



halswell commons

LOT LANDSCAPE GUIDELINES:
Meadowlands Precinct & Stage 1

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rough & milne landscape architects

In association with



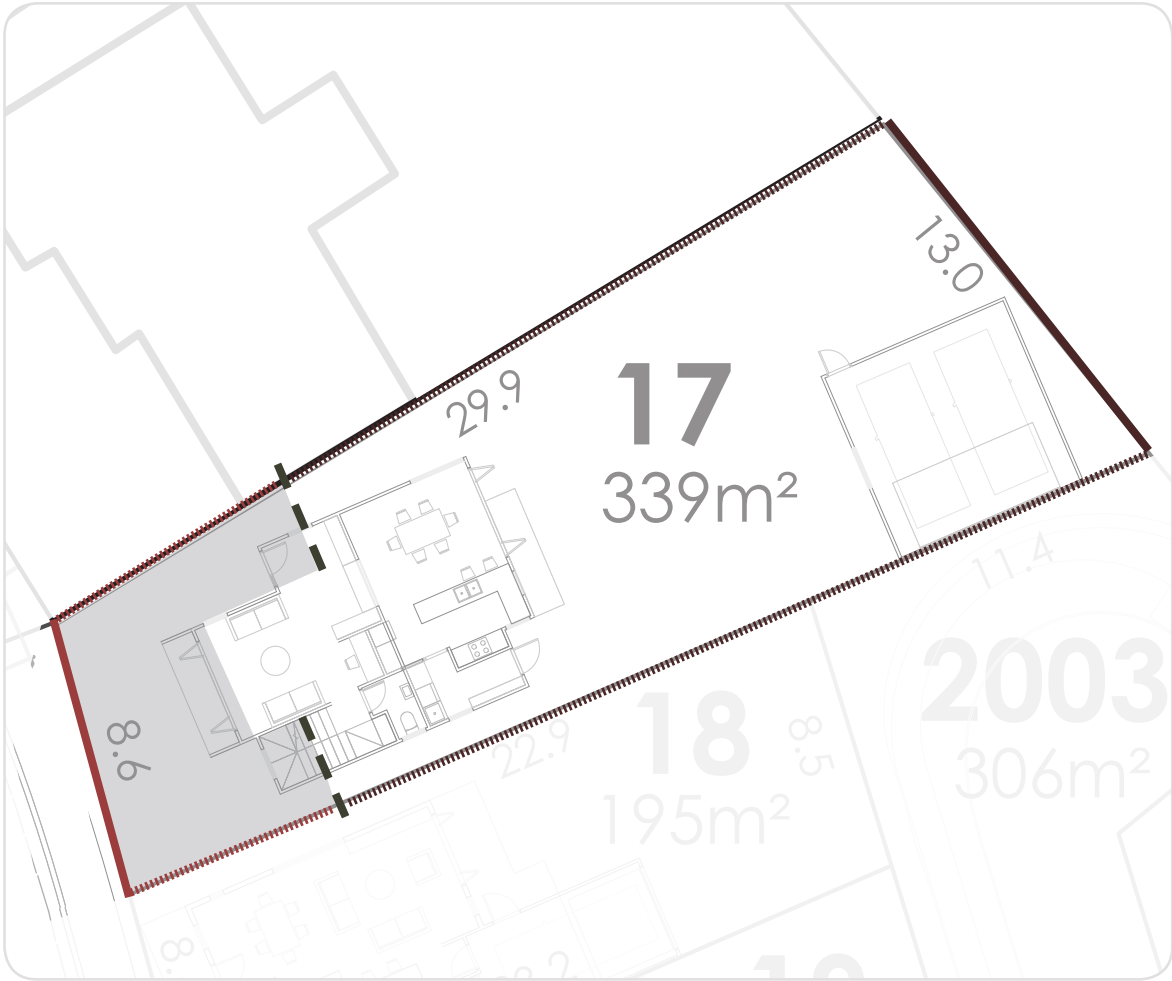


Figure A Spatial Representation of a Typical Front Lot

- Limit of front lot
- Front lot area
- Front boundary treatment
- Side front boundary treatment
- Side rear boundary treatment
- Back boundary treatment

Introduction

This document contains landscape guidelines for planting and fencing residential lots in both the Meadowlands Precinct Stage (lots 1-13, block 1) and Stage 1A (lots 17-34, blocks 3 and 4) of Halswell Commons.

A front lot includes the area between the front boundary and the front facing walls of the building (as indicated in Figure A).

Under the landscape guidelines the property frontage areas are divided into 'front landscape zone,' 'side landscape zone,' and 'general landscape zone.' Tree species are included where appropriate.

Fencing guidelines are included for residential lots in the Meadowlands Precinct/Stage 1A zone and are divided into 'front boundary,' 'side front boundary,' 'back boundary' and 'side rear boundary.'

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FRONT LANDSCAPE GUIDELINE | Lot Location Plan

Meadowlands Precinct & Stage 1A Lots



Front Lot Typology Legend

--- Front of lot

For the purpose of this document, the housing typologies have been grouped into the following categories based on house type and front lot size;

STAND ALONE HOUSE

- Front Yard <85m2
- Refer to Pages 2 + 8

STAND ALONE HOUSE

- Front Yard >85m2
- Refer to Pages 3 + 9

DUPLEX HOUSE

- Front Yard <23m2
- Refer to Pages 4 + 10

DUPLEX HOUSE

- Front Yard >23m2
- Refer to Pages 5 + 11

TERRACE HOUSE

- Front Yard <19m2
- Refer to Pages 6 +12





TERRACE HOUSE




- Front Yard >19m2
- Refer to Pages 7 +13

FRONT LANDSCAPE GUIDELINE | Stand Alone Front Yard <85 m²

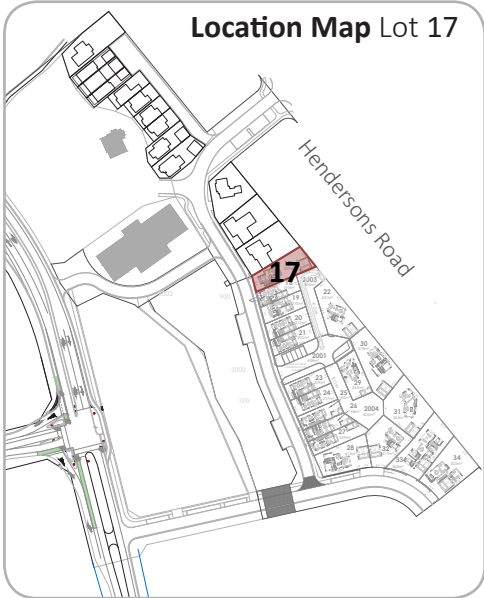
GENERAL PRINCIPLES

- Landscaping will become an extension of the streetscape; enhancing street amenity and softening the built form
- Landscaping is intended to enable passive surveillance through maintaining visual permeability from house to street
- Landscaping is intended to encourage neighbourhood interaction and engagement with the street by serving as a visually shared public/private interface
- Houses shall provide direct and clear access to the street for pedestrians

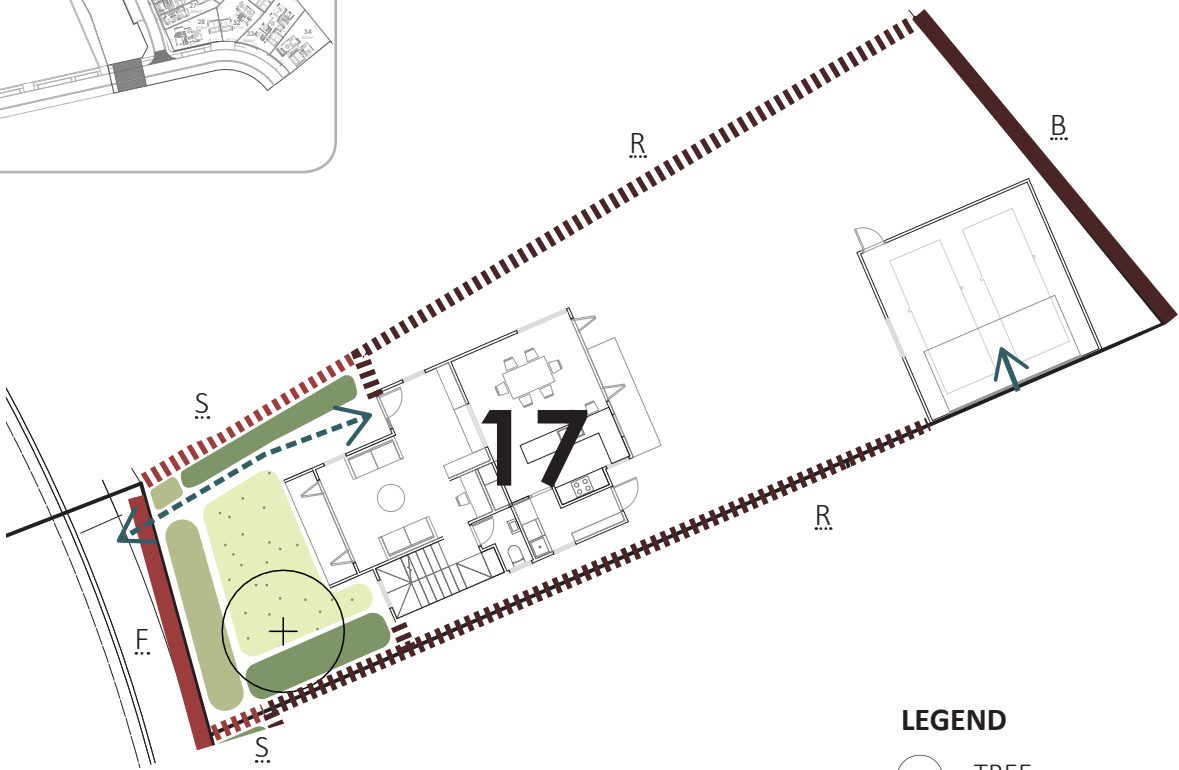
BOUNDARY TREATMENT REQUIREMENTS			
ID	LOCATION	TREATMENT (Refer to page 14 for design guidelines)	MAX HEIGHT
F 	Front onto Street or Reserve	No fence or;	N/A
		Permeable	1.2m
		Hedge	1.2m
S 	Side Front	Hedge or;	1.2m
		Permeable	1.2m
R 	Side Rear onto Neighbour	Solid Fence	1.8m
	Side Rear onto Street	Semi-Permeable: Type 2	1.8m
	Side Rear onto Reserve	Semi-Permeable: Type 2	1.8m
B 	Back onto Hendersons Rd properties	Solid Fence supplied by HC	1.8m
	Back onto Laneway	No fence or;	N/A
		Hedge;	1.2m
		Permeable;	1.2m
		Semi-Permeable: Type 1	1.2m









LANDSCAPE ZONE TREATMENTS			
ID	ZONE	DESCRIPTION	TREATMENT
	Front Landscape Zone	Minimum of 1.5m wide measured from front boundary. 100% treatment coverage required.	Low planting
	Side Landscape Zone	Minimum of 1m wide where possible measured from the front side boundary.	Low planting
			Medium planting
			Lawn
	General Landscape Zone	Remaining space not covered by the above. Must consist of porous surfaces.	Low planting
			Medium planting
			Lawn
			Permeable paving
			Gravel

Refer to plant palette for species lists.



Yard Example Lot 17



- LEGEND**
-  TREE
 -  FRONT LANDSCAPE ZONE
 -  SIDE LANDSCAPE ZONE
 -  GENERAL LANDSCAPE ZONE
 -  FRONT BOUNDARY TREATMENT
 -  SIDE FRONT BOUNDARY TREATMENT
 -  BACK BOUNDARY TREATMENT
 -  SIDE REAR BOUNDARY TREATMENT
 -  PEDESTRIAN ACCESS
 -  DRIVEWAY ACCESS

FRONT LANDSCAPE GUIDELINE | Stand Alone Front Yard >85 m²

GENERAL PRINCIPLES

- Landscaping will become an extension of the streetscape; enhancing street amenity and softening the built form
- Landscaping is intended to enable passive surveillance through maintaining visual permeability from house to street
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			Lawn
			Permeable paving
			Gravel





Refer to plant palette for species lists.





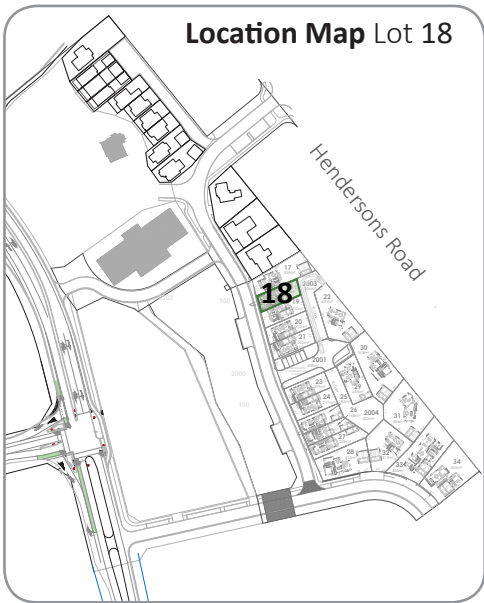
FRONT LANDSCAPE GUIDELINE | Duplex Front Yard <23 m²

GENERAL PRINCIPLES

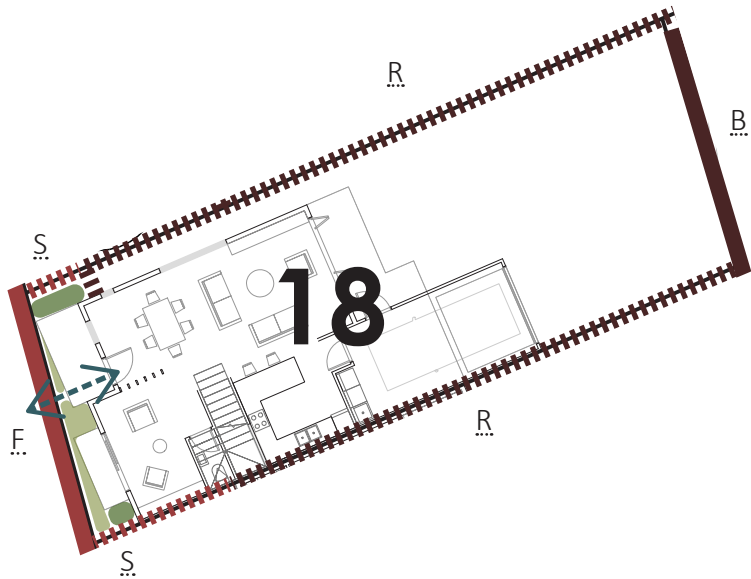
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		Permeable	1.2m
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		Permeable;	1.2m
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LANDSCAPE ZONE TREATMENTS			
ID	ZONE	DESCRIPTION	TREATMENT
	Front Landscape Zone	Minimum of 1.5m wide measured from front boundary. 100% treatment coverage required.	Low planting
	Side Landscape Zone	Minimum of 1m wide where possible measured from the front side boundary.	Low planting
			Medium planting
			Lawn
Refer to plant palette for species lists.			



Yard Example Lot 18










- LEGEND**
-  FRONT LANDSCAPE ZONE
 -  SIDE LANDSCAPE ZONE
 -  FRONT BOUNDARY TREATMENT
 -  SIDE FRONT BOUNDARY TREATMENT
 -  BACK BOUNDARY TREATMENT
 -  SIDE REAR BOUNDARY TREATMENT
 -  PEDESTRIAN ACCESS

FRONT LANDSCAPE GUIDELINE | Duplex Front Yard >23 m²

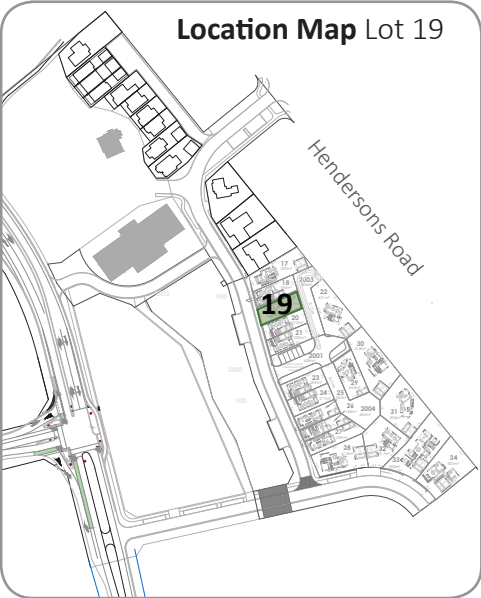
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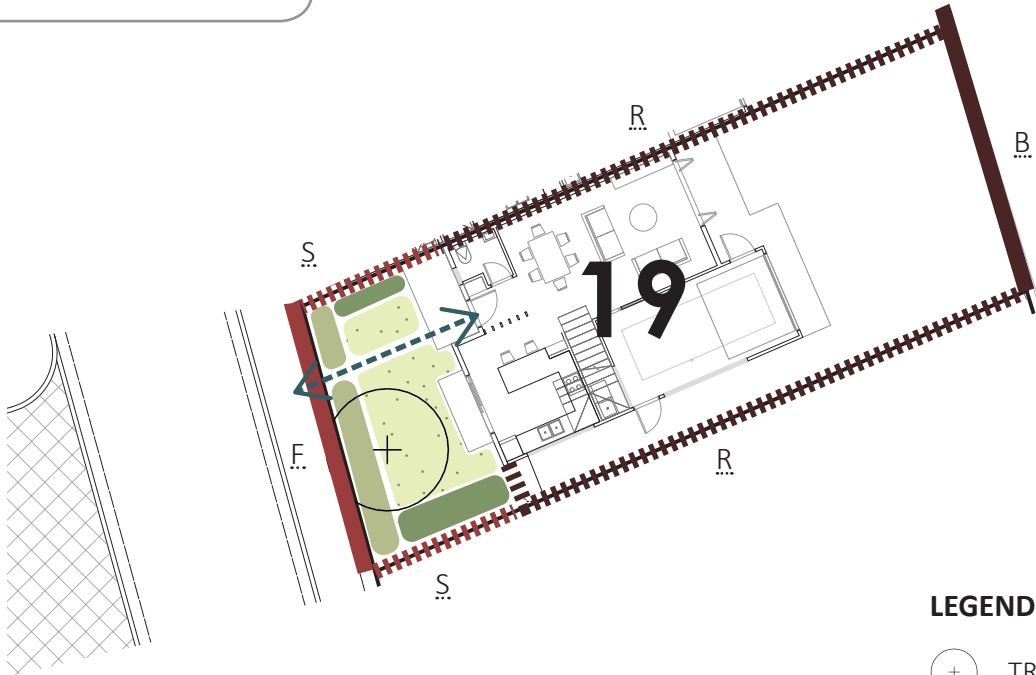
BOUNDARY TREATMENT REQUIREMENTS			
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F 	Front onto Street or Reserve	No fence or;	N/A
		Permeable	1.2m
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ID	ZONE	DESCRIPTION	TREATMENT
	Front Landscape Zone	Minimum of 1.5m wide measured from front boundary. 100% treatment coverage required.	Low planting
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			Lawn
	General Landscape Zone	Remaining space not covered by the above. Must consist of porous surfaces.	Low planting
			Medium planting
			Lawn
			Permeable paving
			Gravel










Refer to plant palette for species lists.



Yard Example Lot 19



LEGEND





-  TREE
-  FRONT LANDSCAPE ZONE
-  SIDE LANDSCAPE ZONE
-  GENERAL LANDSCAPE ZONE
-  FRONT BOUNDARY TREATMENT
-  SIDE FRONT BOUNDARY TREATMENT
-  BACK BOUNDARY TREATMENT
-  SIDE REAR BOUNDARY TREATMENT
-  PEDESTRIAN ACCESS

FRONT LANDSCAPE GUIDELINE | Terrace Front Yard <19 m²


GENERAL PRINCIPLES

- Landscaping will become an extension of the streetscape; enhancing street amenity and softening the built form
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		Hedge;	1.2m
		Permeable;	1.2m
		Semi-Permeable: Type 1	1.2m

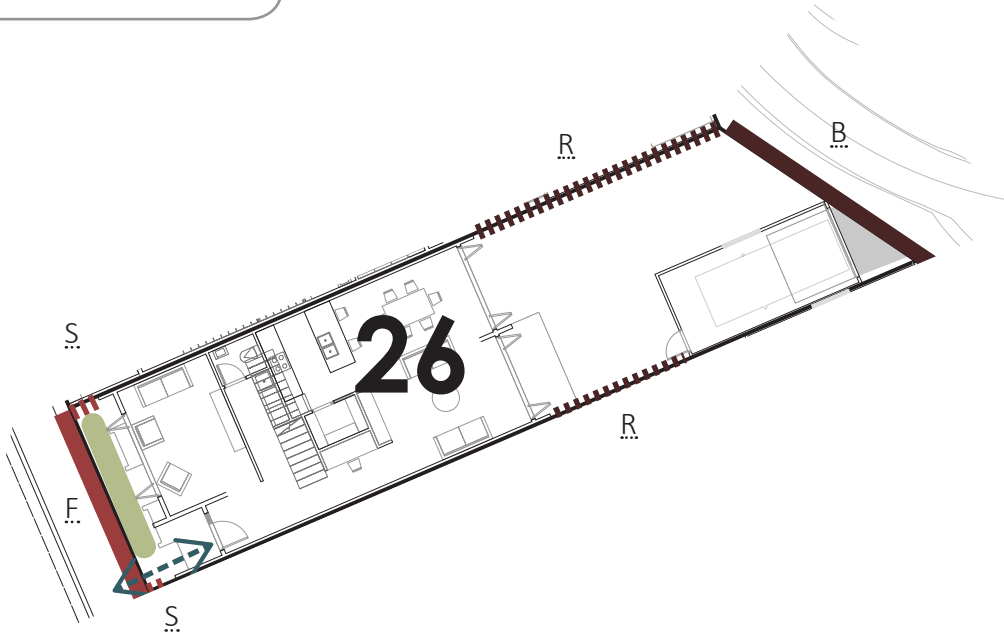
LANDSCAPE ZONE TREATMENTS

ID	ZONE	DESCRIPTION	TREATMENT
	Front Landscape Zone	Minimum of 1.5m wide measured from front boundary. 100% treatment coverage required.	Low planting

Refer to plant palette for species lists.



Yard Example Lot 26










- LEGEND**
-  FRONT LANDSCAPE ZONE
 -  FRONT BOUNDARY TREATMENT
 -  SIDE FRONT BOUNDARY TREATMENT
 -  BACK BOUNDARY TREATMENT
 -  SIDE REAR BOUNDARY TREATMENT
 -  PEDESTRIAN ACCESS
 -  DRIVEWAY

FRONT LANDSCAPE GUIDELINE | Terrace Front Yard >19 m²

GENERAL PRINCIPLES

- Landscaping will become an extension of the streetscape; enhancing street amenity and softening the built form
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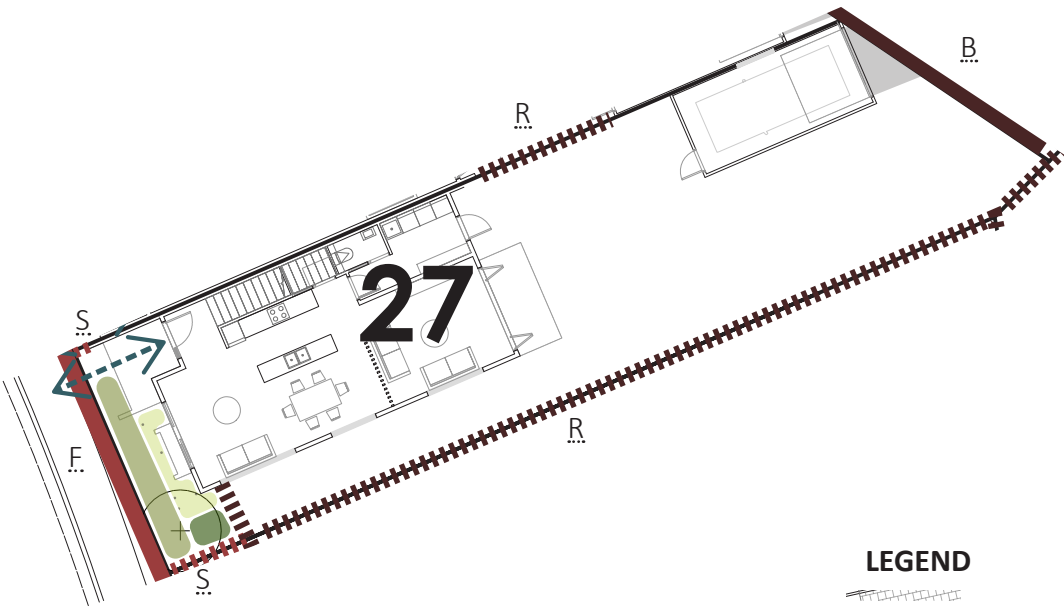
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LANDSCAPE ZONE TREATMENTS			
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			Lawn
	General Landscape Zone	Remaining space not covered by the above. Must consist of porous surfaces.	Low planting
			Medium planting
			Lawn
			Permeable paving
			Gravel

Refer to plant palette for species lists.



Yard Example Lot 27



LEGEND



TREE



FRONT LANDSCAPE ZONE



SIDE LANDSCAPE ZONE



GENERAL LANDSCAPE ZONE



FRONT BOUNDARY TREATMENT



SIDE FRONT BOUNDARY TREATMENT



BACK BOUNDARY TREATMENT



SIDE REAR BOUNDARY TREATMENT



PEDESTRIAN ACCESS



DRIVEWAY

FRONT LANDSCAPE GUIDELINE | Stand Alone Front Yard Plant Palette <85 m²

TREE SPECIES



Cercis 'Forest Pansy'



Magnolia 'Cleopatra'



Sophora microphylla



Sorbus aria 'Lutescens'

LOW PLANTING



Acaena purpurea



Buxus sempervirens



Iris Sp.



Liriope muscari



Pratia angulata



Stachys byzantina



Trachelospermum jasminoides

MEDIUM PLANTING



Alchemilla mollis



Chionochloa flavicans



Hydrangea 'Annabelle'



Lavandula hidcote



Myrtus ugni



Viburnum davidii

HEDGE SPECIES



Camellia 'Fairy Bush'



Coprosma propinqua



Corokia sp.



Escallonia sp.



Lonicera nitida



Pittosporum 'Screen Master'

FRONT LANDSCAPE GUIDELINE | Stand Alone Front Yard Plant Palette >85 m²

TREE SPECIES



Acer palmatum 'Senkaki'



Podocarpus totara



Prunus shimidsu 'Sakura'



*Robina pseudoacacia
'lace lady'*



Sophora microphylla

LOW PLANTING



Dianella nigra



Euphorbia kea



Heuchera 'Coral Bells'



Hosta sp.



Lithodora 'Grace Ward'



Parahebe 'Snowcap'



Thymus vulgaris

MEDIUM PLANTING



*Arthropodium '
Matapouri Bay'*



Cornus alba



Cyanococcus sp.



Hydrangea 'Annabelle'



Lavandula hidcote



Lomandra tanika

HEDGE SPECIES



Camellia 'Fairy Bush'



Coprosma propinqua



Corokia sp.



Escallonia sp.



Lonicera nitida



Pittosporum 'Screen Master'

FRONT LANDSCAPE GUIDELINE | Duplex Front Yard Plant Palette <23 m²

LOW PLANTING



Acaena purpurea



Carex testacea



Ophiopogon japonicus



Muehlenbeckia axillaris



Parahebe 'Snowcap'



Pratia angulata

MEDIUM PLANTING



Anamanthele lessoniana



*Arthropodium
'Matapouri Bay'*



Ligularia reniformis



Pachystegia insignis



*Pieris japonica
'Temple Bells'*



Sophora prostrata



Viburnum davidii

HEDGE SPECIES



Camellia 'Fairy Bush'



Coprosma propinqua



Corokia sp.



Escallonia sp.



Lonicera nitida



Pittosporum 'Screen Master'

FRONT LANDSCAPE GUIDELINE | Duplex Front Yard Plant Palette >23 m²

TREE SPECIES



Cercis 'Forest Pansy'



Cornus florida



Magnolia grandiflora
'Little Gem'



Olea euro 'Frantoio'

LOW PLANTING



Buxus sempervirens



Helleborus orientalis



Hosta sp.



Pratia angulata



Stachys byzantina



Rosa 'Flower Carpet White'



Thymus vulgaris

MEDIUM PLANTING



Alchemilla mollis



Cyanococcus sp.



Cynara scolymus



Lavender Hidcote



Ligularia reniformis



Rhododendron sp.



Rosmarinus officinalis

HEDGE SPECIES



Camellia 'Fairy Bush'



Coprosma propinqua



Corokia sp.



Escallonia sp.



Lonicera nitida



Pittosporum 'Screen Master'

FRONT LANDSCAPE GUIDELINE | Terrace Front Yard Plant Palette <19 m²

LOW PLANTING



Acaena purpurea



Convolvulus cneorum



Euphorbia 'Kea'



Hebe 'Emerald Gem'



Liriope muscari



Muehlenbeckia axillaris



Uncinia uncinata

HEDGE SPECIES



Camellia 'Fairy Bush'



Coprosma propinqua



Corokia sp.



Escallonia sp.



Lonicera nitida



Pittosporum 'Screen Master'

FRONT LANDSCAPE GUIDELINE | Terrace Front Yard Plant Palette >19 m²

TREE SPECIES



Malus ioensis plena



Pyrus salicifolia pendula



Robinia 'Lace Lady'

LOW PLANTING



Hebe 'Emerald Green'



Heuchera sp.



Libertia grandiflora



Ophiopogon japonicus



Rosa 'Flower Carpet White'



Thymus vulgaris



Tracheolospermum jasminoides

MEDIUM PLANTING



Alchemilla mollis



Chionochloa flavicans



Hydrangea sp.



Lomandra tanika



Myrtus ugni



Rosmarinus officinalis 'Tuscan Blue'

HEDGE SPECIES



Camellia 'Fairy Bush'



Coprosma propinqua



Corokia sp.



Escallonia sp.



Lonicera nitida



Pittosporum 'Screen Master'

LOT FENCING GUIDELINE | Permeable

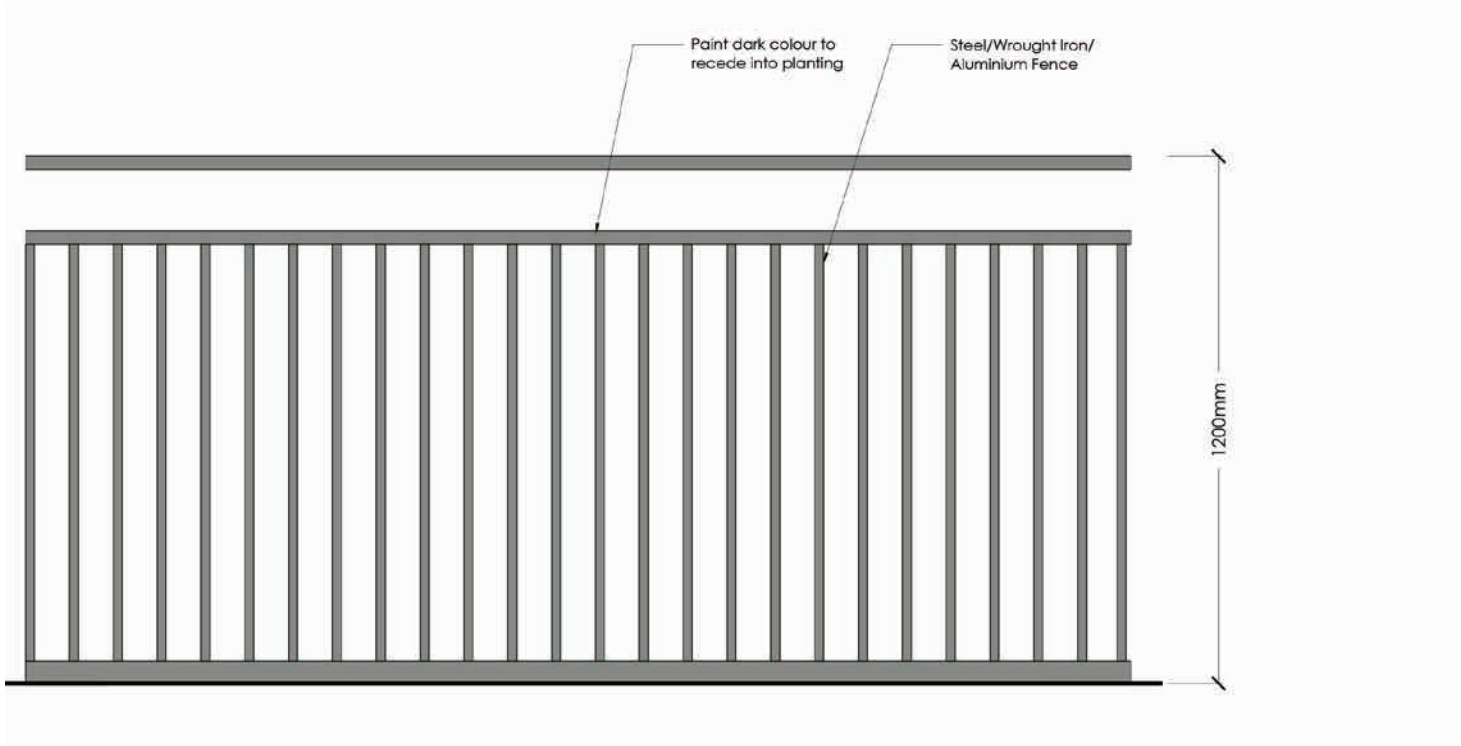
PERMEABLE FENCE: ACCEPTABLE SOLUTIONS

OPEN METAL STYLE

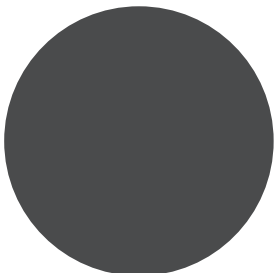
Suitable for Front onto Street, Front onto Reserve, Side Front, Back onto Laneway



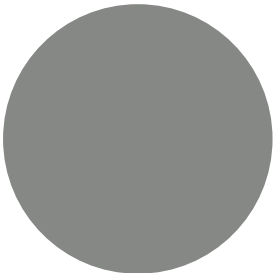
Inspiration Image



COLOUR PALETTE FOR ALL FENCE TYPOLOGIES



Resene 'Uhi'



Resene 'Stack'



Resene 'Soapstone'

LOT FENCING GUIDELINE | Semi-Permeable

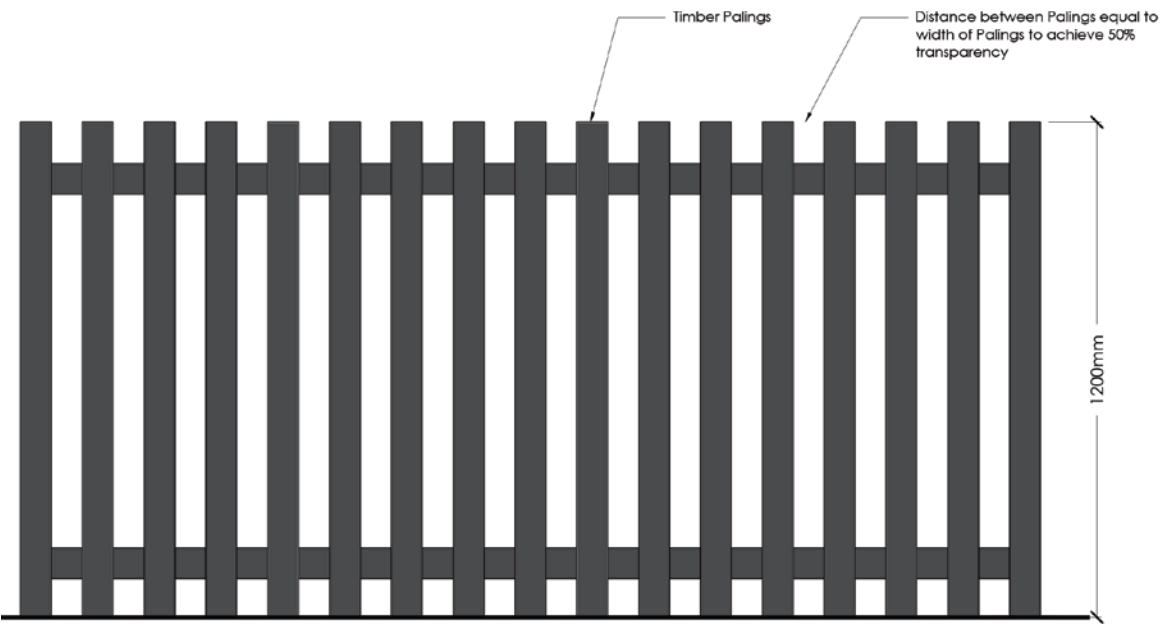
SEMI-PERMEABLE FENCE: ACCEPTABLE SOLUTIONS

TYPE 1. TIMBER PICKET STYLE

Suitable for Back onto Laneway.



Inspiration Image

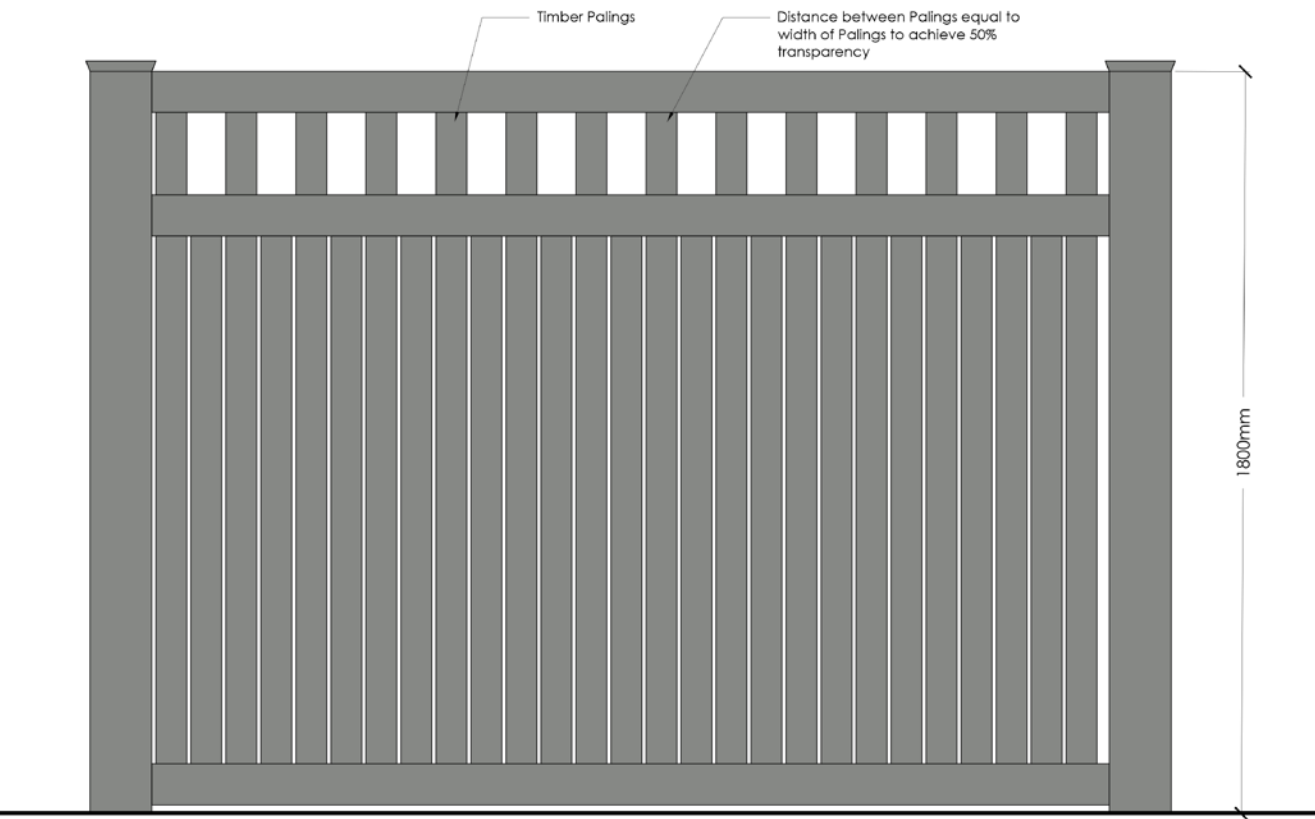


TYPE 2. TIMBER WITH TRELLIS

Suitable for Side Rear onto Street, Side Rear onto Reserve.



Inspiration Image



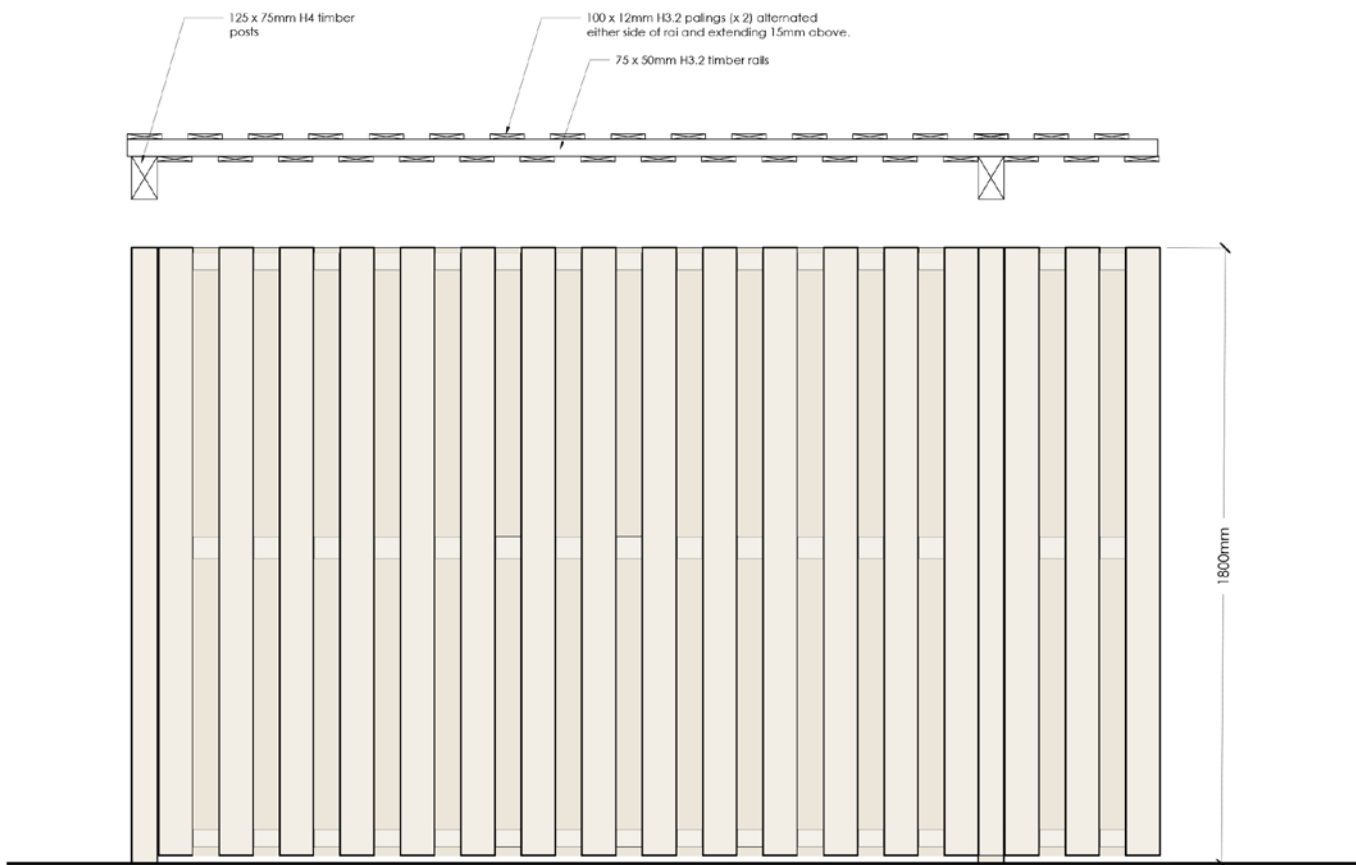
LOT FENCING GUIDELINE | Solid

SOLID FENCE: ACCEPTABLE SOLUTIONS

SOLID TIMBER TYPE 1
Suitable for Side Rear onto Neighbour.



Inspiration Image



SOLID TIMBER TYPE 2
Suitable for Side Rear onto Neighbour.



Inspiration Image

