72 HUNTER ROAD, SPEARGRASS FLAT

LANDSCAPE PLANS - PLANTING VARIATION _ DRAFT | RM250245

02.11.26

SITE Landscape Architects . www.sitela.co.nz

SITE LANDSCAPE
ARCHITECTS ^



SITE LANDSCAPE ARCHITECTS ^

72 HUNTER ROAD
Speargrass Flat

STRUCTURAL LANDSCAPE PLAN
MASTER

1:2,500 @ A3
576_L-01
02.11.26 . RC Variation

L-01

www.sitela.co.nz



KEY:

- Building platforms
- Residential curtilages
- Fire Truck Hardstand
- Water tanks
- Inland Wetlands & 10m offsets - E3 Scientific Wetland delineation, 4 April '25. [Note this differs from the wetlands subject to water quality improvements, E3 Scientific, 26th June '25]
- Existing trees removed
- (A) Open Space
- (B) **Primary Residential Unit:** Building platform 1389m2 Building Footprint 858m2 RL 507.5, 4.5 / 5.0m max height (Refer sheet S3)
- (B1) Pond 3,390m2
- (C) **Shed:** Building Platform 252m2 Building Footprint 230m2 Total Area 950m2 (including sealed area either side of shed) RL 496.5, 5.5m max. height
- (C1) **Residential Flat:** Building Platform 250m2 Building Footprint 220m2 RL 494.0, 4.5m max. height
- (D) **Secondary Residential Unit:** Building Platform 599m2 Building Footprint 350m2 RL 484.4, 6.0m max. height
- (E) Existing driveway poplars
- (F) Existing conifers, eucalypts & shelterbelt planting
- (G) Mounding to various heights up to 3.0m above pond level
- (H) Existing landform raised to a consistent height of 509.5m asl
- (I) Shrubland & Tree planting (typ.) - Refer planting L-10
- (J) Wetland planting (typ.)
- (K) Cypress hedgerows

EXISTING TREES TO BE RETAINED:

- [1] Lombardy poplars *(Populus nigra)*
- [2] Douglas Fir *(Pseudotsuga menziesii)*
- [3] Tasmanian Blue Gum *(Eucalyptus globulus)*
- [4] Mountain beech, flax & kowhai

***Note: Douglas Firs** may be removed at any time and must be replaced within 6 months with a non-wilding species capable of achieving a similar or greater mature height & spread and be a summer green coloured foliage / needled species only (evergreen or deciduous). ie. Mountain beech, oaks, elms Newly planted trees to be min. 2m height with a min. 20mm calliper, double staked, protected from rabbits and organic mulch applied.*

SITE LANDSCAPE ARCHITECTS ^

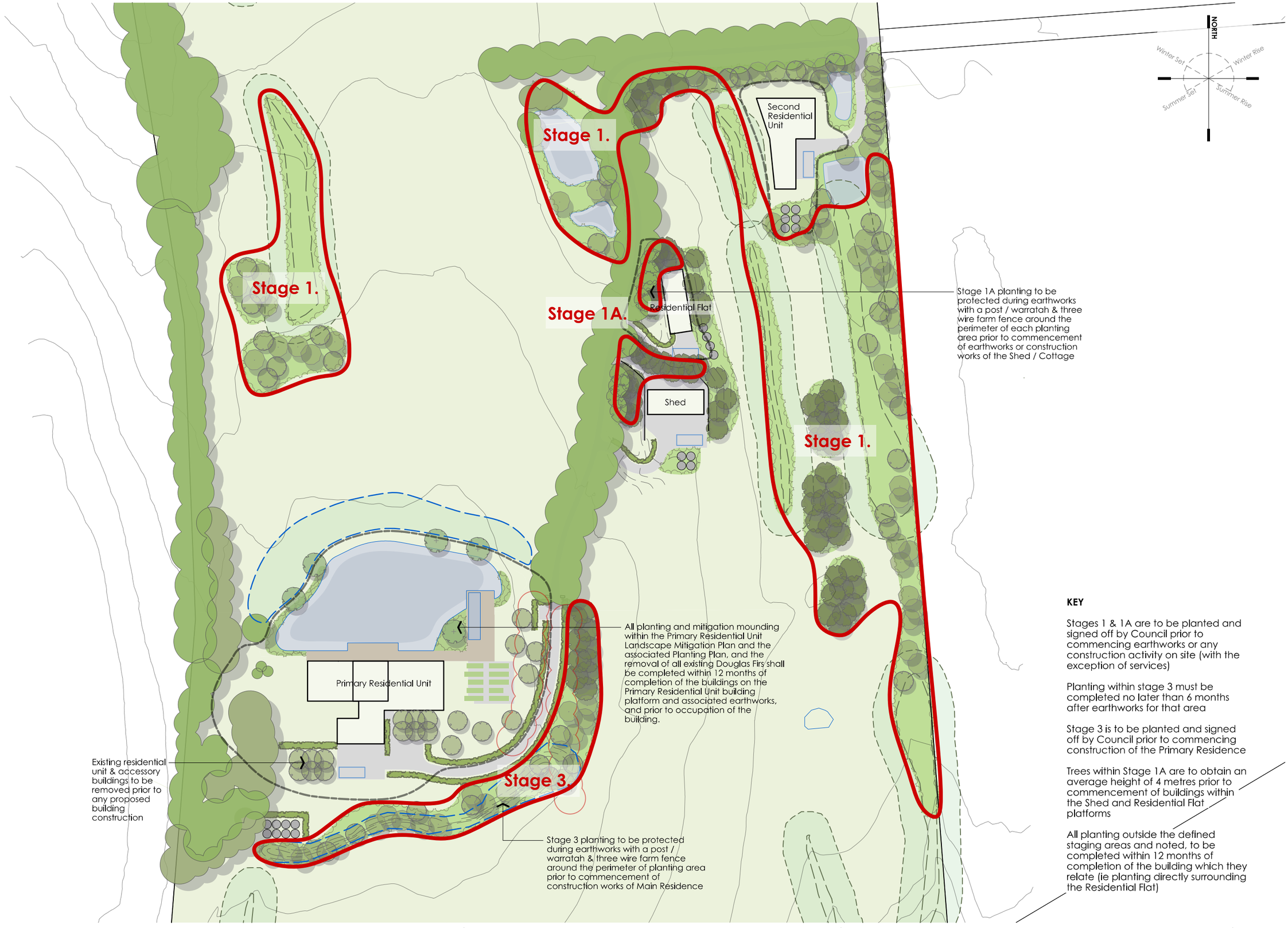
72 HUNTER ROAD
Speargrass Flat

STRUCTURAL LANDSCAPE PLAN

1:1,500 @ A3 | 576_L-01
02.11.26 . RC Variation

L-02

www.sitela.co.nz



KEY

Stages 1 & 1A are to be planted and signed off by Council prior to commencing earthworks or any construction activity on site (with the exception of services)

Planting within stage 3 must be completed no later than 6 months after earthworks for that area

Stage 3 is to be planted and signed off by Council prior to commencing construction of the Primary Residence

Trees within Stage 1A are to obtain an average height of 4 metres prior to commencement of buildings within the Shed and Residential Flat platforms

All planting outside the defined staging areas and noted, to be completed within 12 months of completion of the building which they relate (ie planting directly surrounding the Residential Flat)

SITE LANDSCAPE ARCHITECTS ^

72 HUNTER ROAD
Speargrass Flat

DEVELOPMENT STAGING PLAN

1:1,500 @ A3
576_L-01
02.11.26 . RC Variation

L-03

www.sitela.co.nz



KEY:

(A) 5 Additional Trees:
Trees will be selected from the following list:
Cedrus deodora - Himalayan cedar
Cedrus atlantica - Atlas cedar
Liquidamber styraciflua - Liquidamber
Parrotia persica - Persian Ironwood
Quercus ilex - Evergreen holm oak
Quercus suber - Evergreen cork oak
Quercus palustris - Pinnoak
Zelkova serrata - Japanese elm

5 no. 2.5 – 5m high, minimum 30mm calliper. Mature height to reach at least 8m, with an approximate spread of 6m.

(B) Pond frontage treatment:
Combination of hardwood decking to the upper and front-facing pond edge, with planting and/or grass to the pond edge along this frontage.

(C) Potager garden:
Series of raised and in-ground planters, constructed in timber, corten steel or dark steel, surrounded by local chip paths. Paths to be Grade 5 schist chip in mid to light grey natural tones.

(D) Pond edge — maintained grass

(E) Pond liner and finish:
Pond to be lined with bentonite liner and finished with Shotover River rounds or gravels.

(F) Pond edge planting:
Carex testacea, Carex virgata and/or Chionochloa rubra planted at minimum 1.0m centres.

(G) Grass maintenance access:
Flat grass area adjacent to pond to provide maintenance and walking access.

(H) External spaces around building:
External spaces around the building to generally comprise lawn and/or planting, with gravel chip paths as required. Gravel paths to be Grade 5 chip with steel or timber edging.

(I) Leylandii hedging:
Refer to planting plan.

(J) Existing tree retained:
Existing Ulmus glabra 'Horizontalis' horizontal elm - to be retained.

SITE LANDSCAPE ARCHITECTS ^

72 HUNTER ROAD
Speargrass Flat

PRIMARY RESIDENTIAL UNIT
LANDSCAPE MITIGATION PLAN

1:500 @ A3

576_L-01
02.11.26 . RC Variation

L-04

www.sitela.co.nz



SITE LANDSCAPE ARCHITECTS ^

72 HUNTER ROAD
Speargrass Flat

PRIMARY RESIDENTIAL UNIT
SOUTHERN MOUNDING PLAN

1:500 @ A3

576_L-01
02.11.26 . RC Variation

L-05

www.sitela.co.nz



NORTH

Winter Set

Winter Rise

Summer Set

Summer Rise

KEY:

- Existing contours (1m)
- Proposed contours (1m)
- Building Platform
- Existing poplar trunks (surveyed)
- Existing poplars removed
- (A) Residential Flat
- (B) Shed
- (C) Firetruck hardstand
- (D) Stage 1A beech planting on natural ground
- (E) Schist digger stack, schist clad or unstained timber wall
- (F) Ex. poplars
- (G) Mountain beech planting to provide filtered screening to neighbours

SITE LANDSCAPE ARCHITECTS ^

www.sitela.co.nz . 021838855 . Queenstown

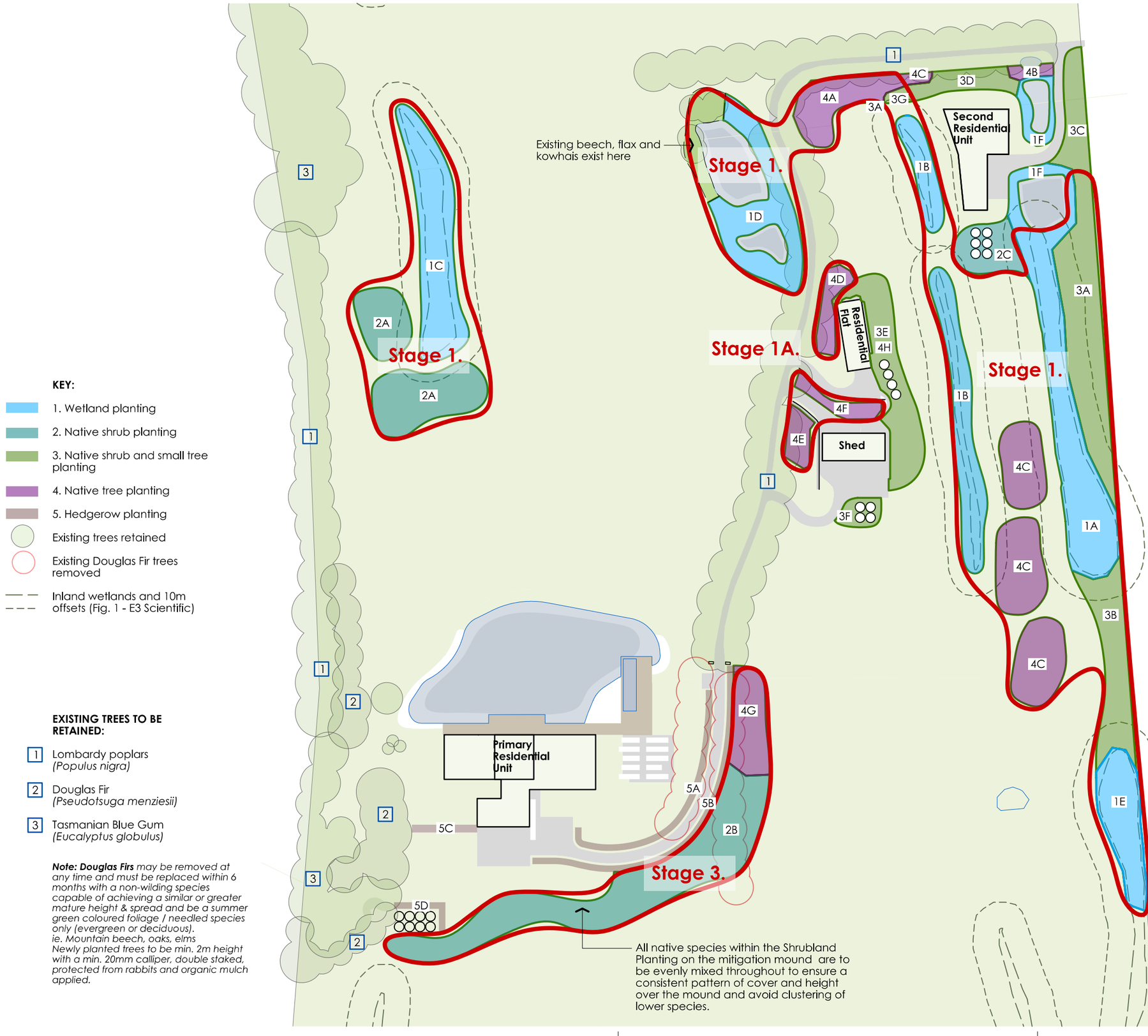
72 HUNTER ROAD
Speargrass Flat

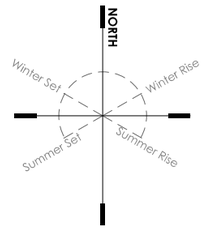
SHED & COTTAGE LANDSCAPE PLAN

scale
1:400 @ A3

576_L-01
02.11.26 . RC Variation

L-06





KEY:

- 1. Wetland planting
- 2. Native shrub planting
- 3. Native shrub and small tree planting
- 4. Native tree planting
- 5. Hedgerow planting
- Existing trees retained
- Existing Douglas Fir trees removed
- Inland wetlands and 10m offsets (Fig. 1 - E3 Scientific)

EXISTING TREES TO BE RETAINED:

1. Lombardy poplars *(Populus nigra)*
2. Douglas Fir *(Pseudotsuga menziesii)*
3. Tasmanian Blue Gum *(Eucalyptus globulus)*

***Note: Douglas Firs** may be removed at any time and must be replaced within 6 months with a non-wilding species capable of achieving a similar or greater mature height & spread and be a summer green coloured foliage / needled species only (evergreen or deciduous).*
ie. Mountain beech, oaks, elms
Newly planted trees to be min. 2m height with a min. 20mm calliper, double staked, protected from rabbits and organic mulch applied.

PLANTING NOTES:

All plants to include organic mulch or weed mat and a slow release fertilizer to support healthy plant growth;

All trees over 2m in height shall be double staked;

All planting to be irrigated for at least the first three years of establishment;

All areas shall be protected from grazing animals with the following fencing:
Rabbit fencing shall be at least 90cm tall and be of galvanised netting with a mesh size no larger than 40mm. The netting is to either be buried 30cm below ground level or be bent at ground level to a 30cm width and securely pegged and/or stones placed to ensure no gaps. Fencing shall be maintained to exclude browsing pest from planted areas.

For all planting outside of this, each plant shall include a 50cm high rabbit proof sleeve – plastic or wire netting with a single bamboo stake;

All trees outside rabbit fenced areas shall include trunk protection spirals or similar;

SITE LANDSCAPE ARCHITECTS ^

72 HUNTER ROAD
Speargrass Flat

PLANTING PLAN

1:1,500 @ A3
576_L-01
02.11.26 . RC Variation
L-10
www.sitela.co.nz

STAGE 1

1 Wetland Planting

Botanical name	Common name	Size	Crs	% mix	1A	1B	1C	1D	1E	Total
Areas					*1794*	*1311*	*1343*	*1000*	*740*	*6188*
Austroderia richardii	Toetoe	RT	1.5	15%	120	87	90	67	49	413
Carex virgata	Carex	RT	1	10%	179	131	134	100	74	619
Carex secta	Purei	RT	1	25%	449	328	336	250	185	1547
Coprosma Prop. / rugosa	Mingmingi	RT	1.5	5%	40	29	30	22	16	138
Cordyline australis	Cabbage tree	RT	1.2	5%	62	46	47	35	26	215
Phormium tenax	Swamp flax	RT	1.8	25%	138	101	104	77	57	477
Phormium cookianum	Mountain flax	RT	1.4	15%	137	100	103	77	57	474
				100%	1125	822	842	627	464	3882

2 Native Shrub Planting

Botanical name	Common name	Size	Crs	% mix	2A	Total
Areas					*1348*	*1348*
Aristotelia serrata	Wineberry	PB2/3	1	5%	67	67
Coprosma Prop. / rugosa	Mingmingi	PB2/3	1	15%	202	202
Cordyline australis	Tī Kōuka	PB2/3	1	5%	67	67
Plagianthus regius	Ribbonwood	PB2/3	1	10%	135	135
Hebe odora	Alpine hebe	PB2/3	1	5%	67	67
Heliohebe cupressioides	Whipcord hebe	PB2/3	1	10%	135	135
Hoheria angustifolia	Lacebark	PB2/3	1	10%	135	135
Griselinea littoralis	Broadleaf	PB2/3	1	10%	135	135
Olearia avicennifolia		PB2/3	1	5%	67	67
Pittosporum tenuifolium	Tarata	PB2/3	1	20%	270	270
Pseudopanax ferox	Lancewood	PB2/3	1	5%	67	67
				100%	1348	1348

3 Native Shrub & Small Tree Planting

Botanical name	Common name	Size	Crs	% mix	3A	3B	Total
Areas					*1448*	*839*	*2287*
Aristotelia serrata	Wineberry	PB2/3	1.3	5%	43	25	68
Coprosma Prop. / rugosa	Mingmingi	PB2/3	1.3	10%	86	50	135
Cordyline australis	Tī Kōuka	PB2/3	1.3	3%	26	15	41
Plagianthus regius	Ribbonwood	PB2/3	1.3	10%	86	50	135
Hebe odora		PB2/3	1.3	5%	43	25	68
Hoheria angustifolia	Lacebark	PB2/3	1.3	5%	43	25	68
Griselinea littoralis	Broadleaf	PB2/3	1.3	10%	86	50	135
Olearia avicennifolia		PB2/3	1.3	5%	43	25	68
Ozothamnus leptophyllus		PB2/3	1.3	5%	43	25	68
Olearia frimbiata	Olearia	PB2/3	1.3	5%	43	25	68
Pittosporum tenuifolium	Tarata	PB2/3	1.3	10%	86	50	135
Podocarpus laetus	Mountain tōtara	PB2/3	1.3	2%	17	10	27
Pseudopanax ferox	Lancewood	PB2/3	1.3	10%	86	50	135
Sophora microphylla	kōwhai	PB2/3	1.3	15%	129	74	203
				100%	857	496	1353

4 Native Tree Planting

Botanical name	Common name	Size	Crs	% mix	4A	4C	Total
					575	*1694*	*2269*
Fuscospora cliffortioides	Mountain beech	3L (1.5m)	2	100%	144	424	569
					144	424	569

4 Native Tree Planting - Large grade

Botanical name	Common name	Size	Crs	% mix
Fuscospora cliffortioides	Mountain beech	80L (3m+)	2	100%

5 Hedgerow Planting

Botanical name	Common name	Size	Crs	% mix
Cypress Leylandii or Carpinus betulus 'Fastigiata'	Leyland Cypress / Hornbeam	1.5m	0.9m	100%

STAGE 1A

4 Native Tree Planting - Large grade

	4D	4E	4F	Total
	226	*190*	*187*	*603*
FC	57	48	47	151
	57	48	47	151

STAGE 3

2 Native Shrub Planting

	2B	Total
	2380	*2380*
AS	119	119
CP	357	357
CA	119	119
PR	238	238
HO	119	119
HC	238	238
HA	238	238
GL	238	238
OA	119	119
PT	476	476
PF	119	119
	2380	2380

4 Native Tree Planting

	4G	Total
	530	*530*
FC	133	133
	133	133

5 Hedgerow Planting

	5A 98Lm	5B 133Lm	5C 25Lm	5D 28Lm	Total
CL / CB	108	148	28	31	315

OUTSIDE STAGES

	1F	Total
	361	*361*
AR	24	24
CV	36	36
CS	90	90
CP	8	8
CA	13	13
PT	28	28
PC	28	28
	226	226

	2C	Total
	379	*379*
AS	19	19
CP	57	57
CA	19	19
PR	38	38
HO	19	19
HC	38	38
HA	38	38
GL	38	38
OA	19	19
PT	76	76
PF	19	19
	379	379

	3C	3D	3E	3F	Total
	416	*324*	*920*	*119*	*1779*
AS	12	10	27	4	53
CP	25	19	54	7	105
CA	7	6	16	2	32
PR	25	19	54	7	105
HO	12	10	27	4	53
HA	12	10	27	4	53
GL	25	19	54	7	105
OA	12	10	27	4	53
OL	12	10	27	4	53
OF	12	10	27	4	53
PT	25	19	54	7	105
PL	5	4	11	1	21
PF	25	19	54	7	105
SM	37	29	82	11	158
	246	192	544	70	1053

	4B	4H	Total
	74		*74*
FC	19	18	37
	19	18	37

TOTALS

1 Wetland Planting

6549
437
655
1637
146
227
505
501
4108

2 Native Shrub Planting

4107
205
616
205
411
205
411
411
411
205
821
205
4107

3 Native Shrub & Small Tree Planting

4066
120
241
72
241
120
120
241
120
120
120
241
48
241
361
2406

4 Native Tree Planting

2799
719
719

4 Native Tree Planting - Large grade

603
151
151

5 Hedgerow Planting

315

SITE LANDSCAPE ARCHITECTS ^

72 HUNTER ROAD
Speargrass Flat

PLANTING SCHEDULE

1:1,500 @ A3
576_L-01
02.11.26 . RC Variation

L-11

www.sitela.co.nz