

174 Peachgrove Street
Living Systems Developments
Ben Preston & Rick Fourie

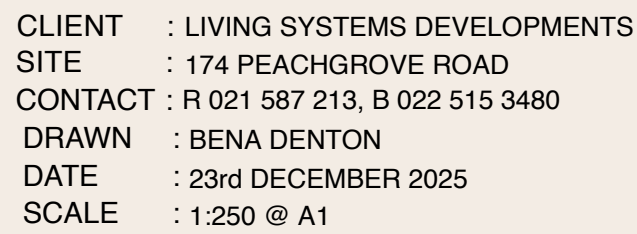
Resource Consent Issue:

- 1.Community Master Plan
- 2. Planting Plan Overarching
- 3. Landscape Environment Areas
- 4. Render Details & Close Up's
- 5. Landscape Design Statement Overarching
- 6. Appendix:
 - Inclu Bioregional Assessment

Design Statement: Peachgrove East Neighbourhood is an ecological oasis that values community, greenspace and regenerative practice at its heart. The neighbourhood embraces of the coralling of the car, whereby each resident parks and walks to their front door, to achieve a exclusive pedestrian and community focused neighbourhood. Key metrics are: 48 dwellings + 49 carparks + 26% greenspace achieved overall, including a large Green of over 520sqm, where the whole community can gather. Additionally there is significant community infrastructure to support neighbourly interaction, health and wellbeing (see list below). The unfolding curvilinear forms of the landscape design soften the blocks of terraces and introduce movement with paths reflecting water flow and Tuna / eel forms (tonga species in this rohe). There is a sense of energy to the overall development via natural elements and strategic planting. Thoughtful layering from public to private spaces, via buffer gardens, path hierarchies, height change and nesting of dwellings, allow for private whanau only spaces, with the ability to engage with community when desired.

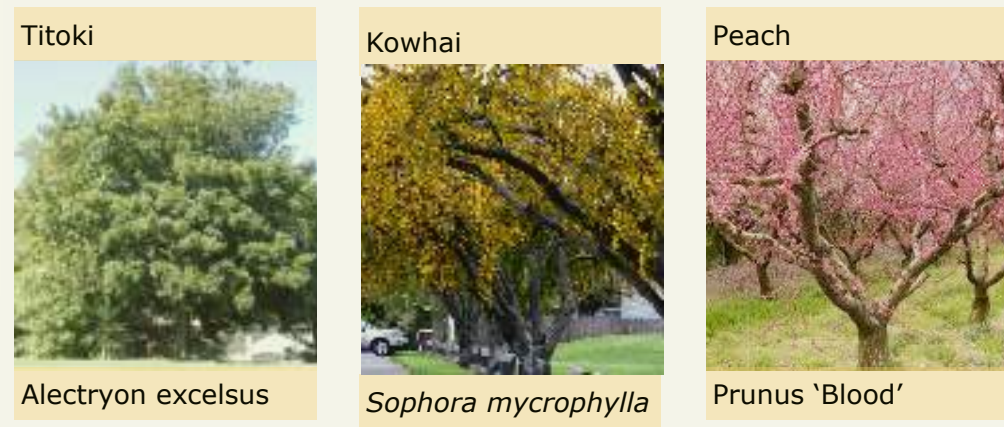
- Offerings are extensive:
 - Common house (multi-functional residence lounge and kitchen for 1-26 people)
 - Wellness facilities (sauna, plunge pool)
 - Residence laundry
 - Co-working space
 - Spillout hardstand (partially covered) for dining, community BBQ's, celebrations...
- The Green - a big lawn for community wide gathering, picnics, play, entertainment, visual relief and more + hillock for an amphitheatre effect and from a practical perspective to break up into pockets the shared community spaces, providing various nooks and spaces for diverse activities
- Dedicated nature play area (close to community kitchen and mǎra kai) for safe observable play + wider opportunities for play ie hillock, slide, tunnel and once established a 'Little Woodland'.
- Small community orchard and mǎra kai to encourage food growing
- Makerspace (double garage size) for tinkering and tuakana tēina relationships (elders teaching youth) and encouraging a fix-it culture. The makerspace is sited off to the east near the parking area for practical reasons (drop off, noise etc) and close to a spot for up cycling / material collection.
- A parking side pocket park for an onsite coffee kiosk, departure spot with moveable seating, community notice board and letterbox area (close to postie drop off), all providing bump space to support healthy community interaction.
- Ample seating, nooks and rest spots around the pocket parks and green.
- Min-basketball court.
- Firepit

- Ecological and culturally responsive measures that are proactive is supporting health and wellbeing of the environment, people and tangatawhenua)
 - Food growing gardens (small orchard and veggie gardens (māra kai)
 - Bio-swale and onsite soakage systems including grey water reticulation in disposal trenches (feeds fruit trees)
 - A preference in the selection of plant communities for: endemic species (would naturally grow in the Kiriikiriroa bioregion and hence preserves genetic integrity), natives and appropriate plant selection for soil and context.
 - Integration of tangatawhenua pūrakau stories and values
 - Onsite community sized worm farms to reduce waste to landfill, build soil onsite and encourage eco-literacy.
 - Integrates the urban water cycle (including stormwater and wastewater management) to positively impact the environment and aesthetic appeal.
 - Large native and deciduous trees to sequester carbon and provide deep soil, dappled shade, habitat and bird food.
 - Pedestrian centric environment for whanau safety, and increased green space.

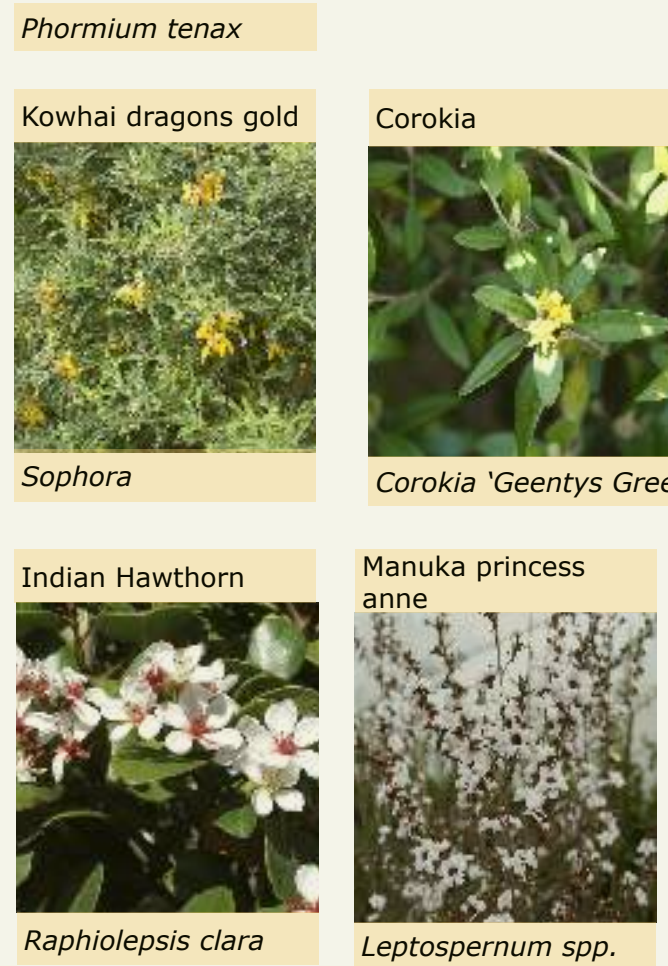


RESOURCE CONSENT ISSUE: PLANTING PLAN OVERARCHING 1/2
FOR PEACHGROVE EAST NEIGHBOURHOOD

Feature Entry Specimen trees:



Feature entry planting /
Taller species to the rear:
Flax / Harakeke



Feature entry Specimen trees:
Titoki / Electryon excelsus
ALT: Kowhai / Sophia microphylla

Taller species to rear:
Phormium tenax (weaving varieties)
Kowhai 'dragons gold'
Raphiolepis indica clara
Manuka 'Burgundy queen'

Lower species to the front:
(Same species in planter beds along Peachgrove Street (see below))

Peachgrove Street Street Frontage Planter beds:
Dwarf flax 'emerald gem'
Carex 'secta',
Libertia 'grandifolia' or 'formosa'
Coprosma 'kiriki' or 'black cloud'

Vine behind screen:
Muehlenbekia 'astonii' or 'complexa'

Plants between planter beds:
Phormium emerald green,
Anamanthele lessoniana

Taller plants to rear :
Discaria toumatou (spiky deterrent plant used in Pā fortifications). Use if available.
ALT: Raphiolepis clara

Titoki / Electryon excelsus

Feature verge Peach trees:
Additional the verge could be planted with heritage peach trees (which once grew prolifically in the area) Bench contributing seasonal beauty of blossoms and fruit as 'seat' well as speaking to the hōuora approach of manawhenua (in particular Ngāi Wairere), whose kaumatua recall the importance of peaches to the role.

Peachgrove Street Pedestrian Through-Link Ground cover plants (shady areas):
Clivia 'orange' or 'moon glow',
Zealandia pustulata (endemic).
ALT ferns: Doodia media or Incarus filiformis (both endemic),
Anthrododium cirratum

Specimen canopy trees:
Nikau / Rhopalostylis sapida
ALT Weke fern or Ponga fern

Ground cover plants (sunnier areas):
Asplenium buliferum
Hebe speciosa. ALT: Xeronema callistemon

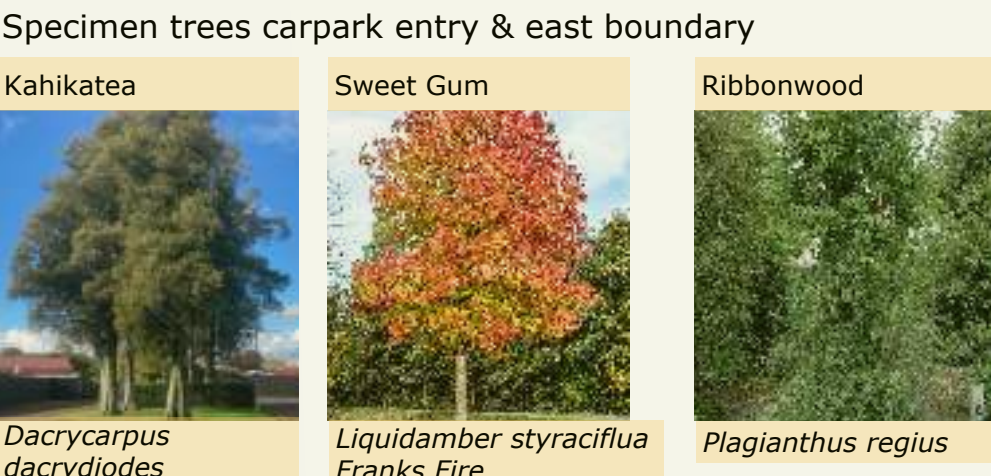
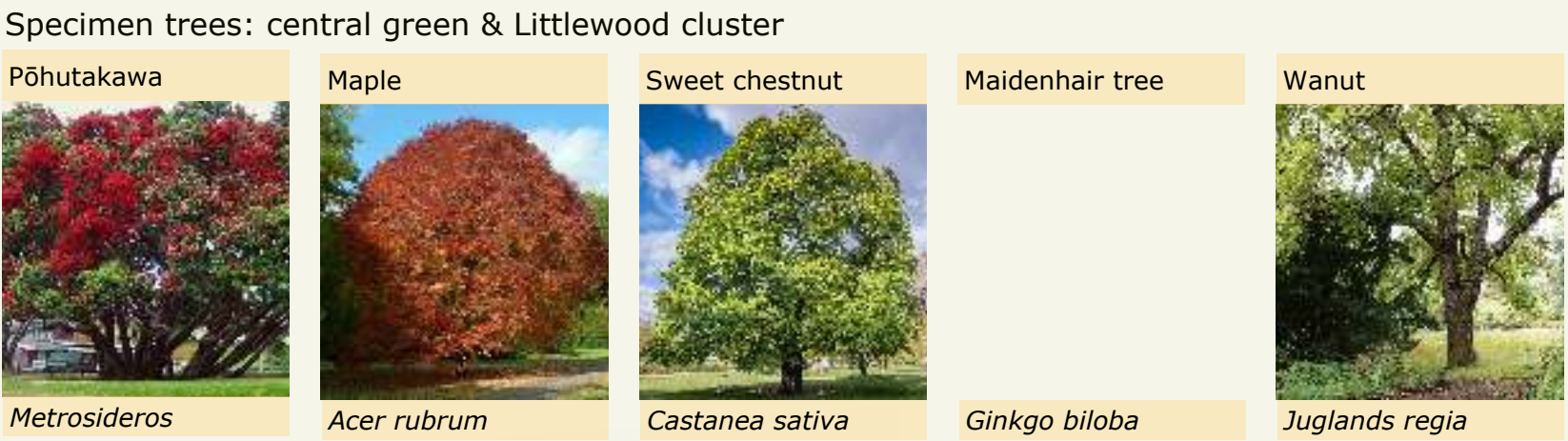
Southern cluster buffer gardens (in front of private outdoor rooms, along main arterial path, to buffer public to private spaces):

Dwarf flax 'emerald gem'
Carex 'secta',
Libertia 'grandifolia' or 'formosa'
Coprosma 'kiriki' or 'black cloud'

Trachelospermum jasminoides

Phormium emerald green,
Anamanthele lessoniana

Specimen trees car park entry:
Options (depends on final bio-swale design):
Kahakatea / Dacrycarpus dacrydioides
ALT: Syzygium Marie / Maire Tawake (Swamp Maire)



East boundary specimen trees (wet tolerant):
Liquidambar styraciflua 'Franks Fire'
ALT: Ribbonwood / Manatu / Plagianthus regius
ALT: Italian Alder / Alnus cordata

East boundary / Native - endemic wetland plantings:
Mingimingi / Coprosma propinqua,
Harakeke / Phormium cookianum
Oioi / Apodasmia similis
Giant umbrella sedge / Cyprus ustulatus
Toi Toi / Cortaderia fulvida,
Manuka / Leptospermum scoparium 'Burgundy queen'

Low growing bio-swale planting:
Carex maorica or dipsacea,
Dwarf harakeke emerald gem
Oioi / Apodasmia similis



Ribbonwood / Manatu /
Plagianthus regius
ALT: Titoki / Electryon excelsus



CLIENT : LIVING SYSTEMS DEVELOPMENTS
SITE : 174 PEACHGROVE ROAD
CONTACT : R 021 587 213, B 022 515 3480
DRAWN : BENA DENTON
DATE : 16th DECEMBER 2025
SCALE : 1:250 @ A1

RESOURCE CONSENT ISSUE: PLANTING PLAN OVERARCHING 2/2
FOR PEACHGROVE EAST NEIGHBOURHOOD



RESOURCE CONSENT ISSUE: OVERVIEW PLANTING PLAN (CANOPY TREES REMOVED)

CLIENT : LIVING SYSTEMS DEVELOPMENTS
SITE : 174 PEACHGROVE ROAD
CONTACT : R 021 587 213, B 022 515 3480
DRAWN : BENA DENTON
DATE : 24th OCTOBER 2025
SCALE : 1:250 @ A1



174 Peachgrove Road
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Landscape Environment Areas

Kahikatea	Heketara	Oak leaved Toropara	Nikau	Ti kouka
				
<i>Dacrycarpus dacrydiodes</i>	<i>Oleria ranii</i>	<i>Alseuosmia quercifolia</i>	<i>Rhopalostylis sapida</i>	<i>Alectryon excelsus</i>

Regenerative environment

Design Statement;
 Regenerative features, or ecological and culturally responsive measures that are proactive is supporting health and wellbeing of the environment, people and tangatawhenua, are integrated extensively into the Peachgrove neighbourhood. These design elements include; an orchard and veggie gardens (māra kai) to increase whanau food resiliency. Bio-swales and onsite soakage systems (including stormwater and wastewater management) to positively impact the environment and increases aesthetic appeal. Community sized worm farms are being explored to reduce waste to landfill, build soil onsite and encourage eco-literacy. Canopy coverage with its dappled shade, deep soil and post build soil remediation are intended to exceed requirements. The selection of plant communities preference species that are endemic ie natives that would naturally grow in the Kirikiriroa bioregion and hence preserve genetic integrity. Other design elements such as coralling the car creates a pedestrian prioritised environment that is safe for families and children while making space for more ‘green’. Pūrakau, stories of the rohe are expressed through pou whenua and the values of manuwhehua are integrated to ensure everyone feels welcome, safe and connected. The human scale of the buildings themselves which face The Green at its heart, as well as the main pedestrian and vehicle entries creates a strong sense of arrival, community and place. Overall there is a sense of energy to the neighbourhood via natural elements and careful design that supports environmental and social regeneration.



Harakeke	Frosted curls	Oioi	Kōwaowao	Mokimoki /Frangrant
				
<i>Phormium</i>	<i>Carex comans</i>	<i>Aspodasmia similis</i>	<i>Zealandia pustulata</i>	<i>Dendroconche scand</i>

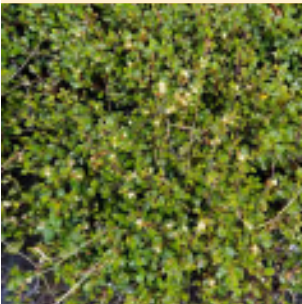


Titoki	Peach	Kowhai dragons gold	Indian Hawthorn	Flax / Harakeke
				
Alectryon excelsus	Prunus 'Blood'	<i>Sophora</i>	<i>Raphiolepis clara</i>	<i>Phormium tenax</i>

Streetscape and footpath environment

Design Statement:
 The front yard plantings define the front boundaries, reinforce entrances, soften hard surfaces, screen services and provide a layered separation and privacy between each dwelling and the footpath. Perimeter plantings for Peachgrove Street and East Street have a strong ecological emphasis, trees have been suggested that support bird corridors and underplanting habitat. Texture, visual interest and low maintenance is also key. Where dwellings back onto the footpath area on East Street, small semi-private courtyards have been delineated with a mixture of low hedges, feature specimen trees and a low lattice screen wall. Larger, heritage peach trees are suggested on the Peachgrove Street verge in order to buffer the buildings scale, create a beautiful streetscape and reference the historical peach orchards of the area. Raised buffer gardens assist with increased privacy and safety. At the intersection of Peachgrove St and East St is a feature entry which is the ‘face’ of the neighbourhood and acts as a welcoming embrace, with ‘pou whenua’ to tell the tangatawhenua pūrakau stories. These pou are extended along both footpath environments as art pieces and for way finding. Overall a distinctive and inviting special character of the neighbourhood is reinforced through the footpath environment design and planting.



Makura sedge	NZ Iris	Dwarf flax / harkeke	Coprosma	Mingimingi
				
<i>Carex secta</i>	<i>Liberta grandifolia</i>	<i>Phormium Emerald Gem</i>	<i>Coprosma 'Black cloud'</i>	<i>Muehlenbeckia astonii</i>



Kakabeak	Kawakawa	Heketara	Oak leaved Toropara	Nikau
				
<i>Kowhai ngutukaka</i>	<i>Macropiper excelsum</i>	<i>Oleria ranii</i>	<i>Alseuosmia quercifolia</i>	<i>Rhopalostylis sapida</i>

Access ways & pedestrian through-link environment

Design Statement:
 Pedestrian through-links are part of the logical network of open spaces, that allow pedestrians to easily access neighbourhood services further afield, such as kura, nearby public transport, as well as the internal neighbourhood between homes. Connected networks maximise recreational use of the gardens and community facilities, such as nature play areas, a wellness sauna and orchard. Tall specimen trees and low mass ground cover planting maintain clear lines of sight for passive surveillance. Through the narrower, taller pedestrian links such as the south-east corner of Peachgrove St the space is mitigated by lush, almost subtropical plantings that are attractive and create a distinctive change from the street scape. While the ‘gates’ at the feature entry (intersection of Peachgrove St and East St) remain open in alignment with local iwi kaupapa (always providing a safe haven for tangatawhenua and tauiwi), a combination of plantings, path hierarchies and the narrowing of the entrance way indicate this is a private neighbourhood. Access ways and pedestrian through links are safe and welcoming, but private.



Chatham island forget-me-not	Rengarenga	Kōwaowao	Bush lily	Hen & chicken fern
				
<i>Myosotidium hortensia</i>	<i>Arthropodium cirratum</i>	<i>Zealandia pustulata</i>	<i>Clivia</i>	<i>Asplenium buliferum</i>



Kahikatea	Manuka	Titoki	Nikau	Harakeke
				
<i>Dacrycarpus dacrydiodes</i>	<i>Leptospermum spp.</i>	<i>Alectryon excelsus</i>	<i>Rhopalostylis sapida</i>	<i>Phormium</i>

Carparking & services environment

Design Statement;

Peachgrove neighbourhood embraces of the corralling of the car, whereby each resident parks and walks to their front door, to achieve a exclusive pedestrian and community focused neighbourhood. Corralling the car has many social and environmental benefits: a safe place for children to play, a quiet, peaceful and friendly environment that facilitates conversation with neighbours. Permeable pavers or pervious concrete thoughtfully ‘patterned’ obscures and slows traffic, improving safety. The designated parking area also take up less space, than driving up to each household, enabling more green! In order to mitigate stormwater and assist overland flow the parking area has been sited to the east, in alignment with 100 year flood path, this together with bio-swales soak in as much overland flow as possible, before channeling water offsite. The bio-swales also function as wetland planting areas to green the environment and provide privacy to and for east ROW neighbours. Specimen trees exceed the canopy requirement. Refuse collection (ideally twice weekly) is achieved via a community collection area in the south corner. The intent and opportunity is to elevate the car parking and services environment, from the usual concrete jungle, to something special and attractive that is in alignment with the development’s kaupapa, where people and the environment are prioritised.



Dwarf flax / harkeke	Miniture toetoe	Carax spp.	Oioi	Mingimingi
				
<i>Phormium Emerald Gem</i>	<i>Chionochochloa flavicans</i>	<i>Carax comans</i>	<i>Aspodasmia similis</i>	<i>Muehlenbeckia spp.</i>



Pōhutakawa	Maple	Sweet chestnut	Maidenhair tree	Wanut
				
<i>Metrosideros</i>	<i>Acer rubrum</i>	<i>Castanea sativa</i>	<i>Ginkgo biloba</i>	<i>Juglands regia</i>

Central gathering space environment

Design Statement;
 Characterised by informality and an integration of edible species throughout such as walnut, chestnut and pear, the central gathering space’s aesthetic is one of a managed nature-scape. The Green and the Common House (resident amenities building) are socially important, as a platform to meet, eat together and build relationships. The open green space with its hillock, acting as an amphitheatre support many functions - play, festivals, entertainment and somewhere the entire community can come together. The Common House enables up to 6 people to cook and 25 to dine. Flexible space allows for a parent meet space (that spills out to the play area), plus laundry, co-working and guest facilities - all of which ease space requirements in individual homes. There is maximum visibility of public spaces to allow for observation (natural surveillance). For example each dwelling has a view shaft to The Green or main arterial path which increases safety and security by easy recognition of neighbours or visitors. A diverse range of plantings, both native and exotic imbues seasonality; autumnal leaf colour, spring bulbs and a restrained flower pallet. Passive community education occurs through experiencing diverse habitat, which attracts birds, insects and bees. Peachgrove neighbourhood is a dynamic community orientated environment, with the central gathering space and common house as a focal point.



Fortnight lily	Feather reed grass	Pimelea	Daffodil	Bluebell
				
<i>Dietes bicolour</i>	<i>Stipa brachytricha</i>	<i>Pimelea prostrata</i>	<i>Narcissus spp.</i>	<i>Hyacinthoides spp.</i>



Plum spp.	Apple spp.	Pear spp.	Yarrow hybrids	Clumping comfrey
				
<i>Prunus domestica</i>	<i>Malus domestica</i>	<i>Pyrus</i>	<i>Achillea spp.</i>	<i>Symphytum x uplandicum</i>

Community infrastructure environment

Design Statement;
Community infrastructure is generous and considered vital to supporting a healthy community life. A sense of community ownership and agency is fostered which enhancing safety and quality of life, including areas for play, entertainment and exercise as well as community 'bump' spaces. Bump spaces are landscape interventions that provide opportunity for (and encourage) positive social interaction, such as checking in with neighbour(s), engaging in conversation and supporting various activities. Some of the community infrastructure include (in addition to the green and common house): a maker space, nature playground, calisthenics equipment, letterbox and community notice board, fire pit, wellness facilities (including a sauna), māra kai and orchard, and various pocket parks and informal seating areas.

Peachgrove neighbourhood offers a social and environmentally sustainable model of shared living, with shared outdoor amenities allowing for a truly connected and intergenerational community living environment: “a village to raise your children”.



Hebe	Dwarf flax / harkeke	Frosted curls	Native Daisy	Panakenake
				
<i>Hebe wiri mist</i>	<i>Phormium Emerald Gem</i>	<i>Carex comans</i>	<i>Brachyglottis compacta</i>	<i>Pratia Angulata</i>



Kowhai



Sophora mycrophylla

Crab apple



Malus Spp.

Golden honey locust



Gleditsia 'Sunburst'

Feijoa



Feijoa Spp.

Citrus



Citrus Lemon & Lime

Private outdoor environment

Design Statement;

Each dwelling has a private outdoor environment ranging from 20sqm to 30sqm (large enough to be an extended living space) with the north and south dwelling clusters also benefitting from an additional space to the rear. People are more likely to engage in the commons when personal space is well defined. There is a sequence of layers from public to private such as buffer gardens, changes of underfoot surface material, raised individualised beds, flexible screens and the outdoor rooms themselves with paved or deck surfaces suitable to outdoor living. This delineation or soft edge helps find the balance between privacy and sense of individuality with really easy access to community when desired. More than 30% of each site is soft-landscaped (planted), with a mix of perennial edibles and natives. In addition to the private outdoor room, each individual lot benefits from the shared community landscape and its infrastructure, as well as long views to the green and attractive native and exotic planting.



Hebe



Hebe wiri mist

Gossamer grass



Anemanthele lessoniana

Chilean guava



Ugni molinae

Oregano



Oreganum vulgare

Rosemary



Rosmarinus prostratus



Kahikatea



Dacrycarpus dacrydiodes

Kowhai



Sophora

Ti kouka



Alectryon excelsus

Heketara



Oleria ranii

Oak leaved Toropara

Alseuosmia quercifolia

Planting & ecological environment

Design Statement;

The Kirikiri-roa basin has been highly modified, consequently less than 2% of endemic vegetation remains. Ecological restoration is a priority where possible, with the planting of indigenous natives, that create habitat and food sources, aid biodiversity, mitigate climate change and support eco-system services. In terms of reestablishing a functional eco-system, it is the intent of the Peachgrove neighbourhood to contribute to the ecological corridor of Kirikiri-roa. There are some really beautiful plant and animal communities such as the Maud frog (endangered) and Kahikatea stands - some of the remnants of which exist around the city. Tui and Korimako (Bellbird) are also key birds of the rohe and these will be supported by the planting native flowers such as kōwhai, harakeke and pōhutakawa, which these manu love to feast on. The plant communities and ecological environment of the Peachgrove neighbourhood will support eco-literacy and provide a strong sense of place and identity - a co-occupancy with nature.



Kōwaowao



Zealandia pustulata

Pukupuku



Doodia media

Mokimoki /Frangrant



Dendroconche scand

Oioi



Aspodasmia similis

Harakeke

Phormium



Kahikatea	Manuka	Titoki	Nikau	Harakeke
				
<i>Dacrycarpus dacrydiodes</i>	<i>Leptospermum spp.</i>	<i>Alectryon excelsus</i>	<i>Rhopalostylis sapida</i>	<i>Phormium</i>

Carparking & services environment

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<i>Phormium Emerald Gem</i>	<i>Chionochochloa flavicans</i>	<i>Carax comans</i>	<i>Aspodasmia similis</i>	<i>Muehlenbeckia spp.</i>



RESOURCE CONSENT ISSUE: DETAILS: PEACHGROVE STREET FEATURE ENTRY PLANTING, AESTHETIC & FEEL

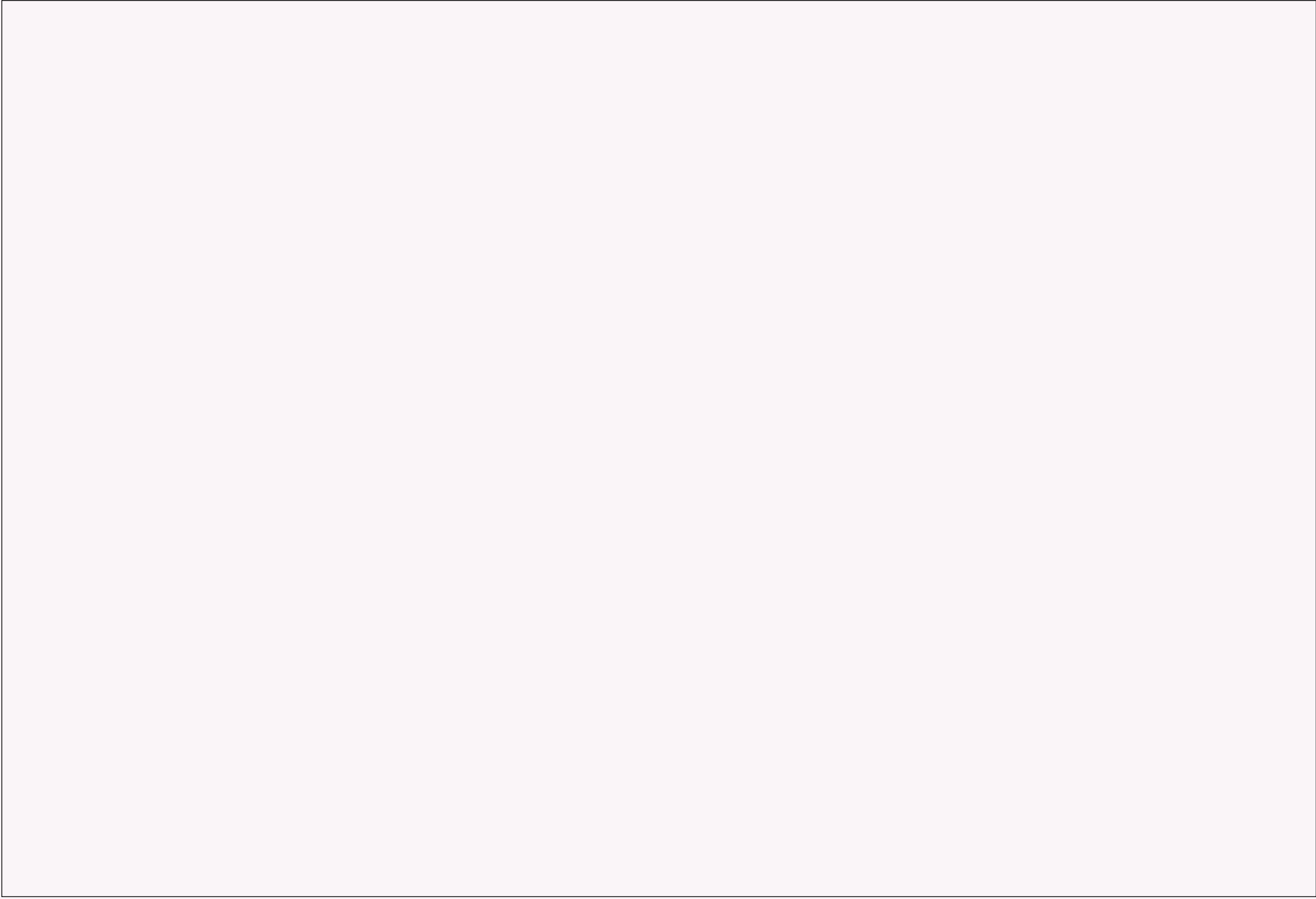
CLIENT : LIVING SYSTEMS DEVELOPMENTS
SITE : 174 PEACHGROVE ROAD
CONTACT : R 021 587 213, B 022 515 3480
DRAWN : BENA DENTON
DATE : 24th OCTOBER 2025
SCALE : 1:250 @ A1

RESOURCE CONSENT ISSUE: DETAILS: PEACHGROVE PLANTING, AESTHETIC & FEEL

CLIENT : LIVING SYSTEMS DEVELOPMENTS
SITE : 174 PEACHGROVE ROAD
CONTACT : R 021 587 213, B 022 515 3480
DRAWN : BENA DENTON
DATE : 24th OCTOBER 2025
SCALE : 1:250 @ A1

RESOURCE CONSENT ISSUE: DETAILS: EAST STREET PLANTING, AESTHETIC & FEEL

CLIENT : LIVING SYSTEMS DEVELOPMENTS
SITE : 174 PEACHGROVE ROAD
CONTACT : R 021 587 213, B 022 515 3480
DRAWN : BENA DENTON
DATE : 24th OCTOBER 2025
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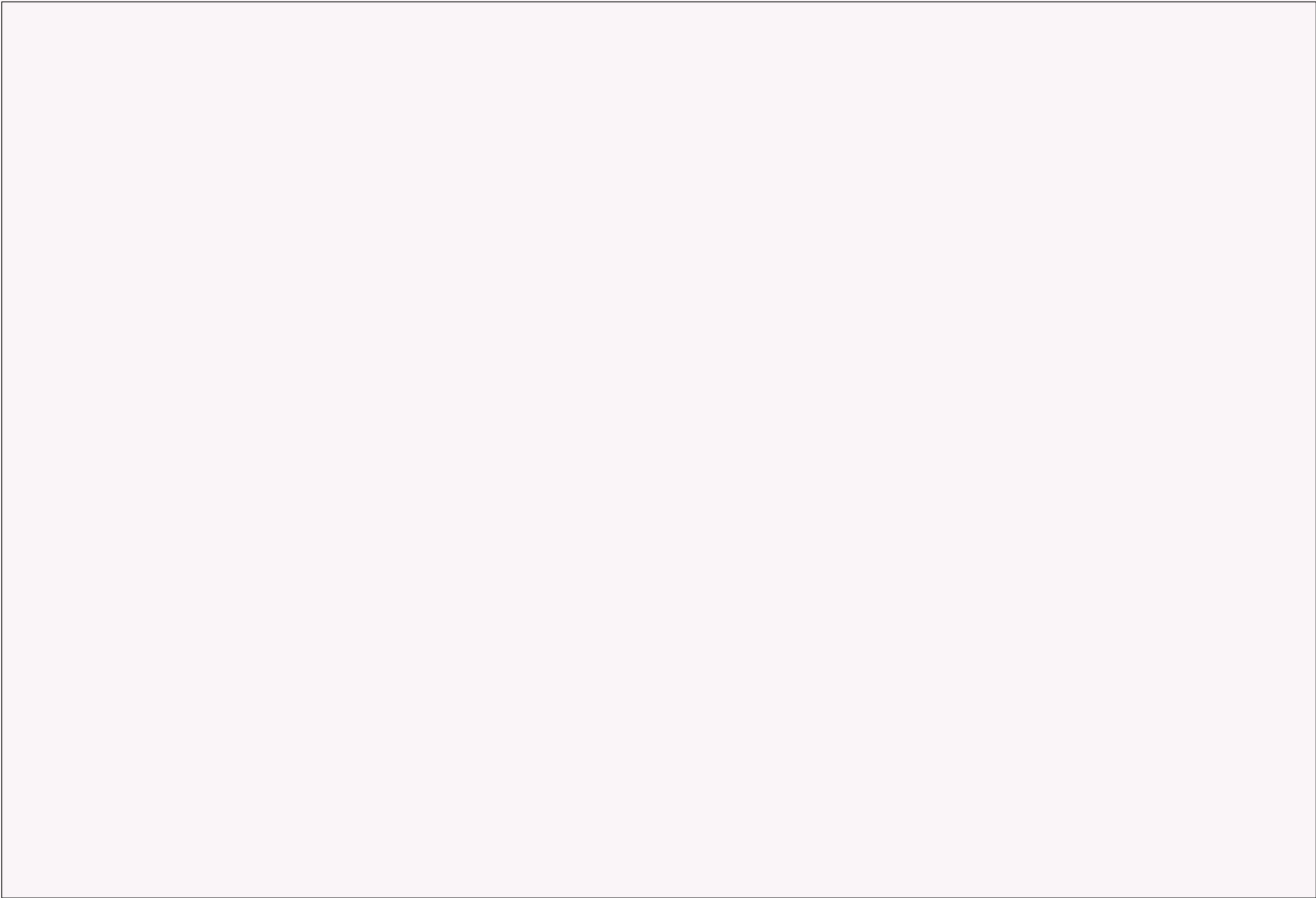
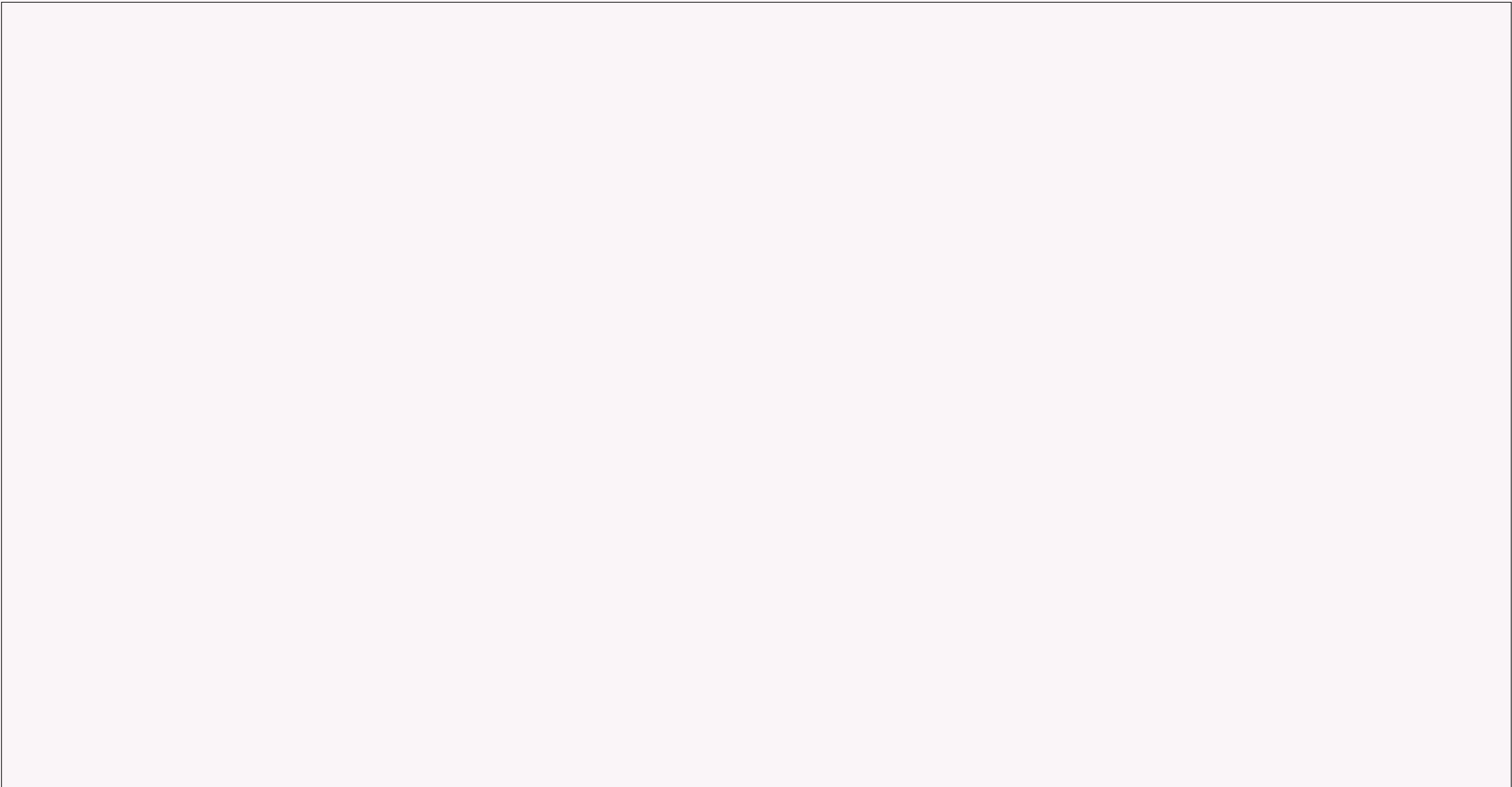


RESOURCE CONSENT ISSUE: DETAILS: SOUTHERN DWELLING CLUSTER OUTDOOR PLANTING, AESTHETIC & FEEL

CLIENT : LIVING SYSTEMS DEVELOPMENTS
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CONTACT : R 021 587 213, B 022 515 3480
DRAWN : BENA DENTON
DATE : 24th OCTOBER 2025
SCALE : 1:250 @ A1

RESOURCE CONSENT ISSUE: DETAILS: COMMUNITY INFRASTRUCTURE

CLIENT : LIVING SYSTEMS DEVELOPMENTS
SITE : 174 PEACHGROVE ROAD
CONTACT : R 021 587 213, B 022 515 3480
DRAWN : BENA DENTON
DATE : 24th OCTOBER 2025
SCALE : 1:250 @ A1



RESOURCE CONSENT ISSUE: DETAILS: THE GREEN

CLIENT : LIVING SYSTEMS DEVELOPMENTS
SITE : 174 PEACHGROVE ROAD
CONTACT : R 021 587 213, B 022 515 3480
DRAWN : BENA DENTON
DATE : 24th OCTOBER 2025
SCALE : 1:250 @ A1



RESOURCE CONSENT ISSUE: DETAILS: COMMUNITY INFRASTRUCTURE / EAST STREET ENTRY, CARPARK & MAKER SPACE & SECURE BIKE STORAGE

CLIENT : LIVING SYSTEMS DEVELOPMENTS
SITE : 174 PEACHGROVE ROAD
CONTACT : R 021 587 213, B 022 515 3480
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SCALE : 1:250 @ A1

Secure bike
storage x 40

CLIENT : LIVING SYSTEMS DEVELOPMENTS
SITE : 174 PEACHGROVE ROAD
CONTACT : R 021 587 213, B 022 515 3480
DRAWN : BENA DENTON
DATE : 9th SEPTEMBER 2025
SCALE : 1:250 @ A1



RESOURCE CONSENT ISSUE: LANDSCAPE DESIGN STATEMENT OVERARCHING FOR PEACHGROVE EAST NEIGHBOURHOOD

LANDSCAPING DESIGN STATEMENT OVERVIEW:

The Peachgrove East Neighbourhood landscape design approach, is focused around a strong ecological response to site and context. This nature-scape provides a visual connection with nature for residents, while living in an apartment and townhouse context and also provides high visual amenity for the surrounding community. The streetscape has been carefully articulated to create an appealing environment, in alignment with cultural values such as openness and the telling of pūrākua stories through pou whenua at the feature entry. The activation of the internal landscape is important, in a way that supports informal daily interactions between residents and the larger Peachgrove community, in order to strengthen relationships and build a sense of community.

The simple action of corralling the resident car parking to the east (whereby residents park and walk to their door), allows this development to achieve 26% green space, increasing nature connection and creating ‘bump’ opportunities to engage with neighbours and a space for whanau and children to feel safe and thrive.

Not only is the ecological response environmentally responsible, it creates a unique sense of place for the Peachgrove East residents. Passive community education occurs through experiencing diverse and endemic habitat, water saving measures and recycling and onsite composting systems, as well as kai growing opportunities. Plantings and landscape materials, impart a richness and coherence, without forced variety. Combined with the other listed features (on the Community Master Plan, specific Environment Areas and below) the resulting landscape is one that allows people to enjoy significant amenities and interaction with nature within a framework of community.

NOTE: For more detailed landscape design information, please see the specific ‘Environment Areas’, included in this document.

LANDSCAPE VALUES:

Connectedness is achieved through:

1. A clear and logical network of paths for effective way finding, especially from the car parking area to the apartments and townhouses.
2. There is a hierarchy to the paths in terms of size, materials and patterning, which indicate higher use/more public paths to entering lower use/private space.
3. Pedestrian through-links, entrances and apartment clusters are named i.e. ‘Littlewood’ for individuality, ease of way finding and neighbourhood character.
4. Entry points i.e. the corner feature entry, carpark entry and pedestrian entries on Peachgrove Street and East street are: signposted, have way finding pou + lighting and planting pallet changes to indicate movement into the neighbourhood and connect residents to the wider community.
5. The Peachgrove East Neighbourhood pointedly contributes to a functioning ecological corridor through its plant selection and plant siting as a bird and biodiversity link across kirikiriroa.
6. Front yard landscaping ensures a continuity of neighbourhood character, as consistent with the rest of the development.
7. Brick and charred timber is a key material for the building themselves and becomes a ‘backdrop’ to the landscaping - plantings are sympathetic to this traditional-contemporary material selection, as well as the material selection extending into the landscape itself, particularly the outdoor room areas.

Greenness is achieved through:

1. Peachgrove East Neighbourhood is a over 26% green space. This is carefully articulated to ensure a soft and hardscaping balance, so that this overall sense of ‘greenness’ prevails. “A 10% increase of green space buys an equivalent 5 years in life expectancy (EEA, 2012).”
2. Street and front yard planting are consistent, sharing similar or the same species, while;
3. Clearly differentiating between public footpath space and private front yards, with the position, size, and species of plants and fencing / screening where appropriate to ensure privacy. Internal (neighbourhood side) private outdoor rooms have plantings to 1-1.5mmH so that privacy is achieved, while views to the commons and therefore connection to community are maintained.
4. Long views, zen views and 2nd & 3rd storey amenity views all take advantage of this design.

Setting is established through:

1. Species selection: preference is given to species endemic to Kirikiriroa whenever possible, appropriate to site context, soil type, typography and zone (see bioregional research/ discovery in the support information)
2. Size, habit and leaf drop of vegetation are all considered in their relation to ecological appropriateness, sight lines, views and solar aspect. i.e. Afternoon solar gain is minimised through the placement of deciduous trees in front of west outdoor rooms and the cooling and greening characteristics of wall climbers (such as native Techomanthe speciosa).
3. Specimen / amenity trees have been integrated wherever possible to provide deep soil and re-establish endemic species ie Kahikatea at the entry and Harakeke, Manuka and Oioi in the bio-swales. Large trees also provide a sense of scale, soften the building mass and provide seasonal change and texture. Where appropriate deciduous trees are selected to allow winter sun to penetrate. With a strong ecological emphasis trees have been specified that support bird corridors, habitat and forage.
4. Many species are edible ie fruit trees, berries and herbs to create some kai resilience.

Surveillance and overlooking is established through:

1. Clear views are maintained from the pedestrian feature entry through to the central green.
2. Passive surveillance is achieved, in particular the ‘through-links’, use planting which ensures views are not obscured - with a canopy and ground cover focus (rather than mid layer).
3. Overlooking private outdoors space is minimised through strategic planting, buffer garden setbacks, raised planters and where appropriate moveable screens.
4. Careful consideration will be given to ensure exterior lighting allows for clear way finding, general ambience and security for both residents and visitors. Options include way-finding ‘pou’ with integrated lighting at key entry points and pathways, bollard lighting in open spaces and carefully placed ground lights for tree and building soft uplighting.

Demarcation of Public and Private Space is established through:

1. The clear and hierarchical layout of access ways throughout: linking arterial path of low carbon concrete stamped with water patterns referencing the Waikato awa and Tuna (eel) movement (2m wide), private path shifting to a different oxide content and texture (900mm wide).
2. Careful “layering” is used that buffers and indicates the changes between, public, semi-public & private space uses (such as change in materials at entrances or transitions as above, low screening hedges, planting which maintaining sight lines and timber decks for private outdoor space).

GREENBRIDGE FRAMEWORK OVERVIEW

Greenbridge is a regenerative design consultancy that integrates ecological landscape design, permaculture design, water management, papakāinga / eco-village design, architecture and interior design and project management / implementation. Our specialist focus is on creating healthy buildings and regenerative landscapes that supports the wellbeing and resilience of communities.

Community Health and Well Being

A strong underpinning philosophy of Greenbridge mahi are landscapes which support community health and well being. Opportunities created in the landscape encourage engagement with nature (inclusiveness, greenness, softscaping and biodiversity) and intervention landscape elements (such as community gardens, bump spaces, seating and play spaces) to support healthy resident engagement. Both these interventions are practical measures to mitigate social isolation, that can lead to depression and degenerative health problems plaguing modern life, and instead provide an inclusive and accessible living environment.

Regenerative and Ecological Underpinning

There are many aspects to a regenerative approach to healing the whenua, but key to this are; nurturing soil biology, creating eco-system services for wildlife habitat (such as birds, frogs and skinks), eco-sourcing and endemic species selection, diversity and appropriateness of planting, the use of natural and local materials where possible, recharging aquifers (water being a pathway to nutrient) including integration into the landscape design of rainwater harvesting, onsite storm water dispersal (planted swales / rain gardens, stormwater ponds/wetland and where appropriate Grey and Blackwater use onsite). Water is viewed as a resource, not a problem, with low impact design being considered when selecting materials.

Cultural Responsiveness

Greenbridge acknowledges the mana whenua of this land, their connections to manga, awa, whenua and moana. We pay respect to their elders past and present. Ngāmihi nui. Ko Ngāpuhi a Daniel Woolley. Both Greenbridge directors are ākoanga / students of te reo Māori and te ao Māori and are delighted to work with iwi and hapu of the rohe to incorporate their pūrakau, tikanga and aspirations in projects.



CLIENT : LIVING SYSTEMS DEVELOPMENTS
SITE : 174 PEACHGROVE ROAD
CONTACT : R 021 587 213, B 022 515 3480
DRAWN : BENA DENTON
DATE : 16th DECEMBER 2025
SCALE : 1:250 @ A1

174 Peachgrove Road
Living Systems Developments
Ben Preston & Rick Fourie

Masterplanning Community Design
Site Analysis & Discovery

BRIEF:

Peachgrove Neighbourhood – Infrastructure List & Short Form Brief

See Master Planning for Full Document Brief

Infrastructure List

- Buildings:**
 - 45 - 51 dwellings (33+ terraces & 12+ apartments). Terraces = 6x10m (3 story). Apartments =
 - Max 8 dwellings per cluster.
 - Ground floor storage available for upper storey apartments
- Increase councils accessibility requirement from 10% up to 20%;
 - Range of 1-4 bedroom dwellings of varying typologies allowing for generational use;

- Exterior – Private:**
 - 6sqm min private outdoor space. Balcony, patio or garden plot. Ideally rear of dwelling.
 - Buffer gardens, porch, deck, patio...
 - Veggie garden plot individual homes 3 x3m – some / all?
 - Private exterior family space, sep. from community + child / pet containment

- Softscaping:**
 - Greenwall
 - Water – sound, wetland? swales, raingardens,
 - Min 30% of the shared landscape is native plants.
 - 20% canopy coverage of the area at maturity
 - Council regulations on landscaping ie deep soil and canopy coverage

- Kai:**
 - Community area 150m2 for growing produce.
 - Community orchard / food forest / integration of fruit and nut trees in wider landscaping?
 - Chook coop, bees.
 - Garden shed / tools 8m2
 - Composting 3-bay system.
 - Educational/ teaching space, size? Area of lawn / undercover? Polly? Other? 20 people?
 - Trailer / vehicle access

- Hardscaping:**
 - Firepit.
 - Outdoor cooking / kitchen / community BBQ?
 - Single person seating
 - Seating for 2-4 people
 - Pocket retreat quiet areas (8-12m2 each x 3).
 - Natural pool?
 - Pātaka kai pod, crop swop, library swop...

- Shared Infrastructure & Common House**
 - Gathering lawn, 500m2, Within50m of CH + view shafts from all dwellings.
 - Central utilities & storage: 40m2 shed for maintenance equip (8m2) + event furniture (12m2)
 - Play area: 80m2, soft fall surfacing, equipment ages 2-12, fence’ 1.2mH + shade structure. View shaft from common house
 - unstructured play areas, natural, sensory, Integrated in landscape.
 - Hard surface event area: approx. 120m2 for ‘celebrations and traditions’, 8-10 tables, with weather protection. Connected to common house. Could double with outdoor dinning area for shared meal, open sides. 40-60m2 and or BBQ and or Bball court. Common house spill-out.
 - Workshop / Maker space. Size? 6x12m? Double as workshop?
 - Trampoline, Bball hoop (quiet spot?)
 - Sauna?
 - Community notice board, 2m2
 - Reuse collection area(s)
 - Flexi / left over space. 100m2

- Water: Rainwater, Stormwater, Wastewater,**
 - Rainwater tanks for veggie gardens, outdoor taps etc.
 - ‘Soakage to ground’: raingardens, wetlands, soakage trenches, swales, permeable pav, deep soil as sponge etc. Lessen high-intensity rainfall events (100 year storm).
 - Overland flow paths out access points i.e. Peachgrove Street and or out East Street access.
 - Soakage pits?
 - Siting centralized unit (interior) & potential holding tank (exterior)

- Access General**
 - Ideally only one vehicle crossing at East St.
 - Unlikely to get two vehicle crossings approved for East Street, however one way pair possible.
 - Possible one-way exit Peachgrove Street - trickier
 - Access at least 1m clearance from power poles.
 - Car parks set back 6m min from road reserves to allow for stacking.
 - Visibility splays 2m wide,
 - General access 5.5-6m wide. Wider behind where vehicles park (manoeuvring).
 - Shorter sections of narrower access 3-3.5m wide if having one way sections.
 - Pedestrian & cycle access to Peachgrove
 - If developing 164 Peachgrove (Church site), limit or remove vehicle access to Peachgrove

- Parking/Loading:**
 - Allow for some attached parking if possible?
 - Provide a buffer between parking and main community green i.e. 20m
 - Grages? Extra storage? Rentable? Apartment use?
 - EV changing park and carshare scenarios - priority parking.
- Rubbish trucks and emergency vehicles + forward access off site
 - Bicycle rack 2 bikes = 1.2mWx 2mD + 2m 30 bicycles = 10mx12m. Sheltered

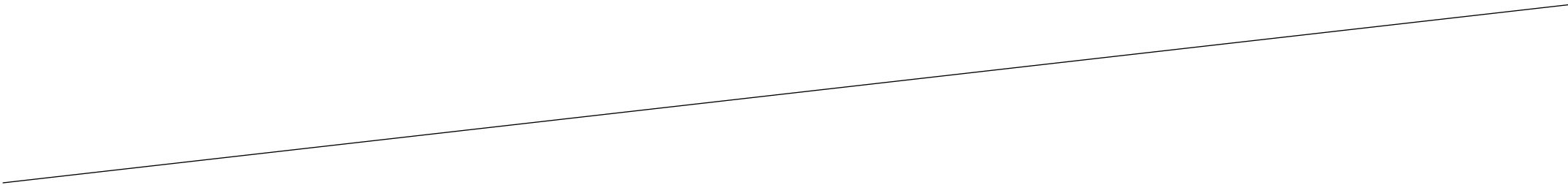
- Arrival / Fencing / Movement & Wayfinding**
 - Peach-East main entrance? ‘Marketing’ of neighborhood...
 - Mural / celebratory?, pūrākau?
 - Perimeter fencing?
 - Open gateways / site visibility into the site and an attractive welcoming feel.

- Movement & Wayfinding:**
 - Landscape features for wayfinding i.e. large trees, sculptures, water features etc.
 - Weather resistant signage, multi-lingual

- Hotspots**
 - Arrival + Varied forms of arrival: walking, driving, biking...
 - Nature as central to the carpark area and arrival.
 - Firepit.
 - Gathering spot.
 - Mural &
 - Greenwall, flamboyant that welcomes everyone and everyone shares.
 - Planting & feeling of natural elements.
 - Balancing cost v’s Vision.
 - Elements of wonder and awe + identifying those and keeping everything else simple and elegant.

- Common House:**
 - Community kitchen – size for full community? + Dinning.
 - Laundry –
 - Washing lines
 - Guest accommodation.
 - Post collection.
 - Co-working spaces?
 - Child play areas / parent room, teenage hangout.
 - Fireplace?
 - Lounge / Library.
 - Bathrooms / toilets.

AERIAL MAP



BASE MAP



BASE MAPPING:

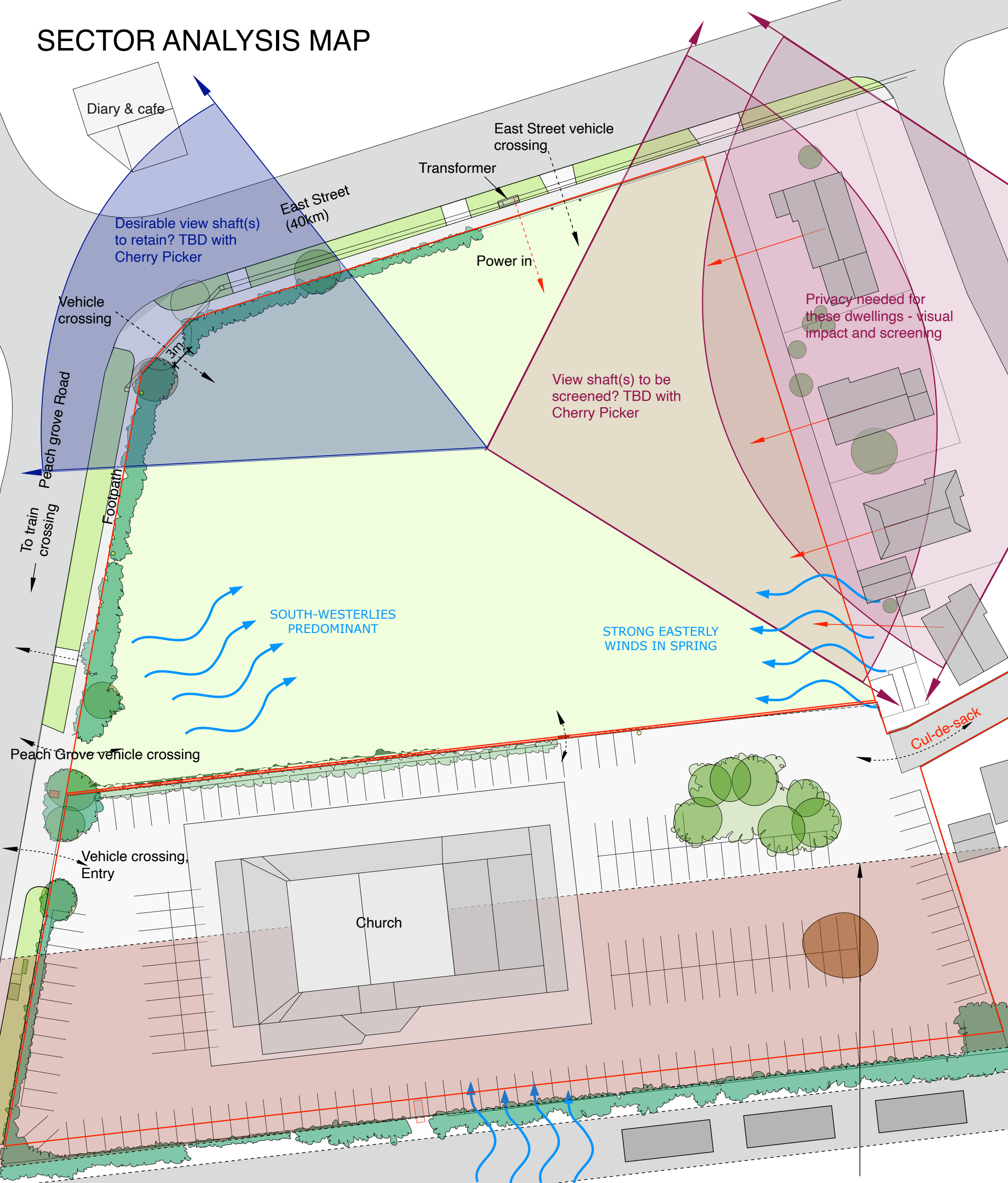
A good Base Map is an essential process in site design; it reveals the natural features and landforms (size, shape, geology, slope and aspect), existing vegetation, streams and waterways, soils and the built environment (fences, roads, access ways, houses, sheds, power, earthworks, water connections etc). All of these existing factors are mapped and begin to reveal the patterning of the site, so that it almost designs itself. Only by walking the site and observing (ideally in every season) can we discover its limitations and its resources. We can change many of these over time by good design, appropriate plant and animal species, water storage, and so on.

CLIENT : LIVING SYSTEMS DEVELOPMENTS
SITE : 174 & 164 PEACHGROVE ROAD
CONTACT : R 021 587 213, B 022 515 3480

DRAWN : BENA DENTON
DATE : 12th JUNE 2025
SCALE : 1: 1000 @ A3



SECTOR ANALYSIS MAP



SECTOR ANALYSIS MAPPING:

The purpose of the sector analysis is to examine any relevant outside influences on your site. This includes the elements below and we take these into consideration when making informed design decisions.

Energy: sun, wind, power (hydro/electricity) etc

Water Flows: road runoff, roof run-off to tank, draining, overland flow, flooding or ponding etc

Nutrients: bought food, leaching, grey water, wastewater systems, animals etc

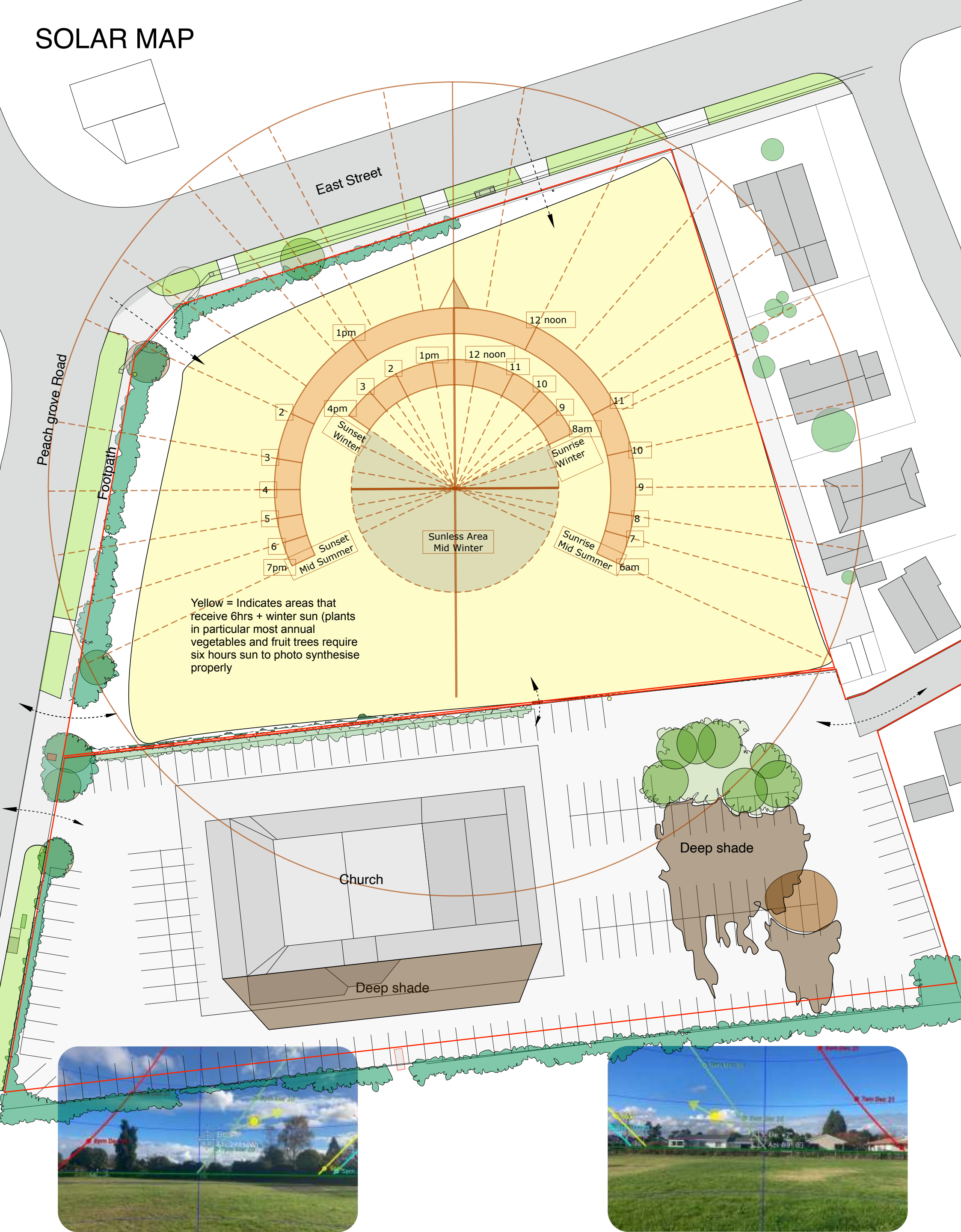
Rules and Regulations: ie council setbacks, vehicle entry requirements, covenants etc

CLIENT : LIVING SYSTEMS DEVELOPMENTS
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SOLAR MAP



Setting sun in the west in Summer (8.30pm) & Winter (5pm)

Setting sun in the east in Summer (6am) & Winter (8am)

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SCALE : 1: 1000 @ A3



VISUAL SOIL ASSESSMENT (VSA) & HILLS SOIL ANALYSIS

Pasture Species:
The following pasture species were present:

- Yarrow
- Narrow Leaf Doc
- Kikuyu
- Hawkbait
- Dandelion
- Plantain
- Nightshade
- Creeping Mellow
- Why
- Clover
- Euphorbia
- Fumitory

Many of these species are considered 'weeds'. Plants, especially weeds are often an indication of what is wrong (though sometimes what is right) with the soil. For example, weeds with deep taproots such as dandelions and dock indicate compacted soil lacking in water, air, and nutrients (often a symptom of overgrazed or compacted or disturbed pasture). However, weeds are also nature's way of repairing the soil for a more stable, healthy system. In the case of dandelions and dock their deep, strong roots also help break up that soil. Weeds are not inherently the problem. They are a symptom, and generally a troubled system. If we learn to read the weeds as clues to our soil's condition, we can help the soil recover. In the meantime, we can cultivate plants (and trees) that fit our soil and also use the weeds that are present. Note: sprays / herbicides don't change the soil environment - which is why people repeat spray. By changing the soil fertility you will alter the environment for the weed seed to germinate ie the 'weed' will no longer be needed.

Soil samples were taken at 10m spacing across the two diagonals (wherever possible) to a depth of 100mm. 21 apples were taken altogether. See Hill Labs Soil test Results.



VSA Visual Soil Assessment:

2cm of sandy topsoil then 8cm gravely free draining loam (mid brown). Subsoil disturbance (old road bed?) meant further depth wasn't possible. 3-5cm of root depth and no 'rustification' or glue indicating sugars-mineral exchange. Some soil life ie 2-3 worms. Some soil plasticity (see photo).



Note: Both sites indicate med-poor soil that will require building humus, carbon and soil biology suitable for edible gardening and healthy plantings. Aim for 40-100 worms per spade full.

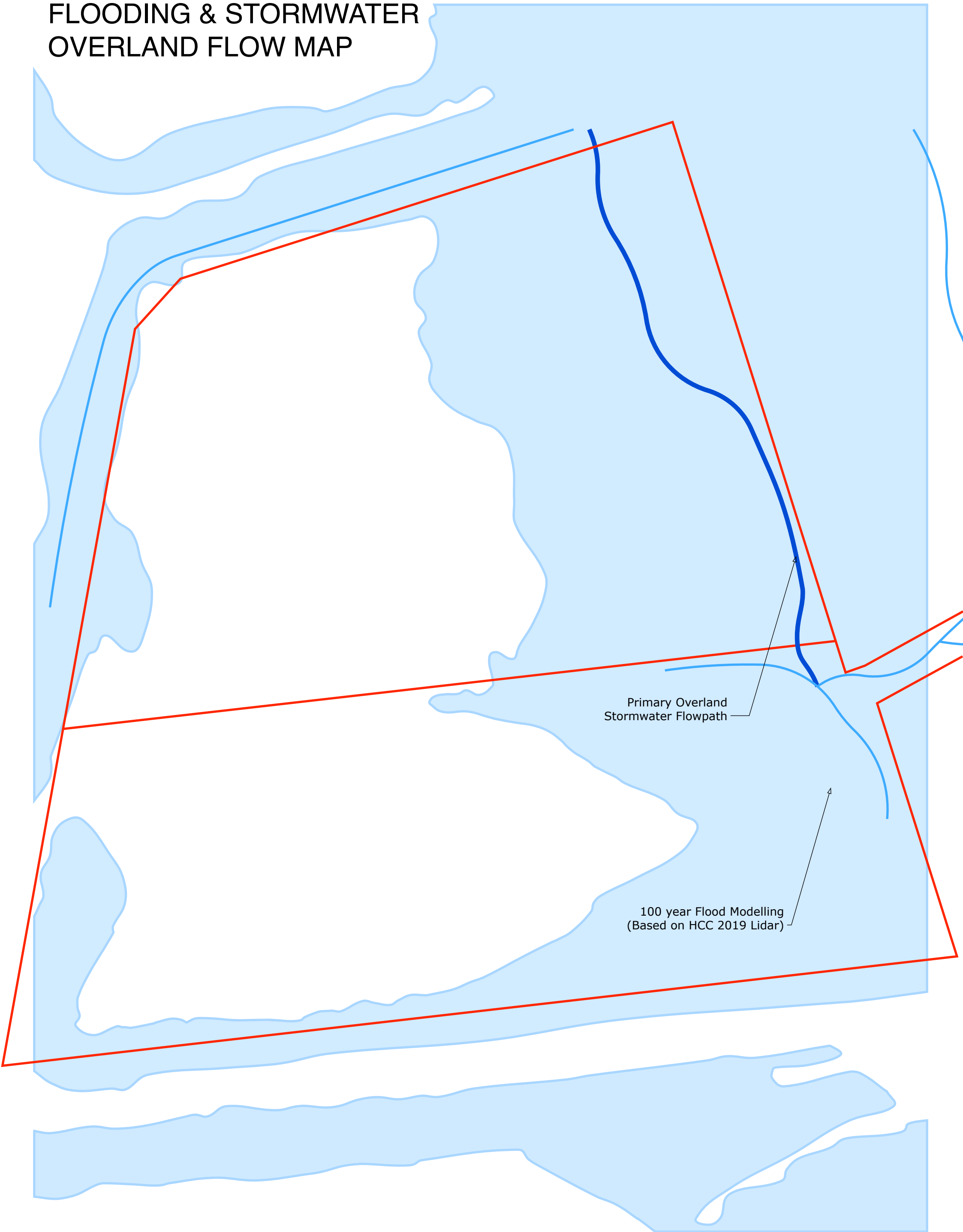


VSA Visual Soil Assessment:

5cm of topsoil then 40cm free draining loam (called Kōwhai loam locally), before reaching pumice-sandy subsoil. 3-5cm of root depth and no 'rustification' or glue indicating sugars-mineral exchange. Some soil life ie 5+ worms. Greater soil plasticity at site B (see photo).



FLOODING & STORMWATER OVERLAND FLOW MAP



Primary Overland
Stormwater Flowpath

100 year Flood Modelling
(Based on HCC 2019 Lidar)

CLIENT : LIVING SYSTEMS DEVELOPMENTS
SITE : 174 PEACHGROVE ROAD
CONTACT : R 021 587 213, B 022 515 3480

DRAWN : DANIEL WOOLLEY
DATE :
SCALE : 1: 500 @ A3



CLIMATE INFORMATION

Climate Info Overview:

Kirikiroa (Hamilton) is generally a temperate maritime climate with mild temperatures, moderate humidity and consistent rainfall annually. Summers are warm and winters are cool with steady weather overall.

Climate: Zone 2 (mild and temperate climate, with relatively warm temperatures and abundant rainfall

= a wide range of crops and vegetation can be grown.

Rainfall: 1,100mm over 125 days (mostly winter and spring)

Temperatures: Warm summers, with mean daily maximum = 22.5degreesC in Dec, and cool winters, with mean daily minimum approx 11.4 degreesC in March

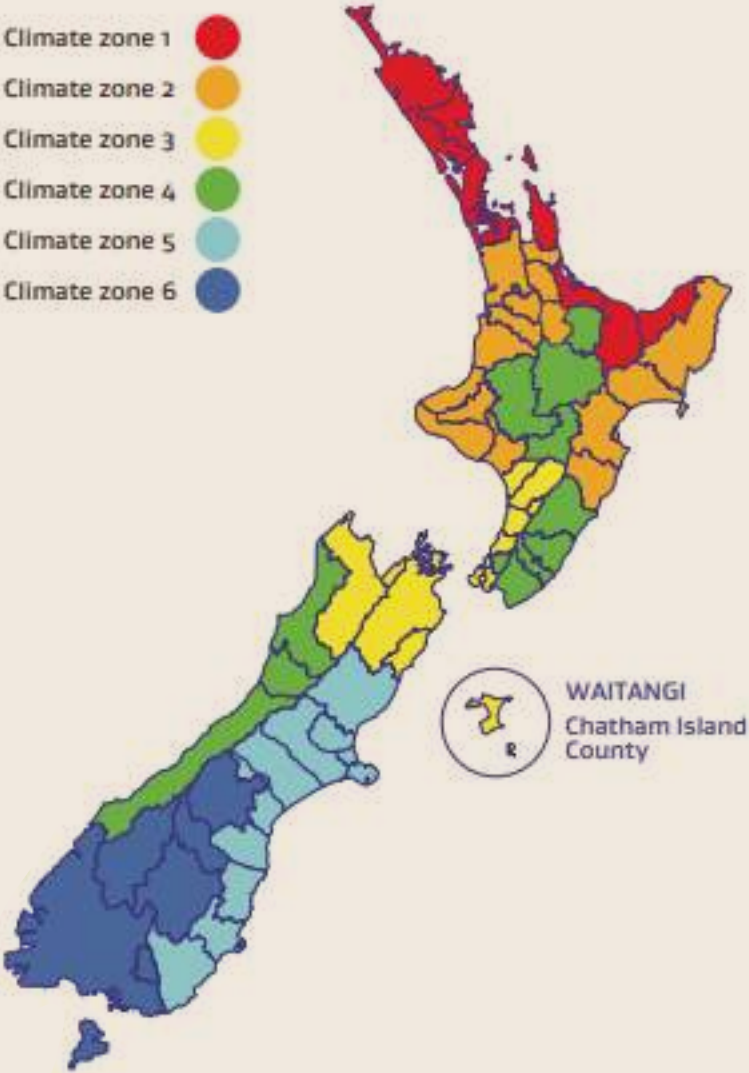
Wind: Zone B ie Medium winds though coastal conditions can mean strong easterly winds and rain between December and April (later summer-spring)

Frost: While winters are mild, frost is still common

Chilling hours: Between 500-800 (no hours annually between 0-7 degrees celsius)

Sunshine hours: 2,034 (relatively sunny)

Soil type: see Soil Map



BIOREGIONAL & ECOLOGICAL CONTEXT

Kirikirioa landforms are characterised by four main landforms: alluvial planes of the Waikato Awa, hills, peatlands and gullies. These forms are shaped by the Waikato Awa, its tributaries and volcanic activity. There are some really beautiful plant and animal communities such as the Maud frog and Kahakatea stands - some of the remينات of which exist around the city. Tui and Kiromao (Bellbird) are also key birds of the whence.

Plant & Animal Communities:

(Specifically species endemic / unique to the Kirikirioa region)

Fogs: Maud Island frog (also called the Kirikirioa / Hamilton frog) - highly endangered.

Birds: Tui, Korimako / Makomako (Bellbird).
Tui love to eat nectar from native flowers such as kōwhai, harakeke (flax) and pōhutakawa, fruits such as Makomako, Mahoe and Rimu, and insects. Korimako are nectar eaters and love harakeke, whariki (flaxes), Makomako berries, honeydew (Manuka is often a source and beech)fruit and insects. The greatest threat to Tūi and Korimako is cats, possums and rats. The Halo project in Hamilton works with the council and landowners to remove pests and create habitat for breeding sites - as a result these two birds in particular have been increasing since 2007. Native plants and trees provide food and habitat.

Tuna: (long finned freshwater eel) are taonga and an endangered species. Habitat includes moving water - river beds, wetlands and swamps.

Trees (wetland): Kahakatea in the lowland and swamp areas. Kererū feed on the Kahakatea fruit. Other trees includes Matai, Kōwhai, Ti Kouka (Cabbage tree) and Pukatea.

Wetland Plants: Oioi (Jointed rush), Raupo (bull rush), Harakeke

Shrubs & Ferns: Hounds lounge, Carex, Leather leaf fern, Drooping Spleen Wort.

Other Endemic Trees: Makomako, Mahoe, Beech remnants.



