



CONISTON PARK FARM ROAD, ASHBURTON

MASTERPLAN + URBAN DESIGN PACKAGE
December 2023

REVISION A



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EXECUTIVE SUMMARY

site context

The site is located within the Ashburton District in the Canterbury Region. It is positioned 86 km to the Southwest of the central business district of Christchurch. Currently, the site is categorised as part of the Residential D zone, positioned on the outskirts of the Ashburton Urban Residential Area.

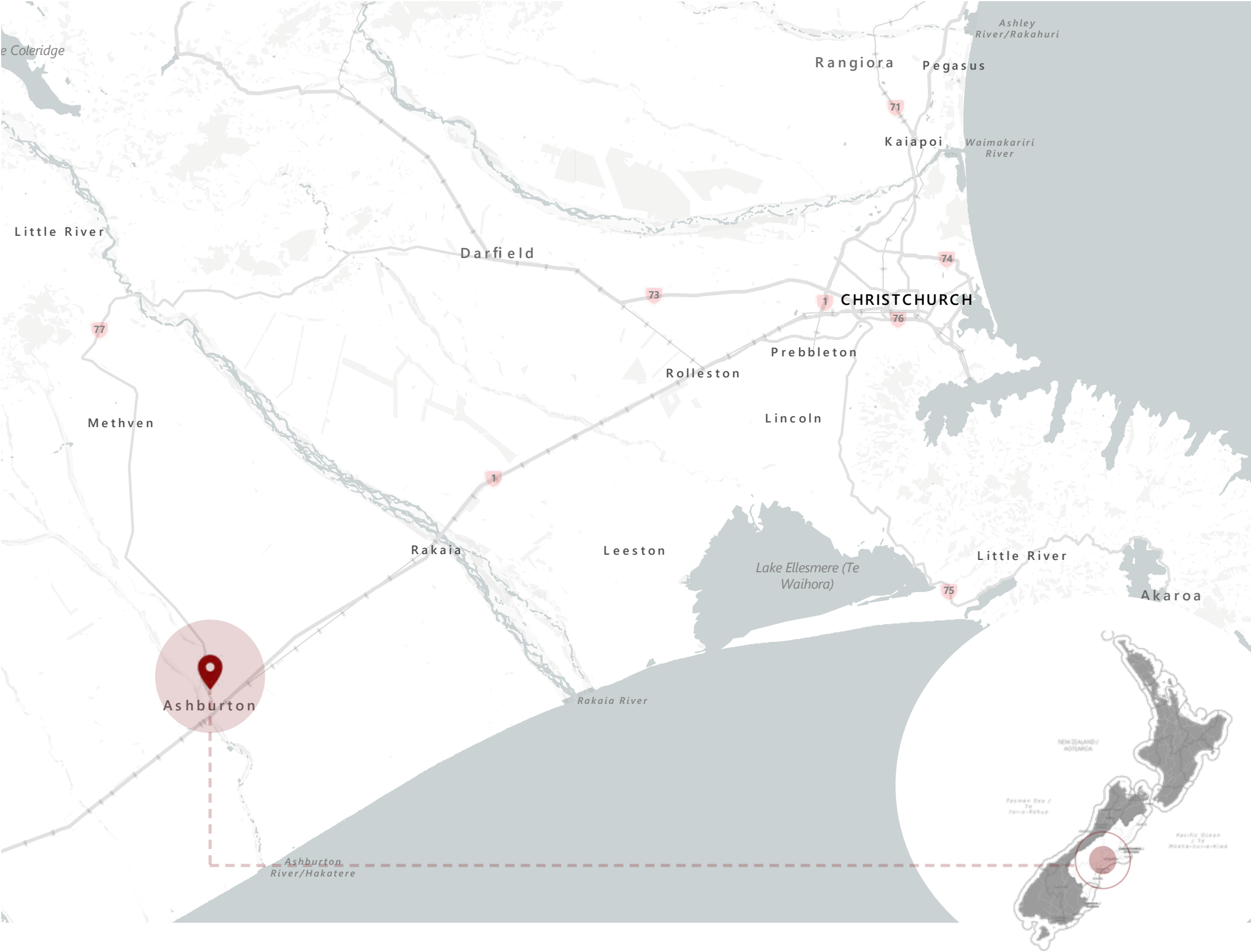
This site enjoys excellent connectivity to various important destinations within the Ashburton Township. These include Argle Park, several residential neighbourhoods, the main township area, the Ashburton River, and other significant activity hubs.

proposal

The proposed site is positioned along the northern boundaries of the Ashburton township and can be accessed via Farm Road and Racecourse Road. It encompasses a 16-hectare parcel of undeveloped rural land, designated for residential use, and possesses minimal landscape elements. Among these features are pre-existing trees, shrubs, and the presence of Wakanui Creek traversing the area.

Existing residential zones lie to the west and south of the site, while open rural regions and expansive lifestyle blocks characterise the northern vicinity.

The proposal includes the addition of 164 residential lots, 2x stormwater attenuation ponds, linking reserves areas and 4x proposed roads.





farm road

environmental context



ASHBURTON DISTRICT CONTEXT

lakes / waterways / braided river

Ashburton has multiple water features within the district which have high amenity and are easily accessible. Ashburton District has the Ashburton Lakes which are located approximately 60km inland from the township, the Ashburton River/Hakatere which travels through the township, as well as Lake Hood which is located 10km South of Ashburton Township. These features create a large range of activities including jet boating, fly fishing, water skiing, paddle boating, kayaking etc.

township

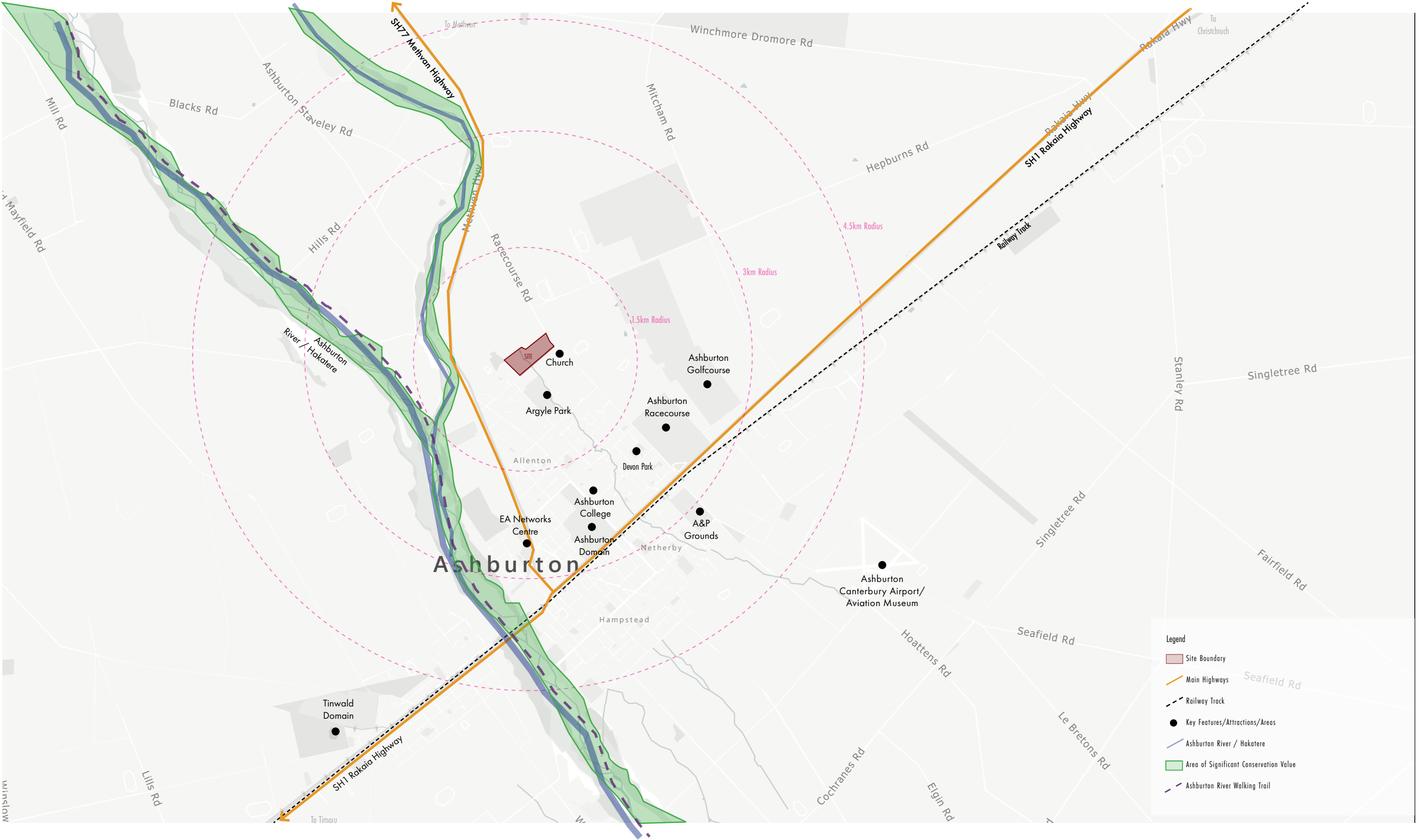
Ashburton, situated in the Canterbury Region, is a sizable town and holds the position of being the fourth most populous urban area within its vicinity. The township boasts an extensive array of shopping, dining, and leisure choices, perfectly melding contemporary liveliness with the amiable charm of a rural town.

agricultural

Ashburton stands as a township nestled within a predominantly rural expanse, where various agricultural land utilisation endeavors take place.



SURROUNDING CONTEXT MAP





A hakatere river.

B argyle park.

C township.

D botanical gardens.

E racecourse.

CONNECTIVITY

connectivity

Located to the north of Ashburton township, the site is well-connected, positioned between Racecourse Road and SH77—both vital routes leading to Methven Township.

The Ashburton River/Hakaterere, situated approximately 1.5km from the site, offers a plethora of recreational opportunities, including walking, cycling, and mountain biking tracks.

Legend

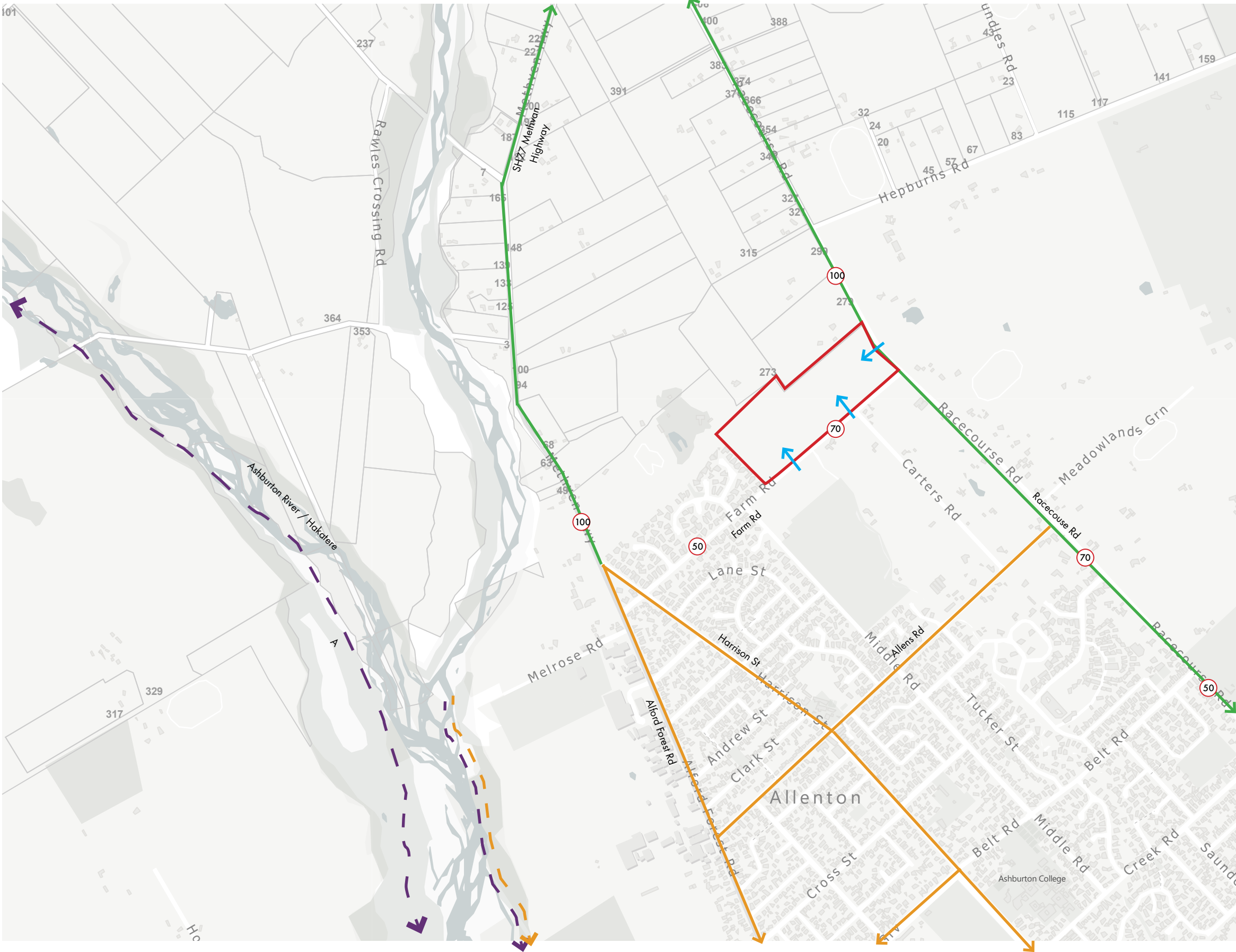
Site Boundary

Cycle Routes through Residential Area

Speed limits

Recreational Walking tracks

Off road cycle tracks/Mountain Biking Tracks



CHARACTER IMAGES

site character

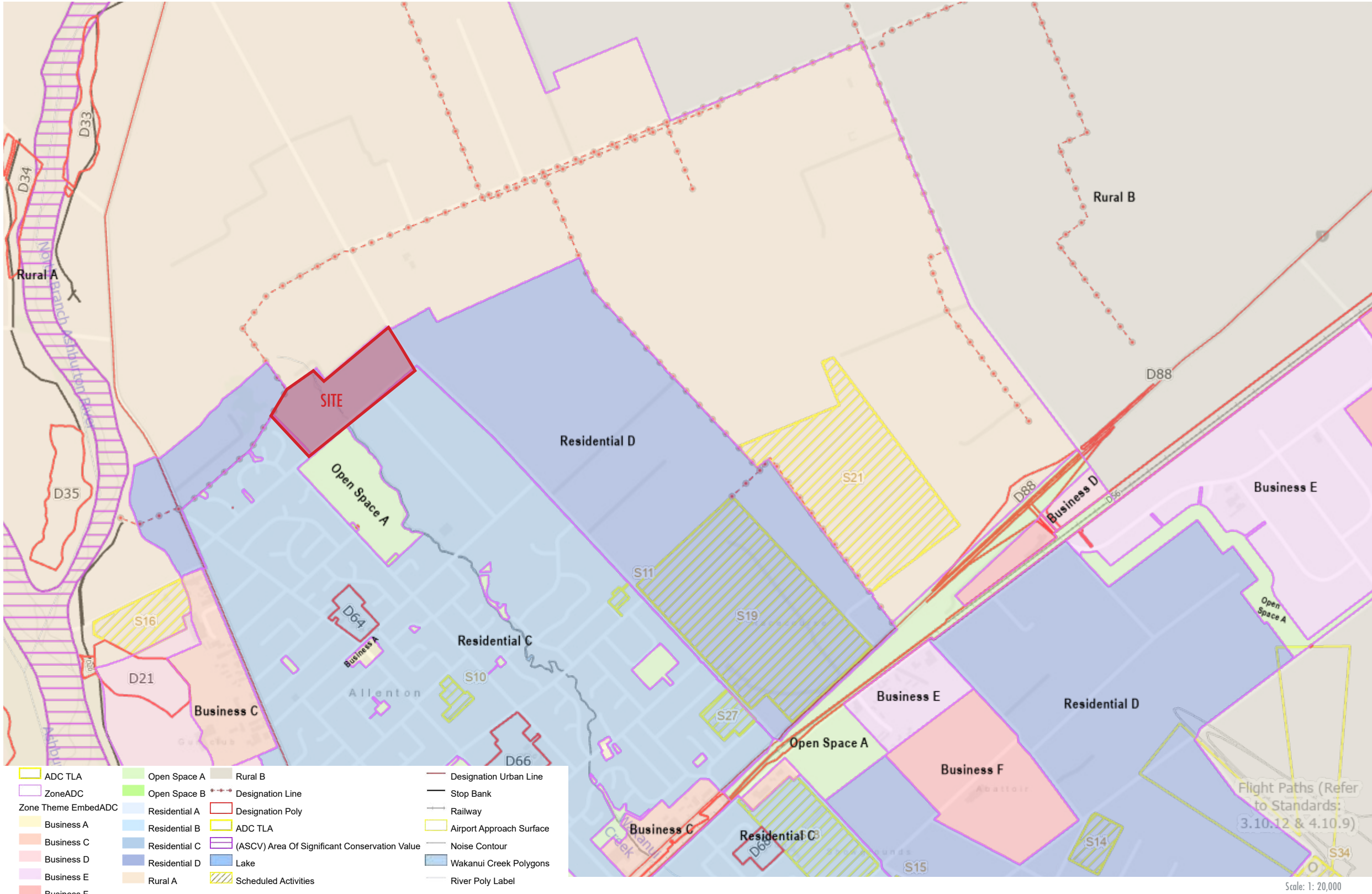
Site character images illustrating the existing landscape character located around the site.

Key areas are identified, including Argle Park, The Church of Jesus Christ of Latter, Racecourse Road, and nearby new residential areas.



district plan

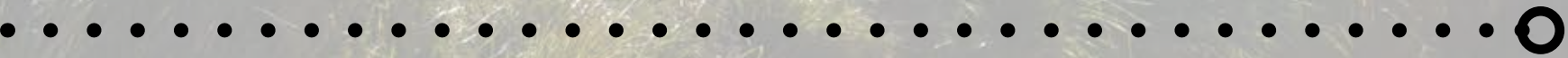
Refer to the Planning documentation for details on district planning matters, zoning, particulars and conditions etc.





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| concept design



CONISTON PARK

The *Consiton Park* development aims to provide an *exceptional* master-planned land development to address the housing needs and requirements of Ashburton. Strategically utilising **coveted residential land** in the region, the project offers close proximity to the vibrant Ashburton township, ensuring a high-quality living experience.

urban design

wayfinding

concise and clear markers at entrance | signage & lighting

pedestrian activity

links to residential | movement corridor | safe existing pedestrian crossings

connections

along farm & racecourse road

high quality public amenity

high quality public amenity, spaces and streetscapes to encourage community interaction

shared and connected

shared and connected community with links throughout development - integrated design response.



SITE IMAGES

site images

Site images illustrating the existing landscape character located on site. The selected images identify key landscape features and elements on the site.

Key features/areas include the Wakanui Creek, watercourse located along the boundary, existing feature trees, and open green space.



GENERAL ARRANGEMENT PLAN

LEGEND

- A VEHICLE AND PEDESTRIAN ENTRANCE OFF RACECOURSE ROAD
- B VEHICLE AND PEDESTRIAN ENTRANCE OFF FARM ROAD
- C WAKANUI CREEK RESERVE AREA - ADDITIONAL NATIVE PLANTING TO ENHANCE WATER QUALITY
- D 2X STORMWATER BASINS AND RESERVE AREAS THROUGH SITE
- E PUBLIC GREENWAY LINKS TO INCLUDE PEDESTRIAN WALKWAY / PLANTING / SEATING AREAS





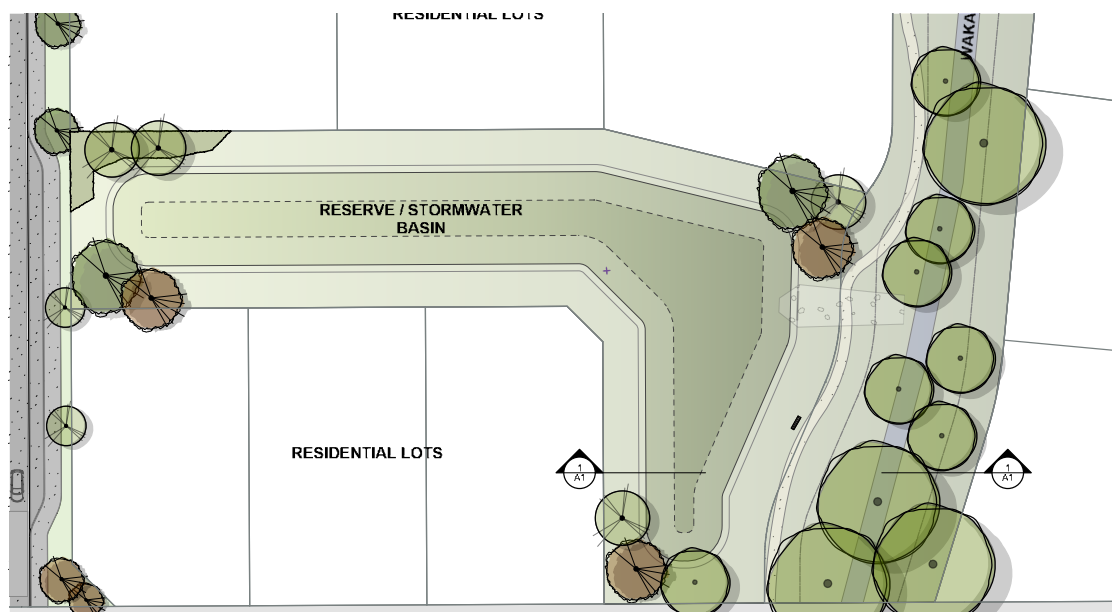
RESERVE AREAS / STORMWATER BASINS

1

RESERVE / STORMWATER BASIN

Reserve and stormwater basin area / green zone throughout the subdivision. Area to include lawn through basin / large trees (proposed + existing) / seating / enhancement of existing waterway

AREA PLAN:



INDICATIVE CROSS SECTION / ELEVATION

section 1 - 1'

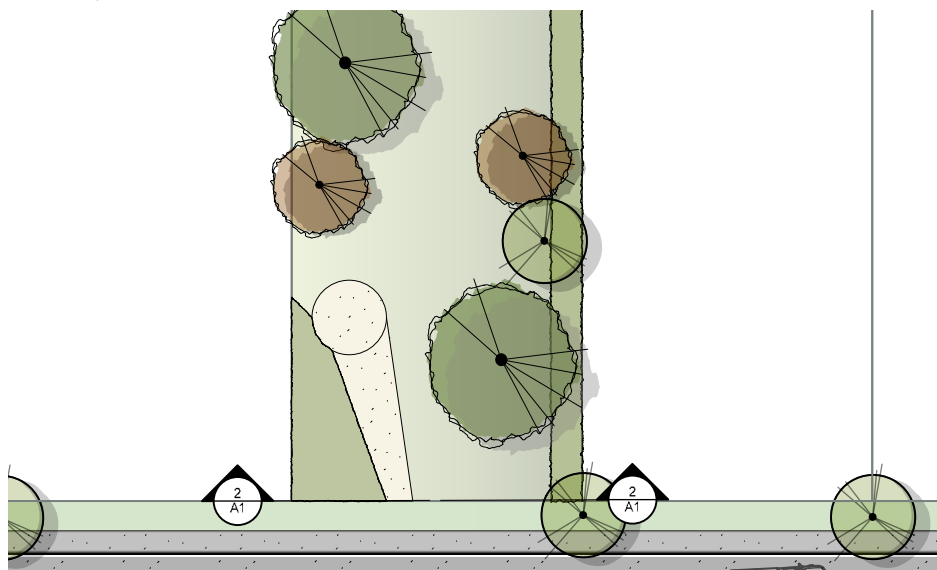


2

RESERVE / LOT 305 624M²

Reserve area / Lot 305 small reserve area for opportunity for seating and extra lawn area - large trees / bench seating

AREA PLAN:

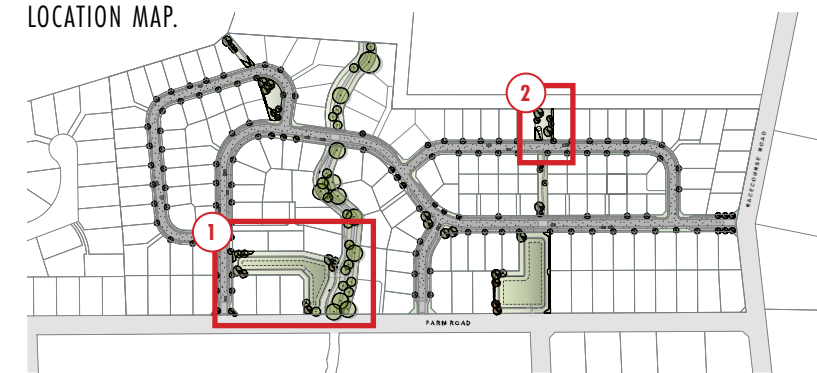


INDICATIVE CROSS SECTION / ELEVATION

section 2 - 2'



LOCATION MAP.



INDICATIVE STREET TREE PLAN



ACER RUBRUM X FREEMANII
'JEFFERSRED'

x32



FRAXINUS EXCELSIOR
'GREEN GLOW'

x31



SOPHORA MICROPHYLLA

x20



LIQUIDAMBER STYRACIFLUA
'WORPLESDON'

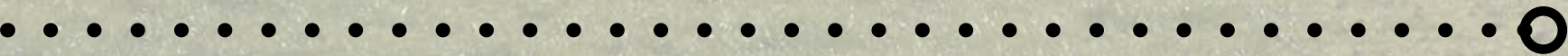
x29





farm road

| design guidelines



PLANTING STRATEGY

planting strategy - subdivision planting

- To include a range of tree types/sizes throughout the subdivision
- A large mix of evergreen/deciduous species throughout streetscapes and within reserves area.
- A range of sizing of shrubs and plants to be planted, to create layered planting.
- Planting to be hardy and native species where possible
- Vibrant planting to be attractive and engaging with the public

Tree and plant palette to be consistent with existing plant species throughout Ashburton and the Ashburton Streetscapes Renewal Project Guidelines where possible

trees



shrubs



planting strategy - waterway planting

Wakanui Creek runs through Coniston Park, creating an open green area for residents and visitors.

Selected planting species will be chosen to be planted along the waterway margin, and lower banks of the creek to ensure the waterway quality is maintained and enhanced as well as providing extra habitats for existing fauna species.

Planting species will be selected from local or regional planting guides to ensure species thrive in the existing environment. Guides will include the Dairy NZ Riparian Planting guide and Department of Conservation Canterbury wetland and river/stream margin guide.

Dairy NZ:
Riparian planting Canterbury

1

Carex secta

2

Cabbage tree

3

Karamu

4

Koromiko

5

Mikimiki

These 5 go-to plants are ideal to start your planting with – they are hardy, fast-growing, can be planted straight into pasture and don't require shelter. Ask your nursery for eco-sourced plants as they are grown from local wild seed and are best adapted to your climate.

Table of Riparian Plants

Tolerates key:

Full sun

Wind

Salt wind

Frost hardy

Poorly drained soil (boggy)

Dry soil conditions

Benefits key:

Attracts birds

Attracts bees

Slope stabilisation

Filters runoff

Shade

Fish habitat

Plant name	Type	Tolerates	Benefits	Size (height x width)
Lower bank zone Space 1-1.5 m between plants				
Carex secta (purei) Carex secta	Sedge			0.75 x 1 m
Swamp sedge Carex virgata	Sedge			2 x 3.5 m
Edgar's rush Juncus edgariae	Rush			2 x 1 m
Glen Murray tussock Carex flagellifera	Sedge			1 x 1 m
Upper bank zone Space 1.5-2 m between plants				
Cabbage tree (tī kōuka) Cordyline australis	Tree			10 x 3 m
Karamu Coprosma robusta	Shrub/small tree			4 x 1.5 m
Koromiko Hebe salicifolia	Shrub			1.8 x 1 m
Mikimiki Coprosma propinqua	Shrub			4 x 1.5 m
Black matipo (kōhūhū) Pittosporum tenuifolium	Small tree/tree			8 x 3 m
Golden akeake Olearia paniculata	Shrub			3 x 3 m
Broadleaf Griselinia littoralis	Tree			10 x 3 m
Kanuka Kunzea ericoides	Tree			8 x 3 m
Lowland ribbonwood (manatu) Plagianthus regius	Tree			3 x 15 m
Mānuka Leptospermum scoparium	Small tree			4 x 1.5 m
Narrow leaved lacebark Hoheria angustifolia	Tree			6 x 3 m
Swamp flax (harakeke) Phormium tenax	Grass			2 x 2 m
Toetoe Austroderia richardii	Grass			1.5 x 1.5 m

Department of Conservation:
Canterbury wetland and river/stream margin native plants

M = moist soils
S = swamp/boggy areas
WE = water's edge
SM = salt marsh
FD = Free draining areas

Apodasmia similis, oioi, jointed wire rush (S)
Austroderia richardii, toetoe (M)
Baumea rubiginosa, New Zealand sedge (S)
Bolboschoenus caldwellii, purua, sedge (M/S)
Bulbinella angustifolia, Māori onion (FD)
Carex buchananii, matirewa, cutty grass (S/WE)
Carex flagellifera, mānia, tussock grass (FD)
Carex flaviformis, pūrei, yellow sedge (S/WE)
Carex geminata, rautahi, cutty grass (S/WE)
Carex maorica (S)
Carex secta, pūkio (S/WE)
Carex solandri (M/S/WE)
Carex virgata, swamp sedge (S)
Coprosma propinqua, mingimingi (M/S)
Coprosma robusta, karamū (M/S)
Cordyline australis, tī kōuka, cabbage tree (M)

Cyperus ustulatus, toetoeewhatu, giant umbrella sedge (M/S)
Dacrycarpus dacrydioides, kahikatea, white pine (M)
Elaeocarpus hookerianus, pōkākā (M)
Eleocharis acuta, sharp spike sedge (M/S/WE)
Hebe salicifolia, koromiko (M)
Juncus caespiticius, wī, grass-leaved rush (S)
Juncus edgariae, wī, leafless rush (M/S)
Juncus pallidus, wī, giant rush, leafless rush (S/WE)
Juncus planifolius, wī (S/WE)
Juncus sarophorus, wī (S/WE)
Leptospermum scoparium, mānuka, tea tree (M)
Lophomyrtus obcordata, rōhutu, New Zealand myrtle (M)
Mazus novae-zelandiae subsp. impolitus mazus (M/S)
Microlaena avenacea
Phormium tenax, harakeke, New Zealand flax (M/S)
Pittosporum tenuifolium, kōhūhu (M)
Schoenoplectus pungens, three square (M/S)
Schoenoplectus validus, lake clubrush (S/WE)
Schoenus pauciflorus (S)
Zotovia avenacea, pātiti, bush rice grass (M)

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AW / NR | NOVOGROUP

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novo group