



ŌHOKA RESIDENTIAL SUBDIVISION

URBAN DESIGN AND LANDSCAPE MASTERPLAN

10 SEPTEMBER 2026
PROJECT NO. 2021_097B
REVISION K

ŌHOKA RESIDENTIAL SUBDIVISION - URBAN DESIGN AND LANDSCAPE MASTERPLAN

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C	10/02/2025	Minor updates	AB	DCM	DCM
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A. INDICATIVE ILLUSTRATION OF ŌHOKA DEVELOPMENT

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6	A2 - ŌHOKA PROXIMITY PLAN
7	A3 - LOCAL AMENITY PLAN
8	A4 - ŌHOKA SETTLEMENT GROWTH AND URBAN FORM
9	A5 - EXISTING FEATURES PLAN
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11	A7 - 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.

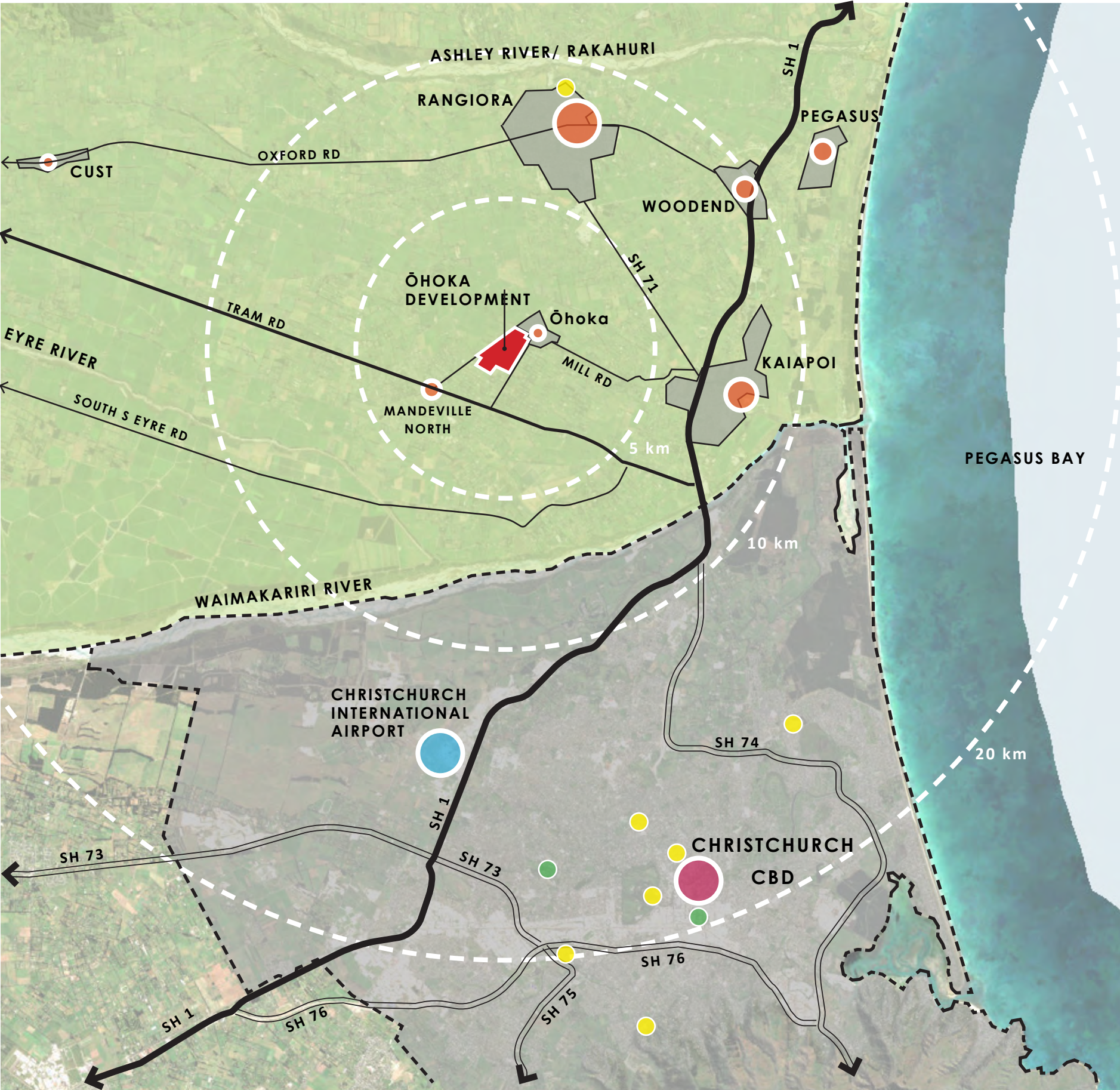


A2 ŌHOKA PROXIMITY PLAN

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 distant 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 (21min drive via SH1), and Christchurch Central City (25min drive via SH1/SH74)



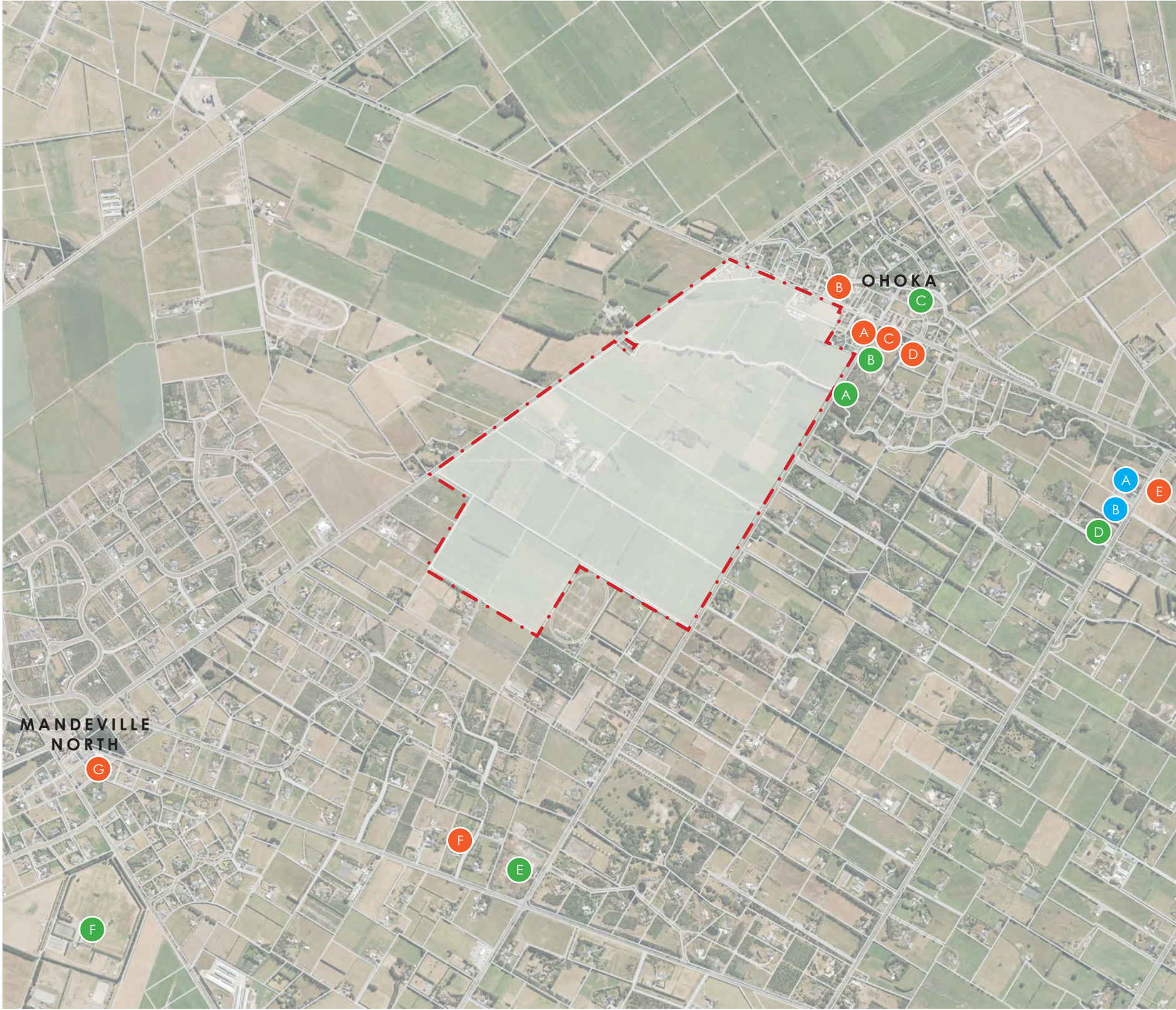
A3 LOCAL AMENITY PLAN

COMMERCIAL AREAS		
Destination	Distance	Walk/ Cycle Time
A g.a.s Ohoka	140m	2min / 1min
B WaterForce	160m	2min / 1min
C Ohoka Farmers Market	290m	4min / 1min
D Waimakariri Dental Central	400m	5min / 1min
E Arthur Nellie Upholstery	1.7km	23min / 5min
F Ohoka Beauty	2.1kn	28min / 8min
G Mandeville Village - Freshchoice Mandeville - NPD Mandeville - The Platform Bar, Restaurant and Cafe - Mandeville Village Bakehouse	2.6km	35min / 6min

COMMUNITY / EDUCATIONAL FACILITIES		
Destination	Distance	Walk/ Cycle Time
A Ohoka School	1.8km	23min / 5min
B Casselle Bonollo, Ohoka Singing and Voice Lessons	1.8km	23min / 5min

RECREATION/ GREEN NETWORK		
Destination	Distance	Walk/ Cycle Time
A Ohoka Bush	160m	2min / 1min
B Ohoka Domain	240m	3min / 1min
C Ohoka Stream walkway	600m	8min / 2min
D Broadoak Gardens	2.0km	27min / 6min
E Whites Road Recreation Reserve	2.6km	35min / 8min
F Mandeville Sports Fields	2.7km	37min / 9min

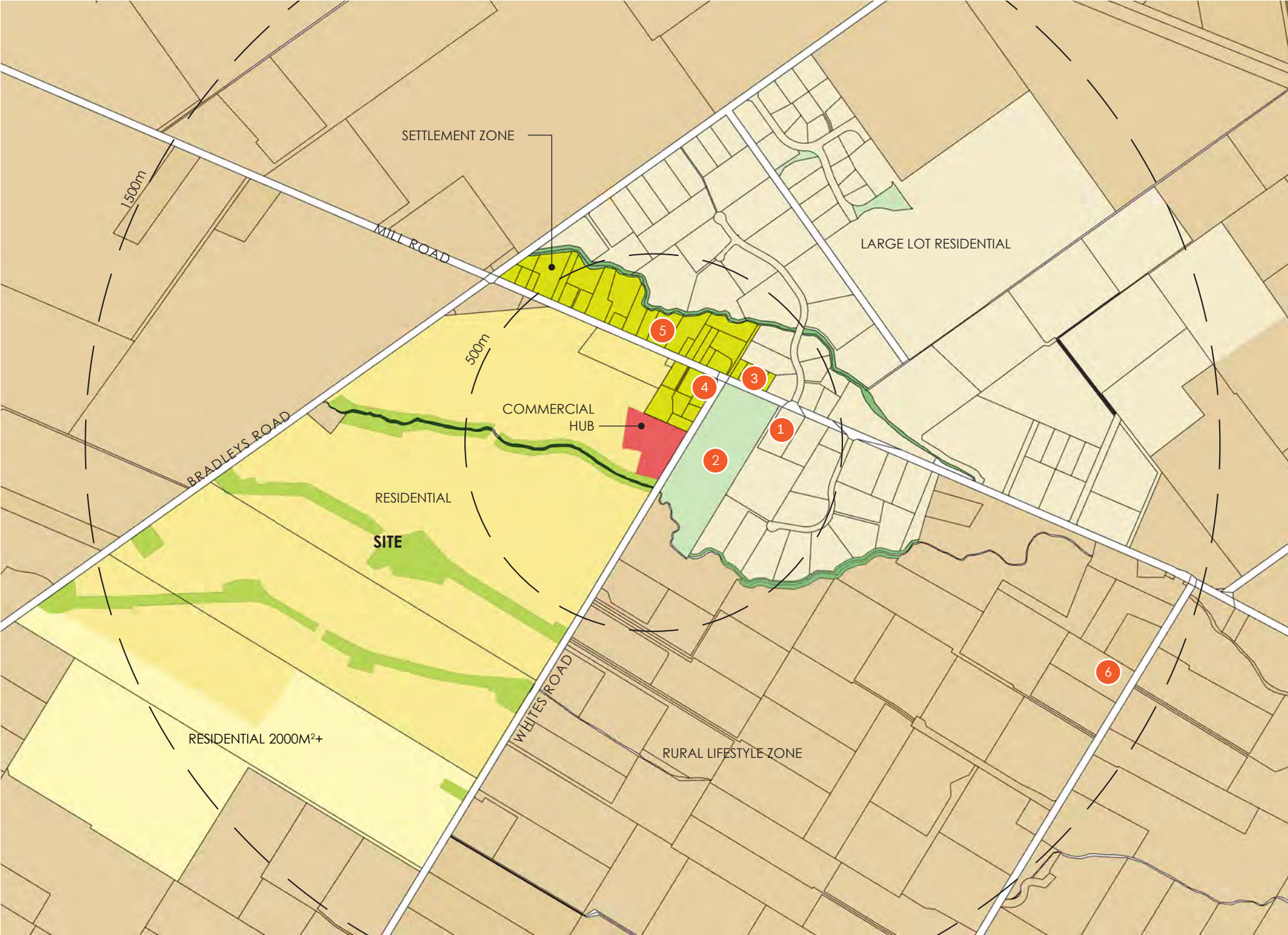
Note: Distances shown by roads/ footpaths/ cyclepaths. Distances are approximate only, measured to the nearest pedestrian access into site using Google Maps.



A. LOCAL AMENITY PLAN (1:20,000)
Map / image source: GRIP



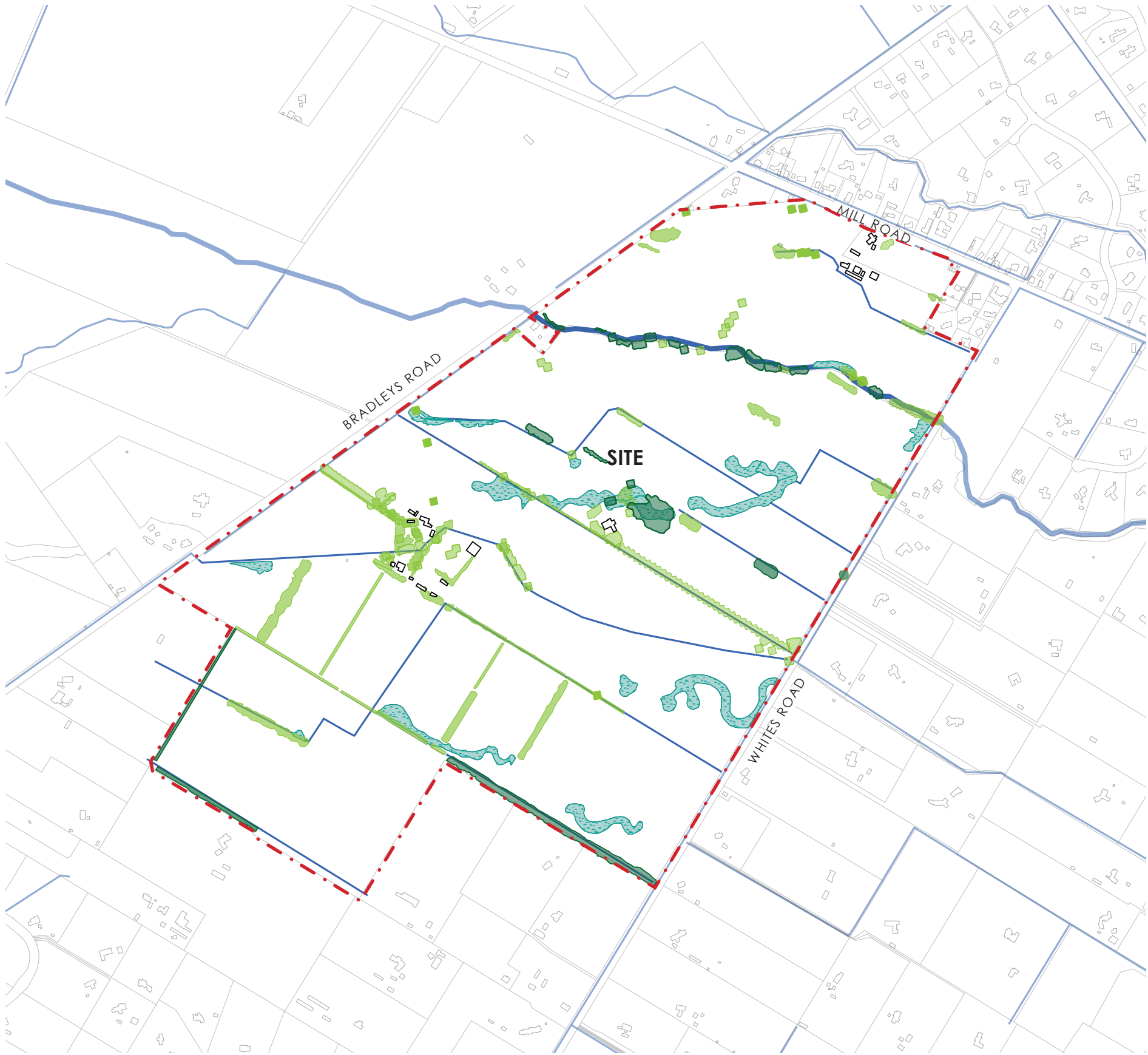
A4 ŌHOKA SETTLEMENT GROWTH AND URBAN FORM



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

A5 EXISTING FEATURES PLAN

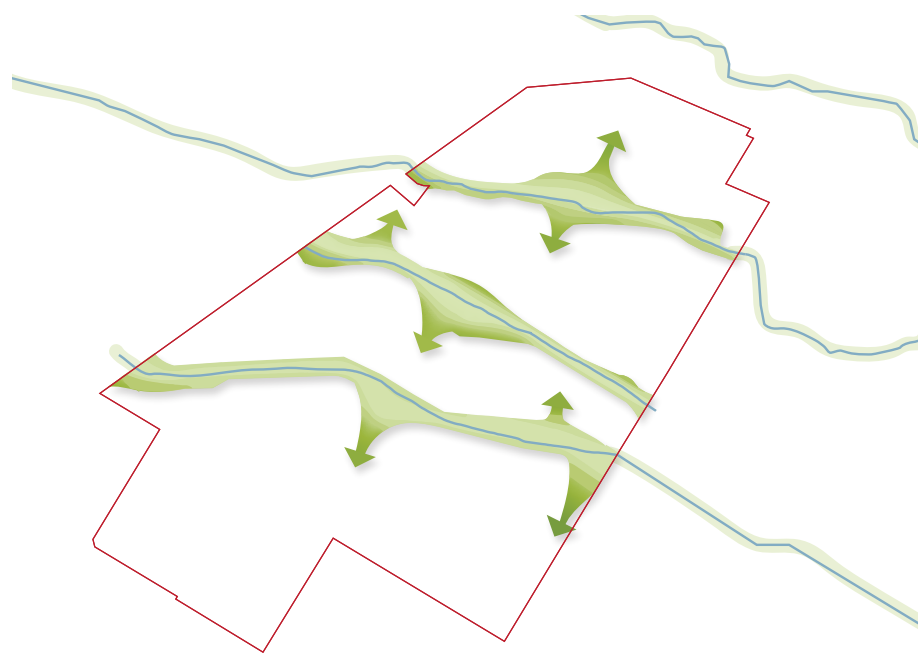


A. OHOKA EXISTING FEATURES PLAN (1:10,000)

LEGEND

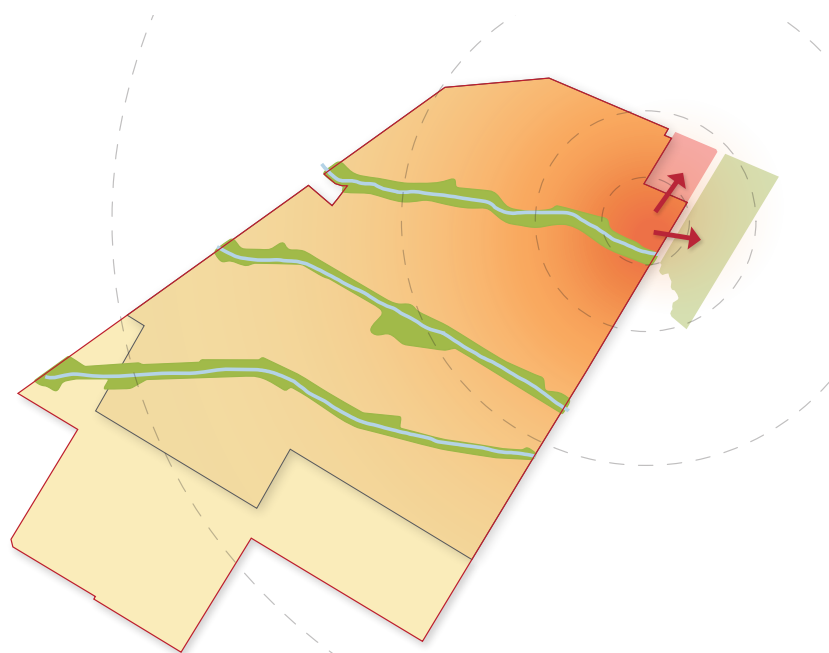
- Existing Trees Possible to Retain
- Existing Trees to Remove
- Existing Wetland
- Existing Buildings on Site
- Drainage Area and Water Races
- Site Boundary

A6 DESIGN DRIVERS



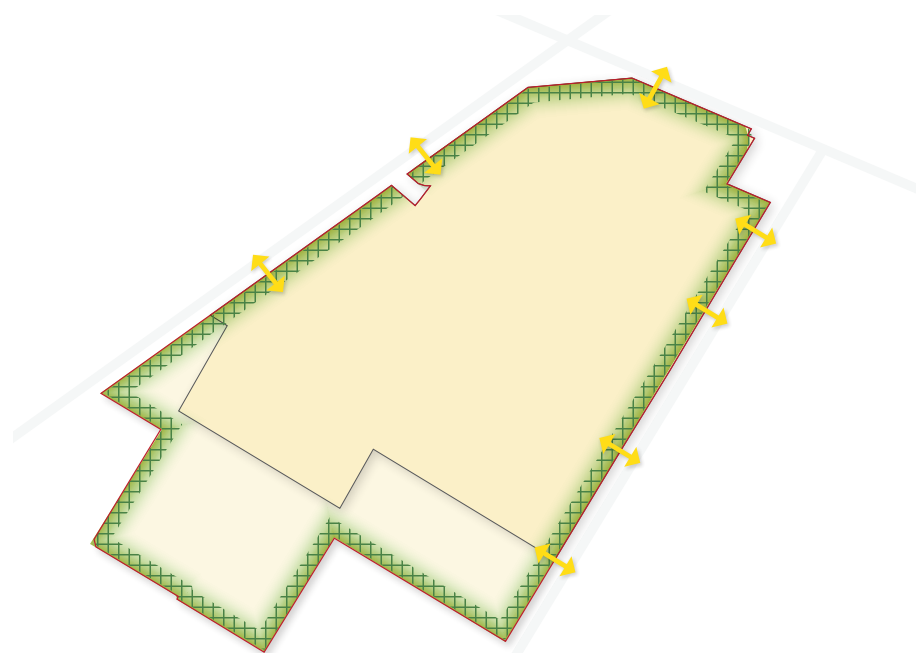
INTEGRATED ECOLOGY

Protect and enhance the Ōhoka Stream Tributary and other waterways, incorporating them into the development's open spaces. Use native planting to improve habitat and build on the natural character of these corridors.



URBAN STRUCTURE

Build on the existing Ōhoka settlement with a radial layout focused on an enhanced village centre. Concentrate residential density towards the centre, transitioning to larger lots along the southern and western edges.



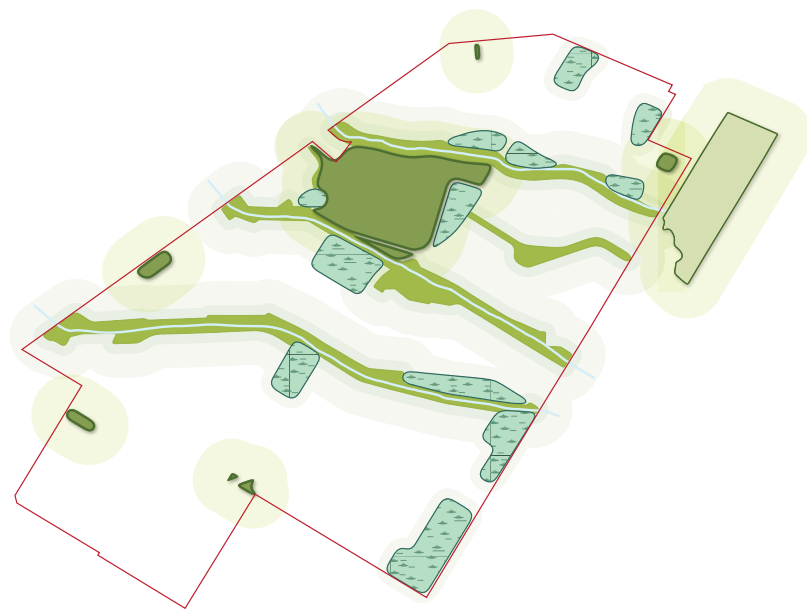
CONTEXT / CHARACTER

Use varied boundary treatments to integrate the development with its surroundings. Along Whites and Bradleys Roads, a 15m building setback and 10m planted buffer for all residential lots reinforce the vegetated rural character of these frontages.



CONNECTIVITY

Create an interconnected street and path network linking homes, the village centre and the surrounding settlement. Walking and cycling routes through green spaces and along waterways provide accessible connections across the site.



OPEN SPACES

Create an extensive network of open spaces that combines recreation reserves, a polo field and a playground with waterway reserves and stormwater landscapes. Provide opportunities for active recreation, quiet enjoyment and interaction with the site's natural features.

A7 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 856 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.

LEGEND

- A Residential
- B Retirement Village
- C Polo Ground
- D Residential - Lots over 2,000m²
- E Commercial Hub
- F Ōhoka stream corridor
- G Proposed stream corridor
- H Ōhoka South stream branch
- I Existing dwelling (to be retained)
- J Stormwater management area (SMA)
- K Lizard Habitat Site
- L Potential Lizard Habitat Site
- M Heritage reserve



A. ŌHOKA VILLAGE MASTER PLAN (NTS)

SECTION B	EXISTING CHARACTER PHOTOS AND VIEWPOINTS
13	B1 - EXISTING CHARACTER PHOTOS AND VIEWPOINTS LOCATIONS
14	B2 - EXISTING CHARACTER PHOTOS
15-21	B3 - VIEWPOINTS



B1 EXISTING CHARACTER PHOTOS AND VIEWPOINTS LOCATIONS

LEGEND

CHARACTER PHOTOS

- A Gatekeepers Lodge/ Ōhoka Domain
- B Ōhoka Stream Tributary
- 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

B3 VP2 - VIEW NORTHWEST FROM 324 WHITES ROAD



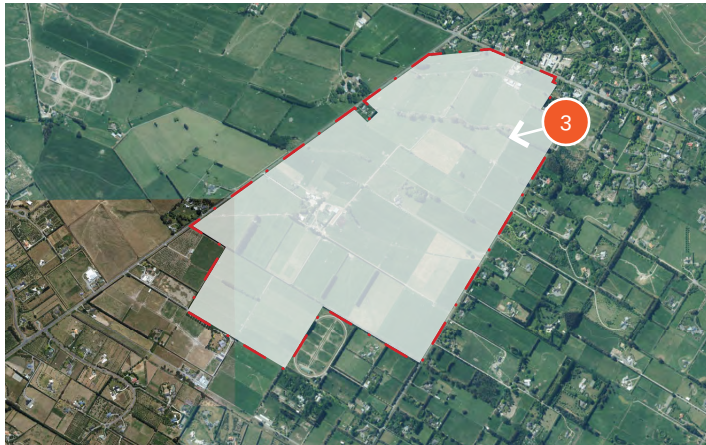
Horizontal Field of View: 76°
Vertical Field of View: 37.8°
Image captured on Sony ILCE-6000 (Alpha 6000) digital camera
Focal length 35mm (52.5mm full frame equivalent)
Date: 28th January 2025 at 3:35 pm
Height of 1.60 metres
Photos merged in Photoshop CS to create panorama
Coordinates: -43.370804, 172.571155

A. IMAGE LOCATION



B. EXISTING VIEW

B3 VP3 - VIEW SOUTHWEST FROM 401 WHITES ROAD



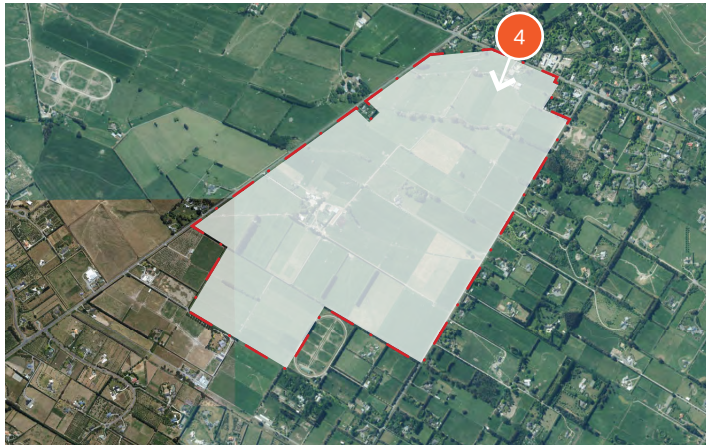
Horizontal Field of View: 80°
Vertical Field of View: 37.8°
Image captured on Sony ILCE-6000 (Alpha 6000) digital camera
Focal length 35mm (52.5mm full frame equivalent)
Date: 28th January 2025 at 4:03 pm
Height of 1.60 metres
Photos merged in Photoshop CS to create panorama
Coordinates: -43.364764, 172.576128

A. IMAGE LOCATION



B. EXISTING VIEW

B3 VP4 - VIEW SOUTH FROM 536 MILL 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 4:16 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

B3 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

B3 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

B3 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
23	C1 - OVERALL MASTERPLAN
24-28	C2 - LANDSCAPE CONCEPT PLANS
29-30	C3 - INDICATIVE COMMERCIAL HUB CONCEPT PLANS
31-39	C4 - ILLUSTRATIVE RENDERS





- LEGEND**

 - Residential
 - Residential (2000m²+)
 - Stormwater Management Area
 - Commercial Hub
 - Neighbourhood Reserve
 - Link Reserve
 - Ōhoka South Stream Branch
 - Springs Waterway Corridor
 - Ōhoka Stream Tributary
- Playground
 - WW Treatment Plant
 - Pedestrian Crossing
 - Heritage Reserve
 - Site Boundary
 - Join Line
 - Waterway
 - Pedestrian Stream Crossing

A. LANDSCAPE PLAN (SCALE 1:5,000 @ A3)

client / project name: Ōhoka Residential Subdivision 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: 1:5,000 @ A3

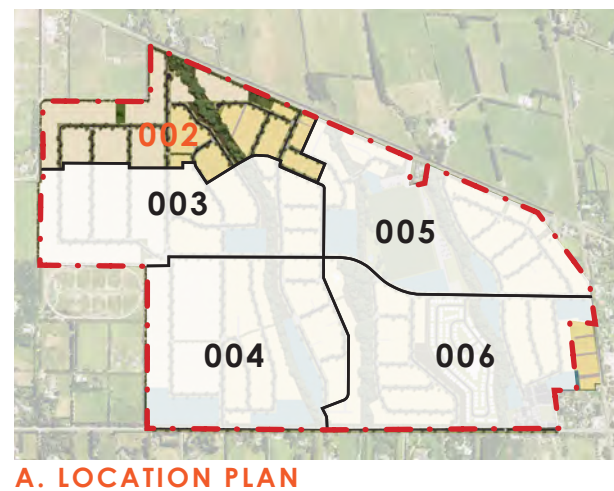
revision no:	amendment:	approved	date
A	Issue for Comment	DCM	31/01/2025
-	-	-	-
G	Amendments to plans	DCM	25/05/2026
H	Amendments to plans	DCM	08/06/2026
I	WIP update	DCM	28/08/2026
J	Package updates	DCM	08/09/2026
K	Minor updates	DCM	10/09/2026

REGISTERED LANDSCAPE ARCHITECT

DCM URBAN DESIGN LIMITED

10/245 ST. ASAPH STREET
CHRISTCHURCH 8011
WWW.DCMURBAN.COM

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



client / project name: Ōhoka Residential Subdivision 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: 1:2,500@A3

revision no:	amendment:
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K	Minor updates

approved	date
DCM	31/01/2025
-	-
DCM	25/05/2026
DCM	08/06/2026
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DCM	08/09/2026
DCM	10/09/2026



REGISTERED
LANDSCAPE
ARCHITECT



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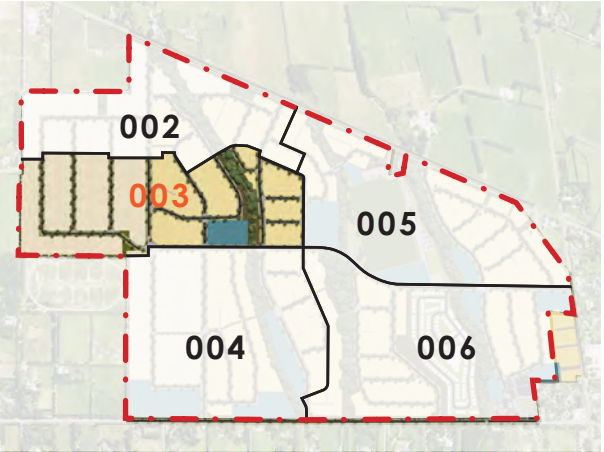
project no / drawing no: **2021_097/ 002**



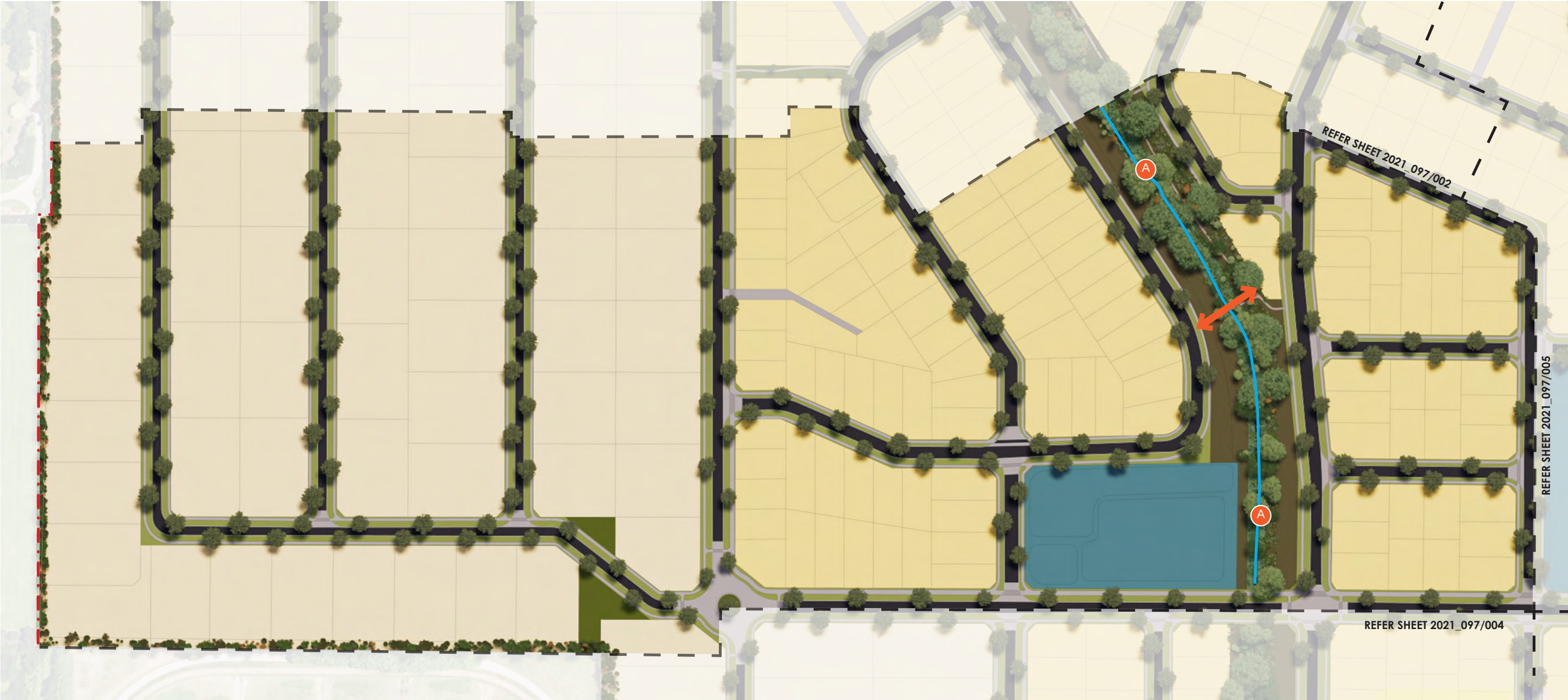
24

revision: **K**

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



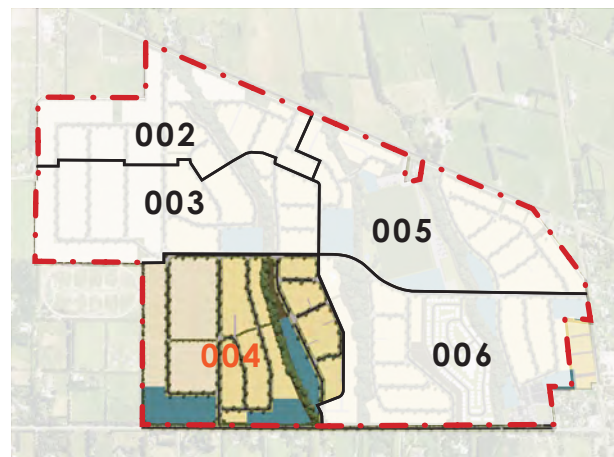
A. LOCATION PLAN



B. DETAILED MASTERPLAN B (SCALE 1:2,500@A3)

client / project name: Ōhoka Residential Subdivision 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: 1:2,500@A3	<table><tr><th>revision no:</th><th>amendment:</th></tr><tr><td>A</td><td>Issue for Comment</td></tr><tr><td>-</td><td>-</td></tr><tr><td>G</td><td>Amendments to plans</td></tr><tr><td>H</td><td>Amendments to plans</td></tr><tr><td>I</td><td>WIP update</td></tr><tr><td>J</td><td>Package updates</td></tr><tr><td>K</td><td>Minor updates</td></tr></table>	revision no:	amendment:	A	Issue for Comment	-	-	G	Amendments to plans	H	Amendments to plans	I	WIP update	J	Package updates	K	Minor updates	<table><tr><th>approved</th><th>date</th></tr><tr><td>DCM</td><td>31/01/2025</td></tr><tr><td>-</td><td>-</td></tr><tr><td>DCM</td><td>25/05/2026</td></tr><tr><td>DCM</td><td>08/06/2026</td></tr><tr><td>DCM</td><td>28/08/2026</td></tr><tr><td>DCM</td><td>08/09/2026</td></tr><tr><td>DCM</td><td>10/09/2026</td></tr></table>	approved	date	DCM	31/01/2025	-	-	DCM	25/05/2026	DCM	08/06/2026	DCM	28/08/2026	DCM	08/09/2026	DCM	10/09/2026	 REGISTERED LANDSCAPE ARCHITECT  DCM URBAN DESIGN LIMITED 10/245 ST. ASAPH STREET CHRISTCHURCH 8011 WWW.DCMURBAN.COM project no / drawing no: 2021_097/ 003	 25 revision: K
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- LEGEND**
- Residential
 - Residential (2000m²+)
 - Stormwater Management Area
 - Link Reserve
 - 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 Subdivision 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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REGISTERED
LANDSCAPE
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project no / drawing no: **2021_097/ 004**



26

revision: **K**



B. DETAILED MASTERPLAN D (SCALE 1:2,500@A3)

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drawing name: **DETAILED MASTERPLAN C**
designed by: DCM, CG, HB, AB, ZH
drawn by: AB, ZH
original issue date: 31 JANUARY 2025
scale: 1:2,500@A3

revision no:	amendment:
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approved	date
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DCM	25/05/2026
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DCM	28/08/2026
DCM	08/09/2026
DCM	10/09/2026



REGISTERED
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project no / drawing no: **2021_097/ 005**



revision: **K**



LEGEND

- Residential
- Residential (2000m²+)
- Stormwater Management Area
- Commercial Hub
- Neighbourhood Reserve
- Link Reserve
- Springs Waterway Corridor
- Ōhoka Stream Tributary
- Pedestrian Street Crossing
- Site Boundary
- Join Line
- Waterway
- Stream crossing

B. DETAILED MASTERPLAN E (SCALE 1:2,500@A3)

client / project name: Ōhoka Residential Subdivision 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: 1:2, 500@A3

revision no:	amendment:
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-	
G	Amendments to plans
H	Amendments to plans
I	WIP update
J	Package updates
K	Minor updates

approved	date
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-	
DCM	25/05/2026
DCM	08/06/2026
DCM	28/08/2026
DCM	08/09/2026
DCM	10/09/2026



REGISTERED
LANDSCAPE
ARCHITECT



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project no / drawing no: **2021_097/ 006**



28

revision: **K**

LEGEND

- A Commercial Buildings
 - B Grassed Square
 - C Carpark
 - D Potential Bus stop
 - E Street Parking
 - F Pedestrian Crossings
 - G Ōhoka Stream Tributary
 - H Residential
 - I Stormwater Management Area
- — Commercial Hub Boundary
- - - Site Boundary



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

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

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K	Minor updates	DCM	10/09/2026



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LEGEND

- A Commercial Buildings
- B Street Parking
- C Pedestrian Crossing
- D Ōhoka Stream Tributary
- E Stormwater Management Area
- - Commercial Hub Boundary
- . - Site Boundary



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

client / project name: Ōhoka Residential Subdivision 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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J	Package updates	DCM	08/09/2026
K	Minor updates	DCM	10/09/2026



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project no / drawing no: **2021_097/ 008**

C9 ILLUSTRATIVE RENDERS



A. INDICATIVE COMMERICAL AREA ELEVATED PERSPECTIVE

B. LOCATION PLAN



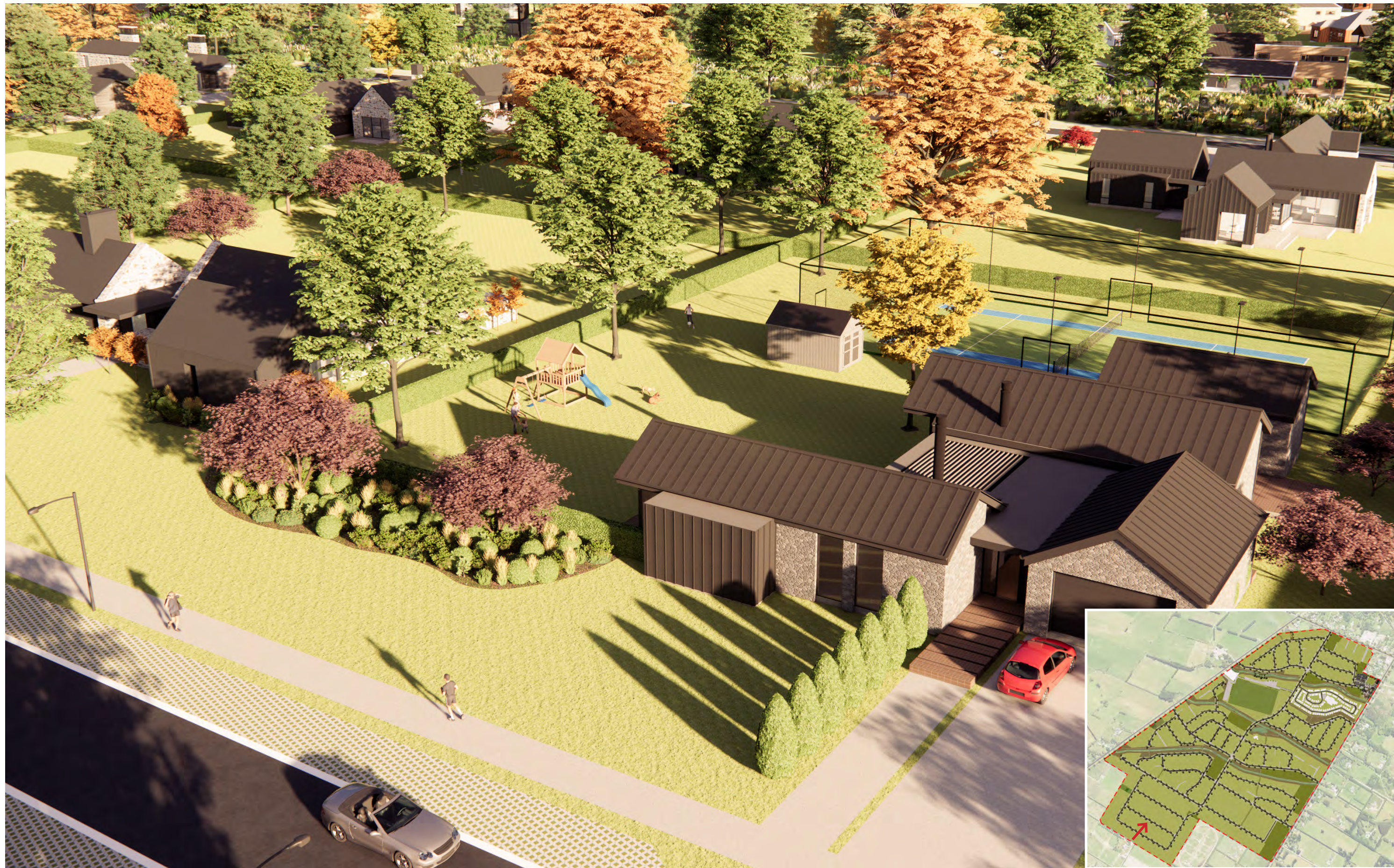
A. INDICATIVE COMMERCIAL AREA

B. LOCATION PLAN



A. INDICATIVE RESIDENTIAL ILLUSTRATION

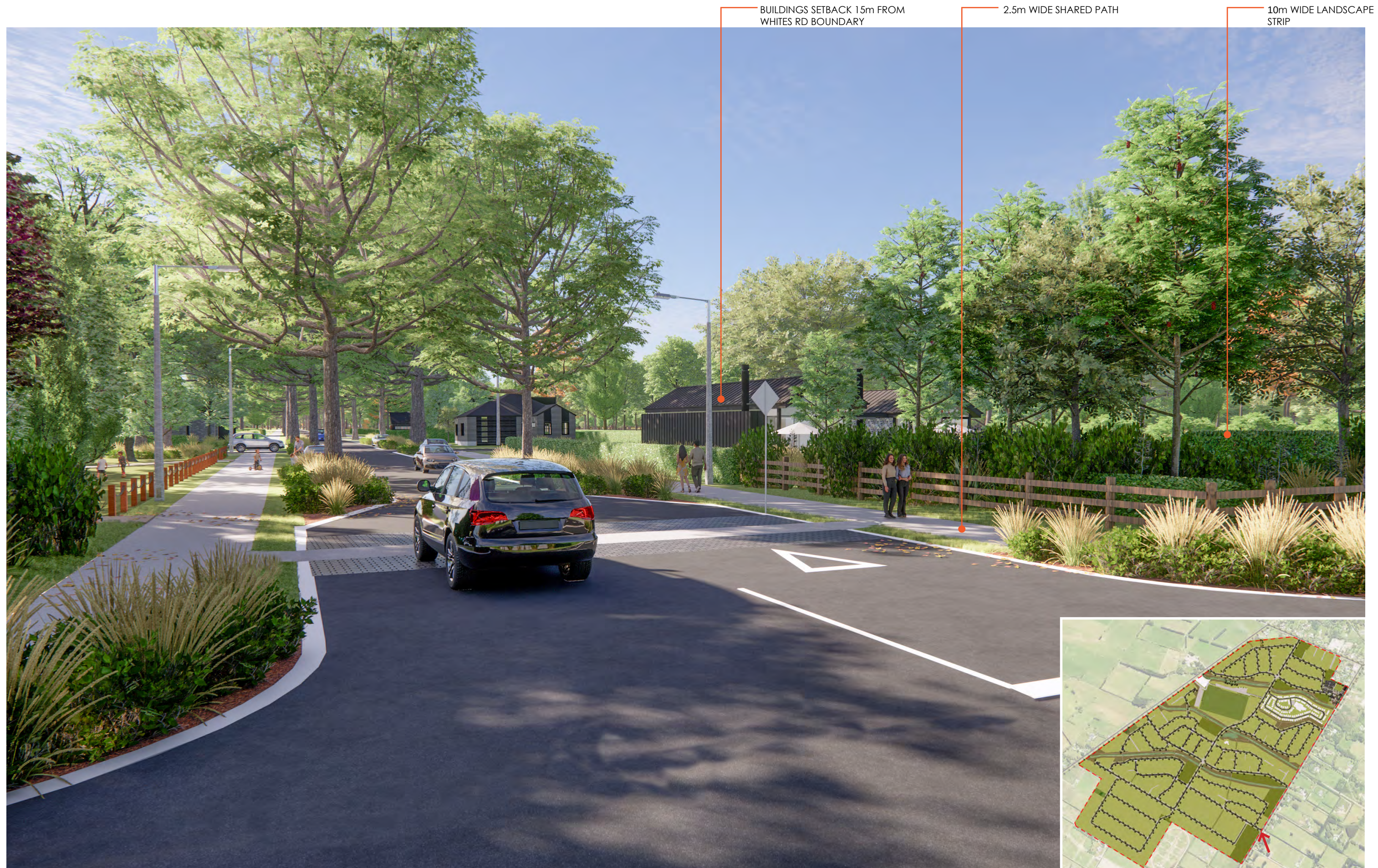
B. LOCATION PLAN



A. INDICATIVE 2000m²+ RESIDENTIAL ILLUSTRATION



B. LOCATION PLAN



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

B. LOCATION PLAN



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

B. LOCATION PLAN



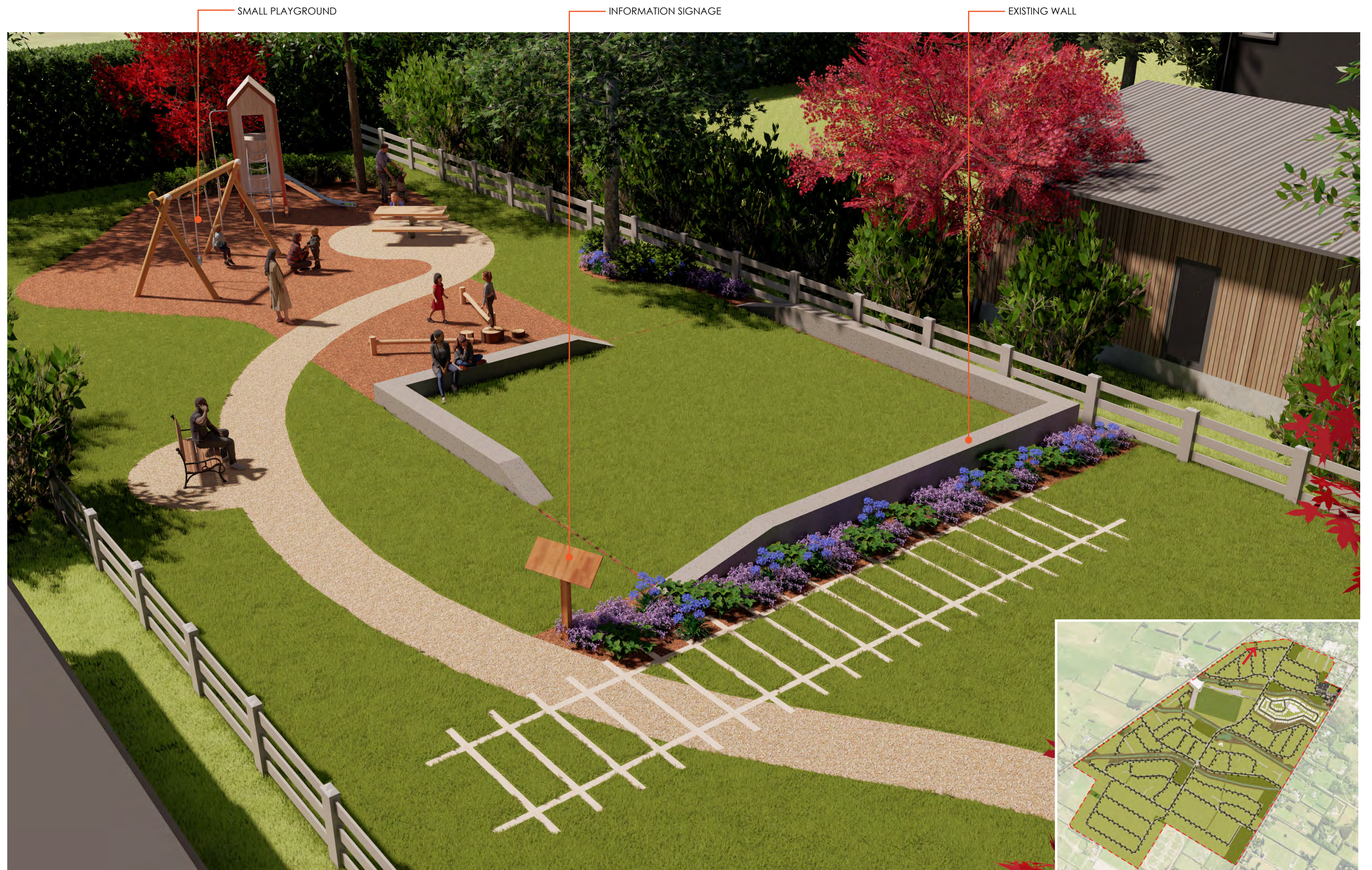
A. ILLUSTRATIVE VIEW 3 INTO COMMERCIAL HUB FROM WHITES ROAD (ESTABLISHED PLANTING SHOWN)

B. LOCATION PLAN



A. ELEVATED PERSPECTIVE - WHITES ROAD THRESHOLD WITH COMMERCIAL HUB

B. LOCATION PLAN



A. ELEVATED PERSPECTIVE - HERITAGE RESERVE

B. LOCATION PLAN

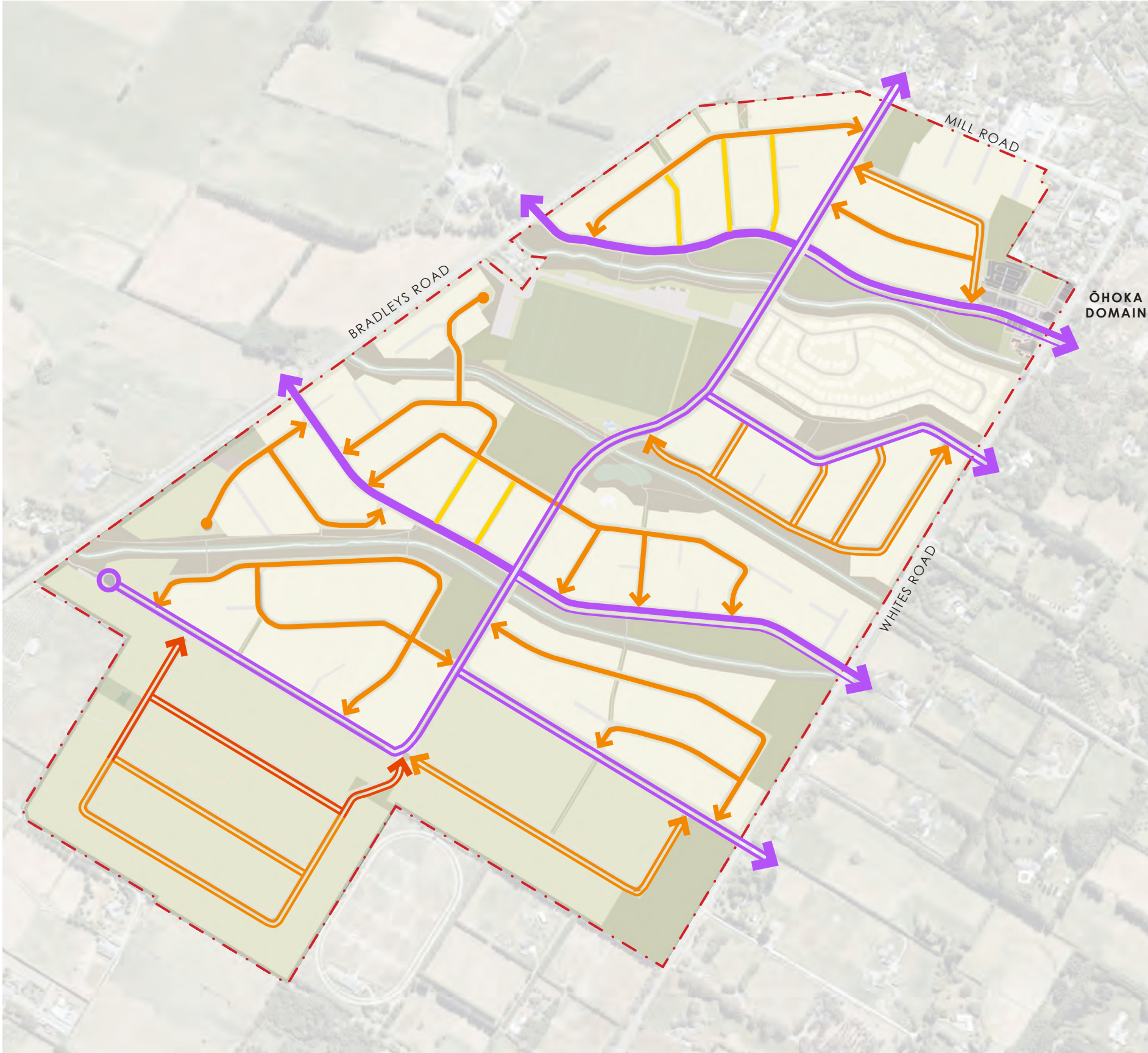
SECTION D	SUBDIVISION DESIGN
41	D1 - ROAD HIERARCHY PLAN
42	D2 - PEDESTRIAN CONNECTIVITY PLAN
43	D3 - STREET TYPOLOGIES
44-50	D4 - ROAD SECTIONS
51	D5 - OPEN SPACE PROVISION AND DESIGN
52-54	D6 - ROAD AND BOUNDARY INTERFACES



D1 ROAD HIERARCHY PLAN

LEGEND

- Site Boundary
- 22m
- 22m with swales on one side
- 22m with swales on both sides
- 20m with swales on both sides
- 18m
- 18m with swales on both sides
- 16m



A. ROAD HIERARCHY PLAN

D2 PEDESTRIAN CONNECTIVITY PLAN

LEGEND

- Site Boundary
- Shared Path
- Recreation Path / Pedestrian Links
- On Road Footpaths
- Pedestrian road crossing facility
- Pedestrian stream crossing facility



A. PEDESTRIAN CONNECTIVITY PLAN

D3 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 streets are 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

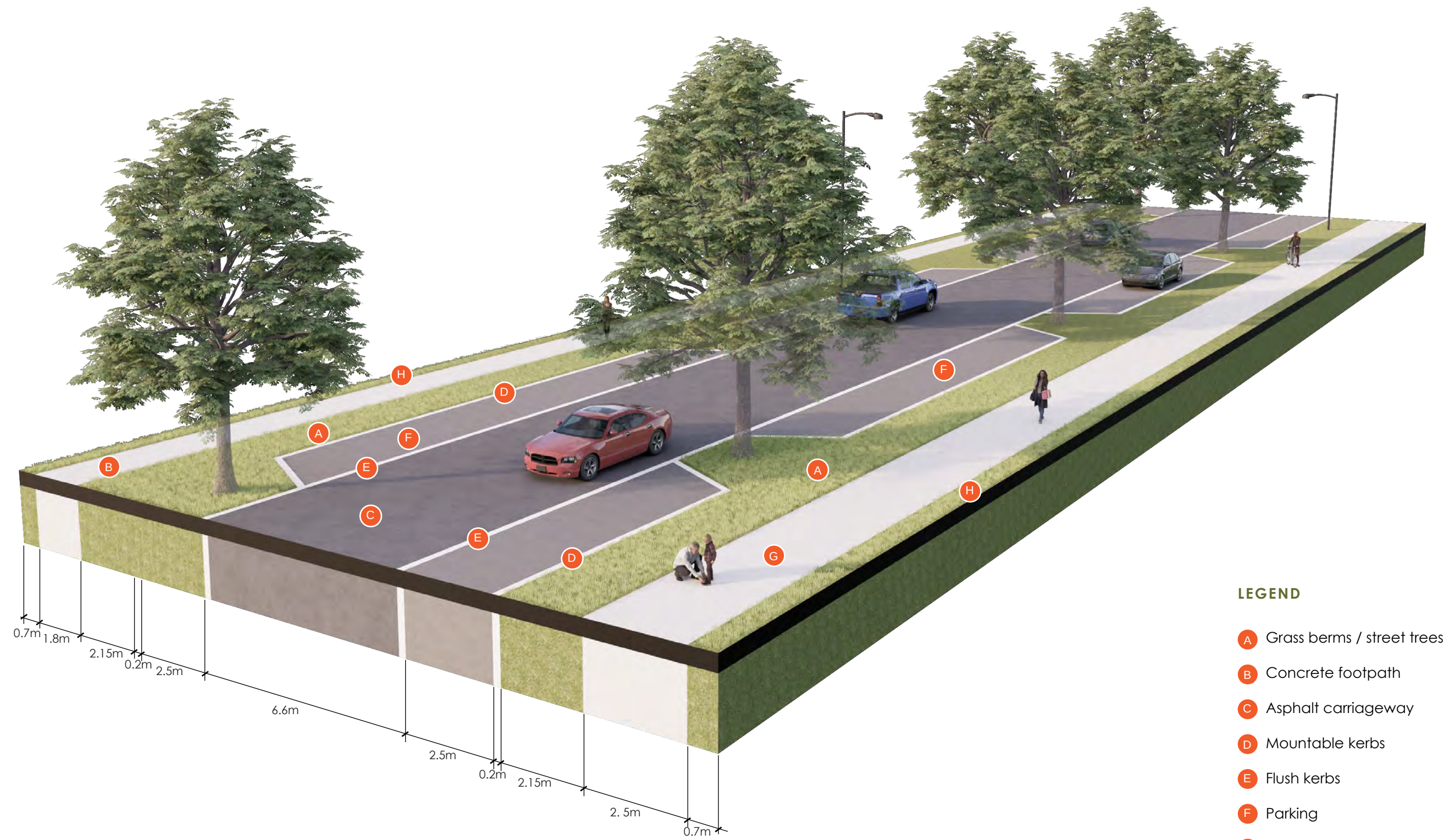


INCORPORATION OF LOW IMPACT SOLUTIONS FOR STORMWATER MANAGEMENT



PROVISION OF CROSSING FACILITIES AND MATERIAL CHANGES AS TRAFFIC CALMING MEASURES

D4 22M WIDE STREET CORRIDOR

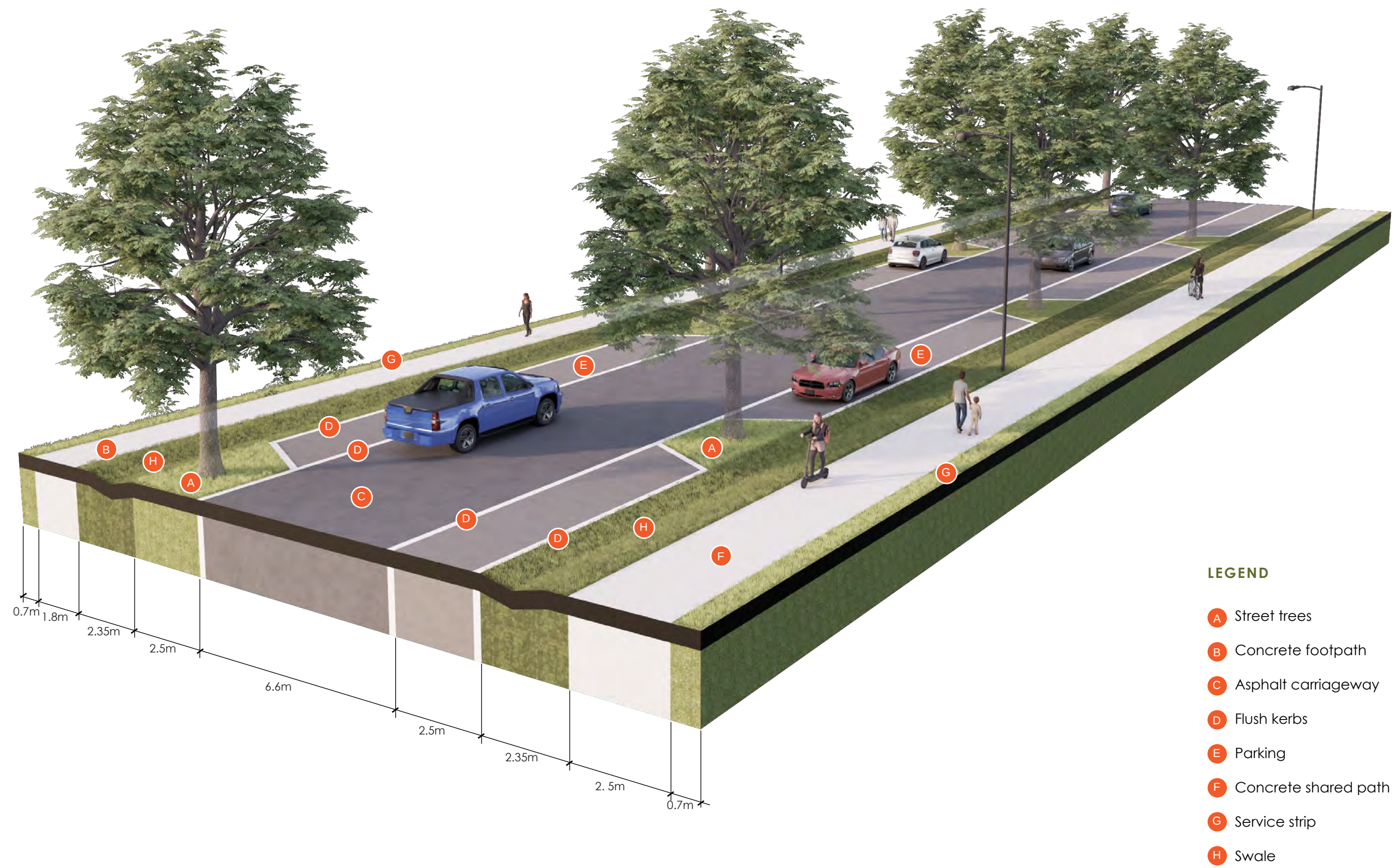


- LEGEND**
- A Grass berms / street trees
 - B Concrete footpath
 - C Asphalt carriageway
 - D Mountable kerbs
 - E Flush kerbs
 - F Parking
 - G Concrete shared path
 - H Service strip

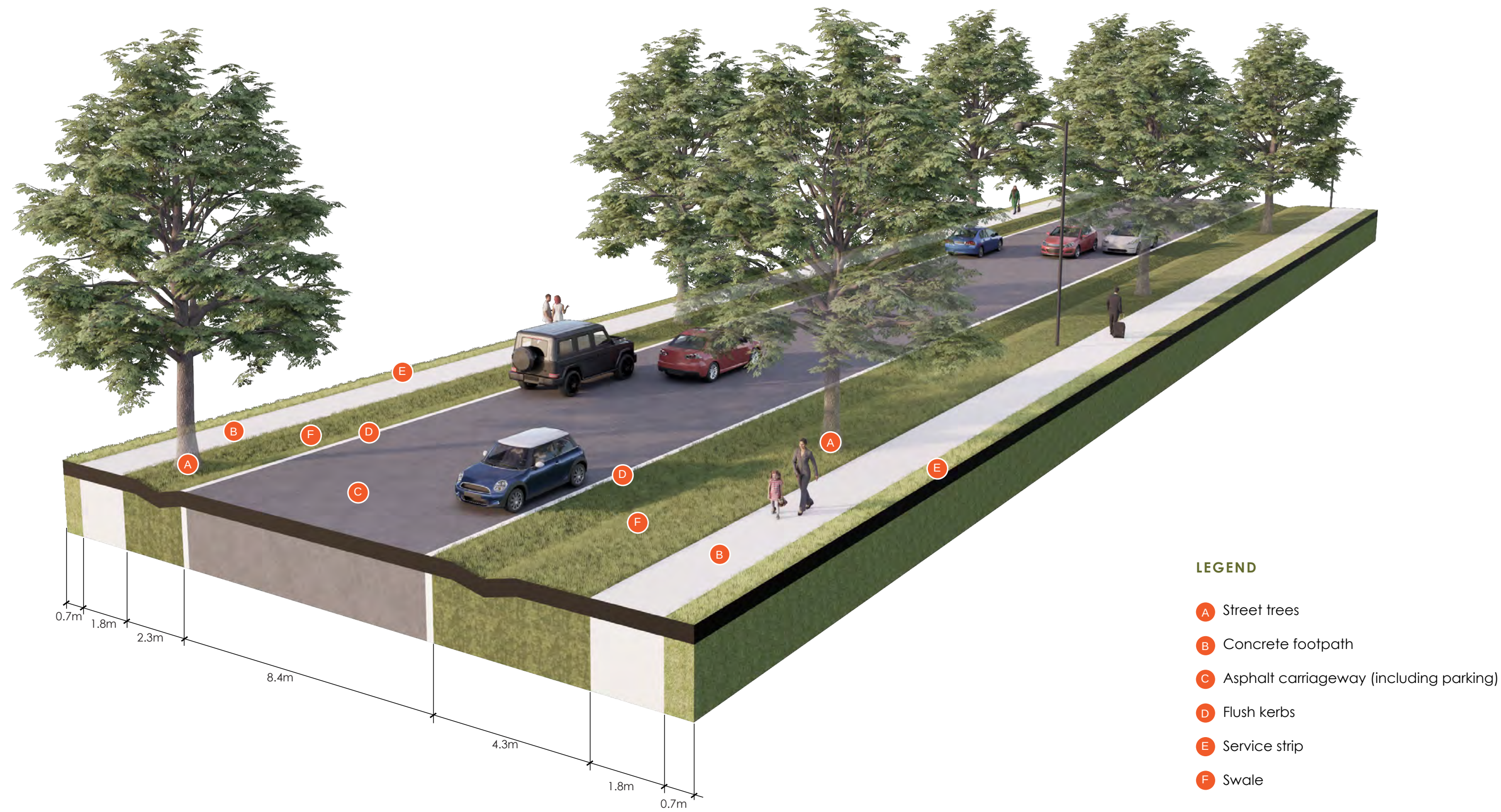
D4 22M WIDE STREET CORRIDOR WITH SWALES ON ONE SIDE



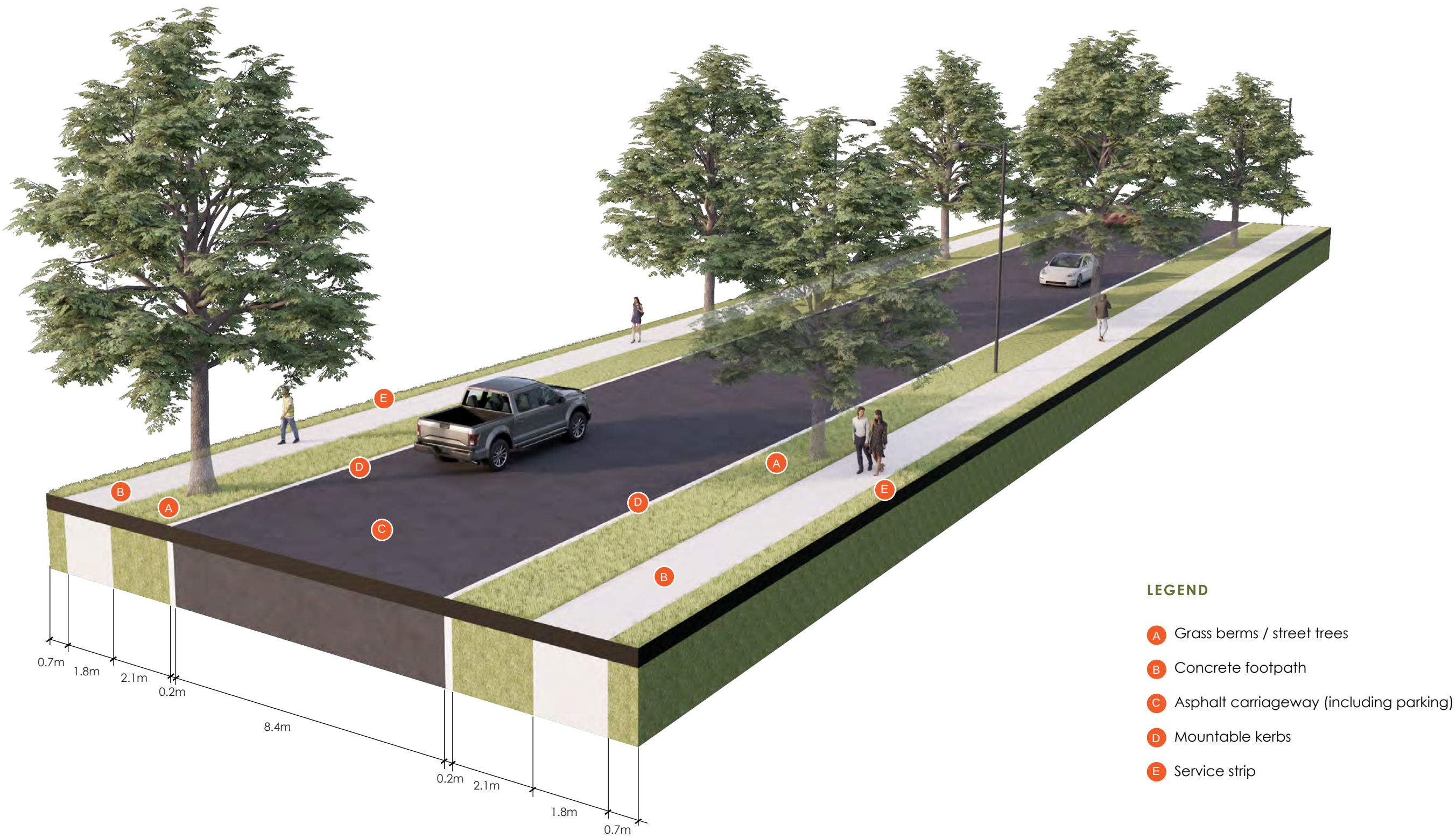
D4 22M WIDE STREET CORRIDOR WITH SWALES ON BOTH SIDES



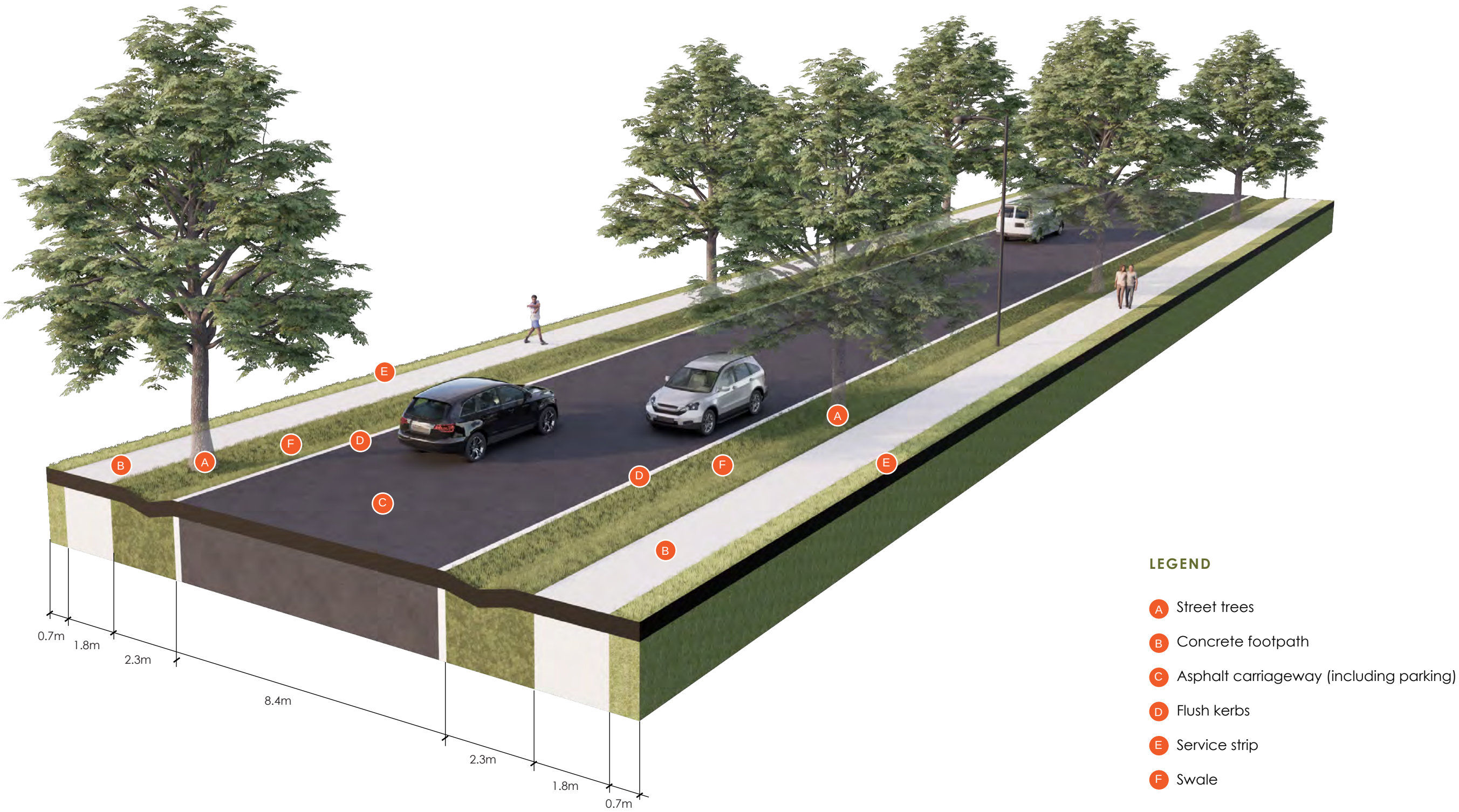
D4 20M WIDE STREET CORRIDOR WITH SWALES ON BOTH SIDES



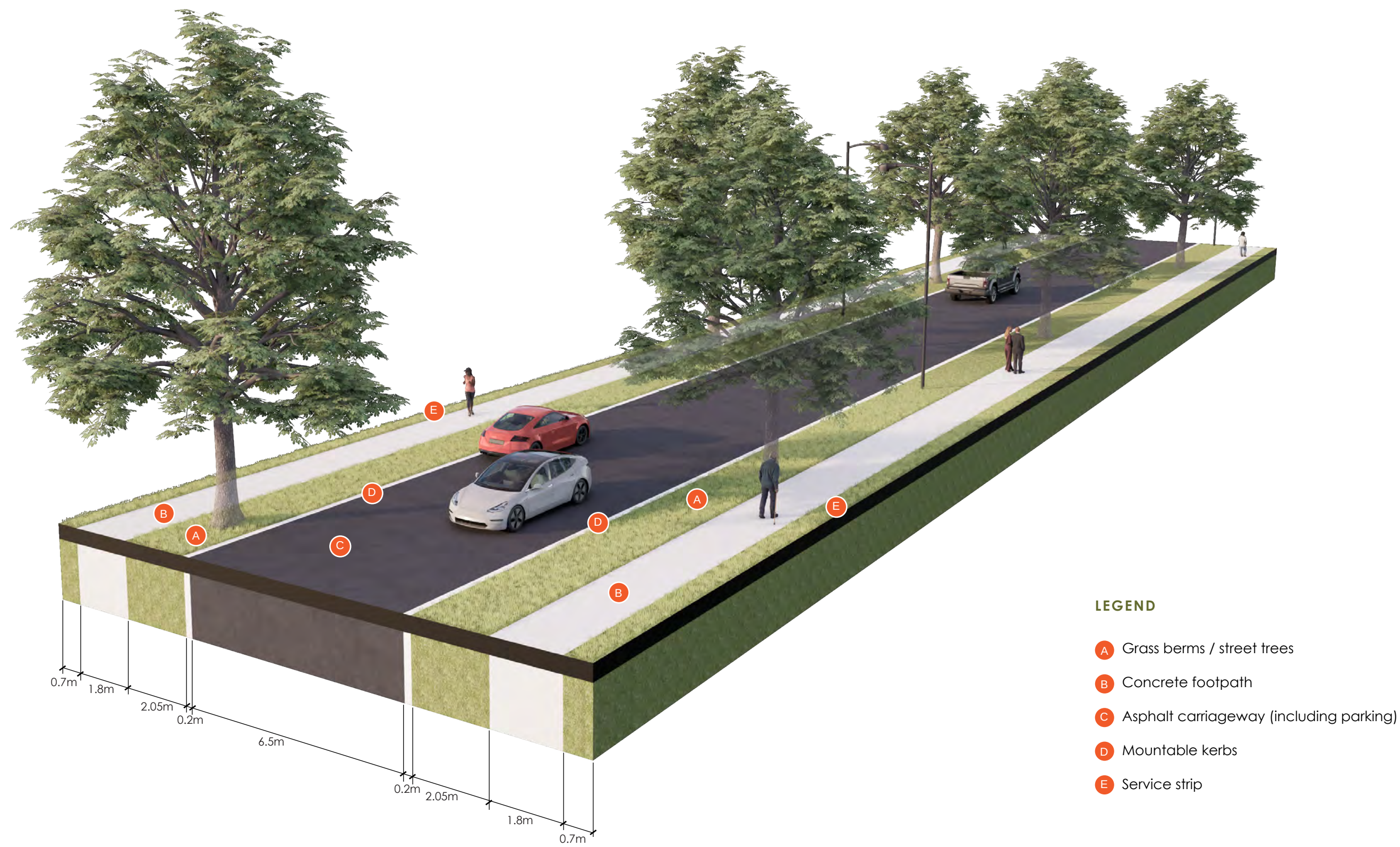
D4 18M WIDE STREET CORRIDOR



D4 18M WIDE STREET CORRIDOR WITH SWALES ON BOTH SIDES



D4 16M WIDE STREET CORRIDOR



D5 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
- Reserve / park (vested)
- Reserve / park (privately owned, publicly accessible)
- Stormwater Management Area
- Waterway margins reserves

A. OPEN SPACE PROVISION AND DESIGN PLAN

D6 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)
 - - - Landscape boundary planting stages



A. ROAD AND BOUNDARY INTERFACES PLAN

D6 ROAD AND BOUNDARY INTERFACES

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) Tī Kōuka / cabbage tree (*Cordyline australis*);
- (f) Kōwhai (*Sophora microphylla*);
- (g) Kahikatea (*Dacrycarpus 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)

D6 ROAD AND BOUNDARY INTERFACES

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 eugenioides*);
- (g) Harekeke/NZ Flax(*Phormium tenax*);
- (h) Portuguese laurel (*Prunus lusitana*); 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.

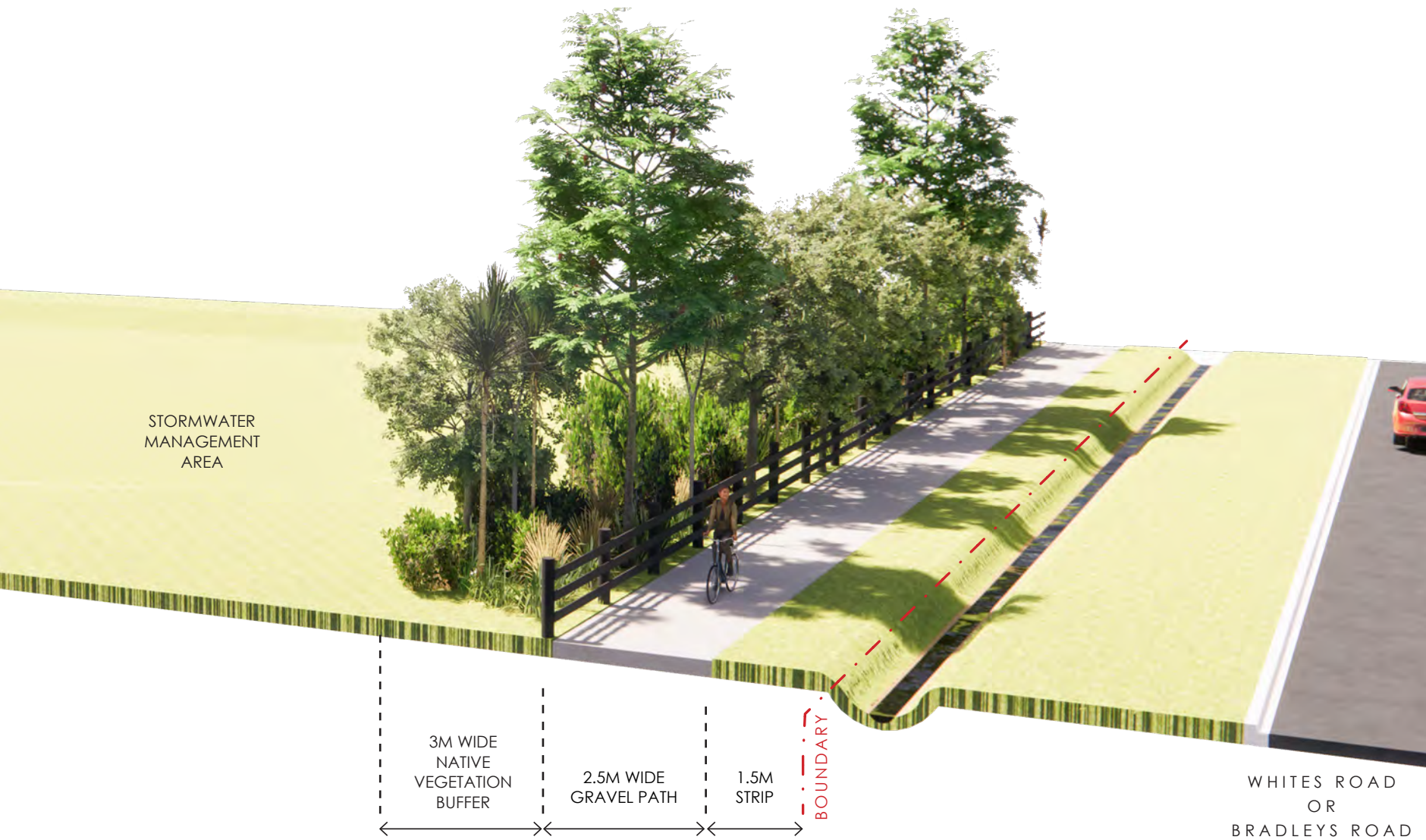
The planting is to consist of the following species planted at 1m centres to achieve a minimum height of 5m once established:

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

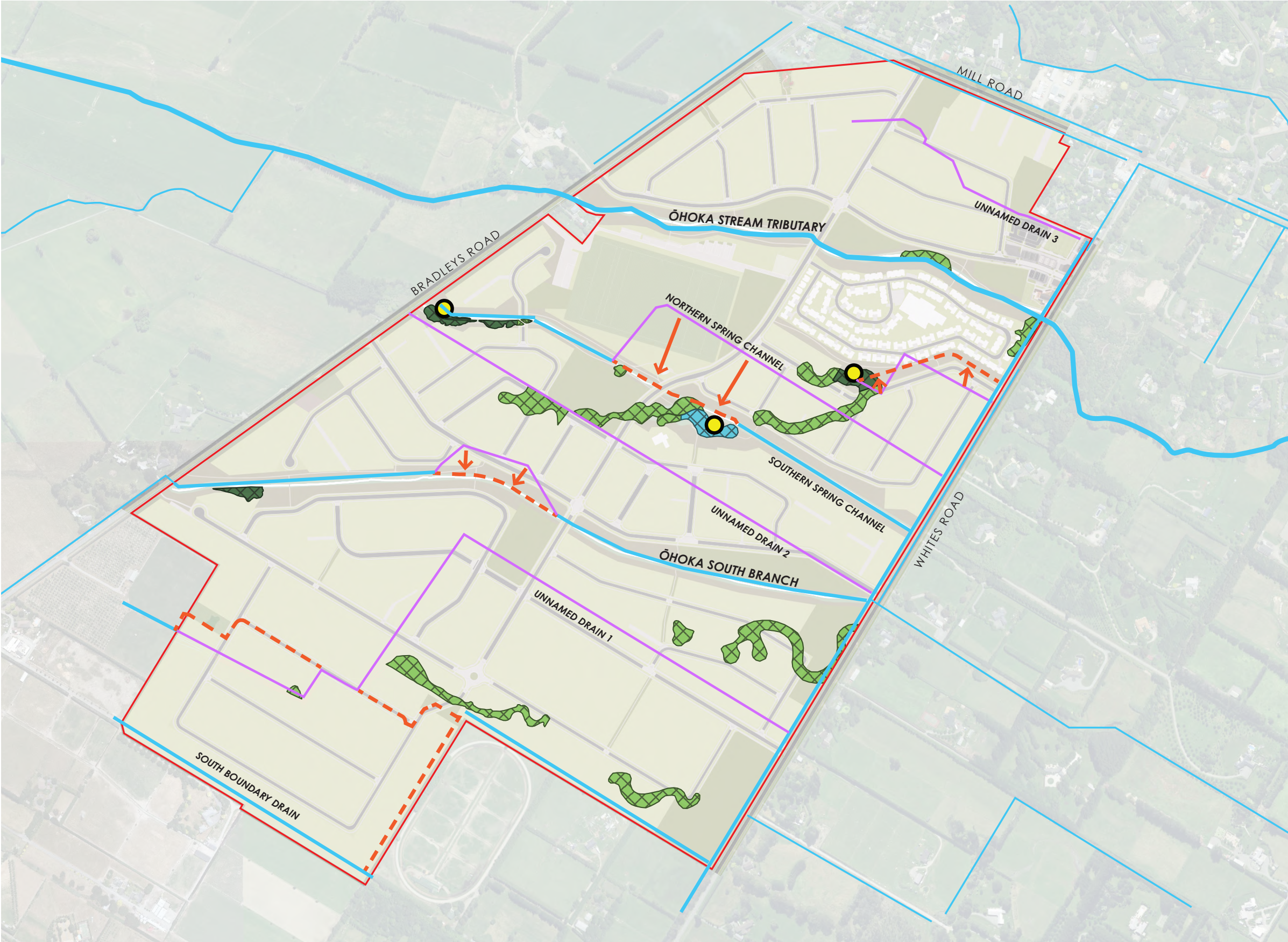


SECTION E	WATERWAYS, SMA, AND PLANTING STRATEGY
56	E1 - MODIFICATION OF NATURAL FEATURES
57	E2 - OPEN SPACE AND CONNECTIVITY PLAN
58	E3 - RESERVES PLAN
59	E4 - INTERNAL PLANTING STRATEGY PLAN
60	E5 - EXAMPLE WATERWAY DESIGN INDICATIVE PLAN
61	E6 - EXAMPLE WATERWAY DESIGN AND SMA TYPICAL SECTIONS
62	E7 - LIZARD PLANTING
63	E8 - TREE SURVEY PLAN
64-70	E9 - PLANTING PALETTES



E1 MODIFICATION OF NATURAL FEATURES

- LEGEND**
- Site Boundary
 - Retained waterways
 - Realigned waterways
 - Removed waterways
 - Retained wetland
 - Removed wetland
 - Retained spring pond
 - Spring / seep



A. NATURAL FEATURES MODIFICATION / ENHANCEMENTS (1:7,500 @ A3)

E2 OPEN SPACE AND CONNECTIVITY PLAN



A. OPEN SPACE AND CONNECTIVITY PLAN (1:7,500 @ A3)

E3 RESERVES PLAN

LEGEND

— Site Boundary

R# Reserve / park (vested)

R1 Heritage Reserve - ~750m²
Playground / seating space

R4 ~3,000m²
Playground / seating space

R5 ~3,000m²
Seating space / open grass area / lizard habitat

R6 ~2,500m²
Seating space / open grass area / lizard habitat

R7 ~1,100m²
Seating space / open grass area

R# Reserve / park (privately owned, publicly accessible)

R2 Village Green - ~3,000m²
Open space / markets
Privately owned, publicly accessible

R3 Polo grounds - ~8.9ha
Open space, polo fields, associated amenities
Privately owned, publicly accessible green space

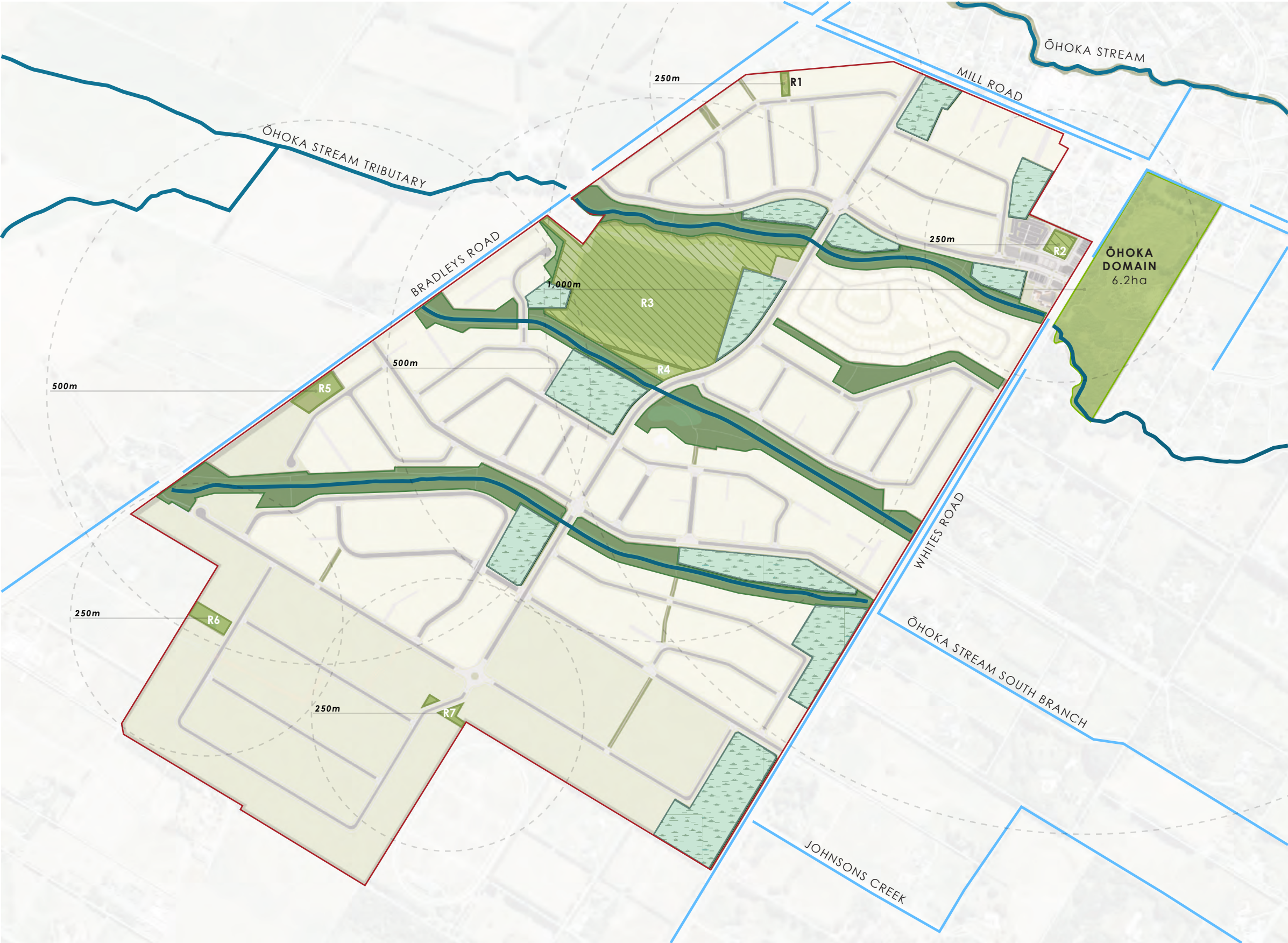
Stormwater Management Area

Waterway margins reserves

Streams

Drains / water races

Reserve walking catchments
1,000m for Ōhoka domain
500m for reserves over 0.3ha
250m for reserves under 0.3ha



A. RESERVES PLAN (1:7,500 @ A3)

E4 INTERNAL PLANTING STRATEGY PLAN

LEGEND

- - - Site Boundary
- Reserve planting
- Waterways planting
- Stormwater management area planting
- Commercial planting
- Proposed lizard habitat planting
- Potential lizard habitat 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')



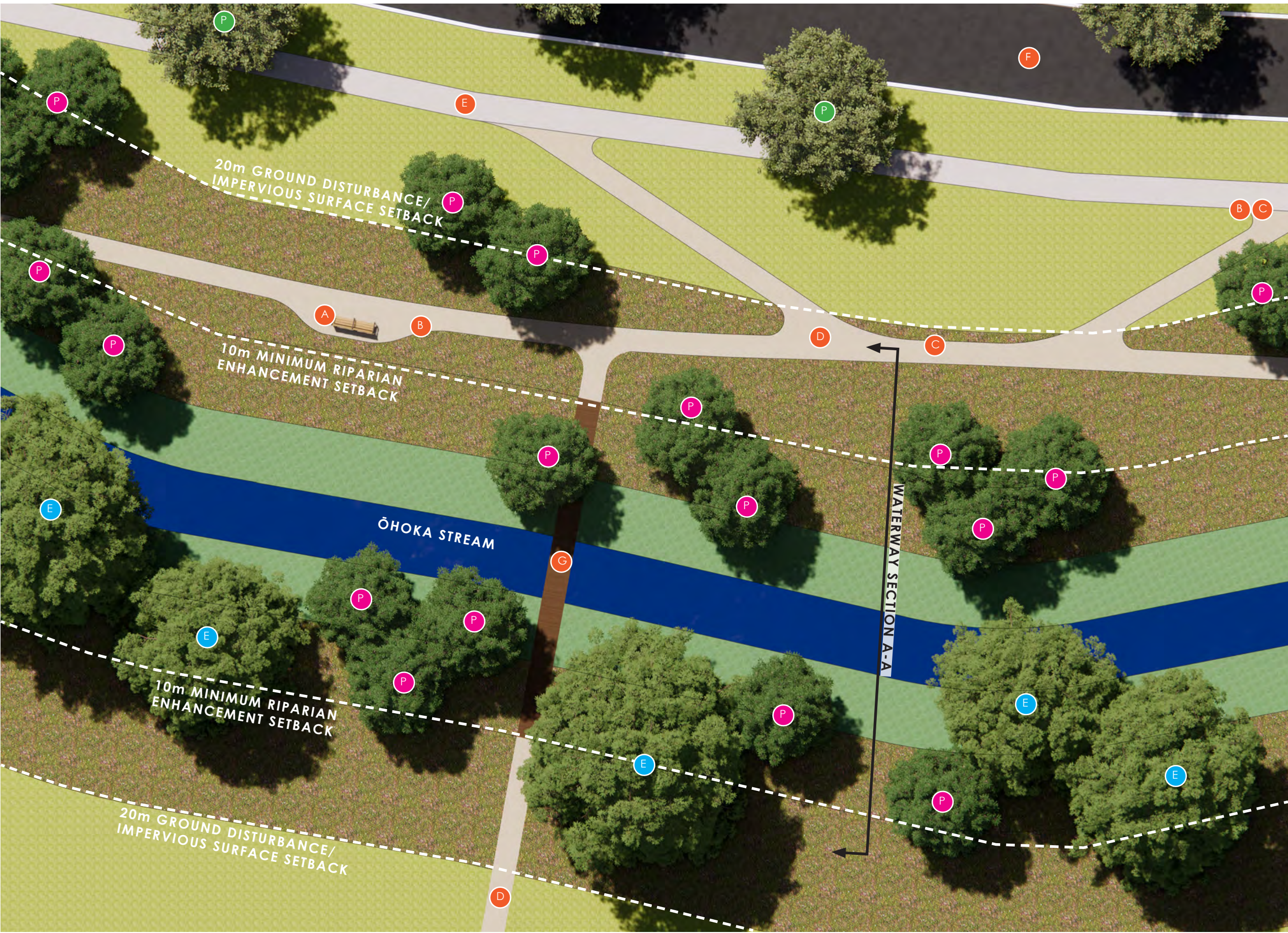
A. PLANTING STRATEGY PLAN



A. LOCATON 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



B. E5 - EXAMPLE WATERWAY DESIGN INDICATIVE PLAN - OHOKA STREAM (1:250@A3)

client / project name: Ohoka Residential Subdivision Fast Track App.
drawing name: **E4 - 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

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

E7 LIZARD PLANTING

LEGEND

- Neighbourhood Reserve Boundary

Power pylon 12m offset (indicative)

Overhead power lines (indicative)

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
- NOTE: All vegetation must comply with the Electricity (Hazards from Trees) Regulations 2003

The main site plan illustrates the proposed lizard planting area (1000m²) within a larger reserve area. The planting area is outlined in blue and contains orange dots representing habitat aggregates or wood piles. A 950m² planted buffer is shown adjacent to the planting area. The reserve boundary is marked with a red dashed line. A 10m planted buffer setback is indicated along the boundary. A pylon is located within the reserve area. The total area of the Neighbourhood Reserve is 3140m², and the lawn area is 1610m². Dimensions of 34m and 32m are shown for the planting area. An inset map shows the reserve location within the broader context of the subdivision.

1000m² Lizard Habitat Planting

950m² planted buffer

10m planted buffer setback

1610m² Lawn / Reserve Area

Neighbourhood Reserve (3140m² total area)

Pylon

34m

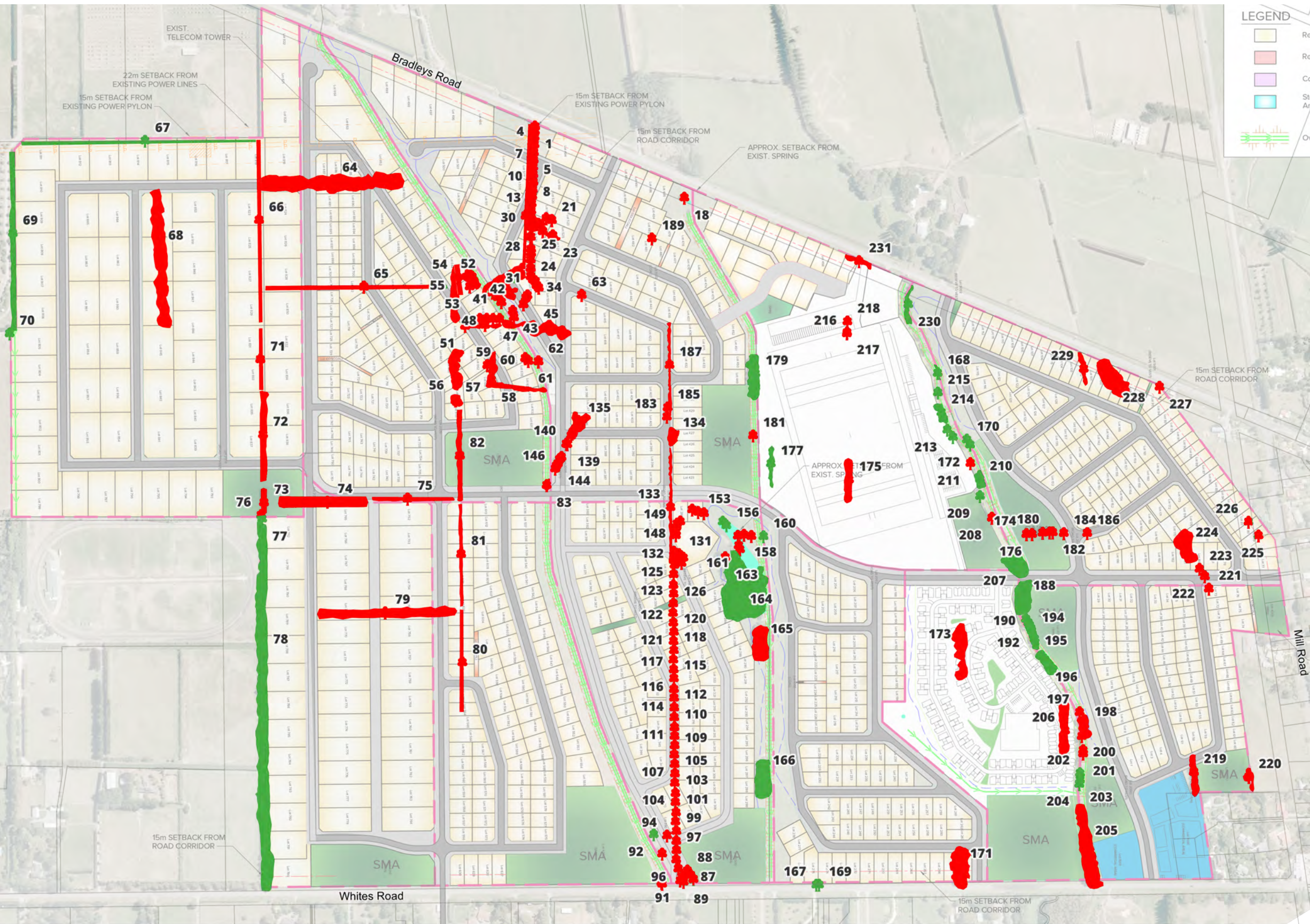
32m
- A. LIZARD PLANTING (1:400 @ A3)
- ŌHOKA RESIDENTIAL SUBDIVISION - URBAN DESIGN AND LANDSCAPE MASTER PLAN
DCM Urban Design Limited | 10.09.2026 | 2021_097B Ohoka Residential Subdivision Fast Track Application_K
- 62

E8 TREE SURVEY PLAN

LEGEND

Trees to be removed

Possible trees to retain
(subject to confirmation from arborist and ecologist)



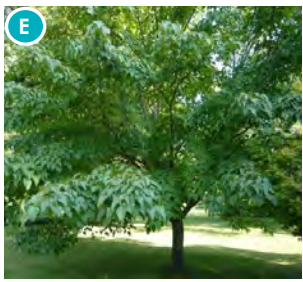
A. TREE SURVEY PLAN (SOURCE: TREETECH ARBORICULTURAL IMPACT ASSESMENT, JUNE 2023)

E9 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*)

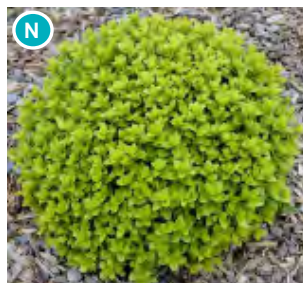


English Oak
(*Quercus robur*)

PLANT MIX



New Zealand Daphne
(*Pimelia prostrata*)



Dwarf Pittosporum
(*Pittosporum 'Hedgehog'*)



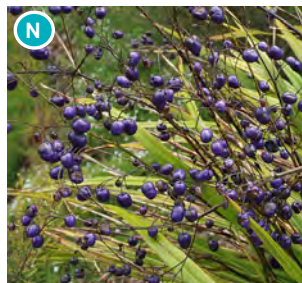
Creeping Iris
(*Liberia peregrinans*)



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'*)

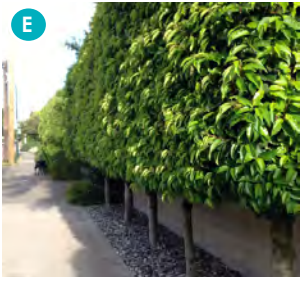


Pohuehue
(*Muehlenbeckia axillaris*)

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 Subdivision Fast Track App.
drawing name: **STREET PLANT PALETTE**
designed by: DCM, CG, HB, AB, ZH
drawn by: AB, ZH
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DCM	31/01/2025
-	-
DCM	25/05/2026
DCM	08/06/2026
DCM	28/08/2026
DCM	08/09/2026
DCM	10/09/2026



REGISTERED
LANDSCAPE
ARCHITECT



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WWW.DCMURBAN.COM

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

revision: **K**

E9 RESERVE PLANT PALETTE

SPECIMEN TREES



Kahikatea
(*Dacrydium dacrydioides*)



Mānātu/Lowland
Ribbonwood
(*Plagianthus regius*)



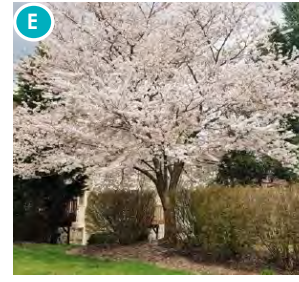
Kōwhai
(*Sophora microphylla*)



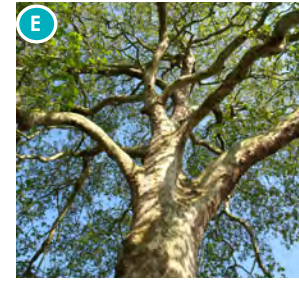
Field Maple
(*Acer campestre*)



Scarlet Oak
(*Quercus coccinea*)



Flowering Cherry
(*Prunus x yedoensis*)



London Plane
(*Platanus x acerifolia*)



European Ash
(*Fraxinus excelsior* 'Green')

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')



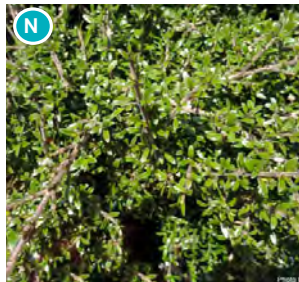
Orange Sedge
(*Carex testacea*)



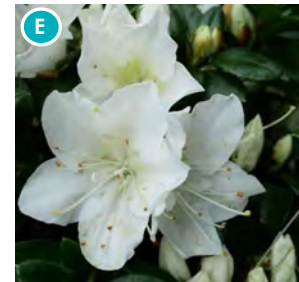
Mexican Orange Blossom
(*Choisya ternata*)



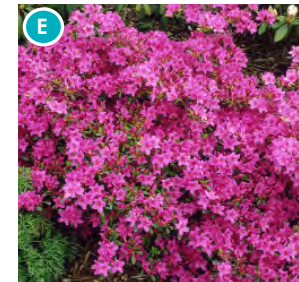
Pānakenake
(*Lobelia angulata*)



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 Subdivision 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

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date
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28/08/2026
08/09/2026
10/09/2026



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LANDSCAPE
ARCHITECT



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project no / drawing no: 2021_097/ 012

revision: K

E9 WATERWAYS PLANT PALETTE

SPECIMEN TREES



Ti Kōuka / cabbage tree
(*Cordyline australis*)



Kahikatea/White Pine
(*Dacrycarpus dacrydioides*)



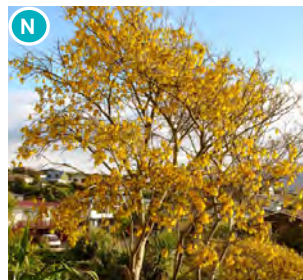
Mānatu/Lowland
Ribbonwood
(*Plagianthus regius*)



Tōtara
(*Podocarpus totara*)



Horoeka/lancewood
(*Pseudopanax crassifolius*)



Kōwhai
(*Sophora microphylla*)

BANK MIX



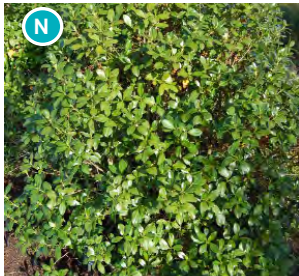
Hunangamoho/wind grass
(*Anemanthele lessoniana*)



Kakaha/bush flax
(*Astelia fragrans*)



Mikimiki/mingimingi
(*Coprosma propinqua*)



Karamū
(*Coprosma robusta*)



Ti Kōuka / cabbage tree
(*Cordyline australis*)



Tūrūtū
(*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*)

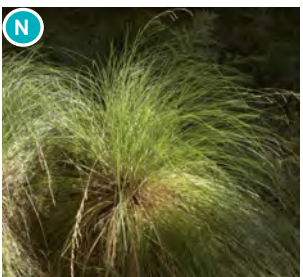


Purei/swamp sedge
(*Carex secta*)

FRESH PLAIN MIX



Purei/swamp sedge
(*Carex secta*)



Swamp Sedge
(*Carex virgata*)



Oioi
(*Apodasmia somilis*)



Wiwi/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 Subdivision 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

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Package updates
Minor updates

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date
31/01/2025
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25/05/2026
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08/09/2026
10/09/2026



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ARCHITECT



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

revision: **K**

E9 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*)

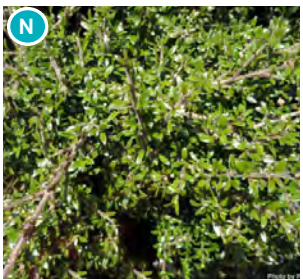
BANK MIX



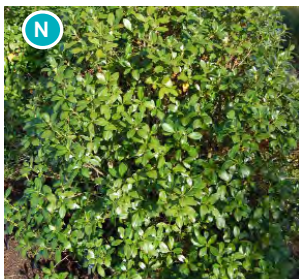
Hunangamoho/wind grass
(*Anemanthele lessoniana*)



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
(*Griselinia littoralis*)

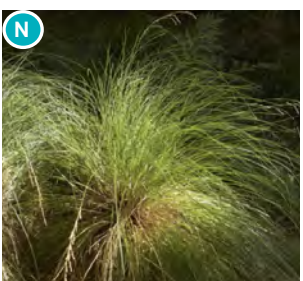


Purei/swamp sedge
(*Carex secta*)

WETLAND MIX



Purei/swamp sedge
(*Carex secta*)



Pukio/swamp sedge
(*Carex virgata*)



Wiwī/tussock rush
(*Juncus edgareae*)

SHALLOW POOLS AND LOW FLOW CHANNEL MIX



Wiwī/tussock rush
(*Juncus edgareae*)



Wiwī/tussock rush
(*Juncus sarophorus*)

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 Subdivision 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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I	WIP update
J	Package updates
K	Minor updates

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DCM	25/05/2026
DCM	08/06/2026
DCM	28/08/2026
DCM	08/09/2026
DCM	10/09/2026



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LANDSCAPE
ARCHITECT



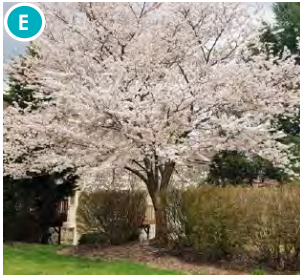
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project no / drawing no: **2021_097/ 014**

revision: **K**

E9 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
(*Lobelia angulata*)



Mingimingi
(*Coprosma propinqua*)

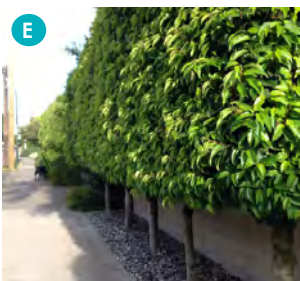


Big Leaf Hydrangea
(*Hydrangea macrophylla*)



Red Tussock
(*Chionochloa rubra*)

HEDGES



Portuguese Laurel
(*Griselinia littoralis*)



Kapuka
(*Griselinia littoralis*)



Boxwood
(*Buxus sempervirens*)



Star Jasmine
(*Trachelospermum jasminoides*)



Boston Ivy
(*Parthenocissus tricuspidata*)

CLIMBERS

WATER MARGIN



Miniature Toe Toe
(*Chionochloa flavicans*)



Purei
(*Carex secta*)

N = Native E = Exotic

client / project name: Ōhoka Residential Subdivision 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

revision no:
A -
G Amendments to plans
H Amendments to plans
I WIP update
J Package updates
K Minor updates

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Issue for Comment
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Amendments to plans
Amendments to plans
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Minor updates

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date
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08/06/2026
28/08/2026
08/09/2026
10/09/2026



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ARCHITECT



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

revision: **K**

E9 LANDSCAPE BOUNDARY TREATMENT PLANT PALETTE

LANDSCAPE TREATMENT A & D



Kōhūhū/black matipo
(*Pittosporum tenuifolium*)



Tarata/Lemonwood
(*Pittosporum eugenioides*)



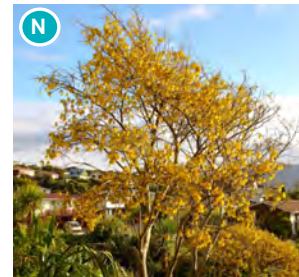
Shrubby Toraro
(*Muehlenbeckia astonii*)



Tōtara
(*Podocarpus Totara*)



Ti Kōuka / cabbage tree
(*Cordyline australis*)



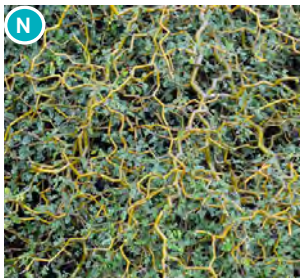
Kōwhai
(*Sophora microphylla*)



Kahikatea
(*Dacrycarpus dacrydioides*)



Harekeke/NZ Flax
(*Phormium tenax*)



Prostrate Kōwhai
(*Sophora prostrata*)



Miki Miki
(*Coprosma virescens*)



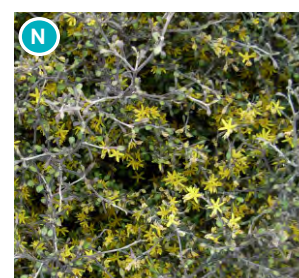
Koromiko
(*Veronica salicifolia*)



Toe toe
(*Austroderia richardii*)

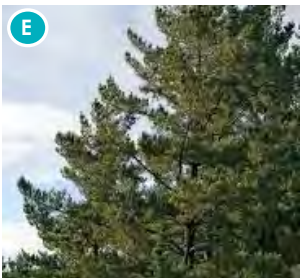


Kāpuka/broadleaf
(*Griselinia littoralis*)



Korokio
(*Corokia sp.*)

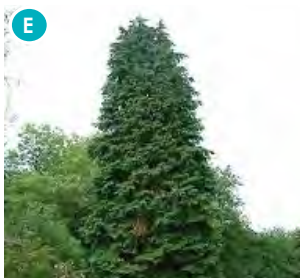
LANDSCAPE TREATMENT B



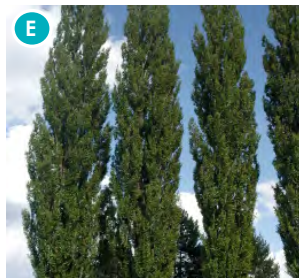
Pine
(*Pinus radiata*)



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 Subdivision 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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DCM	08/09/2026
DCM	10/09/2026



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ARCHITECT



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

revision: **K**

E9 LIZARD HABITAT PLANT PALETTE

LIZARD PLANTING



Mingimingi
(*Coprosma propinqua*)



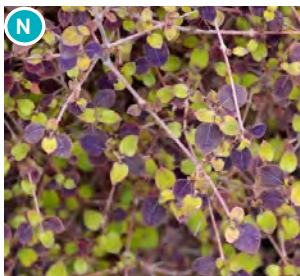
Silver tussock
(*Poa cita*)



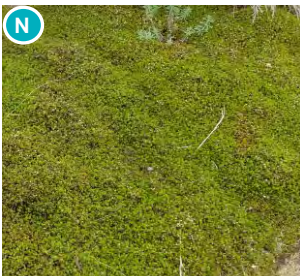
Shrubby Toraro
(*Muehlenbeckia astonii*)



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 Subdivision 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
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LANDSCAPE
ARCHITECT



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

revision: **K**