

Stage 3 // Focus Area C_Retaining Wall / Stream interface

An existing stream corridor extends along the northern boundary of the properties toward the eastern edge of the development.

Earthworks and revegetation are proposed along the northern bank to restore and enhance the stream environment. The southern bank will incorporate retaining structures to accommodate level changes and enable the formation of appropriately sized residential lots.

Rear property boundaries will open onto the revegetated corridor and existing slope, providing residents with a strong visual connection to a green, naturalised landscape.

Rear Fence:



Black Aluminium Pool Fence.
1.2m tall.

Stream Mix:



Carex spp



Oi oi

Hillside Supplementary Mix:



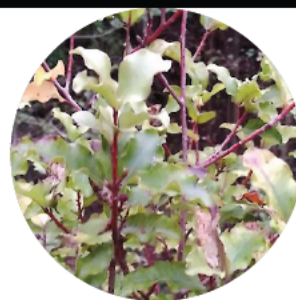
Kanuka/Manuka



Mahoe



Cabbage Tree



Red Matipo



Koromiko



Black Matipo



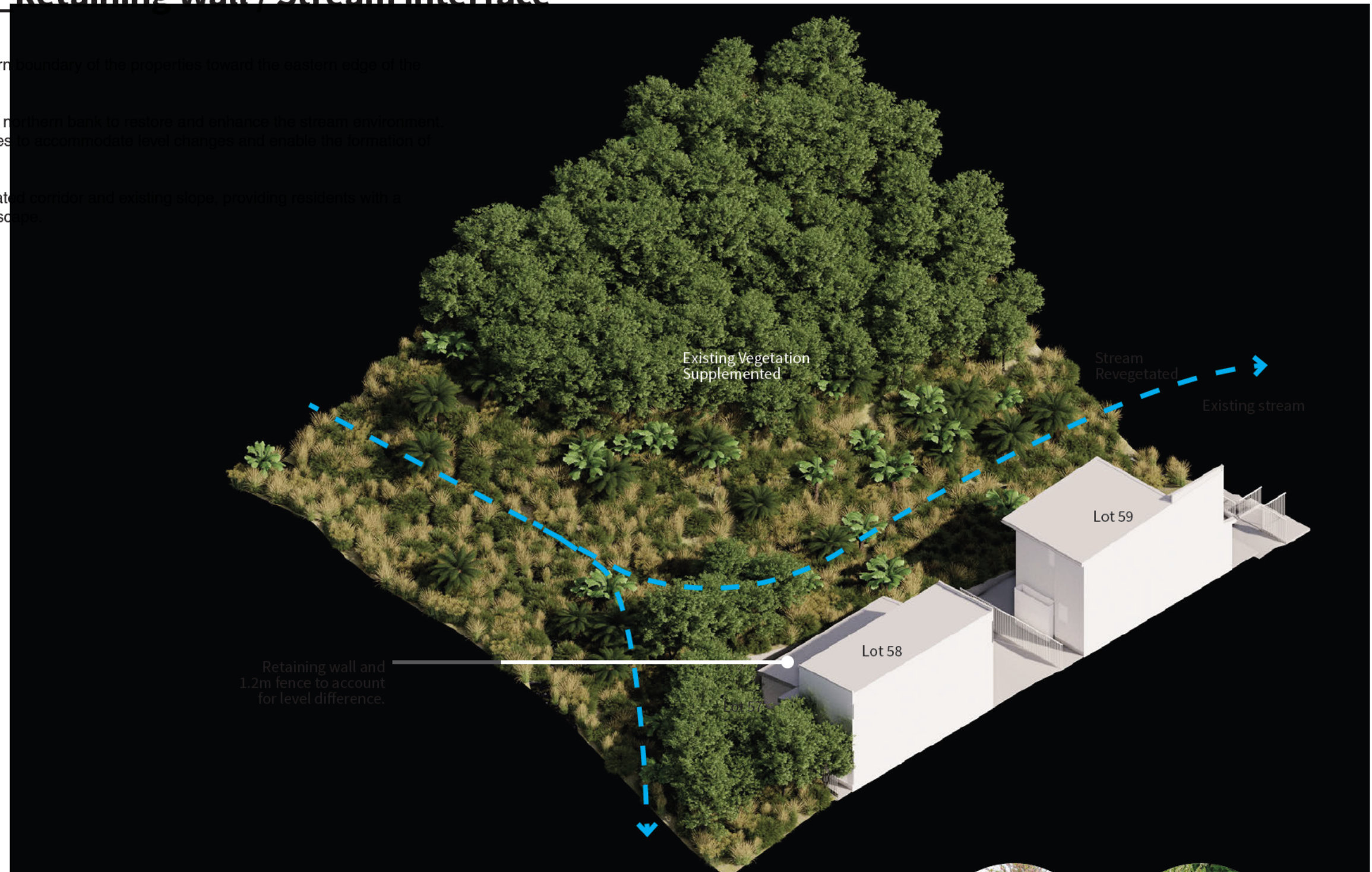
Hinau



Wineberry



Lacebark



Stage 3 // Focus Area D_Amenity Reserve & Rain Garden

To the east of the lower escarpment where the existing stream currently runs, is an opportunity for the implementation of an integrated rain garden system.

This area also provides a further open space for the community, forming a key amenity node at the terminus of the cul-de-sac. It is designed to accommodate a range of community-focused elements, including informal play opportunities, seating, kick-about space, and enhanced ecological planting.

Furniture:



Seat

Signage:



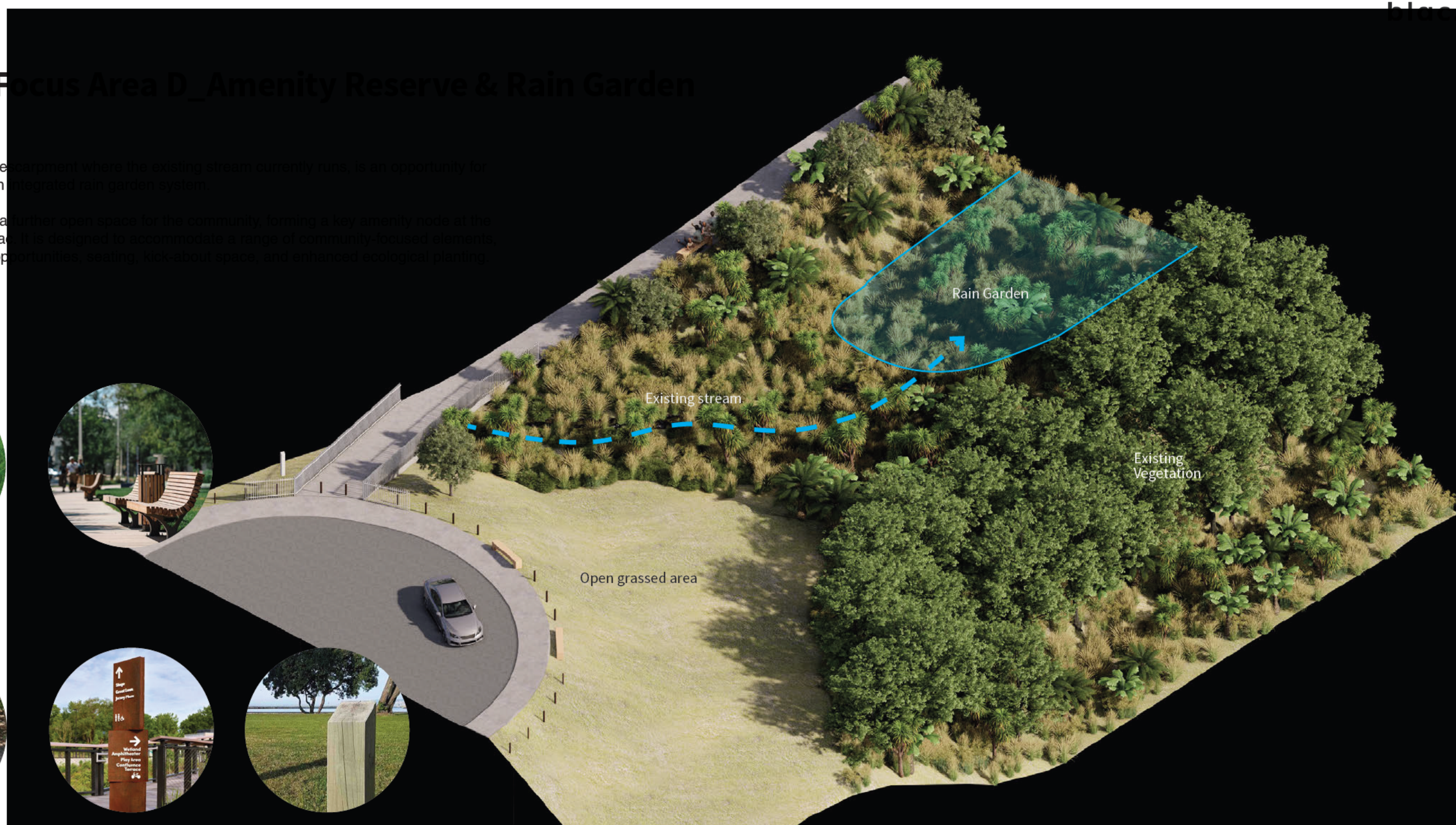
Interpretive Signage



Wayfinding



Bollard



Rain Garden Mix:



Carex spp



Oi oi



Juncus Spp



Phormium spp



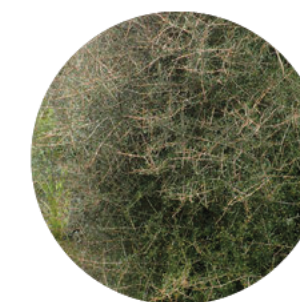
Coastal Cutty Grass



Cabbage Tree



Saltmarsh Ribbonwood



Mingimingi

Stage 4 // Focus Area F_Residential Interface

Lots 1-9

Lots 1-9 interface with existing residential properties to the south of the site. The proposed earthworks in this area range from approximately 3 metres above the neighbouring sites to 5-6 metres above the neighbouring sites. Due to the change in elevation, the earthworks and distant buildings have the potential to generate adverse visual effects on these adjacent properties.

To address these effects, a 5-metre-deep buffer of native screen planting is proposed, incorporating species capable of reaching up to 8-12 metres in height at maturity. In addition, a 2-metre-high fence in recessive colour will also be installed to provide initial visual screening, clearly define the boundary and offer shelter and support for the establishment of vegetation.

All planting will be established in a minimum 300mm depth of topsoil, and will be mulched using either organic mulch or natural matting, depending on slope conditions. Shrubs will be planted at a minimum size of 10L, and trees will be planted at either 60L or 2 metres in height. Planting is to be undertaken at the first suitable planting season following completion of earthworks.

Rear Fence:



Pitch Black Stained Timber Fence. 2m tall.

Screen Planting Mix (8-12m High):



Broadleaf



Hinau



Kanuka/Manuka



Lemonwood



Wineberry



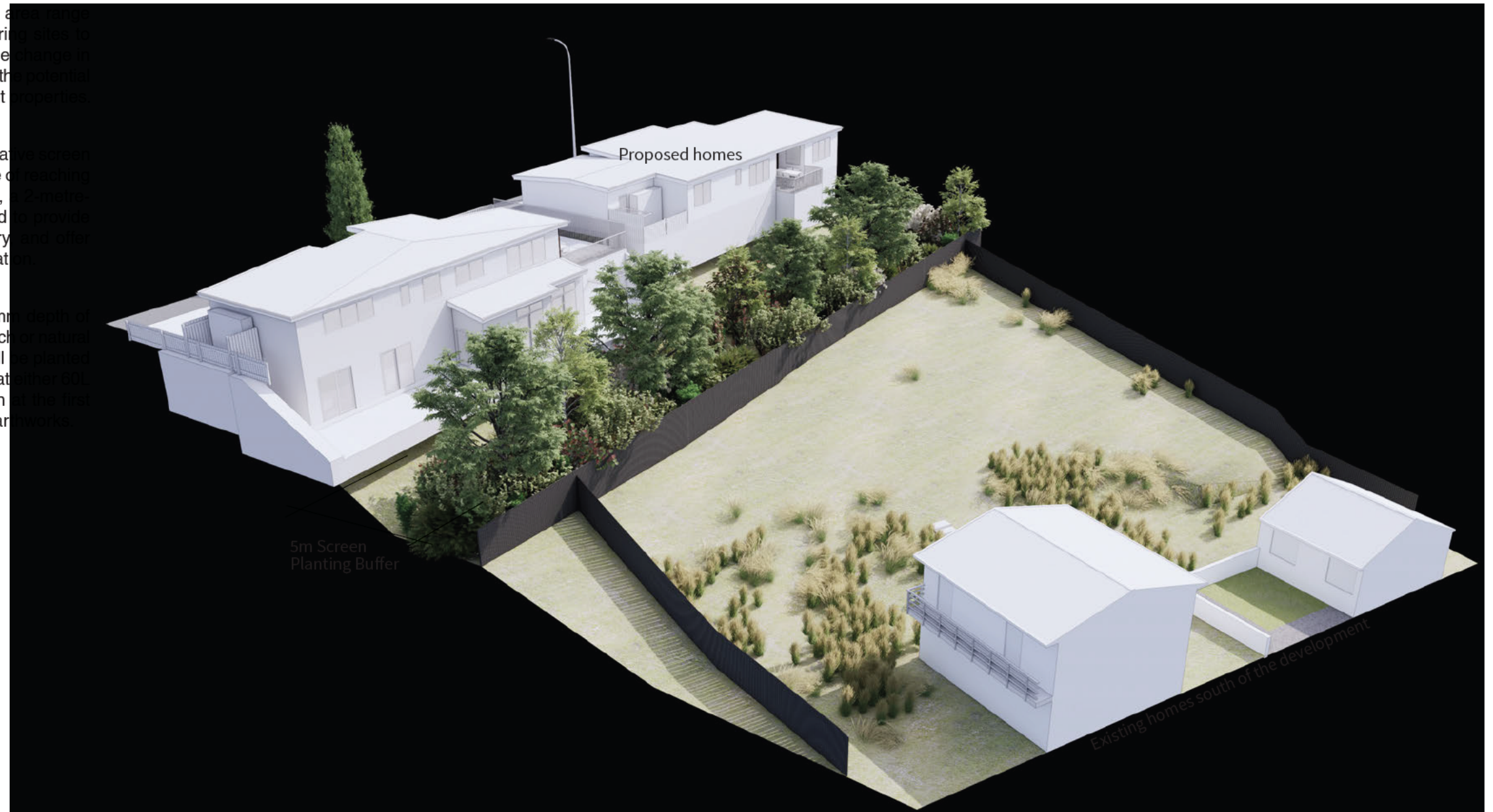
Lacebark



Red Matipo



Ribbonwood



Stage 4 // Focus Area G_Residential Interface

Lots 9-33

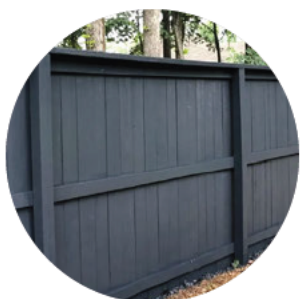
Lots 9–33 interface with existing residential properties to the south of the site. The proposed building platforms in this area range from being level with the neighbouring sites to being 3 metres above the neighbouring sites. Due to the change in elevation, the earthworks and resulting built form have the potential to generate adverse visual effects on these adjacent properties.

To address these effects, a 3 to 5-metre-deep buffer of native screen planting is proposed, incorporating species capable of reaching up to 8 metres in height at maturity. In addition, a 2-metre-high fence in recessive colour will also be installed to provide initial visual screening, clearly define the boundary, and offer shelter and support for the establishment of vegetation.

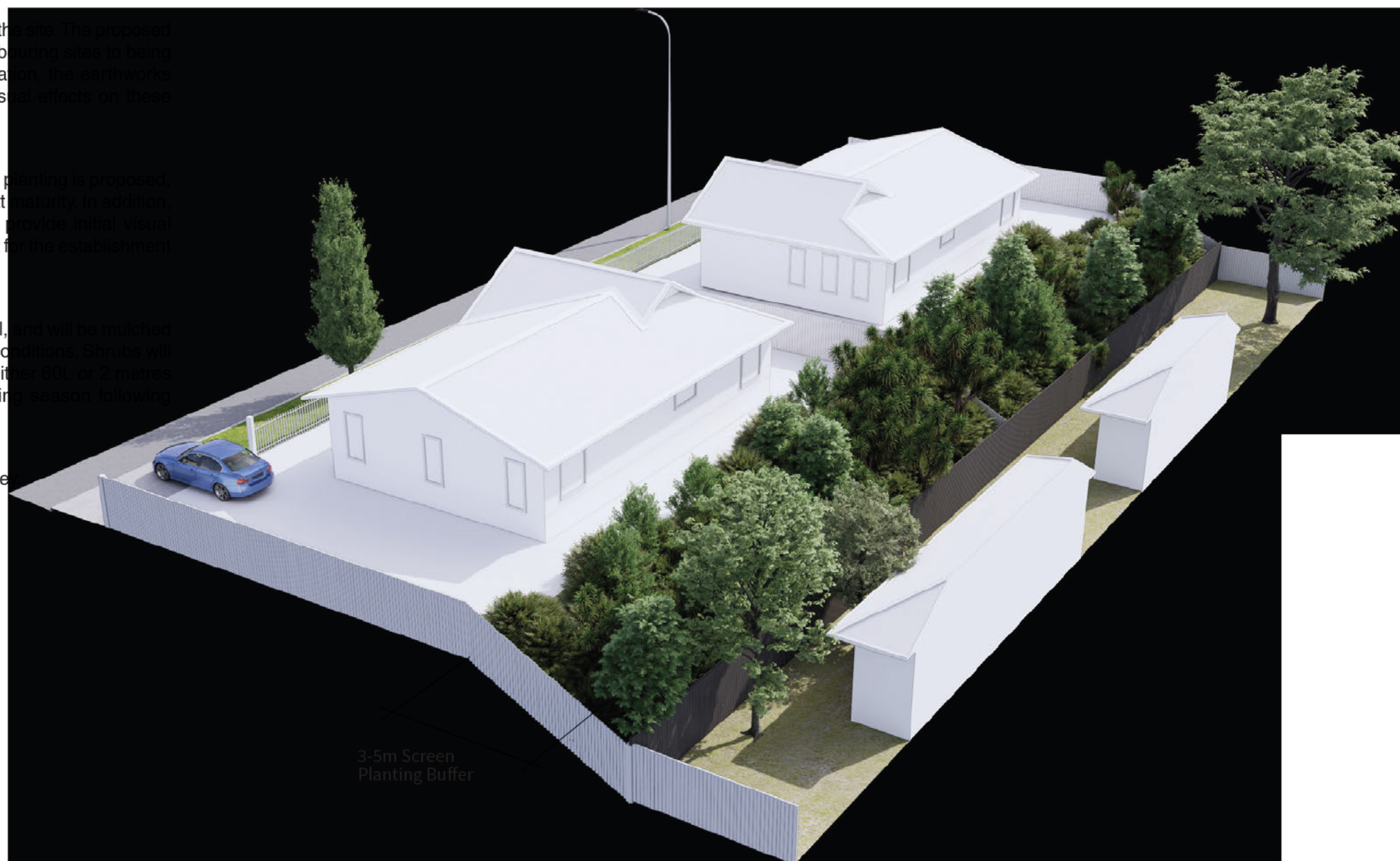
All planting will be established in a minimum 300mm depth of topsoil, and will be mulched using either organic mulch or natural matting, depending on slope conditions. Shrubs will be planted at a minimum size of 10L, and trees will be planted at either 60L or 2 metres in height. Planting is to be undertaken at the first suitable planting season following completion of earthworks.

Vertical construction is also proposed to be restricted to single storey.

Rear Fence:



Pitch Black Stained Timber Fence. 2m tall.



Screen Planting Mix (4-8m High):



Corokia spp



Pseudopanax spp



Cabbage Tree



Ake Ake 'Purple and Green'



Black Matipo



Ribbonwood



Puka

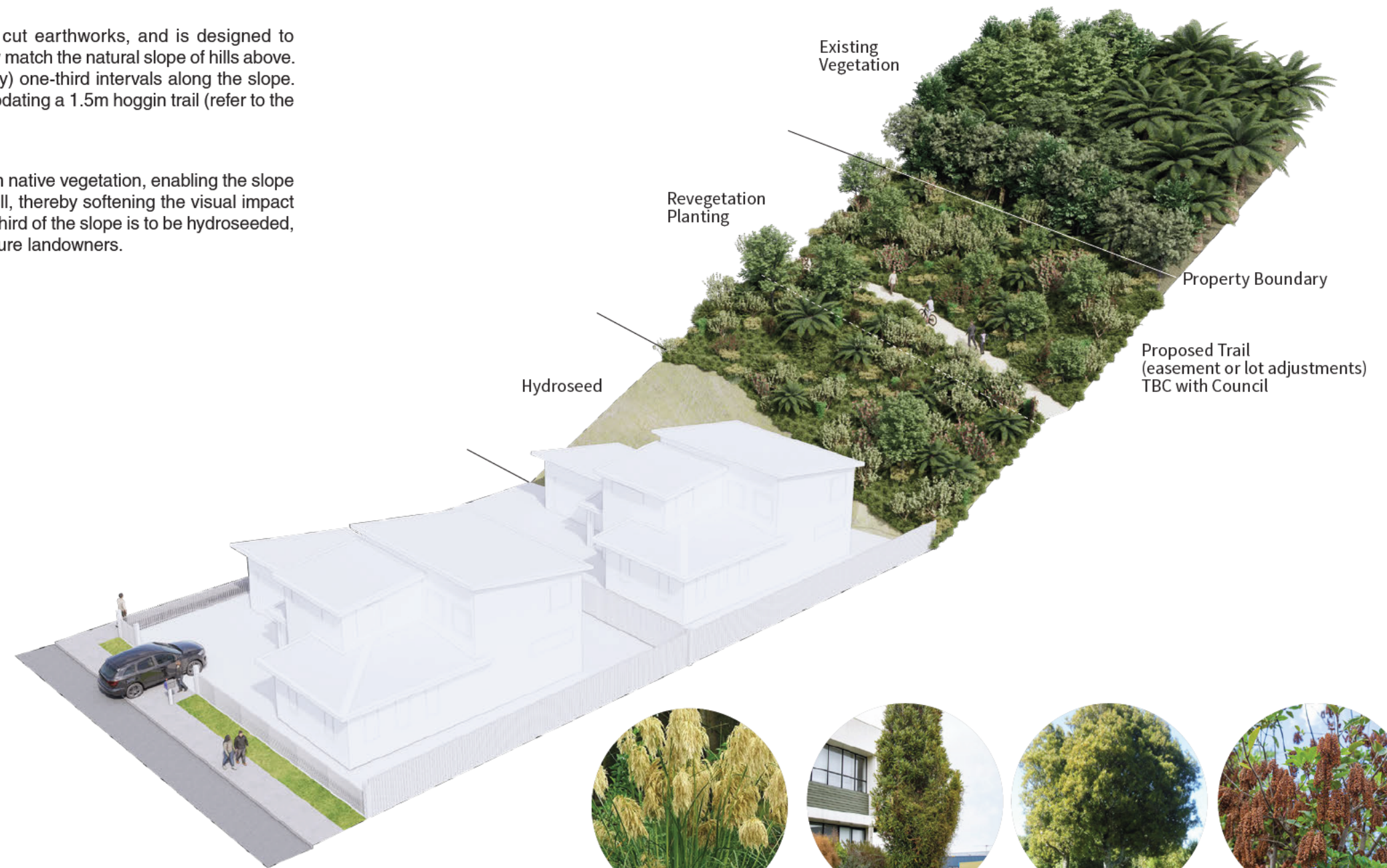


Koromiko

Stage 4 // Focus Area H_Northern cut faces and trail

The northern area of the site is subject to significant cut earthworks, and is designed to accommodate the existing transmission tower and broadly match the natural slope of hills above. The design incorporates two stepped terraces at (roughly) one-third intervals along the slope. The upper terrace is proposed to be 2.5m wide, accommodating a 1.5m hoggin trail (refer to the landscape master plan for alignment).

The upper two-thirds of the cut faces will be replanted with native vegetation, enabling the slope to visually merge with the existing vegetation on upper hill, thereby softening the visual impact of the cut and reinforcing the natural landform. The lower third of the slope is to be hydroseeded, as it is less visually prominent and allows flexibility for future landowners.



Revegetation Mix:



Mamaku



Wheki



Toe Toe



Rewarewa



Tawa



Kamahi



Kanuka/Manuka



Mahoe



Cabbage Tree



Red Matipo



Koromiko



Black Matipo



Hinau



Wineberry



Lacebark

Stage 3 & 4 // Focus Area I_ Streetscape

The streetscape design prioritises amenity planting at key intersections and supports the successful establishment of street trees, reinforcing the “leafy” character which is typical of Upper Hutt neighbourhoods, including the adjacent Tōtara Park. The inclusion of street trees will ensure this valued character continues into the new development.

Trees will be planted in engineered tree pits to promote healthy root growth, prevent conflicts with underground services, and maintain pavement integrity. All street trees will be a minimum of 2m tall or 60L in size, planted in pits twice the rootball size, with a 50/50 mix of topsoil and compost and a slow-release fertiliser tablet. Street verges will be grassed using Council-approved species.

Where fencing is proposed along street frontages, it must be no higher than 1.5m and at least 50% visually permeable, maintaining a sense of openness and passive surveillance.

Front Fencing:



Aluminium Palisade Fencing :
Max 1.5m, 50% permeable



Grass Verges

Street Tree:



Rewarewa

Corner Amenity Mix:



Fuchsia procumbens
'variegata'



Lancewood



Hebe 'Napuka'



Creeping Pohuehue



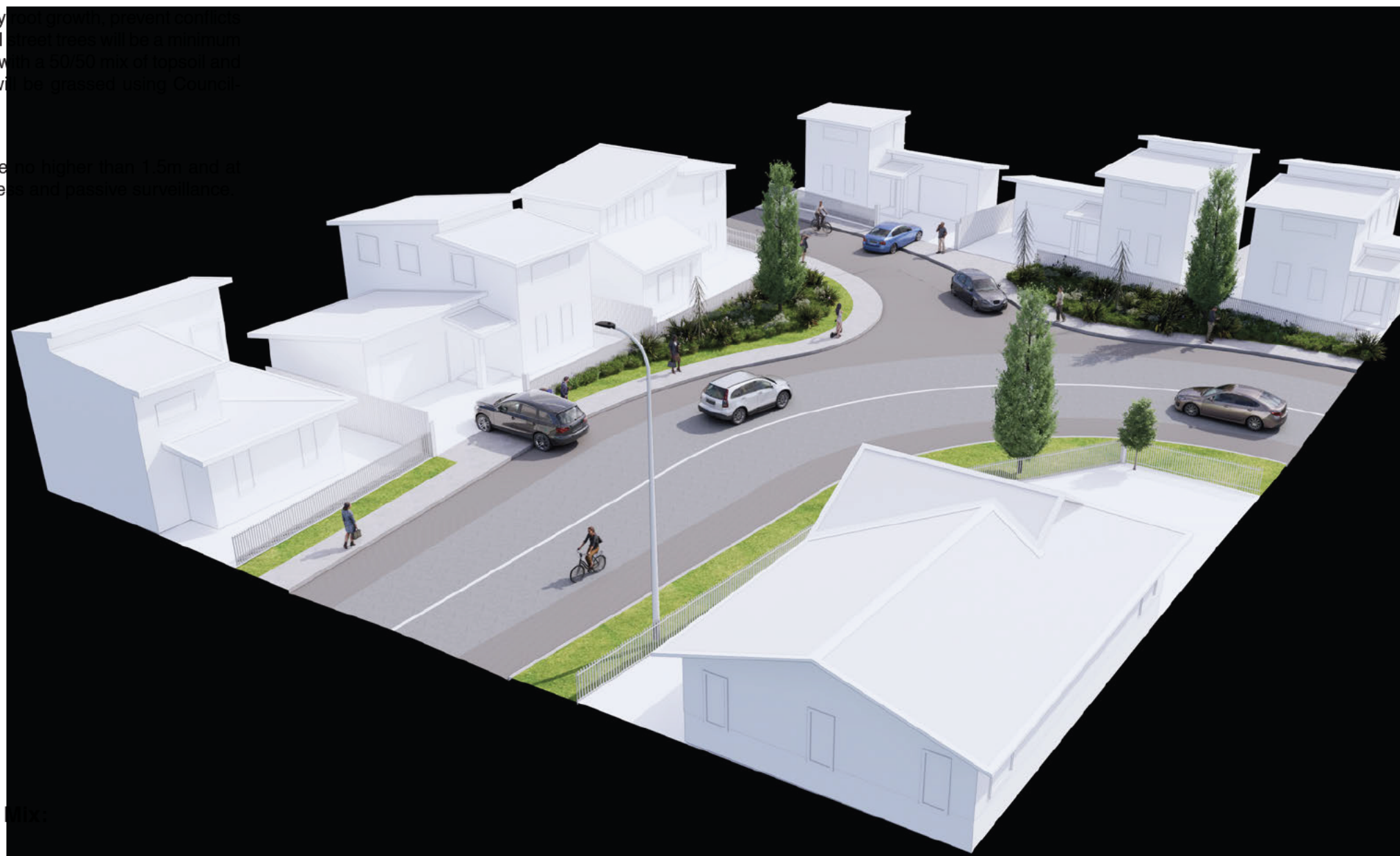
NZ Grand Iris



Phormium 'Surfer Green'



Turuturu



Stage 4 // Focus Area J_Stormwater Reserve + Amenity Reserve

A stormwater reserve and an amenity reserve have been established side-by-side to accommodate an existing transmission tower and a detention pond designed to manage stormwater generated by the development.

The littoral edges of the detention pond will be planted to enhance visual amenity, as well as to improve the ecological value and function of the stormwater device.

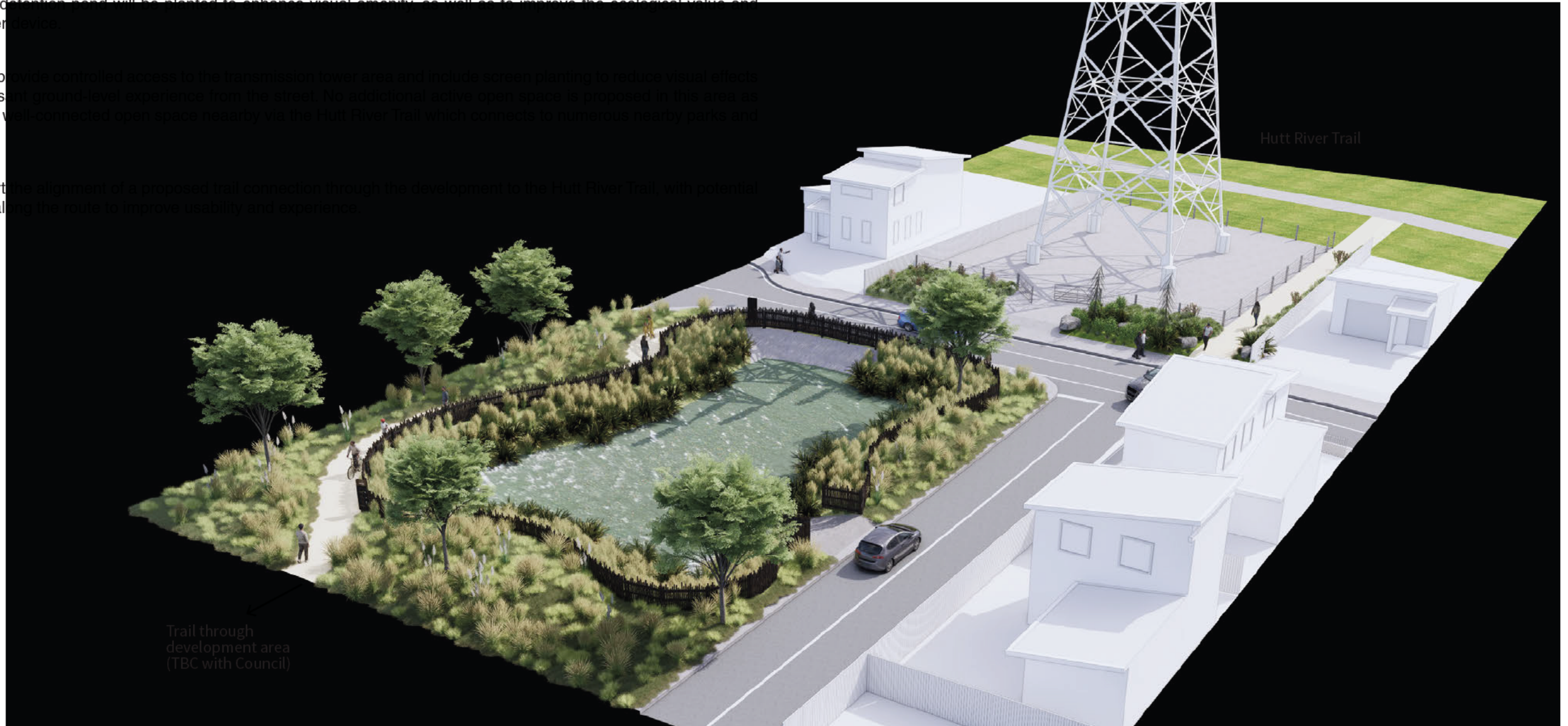
The amenity reserve will provide controlled access to the transmission tower area and include screen planting to reduce visual effects and provide a more pleasant ground-level experience from the street. No additional active open space is proposed in this area as there are already several well-connected open space nearby via the Hutt River Trail which connects to numerous nearby parks and reserves.

Both reserves will support the alignment of a proposed trail connection through the development to the Hutt River Trail, with potential for seating and signage along the route to improve usability and experience.

Fencing:



Timber fencing around detention pond



Detention Pond - Littoral Edges:



Carex spp



Oi Oi



Juncus Spp



Phormium spp



Coastal Cutty Grass



Cabbage Tree



Saltmarsh Ribbonwood



Mingimingi

Stage 4 // Focus Area K_Commercial Area

A commercial building is proposed within Stage 4, positioned on the western edge of the development. It is located between the existing slope which is earmarked for revegetation and the proposed main road. A retaining structure will be required to manage the level change between the existing landform and the proposed building platform.

Opposite the site, an open space reserve is proposed to provide additional amenity for both residents and the wider community.

Planting is arranged in layered bands from the south to help mitigate visual impacts, while contributing to a cohesive, green, and verdant character across the development.

Commercial building and car park.
Planting and street trees as separators.



Refer Area L

Street Tree:



Rewarewa



Lancewood

Street Amenity Mix:



Libertia grandiflora



Carex spp.



Hebe 'Napuka'



Creeping Pohuehue



NZ Grand Iris



Phormium 'Surfer Green'

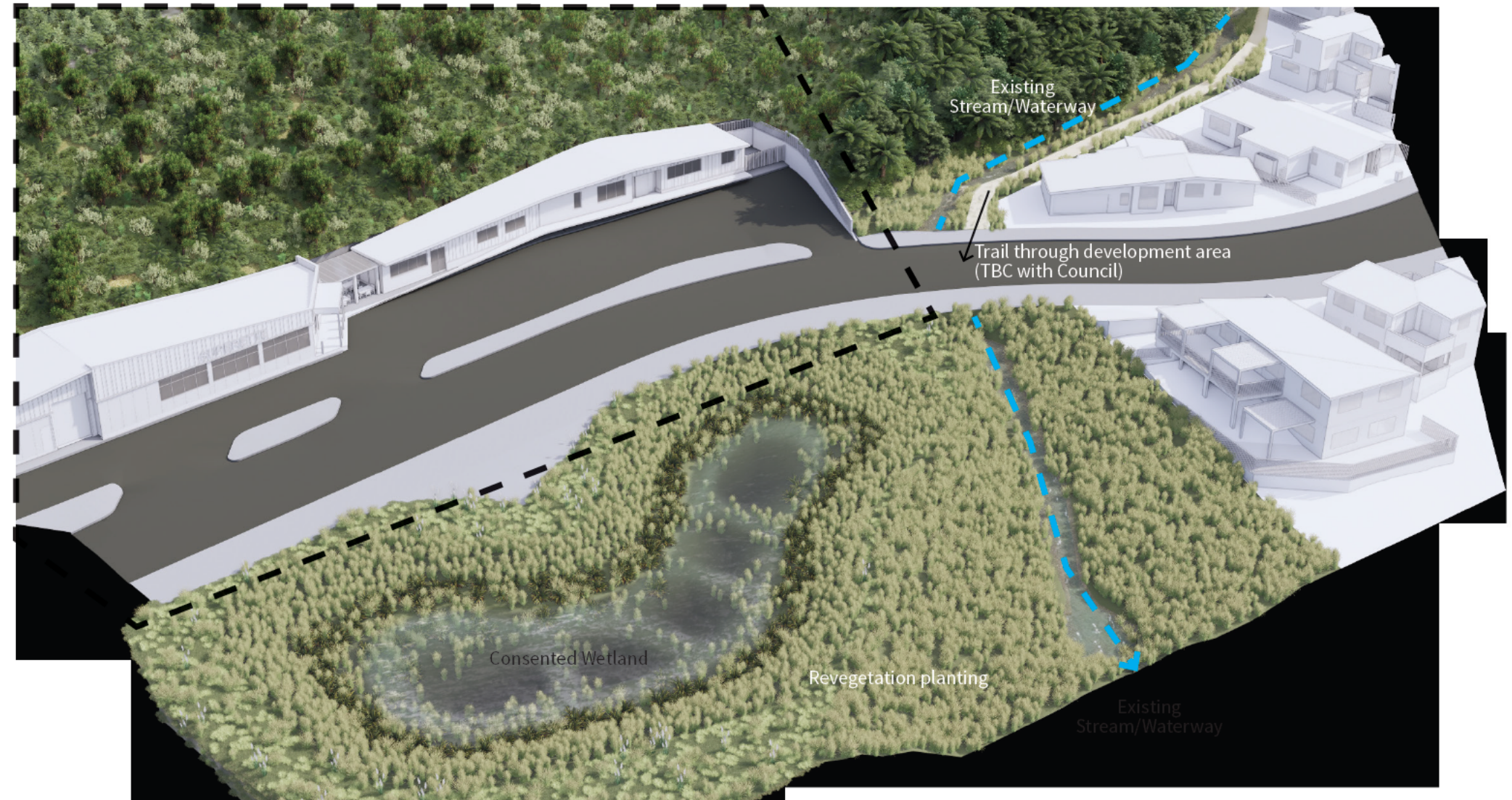


Turuturu

Stage 4 // Focus Area L_Rain Garden / Pond

A previously consented wetland is proposed within the reserve area below the future street and commercial precinct, extending alongside the existing stream network. The stream will continue to flow along its existing alignment from the forest edge through the site. Existing vegetation associated with the stream corridor is generally proposed to be retained, although minor vegetation removal may be required to accommodate adjacent earthworks and the construction of a recreational pathway linking the residential neighbourhoods with the commercial area. The wetland area will be planted with appropriate indigenous wetland species, while the surrounding reserve land will be retired from grazing and progressively revegetated to enhance ecological and landscape values.

Refer Focus Area K



Planting for Wetland and Stream edge



Carex spp



Oi Oi



Juncus Spp



Phormium spp



Coastal Cutty Grass



Cabbage Tree



Saltmarsh Ribbonwood



Mingimingi

Earthwork Strategy

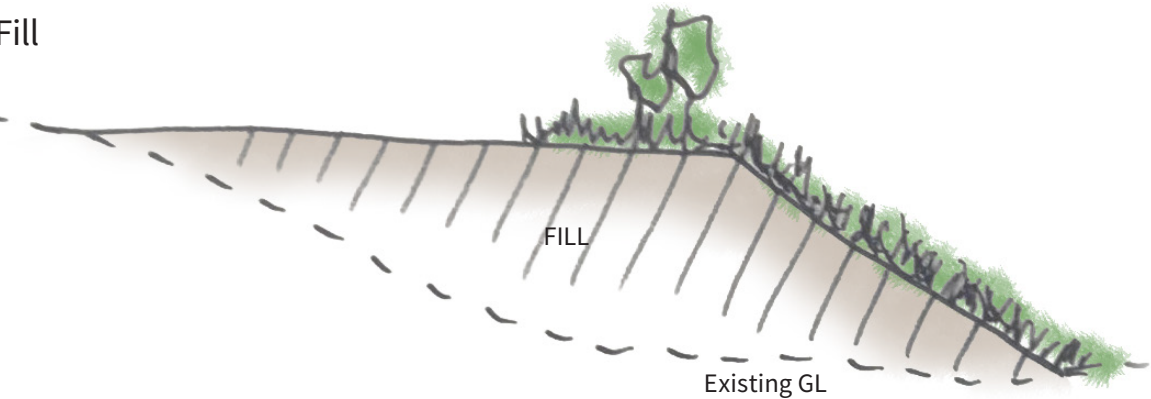
The landscape approach follows the earthworks strategy and varies depending on whether the ground is cut or filled.

Fill areas generally provide more suitable conditions for planting, while cut faces can be more challenging to establish successfully. In cut locations, two planting approaches (outlined below) may be implemented depending on site conditions, accessibility, and slope steepness. Hydroseeding between and around planting areas is typically the most robust approach to re-establishing ground cover, reducing visual starkness during the establishment phase, and minimising erosion and sedimentation.

According to the geotechnical report, exposed ground is expected to comprise natural clay, with rock potentially present in some areas. In areas of exposed clay, the proposed planting methodology involves initial hydroseeding to stabilise the slope and reduce visual effects and erosion, followed by one of two planting techniques: plug planting or soil cells. Plug planting involves coring holes at approximately 2m centres and to approximately twice the size of the plant rootball. These holes are then filled with a 50/50 blend of compost and topsoil, together with a slow-release fertiliser tablet and plant stock (0.5 L–5 L grade). A natural fibre ring or hessian mat may also be placed and pinned around each plant to minimise surface erosion. Alternatively, soil cell systems can be used to create a planting medium approximately 300 mm deep while also providing soil retention and slope stability.

It is important to note that planting success will vary depending on ground conditions, and while the above approaches are considered appropriate, outcomes may differ across the site. It is recommended that a condition be imposed requiring the cut slopes to achieve 80% vegetation cover within five years of planting.

Fill



Typical Fill

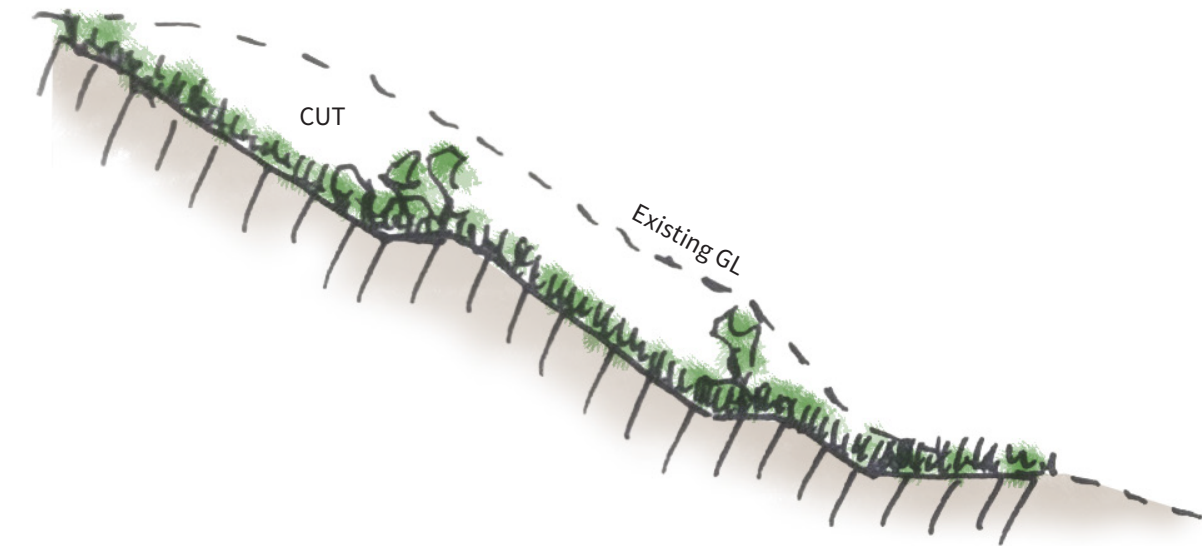


Hydroseeding to slope assisting in stabilisation and quick growth to lessen initial visual impact.



Native mitigation planting on fill slopes, installed into minimum 300mm topsoil layer and stabilised with hydroseeding

Cut



Option A: Plug planting



Hessian blanket to reduce erosion and help establish vegetation via a plug planting method.

Option B: Soil Cells



300mm deep geocell system assisting in strengthening soft soils, promoting planting and reducing erosion.

BLAC.

BLAC - Landscape Architecture Collective is a landscape architecture studio that collaborates with registered architects, engineers, planners, ecologists, and design professionals.

New Plymouth /
Ngamotu

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Christchurch/
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