

RMM

ROUGH MILNE MITCHELL
LANDSCAPE ARCHITECTS

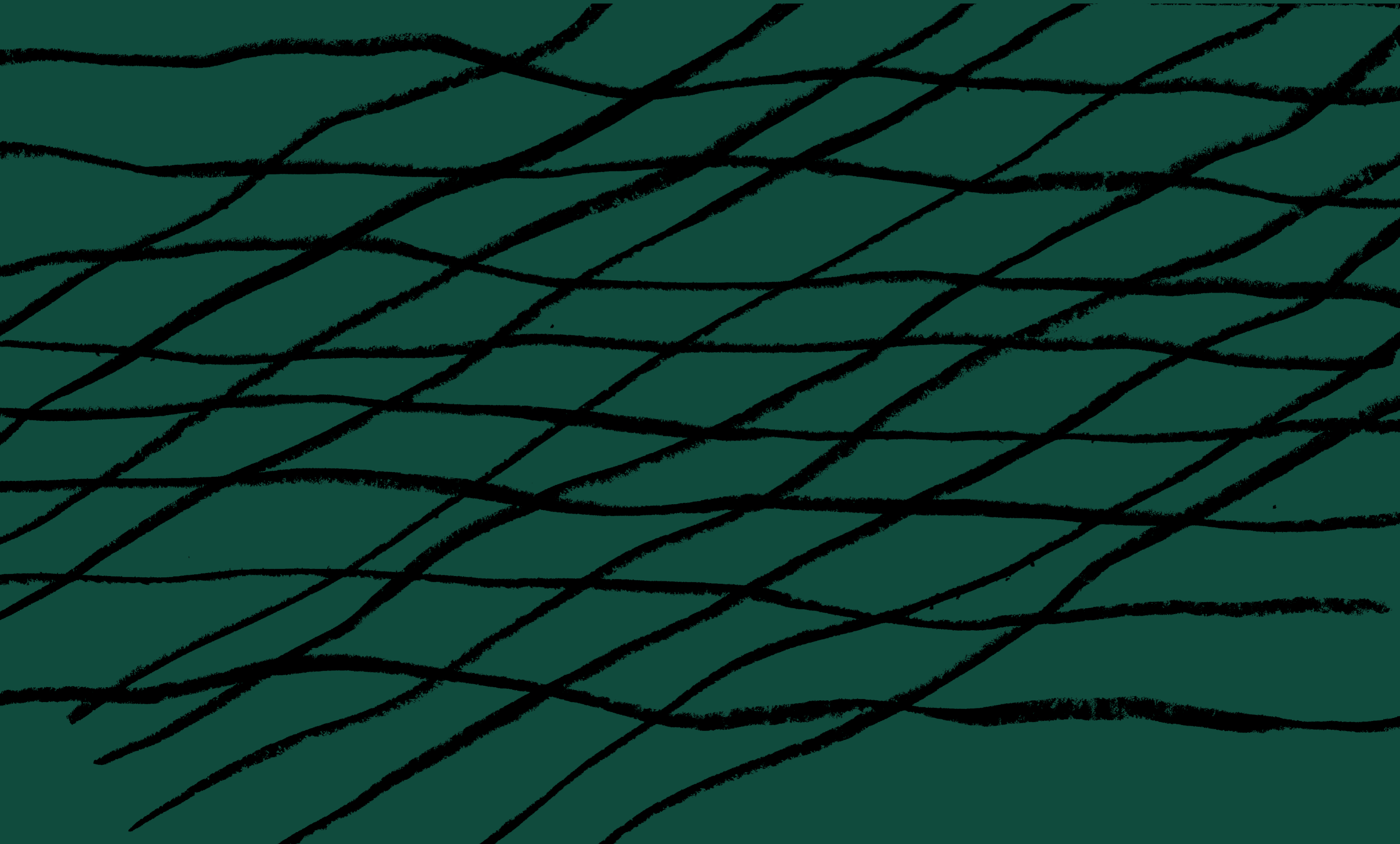
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Kāinga Ora

Rowlands Ave + Waipuna Rd

06 April 2022

3.0 Preliminary Design



3.1 Preliminary Design

Site Overview Plan

KEY

- | | |
|---|---|
| ① Entry path - desire line | ⑪ Central lawn/open space |
| ② Entry threshold | ⑫ Exercise equipment |
| ③ Landmark entry markers | ⑬ Water channel with play interventions |
| ④ Pā harakeke area | ⑭ Vegetated swale with bridge |
| ⑤ Rongoa area + shelter | ⑮ Kai cultivation area |
| ⑥ Level crossing / shared space | ⑯ Lobby entry aprons (semi-private) |
| ⑦ Raised lawn with seating edge | ⑰ North facing courtyards |
| ⑧ Central formalised play area | ⑱ Raingardens |
| ⑨ Community outdoor area with shelter + barbecues | ⑳ North facing seating and dining options |
| | ㉑ Bike shelter |



Scale 1:500 (A3)

3.2 Preliminary Design

Plan Enlargement: Western Boundary



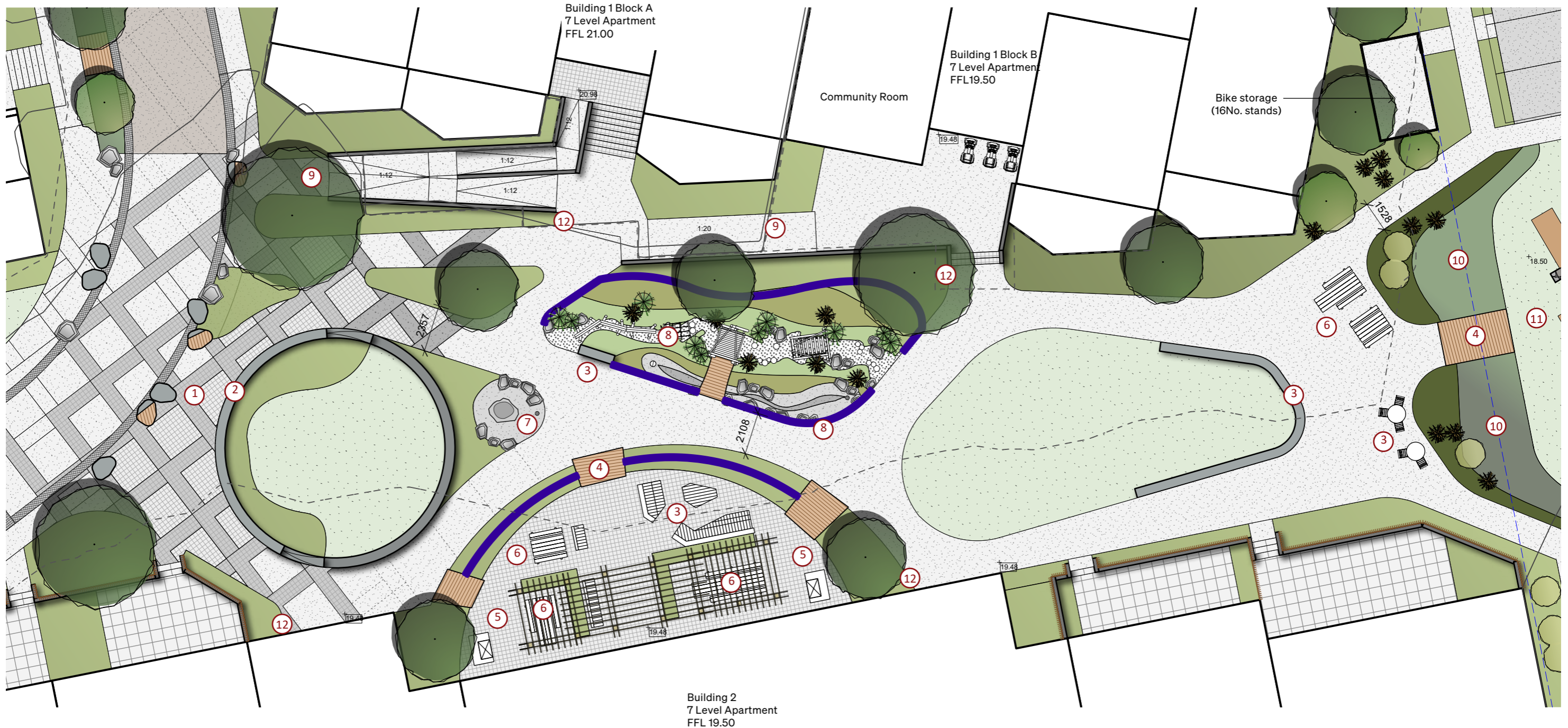
Legend

Site Boundary	Asphalt	Paving Sett	Retained Existing Tree	Feature Bench Seating
National Grid Boundary	Concrete Light	Pavers	Bike Rack	Site Furniture Benches / Tables
+42.50 Existing Levels	Concrete Medium	Timber Boardwalks	Bike / Scooter storage	Feature Entry markers
+42.50 Proposed Levels	Concrete Dark	Wall Feature / Retaining	Boulders	
Batter	Concrete Tan	Lawn	Raised Vegetable Garden	
Building Outline	Feature Paving	General Planting Shrub / Feature	Rain Garden	
Building Overhang	Saw Cuts	Raingarden Planting	Feature Bench Seating	

Scale 1:200 (A3)

3.3 Preliminary Design

Plan Enlargement: Central Courtyard

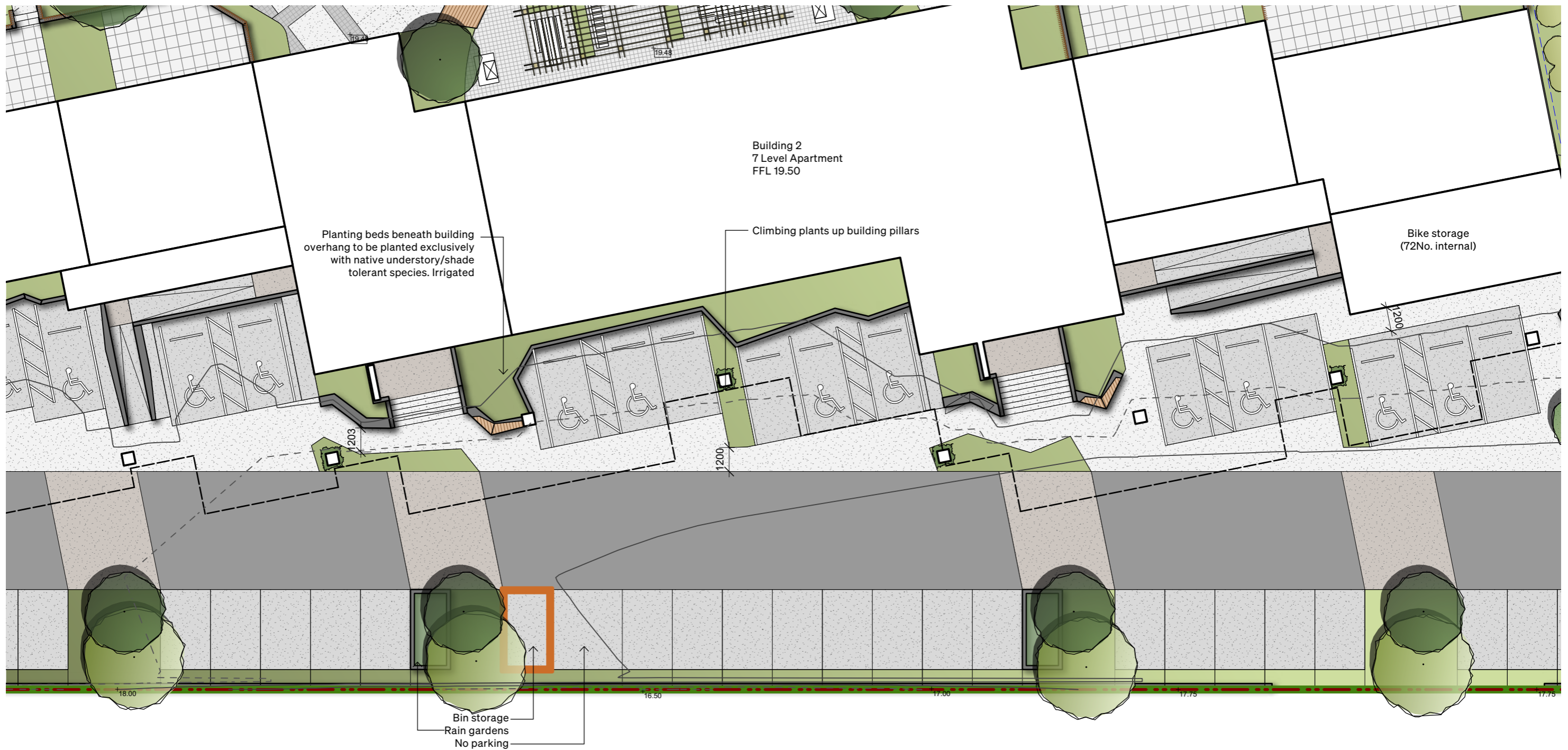


Scale 1:200 (A3)

<p>Legend</p> <ul style="list-style-type: none"> Site Boundary National Grid Boundary Existing Levels Proposed Levels Batter Building Outline Building Overhang 	<ul style="list-style-type: none"> Asphalt Concrete Light Concrete Medium Concrete Dark Concrete Tan Feature Paving Saw Cuts 	<ul style="list-style-type: none"> Paving Sett Pavers Timber Boardwalks Wall Feature / Retaining Lawn General Planting Shrub / Feature Raingarden Planting 	<ul style="list-style-type: none"> Retained Existing Tree Bike Rack Bike / Scooter storage Boulders Raised Vegetable Garden Rain Garden Feature Bench Seating 	<ul style="list-style-type: none"> Feature Bench Seating Site Furniture Benches / Tables Feature Entry markers 	<ul style="list-style-type: none"> 1 Feature paving pattern 2 Raised seating wall 3 Seating/rest opportunities 4 Bridge connections 5 Community BBQs 6 Picnic tables 	<ul style="list-style-type: none"> 7 'Puna'/Spring water play feature 8 Nature play trail / Water play area 9 Accessible connections to B1 10 Vegetated swale 11 Māra kai area (Raised gardens) 12 Locations identified for sculptural marker
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3.4 Preliminary Design

Plan Enlargement: Eastern Boundary



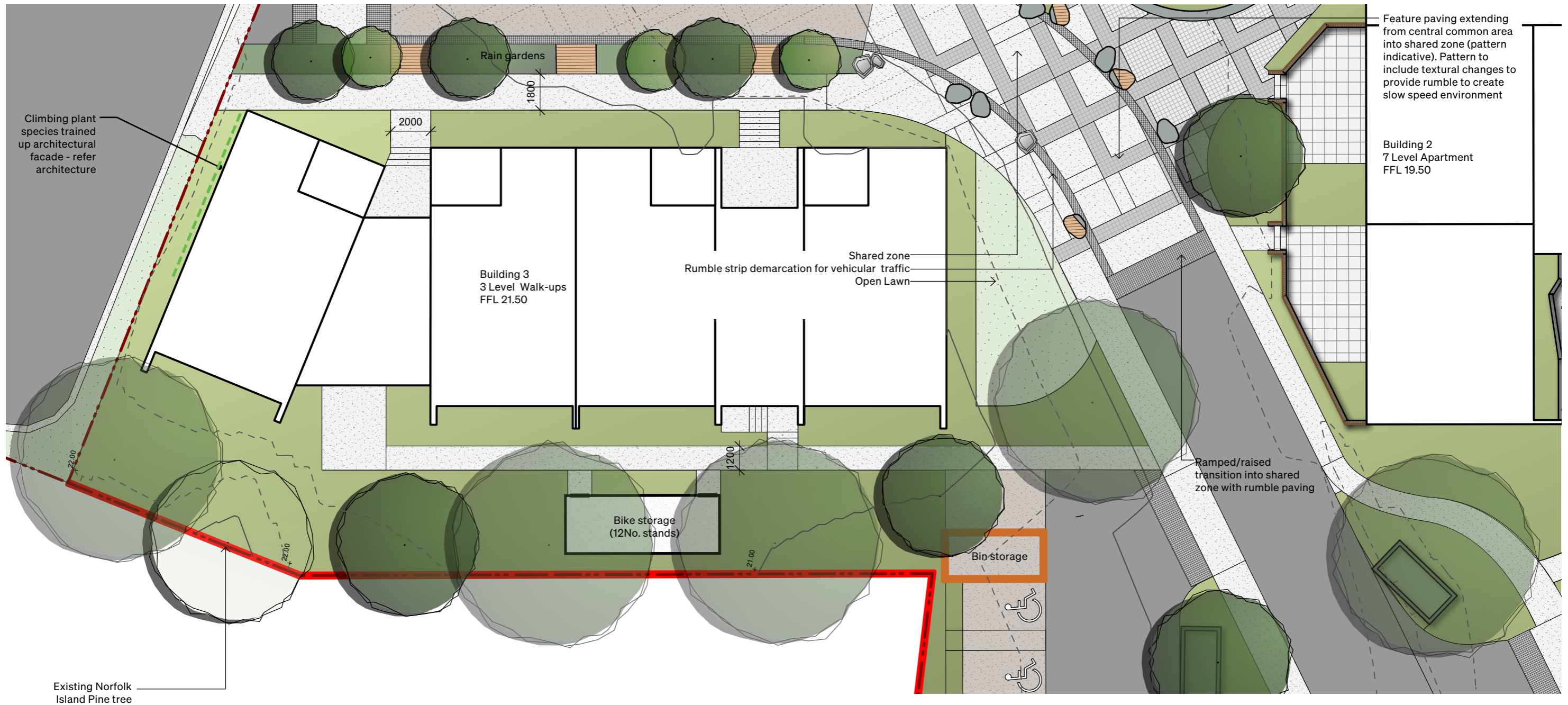
Legend

- | | | | | |
|------------------------|-----------------|----------------------------------|-------------------------|---------------------------------|
| Site Boundary | Asphalt | Paving Sett | Retained Existing Tree | Feature Bench Seating |
| National Grid Boundary | Concrete Light | Pavers | Bike Rack | Site Furniture Benches / Tables |
| +42.50 Existing Levels | Concrete Medium | Timber Boardwalks | Bike / Scooter storage | Feature Entry markers |
| +42.50 Proposed Levels | Concrete Dark | Wall Feature / Retaining | Boulders | |
| Batter | Concrete Tan | Lawn | Raised Vegetable Garden | |
| Building Outline | Feature Paving | General Planting Shrub / Feature | Rain Garden | |
| Building Overhang | Saw Cuts | Raingarden Planting | Feature Bench Seating | |

Scale 1:200 (A3)

3.5 Preliminary Design

Plan Enlargement: Rowlands Ave Accessway



Legend

Site Boundary	Asphalt	Paving Sett	Retained Existing Tree	Feature Bench Seating
National Grid Boundary	Concrete Light	Pavers	Bike Rack	Site Furniture Benches / Tables
+42.50 Existing Levels	Concrete Medium	Timber Boardwalks	Bike / Scooter storage	Feature Entry markers
+42.50 Proposed Levels	Concrete Dark	Wall Feature / Retaining	Boulders	
Batter	Concrete Tan	Lawn	Raised Vegetable Garden	
Building Outline	Feature Paving	General Planting Shrub / Feature	Rain Garden	
Building Overhang	Saw Cuts	Raingarden Planting	Feature Bench Seating	

Scale 1:200 (A3)

3.6 Preliminary Design

Plan Enlargement: Waipuna Road Accessway



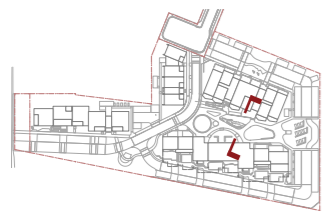
Scale 1:200 (A3)

3.7 Preliminary Design

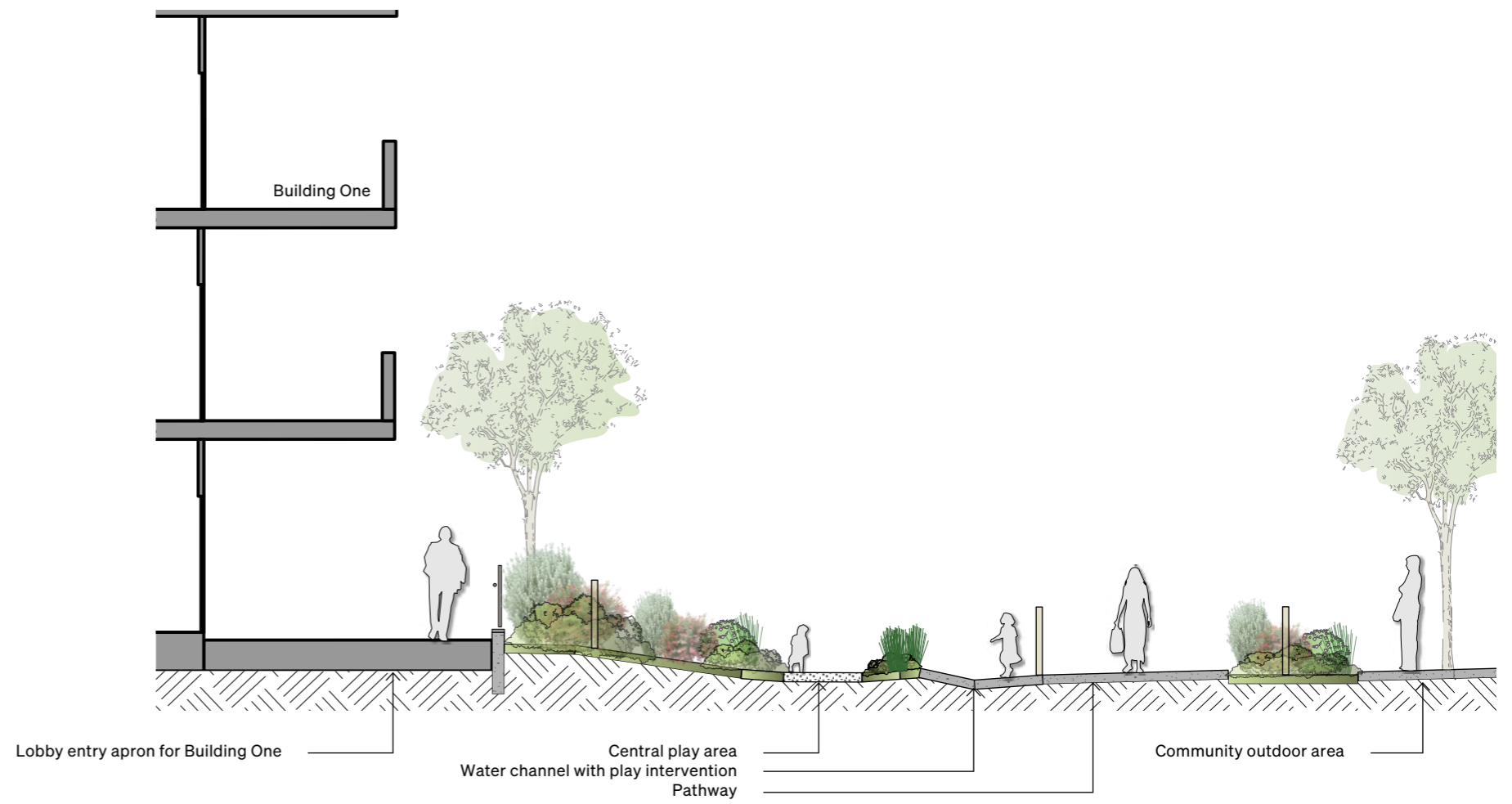
Cross Sections



Section A - B1 West Entrance
Scale 1:100 (A3)



Section B - B1 and Play Space
Scale 1:100 (A3)



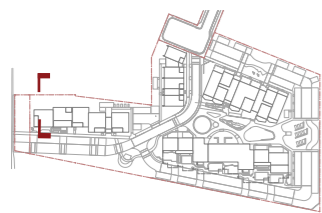
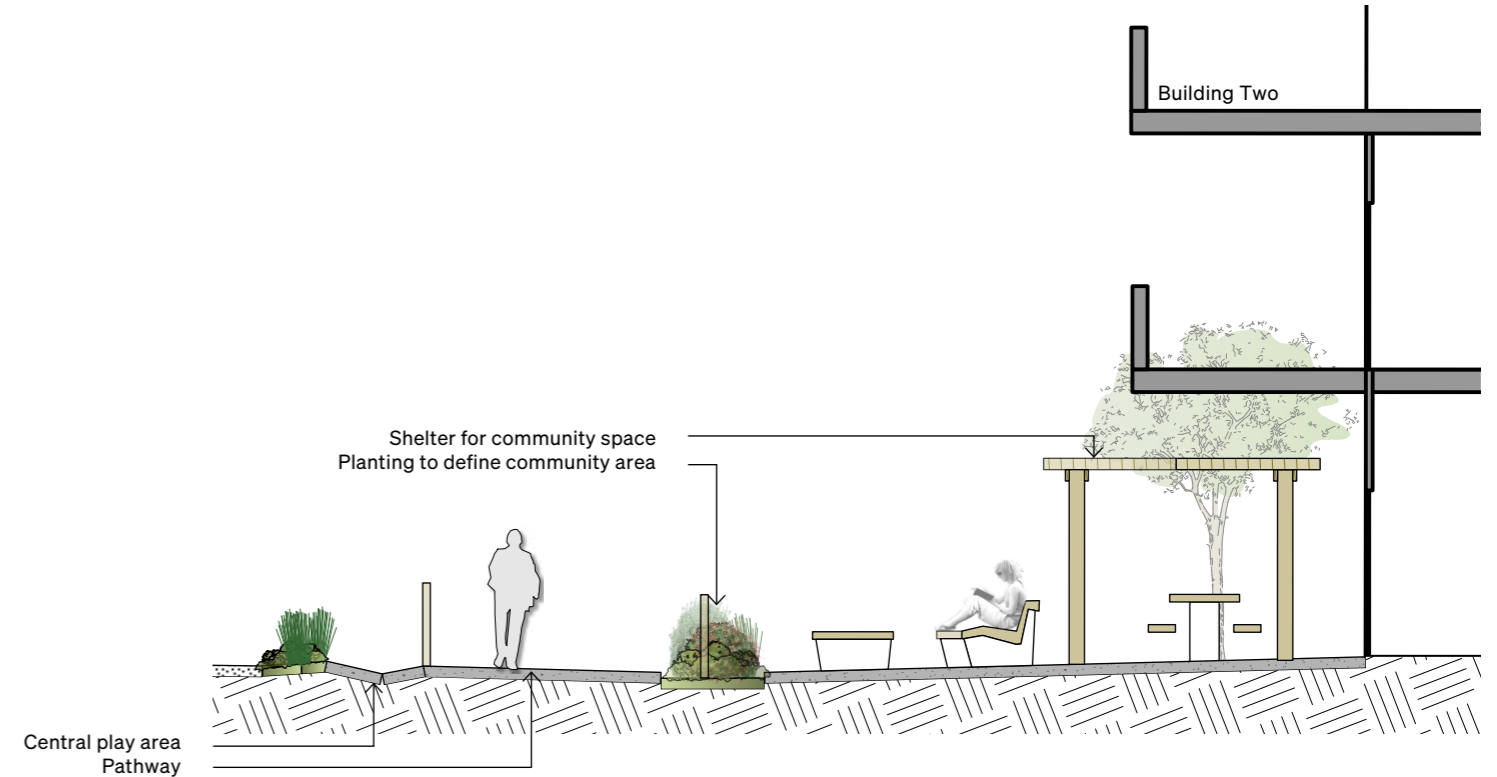
Refer Architecture and Civil for detailed building and level information

3.7 Preliminary Design

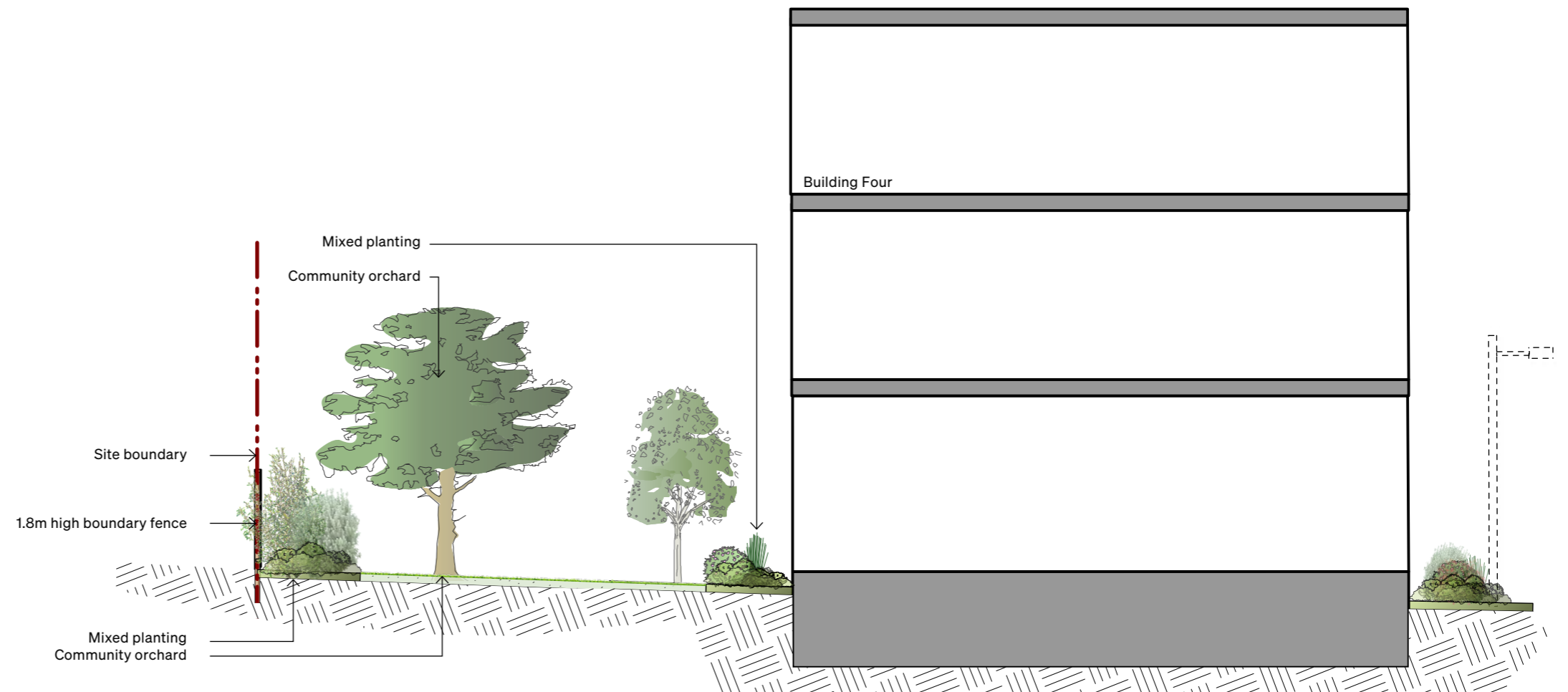
Cross Sections



Section C - B2 Community Space
Scale 1:100 (A3)



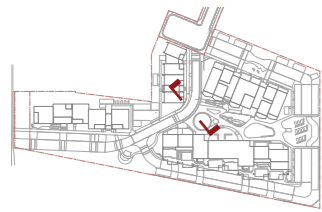
Section E - B4 and West Boundary
Scale 1:100 (A3)



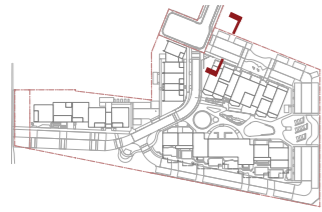
Refer Architecture and Civil for detailed building and level information

3.7 Preliminary Design

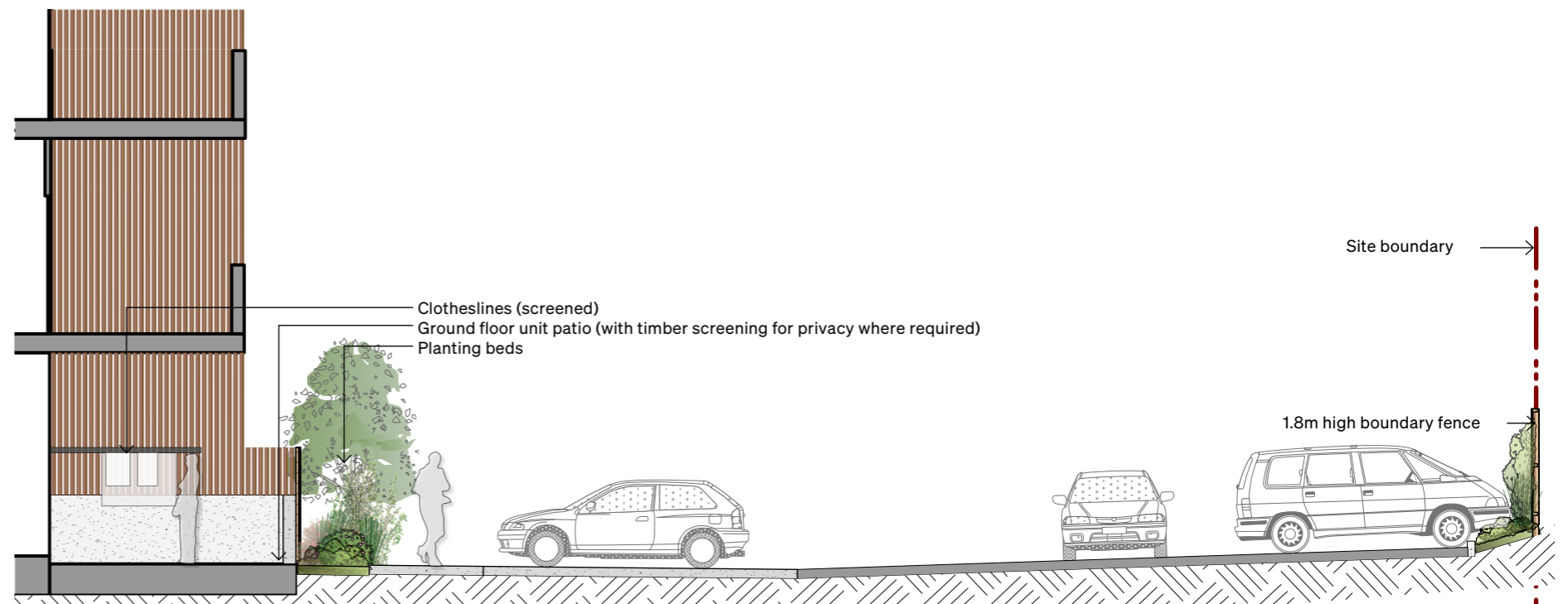
Cross Sections



Section D - B3 Shared Space and Raised Lawn
Scale 1:100 (A3)



Section F - B1 Parking and Boundary
Scale 1:100 (A3)



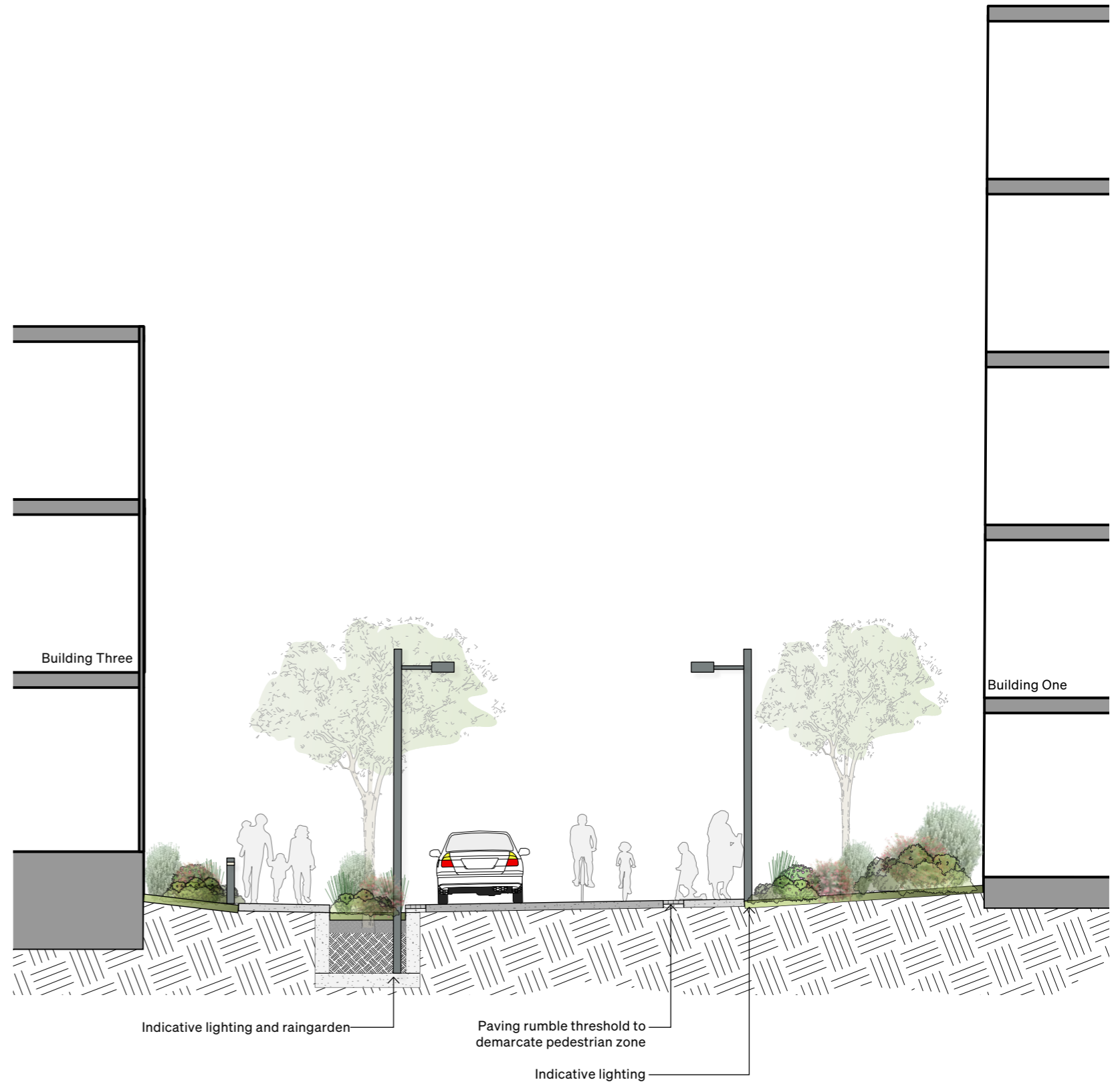
Refer Architecture and Civil for detailed building and level information

3.7 Preliminary Design

Cross Sections

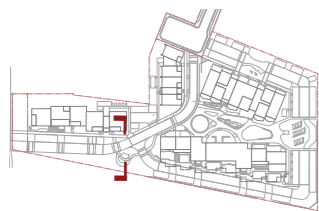


Section G - B1 and B3 Shared Space Raingarden
Scale 1:100 (A3)



3.7 Preliminary Design

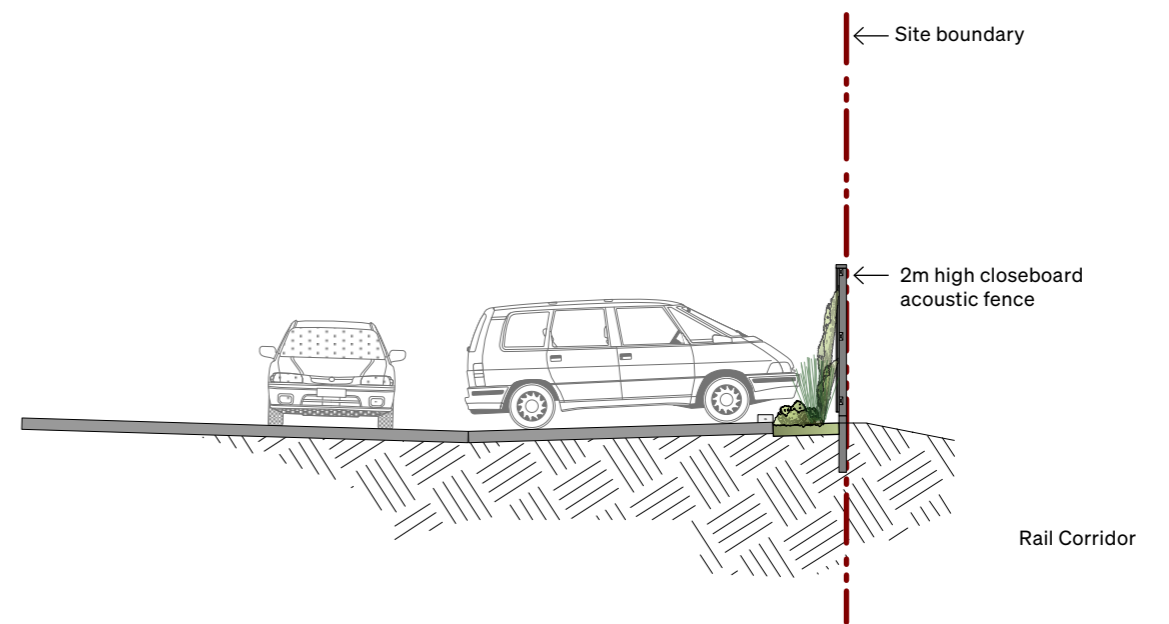
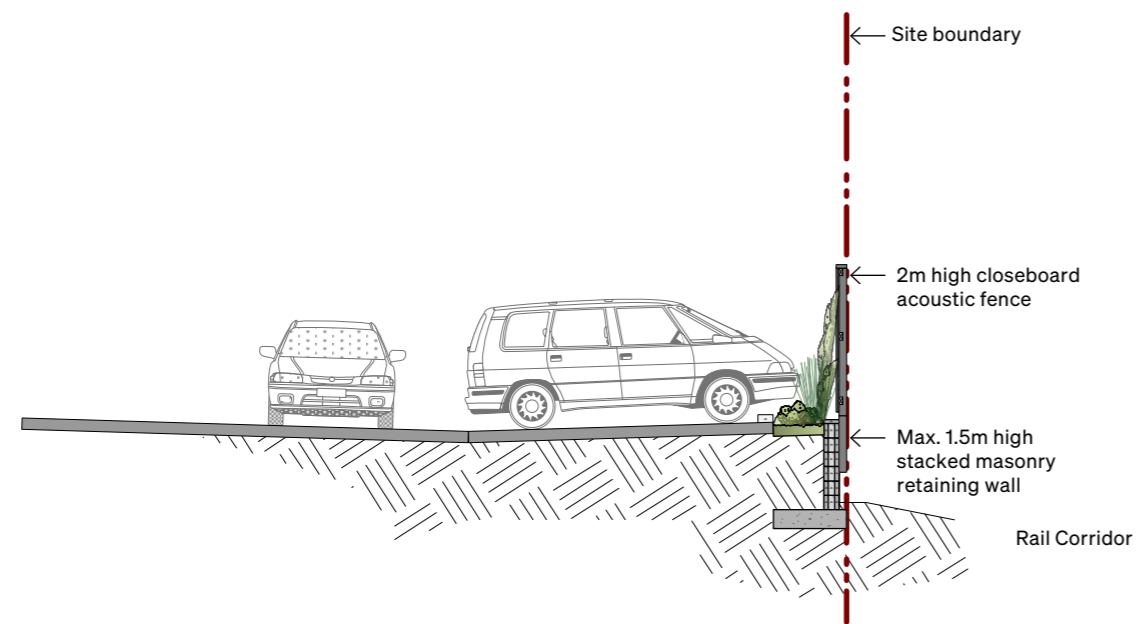
Cross Sections



Section H - B4 and East Boundary with Pā harakeke area
Scale 1:100 (A3)

3.7 Preliminary Design

Cross Sections



Section I & J - East Boundary Fencing / Retaining
Scale 1:100 (A3)

3.8 Preliminary Design

Fencing Strategy: Plan



- Legend
- 1.8m boundary fence
 - 2m closeboard acoustic fence
 - 1.5m closeboard acoustic fence
 - Existing boundary fence
 - 1.5m bin screens
 - 1.2m high visually permeable entry fence
 - 1.2 feature demarcation fence

Scale 1:500 (A3)

3.8 Preliminary Design

Fencing Strategy: Images

- A 1.8m boundary fence, stained
- B 1.5m timber bin screens
- C 2m and 1.5m high closeboard acoustic fences, stained
- D 1.2m visually permeable metal fin entry fence
- E 1.2m feature demarcation fence



A



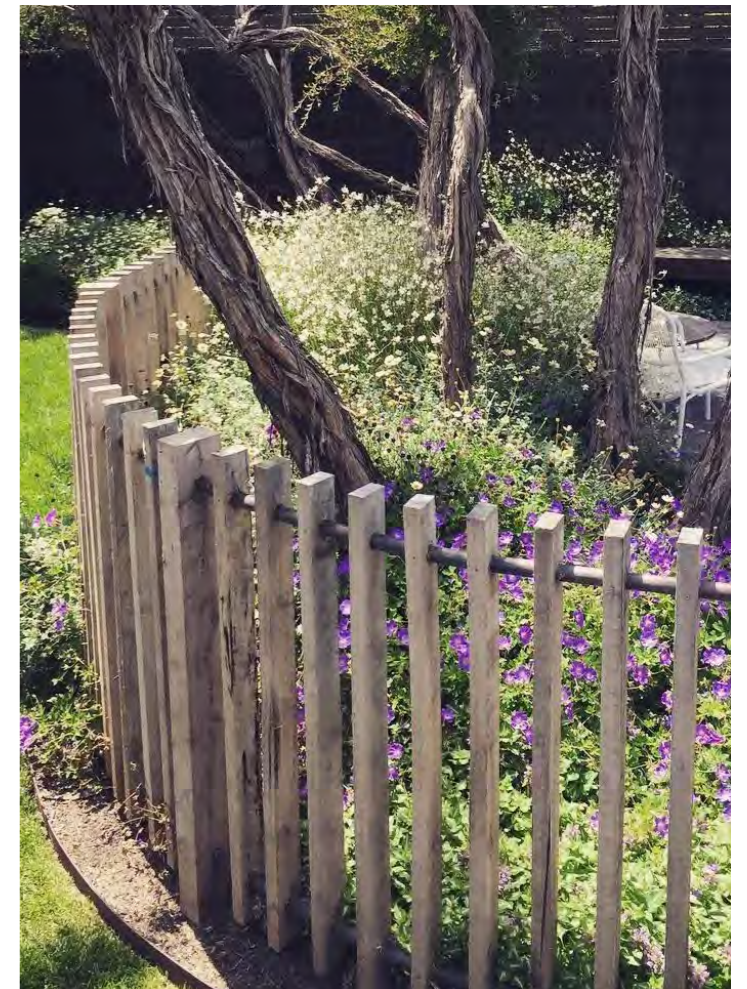
B



C



D



E

3.9 Preliminary Design

Look and Feel - Community Spaces



A - Māra kai, Vegetable Gardens



B - Nature playscape



C - Pā harakeke and māra rongoā



D - Communal space



3.9 Preliminary Design

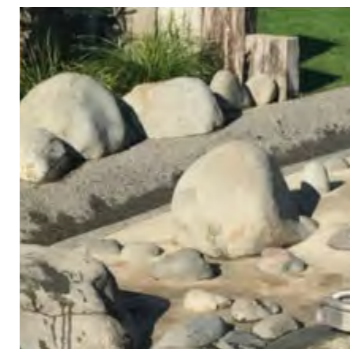
Look and Feel - Natural Systems



A - Vegetated swale



B - Water play and discovery



D - Indigenous ecosystem - species and ecotones



WF7 Pūriri forest

Regional IUCN
threat status:
Critically Endangered

C - Carpark / road rain gardens

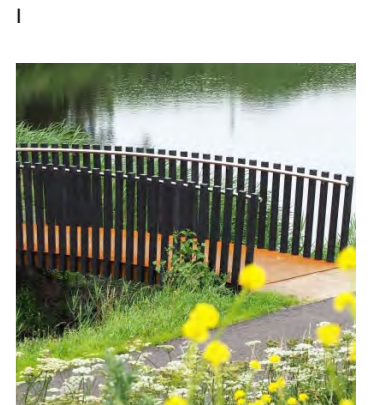
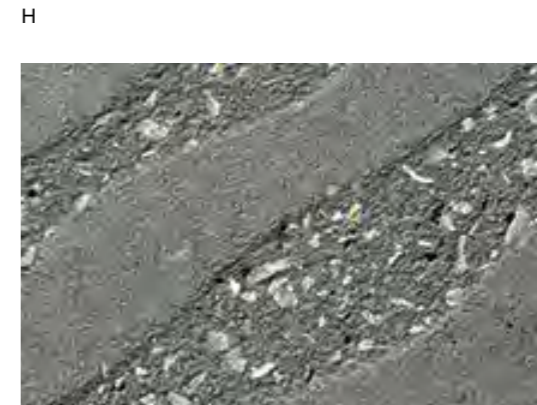
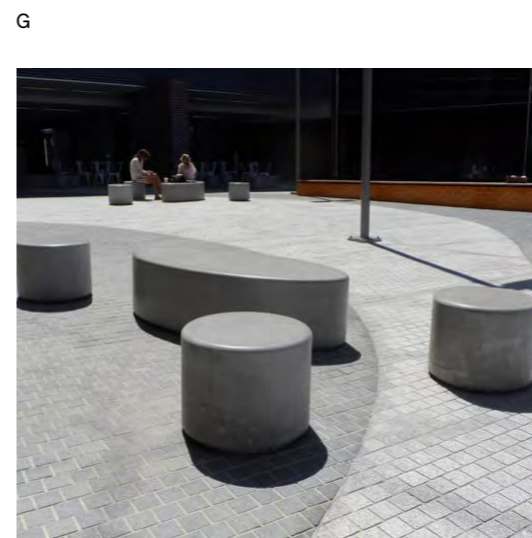


3.9 Preliminary Design

Look and Feel - Site Features



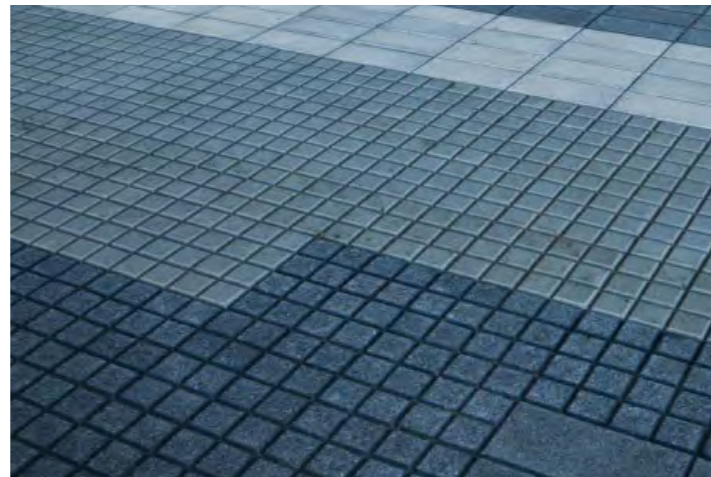
- A Outdoor exercise stations
- B Central lawn
Mounded with concrete and timber seating edge and planting. Visual connection to Maungarei
- D Active lawn space
- E Flush street and traffic calming devices to ensure pedestrian priority
Rain gardens and specimen trees incorporated
- F Site markers
To visually cue entrance thresholds and to act as way-finding devices
- G Shared zone demarcation
Furniture and feature boulders to act as informal bollards to guide vehicles within shared zone
- H Variation in pavement finishes
To incorporate design narratives and elevate design outcomes using cost effective surface treatments
- I Pedestrian connection over swale



3.10 Preliminary Design

Materials + Furniture Palettes: Materials

- A Patterning using changes in materiality texture/tone
Note: use of modular paving TBC
- B Paving patterns using concrete finishes
- C Parking demarcation using modular paving
- D Vertical timber post/fin barriers
- E Hardwood crossings across raingardens



A



B



C



D



E

3.10 Preliminary Design

Materials + Furniture Palettes: Furniture

- A Raised concrete seating edges
- B Picnic tables
- C Shade structures
- D Timber seating incorporated into walls
- E Communal barbecues
- F Bike and mobility scooter parking shelters



A



B



C



D



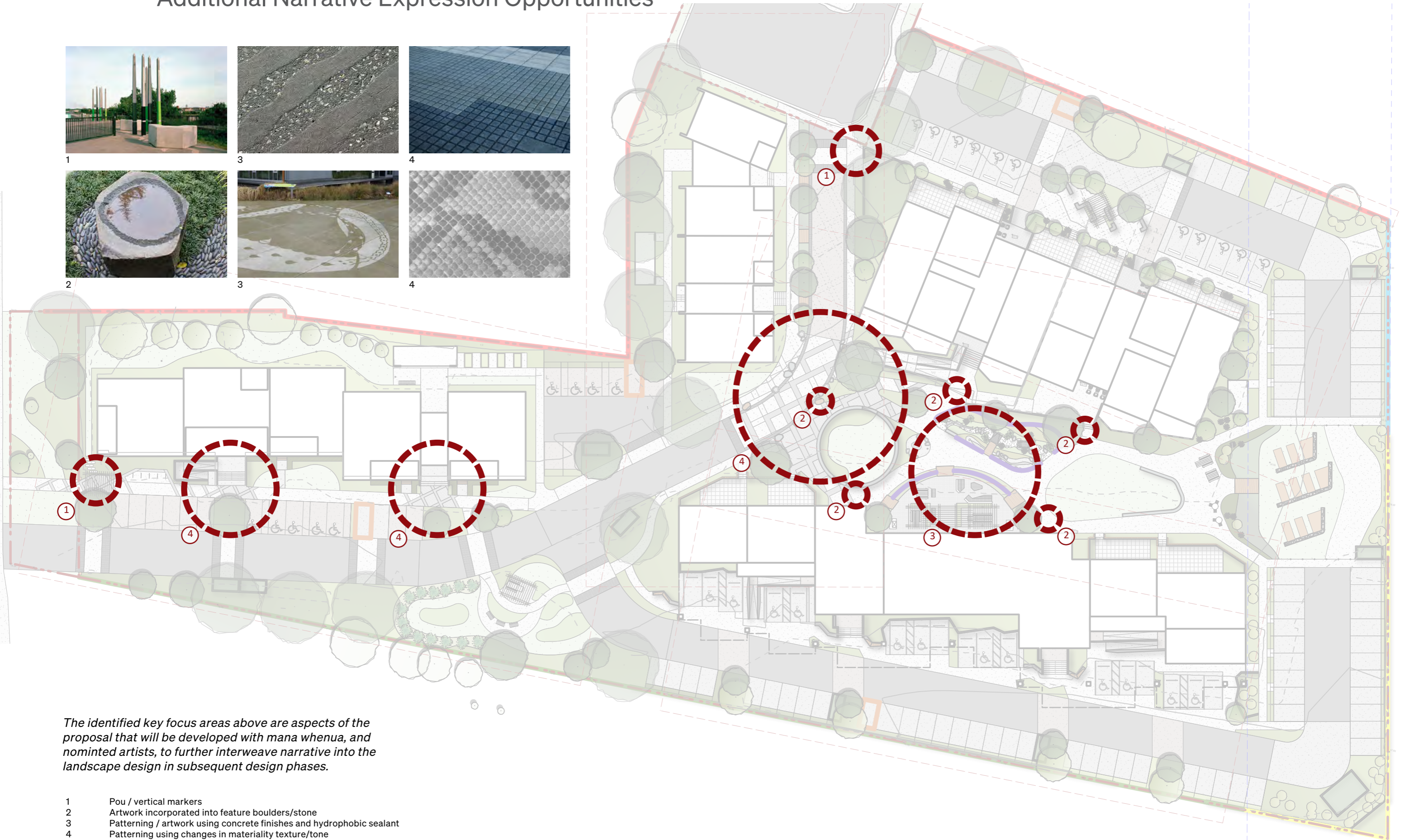
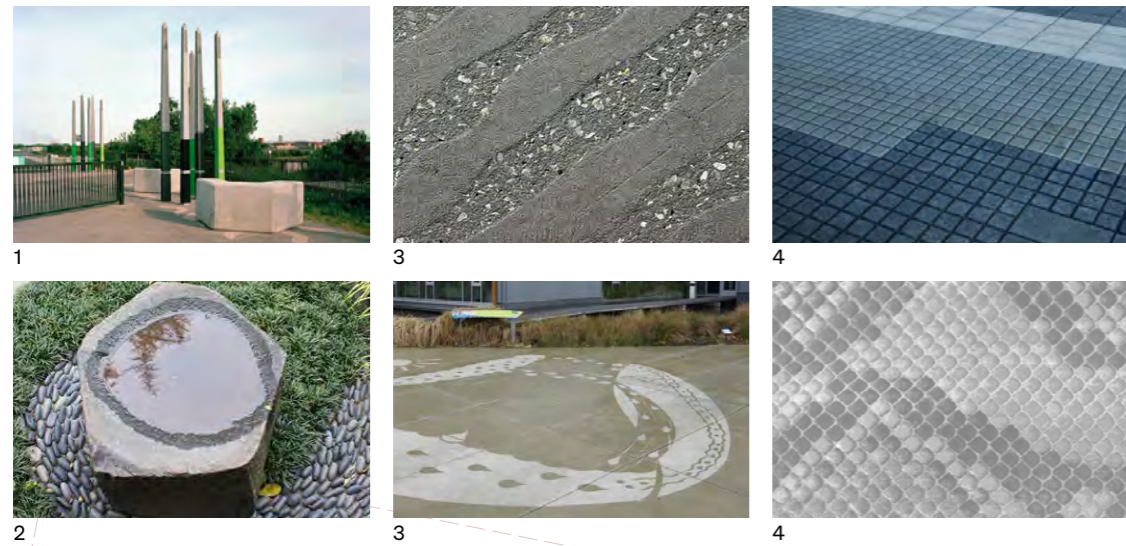
E



F

3.11 Preliminary Design

Additional Narrative Expression Opportunities



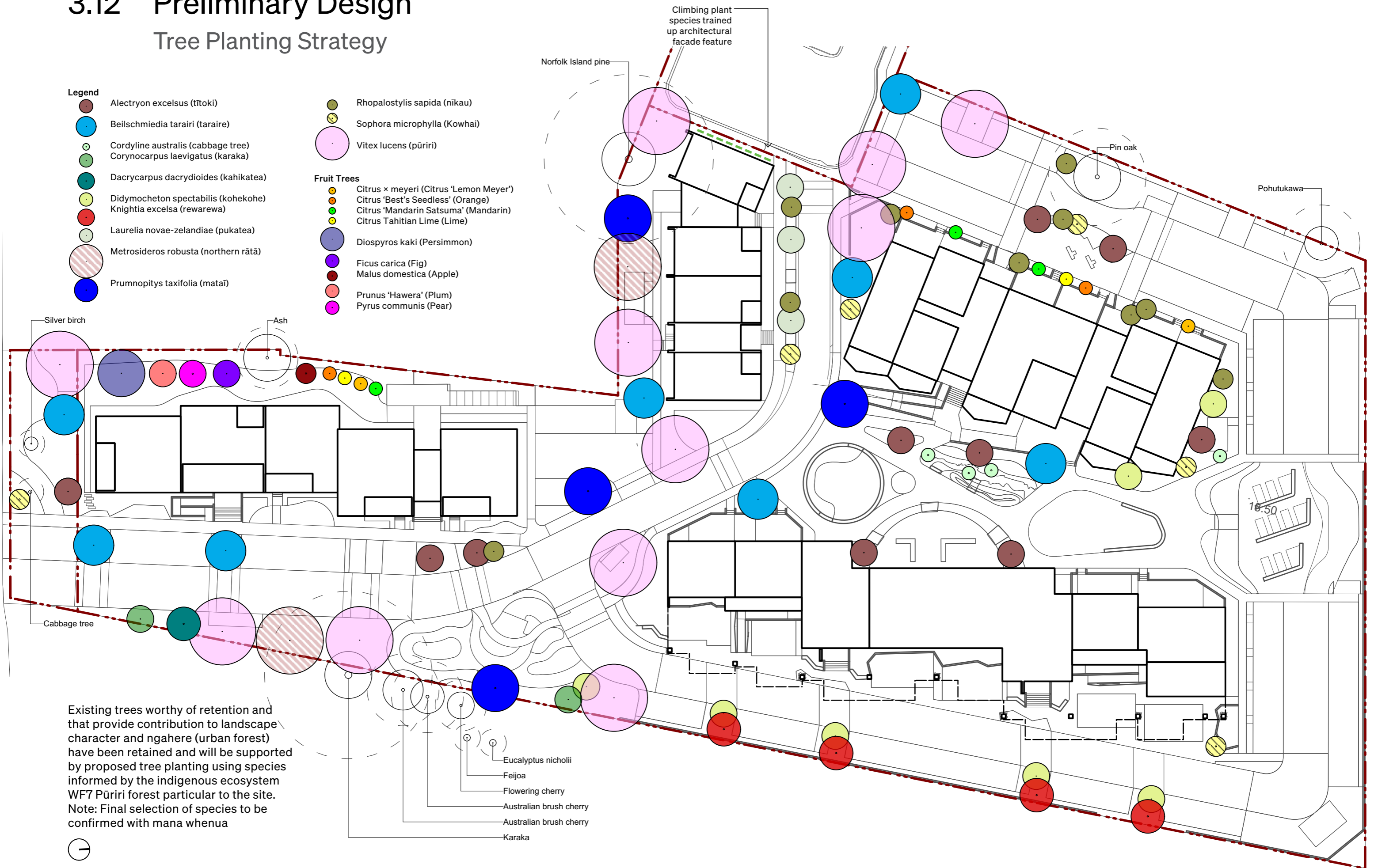
The identified key focus areas above are aspects of the proposal that will be developed with mana whenua, and nominated artists, to further interweave narrative into the landscape design in subsequent design phases.

- 1 Pou / vertical markers
- 2 Artwork incorporated into feature boulders/stone
- 3 Patterning / artwork using concrete finishes and hydrophobic sealant
- 4 Patterning using changes in materiality texture/tone

3.12 Preliminary Design

Tree Planting Strategy

- Legend**
- Alectryon excelsus (titoki)
 - Beilschmiedia tarairi (taraire)
 - Cordyline australis (cabbage tree)
 - Corynocarpus laevigatus (karaka)
 - Dacrycarpus dacrydioides (kahikatea)
 - Didymocheton spectabilis (kohekohe)
 - Knightia excelsa (rewarewa)
 - Laurelia novae-zelandiae (pukatea)
 - Metrosideros robusta (northern rātā)
 - Prumnopitys taxifolia (mataī)
 - Rhopalostylis sapida (nīkau)
 - Sophora microphylla (Kowhai)
 - Vitex lucens (pūriri)
- Fruit Trees**
- Citrus × meyeri (Citrus 'Lemon Meyer')
 - Citrus 'Best's Seedless' (Orange)
 - Citrus 'Mandarin Satsuma' (Mandarin)
 - Citrus Tahitian Lime (Lime)
 - Diospyros kaki (Persimmon)
 - Ficus carica (Fig)
 - Malus domestica (Apple)
 - Prunus 'Hawera' (Plum)
 - Pyrus communis (Pear)



Existing trees worthy of retention and that provide contribution to landscape character and ngahere (urban forest) have been retained and will be supported by proposed tree planting using species informed by the indigenous ecosystem WF7 Pūriri forest particular to the site. Note: Final selection of species to be confirmed with mana whenua



Scale 1:500 (A3)

3.13 Preliminary Design

Planting Palettes: Trees

WF7 Pūriri forest

Broadleaved forest with abundant pūriri, and composition corresponding to the variants above as follows:

- WF7.1: Pūriri with occasional tōtara, mataī, kahikatea and tītoki, locally with kōwhai and taraire.
- WF7.2: Mixed broadleaved forest typically dominated by pūriri, karaka, kohekohe and, locally, taraire and kohekohe. Also present are occasional tōtara, mataī, pukatea, rewarewa, tawa, tītoki and northern rātā, and locally, bundant nīkau. Composition is strongly related to landform and soil development. On more exposed lava with skeletal soils, mangeao, tītoki, karaka, māhoe, houpara and occasional pūriri occur, colloquially referred to as 'rock forest' (Smale & Gardner 1999). Secondary successional examples are often dominated by māhoe, puka, akeake and rangiora; having an abundance of puka and akeake they still maintain some character of 'rock forest'.
- WF7.3: Pūriri with occasional kahikatea, kohekohe and nīkau. Secondary successions are often dominated by podocarp trees, with tōtara and kahikatea most abundant, especially in Auckland and Northland.

Secondary successions are often dominated by podocarp trees, with tōtara and kahikatea most abundant, especially in Auckland and Northland.

A



B



C



D



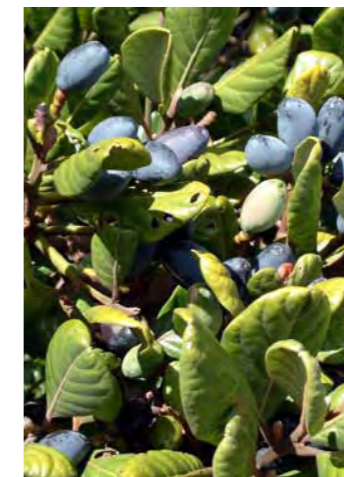
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G



H



I



J



K



L



M



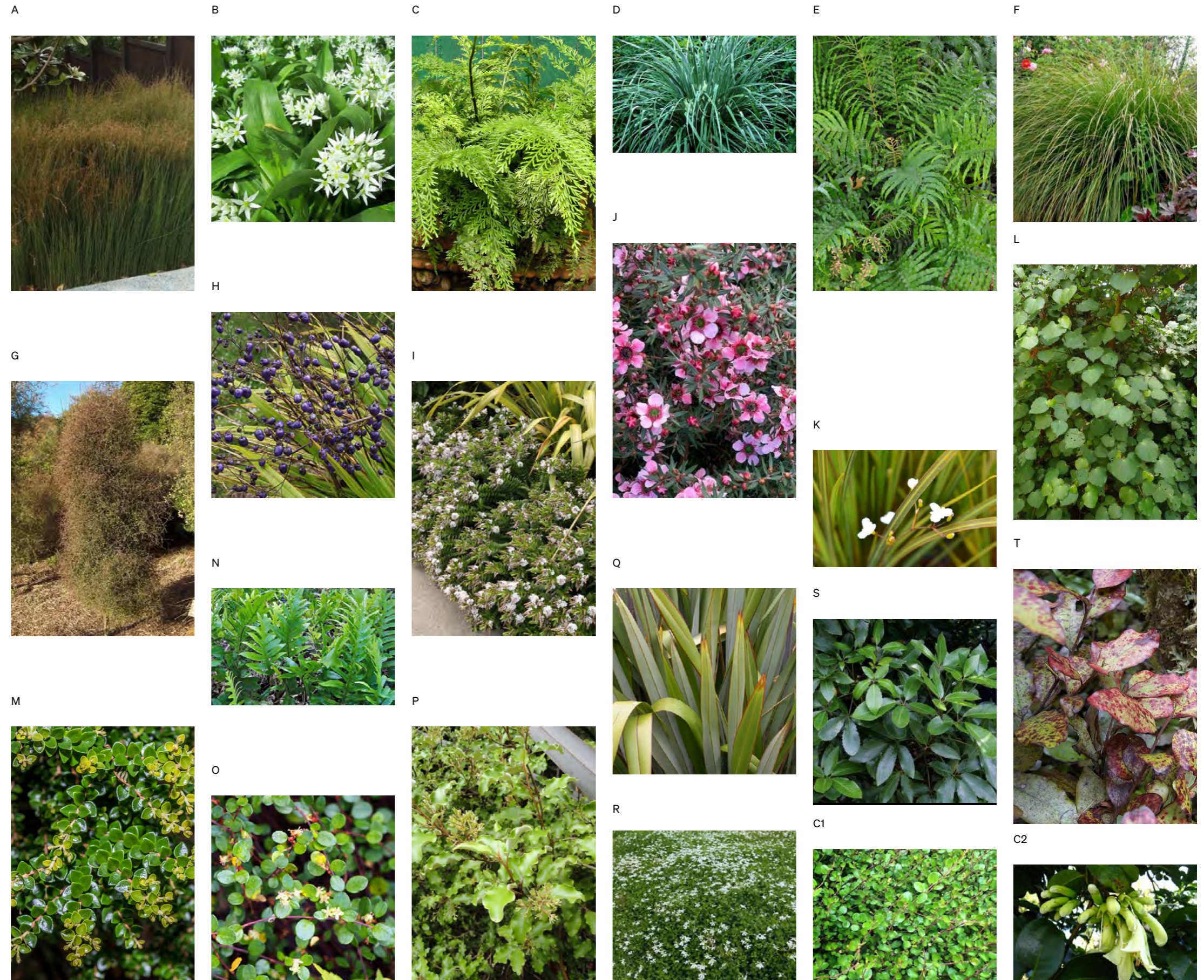
- A WF7 Pūriri forest
- B Vitex lucens, pūriri.
- C Corynocarpus laevigatus, karaka.
- D Didymocheton spectabilis, kohekohe.
- E Dacrycarpus dacrydioides, kahikatea.
- F Rhopalostylis sapida, nīkau.
- G Beilschmiedia tarairi, taraire.
- H Podocarpus totara, tōtara.
- I Prumnopitys taxifolia, mataī.
- J Laurelia novae-zelandiae, pukatea.
- K Alectryon excelsus, tītoki
- L Knightia excelsa, rewarewa.
- N Metrosideros robusta, northern rātā.

3.13 Preliminary Design

Planting Palettes: Underplanting

Native shrub and groundcover planting will be a mixture of species that would have once occurred in the area.

Note: final selection of species is to be confirmed with mana whenua.



- A Apodasmia similis - oioi
- B Arthropodium bifurcatum - rengarenga
- C Asplenium bulbiferum - pikopiko
- D Astelia banksii - Wharawhara
- E Blechnum novae-zelandiae - kiokio
- F Carex virgata - Toitoi
- G Coprosma rhamnoides – mingimingi / twiggy Coprosma
- H Dianella nigra - NZ blueberry / turutu
- I Hebe 'Wiri Mist' - Shrubby Veronica
- J Leptospermum 'Wairere' - prostrate manuka
- K Libertia ixioides – mikoikoi
- L Macropiper excelsum – kawakawa
- M Metrosideros Perforata – akatea, small white rātā
- N Microsorium pustulatum - hounds tongue
- O Muehlenbeckia axillaris - pohuehue
- P Olearia paniculata - akiraho
- Q Phormium tenax – harakeke
- R Pratia angulata – panakenake
- S Pseudopanax arboreus – whauwhaupaku / five finger
- T Pseudowintera colorata – horopito

Climbing Plants

- C1 Muehlenbeckia complexa - pohuehue
- C2 Tecomanthe speciosa - Three Kings vine

3.13 Preliminary Design

Planting Palettes: Pā Hakakeke + Rongoā Plants

A



B



C



D



F



E



G



H



I



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K



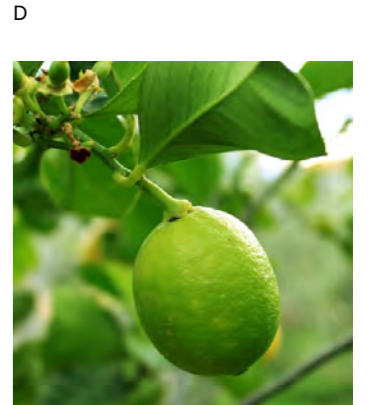
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- A *Aristotelia serrata* (Makomako)
- B *Hebe stricta* (Koromiko)
- C *Leptospermum scoparium* (Manuka)
- D *Macropiper excelsum* (Kawakawa)
- E *Melicytus ramiflorus* (Mahoe)
- F *Phormium cookianum* (Harakeke)
- G *Pomaderris kumeraho* (Kumerahou)
- H *Pseudowintera colorata* (Horopito)
- I *Schefflera digitata* (Pate/Patate)
- J *Sophora microphylla* (Kowhai)
- K *Phormium tenax* (Harakeke)
- L *Phormium cookianum* (Wharariki)

3.13 Preliminary Design

Planting Palettes: Fruit Trees



- A Citrus x meyeri (Citrus 'Lemon Meyer')
- B Citrus 'Best's Seedless' (Orange)
- C Citrus 'Mandarin Satsuma' (Mandarin)
- D Citrus Tahitian Lime (Lime)
- E Diospyros kaki (Persimmon)
- F Ficus carica (Fig)
- G Malus domestica (Apple)
- H Prunus 'Hawera' (Plum)
- I Pyrus communis (Pear)

3.14 Preliminary Design

Planting Schedule: Trees

Botanical Name	Common Name	Size (HxW)	Grade / Height
Native Trees			
<i>Alectryon excelsus</i>	tītoki	6m x 4m	2.5 - 3m
<i>Beilschmiedia tarairi</i>	taraire	8m x 6m	2.5 - 3m
<i>Cordyline australis</i>	cabbage tree/ti kouka	10m x 2m	1.5 - 2m
<i>Corynocarpus laevigatus</i>	karaka	12m x 4m	2.5 - 3m
<i>Dacrycarpus dacrydioides</i>	kahikatea/white pine	50m x 5m	2.5 - 3m
<i>Dysoxylum spectabile</i>	kohekohe	7m x 4m	2.5 - 3m
<i>Knightia excelsa</i>	rewarewa	20m x 5m	2.5 - 3m
<i>Laurelia novae-zelandiae</i>	pukatea	6m x 4m	2.5 - 3m
<i>Metrosideros robusta</i>	northern rātā	10m x 10m	2.5 - 3m
<i>Prumnopitys taxifolia</i>	mataī	20m x 7m	2.5 - 3m
<i>Rhopalostylis sapida</i>	nīkau	10m x 3m	2.5 - 3m
<i>Sophora tetraptera</i>	north island kowhai	5m x 2.5m	2.5 - 3m
<i>Vitex lucens</i>	puriri	10m x 10m	2.5 - 3m
Fruit Trees			
<i>Citrus × meyeri</i>	citrus 'Lemon Meyer'	2m x 2m	1 - 1.5m
<i>Citrus 'Best's Seedless'</i>	orange	2m x 2m	1 - 1.5m
<i>Citrus 'Mandarin Satsuma'</i>	mandarin	2m x 1.5m	1 - 1.5m
<i>Citrus Tahitian Lime</i>	lime	2m x 2m	1 - 1.5m
<i>Diospyros kaki</i>	persimmon	10m x 7m	1.5 - 2m
<i>Ficus carica</i>	fig	4m x 4m	1.5 - 2m
<i>Malus domestica</i>	apple	3m x 5m	1.5 - 2m
<i>Prunus 'Hawera'</i>	plum	5m x 4m	1.5 - 2m
<i>Pyrus communis</i>	pear	6m x 4m	1.5 - 2m

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