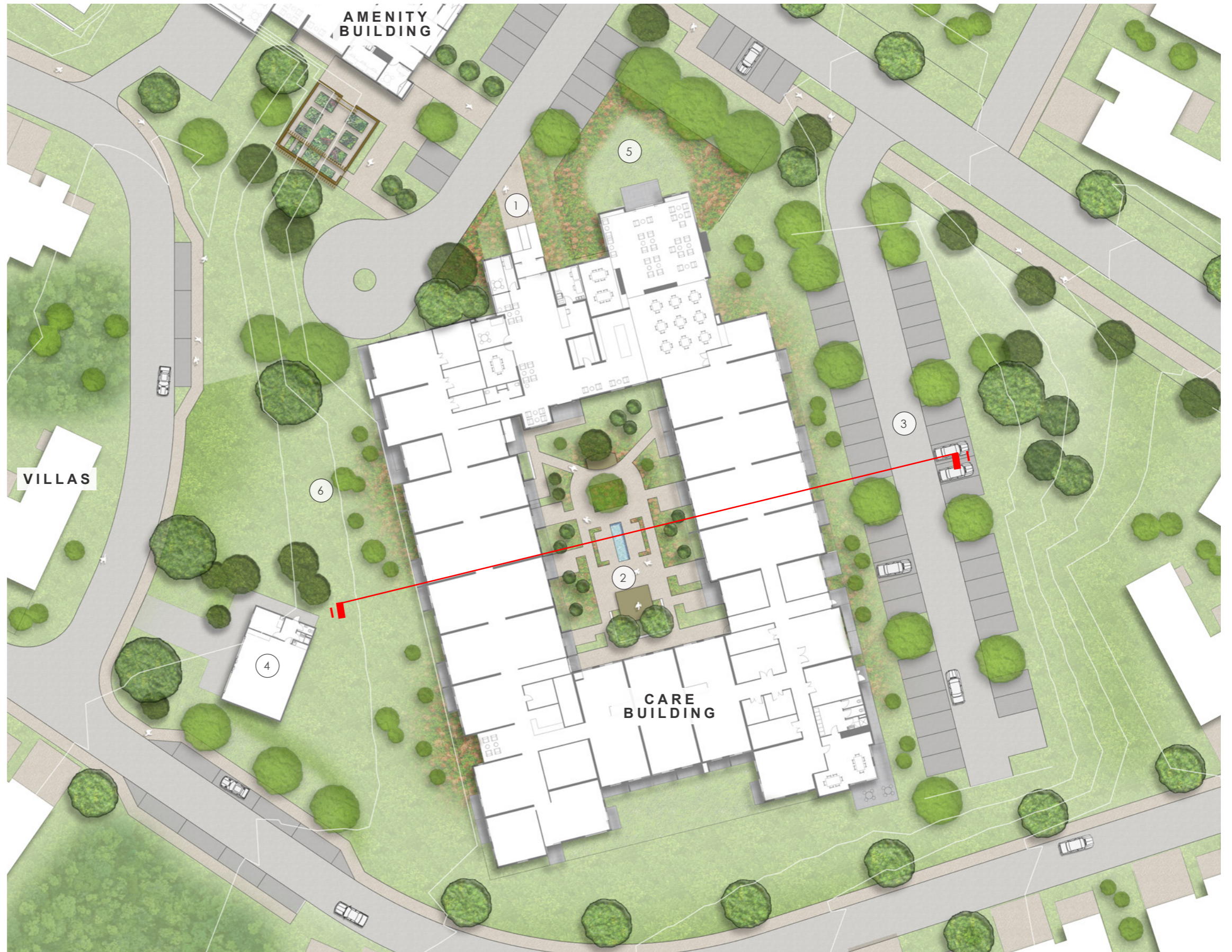
SECTION HH - LOOKING SOUTH



LOT 2 : CARE BUILDING LANDSCAPE PLAN

KEY

1. CARE BUILDING MAIN ENTRANCE
2. COURTYARD GARDEN WITH LOOP WALKS AND SEATING
3. PARKING FOR STAFF AND VISITORS
4. MAINTENANCE SHED
5. CARE LOUNGE GARDEN
6. PLANTED EMBANKMENT



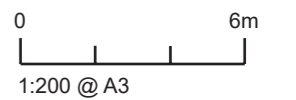
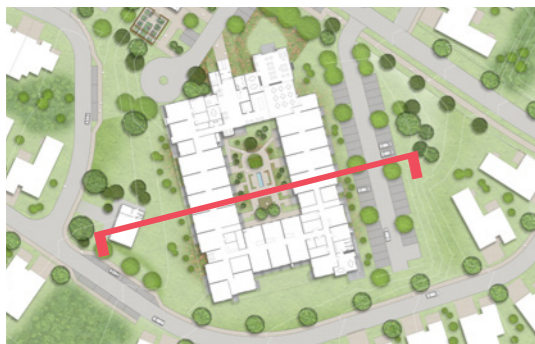
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LOT 2 : CARE BUILDING SECTION



SECTION II



LOT 2 : EASTERN LOOKOUT

PRECEDENT IMAGERY



SPACE TO GATHER & REFLECT

ACTIVE SPACE

CONNECTIONS TO THE WIDER LANDSCAPE

LOT 2 : EASTERN LOOKOUT LANDSCAPE PLAN

KEY

- 1. VIEWING DECK
- 2. ARBORS
- 3. RAISED VEGETABLE GARDENS
- 4. CAR PARKING
- 5. CART / PEDESTRIAN WALKWAY TO DUKE STREET / RIVERHEAD
- REFER TRACK NETWORK
- 6. GOLF CART PARKING
- 7. SHARED SPACE



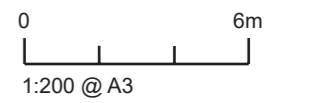
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LOT 2 : EASTERN LOOKOUT SECTION



SECTION JJ



LOT 2 : WESTERN LOOKOUT LANDSCAPE PLAN

KEY

- 1. VIEWING DECK
- 2. OPEN LAWN SPACE
- 3. RAISED VEGETABLE GARDENS
- 4. CAR PARKING
- 5. PEDESTRIAN WALKING TRACK - REFER TRACK NETWORK
- 6. PERGOLA
- 7. SEATING



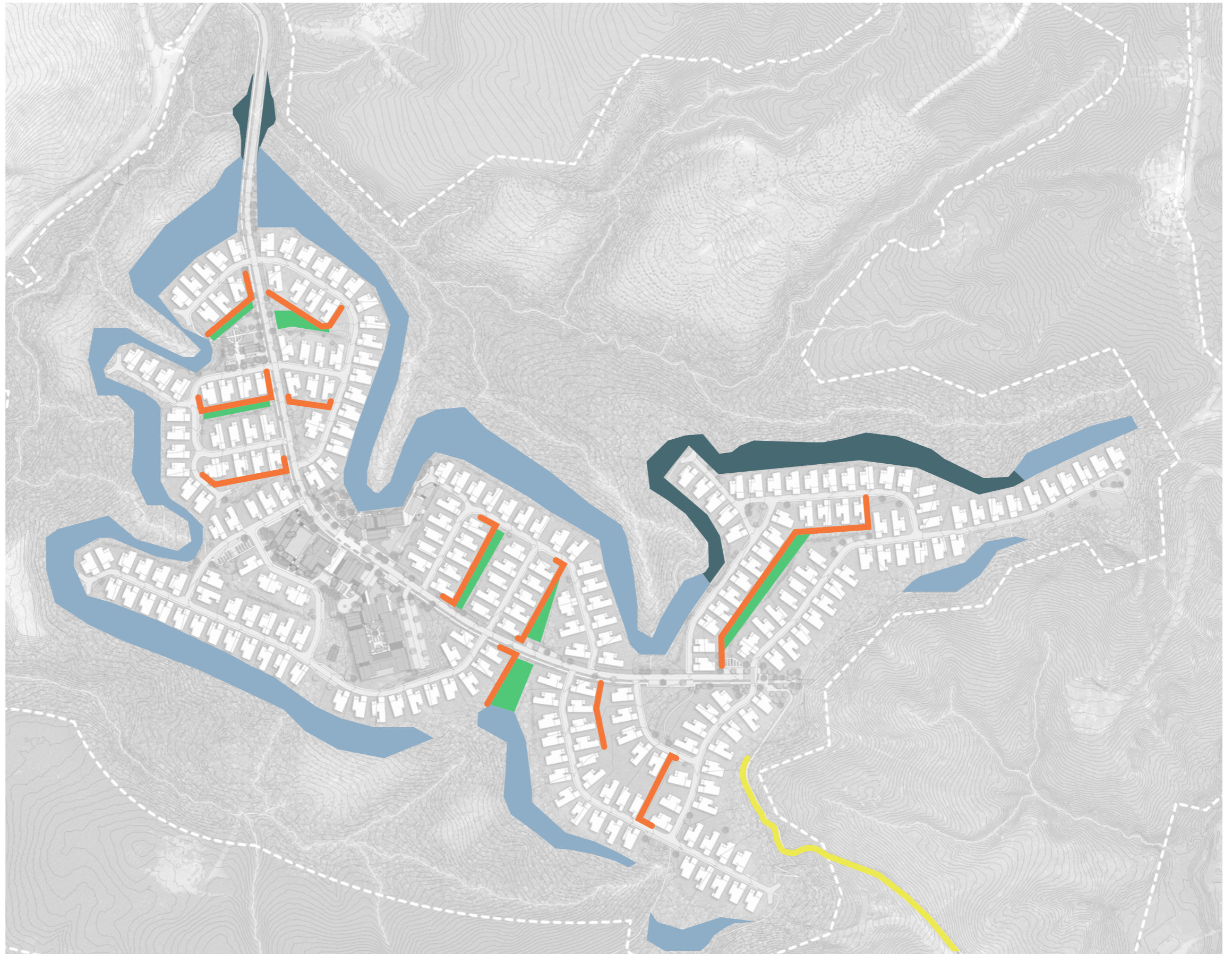
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LOT 2: SLOPE MANAGEMENT PLAN

KEY

-  RIPARIAN EDGE BATTER
SLOPE 1:3
-  RIPARIAN EDGE MSE
BATTER
-  MID BLOCK BATTERS 1:3
MAX
-  LANDSCAPE TIMBER
RETAINING WALL - MAX
1M HEIGHT
-  TIMBER RETAINING WALL
TO PATHWAY MAX 2.5M
HEIGHT



0 100m
1:4,000 @ A3

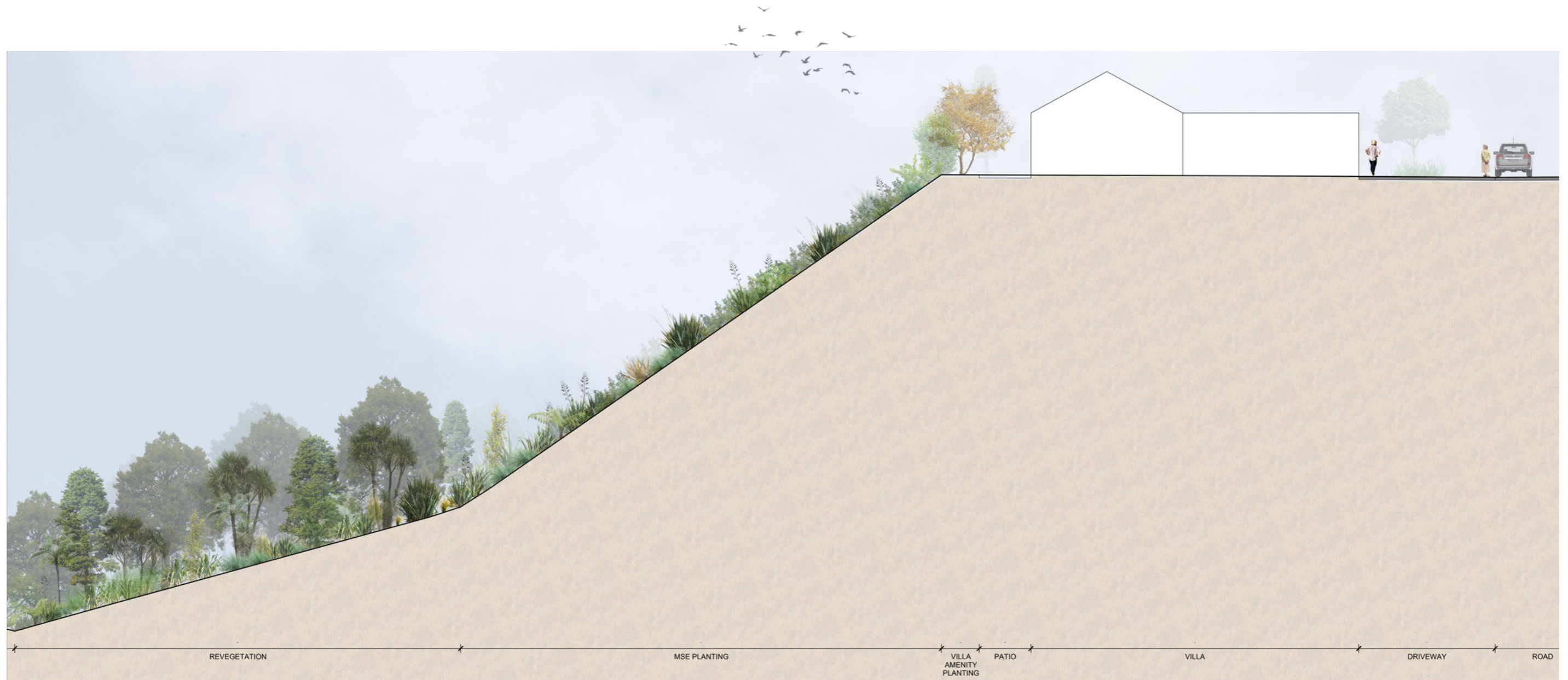


LOT 2 : RIPARIAN EDGE BATTER SLOPE - TYPICAL SECTION



0 5m
1:150 @ A3

LOT 2 : RIPARIAN EDGE MSE BATTER - TYPICAL SECTION



0 5m
1:150 @ A3

LOT 2 : MID BLOCK BATTER SLOPE - TYPICAL SECTION



0 3m
1:100 @ A3

LOT 2 : MID BLOCK BATTER SLOPE - WITH FOOTPATH CONNECTION



0 3m
1:100 @ A3

LOT 2 : INTERNAL VILLA INTERFACE - TYPICAL SECTION



0 3m
1:100 @ A3

LOT 2 : ROAD TYPOLOGIES

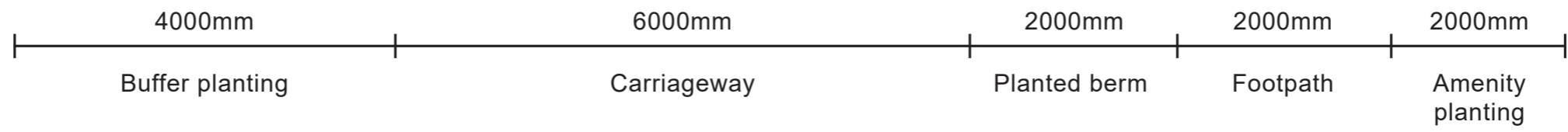
- KEY**
- MAIN SPINE
 - CONNECTOR STREET
 - CENTRAL SQUARE
 - POCKET COURT



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LOT 2 : STREET SECTION - MAIN SPINE



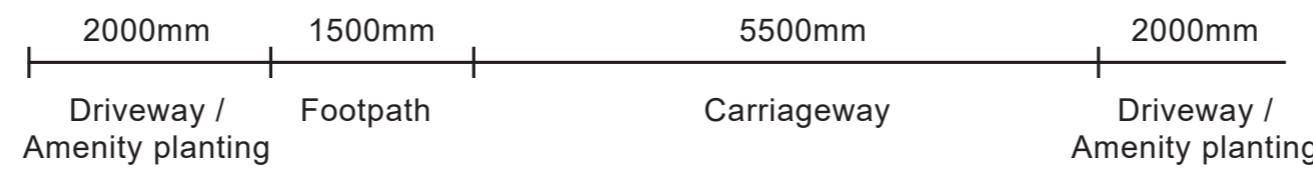
LOT 2 : STREET SECTION - CENTRAL SQUARE



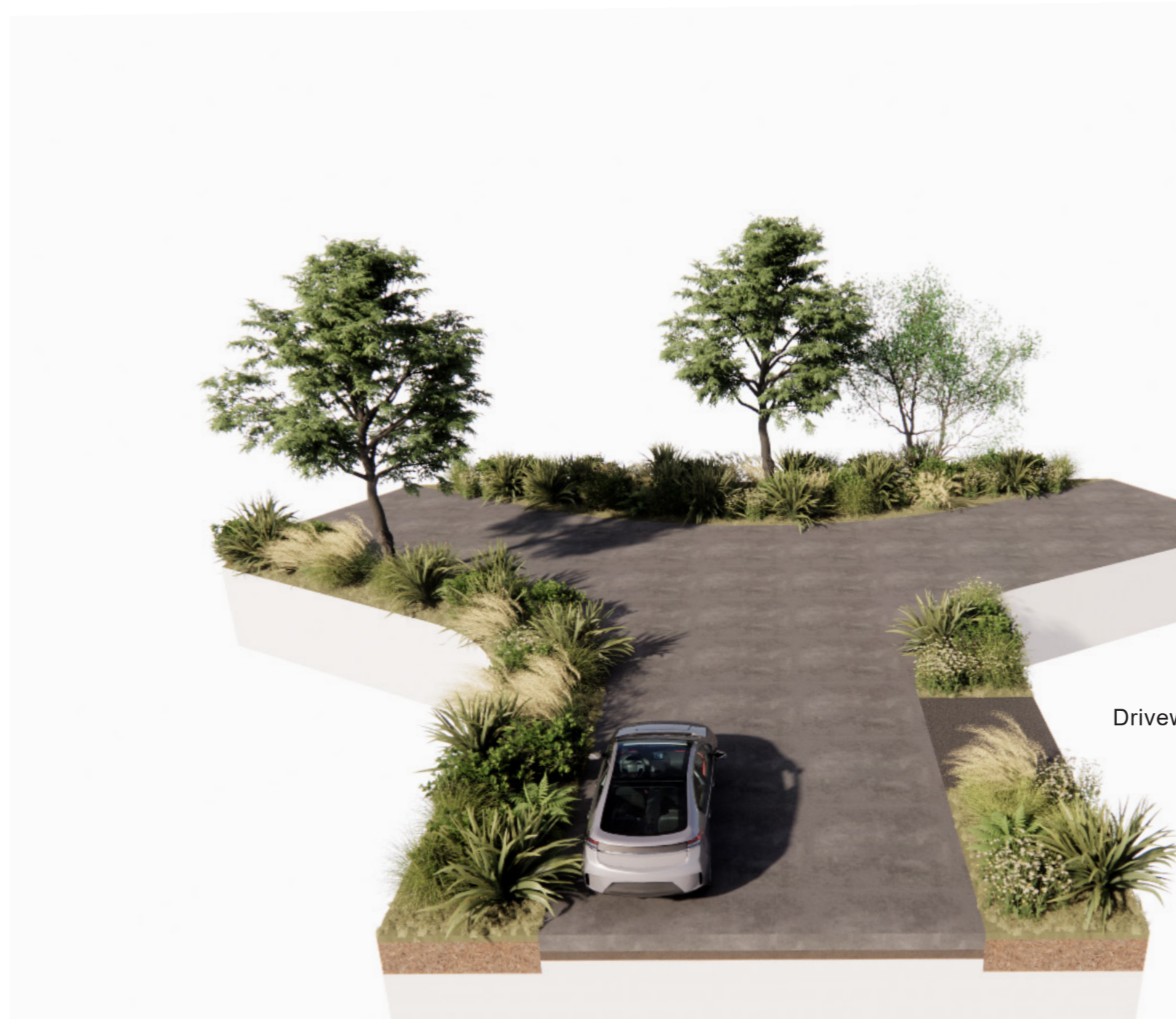
LOT 2 : STREET SECTION - CONNECTOR STREET



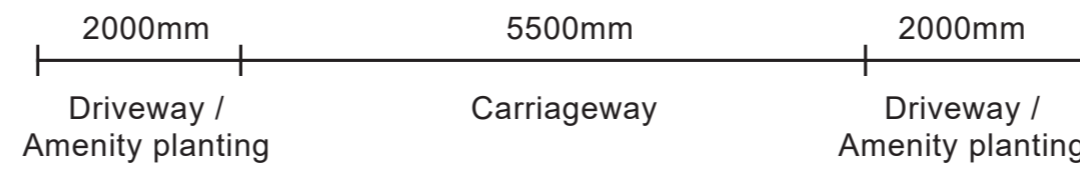
Driveway entrance



LOT 2 : STREET SECTION - POCKET COURT



Driveway entrance








LOT 2 : TYPICAL VILLA TYPE 3N - LANDSCAPE PLAN

KEY

- 1. SERVICE AREA
- 2. DRIVEWAY
- 3. AMENITY TREES (REFER TO AMENITY PLANTING STRATEGY)

KEY - MATERIALS

-  FOOTPATH AND DRIVEWAY
-  PATIO - CONCRETE PAVING
-  NO-MOW GROUNDCOVERS
-  AMENITY PLANTING
-  BATTER PLANTING / RIPARIAN EDGE PLANTING








LOT 2 : TYPICAL VILLA TYPE 3S - LANDSCAPE PLAN

KEY

- 1. SERVICE AREA
- 2. DRIVEWAY
- 3. AMENITY TREES (REFER TO AMENITY PLANTING STRATEGY)

KEY - MATERIALS

-  FOOTPATH AND DRIVEWAY
-  PATIO - CONCRETE PAVING
-  NO-MOW GROUNDCOVERS
-  AMENITY PLANTING
-  BATTER PLANTING / RIPARIAN EDGE PLANTING

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






LOT 2 : TYPICAL VILLA TYPE 2.5N LANDSCAPE PLAN

KEY

- 1. SERVICE AREA
- 2. DRIVEWAY
- 3. AMENITY TREES (REFER TO AMENITY PLANTING STRATEGY)
- 4. RETAINING WALL

KEY - MATERIALS

-  FOOTPATH AND DRIVEWAY
-  PATIO - CONCRETE PAVING
-  NO-MOW GROUNDCOVERS
-  AMENITY PLANTING
-  BATTER PLANTING / RIPARIAN EDGE PLANTING

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






LOT 2 : TYPICAL VILLA TYPE 2.5S LANDSCAPE PLAN

KEY

- 1. SERVICE AREA
- 2. DRIVEWAY
- 3. AMENITY TREES (REFER TO AMENITY PLANTING STRATEGY)

KEY - MATERIALS

-  FOOTPATH AND DRIVEWAY
-  PATIO - CONCRETE PAVING
-  NO-MOW GROUNDCOVERS
-  AMENITY PLANTING
-  BATTER PLANTING / RIPARIAN EDGE PLANTING

0 5m
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





LOT 2 : TYPICAL VILLA TYPE 2S - LANDSCAPE PLAN

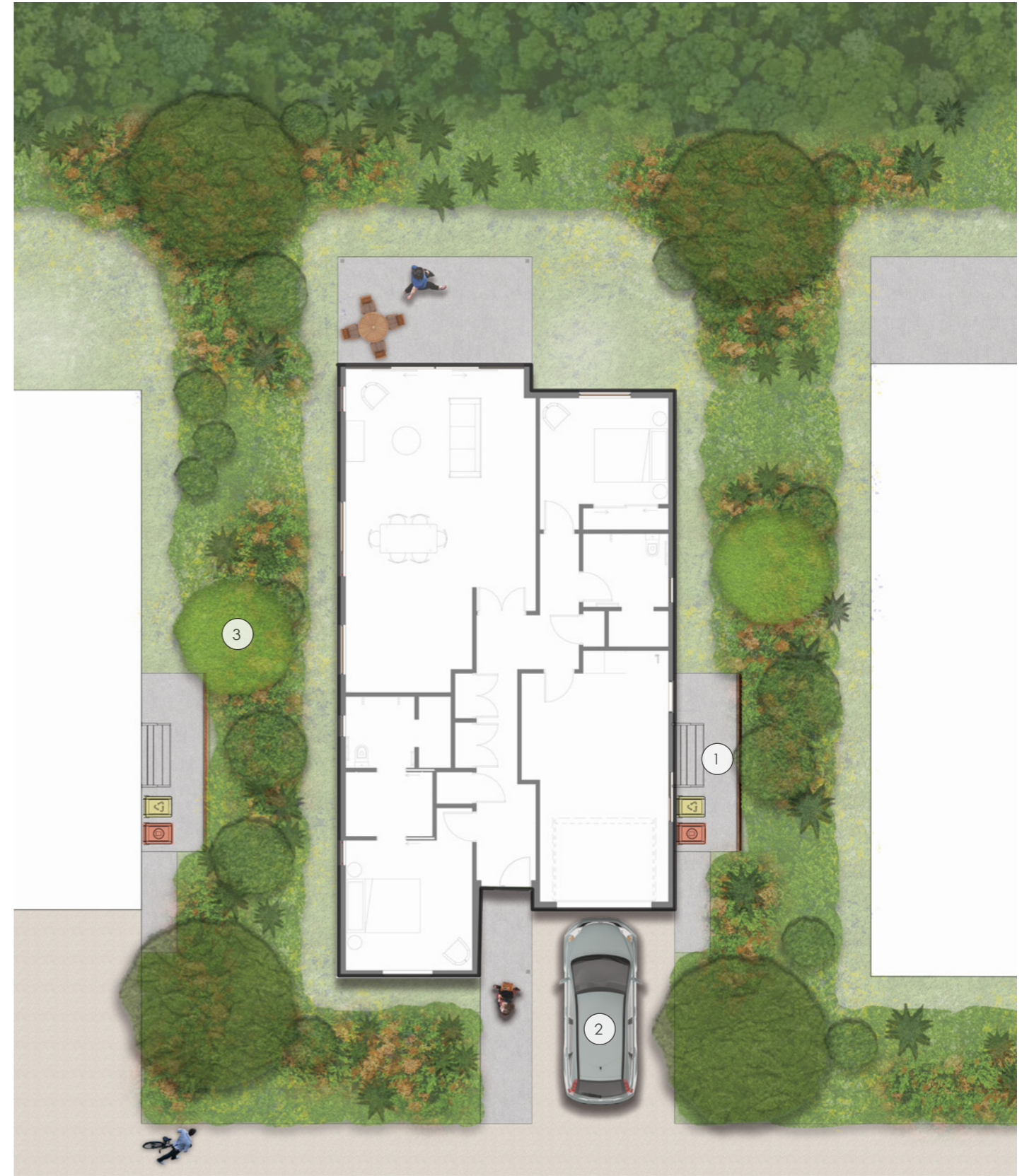
KEY

- 1. SERVICE AREA
- 2. DRIVEWAY
- 3. AMENITY TREE (REFER TO AMENITY PLANTING STRATEGY)

KEY - MATERIALS





-  FOOTPATH AND DRIVEWAY
-  PATIO - CONCRETE PAVING
-  NO-MOW GROUNDCOVERS
-  AMENITY PLANTING
-  BATTER PLANTING / RIPARIAN EDGE PLANTING

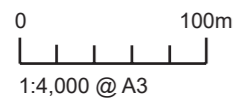
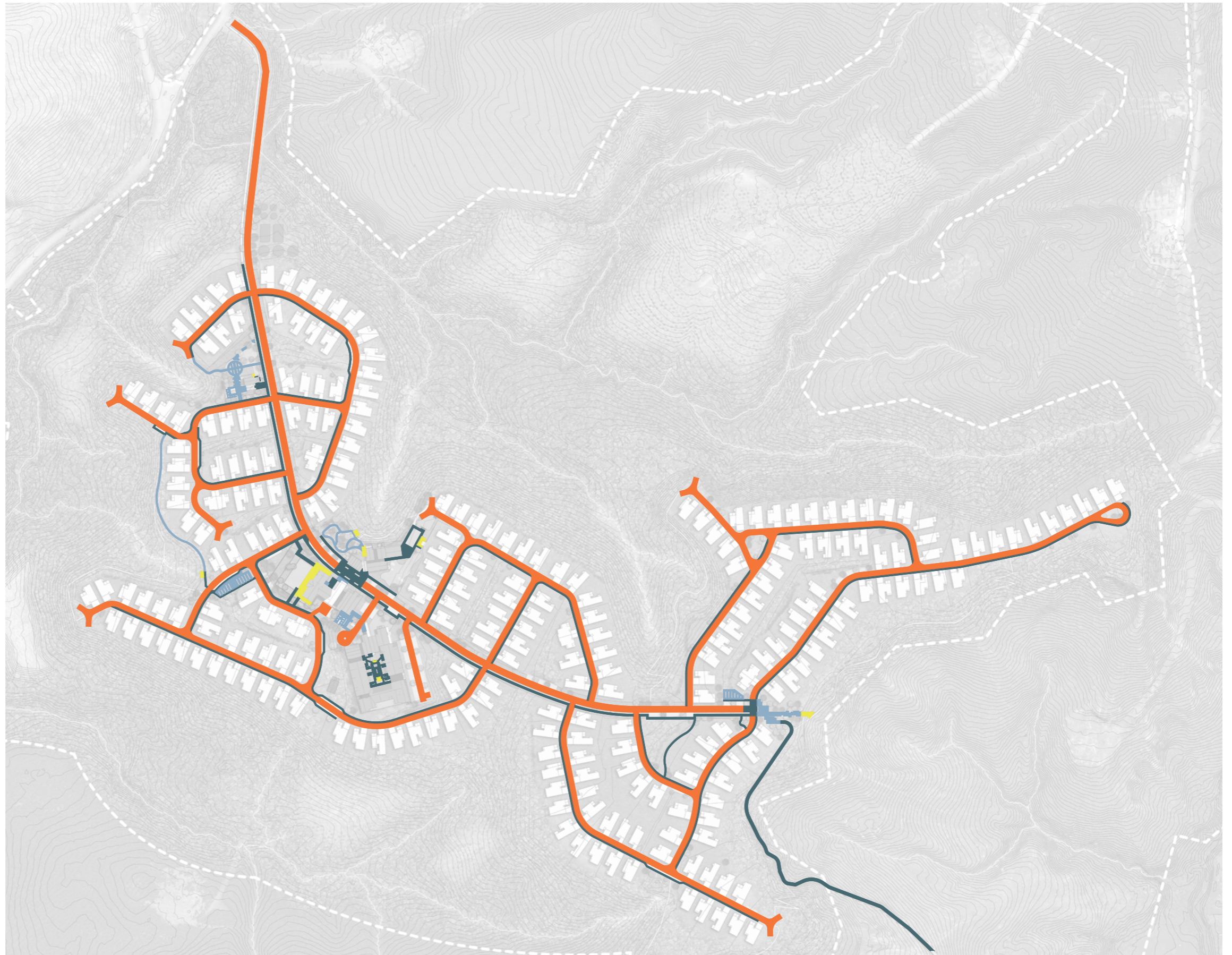
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LOT 2 : HARD MATERIALS PLAN

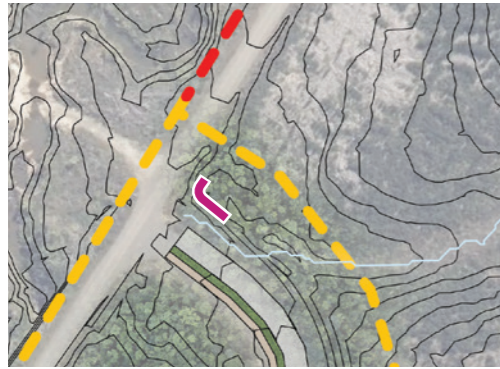
KEY

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	HOGGIN
	ASPHALT
	DECKING

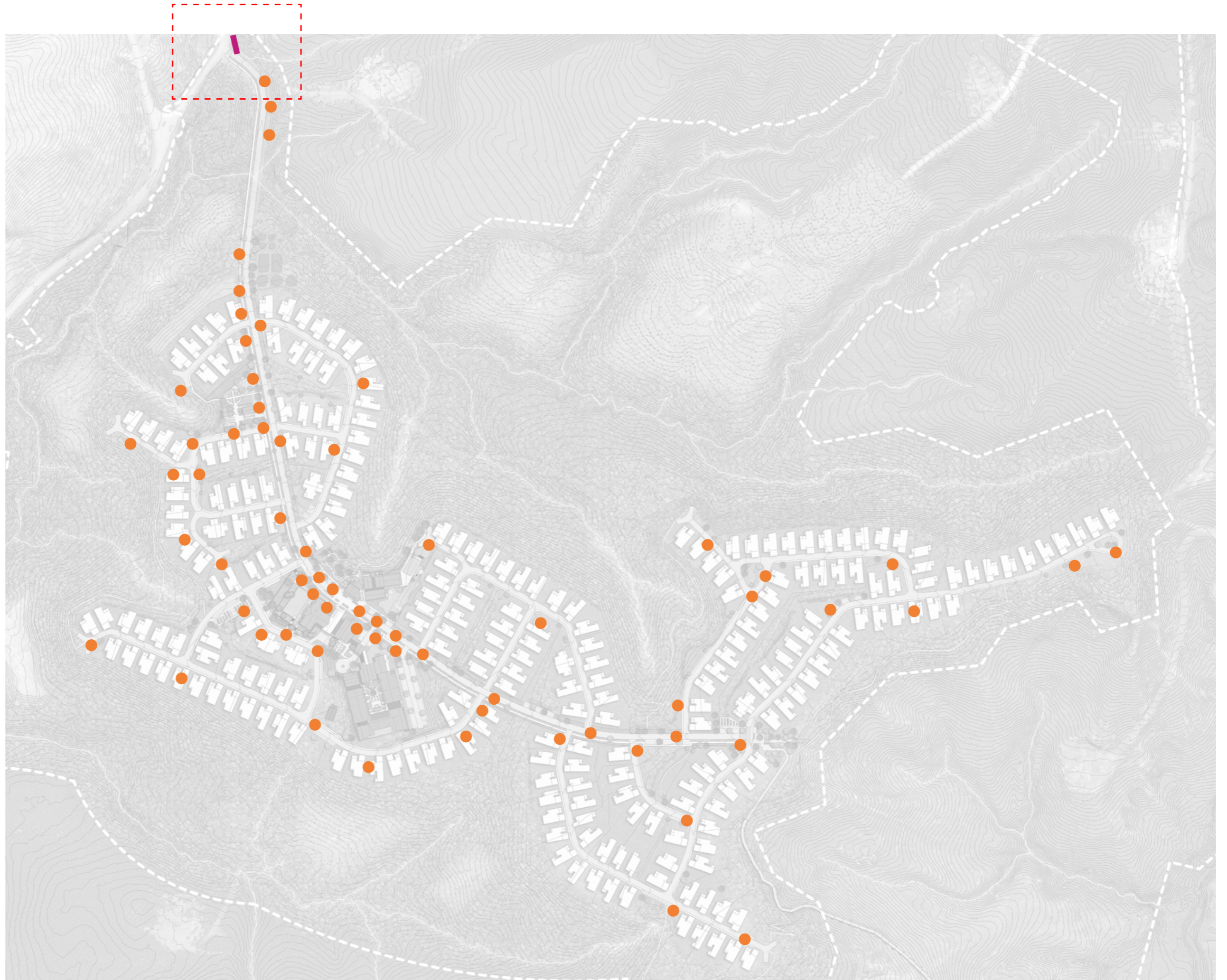


LOT 2 : LIGHTING AND SIGNAGE STRATEGY

- KEY**
- BOLLARD LIGHTING
 - ▬ ENTRANCE WALL AND SIGNAGE



ENTRANCE ENLARGEMENT PLAN



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LOT 2 : LIGHTING AND SIGNAGE STRATEGY



BOLLARD LIGHTING



ENTRANCE WALL AND SIGNAGE



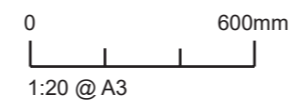
ENTRANCE WALL AND SIGNAGE



INDICATIVE RANGITOOPUNI SIGNAGE EXTENT

NOTE:

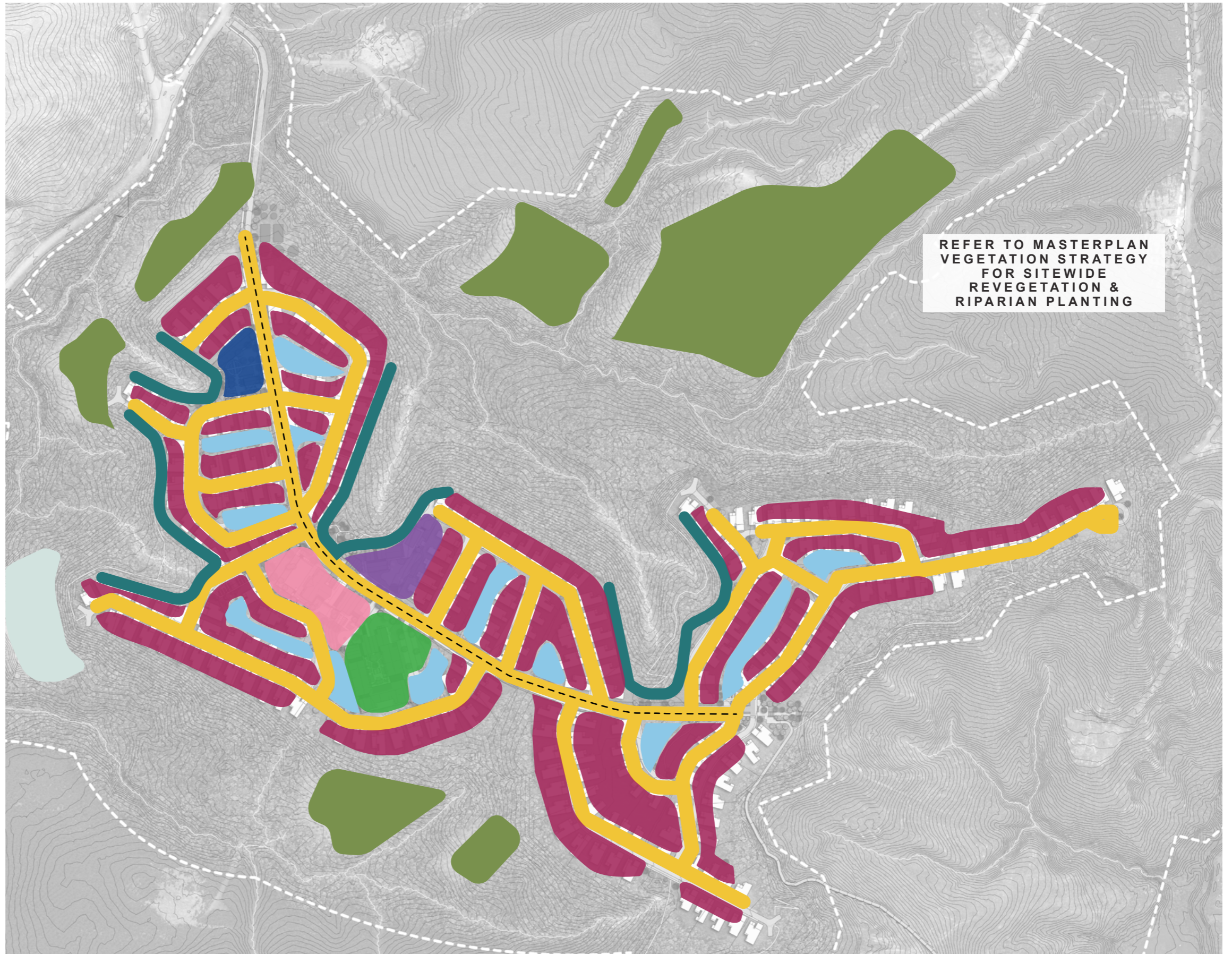
SIGNAGE LETTERING TO BE BACKLIT TO ENHANCE VISIBILITY AT NIGHT. LIGHTING SHOULD HAVE A SUBTLE HUE TO MINIMISE LIGHT POLLUTION AND PROTECT DARK SKY OUTCOMES.



LOT 2 : AMENITY PLANTING STRATEGY

LEGEND

- BATTER SLOPES
- RIPARIAN EDGE
- STREETS - SECONDARY / VILLA FRONTAGE
- STREETS - PRIMARY / VILLA FRONTAGE
- VILLAS - PRIVATE GARDENS
- AMENITY BUILDING
- CARE BUILDING
- GARDEN PAVILION
- WELLNESS BUILDING
- DISPOSAL FIELDS
- STORMWATER DRY BASIN


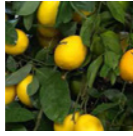








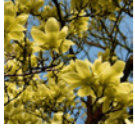
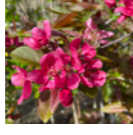








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LOT 2 : PLANTING TABLE

TREES

EXAMPLE/SAMPLE	BOTANICAL NAME	COMMON NAME	SIZE (L)	BATTER SLOPE	RIPARIAN	STREETS PRIMARY	STREETS SECONDARY	VILLAS	AMENITY BUILDING	CARE BUILDING	GARDEN PAVILION	WELLNESS BUILDING
	<i>Alectryon excelsus</i>	Titoki	160			●		●	●		●	
	<i>Citrus × meyeri</i>	Meyer lemon	80					●		●	●	
	<i>Citrus x latifolia 'Bearss'</i>	Persian lime	80					●		●	●	
	<i>Cordyline australis</i>	Ti Kouka	45	●	●			●				●
	<i>Diospyros virginiana</i>	Persimmon	80								●	
	<i>Persea americana</i>	Avocado	80								●	
	<i>Cyathea dealbata</i>	Ponga / Silver fern	160					●	●			
	<i>Dicksonia squarrosa</i>	Wheki	160						●			
	<i>Didymocheton spectabilis</i>	Kohekohe	160						●			
	<i>Knightia exclesa</i>	Rewarewa	160			●	●					
	<i>Magnolia 'Butterflies'</i>	Yellow Magnolia	160					●		●		
	<i>Malus x 'Profusion'</i>	Crabapple	160							●		
	<i>Piper excelsum</i>	Kawakawa	45					●				●
	<i>Pseudopanax crassifolius</i>	Horoeka	160				●	●				●
	<i>Rhopalostylis sapida</i>	Nīkau	160			●	●	●	●		●	●
	<i>Sophora microphylla</i>	Kōwhai	160	●			●	●			●	●
	<i>Sphaeropteris medullaris</i>	Mamaku	160						●			
	<i>Vitex lucens</i>	Pūriri	160			●					●	●

LOT 2 : PLANT PALETTES



MID BLOCK BATTER SLOPES

Botanical Name	Size (L)	Spacing (m)
<i>Arthropodium bifurcatum</i>	3	0.6
<i>Astelia spp.</i>	3	0.5
<i>Carex spp.</i>	2	0.6
<i>Chionochloa flavicans</i>	5	0.5
<i>Coprosma acerosa</i>	2	0.5
<i>Coprosma kirkii</i>	3	1
<i>Dianella nigra</i>	3	0.4
<i>Hebe spp.</i>	5	0.7
<i>Libertia grandiflora</i>	3	0.5
<i>Libertia ixioides</i>	3	0.4
<i>Muehlenbeckia complexa</i>	3	0.8



RIPARIAN EDGE BATTERS AND MSE

Botanical Name	Size (L)	Spacing (m)
<i>Apodasmia similis</i>	2	0.6
<i>Arthropodium bifurcatum</i>	3	0.6
<i>Asplenium oblongifolium</i>	3	0.5
<i>Astelia grandis</i>	5	0.7
<i>Austroderia fulvida</i>	3	1
<i>Austroderia toetoe</i>	2	1
<i>Blechnum novae-zelandiae</i>	1	0.8
<i>Blechnum penna-marina</i>	1	0.2
<i>Carex spp.</i>	1	0.6
<i>Carpodetus serratus</i>	3	1.5
<i>Clianthus maximus</i>	10	1.5
<i>Coprosma cheesmanii</i>	2	0.5
<i>Cordyline australis</i>	10	0.7
<i>Cyperus ustulatus</i>	1	1
<i>Dianella nigra</i>	3	0.4
<i>Fuchsia procumbens</i>	1	0.8
<i>Libertia grandiflora</i>	2	0.5
<i>Libertia ixioides</i>	2	1
<i>Lobelia angulata</i>	1	0.5
<i>Muhlenbeckia astonii</i>	3	0.8
<i>Sophora microphylla</i>	10	4
<i>Veronica stricta var. stricta</i>	3	1

LOT 2 : PLANT PALETTES



STREETS / VILLA FRONTAGE

Botanical Name	Size (L)	Spacing (m)
<i>Acaena purpurea</i>	2	0.3
<i>Adiantum cunninghamii</i>	1	0.5
<i>Apodasmia similis</i>	2	0.6
<i>Arthropodium bifurcatum</i>	3	0.6
<i>Astelia spp.</i>	5	0.7
<i>Carex spp.</i>	2	0.6
<i>Chionochloa flavicans</i>	2	1
<i>Coprosma acerosa</i>	2	0.5
<i>Coprosma kirkii</i>	3	1
<i>Coprosma propinqua 'Taiko'</i>	2	0.8
<i>Coprosma repens 'Poor Knights'</i>	3	1
<i>Hebe spp.</i>	5	0.7
<i>Libertia grandiflora</i>	3	0.5
<i>Libertia ixioides</i>	3	0.4
<i>Lobelia angulata</i>	2	0.4
<i>Pimelea prostrata</i>	2	0.3
<i>Pittosporum tenuifolium 'Golf ball'</i>	10	0.8
<i>Pittosporum tenuifolium 'Wrinkled Blue'</i>	10	0.8



VILLAS - PRIVATE GARDENS AMENITY PLANTING

Botanical Name	Size (L)	Spacing (m)
<i>Achillea millefolium 'Paprika'</i>	2	0.3
<i>Acorus gramineus</i>	1.5	0.4
<i>Anemanthele lessoniana</i>	1.5	0.6
<i>Carex virgata</i>	1.5	0.6
<i>Chionochloa flavicans</i>	1.5	0.8
<i>Dodonaea viscosa</i>	3	2.5
<i>Griselinia littoralis</i>	10	0.8
<i>Hemerocallis 'Daylily'</i>	2	0.5
<i>Hydrangea sp.</i>	5	1
<i>Lavendula angustifolia</i>	1.5	0.7
<i>Libertia grandiflora</i>	1.5	0.4
<i>Lomandra tanika</i>	1.5	0.8
<i>Machaerina sinclairii</i>	1.5	1
<i>Pittosporum 'Golf ball'</i>	5	1
<i>Salvia nemorosa</i>	1.5	0.4
<i>Viburnum opulus</i>	5	2
<i>Zephyranthes candida</i>	1.5	0.3

Botanical Name	Size (L)	Spacing (m)
<i>Corokia spp.</i>	5	1
<i>Dianella nigra</i>	3	0.4
<i>Hebe spp.</i>	5	0.7
<i>Muehlenbeckia astonii</i>	3	1.2
<i>Pittosporum 'Stephens Island'</i>	10	0.8
<i>Pseudopanax 'Dark Knight'</i>	5	1.5

NO-MOW GROUNDCOVERS

Botanical Name	Size (L)	Spacing (m)
<i>Dichondra repens</i>	1	0.4
<i>Fuchsia procumbens</i>	1	0.4
<i>Leptinella dioica</i>	1	0.3
<i>Lobelia angulata</i>	1	0.4
<i>Muehlenbeckia axillaris</i>	1	0.5
<i>Pimelea prostrata</i>	1	0.4
<i>Selliera radicans</i>	1	0.4

LOT 2 : PLANT PALETTES



AMENITY BUILDING GARDENS

Botanical Name	Size (L)	Spacing (m)
<i>Acaena purpurea</i>	1	0.3
<i>Adiantum cunninghamii</i>	3	0.6
<i>Asplenium bulbiferum</i>	3	0.6
<i>Astelia grandis</i>	3	0.7
<i>Blechnum penna-marina</i>	1	0.2
<i>Clianthus maximus</i>	10	1.5
<i>Coprosma repens</i> 'Poor Knights'	3	1
<i>Coprosma rhamnoides</i>	3	1
<i>Elatostema rugosum</i>	3	1
<i>Hebe</i> spp.	5	0.7
<i>Leptospermum</i> 'Wiri Kerry'	5	1.2
<i>Lobelia angulata</i>	1	0.5
<i>Metrosideros carminea</i>	10	1.5
<i>Muehlenbeckia astonii</i>	3	1.2
<i>Olearia furfuracea</i>	5	1.5
<i>Pachysandra terminalis</i>	2	0.8
<i>Parablechnum novae-zelandiae</i>	3	0.8
<i>Pimelia prostrata</i>	1	0.3
<i>Pomaderris kumeraho</i>	5	1.5
<i>Sophora prostrata</i>	10	1
<i>Zealandia pustulata</i> subsp. <i>pustulata</i>	3	0.5



CARE BUILDING GARDENS

Botanical Name	Size (L)	Spacing (m)
<i>Carex comans</i>	2	0.6
<i>Chamaemelum nobile</i>	1	0.3
<i>Clematis paniculata</i>	5	1
<i>Clianthus maximus</i>	12	1.5
<i>Coprosma rhamnoides</i>	3	1
<i>Euphorbia glauca</i>	3	0.8
<i>Fuchsia procumbens</i>	1	0.8
<i>Gardenia radicans</i>	3	0.8
<i>Hebe</i> 'Emerald Gem'	5	0.5
<i>Helenium autumnale</i> `Rubinzweg`	2	0.4
<i>Hemerocallis</i> 'Daytily'	2	0.5
<i>Hydrangea macrophylla</i>	12	1
<i>Lavandula angustifolia</i> 'Major'	3	0.7
<i>Lobelia angulata</i>	2	0.5
<i>Muehlenbeckia astonii</i>	3	1.2
<i>Narcissus</i> spp.	1	0.25
<i>Parsonsia heterophylla</i>	2	0.7
<i>Penstemon</i> 'Garnet'	3	0.5
<i>Rosa</i> 'Iceberg'	10	2
<i>Rudbeckia fulgida</i>	2	0.5
<i>Trachelospermum jasminoides</i>	3	0.8
<i>Zephyranthes candida</i>	1	0.3

LOT 2 : PLANT PALETTES



GARDEN PAVILION

Botanical Name	Size (L)	Spacing (m)
<i>Carex comans</i>	2	0.6
<i>Chamaemelum nobile</i>	1	0.3
<i>Clematis paniculata</i>	5	1
<i>Clianthus maximus</i>	12	1.5
<i>Coprosma rhamnoides</i>	3	1
<i>Euphorbia glauca</i>	3	0.8
<i>Fuchsia procumbens</i>	1	0.8
<i>Gardenia radicans</i>	3	0.8
<i>Hebe 'Emerald Gem'</i>	5	0.5
<i>Helenium autumnale 'Rubinzweg'</i>	2	0.4
<i>Hemerocallis 'Daylily'</i>	2	0.5
<i>Hydrangea macrophylla</i>	12	1
<i>Iris sibirica 'Caesar's Brother'</i>	2	0.4
<i>Lavandula angustifolia 'Major'</i>	3	0.7
<i>Lobelia angulata</i>	2	0.5
<i>Metrosideros albiflora</i>	5	1
<i>Muehlenbeckia astonii</i>	3	1.2
<i>Narcissus spp.</i>	1	0.25
<i>Parsonsia heterophylla</i>	2	0.7
<i>Penstemon 'Garnet'</i>	3	0.5
<i>Rudbeckia fulgida</i>	2	0.5
<i>Tecomanthe speciosa</i>	5	1.5
<i>Trachelospermum jasminoides</i>	3	0.8
<i>Zephyranthes candida</i>	1	0.3



WELLNESS BUILDING GARDENS

Botanical Name	Size (L)	Spacing (m)
<i>Anemanthele lessoniana</i>	2	0.6
<i>Arthropodium bifurcatum</i>	3	0.6
<i>Asplenium oblongifolium</i>	3	0.5
<i>Astelia grandis</i>	5	0.7
<i>Austroderia richardii</i>	3	2
<i>Austroderia toetoe</i>	2	1
<i>Blechnum penna-marina</i>	1	0.2
<i>Carex spp.</i>	2	0.6
<i>Chionochloa flavicans</i>	3	0.8
<i>Chionochloa rubra</i>	2	1
<i>Clianthus maximus</i>	10	1.5
<i>Gaura lindheimeri 'Whirling butterflies'</i>	3	0.8
<i>Heliconia subulata</i>	10	0.7
<i>Lavandula angustifolia 'Major'</i>	3	0.7
<i>Lomandra longifolia 'Tanika'</i>	2	0.8
<i>Machaerina sinclairii</i>	1.5	1
<i>Philodendron xanadu</i>	5	0.5
<i>Pimelea prostrata</i>	2	0.4
<i>Poa cita</i>	1	0.8
<i>Salvia nemorosa</i>	2	0.4
<i>Verbena bonariensis</i>	2	0.6

LOT 2 : PLANT PALETTES



DISPOSAL FIELDS

Botanical Name	Size (L)	Spacing (m)
<i>Apodasmia similis</i>	1	0.6
<i>Austroderia fulvida</i>	1	1
<i>Austroderia toetoe</i>	1	1
<i>Carex spp.</i>	1	0.6
<i>Cyperus ustulatus</i>	1	1
<i>Dianella nigra</i>	1	0.4
<i>Machaerina sinclairii</i>	1	1
<i>Muehlenbeckia complexa</i>	1	0.8
<i>Muehlenbeckia astonii</i>	1	0.8
<i>Phormium tenax</i>	1	1.5



STORMWATER DRY BASIN

Botanical Name	Size (L)	Spacing (m)
<i>Austroderia fulvida</i>	1	2
<i>Blechnum novae-zelandiae</i>	1	1
<i>Carex dissita</i>	1	1
<i>Carex lessoniana</i>	1	1
<i>Carex virgata</i>	1	1
<i>Carpodetus serratus</i>	1	1.5
<i>Cordyline australis</i>	1	1.5
<i>Veronica stricta var. stricta</i>	1	1.5
<i>Cyperus ustulatus</i>	1	1
<i>Leptospermum scoparium</i>	1	1.5
<i>Melicytus ramiflorus</i>	1	1.5
<i>Phormium tenax</i>	1	1.5
<i>Hedycarya arborea</i>	1	1.5
<i>Hoheria populnea</i>	1	1.5
<i>Kunzea robusta</i>	1	1.5
<i>Myrsine australis</i>	1	1.5
<i>Pittosporum tenuifolium</i>	1	1.5
<i>Schefflera digitata</i>	1	1.5