Parkburn
Draft Landscape Concept

FHLD Ltd

Prepared for: Planning
NB:
- Further Hui is expected to take place as this concept progresses.
- This document is an updated version to that which was lodged as part of the original Parkburn Substantive Application lodged 4 August 2026. It takes into account the revised scheme plan and incorporates peer review comments received from Local Authority expert/s to date along with a response to the peer review matters

29th Oct 2026



Fulton Hogan LAND DEVELOPMENT LTD.

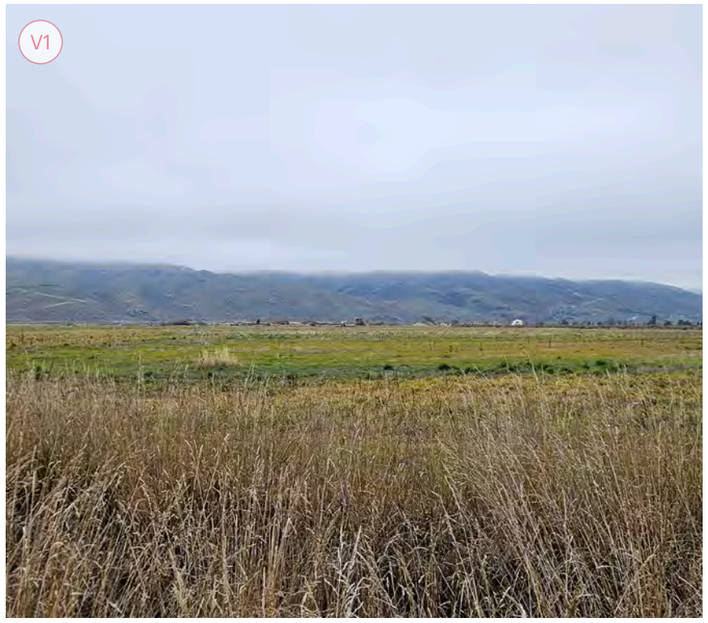
LWL

RESET

Site Images



Key Plan



View 1 - Looking SE from within the Site



View 3 - Looking N along lake edge



View 5 - Looking E from lake edge, across Lake Dunstan / Te Wairere



View 2 - Looking S from lake edge



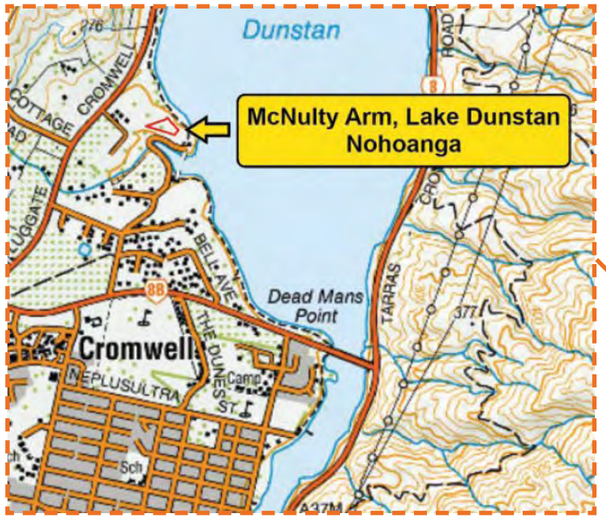
View 4 - Looking W from lake edge



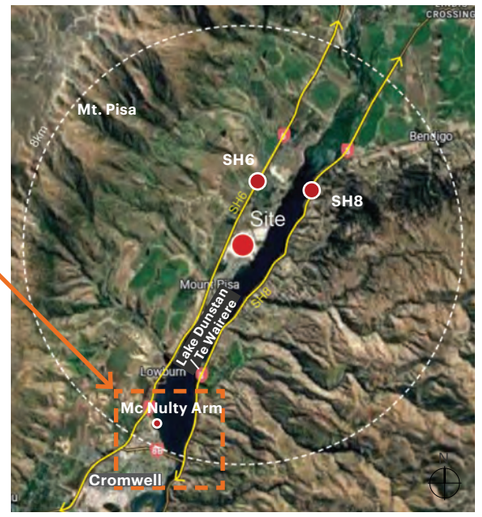
View 5 - Looking N along SH6

Context

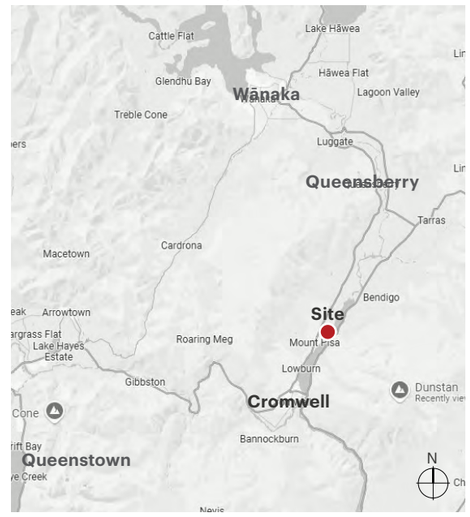
Parkburn Development Landscape Context



McNulty Arm,
Lake Dunstan/Te Wairere Nohoanga



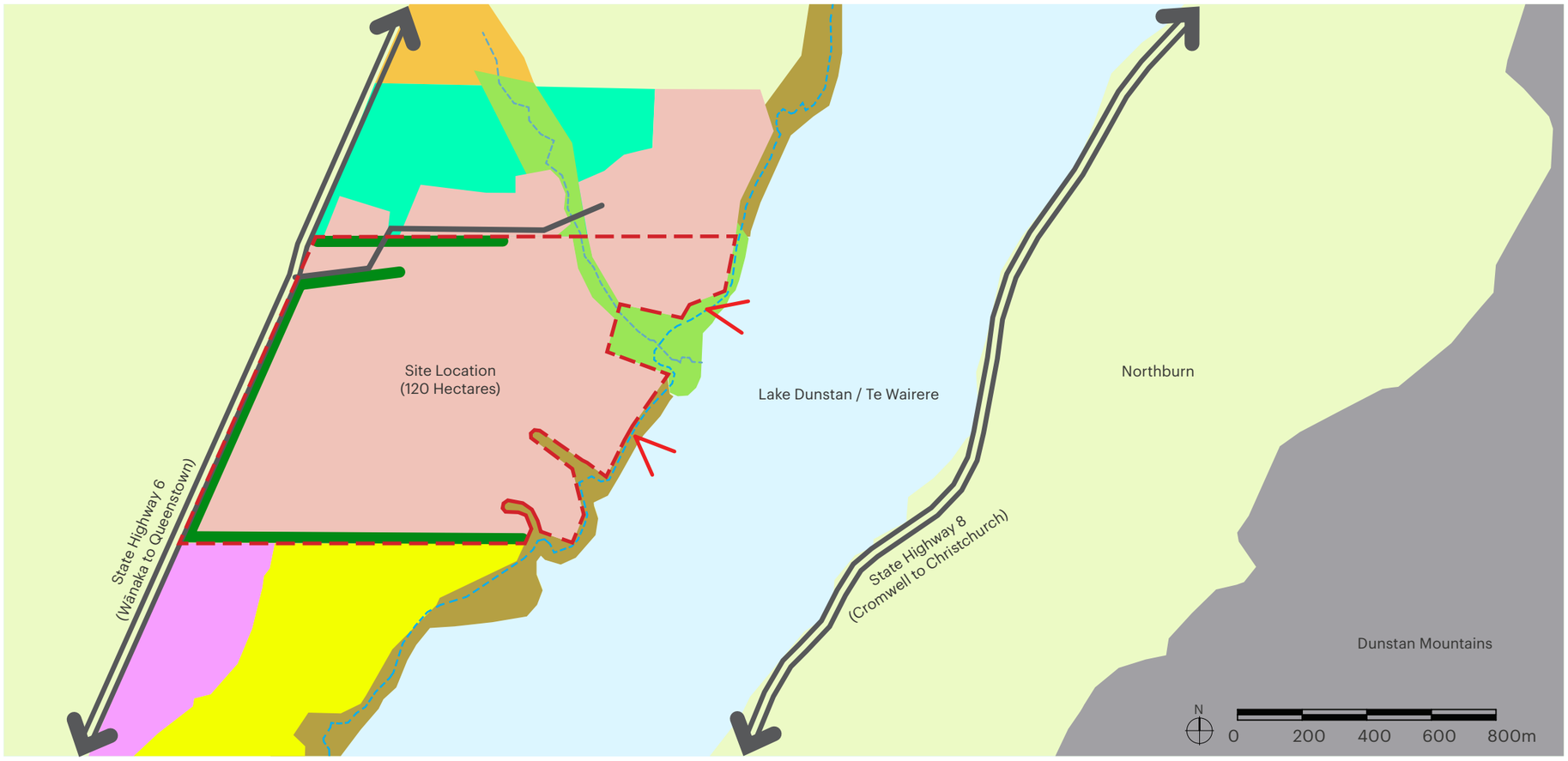
Site Location - zoomed in



Site Location

Legend

- Parkburn Development Site Boundary
- Quarry Site
- Farmland
- Existing Residential Area
- Orchard
- Lodge
- Open Space Reserve
- Lake Dunstan / Te Wairere
- Dunstan Mountains
- State Highways
- Road
- Existing Walking / Cycling Trail
- Buffer Planting
- Key Views



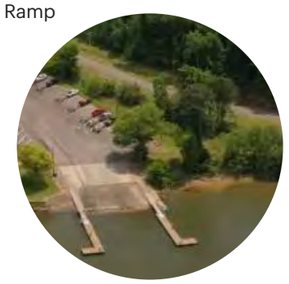
Site Location

Masterplan

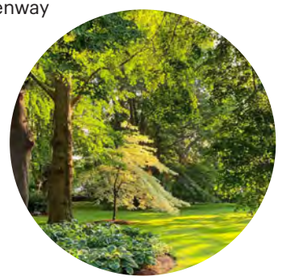
Design Principles

- Cultural
- Well Connected
- Hierarchy of Open Space
- Enhanced Ecology
- Diversity of Housing
- Local Facilities, Retail & Schools

Boat Ramp



Greenway



Potential School



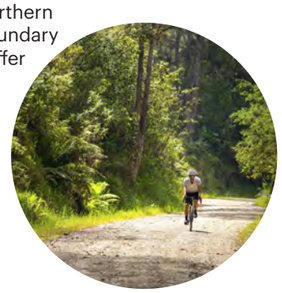
Neighbourhood Park and playspace



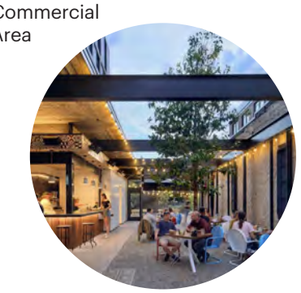
SH6 Buffer



Northern Boundary Buffer



Commercial Area



Multi-Purpose Reserve



Parkburn Delta



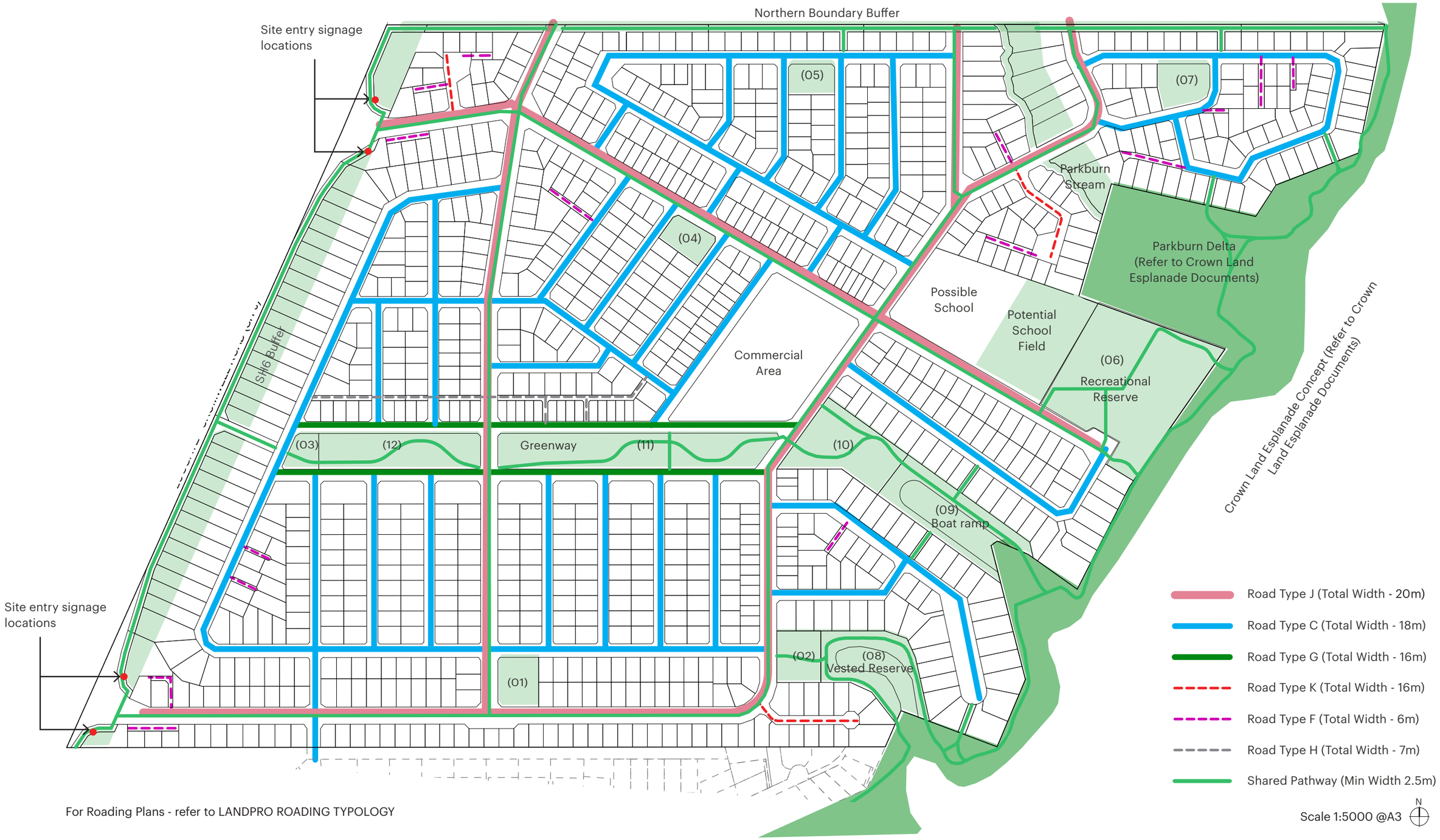
Recreational Area





Masterplan

Access Hierarchy

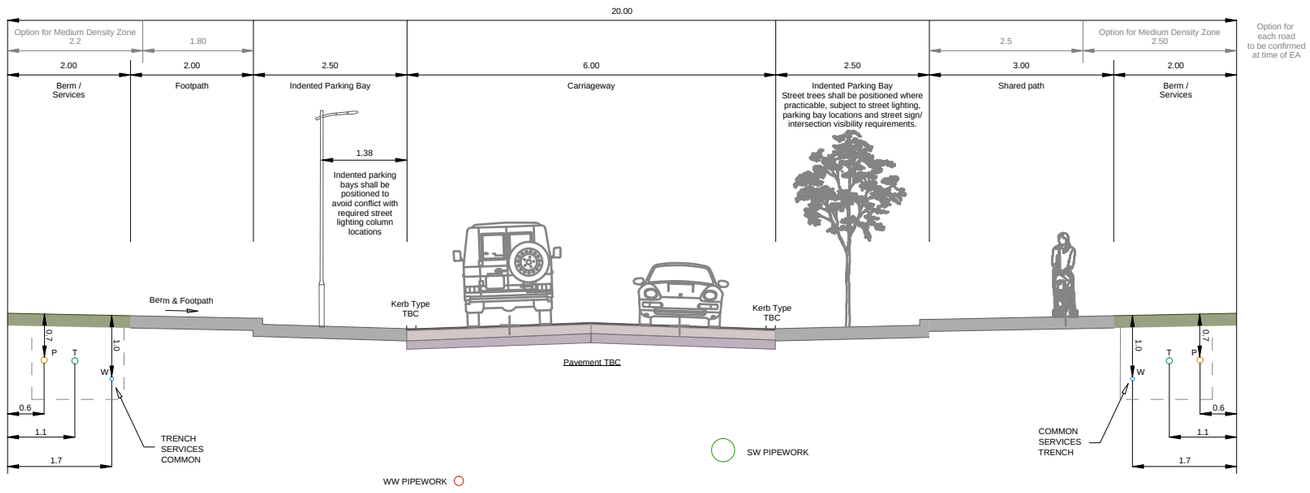


For Roading Plans - refer to LANDPRO ROADING TYPOLOGY

Road Treatment

Road Type J

6m carriageway / 2.5m indented parking both sides / 3m shared path & 2m footpath / 20m legal width
CODC Proposed Table 3-3 Road Design Standards (Low Density Residential Zone Collector Road)





Road Type J (Total Width - 20m)

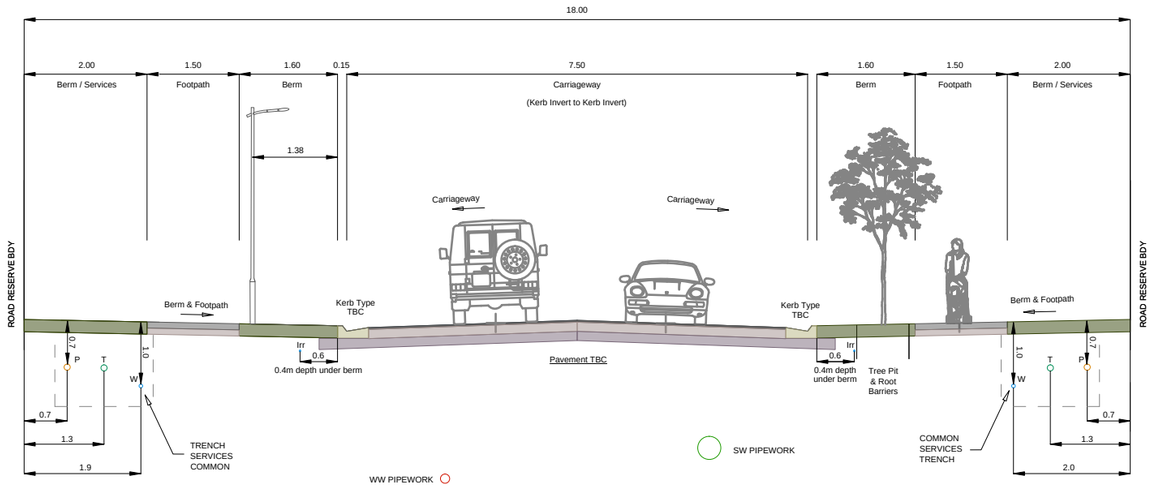
Sections by LANDPRO

Indicative visual

Road Treatment

Road Type C-1

7.5m carriageway / 1.5m footpath both sides / 18m legal width
Space available for on-street parking on one side, and two movement lanes



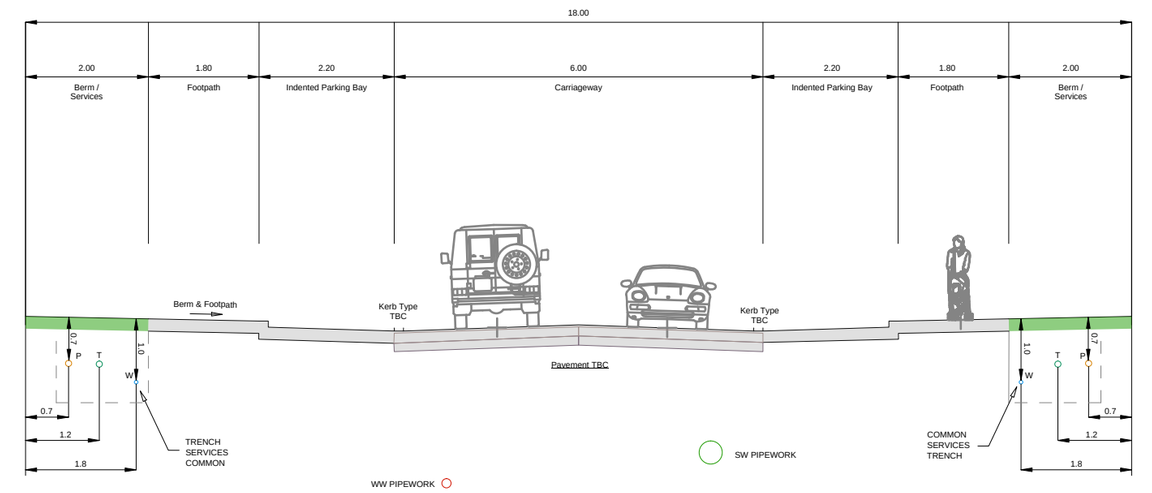
Note: C-Type Configuratior
road will be confirmed a



Road Type C1 (Total Width - 18m)

Road Type C-2

6m carriageway / 2.2m indented parking both sides / 1.8m footpath both sides / 18m legal width
CODC Proposed Table 3-3 Road Design Standards



n to be used for each
at the time of EA.



Road Type C2 (Total Width - 18m)

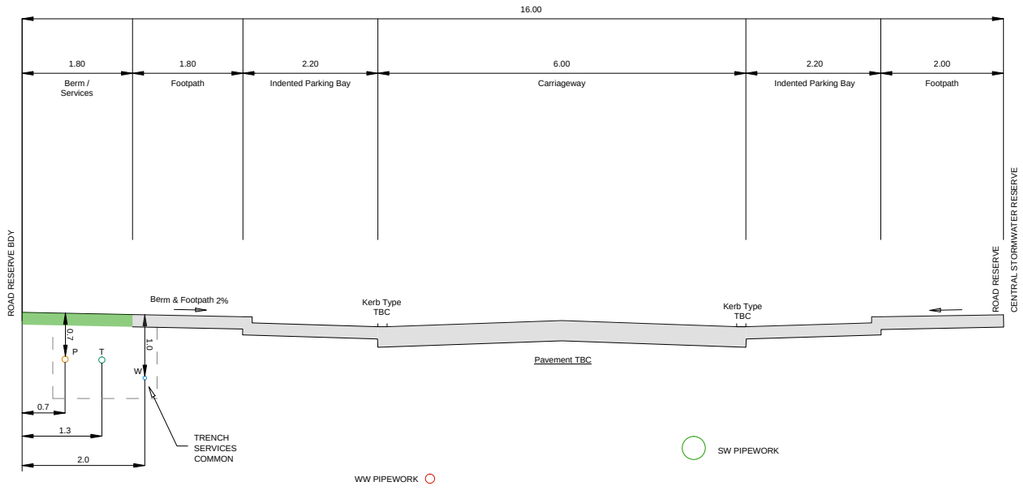
Sections by LANDPRO

Indicative visuals

Road Treatment

Road Type G

6m carriageway / 2.2m indented parking on both sides / 1.8m footpath both sides / 16m legal width
Applies to Road 10 and 22 (adjacent to Central Stormwater Reserve)

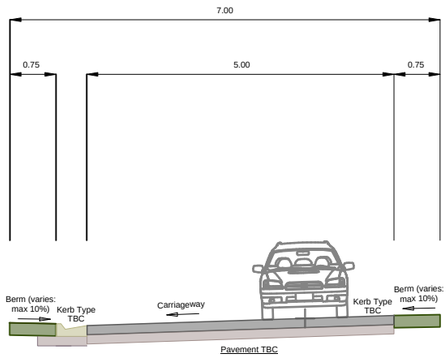


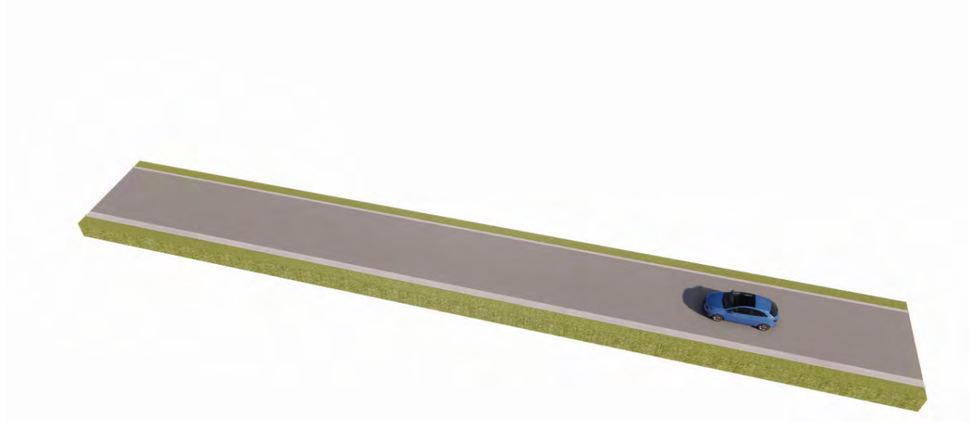


Road Type G (Total Width - 16m)

Road Type H

5.0m carriageway / grass berm both sides / 7m legal width
Lane-way Right of Way





Road Type H (Total Width - 7m)

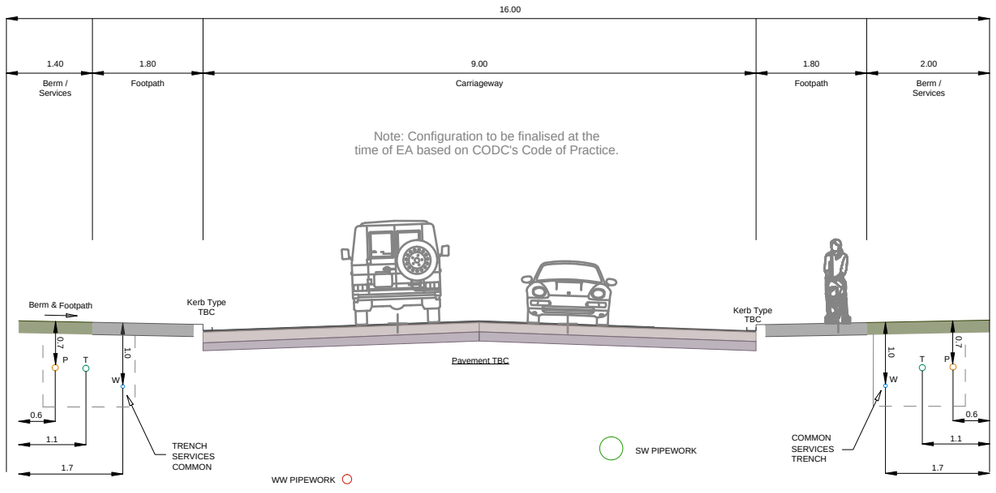
Sections by LANDPRO

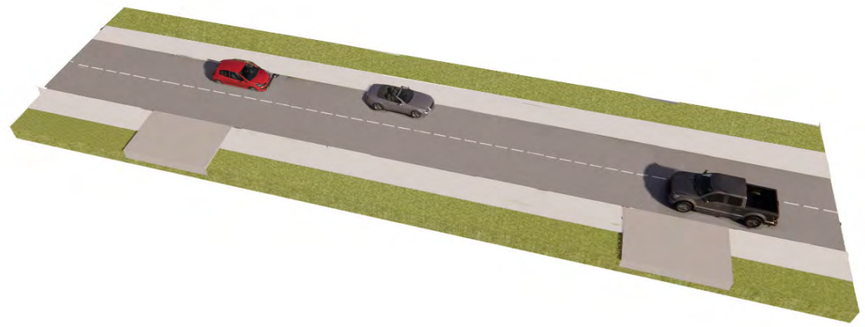
Indicative visuals

Road Treatment

Road Type K

9m carriageway / 2 x 1.8m footpath / 16m legal width
CODC Proposed Table 3-3 Road Design Standards (Low Density Residential Zone Cul de sac Road)

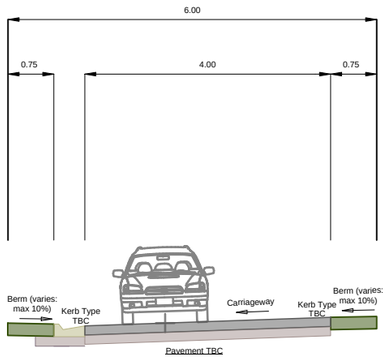




Road Type K (Total Width - 16m)

Road Type F

4.0m carriageway / grass berm both sides / 6m legal width
Right of Way



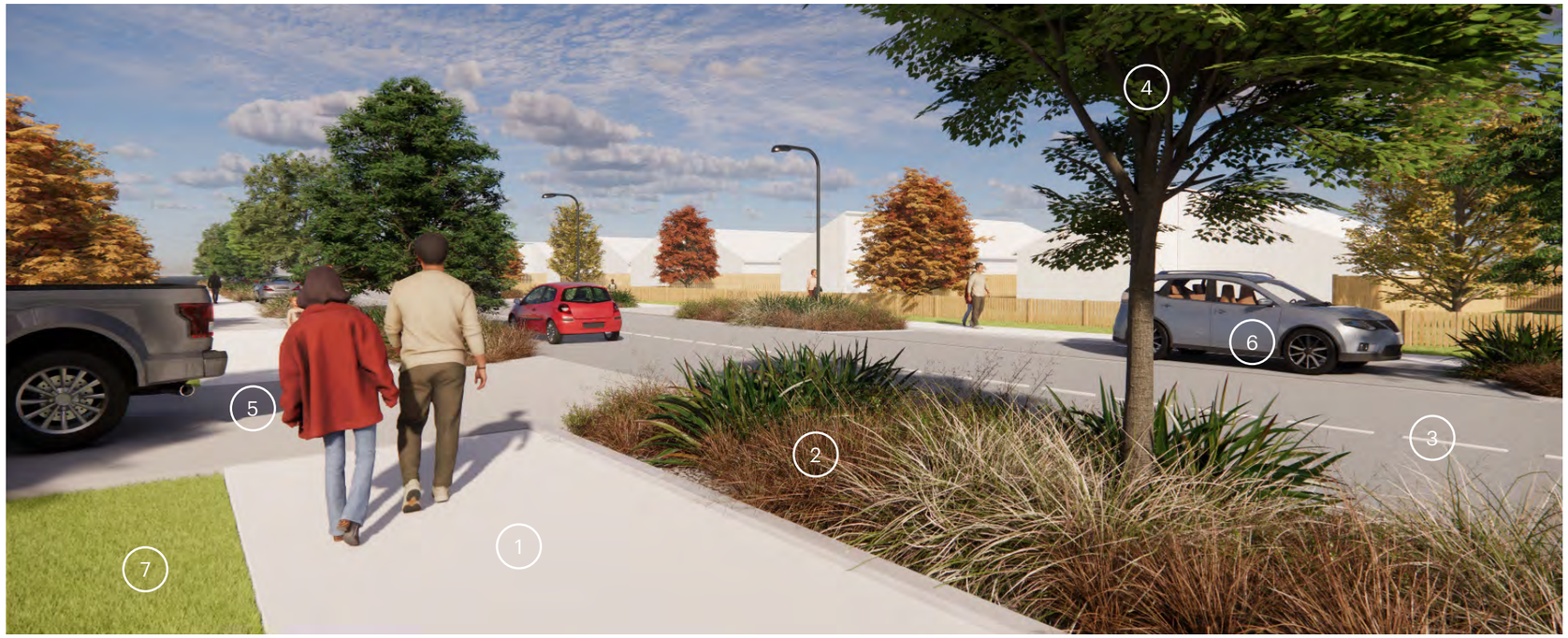


Road Type F (Total Width - 6m)

Sections by LANDPRO

Indicative visuals

Typical Streetscape



Indicative visualisation of typical streetscape - Road Type J (refer to LANDPRO TYPICAL ROAD CROSS SECTIONS - ROAD TYPE J)

Road Type J (Total Width - 20m)

1: Shared path
2: Street Garden, where practicable
3: Carriageway
4: Specimen Street Trees, where practicable
5: Driveways, as required
6: Indented parking bay
7: 2m berm

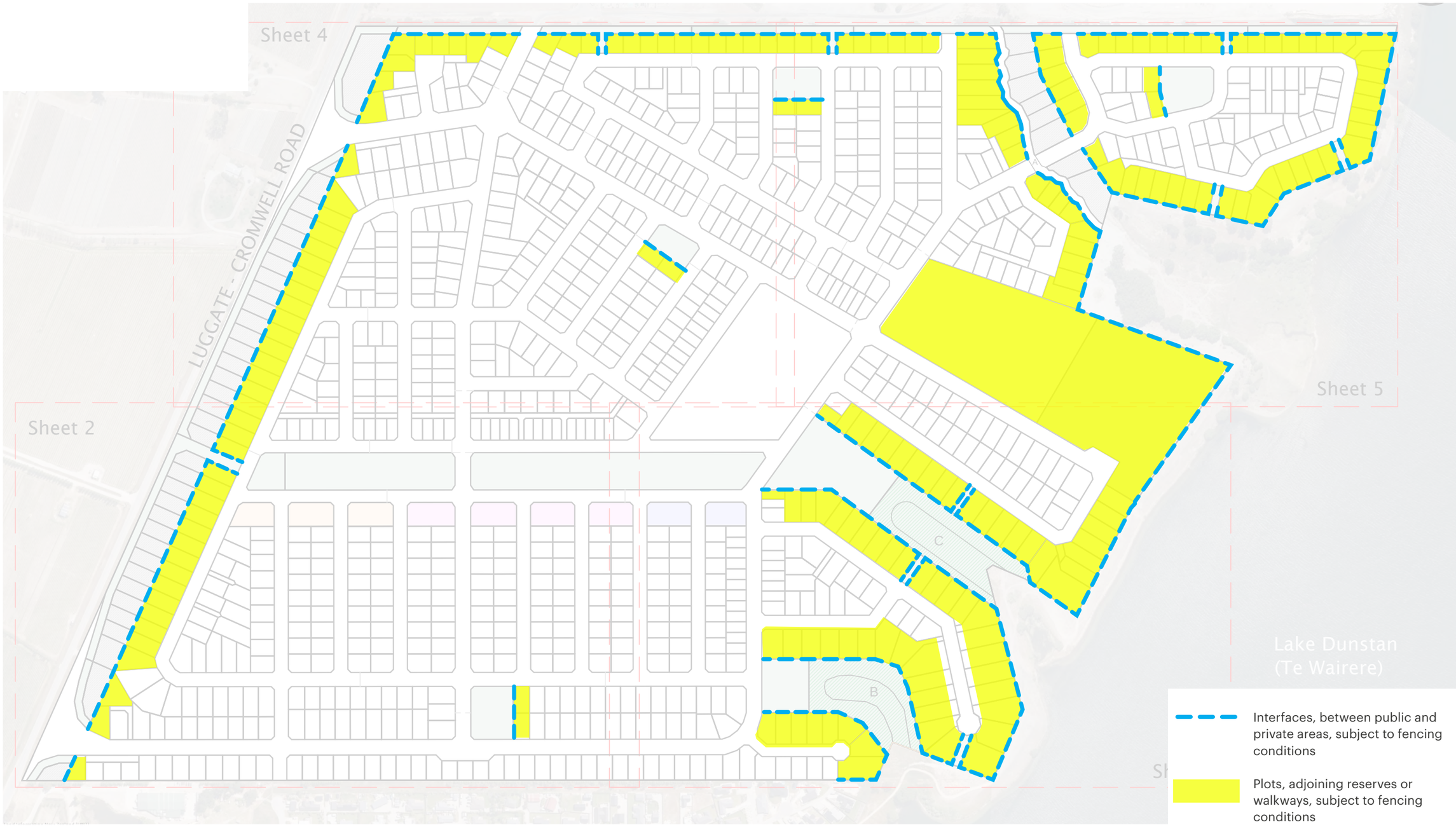


Indicative visualisation of typical streetscape - Road Type C1 (refer to LANDPRO TYPICAL ROAD CROSS SECTIONS - ROAD TYPE C-1)

Road Type C (Total Width - 18m)

1: 1.5m footpath
2: Street Garden, where practicable
3: Carriageway
4: Specimen Street Trees, where practicable
5: Driveways, as required

Public to Private Interfaces



Based upon scheme plan - refer to LANDPRO SCHEME PLAN

Scale 1:5000 @A3

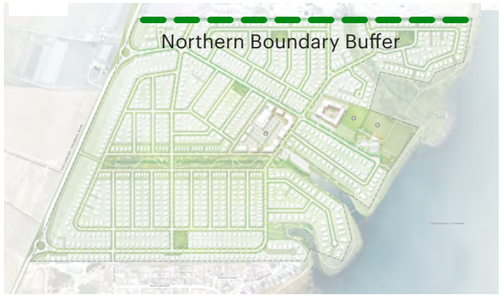
Green Network



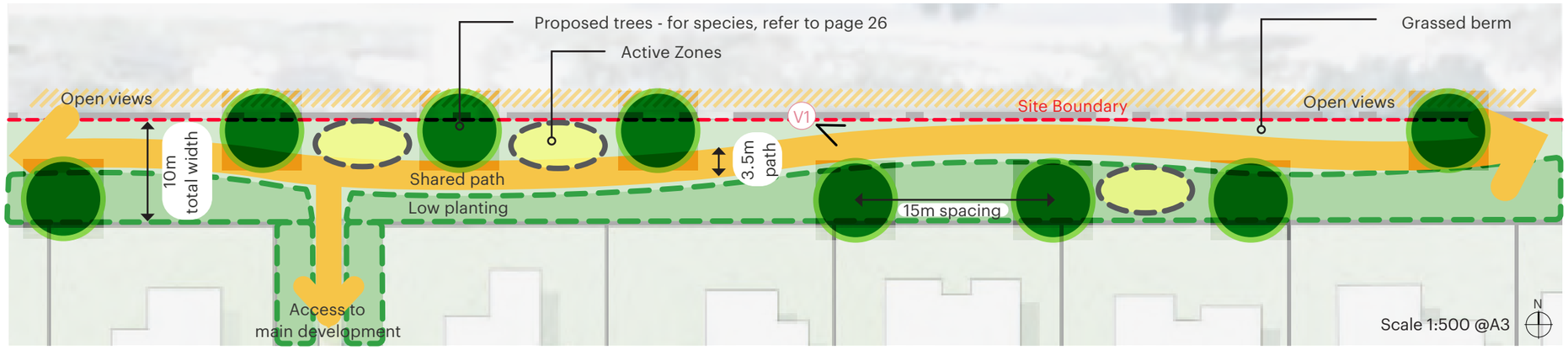
Based upon open spaces plan - refer to LANDPRO OPEN SPACES PLAN

Scale 1:5000 @A3

Northern Boundary Buffer



Location Plan



Indicative Plan

Legend

- Boundary
- Shared path
- Active zones
  - Outdoor gym
  - Bike ramps
  - Natural/Boulder 'Play on the way'
- Low planting - Palette A
  - Attractive amenity planting
- Grass
- Proposed tree



V1 Typical Visual - Northern Boundary Buffer

Proposed CPTED Principles

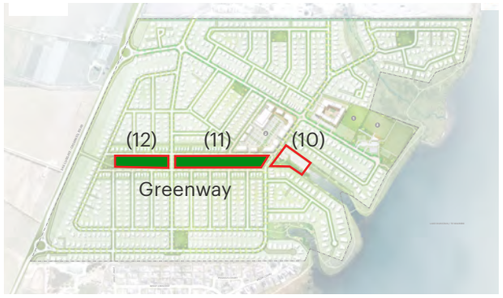
Maximise visibility and sightlines through use of low level planting, permeable fencing, and wide tree spacing (15m centres). Open views to the north.

Promote a balance of active zones to keep pathways busy and well used.

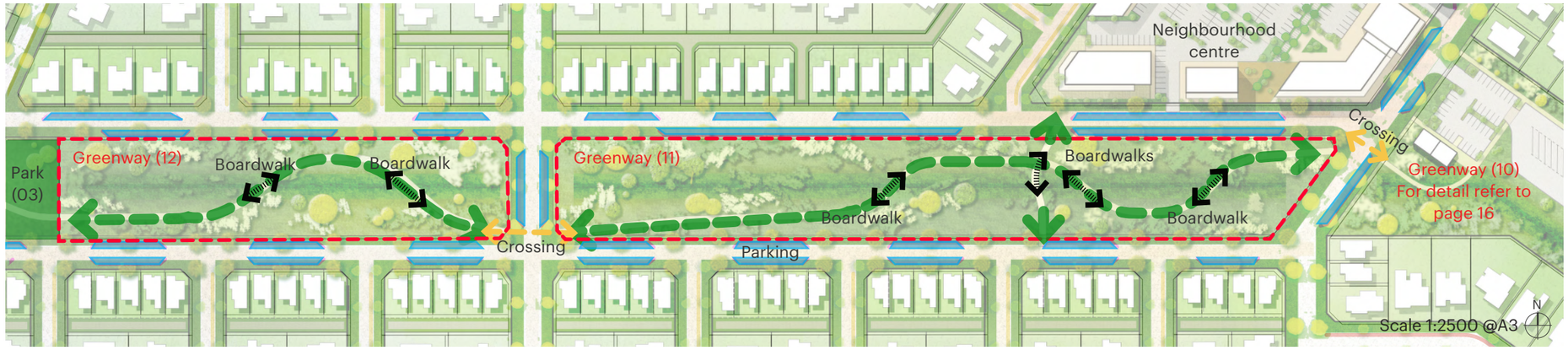
Design clear, well signposted pathways, including multiple entry/exit points along length of Northern Boundary Buffer.
8no. access points are located along the full length of the pathway, spaced between 100m-300m apart.

1: 3.5m Shared Gravel Path
2: Boundary Fencing
3: Low Planting
4: Specimen Tree

Greenway



Location Plan



Indicative plan view of Greenway



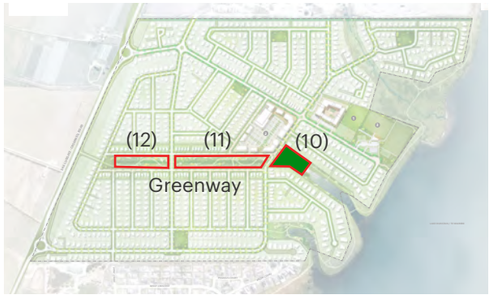
Typical example boardwalk



Typical Visual - Greeenway

1: Suburban Road
2: Footpath
3: Boardwalk
4:Riparian Planting
5: Cultural Interpretation

Greenway



Location Plan

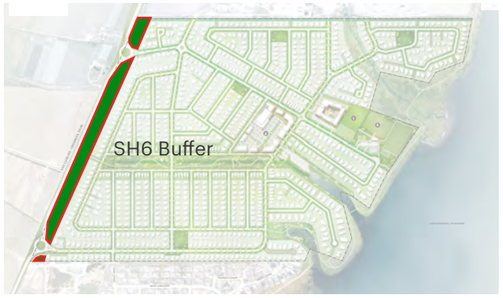
Legend

- Boundary
- Shared path
- Pedestrian links
- Rest
  - Picnic tables
  - Shared dinning
  - Gathering space
  - Seating
  - Shade
  - Quiet relaxation
  - Wayfinding/information
- Cultural narrative/art/sculpture
- Grassed stormwater flow path
- Planting - Palette B
  - Riparian planting
- Low planting - Palette A
  - Attractive amenity planting
  - Mass indigenous planting
- Dense buffer planting - Palette A
  - Larger, native specimen trees
  - Attractive amenity planting
- Proposed tree



Indicative Plan

SH6 Landscape Buffer



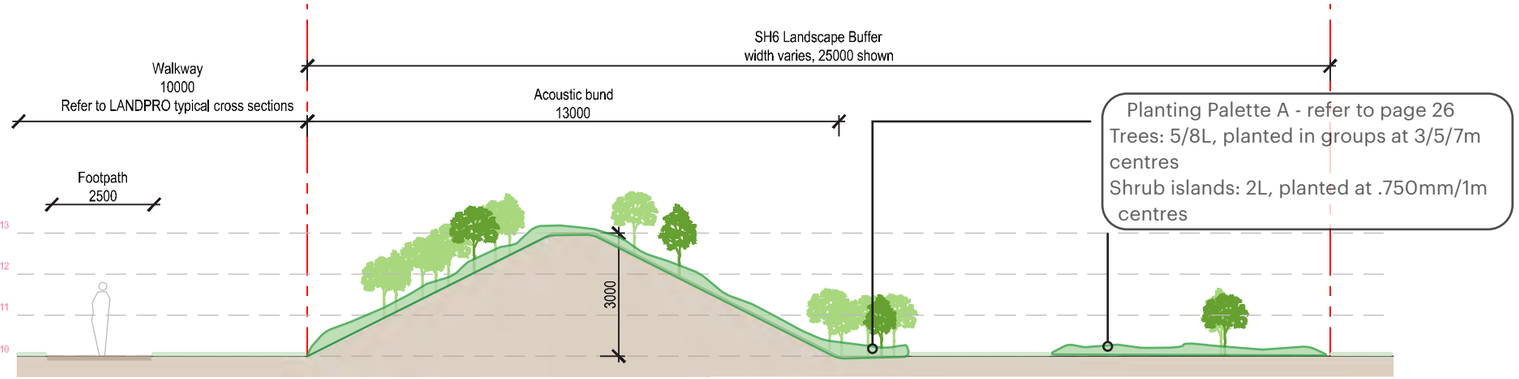
Location Plan



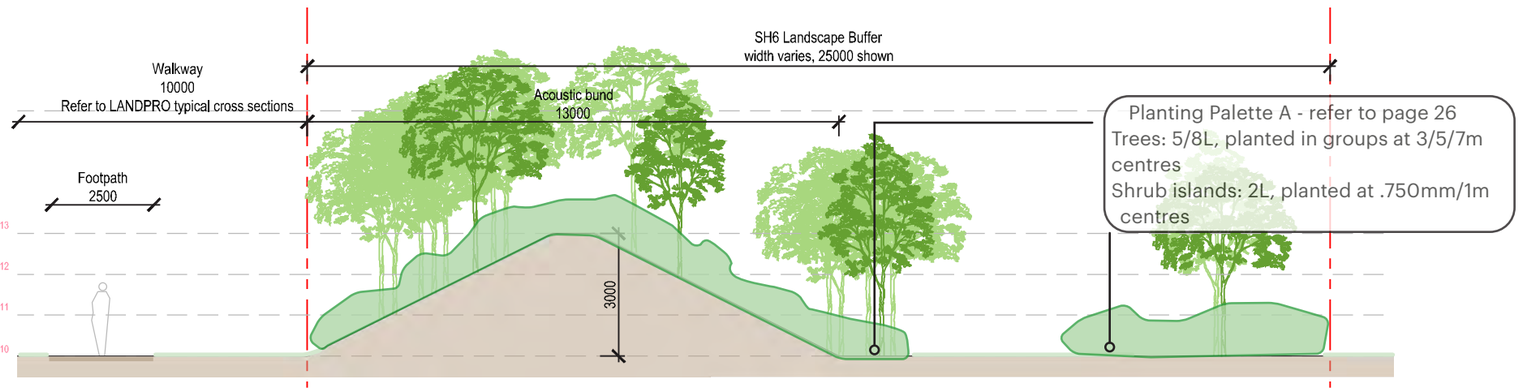
Indicative site entry signage



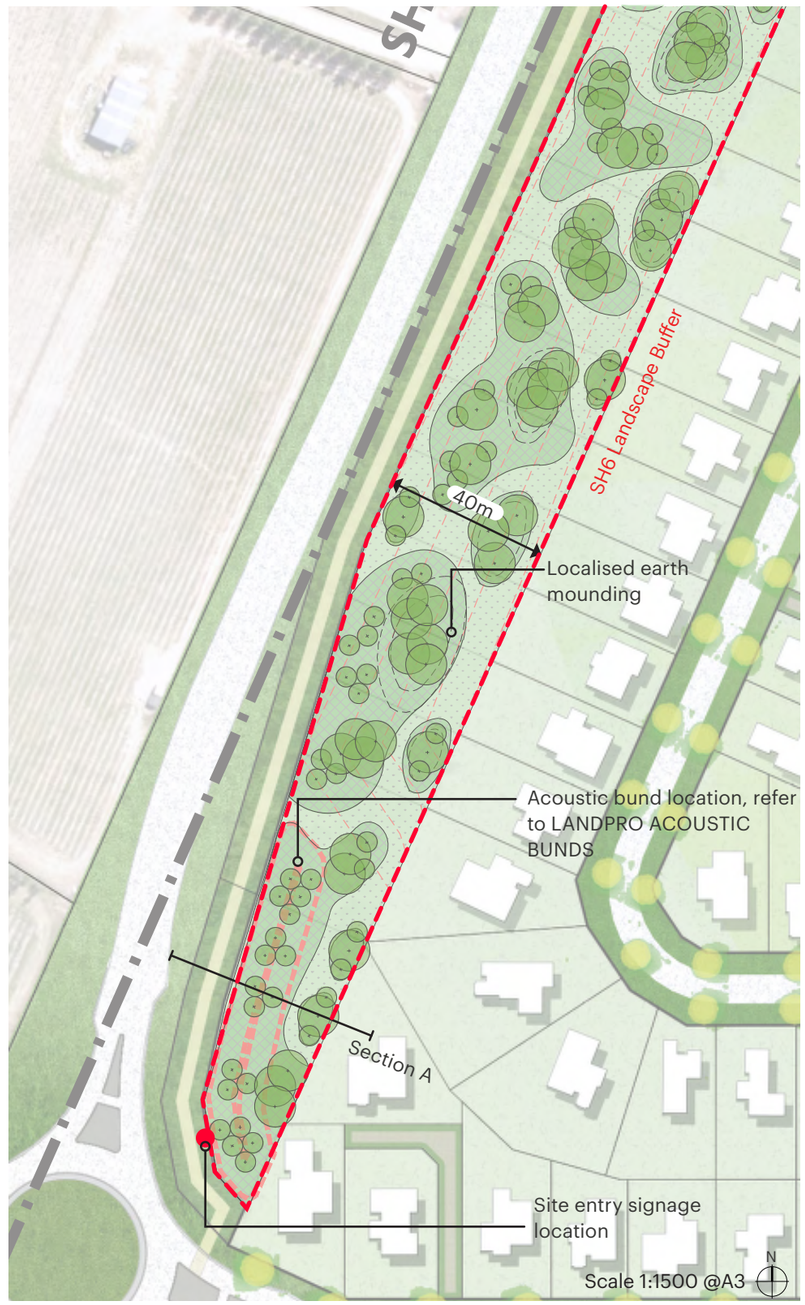
Typical planting
Planting Palette A - refer to page 26



Typical Bund Cross Section A - Year 1
Scale 1:100

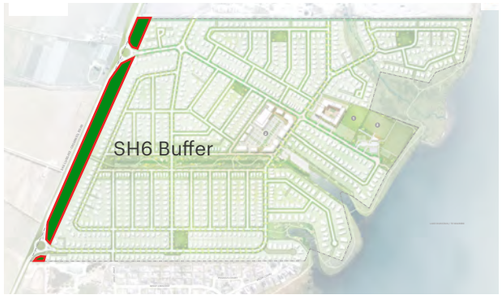


Typical Bund Cross Section A - Year 5
Scale 1:100



Typical SH6 Landscape Strip - Indicative Plan

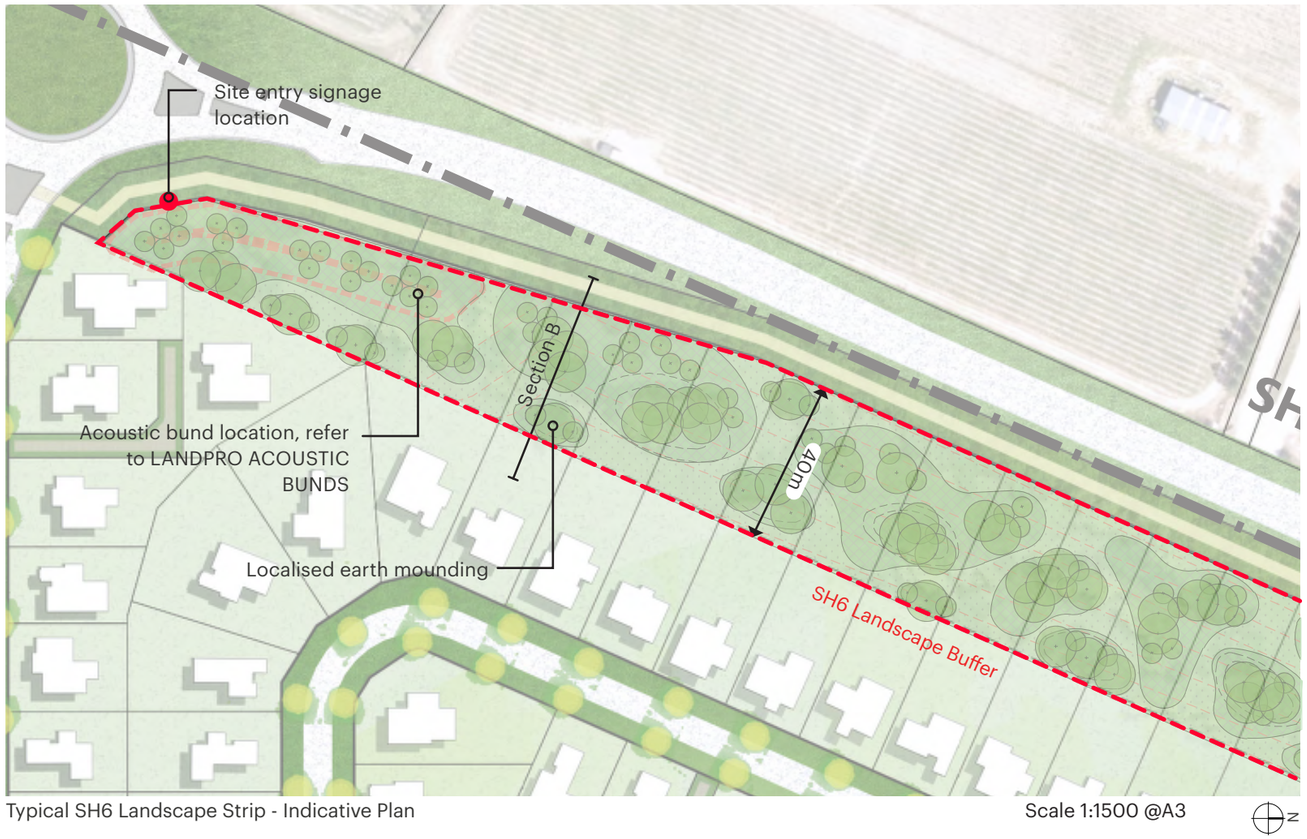
SH6 Landscape Buffer



Location Plan

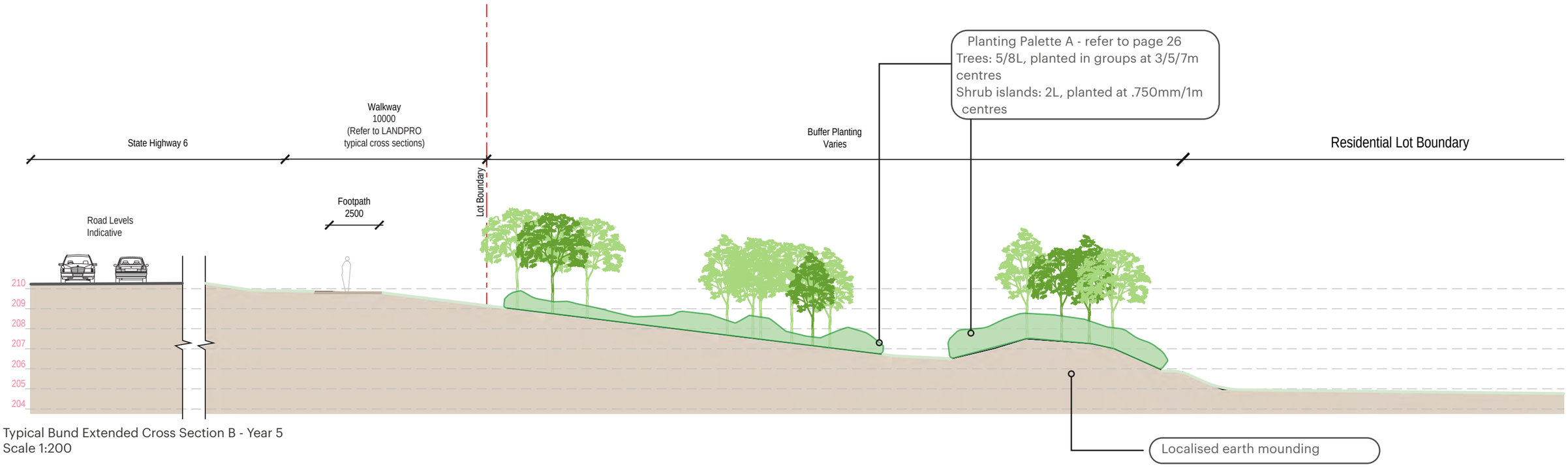


Typical planting
Planting Palette A - refer to page 26



Typical SH6 Landscape Strip - Indicative Plan

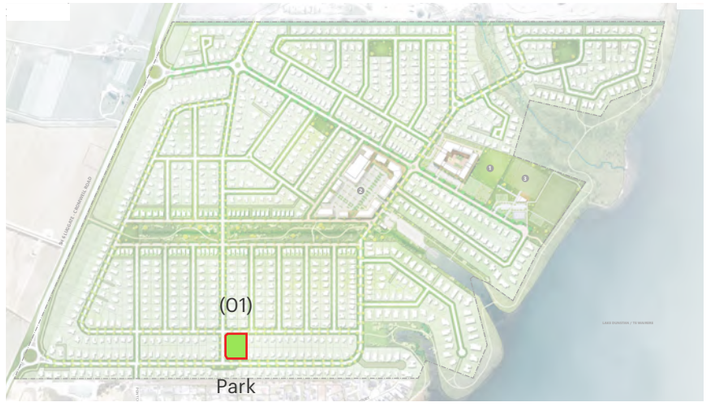
Scale 1:1500 @A3



Typical Bund Extended Cross Section B - Year 5
Scale 1:200

Neighbourhood Park (Recreation Reserve 01)

Location Plan



Legend

- Boundary
- Footpath
- Pedestrian links
- Rest
  - Picnic tables
  - Shared dinning
  - Gathering space
  - Seating
  - Shade
  - Quiet relaxation
  - Wayfinding/information
- Kick around space
  - Picnics
  - Informal play
  - Ball games
  - Team games
- Play
  - Children's play equipment
  - Outdoor gym
  - Natural/Boulder Play
- Low planting - Palette A
  - Attractive amenity planting
  - Small trees/fruit trees
- Dense buffer planting - Palette A
  - Larger. native specimen trees
  - Attractive amenity planting
- Proposed tree



Indicative Plan

Neighbourhood Park (Recreation Reserve 02 + Vested Reserve 08)

Location Plan



Legend

- Boundary
- Shared Path
- Rest
  - Picnic tables
  - Shared dinning
  - Gathering space
  - Seating
  - Shade
  - Quiet relaxation
  - Wayfinding/information
- Grassed Area
  - Picnics
  - Informal play
  - Ball games
  - Team games
- Play
  - Children's play equipment
  - Floating pontoon
  - Nature play
  - Swimming
- Planting - Palette B
  - Riparian planting
- Dense buffer planting - Palette A
  - Native trees
  - Attractive amenity planting
- Low planting - Palette A
  - Attractive amenity planting
- Proposed tree



Indicative Plan

Neighbourhood Park (Recreation Reserve 03)

Location Plan



Legend

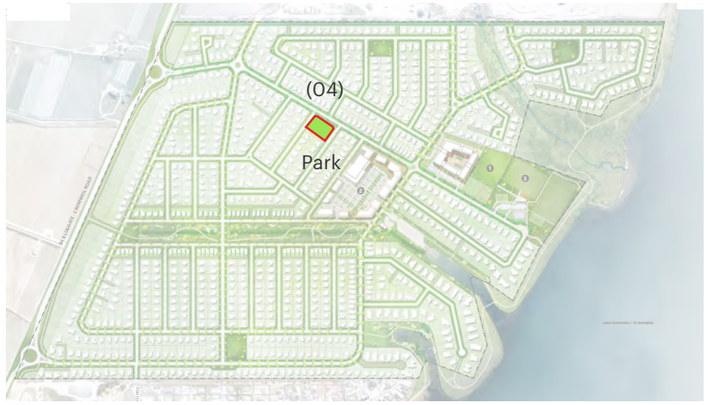
- Boundary
- Shared Path
- Proposed crossing points
- Rest
  - Picnic tables
  - Shared dinning
  - Gathering space
  - Seating
  - Shade
  - Quiet relaxation
  - Wayfinding/information
- Grassed area
  - Picnics
  - Informal play
  - Ball games
  - Team games
- Play
  - Children's play equipment
  - Nature play/Forest play
  - Pond
- Cultural Narrative/art
  - Sculpture
- Low planting - Palette A
  - Attractive amenity planting
  - Small trees/fruit trees
- Dense buffer planting - Palette A
  - Larger. native specimen trees
  - Attractive amenity planting
- Planting - Palette B
  - Riparian planting
- Proposed tree



Indicative Plan

Neighbourhood Park (Recreation Reserve 04)

Location Plan



Legend

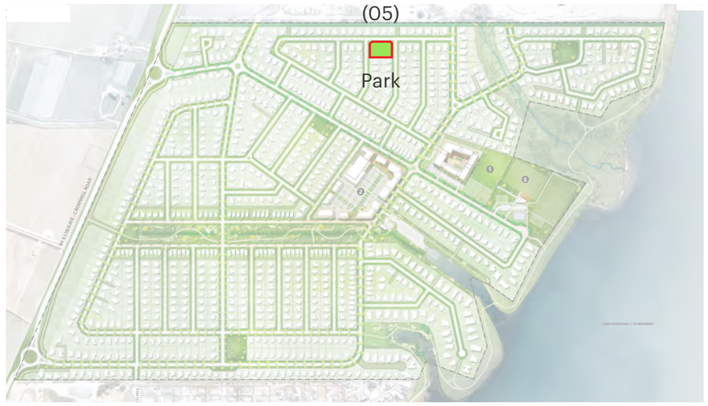
- Boundary
- Pedestrian links
- Proposed crossing points
- Pump track
- Rest
  - Picnic tables
  - Shared dinning
    Gathering space
  - Seating
  - Shade
  - Quiet relaxation
  - Wayfinding/information
- Grassed area
  - Picnics
  - Informal play
  - Ball games
  - Team games
- Play
  - Children's play equipment
- Low planting - Palette A
  - Attractive amenity planting
  - Small trees/fruit trees
- Dense buffer planting - Palette A
  - Larger, native specimen trees
  - Attractive amenity planting
- Proposed tree



Indicative Plan

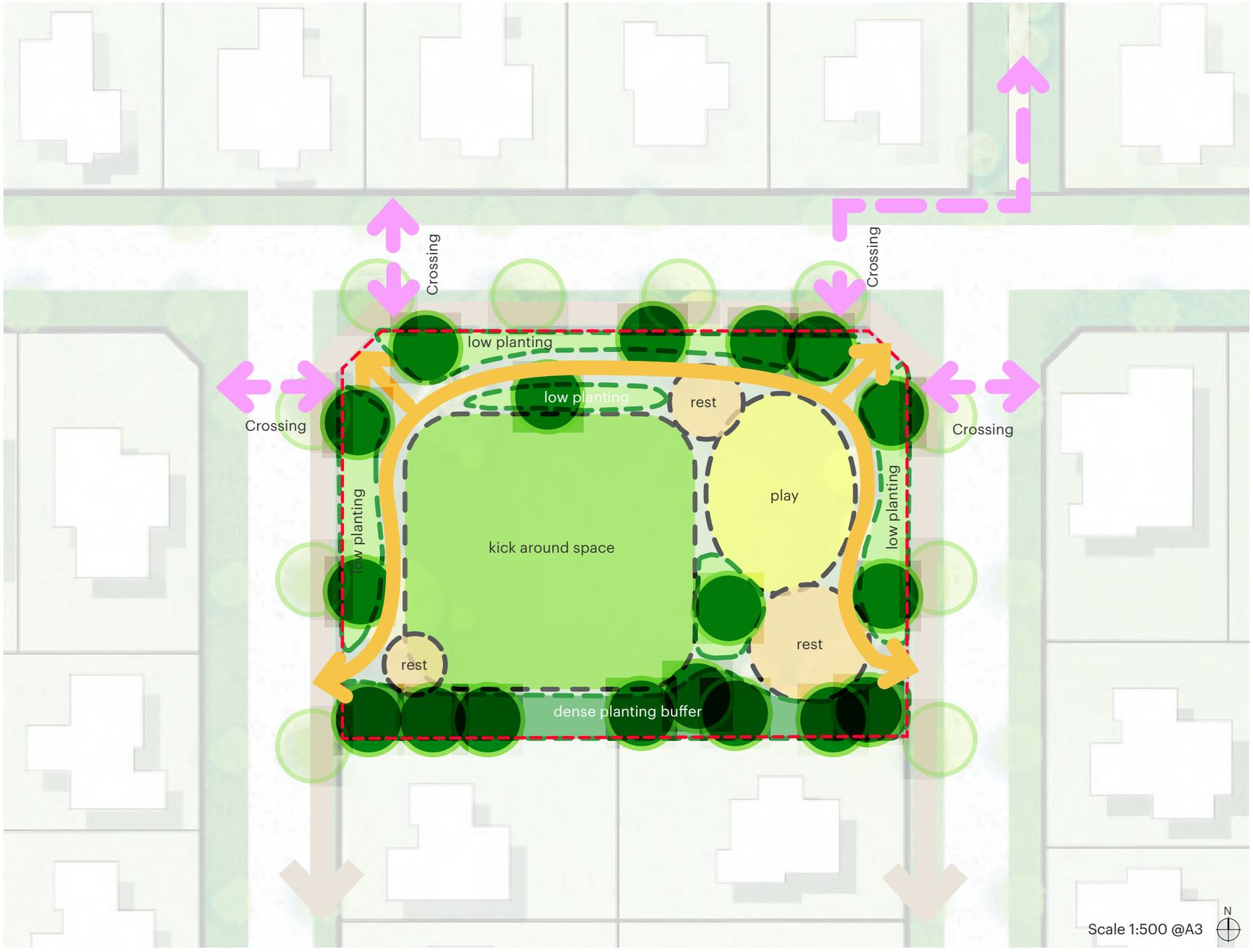
Neighbourhood Park (Recreation Reserve 05)

Location Plan



Legend

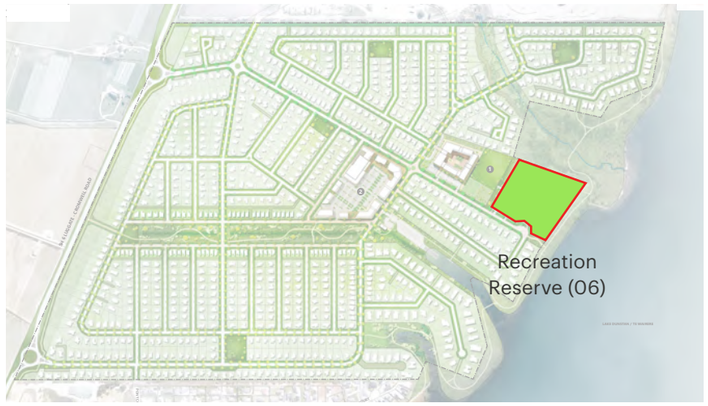
- Boundary
- Pedestrian links
- Proposed crossing points
- Rest
  - Picnic tables
  - Shared dinning
  - Gathering space
  - Seating
  - Shade
  - Quiet relaxation
  - Wayfinding/information
- Kick around space
  - Picnics
  - Informal play
  - Ball games
  - Team games
- Play
  - Children's play equipment
- Low planting - Palette A
  - Attractive amenity planting
  - Small trees/fruit trees
- Dense buffer planting - Palette A
  - Larger, native specimen trees
  - Attractive amenity planting
- Proposed tree



Indicative Plan

Multi-Purpose Reserve (Recreation Reserve 06)

Location Plan



Legend

- Boundary
- Pedestrian links
- Parking
- Rest zones:
  - Picnic tables
  - Shared dinning
  - Community gathering space
  - Seating
  - Shade
  - Wayfinding/information
  - F+B vendor opportunities
- Play:
  - Children's play equipment
  - Skate Park
- Sports
  - Multi-purpose Sport Pitches
  - Tennis
  - Basketball
  - Padel
  - Outdoor fitness equipment
  - Etc.
- Low planting - Palette A
  - Attractive amenity planting
  - Small trees/fruit trees
- Dense buffer planting - Palette A
  - Larger, native specimen trees
  - Attractive amenity planting
- Proposed trees

NB: Any improvements, other than the public toilets, is subject to Council funding.



Indicative Plan

Neighbourhood Park (Recreation Reserve 07)

Location Plan



Legend

- Boundary
- Pedestrian links
- Proposed crossing points
- Nature based stormwater solutions
  - Swale - Palette B
- Rest
  - Picnic tables
  - Shared dinning
  - Gathering space
  - Seating
  - Shade
  - Quiet relaxation
  - Wayfinding/information
- Kick around space
  - Picnics
  - Informal play
  - Ball games
  - Team games
- Play
  - Children's play equipment
- Low planting- Palette A
  - Attractive amenity planting
  - Small trees/fruit trees
- Dense buffer planting - Palette A
  - Larger, native specimen trees
  - Attractive amenity planting
- Proposed tree



Indicative Plan

Planting Palettes

Palette A

SH6 Landscape Buffer/Recreation Areas/Open Green Space/ Greenway/Parkburn Stream

Shrubs and Groundcover

Māori name	Common Name	Botanical Name	Grade	Spacing
Mingimingi	Black Scrub	Coprosma propinqua	2L	.750mm
Toe Toe		Cortaderia richardii	2L	.750mm
Karamū	Coprosma	Coprosma robusta	2L	.750mm
Mamangi	Coprosma	Coprosma lucida	2L	.750mm
Korokio	Korokio bush	Corokia contoneaster	2L	.750mm
Koromiko	Hebe	Hebe salicifolia	2L	.750mm
Māhoe	Porcupine shrub	Melicytus Alpinus	2L	.750mm
Pōhuehue	Pohuehue	Muehlenbeckia complexa	2L	.750mm
Whaririki	Mountain flax	Phormium cookianum	2L	.750mm
Harakeke	Swamp flax	Phormium tenax	2L	1m
	Tree daisy	Olearia bullata	2L	1m
	Scented tree daisy	Olearia odorata	2L	1m
	Red Tussock	Chionochloa rubra	2L	1m
Wī kura	Snow tussock	Chionochloa rigida	2L	1m

Trees

Māori Name	Common Name	Botanical Name	Grade	Spacing
Ti kōuka	Cabbage tree	Cordyline Australis	5L	3m
Houhere	Lacebark	Hoheria augustifolia	5L	5m
Makahikatoa	Tea tree	Kunzea serotina	5L	3m
Kānuka	Tea tree	Kunzea ericoides	5L	3m
Poataniwha	Poataniwha	Melicope simplex	5L	3m
Kohuhu	Black matipo	Pittosporum tennuifolium	5L	5m
Tarata	Lemonwood	Pittosporum eugenioides	5L	5m
Mānatu	Ribbonwood	Plagianthus regius	5L	5m
Makaka	Saltmarsh	Plagianthus divaricatus	5L	5m
Weeping māpou	Weeping matipo	Mysine divaricata	5L	5m
Tōtara	Halls tōtara	Podocarpus laetus	5L	7m
Horoeka	Lancewood	Pseudopanax crassifolius	5L	5m
Horoeka	Toothed lancewood	Pseudopanax ferrox	5L	5m
Kōwhai	Kōwhai	Sophora microphylla	8L	7m

Planting Palette Location Plan

Example images



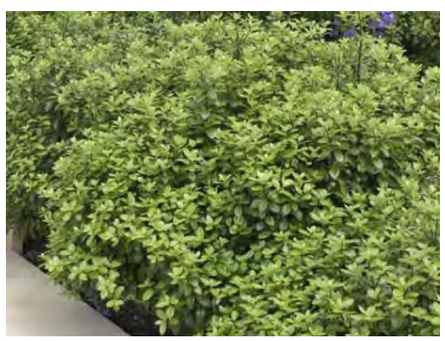
Phormium cookianum



Hebe salicifolia



Melicytus alpinus



Pittosporum tenuifolium



Pseudopanax crassifolius



Plagianthus regius

Planting Palettes

Palette B

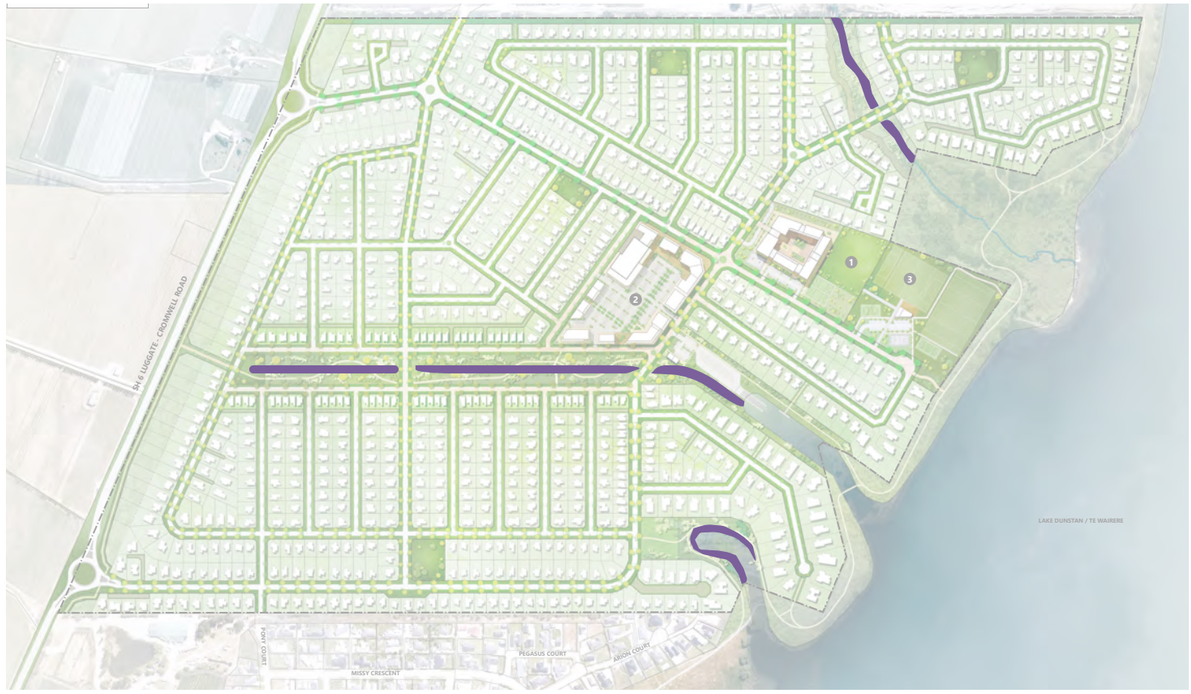
Wetter areas within green spaces

Shrubs

Māori Name	Common Name	Botanical Name	Grade	Spacing
Pukio	Sedge	Carex secta	2L	1m
	Swamp sedge	Carex virgata	2L	1m
Wīwī	Rush	Juncus edgariae	2L	1m
	Rush	Schoenus pauciflorus	2L	1m
Raupō	Bulrush	Typha orientalis	2L	1m
Harakeke	Swamp flax	Phormium tenax	2L	5m

Trees

Māori Name	Common Name	Botanical Name	Grade	Spacing
Ti kōuka	Cabbage tree	Cordyline australis	5L	5m
Kōwhai	Kōwhai	Sophora microphylla	8L	7m
Manuka	Tea tree	Leptospermum scoparium	8L	5m
Mānatu	Ribbonwood	Plagianthus regius	5L	5m
Makaka	Swamp ribbonwood	Pagianthus divaricatus	5L	5m



Planting Palette Location Plan

Example images



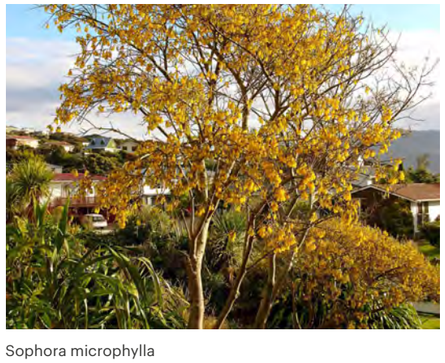
Phormium tenax



Juncus edgariae



Carex Secta



Sophora microphylla



Cordyline australis



Leptospermum scoparium

Planting Palettes

Street Trees

To road berms and Northern Boundary Buffer

Trees

Species (Botanical Name)	Common Name
Liquidamber worpleston	Sweet Gum
Acer Palmatum 'Bloodgood'	Maple
Carpinus betulus Fastigiata	Upright hornbeam
Liriodendron chinensis Fast.	Chinese tulip (fastigiata form)
Magnolia species	Magnolia
Quercus species Fastigiata	Oak

NB
Exotic species have been selected for the street trees, as indigenous species do not do well over their lifetime, if placed as street trees.

Example images



Liquidamber worpleston



Acer Palmatum 'Bloodgood'



Carpinus betulus 'Fastigiata'



Magnolia species



Quercus robur 'Fastigiata'



Quercus rubra

Appendix

Landscape Management Plan

Landscape Management Plan

FOR PLANNING

29th October 2026

Landscape Management Plan

1 Planting implementation and establishment preparation

2 Planting implementation revegetation

3 Pest animal and pest plant management

4 Staging plan of long term management

2.2 Plant species shall be true to type specified, sighted and signed off by the Landscape supervisor prior to the commencement of any planting.

2.3 Plant material shall be hardened off to cope with site conditions; any root bound plant material will be rejected.

2.4 All plant material shall be true to grade and of consistent quality and size for the species.

3. Planting Season

3.1 No planting shall take place outside the planting season, from 1 April to 30 October, without prior approval.

Approval for planting outside this period may be granted if weather conditions are suitable.

3.2 No planting or transplanting of plant material will take place in exceptionally hot dry weather or in exceptionally wet, windy or frosty weather conditions.

4. Planting Methodology

4.1 All container grown plant material shall be thoroughly watered the day prior to planting, again on the day of planting, followed by watering after planting.

4.2 All plant material shall have the growing container removed prior to planting; care should be taken to ensure that no damage occurs to the plant material during this process.

4.3 All plant material shall be placed at the specified planting spacing and approved by the landscape supervisor before planting begins.

4.4 Where possible, all plants placed and approved for planting will be planted on the same day as layout and watered.

4.5 As all plant species in this zone of the Crown Land Esplanade are indigenous, fertiliser is not intended to be used at planting. However, if soil test results show a lack of necessary minerals, this may be addressed in the management plan later.

4.6 All plant material shall be provided with a wool mulch mat at the time of planting.

4.7 All plant material shall be provided with suitable rabbit-proof guards at the time of planting, installed to the manufacturer's specification.

4.8 If conditions are dry at the time of planting, temporary overhead irrigation will be provided to ensure adequate watering for all plant material following planting.

4.9 All plants shall have hand-dug planting holes and be placed no deeper than the level of the growing container in which they were grown.

4.10 At time of planting the contractor will ensure adequate support such as tree stakes and ties are provided if necessary to enable the plan material to thrive.

5. Planting Management Following Planting

Ref	item	Minimum timing	action
5.1	**Watering**	To maintain required moisture For plants to thrive.	Install temporary irrigation following planting if required.
		Preferably monitoring will be weekly following planting for the first summer season. Followed by a minimum of fortnightly visits to monitor all planting areas.	See conditions 5.1 specifics
5.2	**Weed Control**	Monitor closely every two weeks during the first two years following planting. Then monthly follow ups after the first two years.	See conditions 5.2 specifics
5.3	**Mulch**	All planted areas to have a mulch layer maintained to prevent weed regrowth.	See conditions 5.3
5.4	**Tree stakes**	All trees will be provided with tree stakes and ties to be maintained in a manor to support the tree.	Ensure tree stakes and ties are in good condition, supporting the tree.

5.5	**Plant replacements**	Any dead plant material will be replaced and removed with like for like species unless agreement is approved to change.	Report any areas of non-performing plants to client.
5.6	**Rabbit guards**	Replacement of any pest animal materials such as rabbit guards as needed.	Immediately replace any damaged rabbit guards remove waste from site.
5.7	**Diseases of plants and pests**	Regularly check for pest and disease of plants, ensure the pest program is adhered to.	Identify the problem apply the appropriate remedy using best horticultural practise.

Further specific notes for plan management following planting:

5.1 Watering

Monitoring and the provision of water and watering programs will be essential to the survival of this planting.

The contractor will ensure short term irrigation is installed for the establishment phase during each of the stages.

The contractor will ensure the planting is carried out at the appropriate planting season being April 1 thru to October 1.

Watering will be carried out using water carts if necessary.

A minimum depth of watering moisture available to the plants for establishment will be 250mm.

5.2 Weed control

As all planting areas will be newly spread existing topsoil, screened on site, there will be a burst of weed growth following planting.

The management of this will be required by the contractor to implement an accepted weed spray program, or hand removal program with the least amount of ground disturbance as possible.

All sprays required for the plantings must be applied in accordance with best horticultural practices and manufacturers recommendations.

The spraying contractor will be a certified Grow Safe contractor.

5.3 Mulch

A mulch will be applied across all planting areas (excluding the Parkburn Delta) to assist with moisture retention and aid the weed prevention program in planted areas.

Mulch is maintained at a minimum depth across the planting areas, dependant on the type of mulch selected, the mulch will not be spread over the wool mulch areas of each plant.

A minimum of mulch cover to prevent weed regrowth would be 10mm. A preferable level of mulch cover is 50mm.

6.0 monthly monitoring program:

Following the completion of planting the contractor shall provide to the landscape supervisor/client a report on what areas have been completed, what has been planted.

Each month thereafter until the end of the management contract the contractor will report monthly the following information.

Contract Name and Number:						
Area:						
Job Name:						
Supervisor:						
Establishment period	From	To				
Inspection Date	Watering	Weed control	Losses Plants	Damage	Materials needed	Signature
Confirmation of inspections						
Signed supervisor			Name			Date

The Delta and wetland areas of the Crown Land Esplanade

Phase 1

The planting of the esplanade is expected to be areas as shown on the area plan and is intended to be focused on the restoration and replanting of areas disturbed by the subdivision earthworks.

The delta wetland is planned to be enhanced with wetland species where appropriate.

Implementation plan for the Delta/Wetland planting areas:

A soil test from the Delta area of Parkburn, and the proposed areas for planting of the esplanade areas disturbed by earthworks of the subdivision, along with the screened topsoil intended to be used for planting, to ensure the trace elements are available with a ph level preferred to be 5.5 to 6.5. If this level of nutrients is not available, steps must be taken to ensure this is achieved prior to planting.

Survey and document all trees existing on this Delta site of Parkburn, noting any planting which is intended to be removed such as crack willow, and species which will be retained, the removal of any established trees will be staged removal with replacement trees being replanted within the landscape management program.

The development of a pest plant and pest animal strategy for the removal of all pest animals from the site prior to the implementation of any new plantings.

Phase 2

Ensure all topsoil in place is free of any debris, nothing larger than 30mm shall be found in the intended planting layer, for each stage.

The depth of planting layer of topsoil can be within the range of 250mm – 400mm.

Phase 3

The planting areas approved can be installed planting spacing for shrubs to be between .750mm and 1m.

The tree species will be placed between 5-7m spacing.

All intended planting areas will be laid out and approved by the landscape architect/landscape supervisor for the site prior to any planting commencing.

All planting areas except the Delta, will have a layer of mulch installed following planting.

All plants will have protection installed from rabbits, all trees will be staked and tied to best practice and approved by the landscape supervisor.

All pest plants found within the Delta area will be hand removed from the site at the appropriate timing, no weed sprays will be applied within the Delta area or any area which becomes inundated with water from Lake Dunstan / Te Wairere.

The replenishment planting of the Delta will continue throughout the landscape management period of five years.

Phase 4

Handover to contractor for the landscape management.

Landscape Management Plan

This Landscape Management Plan (LMP) outlines the applicant's approach to managing the restoration following earthworks and interface of the Crown Land Esplanade plantings into the planned subdivision areas of interface.

The purpose of the LMP is to provide the best possible outcomes for any intended planting areas within the Crown Land Esplanade following the earthworks of reshaping the contours to finished proposed contours providing a smooth flowing and even contour ready for planting of revegetation.

It is intended all pest animal and plant pest identified as such to be found on site will be managed and under control prior to the commencement of the landscape implementation.

It would be intended that any Pinus species planned for removal from site would be chipped on site and left to decompose and be used as mulch across any planting areas.

1. Preparation

1.1 All intended planting areas are to be free of debris, weeds, stones and any other debris larger than 300 mm in any dimension within the planting zones.

1.2 Soil testing will be done to determine whether fertilisers are required for the health of the intended plantings.

1.3 All intended planting areas are to be clearly marked out for inspection and sign-off before implementation begins.

1.4 Contours of planting zones will be surveyed and signed off by the landscape architect/supervisor and client representative before planting begins.

1.5 Where possible, topsoil will be provided from existing topsoil screened on site in preparation for planting into virgin soil.

2. Plant Material - please refer to planting palettes for planting grades.

2.1 Where possible all plant material proposed for the site will be eco sourced.