

QUAIL RIDGE CONCEPT MASTER PLAN

JANUARY 2008

QUAIL RIDGE COUNTRY CLUB



Unit Distribution	- 233 + 40
Townhouse Units	= 36
Duplex Units	= 50
Houses Units	= 107
Apts independent	= 24
Apartments Serviced	= 16
+ Care Facility	= 40



MASTER PLAN

PROJECT
KERIKERI FALLS INV LTD
RAINBOW FALLS ROAD
KERIKERI

DESIGN	M.H./R.H.	SHEET NO.
DRAWN	F.B.	C03
DATE	31/08/10	REVISION
SCALE	1:1000	D

insight
INSIGHT ARCHITECTURE LTD
100A, Collins Street
Melbourne, VIC
3000, AUSTRALIA
www.insightarch.com.au

FIGURE 2: CONCEPT MASTER PLAN



Staging	Numbers	Area
Stage 1	40 Units	27,943.8 m ²
Stage 2	15 Units + 40 Care Units	36,320.2 m ²
Stage 3	35 Units	25,336.9 m ²
Stage 4	68 Units + 24 ILApts	48,781.4 m ²
Stage 5	35 Units	31,297.6 m ²
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Gross Site Area: 16,8961 ha
Refer Report for site coverage
Roads, Dwellings and Facilities

SITE STAGING

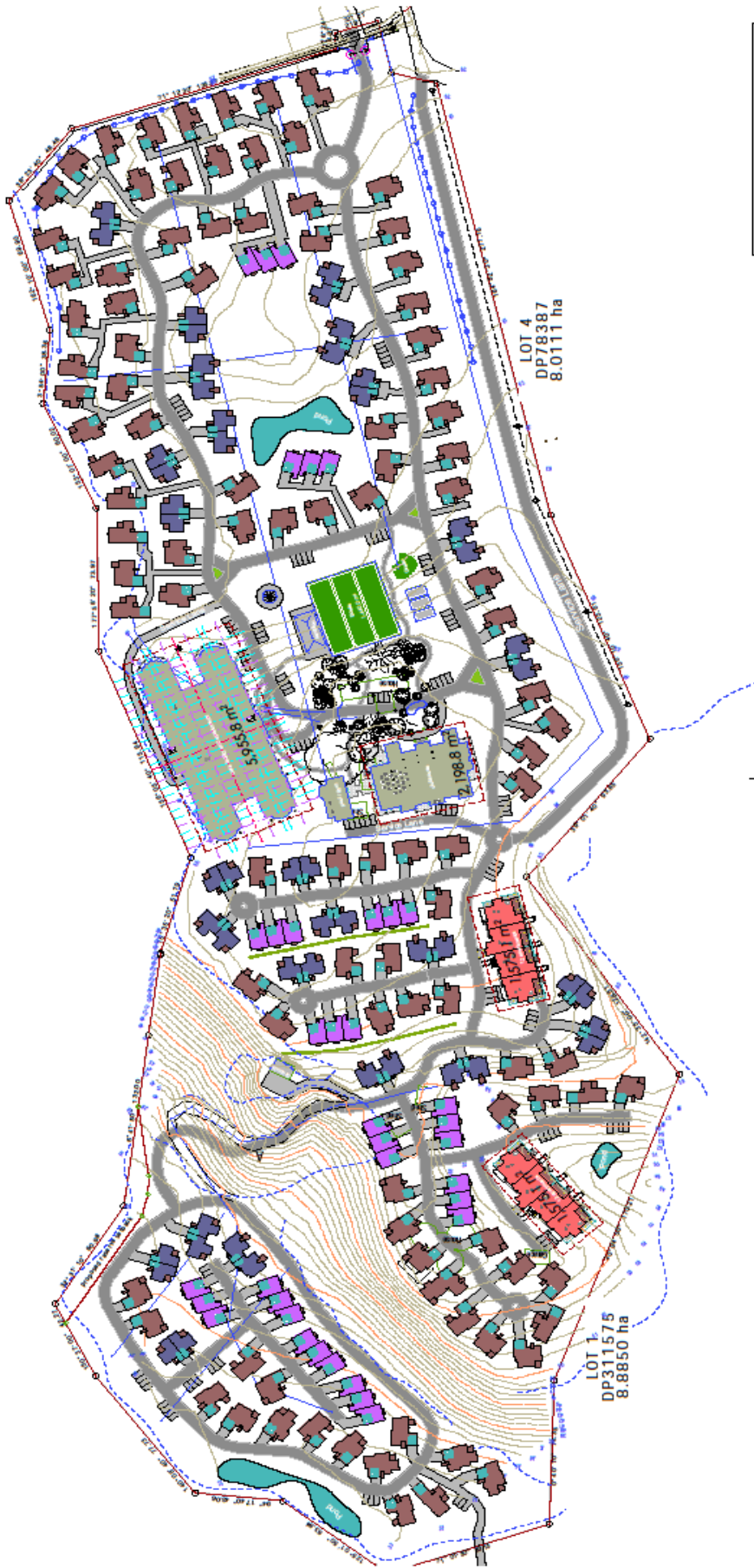
PROJECT: KERIKERI FALLS INV LTD
RAINBOW FALLS ROAD
KERIKERI

DESIGN: M.H./R.H. SHEET NO: C04
DRAWN: F.B. DATE: 31/08/10 REGION: D
SCALE: 1:1000

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CONCEPT MASTER PLAN

FIGURE 3: STAGING PLAN



Gross Site Area: 16.8961 ha
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Roads, Dwellings and Facilities

Unit Distribution	- 233 + 40
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SETOUT PLAN

PROJECT
KERIKERI FALLS INV LTD
RAINBOW FALLS ROAD
KERIKERI

DESIGN M.H./R.H.
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DATE 31/08/10
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REVISION D

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CONCEPT MASTER PLAN

FIGURE 5: SETOUT PLAN



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 www.hawthornlandscape.co.nz

Some of the existing citrus trees on the property will be retained and replanted in a small orchard grove within the heart of the development. This area will also accommodate the main ornamental pond and other amenity plantings. Other fruiting tree species such as Fejoa, apples, plums, tamarillo, figs and nut trees will be planted around the edge of this area so that the residents can pick their own fruit on their walls.

The large area in front of the clubhouse that contains many of the existing trees will be utilised as a 'Village Green'. The area will be planted with large grade exotic and native feature trees and palms with sweeping lawns areas that provide a park like atmosphere and views from the Clubhouse out across the facilities on the Village Green. These include pastoque and bowling courts, a pavilion and band rounds. The garden areas around the Village Green will have themed garden beds such as Japanese, English, and Californian to provide for the variety of residents and their individual tastes.

The gardens around the care facility will be mostly viewed from within the building or from outside patios. The structure of the garden, colour and fragrance will be the main feature of this garden as it will be important for the residents of the hospital to be able to experience the garden from either their windows or just outside on patios. Two formal water features with courtes at either end of the building will be visible from the main atrium. Large trees around the building will tie into the landscape and softens the built form. Plants used will include palms, shade trees, flowering trees, roses, conifers, lavender, clipped hedges, Daphne, Michelia and other shrubs with fragrant flowers.

The existing mixed native, wattle and eucalyptus bush area on the steep escarpment leading down to the lower southern plateau will be enhanced through the removal of weed species and some of the gum trees. The bare areas will be revegetated with native species. A series of gravel walking tracks and timber board walks and seating areas will provide access for the residents of Quail Ridge to enjoy a native bush experience within the safety and close proximity of the property and its staff. Plants used will include Rimu, Karaka, Pseudotsuga, Totara, Rewarewa, Puriri, Tree ferns, Coprosma, Kōwhiri, Kauri, Matai, Ribbonwood, Phormium and Kawakawa.

The southern boundary of the property adjacent to the Kenkeri River will be densely planted with a mix of indigenous species. This planting will protect the walkway experience by providing a wider area of planting between the development and the fact that will filter noise and screen views of the built development. Plants used will include Rewarewa, Puri, Coprosma, Phormium and Kawakawa.



The stone entrance gateway into Quail Ridge will be landscaped with large trees and palms to give a sense of maturity and belonging. The trees will be predominantly native species that will link in with the existing native trees adjacent at the Rainbow Falls Walkway car park. Some palms and exotic species will also be used to link in with the landscaping within the development. The planting will be primarily native trees and shrubs to be beautiful, the gateway and stone walls and provide an arrival point. Garden beds leading along the first stretch of driveway within the development will form a wave with scalloped lawn areas providing a grand entrance.

Each of the houses within the development will have a private garden area and parts of the living areas. The landscaped gardens will be designed to provide a sense of arrival and provide an intimate space for occupants. The planting around each house will also form part of the larger landscaping of the development. Each garden will link into the next through the layout and theme of the planting. Local forest trees will be used as a feature at each entrance way with the house number embossed on the roof. The different areas within the village will have the same theme to the planting to ensure that residents can easily identify where their house is located. This will produce a development that is set within an extensive landscaped grounds to provide a quality outdoor living environment. Plants used will include a mix of shrubs, perennial grasses, palms and trees of both exotic and native species. No invasive or potentially invasive plants will be used.

The streetscapes within the development will be defined by avenues specimen trees that will provide year round interest through their leaf colour, flowers or berries. The deciduous nature of the trees will ensure that there is no excessive winter shading of the houses. The trees will integrate the built form of the main buildings and houses. They will also shade and soften the hard surfaces of the streets and provide the main structure of planting within the development to produce a unified character. Plants used will include Oak, Chestnut, Ash, Maple, Magnolia, Liquidambar, Gleditsia, and Melia.

The gardens around the Clubhouse will accommodate the existing specimen trees and palms that are present around the present Turkey residence. This theme will be expanded upon with more large grade feature trees, cycads and palms planted to provide a lush subtropical garden. A large pond and water feature with waterfall will provide the focal feature within the parking island that will be viewed upon arrival. The feature will be constructed out of large local scalloped rocks and basal boulders with shallow ponds and areas for planting. A tropical planting of palms and native ferns and Nikau palms will provide a very naturalistic outdoor water feature. Plants used will include a variety of palms, cycads, exotic trees, Nikau, tropical podocarpus, gardenia, orchids, ferns, succulents and groundcovers.

The three ponds within the development will be landscaped using water garden plants for the ornamental pond near the Clubhouse and native marginal plants for the natural ponds at the southern end of the development. The ponds will provide an area for wildlife and a water element that can be appreciated by the residents. The ornamental pond will have an arched bridge with the pond edges retained and low, right up to the water edge and clustered amenity planting. This will provide a focal feature within the Village Green gardens and next to the Orchard Grove. Plants used will include grasses, ferns, sedges, iris, water lilies, cabbage trees, Wisteria on an archway over the bridge, ferns and tree ferns. No invasive or potentially invasive plants will be used.

The boundary of the development will be fenced for safety and security purposes. The 1.5-metre high timber fence will be planted on both sides to soften the built form. This will screen the view of the fence from neighbouring properties and the Kenkeri River walkway so that the passers by are not aware of the presence of a fence or the development. This will assist with maintaining the walkway experience and stopping residents from wandering off into the bush and unsafe areas. Plants used will include Pfitzingeria, Coprosma, Griselinia, Karaka, Phormium and Rimu.

