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LANDSCAPE CONCEPT DESIGN PACKAGE
3 PIGEON MOUNTAIN ROAD, HALF MOON BAY

JULY 2024
114212

INTRODUCTION

3 Pigeon Mountain Road is new residential development within the heart of Half Moon Bay and straddles the Half Moon Bay Marina. It is accessed via three streets including Ara-Tai Road, Pigeon Mountain Road and Compass Point Way. (see Figure below) the site is located within the Mixed Housing Suburban Zone of the Auckland Unitary Plan – Operative in Part (AUP - OIP).

The site is situated close to Pigeon Mountain also known as Ōhūiarangi. Its a is a highly modified and prominent volcanic cone situated within a 12 ha reserve. Ōhūiarangi is predominantly covered by an Auckland Council Outstanding Natural Features Overlay (Pigeon Mountain scoria cone, ID 156). Ōhūiarangi holds cultural significance for the local iwi and is considered wāhi tapu (sacred place).

The site has ample connections to public transport access with bus stops along Ara-tai Road Road including the Half Moon Bay Ferry which provides easy access to the CBD. The area is also known for its recreational opportunities including several parks, coastal walkways and reserves such as Pigeon Mountain Domain.

The site is bounded by large stand alone residential housing on the western, southern and eastern edges with a open carpark and commercial activities to the north linked to the Half Moon Bay Marina. The topography of the site is sloping from the high point of the site at the south west corner along Compass Point Way and falls in a north-eastern direction to Ara-Tai Road.

The site is comparatively large within an urbanised location measuring approximately 14070m². The site presently contains car-parking and playgrounds, offices, class rooms and ancillary structures for the purposes of children's wellbeing services. All of these buildings will be demolished to enable re-development of this residentially zoned parcel.

Existing retaining walls and a existing vegetation in the eastern street frontage to provides privacy and separation to the pedestrian path and marina. Existing vegetation in the Road reserve bounding the site include grouped Pohutukawa trees in the eastern corner of Pigeon Mountain Road, and few mature palms along Compass Point Way.

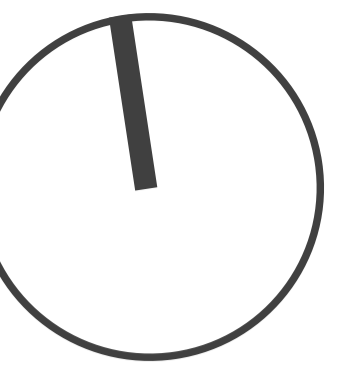


Landscape Design Strategy:

The Landscape Design Strategy has been produced to "secure the overall quality of development and reinforce identified neighbourhood character areas, creating a distinctive sense of place on the coastal edge of Half Moon Bay. The landscape design ensures consistency of urban form and character, and sets out controls for private yard spaces, private access ways and common green spaces. The landscape design controls landscape and development quality, including front yard landscaping. It interprets and gives effect to the design, providing a degree of certainty for the 'look and feel' of the development, while also encouraging variety and interest within the built form and landscape.

The landscape design aims to provide a harmonious and functional outdoor environment that is aesthetically pleasing, and well-suited to the needs and preferences of the future residents, while considering the site's unique characteristics and available resources. it has the following feature:

- Green Vista: A key vista that runs north / south within the site linking to the marina views and across to the wider coastal environment. The restraint in the use of fencing in the each units also reduce visual disruption in the landscaping. Furthermore visually appealing outdoor spaces that are in harmony with the natural surroundings and the architecture. By adding tall specimen trees and palms along the driveway and pedestrian path to provide height and structure to the space and helps to draw your eye through the space.
- Activated semi-public interfaces: The frontages to the street are clearly identified with individual unit access that gives a quality activated street frontage. Common pedestrian access though to all the three streets provides permeability into the site for easy access. Each unit has a individualised frontage garden, letterbox and low fence. Planting has been designed to create layers of height, texture and colour.
- Legible order: the landscape design aims to create outdoor spaces that are functional and practical for their intended use. Each unit will have a usable decking space that surrounded by lush planted frontage and dense hedging to provide privacy and indoor-outdoor flow. the preference for native plants such as titoki, pukā, pohutukawa trees that are adapted to the local climate, soil and ecologically significant, as well as exotic planting such as ornamental pear, cherry and upright hornbeam to provide diversity and balanced landscape that offers both solar access benefits and aesthetic appeal.



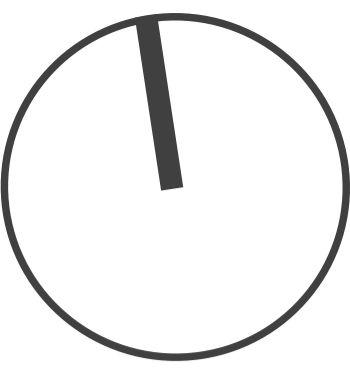
KEY

- Ⓐ ACCESSWAY WITH DIFFERING SURFACE FINISHES
- Ⓑ COMMON BIN BAY
- Ⓒ RESIDENTS' COMMON SPACE WITH SEATING
- Ⓓ GROUPED TREES WITH MASS UNDERPLANTING
- Ⓔ RAISED TABLE TO SLOW VEHICLES AND PRIORITISE PEDS
- Ⓕ BIKE STORAGE AREA FOR RESIDENTS AND VISITORS
- Ⓖ CARPARK WITH WHEEL STOP
- Ⓗ 1.8M WIDE MAIN AXIS PATH
- Ⓘ MAIN PEDESTRIAN ENTRANCE SIGNAGE
- Ⓙ SERVICE LANE
- Ⓚ EXISTING POHUTUKAWA TREES WITHIN ROAD RESERVE
- Ⓛ EXISTING PIGEON MOUNTAIN ROAD CARPARK



NOTES:

- LAYOUT IS PRELIMINARY, AND FURTHER COORDINATION IS REQUIRED WITH CIVIL/TRAFFIC/LIGHTING/GEO-TECHNICAL
- RETAINING WALLS AND EARTHWORKS
- REFER TO ASC ARCHITECTS FOR TERRACE/DUPLEX LAYOUT
- REFER TO CIVIL FRO RETAINING/GRADING BY ENGINEERING
- REFER TO AIREY CIVIL ENGINEERING FOR ROADING LAYOUT
- REFER TO LIGHTING DESIGN



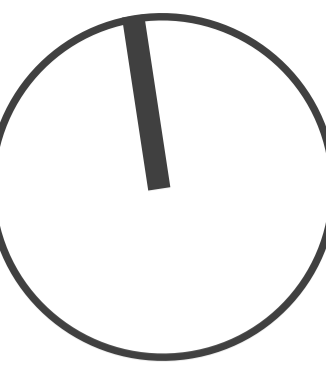
MATERIAL PALETTE

A 	B 	C 	D 	E 	F 	H 	I 	J 	K 	L 	M 	N
EXPOSED AGGREGATED CONCRETE DRIVEWAY WITH 3KG/M3 OXIDES. CARPARKS TO HAVE 7KG/M3 OXIDE.	EXPOSED AGGREGATED CONCRETE DRIVEWAY WITH NO OXIDES, SHELL ADDED TO MIX	MEDIUM TROWEL CONCRETE WITH PETERFOLL PASSIONFRUIT OXIDE, ADDITIONAL DECORATIVE CUTS	DECKING	LAWN	GROUPED TREES AND UNDERPLANTING	PAVED PATH PERMEABLE PAVERS	KEystone RETAINING WALL (HEIGHT AND LOCATION REFER TO ARCHITECTURAL SET)	TIMBER RETAINING WALL PAINTED TO BLACK COLOR. HEIGHT AND LOCATION REFER TO ARCHITECTURAL SET	1.8M CLOSEBOARD FENCE BOUNDARY.	1.6M SEMI-TRANSPARENT FENCE WITH 25% VISUAL PERMEABILITY. PERMEABLE PAVERS	1.2M ALUMINIUM SEMI-TRANSPARENT FENCE	1-6-1.8M CLOSEBOARD FENCE.

LEGEND

- LETTER BOX
- RUBBISH BINS





MATERIAL PALETTE

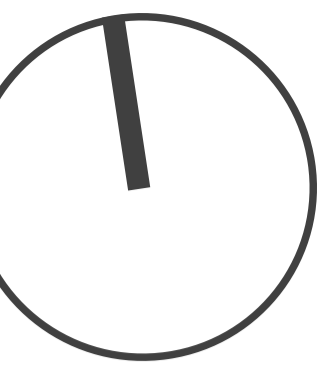
A 	B 	C 	D
E 	F 	G 	H
J 	K 	L 	
M 	N 	O 	

P

LEGEND

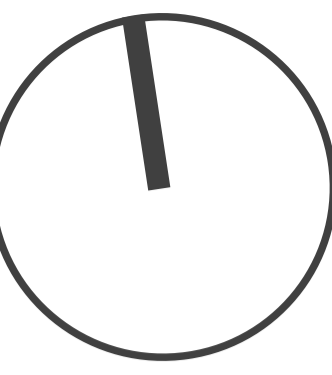
- LETTER BOX
- RUBBISH BINS (SURFACE UNDER BINS TO BE PERMEABLE PAVER)
- BIKE LOCATION





MATERIAL PALETTE




EXPOSED AGGREGATED CONCRETE DRIVEWAY WITH 3KG/M3 OXIDES. CARPARKS TO HAVE 7KG/M3 OXIDE.	EXPOSED AGGREGATED CONCRETE DRIVEWAY WITH NO OXIDES, SHELL ADDED TO MIX	MEDIUM TROWEL CONCRETE WITH PETERFELL PASSIONFRUIT OXIDE, ADDITIONAL DECORATIVE CUTS	DECKING	LAWN	THRESHOLD PAVING	GROUPED TREES AND UNDERPLANTING	PAVED PATH PERMEABLE PAVERS	KEYSTONE RETAINING WALL (HEIGHT AND LOCATION REFER TO ARCHITECTURAL SET)	TIMBER RETAINING WALL PAINTED TO BLACK COLOR. HEIGHT AND LOCATION REFER TO ARCHITECTURAL	1.6M SEMI-TRANSPARENT FENCE WITH 25% VISUAL PERMEABILITY	1.2M ALUMINIUM SEMI-TRANSPARENT FENCE	1.2M ALUMINIUM TRANSPARENT SAFETY FENCE	800MM HIGH LOW WALL/ FENCE WITH LETTERBOX WHERE LOCATED ALONG A STREET FRONT	1.6M-1.8M CLOSEBOARD FENCE



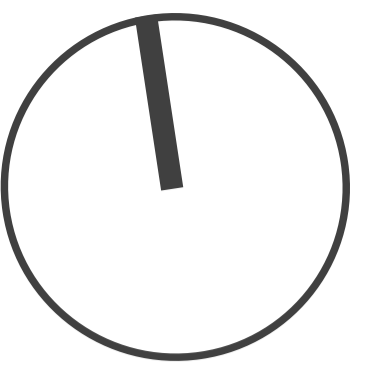
MATERIAL PALETTE

LEGEND

-  LETTER BOX
-  RUBBISH BINS (SURFACE UNDER BINS TO BE PERMEABLE PAVER)
-  BIKE LOCATION





PLANTING PALETTE



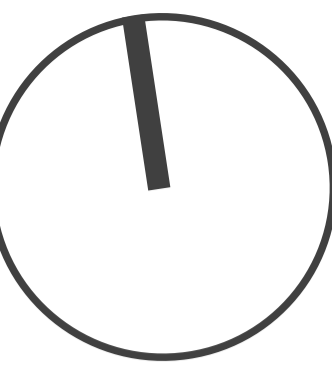
Titoki (Aex) Nikau palm (Rsa) Queen palm (Sro) Puka (Msi) Spring fire pohutukawa (Mvi)



Bloodgood japanese maple (Abl) Japanese flowering cherry (Pce) Upright hornbeam (Cbe) Ficus hedge (Ftu) Holly hedge (Lbl)

NOTES:

1. IF TREES SPECIES ARE NOT AVAILABLE, SIMILAR SPECIES MAY BE USED (CHANGES TO SPECIES MUST BE ACCEPTED BY SOLA LANDSCAPE ARCHITECT).
2. ALL GARDEN AREAS TO HAVE 300MM DEPTH QUALITY TOPSOIL AND 100MM DECORATIVE BARK MULCH UNLESS OTHERWISE STATED.
3. 36 MONTH MAINTENANCE TO BE INCLUDED FOR ALL COMMON LANDSCAPE AREAS AT THE COMPLETION OF LANDSCAPE CONSTRUCTION.

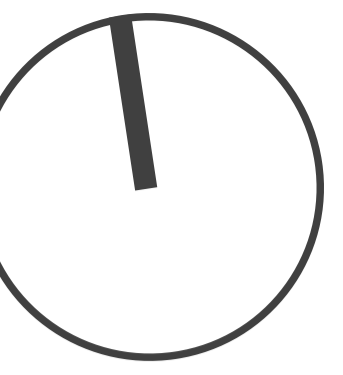


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ALL GARDEN AREAS TO HAVE 300MM DEPTH QUALITY TOPSOIL AND 100MM DECORATIVE BARK MULCH UNLESS OTHERWISE STATED.

36 MONTH MAINTENANCE TO BE INCLUDED FOR ALL COMMON LANDSCAPE AREAS AT THE COMPLETION OF LANDSCAPE CONSTRUCTION.



PLANTING PALETTE



Magnolia 'Teddy bear' (Mte)



Puriri (Vlu)



Ornamental crabapple (Mla)



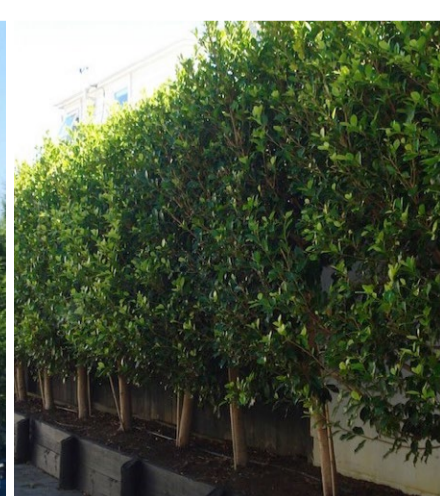
Totara (Pto)



Michelia (Myu)



Upright hombear (Cbe)



Ficus hedge (Ftu)



Holly hedge (Lbl)



Port wine magnolia (Mfi)

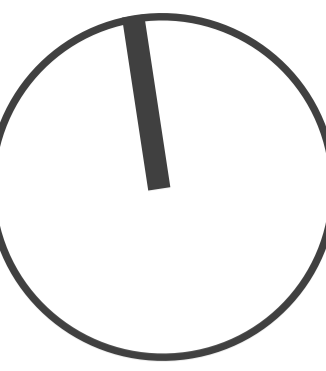


Pittosporum 'Stephens Island' (Pst)

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PLANTING PALETTE



Magnolia 'Teddy bear' (Mte) Puriri (Vlu) Ornamental crabapple (Mla)



Upright hornbeam (Cbe) Ficus hedge (Ftu) Holly hedge (Lbl)



Michelia (Myu) Port wine magnolia (Mfi) Pittosporum 'Stephens Island' (Pst)



Totara (Pto)

NOTES:

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PLANTING STRATEGY & SCHEDULE



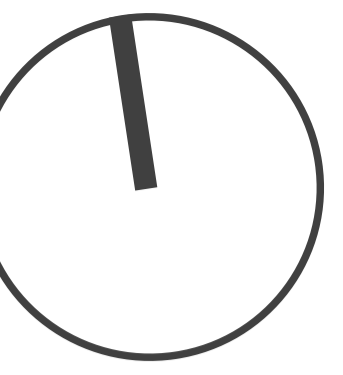
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3 PIGEON MOUNTAIN ROAD, HALF MOON BAY COMMON AND PRIVATE AREA

Code	Botanical Name	Common Name	Notes	Spacing	Quantity/ Percentage mix	Size
Trees						
Aex	<i>Alextryon excelsus</i>	Titoki	Specimen	As Shown	25	25L
Rsa	<i>Rhopalostylis sapida</i>	Nikau	Specimen palm tree	As Shown	59	25L
Mvi	<i>Metrosideros villosa 'Spring fire'</i>	Spring fire pohutukawa	Specimen tree	As shown	6	65L
Vlu	<i>Vitex lucens</i>	Puriri	Specimen tree	As shown	7	65L
Msi	<i>Meryta sinclairii</i>	Puka	Specimen tree	As shown	20	25L
Mgr	<i>Magnolia grandiflora 'Teddy bear'</i>	Magonolia teddy bear	Specimen tree	As Shown	28	25L
Pce	<i>Prunus serrulata</i>	Japanese cherry	Specimen tree	As shown	7	45L
Sro	<i>Syagrus romanzoffiana</i>	Queen palm	Specimen palm tree	As shown	29	25L
Myu	<i>Michellia yunnanensis</i>	michelia	Specimen tree	As shown	9	25L
Pca	<i>Pyrus calleryana 'Aristocrat'</i>	Ornaental pear	Specimen tree	As shown	6	65L
Cbe	<i>Carpinus betulus 'Fastigiata'</i>	Upright hornbeam	Specimen tree	As shown	22	45L
Abl	<i>Acer palmatum 'Bloodgood'</i>	Japanese maple	Specimen tree	As shown	11	25L
Mgo	<i>Malus gorgeous</i>	Crabapple	Specimen tree	As shown	5	25L
Pto	<i>Podocarpus totara</i>	Totara	Specimen tree	As shown	2	65L
Mmi	<i>Metrosideros 'Mistral'</i>	Mistral pohutukawa	Specimen tree	As shown	19	65L
Hedge Plants						
Ftu	<i>Ficus Tuffy</i>	Ficus Tuffy	Formalised Hedging	500	459	10L
Mfi	<i>Michelia figo</i>	port wine magnolia	1-1.5m hedge planting	1000	246	10L
Pst	<i>Pittosporum 'Stephens Island'</i>	NZ pittosporum	2m hedge planting	1000	163	10L
Ila	<i>Ilex 'Largo'</i>	largo holly	1-1.8m hedge planting	1000	216	10L
Pcr	<i>Pittosporum crassifolium</i>	Karo	1.2m hedge planting	1000	186	10L
Understory Planting (2445.2m2)						
Asi	<i>Apodasmia similis</i>	oioi	Mass planting	1000	5%	1L
Hwi	<i>Hebe 'Wiri cloud'</i>	'Wiri cloud' hebe	Mass underplanting	500	5%	1L
Pem	<i>Phormium cookianum 'emerald green'</i>	Dwarf Flax	Group planting	500	10%	1L
Mme	<i>Macropiper melchior</i>	Three kings kawakawa	Group planting	800	8%	1L
Lfl	<i>Lomandra fluviatilis Shara</i>	Lomandra Shara	Ground cover	1000	15%	1L
Pte	<i>Phormium tenax</i>	NZ Flax	Group planting	2000	15%	1L
Llo	<i>Lomandra longifolia 'Taniki'</i>	Lomandra taniki	Mass underplanting	2000	15%	1L
Dgr	<i>Dietes grandiflora</i>	Fairy Iris	Group planting	500	10%	1L
Lmu	<i>Lirope muscari 'Monroe white'</i>	Lirope 'Monroe white'	Group planting	300	7%	1L
Tja	<i>Trachelospermum jasminoides</i>	Star Jasmine	Ground cover	600	5%	0.5L
Cre	<i>Coprosma repens 'Poor Knights'</i>	Coproosma	Ground cover	300	5%	0.5L

FENCING TYPOLOGY

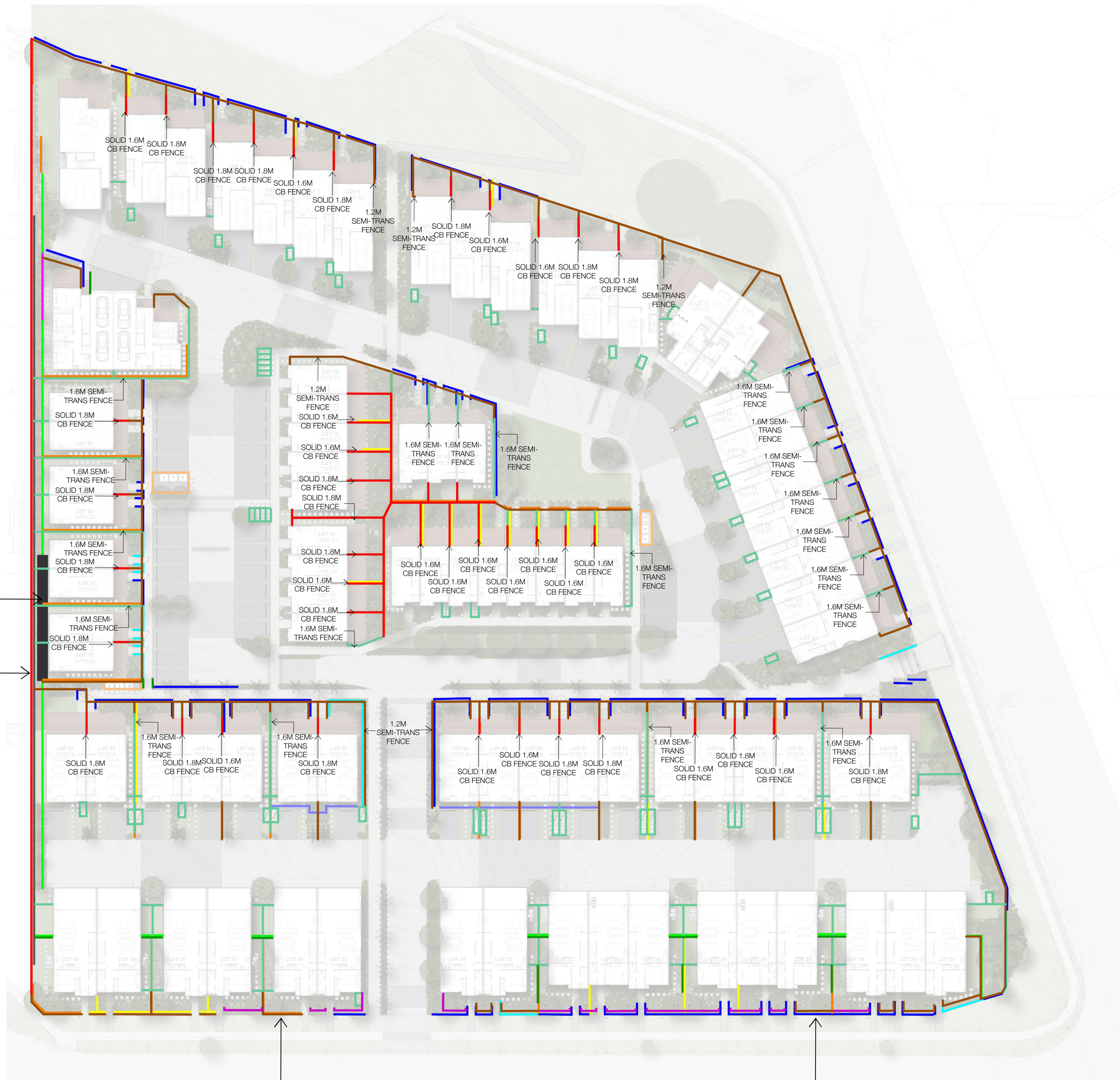


KEY

- EXISTING RETAINING WALL
- TIMBER RETAINING WALL <0.5m
- TIMBER RETAINING WALL <0.5m - 1.2m
- TIMBER RETAINING WALL 1.2m - 2.5
- TIMBER RETAINING WALL 2.5m+
- KEY STONE RETAINING WALL <0.5m
- KEY STONE RETAINING WALL 0.5m - 1.2m
- KEY STONE RETAINING WALL 1.2m - 1.5m
- 800MM FRONTAGE WALL
- 1.2M SEMI-TRANS FRONTAGE FENCE
- 1.6M SEMI-TRANSPARENT FENCE
- 1.6-1.8M CLOSEBOARD FENCE
- 1M ALUMINUM SAFETY FENCE
- BIN BAY (1.6M COMMON BIN BAY & 1.2M PRIVATE BIN BAY)

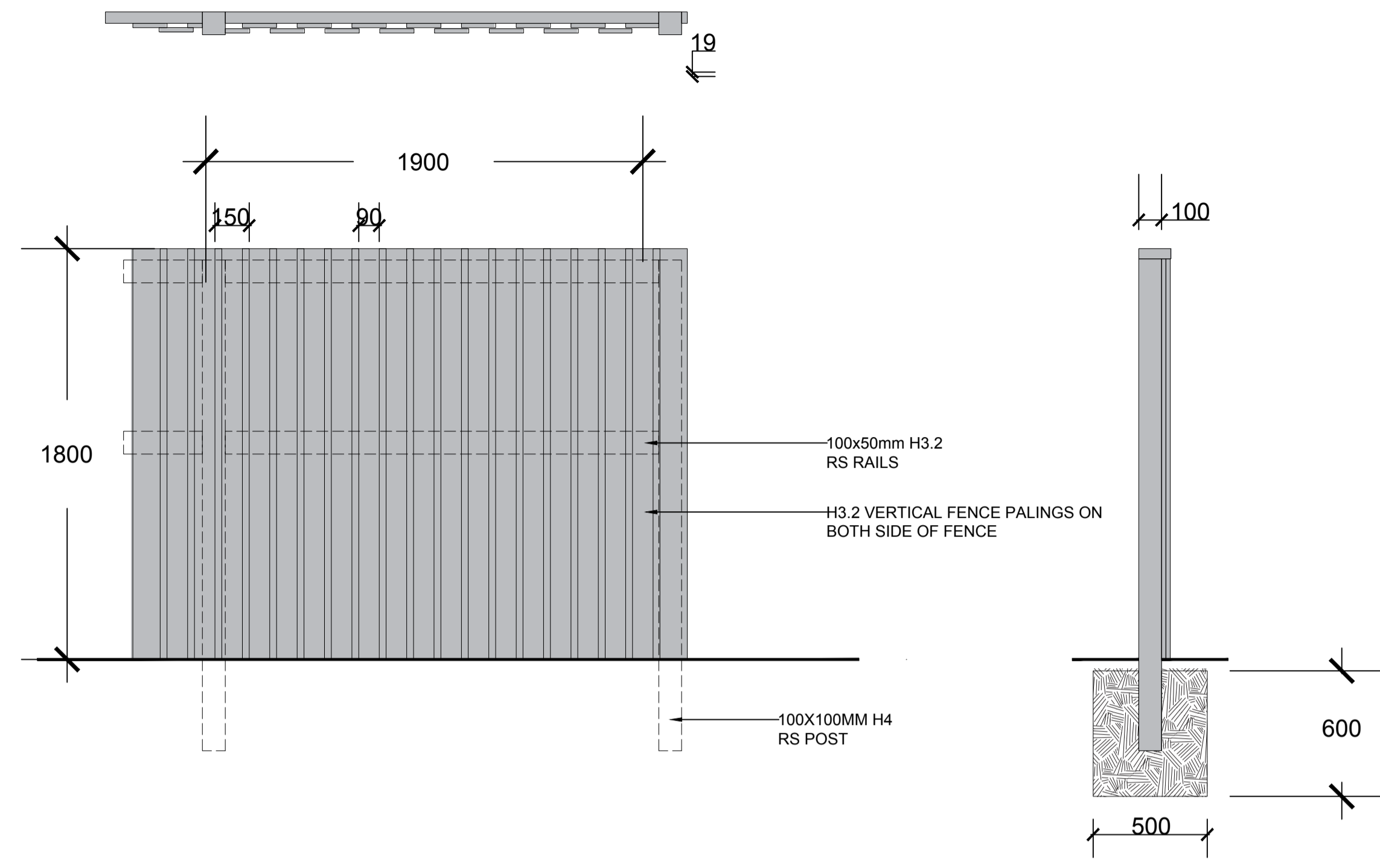
REFER TO CIVIL FOR
RETAINING WALL
DESIGN

BOUNDARY FENCE TO
NEIGHBOUR 1.8M IN
HEIGHT

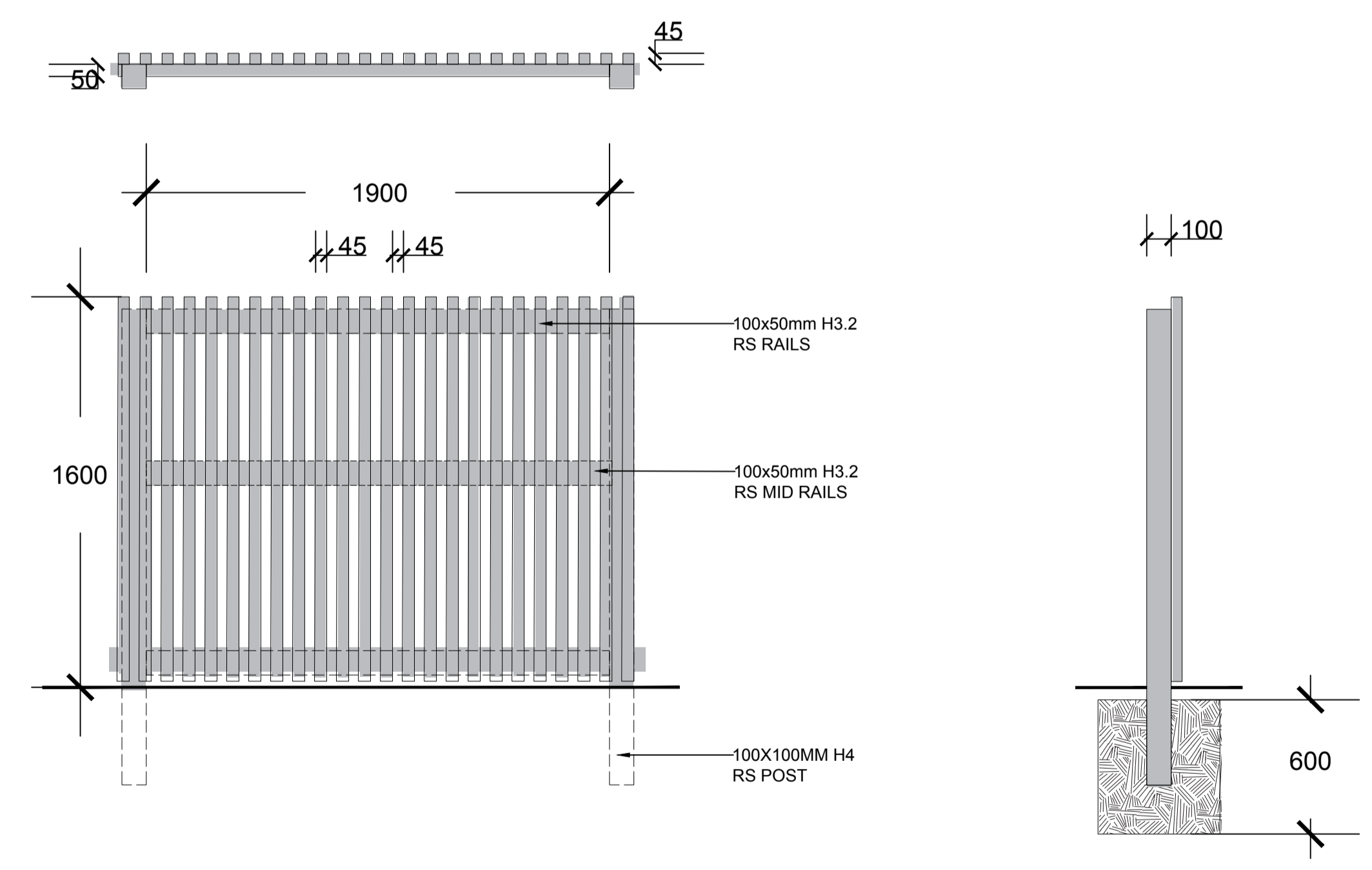


1.1M FENCE HEIGHT WHERE
RETAINING WALL IS OVER 1M HIGH

FENCE SETBACK 600MM WHERE
RETAINING WALL IS OVER 1M HIGH.
TO ALLOW FOR PLANTING INFRONT
OF FENCING.

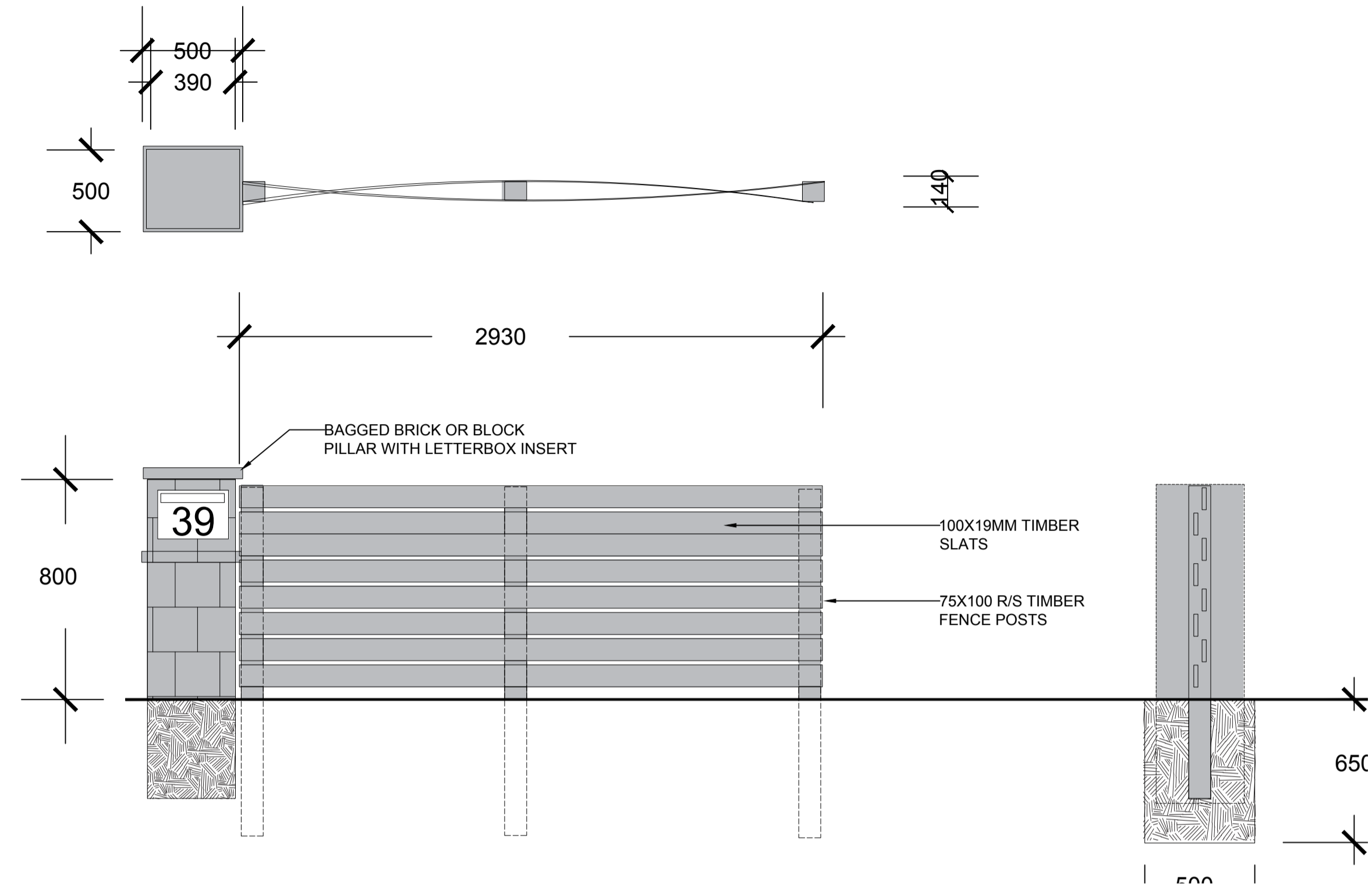


1 1.8M CLOSEBOARD FENCE



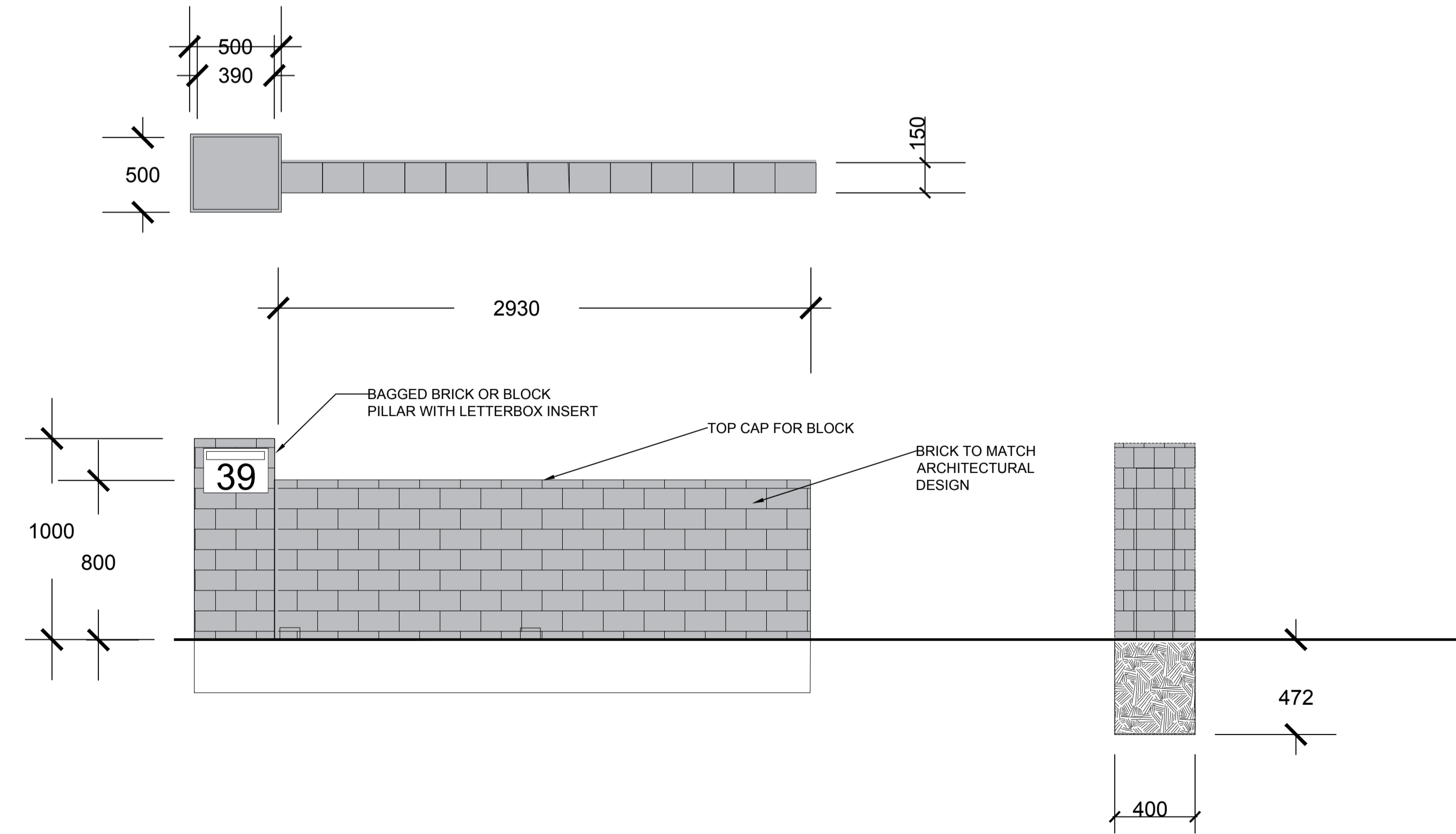
2 1.6M SEMI-TRANSPARENT FENCE

OPTION 1



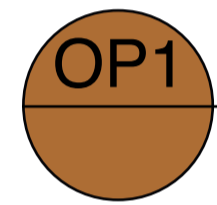
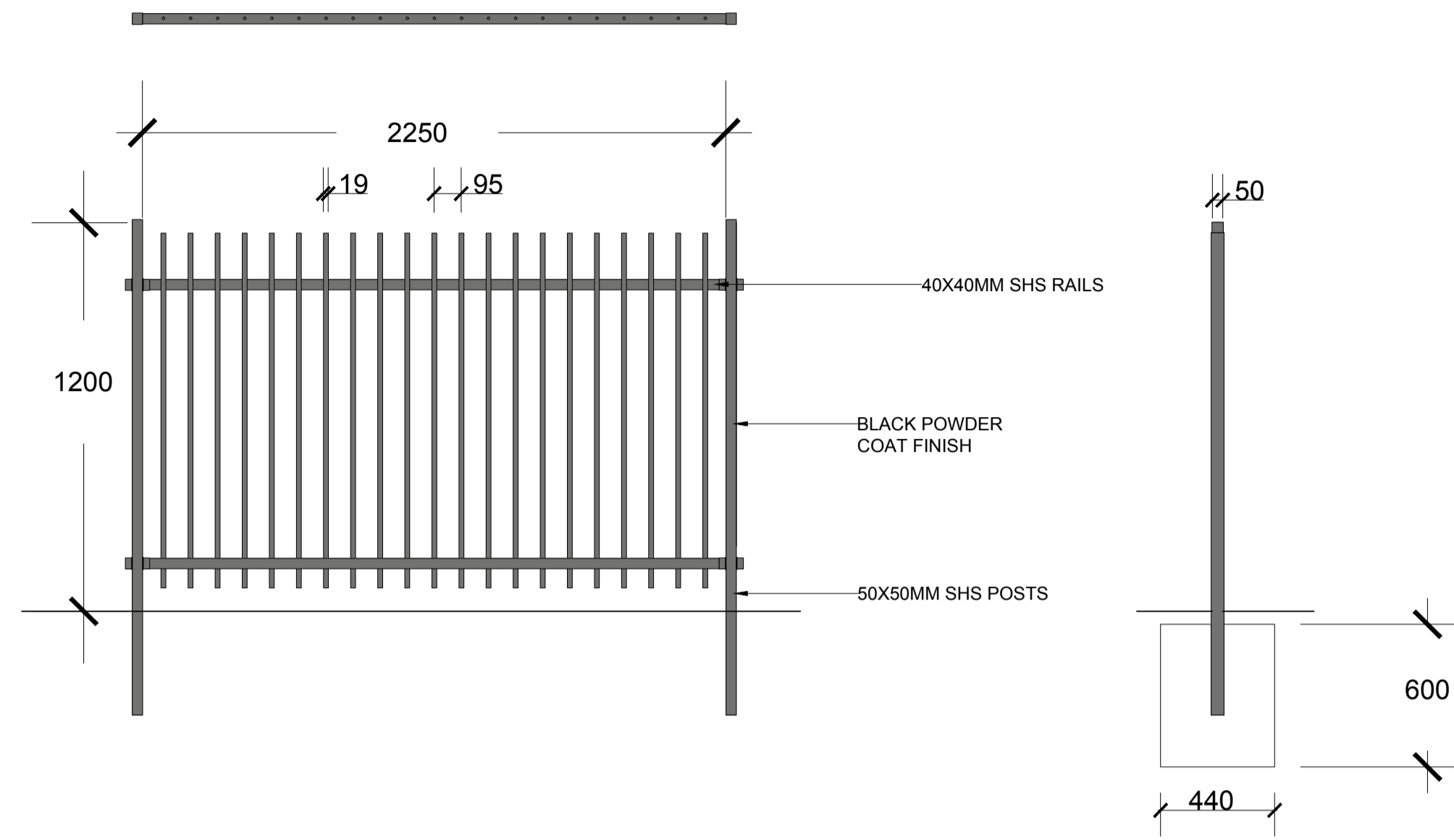
OP1 800MM LOW FRONTAGE FENCE

OPTION 2



OP2 800MM LOW FRONTAGE WALL

OPTION 1



1.2M ALUMINIUM SEMI-TRANSPARENT FRONTAGE FENCE

