



halswell commons

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FRONT LOT LANDSCAPE  
GUIDELINES: Block 5 - Lots 35-44

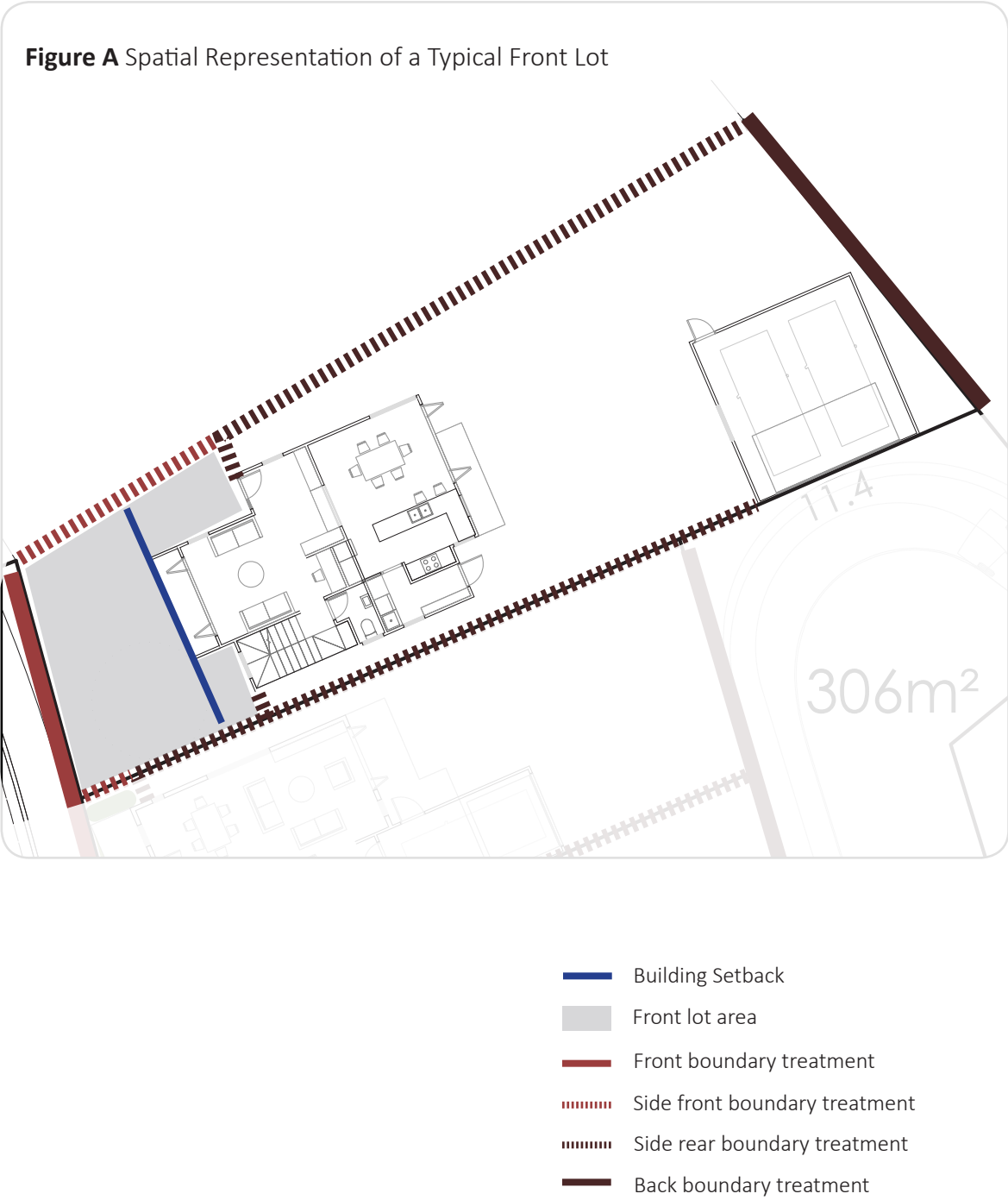
**Date:** 20/12/16 | File E16005

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rough & milne landscape architects

*In association with*





## Introduction

This document contains landscape guidelines for planting residential front lots in Lots 35-44 of the Exemplar Zone in Halswell Commons.

The landscape guidelines are tailored to both building typology and setback. A front lot includes the area between the front boundary and the front facing walls of the building (as indicated in Figure A). Building placement is to be confirmed by the developer in relation to setback allowances (illustrated on page 1).

Landscape guidelines are separated into areas defined as ‘front landscape zone’, ‘side landscape zone’, ‘boundary treatment,’ and include tree species where appropriate. Beyond the 1.5m ‘front landscape zone,’ sites may include a ‘general landscape zone’ which allows buyers to choose the treatment as long as it is permeable. Plants may be chosen from the palette that corresponds to the street frontage; this ensures front lots and street planting is complementary and contributes to a more cohesive site character.

Fencing typologies are included for residential lots.

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# FRONT LANDSCAPE TYPOLOGY | Lot Classification Plan



## Boundary Legend

- Exemplar Zone boundary
- Front lot boundary

## Front Lot Typology Legend

**STAND ALONE HOUSE**





- Front Landscape
- Refer to page 2

# FRONT LANDSCAPE TYPOLOGY | Stand Alone Front Yard





## GENERAL PRINCIPLES

- Landscaping will become an extension of the streetscape; enhancing street amenity and softening the built form
- Landscaping is intended to enable passive surveillance through maintaining visual permeability from house to street
- Landscaping is intended to encourage neighbourhood interaction and engagement with the street by serving as a visually shared public/private interface
- Houses shall provide direct and clear access to the street for pedestrians
- There must be one tree per lot, see landscape zone treatments table below.

## BOUNDARY TREATMENT REQUIREMENTS

ID	LOCATION	TREATMENT (Refer to page 16 for design guidelines)	MAX HEIGHT
F 	Front onto Street or Reserve	No fence or;	N/A
		Permeable	1.2m
		Hedge	1.2m
S 	Side Front	Hedge or;	1.2m
		Permeable	1.2m
R 	Side Rear onto Neighbour	Solid Fence	1.8m
	Side Rear onto Street	Semi-Permeable: Type 2	1.8m
	Side Rear onto Reserve	Semi-Permeable: Type 2	1.8m
B 	Back onto Laneway	No fence or;	N/A
		Hedge;	1.2m
		Permeable;	1.2m
		Semi-Permeable: Type 1	1.2m

## LANDSCAPE ZONE TREATMENTS

ID	ZONE	DESCRIPTION	TREATMENT
	Tree	Must be planted 0.75m minimum from any boundary, and the house be laid out to be a minimum of 2.0m from the tree.	Tree required
	Front Landscape Zone	Minimum of 1.5m wide measured from front boundary. 100% treatment coverage required.	Low planting
	Side Landscape Zone	Minimum of 1m wide where possible measured from the front side boundary.	Low planting
			Medium planting
			Lawn
	General Landscape Zone	Remaining space not covered by the above. Must consist of porous surfaces.  There shall be no parking on the General Landscape zone.	Low planting
			Medium planting
			Lawn
			Permeable paving
			Gravel

Refer to plant palette for species lists.

## EXAMPLE OF LANDSCAPE TREATMENT





# PLANT PALETTE | Local B Front Yard

## TREE SPECIES



*Malus ioensis plena*



*Pyrus salicifolia pendula*



*Robinia 'Lace Lady'*

*Street Planting: Native tree planting to attract native birds and encourage biodiversity.*

## LOW PLANTING



*Hebe 'Emerald Green'*



*Podocarpus nivalis*



*Libertia grandiflora*



*Phormium 'Pepe'*



*Pratia angulata*



*Uncinia uncinata*

## MEDIUM PLANTING



*Alchemilla mollis*



*Chionochloa flavicans*



*Pachystegia insignis*



*Lomandra tanika*



*Sophora prostrata*

## HEDGE SPECIES



*Coprosma propinqua*



*Corokia 'Geentys Green'*



*Fiejoa 'Unique'*

# FENCING TYPOLOGY | Lot Fencing: Permeable

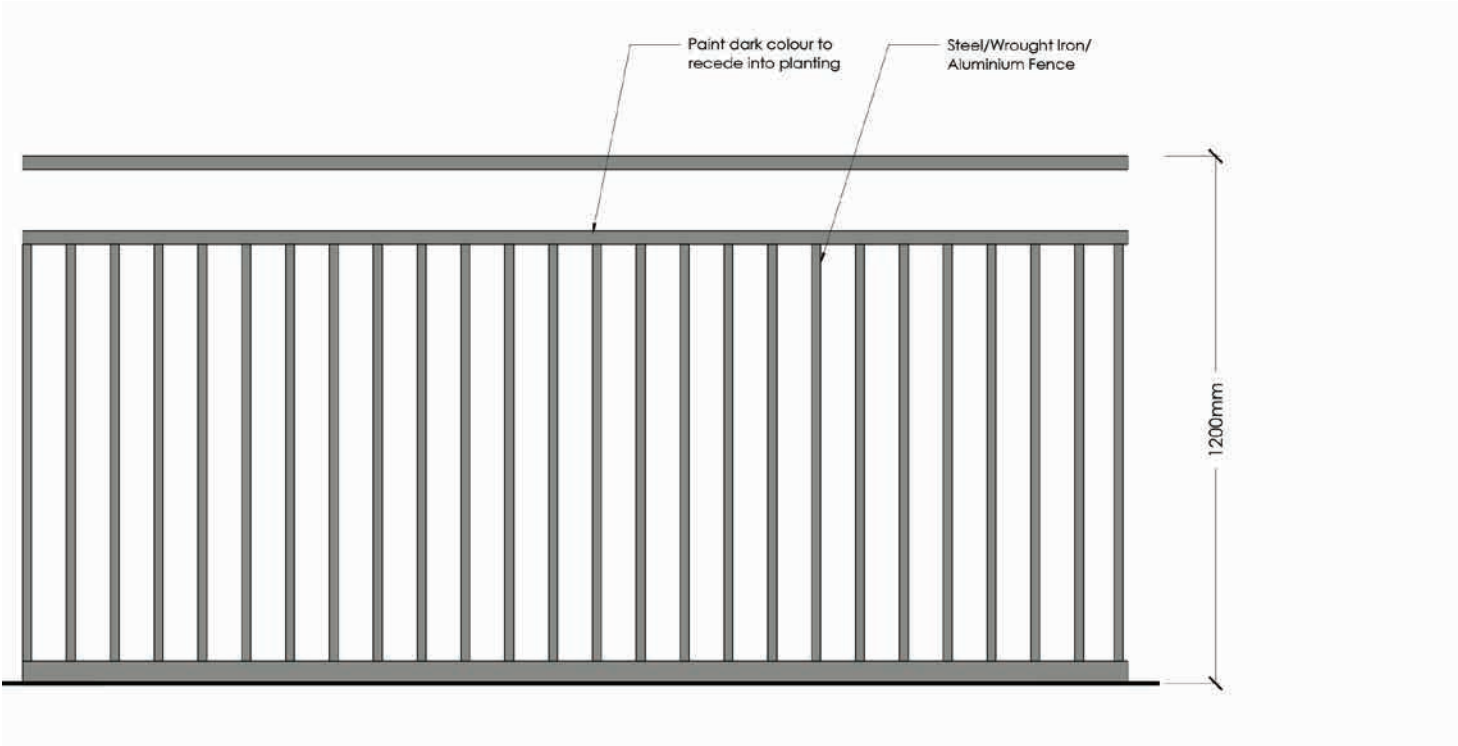
## PERMEABLE FENCE: ACCEPTABLE SOLUTIONS

### OPEN METAL STYLE

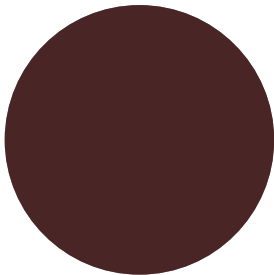
Suitable for Front onto Street, Front onto Reserve, Side Front, Back onto Laneway



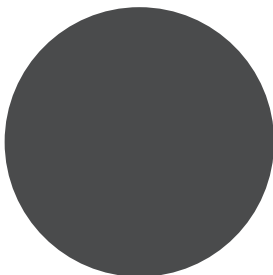
Inspiration image



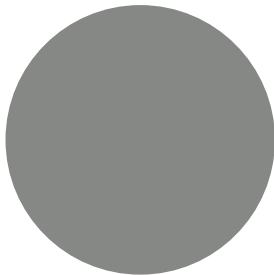
### COLOUR PALETTE



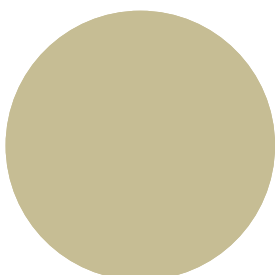
Resene 'Mahogany'



Resene 'Uhi'



Resene 'Stack'



Resene 'Thistle'

# FENCING TYPOLOGY | Lot Fencing: Semi-Permeable

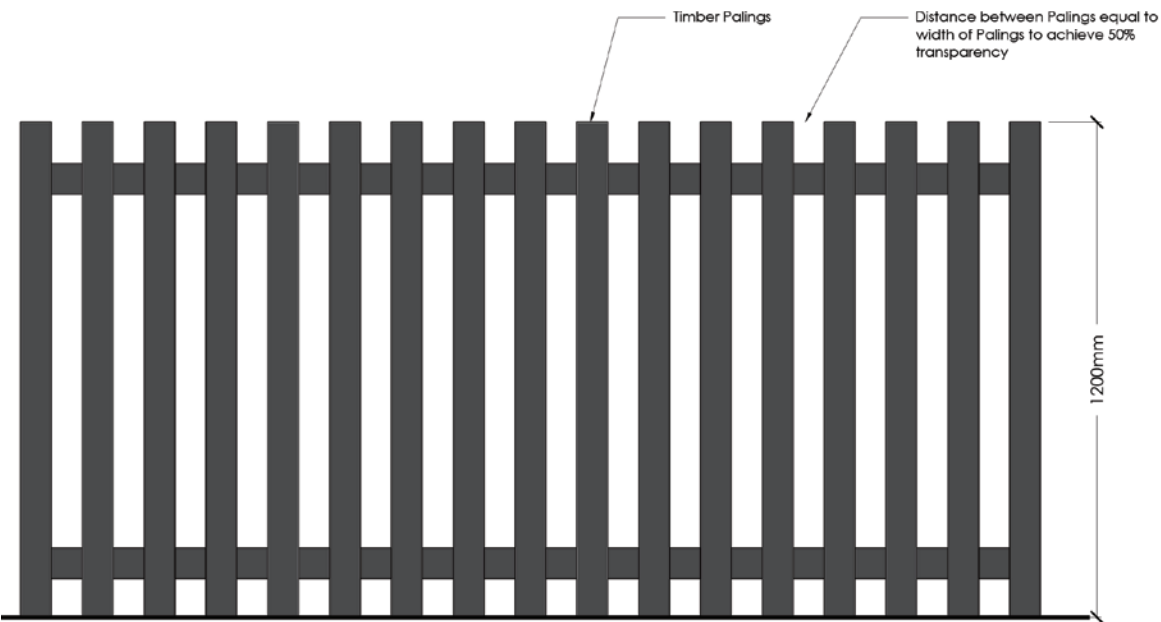
## SEMI-PERMEABLE FENCE: ACCEPTABLE SOLUTIONS

### TYPE 1. TIMBER PICKET STYLE

*Suitable for Back onto Laneway.*



*Inspiration image*

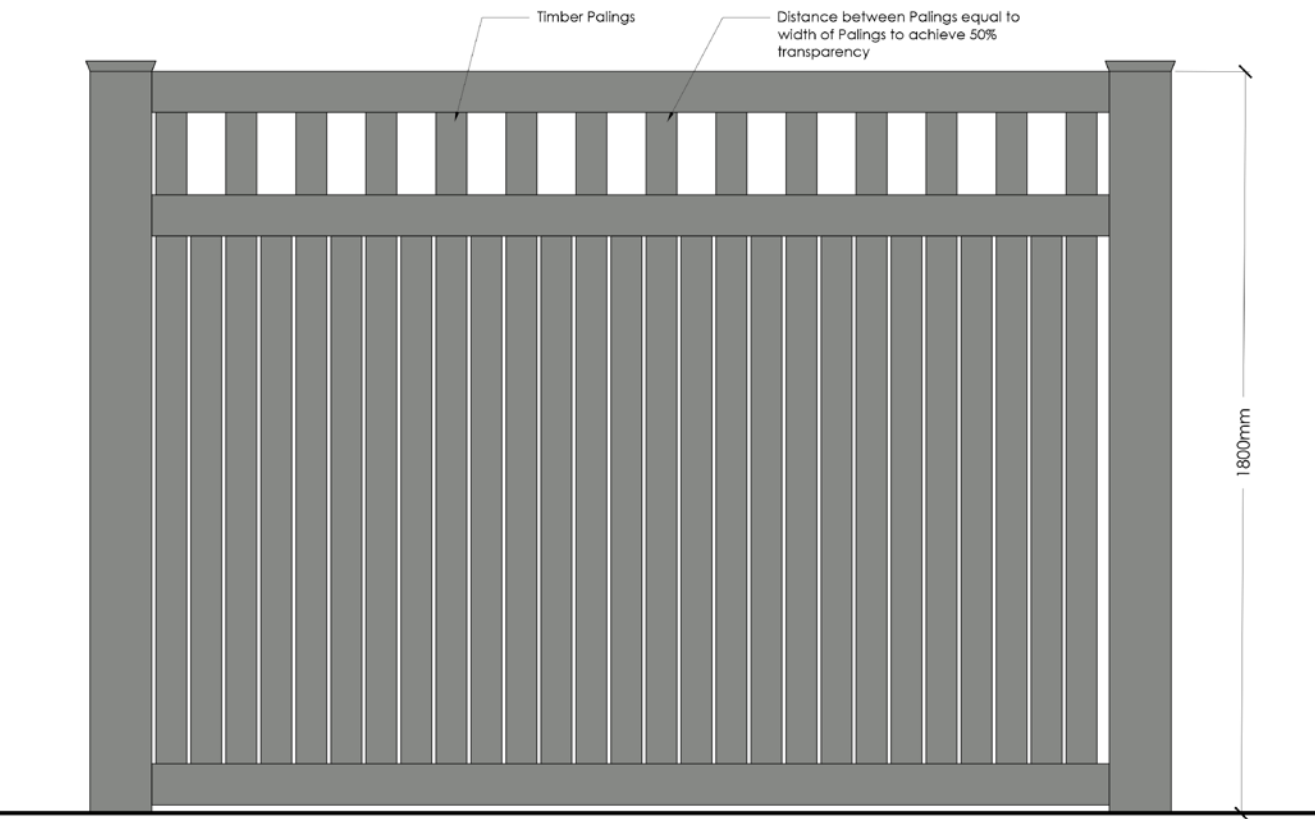


### TYPE 2. HALF HEIGHT TIMBER AND TRELLIS

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



*Inspiration image*





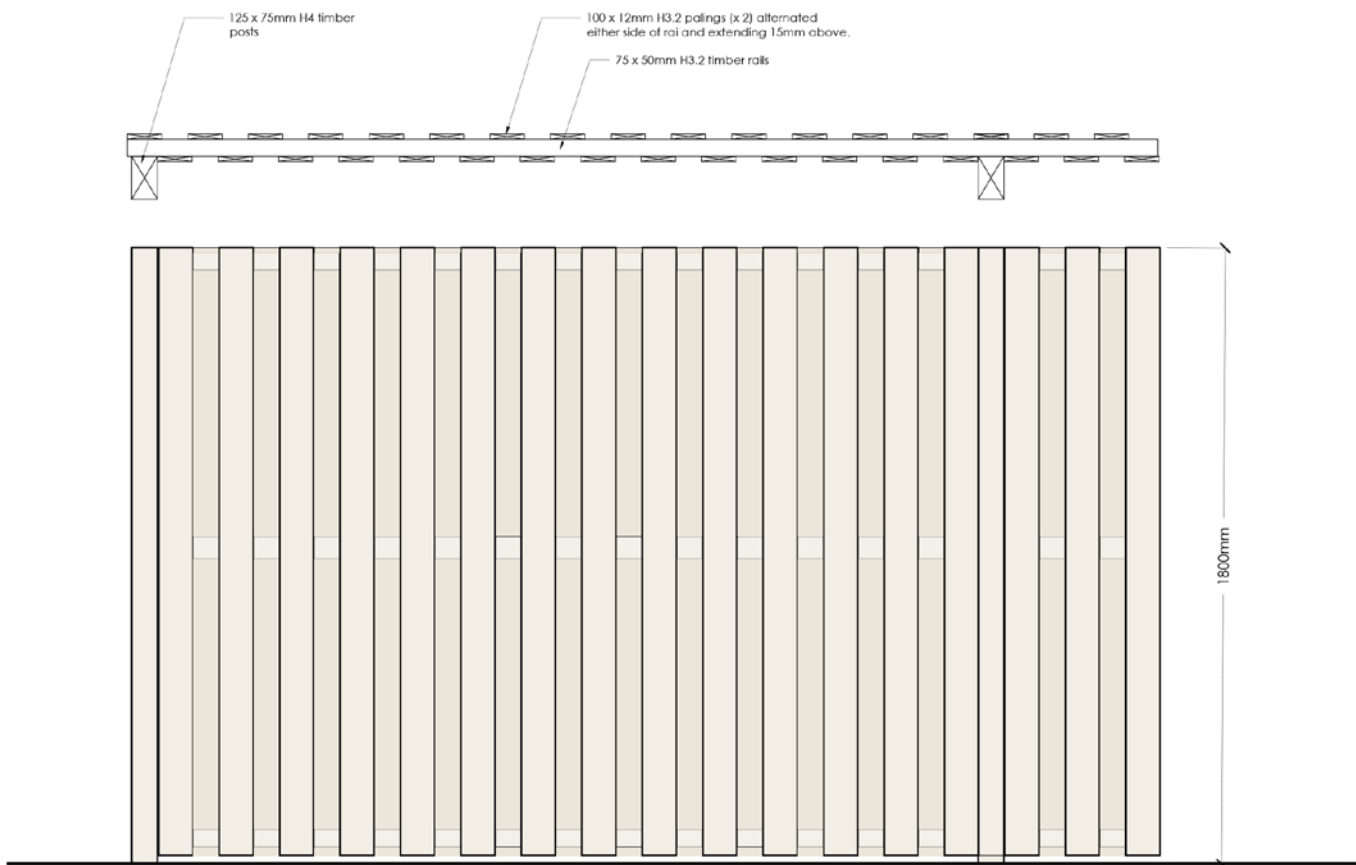
# FENCING TYPOLOGY | Lot Fencing: Solid

## SOLID FENCE: ACCEPTABLE SOLUTIONS

SOLID TIMBER STYLE A  
*Suitable for Side Rear onto Neighbour.*



*Inspiration image*



SOLID TIMBER STYLE B  
*Suitable for Side Rear onto Neighbour.*



*Inspiration image*

