

CLIENT



PROJECT NAME

43 - 47 ALLENS ROAD

ADDRESS

43 - 47 Allens Road, Allenton, Ashburton, 7700

LANDSCAPE DESIGN PACKAGE

RESOURCE CONSENT

03.05.2023

PREPARED BY



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SITE LOCATION PLAN



REFERENCE NO.

5252\_V\_45

| SHEET NO.  | SHEET TITLE                      | SHEET SUBTITLE | REV |
|------------|----------------------------------|----------------|-----|
| RC-LD-1001 | LANDSCAPE MASTERPLAN             | SITE WIDE      | A   |
| RC-LD-1300 | FENCING MASTERPLAN               | SITE WIDE      | A   |
| RC-LD-1700 | SPECIMEN TREE & PLANTING PALETTE | SITE WIDE      | A   |

LANDSCAPE AREA

|   |                  |
|---|------------------|
| Landscape<br>(including lawn, garden bed / shrubs & specimen trees) | 844m2<br>(38.9%) |
| Lawn only<br>(34.1% of total landscape area)                        | 288m2            |
| Trees and shrubs only<br>(65.9% of total landscape area)            | 556m2            |

- Patio exposed aggregate with black oxide additive and saw cuts as shown
- Austral 'Compact' fold down washing line (or similar approved)
- Medium Garden Master Shed/bike storage (1530W x 1080D x 1830Hmm), 'Grey Friars' colour
- Allow to paint unit number onto allocated concrete carpark area. To be painted with slip resistant paint and applied by an approved line marking company. Confirm number size and placement with Kāinga Ora on site.
- Soak pit area. Details refer to Civil documentation.
- Large Garden Master Shed/bike (1530W x 1830D x 1930Hmm), 'Grey Friars' colour
- Austral 'Compact 39' fold down washing line (or similar approved).
- Driveway to be insitu standard concrete with broom finish and saw cuts as shown (refer to civil documentation for depth and construction details).
- Suburban Timber Wheelstop (ex. Street Furniture).
- Existing trees to be removed ( red dashed line )
- 1.2m Path exposed aggregate with black oxide additive and decorative saw cuts as shown
- Visibility splay, all fencing and planting to be max. 1.0m high in visibility splay.
- Refer to Architectural and Civil documentation for new vehicle crossing extent.



Exposed aggregate. vehicle thresholds down driveway for traffic calming and texture variation.

6 x 'Urban' Letterbox (ex. Box Design), colour black, lockable, front door access, adhesive street/unit numbers, mounted on 2 x custom posts either end of bank.Total letterbox bank height 1m.

1 x 'Urban' Letterbox (ex. Box Design), colour black, lockable, front door access, adhesive street/unit numbers, mounted on a 0.8m high 'Letterbox Pole', colour black (ex. Box Design). Total installed letterbox height 1m.

- Bin storage area
- Service court insitu standard concrete broom finish, saw cuts as shown.
- 200L x 100W Precast concrete paver band (ex. Firth Holland 80°, colour black sands) to separate paths between units
- Path exposed aggregate with black oxide additive saw cuts as shown
- Carpark to be insitu standard concrete broom finish and saw cuts as shown (refer to civil documentation)
- Lines + 'No Parking' to be applied to the concrete finish for no parking purposes. To be painted with slip resistant paint and will be applied by an approved line marking company.

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Ashburton, 7700



LANDSCAPE MASTERPLAN  
SITE WIDE

RESOURCE CONSENT

- NOTES
- Confirm set out of all dimensions on site prior to commencing work.
  - Do not scale off drawings.
  - All plans to be read in conjunction with Hierarchy Group Architecture Plan Set and Beca Engineer Plan Set.
  - Levels shown for reference only. Refer to Beca Engineer Plan Set.

- LEGEND
- Property boundary
  - Existing tree to be removed
  - Proposed specimen tree
  - Proposed fruit tree
  - Proposed screening species
  - Proposed garden bed
  - Lawn
  - Soak pit area (by Civil).
  - Standard concrete, broom finish (U5), decorative saw cuts as shown
  - Exposed aggregate concrete with black oxide additive (8kg/m3), decorative saw cuts as shown
  - Austral 'Compact 39' fold down washing line (or similar approved)
  - Austral 'Compact' fold down washing line (or similar approved)
  - Large Garden Master bike shed (1530W x 1830D x 1930Hmm), 'Grey Friars' colour
  - Small Garden Master shed (1530W x 1080D x 1830Hmm), 'Grey Friars' colour
  - Bin storage area (indicative)
  - Heat pump unit on concrete pad (by Architects), clearance areas shown dashed.
  - Single letterbox on post
  - Letterboxes bank
  - Visibility splay - all fencing and planting to be max. 1.0m high in visibility splay
  - Gate access - 0.95m wide with low latch and self closing hinges , gate to match adjacent fencing
  - Suburban Timber Wheelstop (ex. Street Furniture)
  - Ramp location (by Architects)

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RC-LD-1001

ALLENS ROAD



**FENCING MASTERPLAN**

SITE WIDE

**RESOURCE CONSENT****NOTES**

1. Confirm set out of all dimensions on site prior to commencing work.
2. Do not scale off drawings.
3. All gates to match adjacent fencing type, unless specified otherwise.
4. All gates for standard housing units to be 0.95m wide.
5. All gates for FUD and accessible units to have a low latch and self-closing hinges.
6. \*Allow to stain all exposed visible surface of timber paling fencing facing the street/JOAL or as indicated on fencing plan. Apply 2 coats charcoal timber stain, colour Resene 'Shadow Match' or similar approved by Landscape Architect.
7. Prior to excavating fencing post holes, confirm on site there are no clashes with underground services. Notify the Landscape Architect if any clashes are likely to occur.
8. A 3 months Defects Liability Period shall be included for all Hard Landscaping.

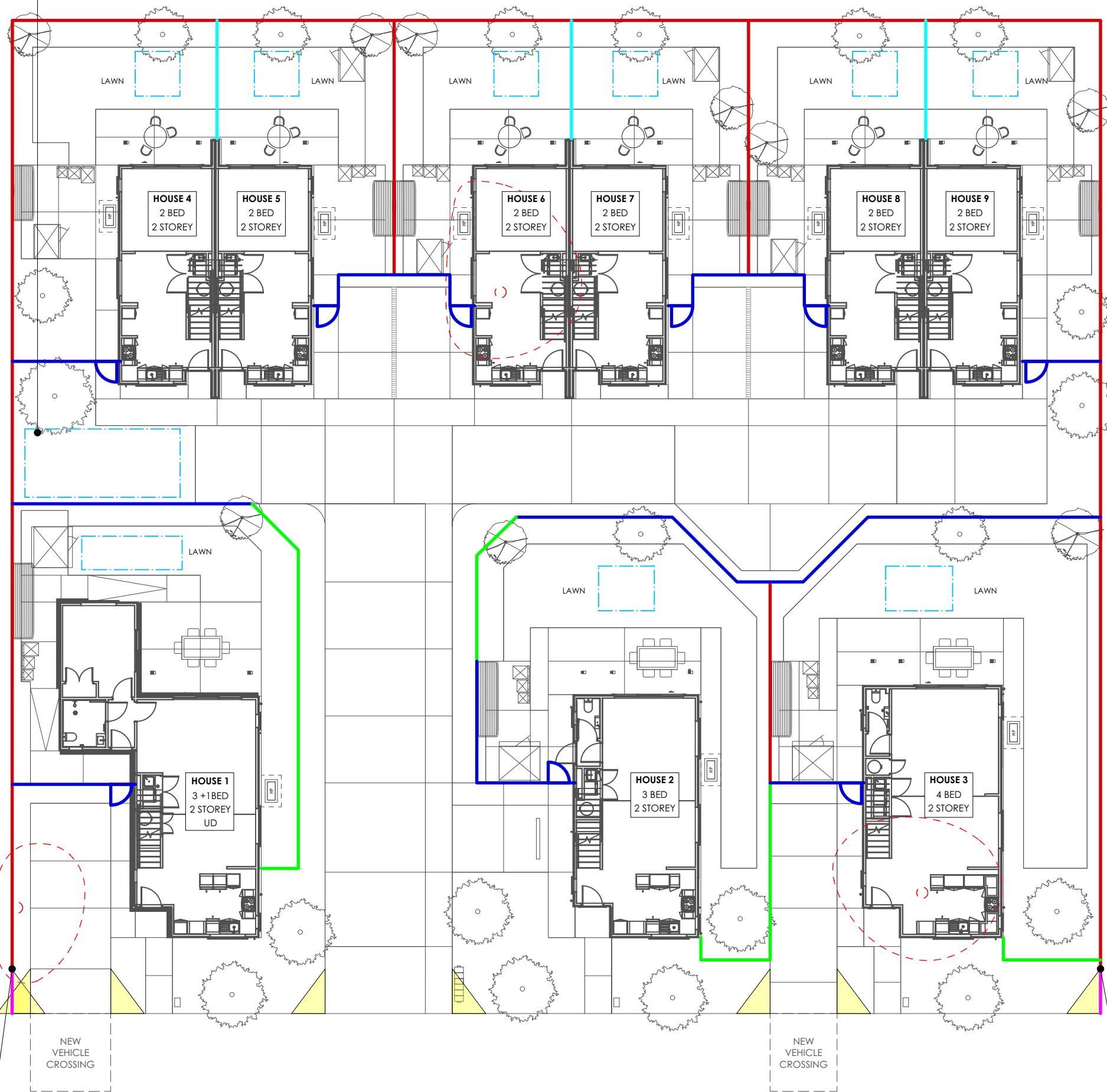
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 **Kamo Marsh**Te Uruti Building, 48 Hereford St, PO Box 2833, Christchurch 8140  
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**REVISION** A

Soak pit area. Details refer to Civil documentation.

1.0 -1.8m High timber paling driveway  
visibility fence. 1m length panel to  
extend atleast 2m in length. Confirm  
on site. \*

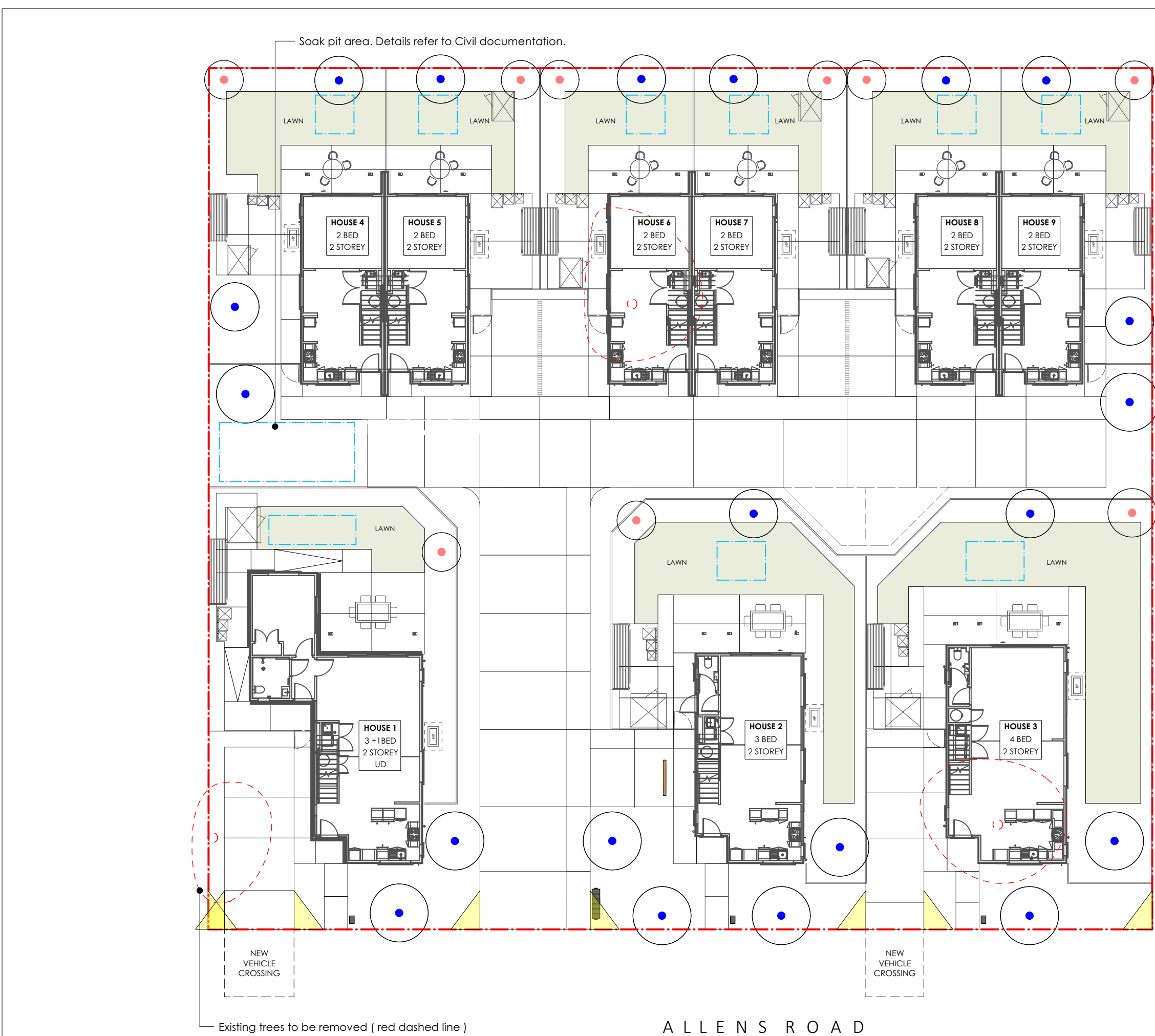
1.8m High timber paling fence \*

1.8m High timber board and batten fence. Battens  
to face the street/JOAL/Northern Property\*1.8m High timber board and batten  
fence (Battens on both sides).1.8m High timber board and batten  
fence (0.3m permeable top). Battens to  
face the street/JOAL\*Boundary fence to taper down from 1.8 - 1.0m.  
Allow for 2m section of 1.0m high fencing within  
vehicle visibility splay.

Existing trees to be removed ( red dashed line )

Boundary fence to taper down from 1.8 - 1.0m.  
Allow for 2m section of 1.0m high fencing within  
vehicle visibility splay.

APPROVAL STAMP



APPROVAL STAMP



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CLIENT  
**Kāinga Ora**  
Homes and Communities

### SPECIMEN TREE & PLANTING PALETTE

SITE WIDE

### RESOURCE CONSENT

#### NOTES

1. Confirm set out of all dimensions on site prior to commencing work. Do not scale off drawings.
2. All plans to be read in conjunction with Hierarchy Group Architecture Plan Set and Beca Engineer Plan Set.
3. All trees shall be at least 1.5m high at the time of planting and once established must be maintained at a height of at least 3m thereafter (with the exception of any proposed fruit trees).
4. All landscaping shall be established on site within the first planting season (extending from 1 April to 30 September) following the final, passed building inspection.
5. All landscaping shall be maintained and if dead, diseased, or damaged, shall be replaced by the consent holder within the following planting season (extending from 1 April to 30 September) with trees/shrubs of similar species to the existing landscaping and capable of achieving a minimum height of 3m (with the exception of any fruit trees).
6. Specimen tree locations are indicative.

#### LEGEND

- Property boundary
- Proposed specimen tree
- Proposed fruit tree
- Existing tree to be removed
- Soak pit area (by Civil)
- Visibility splay - all fencing and planting to be max. 1.0m high in visibility splay

#### INDICATIVE SPECIMEN TREE SPECIES

Acer palmatum  
Hoheria angustifolia  
Magnolia grandiflora 'Little Gem'  
Plagianthus regius  
Pseudopanax crassifolius  
Sophora microphylla

#### INDICATIVE FRUIT TREE SPECIES

Feijoa spp.  
Citrus spp.  
Malus spp.  
Prunus spp.  
Pyrus spp.

#### INDICATIVE SHRUB & GROUND COVER SPECIES

Libertia spp.  
Muehlenbeckia spp.  
Phormium spp.  
Astelia spp.  
Carex spp.  
Dianella spp.  
Corokia spp.  
Chinocloa flavicans  
Mondo grass  
Alternanthera 'Little Ruby'  
Arthropodium spp.  
Pratia angulata  
Lomandra spp.  
Hebe spp.  
Griselinia littoralis  
Pittosporum spp.

- Planting around car parks to be low, dense and robust for visibility and to prevent vehicle access.

- Planting in visibility splay to be max. 1.0m high for vehicle visibility.

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