






Contents

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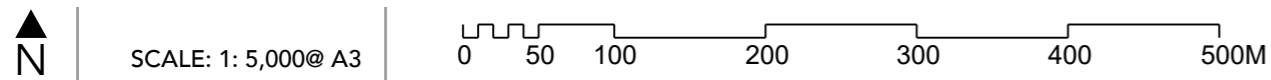
1.0 Submitter Locations



KEY

-  Site
-  State Highway 79
-  Submitter address
- *** Submitter seeking to be heard

Note: The address of submitter 'Gibston' is unknown



2.0 Landscape Concept Master Plan



GENERAL NOTES:

DRIVEWAYS AND BUILDING FOOTPRINTS ARE INDICATIVE ONLY TO PROVIDE CONTEXT THEY ARE SUBJECT TO FURTHER DESIGN DEVELOPMENT.
 PLANTING OF BATTERS STEEPER THAN 1:3 IN THE STORMWATER MANAGEMENT AREAS WILL BE PROVIDED - PLANTING PLANS SUBJECT TO DETAILED DESIGN

CONCEPT MASTER PLAN

Whakarua Place

DATE: 7 NOVEMBER 2025 | SCALE: 1:1150 @ A1 | DRAWN BY: D. GREIG | REVISION: G



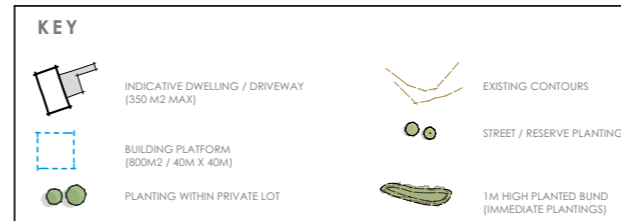
EXPLANATION

This Landscape Concept Master Plan has been designed by Innate Landscape Architects.

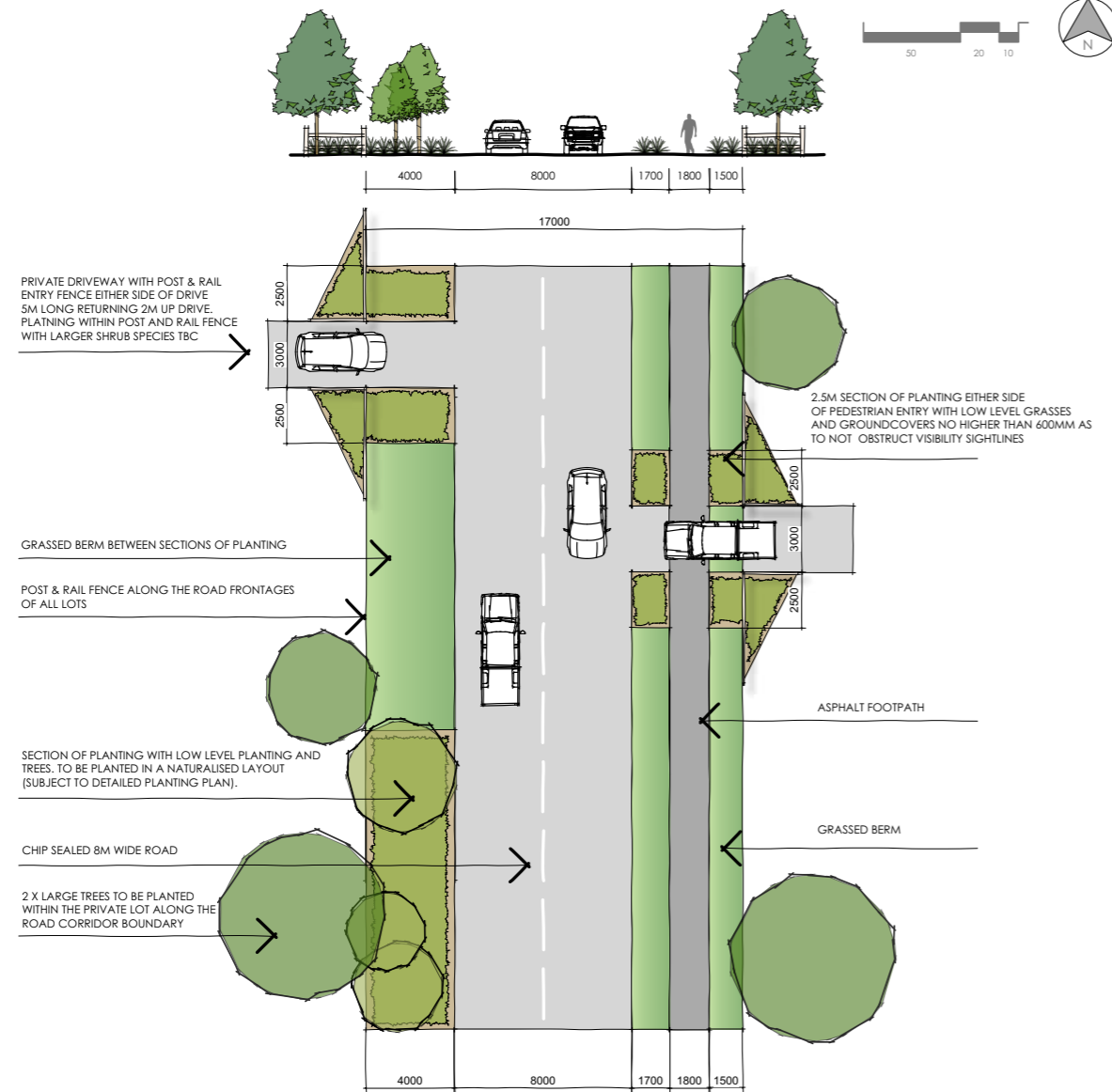
The plan illustrates that landscaping is proposed along the new access road, gully system, and within individual lots.

In addition, low post-and-rail fencing is proposed at the individual lot driveway entrances bordering the road corridor. Low planted bunds will be established between allotments, around the building platforms of Lots 8 to 14 and Lot 18, and at the boundary beside basin 1.

The proposed planting aims to create a contiguous planting palette across all lots, as well as integrate the subdivision into the wider context. Additionally, it will improve amenity and ecological values, and provide some screening and softening of built form.



3.0 Landscape Concept Master Plan



TYPICAL ROAD CORRIDOR PLAN
SCALE: NTS



ENTRY SIGN ELEVATION
SCALE: NTS

ENTRY SIGNS TO BE LOCATED AT BOTH HUFFEY STREET & GRESHAM STREET INTERSECTIONS. SIGN MATERIALS TO CONSIST OF CORTEN STEEL AND TIMBER WITH SUPPORTING LIGHTING AND PLANTING. NOTE: DESIGN SUBJECT TO FURTHER DEVELOPMENT.

INDICATIVE TYPICAL DETAILS

Whakarua Place

DATE: 7 NOVEMBER 2025 | SCALE: 1:1150 @ A1 | DRAWN BY: D. GREIG | REVISION: G



TREES & LARGE SHRUBS



PLAGIANTHUS REGIUS PSEUDOPANAX ARBOREUS SOPHORA MICROPHYLLA CARPODETUS SERRATUS PODOCARPUS TOTARA



PSEUDOPANAX CRASSIFOLIUS MYRSINE AUSTRALIS KUNZEA ERICOIDES PITTOSPORUM EUGENIOIDES HOHERIA ANGUSTIFOLIA
PITTOSPORUM TENUIFOLIUM

SMALL SHRUBS & GROUNDCOVERS



MUEHLENBECKIA ASTONII PHORMIUM TENAX GRISELINIA LITTORALIS LOPHOMYRTUS OBCORDATA COPROSMA CRASSIFOLIA



CAREX TESTACEA LIBERTIA IXIOIDES CHIONOCHLOA RUBRA POA CITA ASTELIA FRAGRANS

PLANT SPECIES NATURALLY OCCUR IN TALBOT FOREST SCENIC RESERVE. IT IS RECOMMENDED THAT THE CLIENT USES THE PLANTS ON THIS LIST WHEN CARRYING OUT PLANTING OF THE SITE

PLANTING IS SUBJECT TO DETAILED PLANTING PLANS

PLANTING LIST

Whakarua Place

DATE: 7 NOVEMBER 2025 | SCALE: 1:1150 @ A1 | DRAWN BY: D. GREIG | REVISION: G



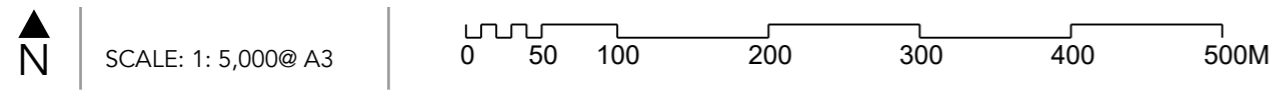
4.0 Character Images Plan



KEY:

Approximate Internal Character Image Location

Site



Character Image A



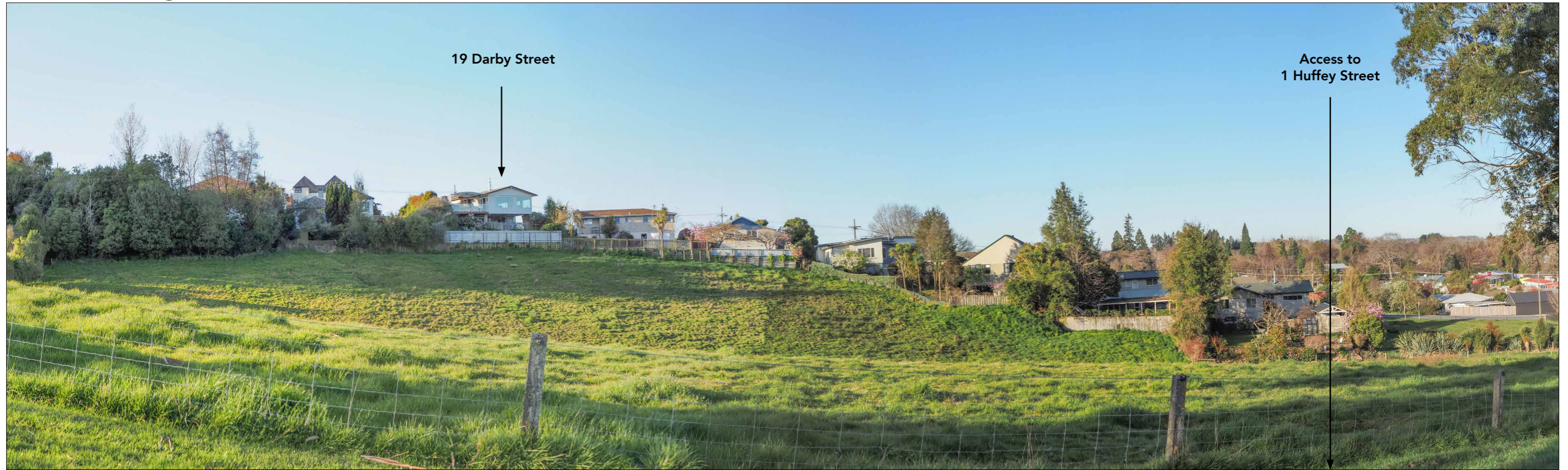
Character image taken from the southeastern area of the site, looking northeast, showing the location of the submitters at 30 Gresham Street (France) and 19 Darby Street (Swann/Porter).

Character Image B



Character image taken from the site access to 1 Huffey Street looking southeast, showing the location of submitters at 6B Gresham Street (Drake).

Character Image C



Character image taken from the access to 1 Huffey Street, looking northeast, showing the location of the submitters at 19 Darby Street (Swann/Porter).

Character Image D



Character image taken from the northwestern area of the site, looking north, showing the location of submitters at 17 Downs Road (Ensor).

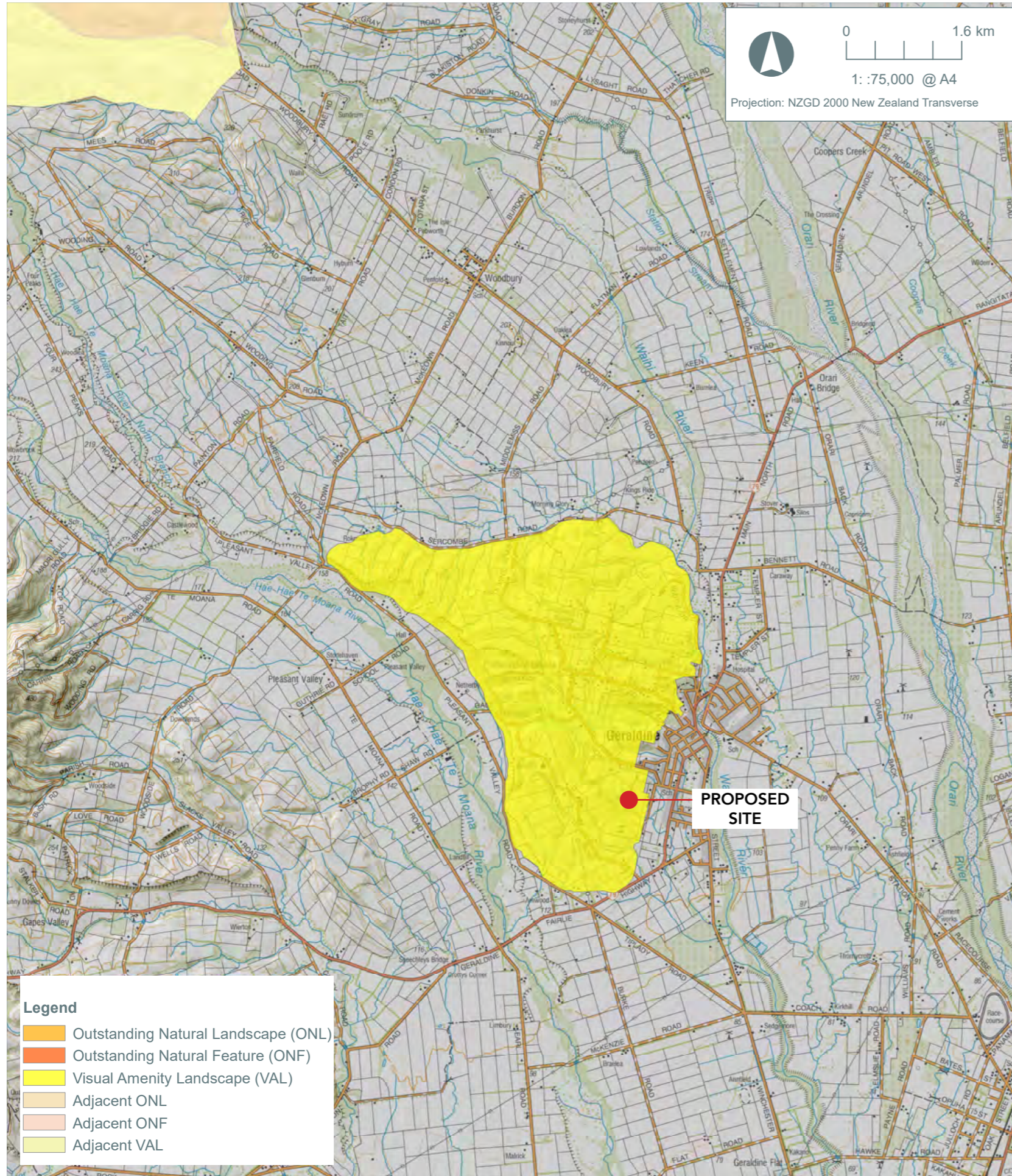
5.0 Plant Growth Rates

TYPE	SPECIES (AS SHOWN ON THE PLANTING LIST PREPARED BY IGNITE LANDSCAPE ARCHITECTURE)	POT SIZE FOR AMENITY/ RE-VEGETATION PLANTS	POT SIZE FOR SCREENING PLANTING ***	1 YEAR GROWTH FOR SCREENING PLANTS	5 YEARS GROWTH FOR SCREENING PLANTS	10 YEARS GROWTH FOR SCREENING PLANTS	SUGGESTED ALTERNATIVE (WHERE SPECIES ARE NOT PROVIDED ON RECOMMENDED PLANT LISTS)
TREES	<i>Carpodetus serratus</i>	2L	5L	0.9M	3.0M	5.0M	
	<i>Griselinia littoralis</i>	2L	5L	1.0	4M	6M	
	<i>Hoheria angustifolia</i>	2L	5L	1.2M	4.5M	7.0M	
	<i>Pittosporum eugenioides</i>	2L	5L	1.2M	4.5M	7.0M	
	<i>Plagianthus regius</i>	2L	5L	1.3M	5.0M	8.0M	
	<i>Pseudopanax crassifolius</i>	2L	5L	0.8M	2.5M	4.5M	
	<i>Podocarpus totara</i>	2L	5L	0.7M	2.2M	4.5M	
	<i>Pseudopanax arboreus</i>	2L	5L	1.0M	3.0M	5.0M	
	<i>Sophora microphylla</i>	2L	5L	1.0M	3.5M	6.0M	
MEDIUM TO LARGE SHRUBS	<i>Coprosma crassifolia</i>	2L	5L	0.7M	1.8M	3.0M	
	<i>Kunzea ericoides</i>	2L	5L	1.2M	4.0M	6.0M	<i>Leptospermum scoparium</i>
	<i>Myrsine australis</i>	2L	5L	0.08M	2.5M	4.0M	
	<i>Lophomyrtus obcordata</i>	2L	5L	0.7M	2.0M	3.5M	
	<i>Phormium tenax</i>	2L	5L	0.08M	1.5M	2.0M	
	<i>Pittosporum tenuifolium</i>	2L	5L	1.1M	4.0M	6.0M	
SMALL SHRUBS (>2M TALL) AND GROUND COVER	<i>Astelia fragrans</i>	1L/Root trainer	1L/Root trainer	0.25M	0.8M	1.2M	
	<i>Carex testacea</i>	1L/Root trainer	1L/Root trainer	0.25M	0.45M	0.55M	<i>Carex solandri, Carex secta</i> (both prefer moist environments)
	<i>Chionochloa rubra</i>	1L/Root trainer	1L/Root trainer	0.25M	0.7M	1.0M	
	<i>Libertia ixioides</i>	1L/Root trainer	1L/Root trainer	0.20M	0.4M	0.5M	
	<i>Muehlenbeckia astonii</i>	1L/Root trainer	1L/Root trainer	0.30M	1.2M	1.8M	<i>Muehlenbeckia complexa</i>
	<i>Poa cita</i>	1L/Root trainer	1L/Root trainer	0.20M	0.45M	0.6M	<i>Carex solandri, Carex secta</i> (both prefer moist environments)

Notes:

- Glasson Huxtable has taken the plant species list developed by Ignite Landscape Architecture and developed this further in order to address submitter queries and prepare for the hearing.
- **'Screening planting'** includes proposed planting along the subdivision boundaries and within individual allotments for visual mitigation purposes.
- ** For the avoidance of doubt, planting within swale areas is considered to be **'amenity- re-vegetation'** planting.
The pot sizes for **Screening Planting** will apply to all 'Screening Planting' except for the **two large trees (capable of reaching 8m high) to be located on individual allotments within 6m of the proposed internal road where the minimum pot size will be 25L.**
- Glasson Huxtable has taken the plant species list developed by Ignite Landscape Architecture and developed this further in order to address submitter queries and prepare for the hearing.
- Trees capable of reaching 8m in height include *Hoheria angustifolia*, *Pittosporum eugenioides*, *Plagianthus regius* and *Podocarpus totara*
- Boundary planting required for screening and visual mitigation purposes will be planted close enough to knit together.
- All plant species will be selected from the **Geraldine Downs Native Bush Areas Species List**, provided in Appendix 2 of the **Geraldine Downs Landscape Study, NZPN Plant lists for Talbot Forest** OR the **Indigenous Plants of Talbot Forest List** outlined by the Department of Conservation OR as approved by TDC. This is with the exception of *Kunzea ericoides*, *Muehlenbeckia astonii*, *Carex testacea*, *Chionochloa rubra* and *Poa cita* (which are not identified on any of the lists), where alternative species have been suggested.

6.0 Visual Amenity Landscape (VAL): Geraldine Downs



EXPLANATION

Visual Amenity Landscape (VAL): Geraldine Downs plan extracted from the Timaru District Landscape and Coastal Study. Page 76, Figure 22.

Plan prepared for Timaru District Council by Boffa Miskell Limited, January 2018.

This plan shows that the application site is located to the east of the wider VAL area and will include a small portion of the oversill area.

