

A decorative graphic consisting of a thin, wavy golden line with a small, stylized golden tree or plant icon on top, positioned above the main title.

Golden Hills

A Livingston Properties Development
114d Mt Herbert Road, Waipukurau

Context Analysis & Concept Development Plans
February 2020

Livingston Properties
Concept Development

www.livingstonproperties.co.nz
bill@livingstonproperties.co.nz
chris@livingstonproperties.co.nz

Prepared for Livingston Properties by Wayfinder Landscape Planning and Strategy Ltd, February 2020. All information contained within this document is copyrighted and for the sole use of Livingston Properties Ltd.

Revision: 2 (FINAL)

www.wayfinder.nz
shannon@wayfinder.nz



CONTENTS

INTRODUCTION	2
CONTEXT	
CONTEXT ANALYSIS	3
BUILT ENVIRONMENT	5
NATURAL ENVIRONMENT	7
FUTURE GROWTH	9
CONTROLLED BASELINE	11
FARMING OPERATION	13
CONCEPT	
CONCEPTUAL PLANNING	15
CONCEPT DEVELOPMENT	17
CONCEPT PLAN	19



INTRODUCTION

When Bill and Chris from Livingston Properties first stood on their property on Herbert Road, they were instantly drawn to its connection to Waipukurau and the outward views to the Ruahine Ranges. They knew they'd discovered something special, and they immediately began working out how they could enrich it further.

Although residential subdivision was an inevitable outcome, they asked themselves a question: "what does a modern subdivision in 2020 look like?"

This document helps to answer that question. It considers a landscape responsive approach where the special character and amenity of the site can be enhanced. It explores the surrounding built environment to understand the underlying pattern of development in the wider area, considers the natural environment and how this can be protected and improved, and balances this with the existing farming operation.

The subdivision concept is developed not from a basis of yield or budget, but from landscape capacity. The objective is to create a smart, ecologically responsive development that is integrated with its surroundings.

Bill and Chris are keen to ensure the development adds value to the Waipukurau community. They've already started work on the extensive planting proposed, and have been clear from the beginning of the project that the completed outcomes will be for everyone in the community to share and enjoy.

To realise their vision, Bill and Chris are seeking the progression of a Special Character Zone (SCZ) and a Structure Plan through the District Plan Review process. They want to work with Council to understand how they, and this site, can help resolve some of the growth requirements, and at the same time provide a showcase of what good development looks like.

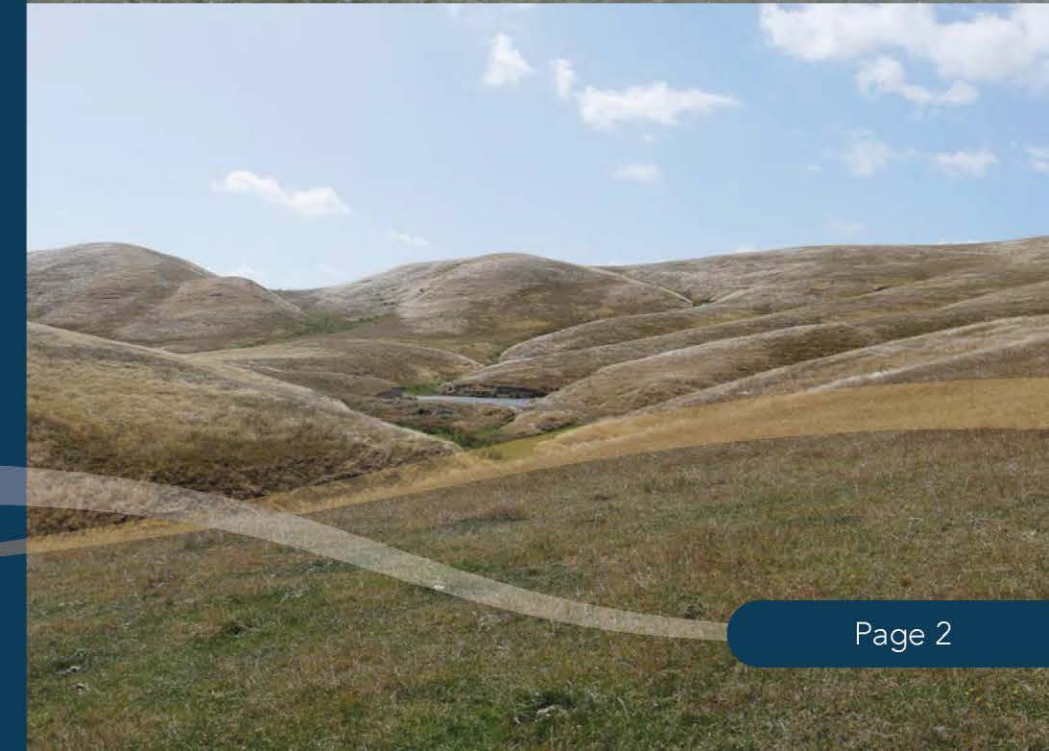
The plans set out in this document have been developed to show what could be possible if the vision is realised.

METHODOLOGY

This document has been prepared by Wayfinder Landscape Planning and Strategy Ltd, in collaboration with Surveying the Bay and Mitchell Daysh.

A number of site and locality visits have been undertaken in December 2019 and January 2020. This included walking large areas of the site, and exploring established residential areas, public recreational facilities and the Waipukurau town centre.

A desktop analysis of the statutory context was undertaken using online versions of the Central Hawke's Bay District Council (CHBDC) District Plan. The wider landscape context was studied using online resources such as Google Maps, Google Street View, GIS provided by CHBDC and Land Information NZ data. Photographs taken by the authors have also been used.



CONTEXT ANALYSIS

Waipukurau is the largest town in the Central Hawke's Bay District. It is located approximately 50km southwest of Hastings on the southern bank of the Tukituki River. Waipawa is located approximately 7km to the north, and Dannevirke (in Taranaki District) is located approximately 53km to the south.

The area on which the township is located was originally settled by Te Aitanga a Whatonga, the descendants of Whatonga, grandson of Toi Kairakau. In the mid 1500s tribes of Ngāti Kahungunu invaded the area from the north and in the subsequent fighting drove the Rangitāne south into the Tahoraiti area (Dannevirke). There are many significant cultural sites in the area including many Pā sites.

The first European settlement is said to have happened around 1850 when Donald McLean and his party of Land Commissioners met with Ngāti Kahungunu to discuss purchasing approximately 280,000 acres land. This became known as the "Waipukurau Block" and includes the land on which the town is now sited.

Early development included the construction of the Tavistock Hotel, the racecourse, livestock sale yards and a district courthouse. A school was constructed around 1866, although it was destroyed by fire the same year. The hospital was established in 1879, but was closed in 1999.

Today, Waipukurau has a permanent population of approximately 4200 people, and serves as a hub for the surrounding rural productive countryside. Although

SH2 runs through the town centre, in more recent times through-traffic utilises a small bypass which runs adjacent to the old railway station.

Residential development is largely contained in an area south of the town, with the main industrial and large commercial activity taking place to the west. In more recent times, residential development has been extending to the east along Mt Herbert Road, including the development of some 'Rural Living' areas are located on the town's perimeter.

Waipukurau has three primary schools, with a combined roll of approximately 550 pupils. Central Hawke's Bay college serves the wider district, and has a roll of approximately 520 pupils.

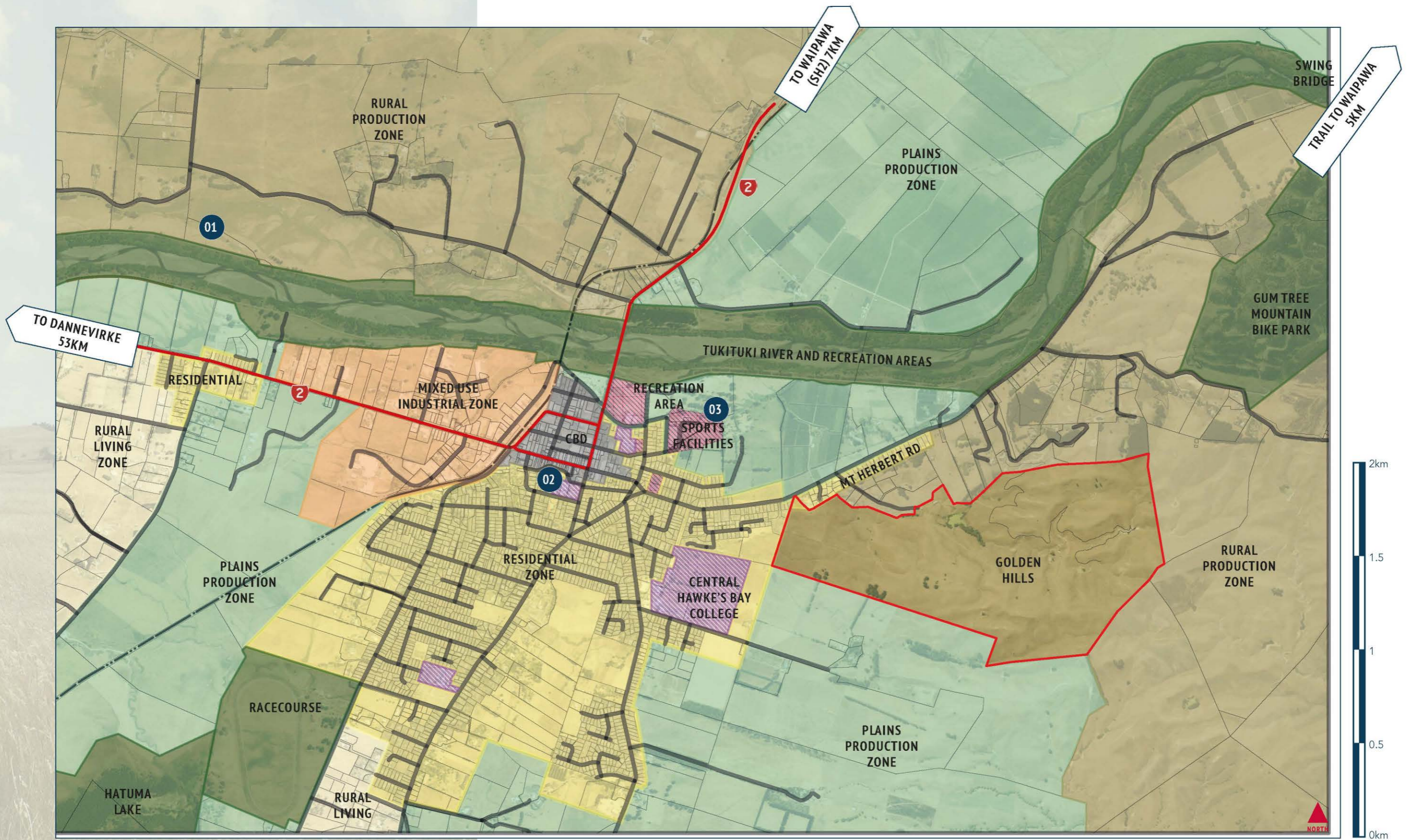
A number of sports and recreation facilities are clustered together near to the SH2 river over-bridge, including Russell Park and Central Park, combined with the Central Hawke's Bay A&P Society and the Waipukurau Memorial Hall.

The Tukituki River provides a number of recreational opportunities, and in recent years several walking and cycling tracks have been established along the margins. A swing bridge, approximately 3km east of the town, provides access to a track that leads to Waipawa.

A privately owned mountain bike park is located on Mt Herbert Road, near to the swing bridge.



Waipukurau town and recreational spaces



WIDER CONTEXT PLAN

Based on the existing landscape and the CHBDC Draft District Plan, January 2020

LEGEND

- CBD
- Residential Zone
- Mixed Use Industrial Zone
- Plains Production Zone
- Rural Production Zone
- Recreation Areas
- Schools
- Sports Facilities
- 01 Kaitoroa Pā
- 02 Pukekaihou Pā
- 03 Te Waipukurau Pā
- State Highway 2
- Railway
- Golden Hills

SCALE 1:20,000

BUILT ENVIRONMENT

All of the landscape in the vicinity of the site has been modified, largely through vegetation clearance. Most of the built development, such as residential housing, is clustered around the town centre, but in recent years this has extended along Mt Herbert Road.

Closer to town, residential properties tend to be on smaller sections up to around 800m² in size. This is particularly the case in more recently developed residential areas, where section sizes are smaller still, with increased dwelling sizes.

Typically, dwellings are single storey bungalows. Most have well developed residential gardens, and (particularly the more modern dwellings) garages are commonly dominant features facing the road frontage.

Further from the town centre, property sizes generally increase, with many properties on Mt Herbert Road (north and east of the subject site) between 800 and 4,000m² in size. Within the Rural Production Zone, properties tend to have a minimum size of 4,000m², largely as a result of policies within the Operative District Plan.

A band of undeveloped land is located immediately to the west of the site. This is located within the Residential Zone, and it is clear from the uncompleted nature of Belgrove Drive that this will be developed in the future. This will effectively place a band of residential dwellings right around the perimeter of Central Hawke's Bay College.

Other land around the site is currently production land, largely this takes the form of grazing farms, with fenced paddocks, stockyards and woolsheds, although there are also some horticultural activities, including an Orchard on the opposite side of Mt Herbert Road.

Shelterbelts and shelter trees are also a recognisable element of the built environment - highlighting productive land use and landscape modification.

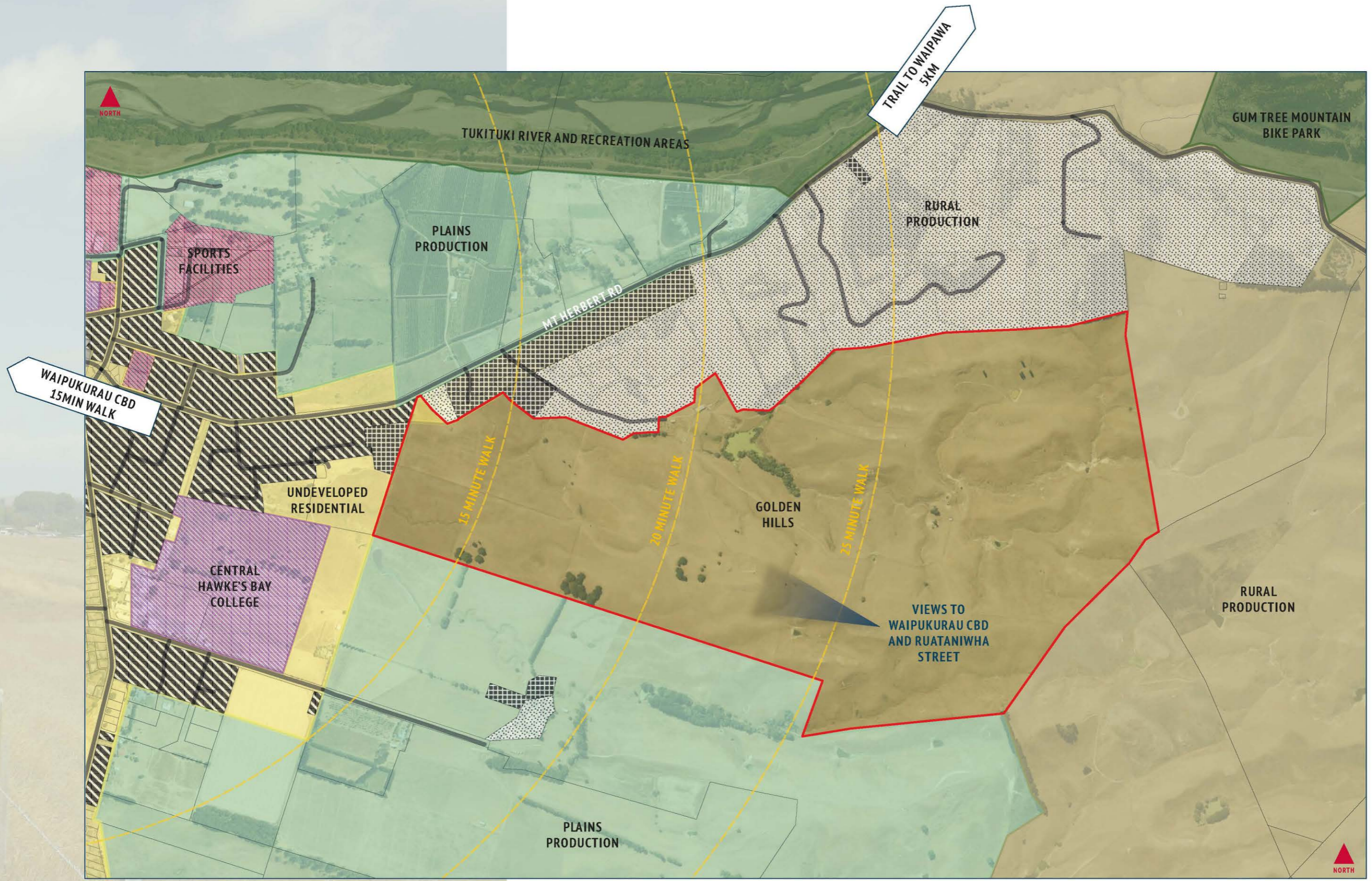
Streets themselves are largely typical of residential built development with footpaths and mown grass verges. Overhead electricity lines are present in many streets, although more recent subdivisions have undergrounded services. Street light types vary, from traditional wooden pole lights to more decorative 'coach lanterns'.

The Waipukurau Waste Transfer Station and Sewage Treatment Works are located on Mt Herbert Road, a few hundred metres from the site entry.

Potential connectivity opportunities include the main entry from Ennisclare Place and the development of a direct connection to Mt Herbert Road. In addition, opportunities should be considered for connecting through to the undeveloped residential site and Central Hawke's Bay College, even if these are just pedestrian/cycling. It is considered that the farm operation should continue to be operated through its existing access.



Waipukurau residential properties



BUILT ENVIRONMENT

Based on the existing landscape and the CHBDC Draft District Plan, January 2020

LEGEND

- Undeveloped Residential
- Plains production
- Rural Production
- Recreation
- Schools
- Sports facilities
- Small lot residential >800m2
- Large lot residential 800m2-4000m2
- Lifestyle lots <4000m2
- State Highway 2
- Golden Hills
- Approx walking distance from CBD

SCALE 1:10,000

NATURAL ENVIRONMENT

The most significant natural feature in the wider landscape is the Tukituki River, which flows from the Ruahine Ranges, across the Ruataniwha Plains, and then after passing Waipukurau, heads north to exit to the sea near Clive. Around the vicinity of Waipukurau, the river is lined with exotic riparian vegetation (mainly willow and poplar), as part of the Regional Council's flood control strategy.

Most other waterways in the landscape, including those on the subject site, are heavily modified and often grazed. Few waterways in the wider landscape are fenced, although this is set to change with the onset of new national legislation. There are known bittern populations in the district with Whatuma Lake (Hatuma) being a significant habitat. Bittern utilise a network of wetlands within a 15 km radius.

Native vegetation around Waipukurau has been largely cleared since human occupation of the land. The so-called 'forty-mile bush' (which was actually part of a wider forest) would have been largely podocarp dominant, with rimu, totara and northern rata. Today, only a few remnants remain, including the Lindsay Bush Tukituki Scenic Reserve (located off Scenic Road), and some riparian planting around Whatuma (Hatuma) Lake.

With the now extensive farming operations, vegetation tends to be restricted to exotic specimen trees, such as English Oak (several clusters are located on the subject site), various Poplar species, Macrocarpa, Gum and Pine trees. A large commercial forest is located towards the end of Mt Herbert Road, where the Gum Tree Mountain Bike Park is located. Other clusters of vegetation can be found around some neighbouring farmhouses. Directly opposite the site is a moderate sized production orchard.

As a result of vegetation clearance, native bird populations are relatively low.

In recent years, a number of walking, cycling and equestrian trails have been established along the flood control banks of the Tukituki River.

The site itself has little in the way of natural features. Possibly most significant is the topography, where the presence of minor and more significant waterways can be relatively easily seen. Many of these waterways have created small gullies, although the most significant has formed a relatively deep ravine off to one side of the site. An earthwork dam has provided some permanent water retention, which is largely covered by raupō grass.

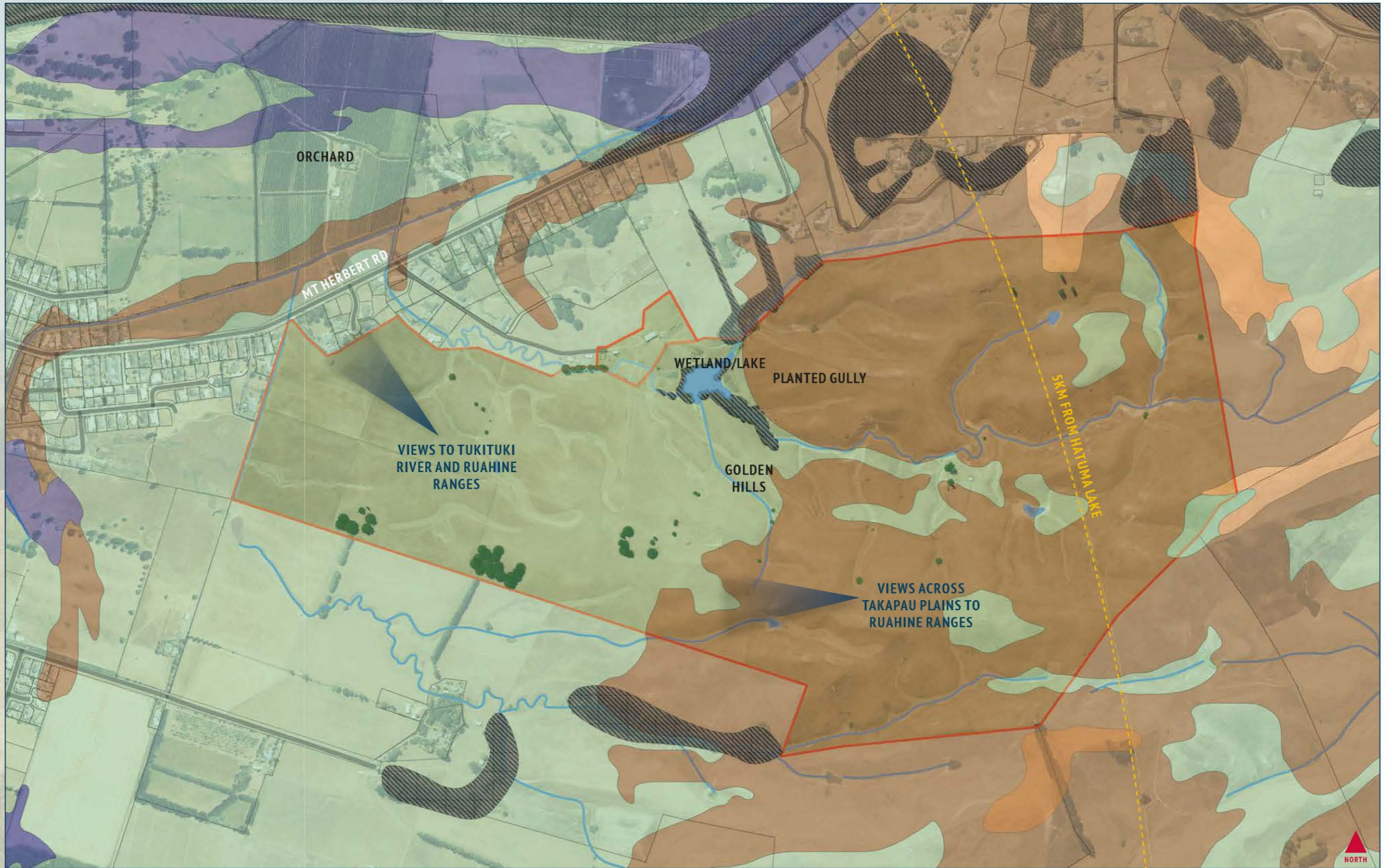
In the past 12 months, extensive planting of the gullies with native vegetation and improvement of the wetlands has been started. With the recent grant from the Government's 1 Billion Trees project, this is set to continue as the site is developed.

The general orientation of the site is north-west facing with the upper slopes looking towards Mount Vernon and the surrounding district hills and plains.

The predominant soils on the site are pallic soils with pale coloured subsoils formed in predominantly schist and greywacke loess with a moderately-deep (45cm-100cm) hard soil/gravel/rock. Based on Landcare Research NZ data the soil moisture is moderate-high in the lower half and moderate on the upper slopes of the site.



Golden Hills Property



NATURAL ENVIRONMENT

Based on existing landscape analysis, linz.co.nz and Landcare Research NZ soil maps

LEGEND

- | | |
|---|---|
| <ul style="list-style-type: none"> Soil quality High Moderate to high (28ha) Moderate (113ha) Very low (1ha) | <ul style="list-style-type: none"> Waterways Vegetation 10m contours Golden Hills Distance from Hatuma Lake |
|---|---|

SCALE 1:8,000

FUTURE GROWTH

This document is being prepared as part of a wider submission on the Central Hawke's Bay District Plan review. A key part of this review has been considering the issues relating to the growth and development of Ōtāne, Waipawa and Waipukurau.

In particular, the draft Urban Growth Strategy considers the demands facing Council in regard to likely future growth and development option. This strategy provides a scenario based on data from the 2013 Department of Statistics which projects an increased of up to 1,917 households.

In addition, more recently, it is known that investigations have been underway to find a suitable site for a retirement lifestyle village in the Waipukurau area.

The District Plan Review is being undertaken as one of the key deliverables from Project Thrive, a Council-led initiative that has sought to re-engage with the community in the long term future planning of the District.

Project Thrive outlines the following objectives:

- A proud district
- Strong communities
- Connected citizens
- Smart growth
- Environmentally responsible
- Durable infrastructure

The development of this proposal has been cognisant of these objectives. In particular, the site and locality analysis

has focussed on Smart Growth - considering best practice landscape and urban design outcomes such as the NZ Urban Design Protocol, which highlights the following important factors in developing new communities:

- Context: seeing buildings, places and spaces as part of whole towns and cities
- Character: reflecting and enhancing the distinctive character, heritage and identity of our urban environment
- Choice: ensuring diversity and choice for people
- Connections: enhancing how different networks link together for people
- Creativity: encouraging innovative and imaginative solutions
- Custodianship: ensuring design is environmentally sustainable, safe and healthy
- Collaboration: communicating and sharing knowledge across sectors, professions and with communities.

Importantly, this document recognises that the site is not within the recommended residential growth areas for Waipukurau. However, the analysis of the built environment, natural environment and local connectivity indicates that it is an ideal location for mixed residential development.

As such, the proposed plans seek to deliver an environmentally responsible, sustainable development that weaves residential living with natural habitats and farming operations.



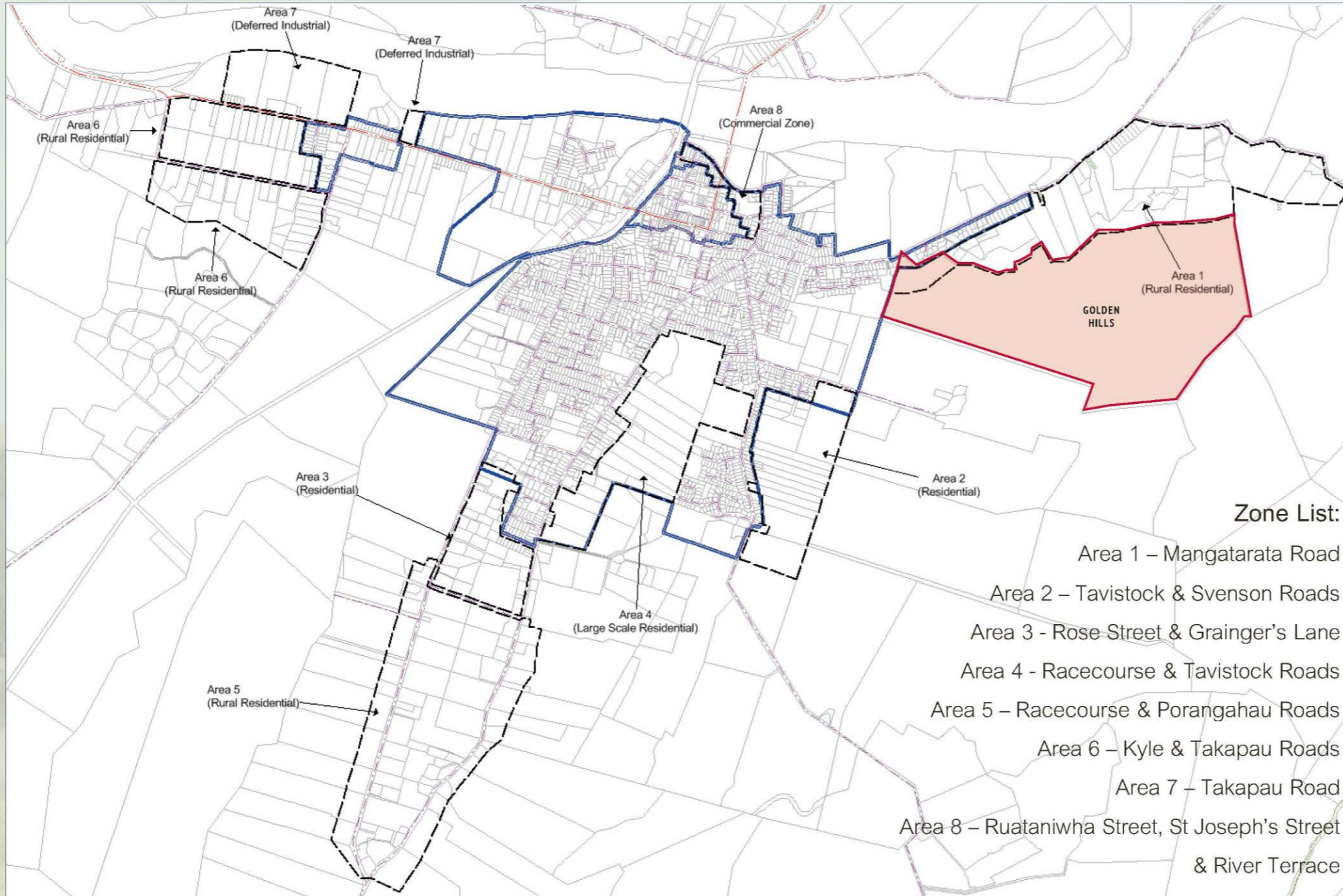
Russell Park



Henry Russell Estate



Two Taniwha Kitchen

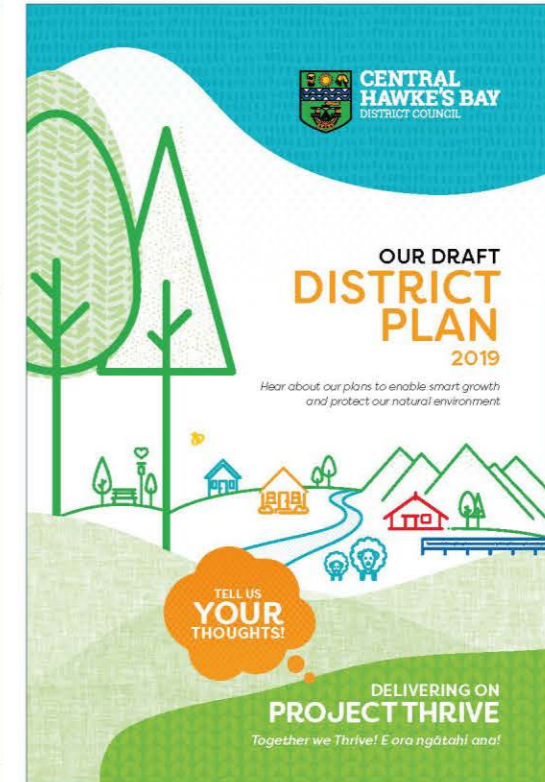


Zone List:

- Area 1 – Mangatarata Road
- Area 2 – Tavistock & Svenson Roads
- Area 3 - Rose Street & Grainger’s Lane
- Area 4 - Racecourse & Tavistock Roads
- Area 5 – Racecourse & Porangahau Roads
- Area 6 – Kyle & Takapau Roads
- Area 7 – Takapau Road
- Area 8 – Ruataniwha Street, St Joseph’s Street & River Terrace

URBAN GROWTH STRATEGY

SEE FULL INFORMATION ON EACH ZONE IN THE URBAN GROWTH STRATEGY DOCUMENT AT WWW.CHBDC.GOV.NZ, KEYWORD 'URBAN GROWTH'



CONTROLLED BASELINE

The site is located within the Rural Production Zone of the Operative District Plan. This zone encompasses a large extent of the wider context, and unsurprisingly has an emphasis on farming.

Existing objectives, policies and rules within the Plan set a minimum lot size for subdivision and development at 4,000m². With the availability of suitable access directly from Mt Herbert Road and Ennisclare Place (and potential connections to neighbouring developments), a development of approximately 100 lots could be considered a controlled activity. Such sites could potentially be connected to town water and waste infrastructure, subject to availability, or could be managed self-sufficiently.

It is noted that the existing site is already connected to the town water supply.

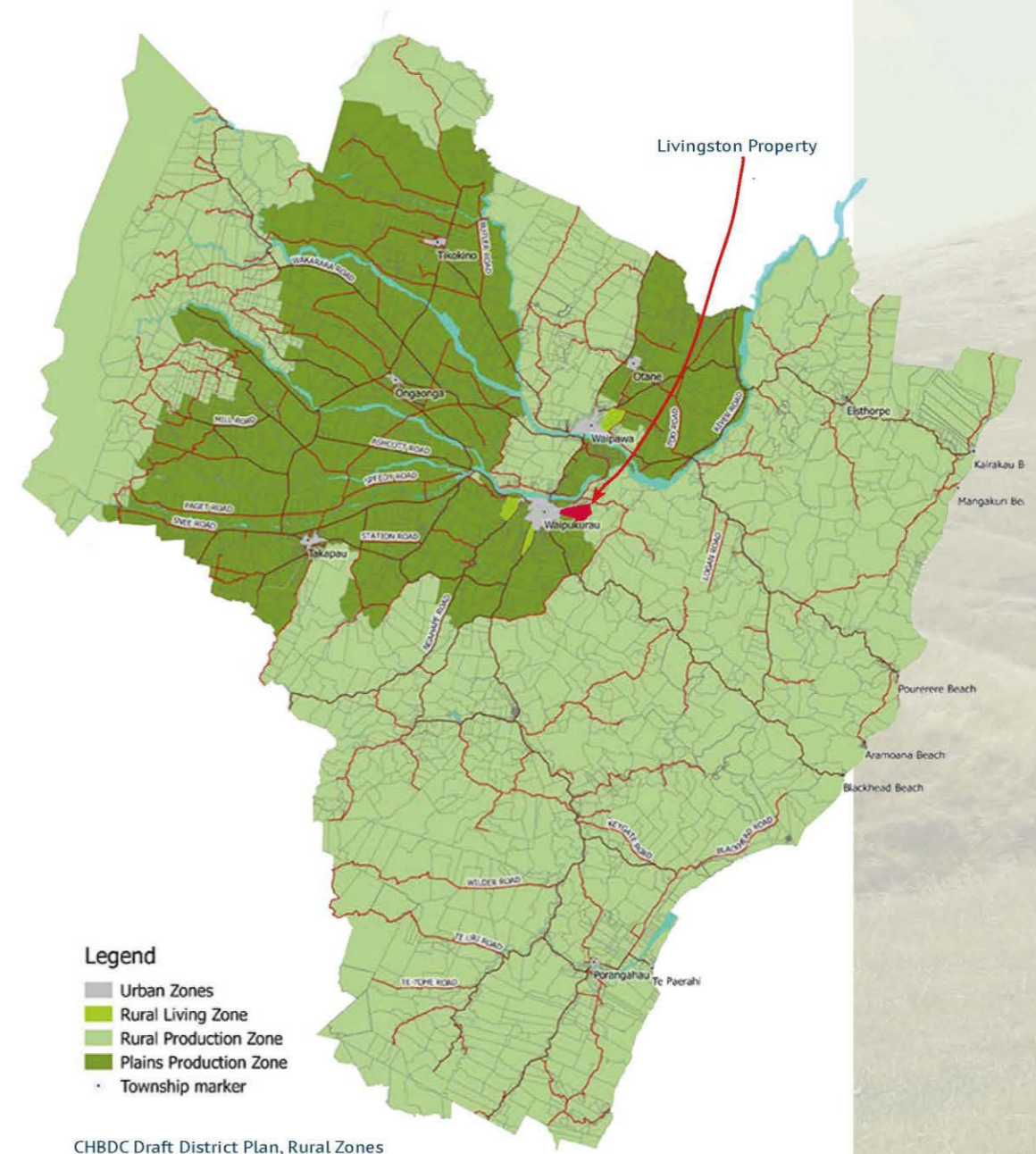
The diagram on the following page provides a potential subdivision layout for such a controlled activity. It is focussed on the provision of access to each lot and a suitable building platform. However, such a proposal does not take account of any of the natural features of the site, such as contours and vegetation.

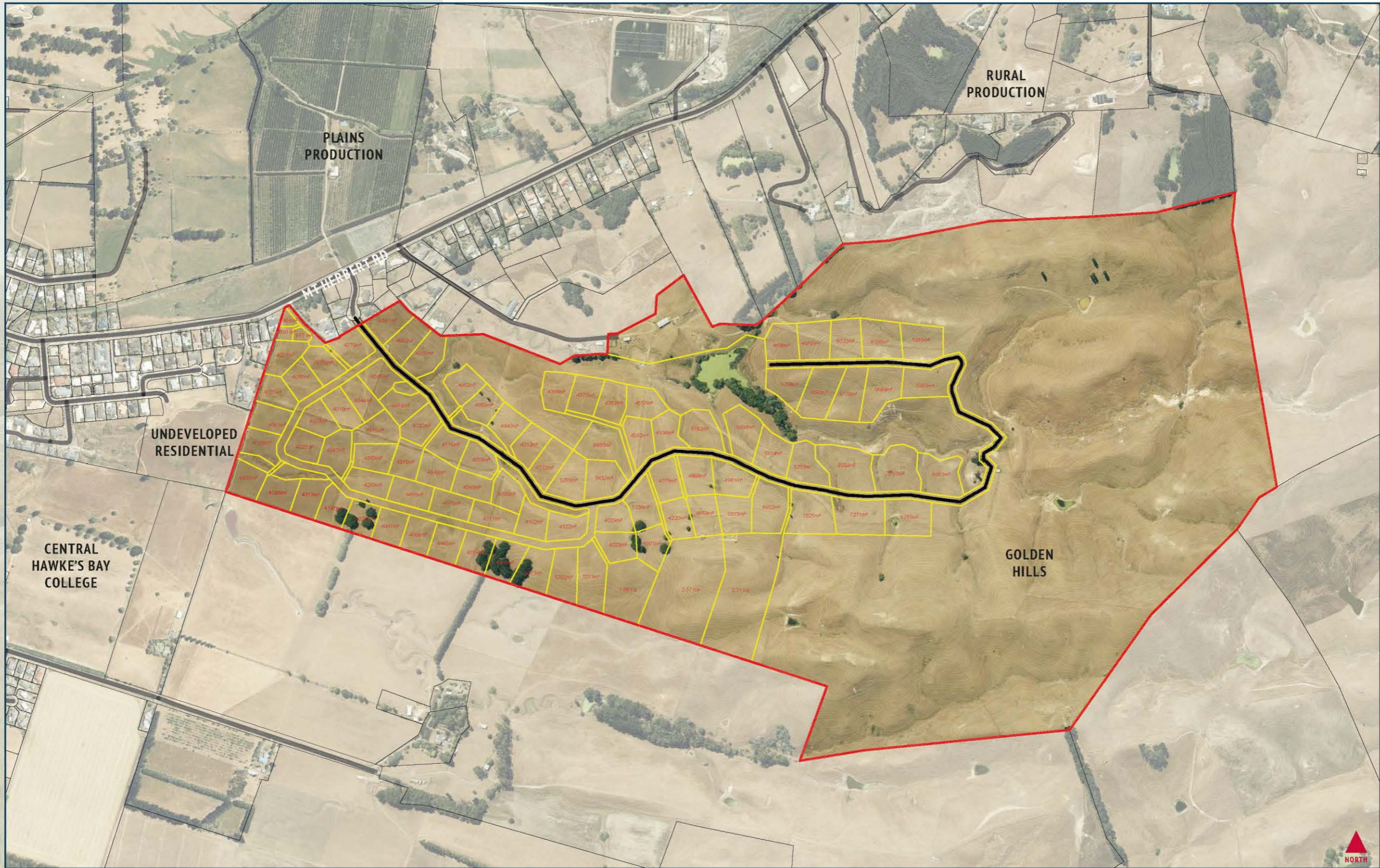
It is worth noting that the Operative District Plan is nearly 20 years old. Over its life, the District has grown and matured, and our knowledge of how to successfully develop new communities has advanced (as explored on the previous page). Therefore, it is no surprise that the proposed District Plan has a slightly different focus.

Perhaps most significantly, the Council has recognised that Central Hawke's Bay is growing, and that this growth needs to be matched by smart development. Reducing adhoc urban sprawl is a key focus, with new provisions to protect amenity and character. This way of thinking is central to the proposed development.

As such, the controlled baseline plan is provided as a theoretical basis only. It applies operative Council policies to achieve poor outcomes, rather than focussing on contextual based planning - it does not provide an example of what a modern subdivision in 2020 should look like.

Nevertheless, such a proposal is a viable starting point for considering a development baseline in terms of potential effects on the environment and how a smarter development could address such effects.





CONTROLLED BASELINE

LEGEND

- Baseline lot layout
- Cadastral Boundaries
- Golden Hills

SCALE 1:8,000



FARMING OPERATION

The landscape of the Central Hawke's Bay District and wider Waipukurau area is largely comprised of agricultural and cropping. This is farming country.

The proposed site, known colloquially as Pandora Farm, is currently operated as a small-holding farm. In its own right it is not considered to be a fully-productive operation, but utilised as part of a portfolio of farm holdings it provides useful dry-stock buffer to larger operations. Historically the farm has also been used as a breeding property.

Soils within the site are of average quality. A hard pan is located less than a few metres underneath the flatter sections of the property, which results in water-laden soils in the winter that quickly dry out in summer. During the wettest seasons, it is not possible to run cattle on the property due to pugging of the clay soil.

Grasses on the farm are predominantly native, and flatter contoured paddocks have been cut for hay in drier months.

Access to the farm is provided down an existing gravel road, directly from Mt Herbert Road. This serves the farm hub which consists of a 4-station woolshed, small stockyards and various implement sheds.

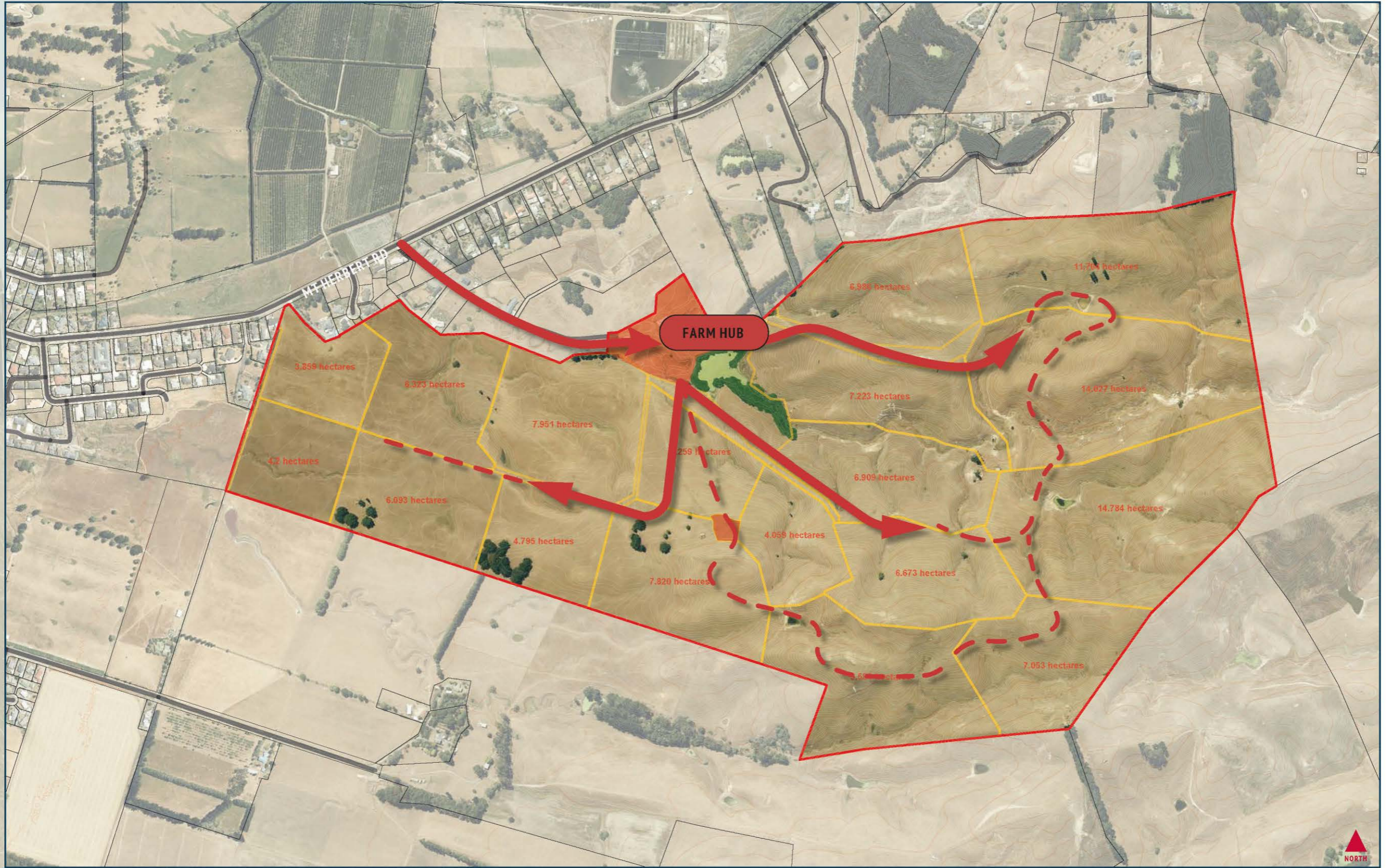
Fences on the property are generally in good condition. Stock access is provided down two central races that connect to the farm hub. All fences are electrified.

Farm water is largely supplied through the town water system, although a variety of small and larger dams provides some water retention.

In the past 12 months, there has been an increased focus on the more natural elements of the site. A small plant nursery has been established which is providing preliminary stocks for gully planting. Work has been undertaken with the main wetland area to clear old trees, and a pest and weed control plan is being put in place. This programme of works is set to continue with the recent grant provided from the Government's 1 Billion Trees project (funds for 10.3ha planting), and it is hoped that (in time) habitat for birds and lizards will not only establish, but become sustainably maintained.

There is also an increased focus on water - both in terms of considering better water retention and increasing water quality. The many small gullies within the site provide an ideal opportunity for achieving good water outcomes.





FARMING OPERATION

LEGEND

- Farm runs
- - - Connections
- Farm stockyards and sheds
- Fences (approx)

SCALE 1:8,000

CONCEPTUAL PLANNING

The conceptual planning focuses on a context and landscape responsive approach, drawing from the analysis outlined on the previous pages. This approach considers the surrounding natural and built environment, as well as existing activities and future development occurring in the vicinity.

Three types of residential character are considered appropriate for this site:

- **Small Lot Residential:** Properties that provide a similar density to the immediately adjacent suburban streets between the site and the CBD.
- **Large Lot Residential:** Urban fringe properties found similar to those further along Mt Herbert Road which have increased open space around them and some rural views.
- **Rural Lifestyle:** Larger properties that allow for limited lifestyle activities and which are surrounded by farming operations and rural outlooks.

It is considered that each of these be clustered together to match the surrounding built environment: smaller lots extending the pattern of development around the immediately neighbouring suburban areas; larger lot

providing a transition to the rural environment; and rural lifestyle set in the foothills surrounded by the remainder of the farming operation.

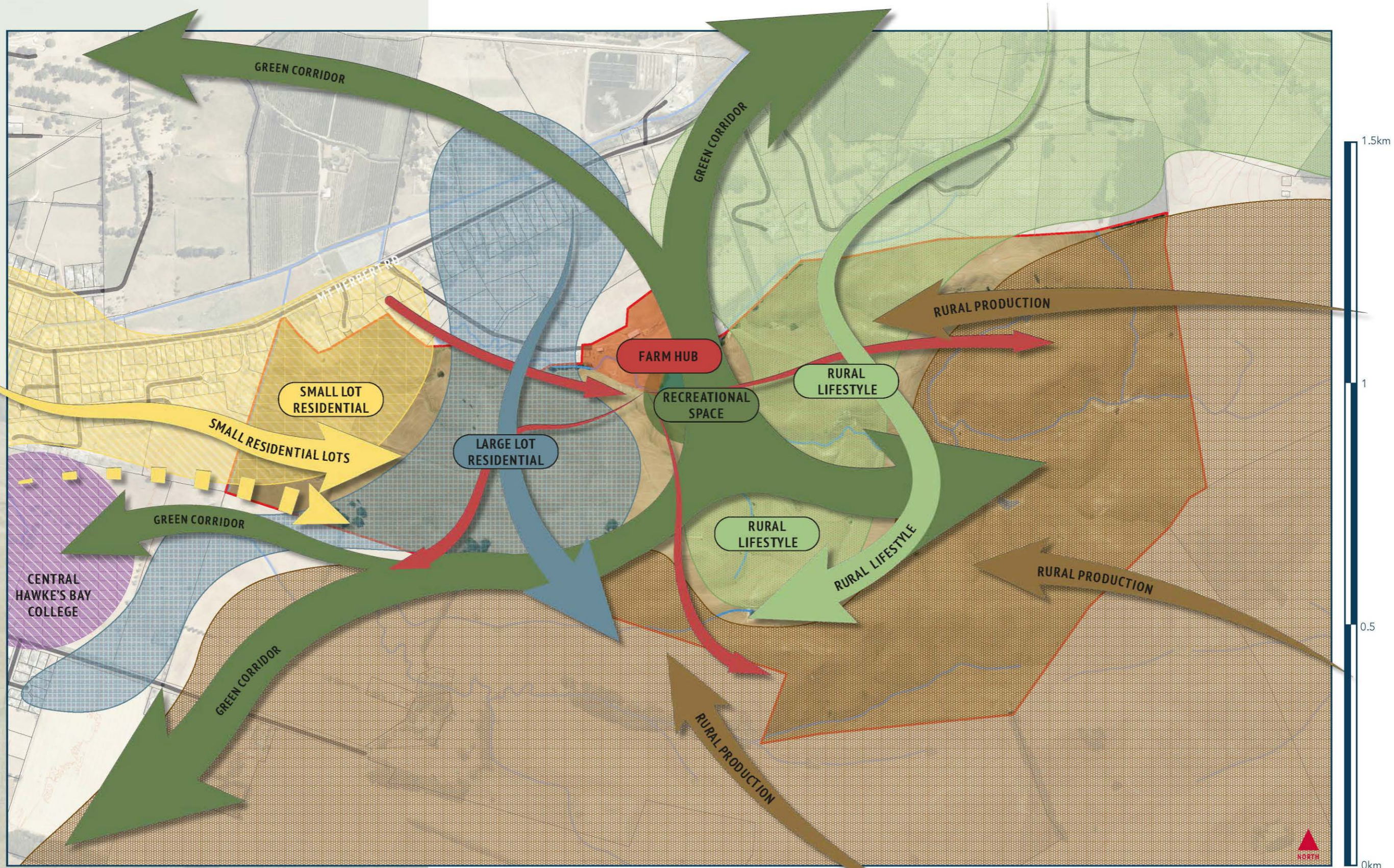
In addition, preliminary consideration has been given to how to incorporate a self-contained retirement lifestyle village that is in keeping with the surrounding context.

Amongst these patterns, opportunities for making green connections across the wider landscape are identified. These are planned to double as buffers around the development, but also provide enhanced, permanent habitat for fauna.

It is intended that the farming operation will remain on the balance portion of the site, with the farm extending around the rural lifestyle properties and filtering into the large lot residential areas. The farming hub would be retained, with its separate access to Mt Herbert Road. Through the farm enhancement work being undertaken, particularly in regard to stormwater, it is hoped that the site can be self-sustaining in terms of water management.

The diagram opposite demonstrates how each of these layers conceptually comes together to inform the overall pattern of development.





CONCEPTUAL PLAN

- LEGEND
- Small lot residential
 - Large lot residential
 - Rural lifestyle
 - Rural production
 - Farm sheds and stockyard
 - Recreational and green corridors
 - Central Hawke's Bay College

SCALE 1:8,000

CONCEPT DEVELOPMENT

Building on the conceptual planning, site-related aspects have been brought into the concept development.

Vehicle access through the site has been considered, with direct access to Mt Herbert Road made possible through the acquisition of an existing residential property. A single wide road weaves through the site, minimising earthwork requirements and avoiding natural features such as waterways and vegetation. The road layout also considers views to existing natural features, such as vegetation clusters, or where potential open spaces might be located.

With the objective to create connected communities, a secondary access is considered from Ennisclare Place, and a potential connection through to neighbouring development to the east. This access has been identified as perfect for a self-contained retirement lifestyle village, to be flanked by residential development (rather than having a large, fenced road frontage).

Vegetation areas and opportunities for open space have been considered around existing natural features, particularly the existing farm dam and gully where large scale native revegetation planting has already commenced. Other areas of significant vegetation, such as the stands of oak trees are identified as open spaces, with potential opportunities for a cafe or community space.

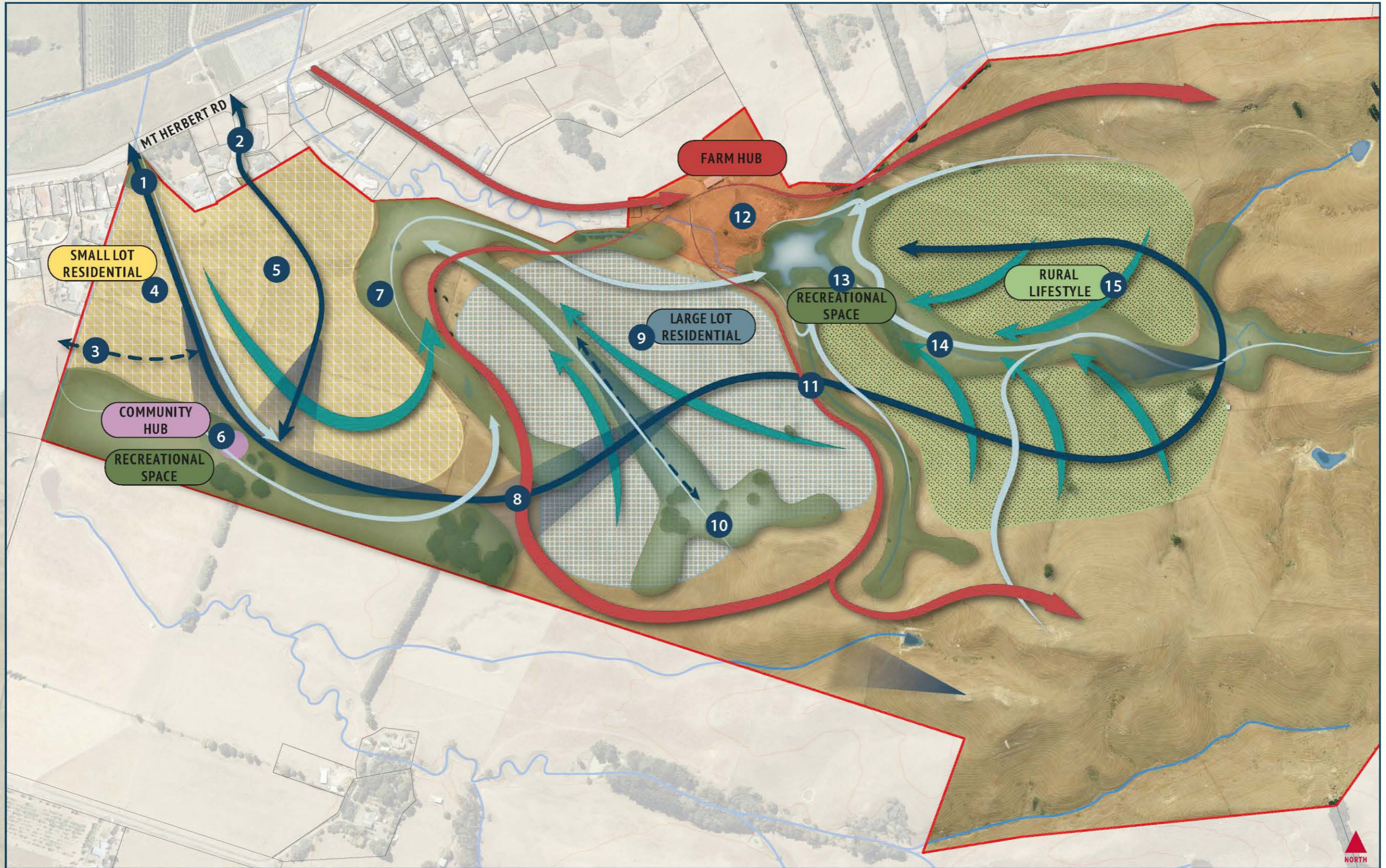
The farming operation is a key consideration, particularly in terms of access to various areas of the farm from the main hub, and ensuring the most productive areas of the property are retained. Also considered is how the farm can contribute to the special character of the site, allowing residents to retain rural outlooks. A farm crossing over the main road is considered as a key feature, to be appropriately managed with cattle grates and gates.

Stormwater management has been overlaid as a preliminary consideration (subject to further detailed modelling). This has identified where additional planting and wetlands may need to be established.

The diagram opposite provides an overview of these site-specific layers added over the top of the previous conceptual planning map. It begins to identify the key areas for development, alongside those areas to be retained for their special character and amenity.

Development Opportunities

1. Main entrance off Mt Herbert Road
2. Vehicle access from Ennisclare Place
3. Potential vehicle access to future neighbouring developments
4. Small lot residential development
5. Opportunity for development of retirement lifestyle village
6. Community open space with opportunities for recreation area and café
7. Develop green corridors and buffer along gullies between development areas
8. Retain farm access around developed areas with stock crossings managed with cattle-stops
9. Large lot residential area
10. Retain open spaces around development
11. Retain farm and stock movement with underpass
12. Retain farm hub accessed from Mt Herbert Road with sheds and stockyards
13. Develop recreational space and path network around lake
14. Develop green corridor and buffer along gully between development areas
15. Rural lifestyle lots



CONCEPTUAL DEVELOPMENT

LEGEND

- | | | |
|----------------------------------|-----------------------|---------------------|
| Small lot residential | Farm connections | Existing vegetation |
| Large lot residential | Vehicle connections | Contours 10m |
| Rural lifestyle | Walking networks | |
| Recreational and green corridors | Stormwater management | |
| Farm sheds and stockyard | Key viewshafts | |

SCALE 1:5,000

CONCEPT PLAN

With development areas identified, a potential lot layout has been developed which provides an indication on how a final subdivision might come together. This has been worked in with proposed vegetation planting, walking tracks, vehicle access and the farm operation to provide a holistic overview on how a subdivision might come together.

The spine of the development is set by the road, which as outlined in the previous plan, weaves its way across the site affording views to natural features and avoiding, as much as possible, extensive earthworks. Leading from a connection to Mt Herbert Road, the road first climbs through a small area of green space, before passing through the more traditional, suburban area of the development. 'Small-lot' residential sections, up to 800m² in size, mirror the immediately surrounding development. A side-road can provide connections through to the neighbouring residential environment.

Flanking the south side of the residential area is a small community space, with potential for a café, playground and open space. Walkways could also connect through the neighbouring development. This green space provides a buffer from existing farming operations immediately to the south.

To the north, a 6ha area is identified as an opportunity for development of a retirement lifestyle village. Flanked by residential properties on three sides, and open to a stretch of farmland to the northwest, this is a unique opportunity to integrate such a development without it appearing as a closed-

off, gated community. A connection through from Ennisclare Place would further enhance connectivity with the surrounding development.

As the main road continues into the development, it crosses a threshold into a more rural environment. This is further reinforced by the inclusion of a dedicated cattle-crossing, although this would have a relatively low frequency of use. The farming operation is a visible element, although the gully area would be stock-excluded and flanked with vegetation to help improve water quality and retention.

The central part of the site provides for larger lot properties, with central access roads providing for an additional vein of vegetation, and enhanced views to the rural surroundings.

Finally, the development completes with rural-lifestyle properties which are integrated around the farming operation. These are separated by dense planting through the central gully area, with ribbons of vegetation extending up gullies and between properties.

Walkways through the development would be open to everyone, allowing access through the farmland, gullies and more formalised open spaces.

Stormwater systems can be integrated throughout the development, amongst the planted gullies and with the establishment of further retention and treatment wetlands.

Bill and Chris are excited about this proposal. It's a development that celebrates and enhances the special character of the site.

It will allow them the opportunity to enhance the natural characteristics of the site, including facilitating the extensive planting they wish to undertake. In turn, this will return habitats for birds and lizards, bringing them back into the Waipukurau landscape.

It is focussed on community, not yield. Each lot is considered in terms of its effects on the holistic outcome, and so there is plenty of open space to be enjoyed by all. Some of this can be managed by the wider community, and other areas can be managed by smaller groups of residents, or as part of the balance farm, which is designed to remain operational. Everyone, both residents of the development and the wider community of Waipukurau, will be able to enjoy the walking tracks and natural areas.

The question posed was what does a modern subdivision in 2020 look like? It's one that is integrated with the built environment around it, enhances opportunities for natural regeneration, and respects the surrounding rural landscape. It's sustainable, and it's about future communities.



PRELIMINARY CONCEPT

LEGEND

- | | |
|----------------------------------|--------------|
| Small lot residential | Trees |
| Retirement Lifestyle village | Roads |
| Large lot residential | Houses |
| Rural lifestyle | Fences |
| Farm | Contours 10m |
| Recreational and green corridors | |

SCALE 1:5,000



W AY FINDER

Landscape Planning & Strategy

www.wayfinder.nz