



LAKESIDE

TE KAUWHATA

URBAN DESIGN REPORT

JULY 2017



CLIENT

Lakeside Developments 2017 Limited

PREPARED BY

Baxter Design

Paddy Baxter
Director

Steve Skelton
Landscape Architect

Megan Ash
Landscape Architect

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Tel 03 442 8119 | **Address** 50 Stanley Street, Queenstown

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INTRODUCTION



INTRODUCTION

Lakeside is a masterplanned community on 194ha of land immediately south of Te Kauwhata township in the North Island of New Zealand. This report is prepared to support a private plan change which has been design-led, presenting a well-considered masterplan.

This urban design report, is prepared to support the Lakeside Developments 2017 Limited Private Plan Change submission (the Lakeside proposal). The Lakeside proposal is a privately led application to rezone the subject site to allow the development of a master planned residential community consisting of 1,600 residential lots, a retirement village and community hub to be known as "Lakeside". The Lakeside masterplan seeks to connect people to places, reflecting the rural, natural and cultural landscape.

The Lakeside masterplan was developed by Baxter Design. Baxter Design produced the first concept in September 2016 and then undertook several iterations of the plan, building on the strengths and shortcoming of each concept; sketching out individual neighbourhoods and integrating the overall vision of the development into a legible and congruent pattern.

Once the masterplan was approved, in February 2017 it was released for a peer review which was undertaken by Studio Pacific Architecture. SPA undertook an initial review and provided comments. The masterplan was then revised to address SPA's comments and was reviewed a second time by SPA. SPA found the later version of the masterplan adequately addressed the concerns. The Peer review required further development into some parts of the plan and that detail has since been resolved and is presented in the following pages.





KEY URBAN DESIGN QUALITIES - THE SEVEN C'S

Urban design is the fundamental driver of the Lakeside proposal. Through the preparation of this design the key urban design qualities recommended by the New Zealand Urban Design Protocol have been thoroughly considered.

Context

Lakeside will be a welcoming development at the edge of the Te Kauwhata township. Through a matrix of medium and low density residential areas, interlinked networks of parks and green corridors set within a natural, rural-frame, the development will become an integral part of the existing Te Kauwhata town, the wider rural landscape and the natural environment. The built form will be of a medium to high density while open spaces will give all residents visual and physical access to open space. This will enable residents to move through the site using modes other than motorised vehicle. Development will occur over stages, each stage providing for the needs of those that live there while achieving an overall cohesive and coherent final result.

Character

The Lakeside development recognises the site's distinctive environmental and cultural character. It acknowledges the naturalness of the Lake Waikare floodplains and seeks to protect and enhance the waterbody itself and the indigenous vegetation at its margins. Open spaces and design cues will highlight the heritage and identity of the place. An Iwi Reserve will provide a place where the site's history can be interpreted and remembered. Streetscapes will be controlled and designed such that the architectural and spatial quality of the landscape is appropriate to the place and inspiring.

Choice

Choice is a central design driver to the Lakeside masterplan. Lakeside will offer choices in residential typologies offering neighbourhoods with varying density of development, clustered orientation and mixes of medium and high density residential areas. The landform offers choice, providing for living on the rolling upper hill which offers views across the more distant



and wider rural landscape and lakes. Flatter portions of land bound by the natural belt on the site's southern and eastern edge will provide a different living character. The community hub will be centrally located and accessible to all. Varying typologies in open space, recreation corridors, and ecological links will provide choice in terms of ways to experience outdoor activities and to hold cultural and family events. A network of cycle and pedestrian paths, primary and secondary roads and public transportation options will give residents choice in their method of movement.

Connections

Lakeside will facilitate healthy physical and emotional connections to the local and wider community and place. The overall density and layout of development will ensure there are 'eyes on the street' providing passive security. Neighbours will feel safe to walk the green networks which link the private and public spaces. Each public walking link and park will have a distinct landmark to identify it as a place. The community hub will foster formal and informal opportunities for social interaction providing for basic community services such as a childcare and a small store. Residents of Lakeside and the wider Te Kauwhata public will be encouraged to use the well designed and attractive streets, green links and open, natural spaces to become more physically active.

Creativity

Providing for a range of residential properties, the Lakeside community will be part of the rich and diverse Te Kauwhata community. This development will provide innovative and creative solutions to the town's wastewater treatment plant which in turn will enhance the quality of Lake Waikare. There are several areas where artist designed 'landmarks' such as sculptures, benches, signs, fountains etc. can be installed, to give spaces a defined sense of place. These places can incorporate different cultural perspectives and build a strong local identity while enhancing the urban experience. A wetland located in the south between the managed farmland and medium density will act as the final treatment after the MBR plant and disposal. The wetland has Nga Muka Development Trust support as a wastewater solution (wetland shown on masterplan, page11).

Custodianship

A key element in the Lakeside proposal is its commitment to improve the water quality, and appreciation of Lake Waikare. Lakeside will celebrate the visual amenity of the lake which in turn will provide a sense of ownership and a higher degree of appreciation for the lake's value. This lake has ecological and cultural values which will be exposed and enhance through the use of public parks and corridors. The Lake Waikare floodplains will become open and ecological spaces, providing for land based water treatment as well and recreational opportunities. Built development will be durably constructed on land areas which are situated outside of the flood plain.

Collaboration

The Lakeside development seeks to integrate with the wider Te Kauwhata community and town infrastructures such that the co-ordinated actions of all relevant parties is considered holistically. The Lakeside Development will be staged with a common vision of a collaborative approach to design which is reflective of amenity, engineering and economic priorities. The design of Lakeside in terms of its social and physical design seeks to implement best practice in every aspect of the development to build on the Te Kauwhata community and environmental values.

THE VISION

INTRODUCTION

Lakeside at Te Kauwhata will become a diverse residential area offering the community a high level of amenity and choice. It will offer an attractive alternative to a pure rural living and pure urban living.

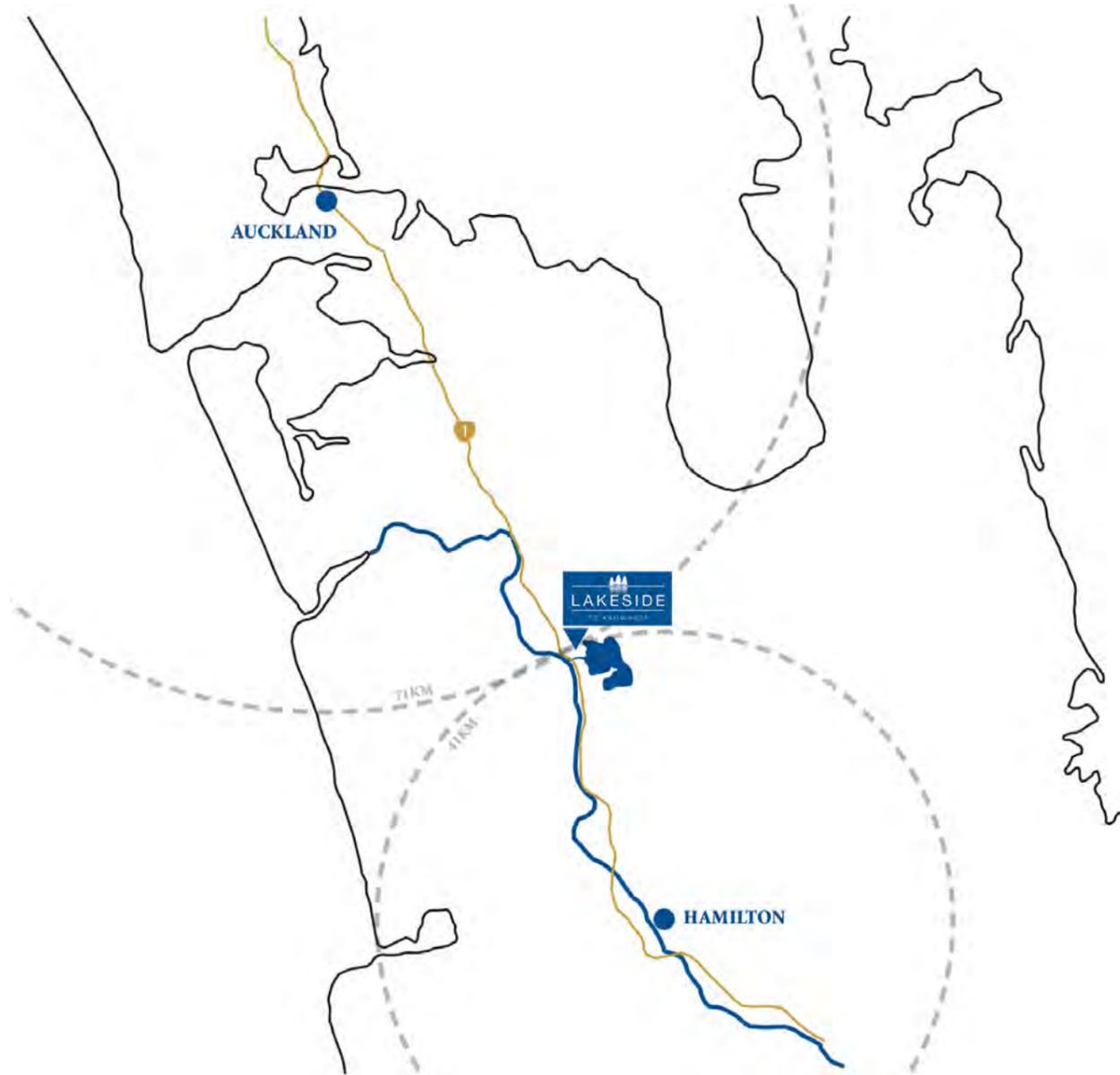
Open spaces and pedestrian networks will connect the land, the lake and the town, supporting the growth of the Te Kauwhata township, which has an established town centre.

Lakeside will provide an economic and demographic injection, facilitating positive economic and social change. The Lakeside development will be sensitive to the existing environmental and cultural context, building upon these values while providing additional capacity for the growth of the region.

DESIGN PRINCIPLES

- **Community and connections:** Lakeside seeks to build on the existing community of Te Kauwhata and its values. The set out of the site seeks to connect the residents of Lakeside with each other and the existing township through a series of open space paths which holistically connect the urban areas to the natural and rural landscape character.
- **Natural and urban matrix:** by densifying residential lots and clustering them around areas of open spaces the residents can share the open space amenity. This fosters a healthier community and sense of custodianship.
- **Equally high amenity:** Lakeside residents will have choice in location, aspect and size of lots, but the overall design is to ensure all lots will enjoy a high level of amenity.
- **Multigenerational residents:** Lakeside seeks to appeal to and provide for young and old; to be accessible to all and foster a regrouping of the family unit in one neighbourhood with shared and complimentary facilities and amenities.
- **Identity:** A distinct mix of trails and roads, high and medium density areas, pocket parks and open space corridors and the setting of peri-urban development within a balanced natural and rural frame will provide a sense of place, pride and identity.



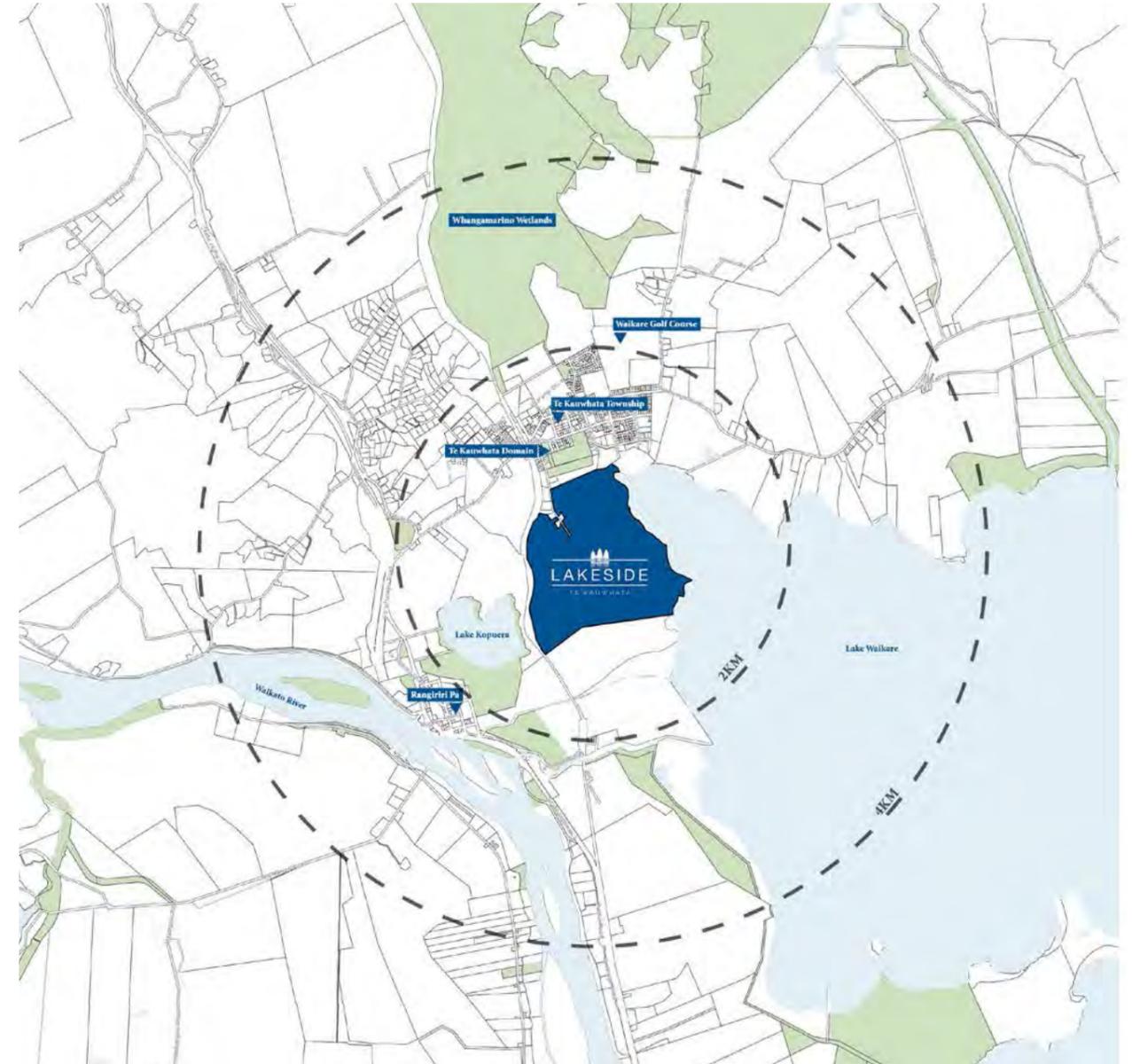


REGIONAL CONTEXT

The Waikato District covers an area of approximately 25,000 km² between the Tasman Sea and Pacific Ocean on the mid to upper North Island, New Zealand. Census data shows the District has a population of 449,200. Hamilton is the largest city in the Waikato with a census population of 193,600 people.

Waikato is a diverse District with coastal, hill, lake, wetland and plains landscapes. The Waikato River is the dominant feature of the region. It is the longest river in New Zealand originating from Mount Ruapeho, forming Lake Taupo and flowing north through the District to meet the Tasman Sea at Port Waikato.

Dairy farming forms the main economic activity in the region with other agricultural activities also contributing to the regions products. The Te Kauwhata area has a strong and growing viticulture industry and produces some of New Zealand's best wines.



LOCAL CONTEXT

The area of Te Kauwhata is approximately 70 kilometres south of Auckland and 40 kilometres north of Hamilton. The township is accessed from State Highway 1 (SH1) and is set in a rural area, a short distance from State Highway 1. It is immediately south of the Whangamarino Wetlands, the second largest bog and swamp complex in the North Island.

Te Kauwhata has a rich history of Māori and Pākehā settlement. It exists near the north-western edge of Lake Waikare and a few kilometres east of the Waikato River. The region was once part of a network of Māori pa who used the Waikato River as a shipping and trading corridor. Today the area is mostly rural in character with agricultural and viticulture providing the bulk of the regions livelihood.

THE SITE INTRODUCTION

The site is the amalgamation of 6 titles occupying a total area of 193.866 ha. It spreads across a pastoral farm which operates over moderately rolling hill country. The western edge of the site is bound by the North Island Main Trunk railroad. Immediate southwest of the site is Lake Kopuera.

The site's southern boundary adjoins another pastoral farm. The eastern edge of the site meets the margins of Lake Waikare. The site's northern boundary is against a small narrow parcel of vacant private land and just north of that is the Te Kauwhata Memorial Domain and the township of Te Kauwhata.

The site's vegetative structure consists of patches of exotic trees. However the dominant vegetation of the site is improved pasture. The margins of Lake Waikare contain dense sweeps of indigenous grasses, sedges, shrubs and trees. The Lakeside development seeks to build upon the site's existing natural and rural values.



LAKESIDE MASTERPLAN



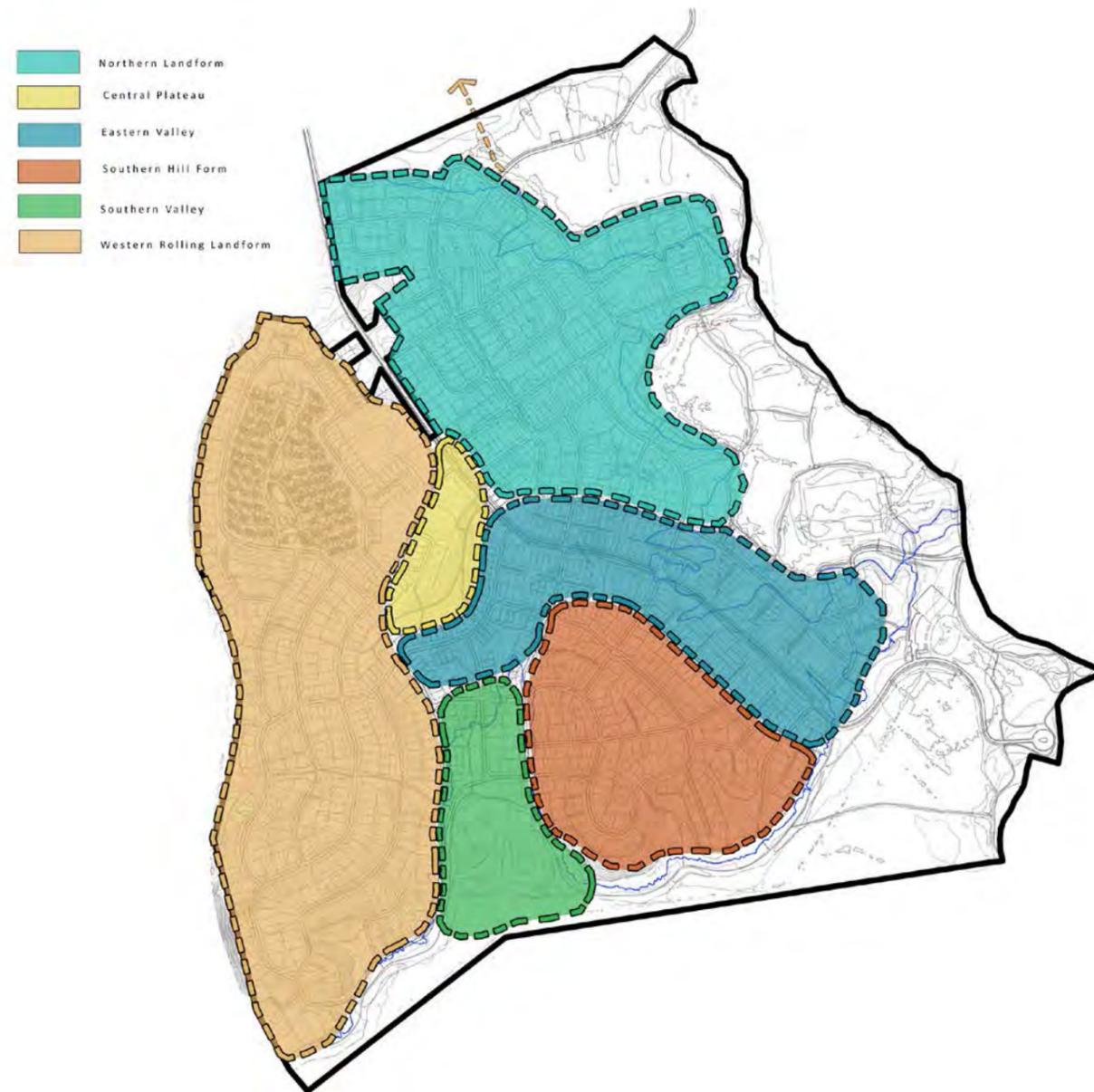
The design of the Lakeside masterplan is driven by the underlying lay of the land. The site can essentially be considered in two parts; the mid and upper rolling pasturelands and the flatlands near the western shores of Lake Waikare.

The flatlands are part of the lake's fluctuating water table and are subject to surface flooding. While small areas of land here will be engineered to accommodate some development, the bulk of the site's eastern and southern lowlands are designed to accept natural flooding and will accommodate open space amenity and ecological services.

The mid and upper rolling pasturelands will accommodate a range of residential activities, a community hub and a retirement village. Medium and low density development will occur across the site, interspersed amongst pocket parks, open space amenity corridors, walkways and planting.

DESCRIPTION





TOPOGRAPHY

The site is composed of two distinct landforms; the flat floodplains associated with Lake Waikare and the hills, valleys and plateaus associated with the upper pastoral areas. Parts of the site's lower, natural topography including parts of the Lake Waikare floodplains will be modified to facilitate some proposed residential development but the overall legible pattern of floodplains and hills will remain. In terms of landform, the site is considered to have 6 different characters; the Northern Landform, the Central Plateau, the Eastern Valley, the Southern Hill Form, the Southern Valley and the Western Rolling Landform.



FLOOD ZONE

The margins of Lake Waikare and the extent of seasonal flooding have been thoroughly considered in the design. Parts of this flood zone adjacent to the pastoral hills will be reclaimed to facilitate safe ground where additional residential development can occur. The land within the flood zone will be designed such that any services and facilities located there are resilient to inundation. This include all indigenous planting, walking tracks and durable roads and structures. The flood zone will become an ecological and recreational belt on the periphery of residential development.

As detailed in the Infrastructure Assessment, any filling of the existing floodplain will be offset by excavation in other areas to replace the floodplain volume lost to any filling such that hydrologic neutrality will be maintained post development.



PRIMARY ROAD CONNECTIONS

The primary access into the development will be via Scott Road. Scott Road will be upgraded from its current status of “rural” to include street markings, formed parking bays, street trees, pedestrian footpaths and street lighting. As Scott Road enters Lakeside, the road will morph into a “boulevard” which will contain large specimen trees, formed parking bays, pedestrian footpaths and street lighting. The boulevard will form the central circulation spine through the development, running north to south. It will be anchored to the north by the entrance to the development and to the south by the Iwi Reserve.

The Waikato District Council have given their in principle support for the creation of a second access into Lakeside via Rimu Street in the north east corner of the development. Once again, the second access road will be developed to include street markings, formed parking bays, street trees, pedestrian footpaths and street lighting. Once formed, this road will create vehicle and pedestrian access from Lakeside into the south-east part of the existing Te Kauwhata township and provide a logical connection to the wider pedestrian trail network, which is to be constructed along the banks of Lake Waikare and throughout Lakeside. The proposed location of the second access road and road layout are shown on page 23 of this report.

Secondary roads off the primary roads will generally follow the landform. The design of these roads will seek to avoid dead end cul-de-sacs. Pedestrian links off the primary and secondary roads will provide connections throughout the development and to the open spaces.



PUBLIC TRANSPORTATION

The Lakeside masterplan includes the provision of a public bus route (as shown above). This will act to ‘future proof’ the development in the event that a public bus route is provided in the town. This bus route is subject to further discussion with the Waikato District Council during the detailed engineering design stage but the proposed bus route will be designed to meet the turning requirements of a bus. The proposed bus route will enter and exit Lakeside from the two primary road connections (being Scott Road and Rimu Street), then work its way through parts of the medium and low density residential areas and the community hub. This public bus will provide access to the Te Kauwhata township as well as the wider public transportation network.

The opportunity exists to extend the bus route further into the development during the detailed engineering design of future stages should the need arise.

It is noted that the Te Kauwhata Train Station is located near the northern end of Scott Road within easy walking distance of Lakeside. Should future provisions for a passenger rail service between Hamilton and Auckland be adopted, this station could provide Lakeside residence with a rail link between these two major urban centres and beyond.

HEALTHY MOBILITY DESCRIPTION

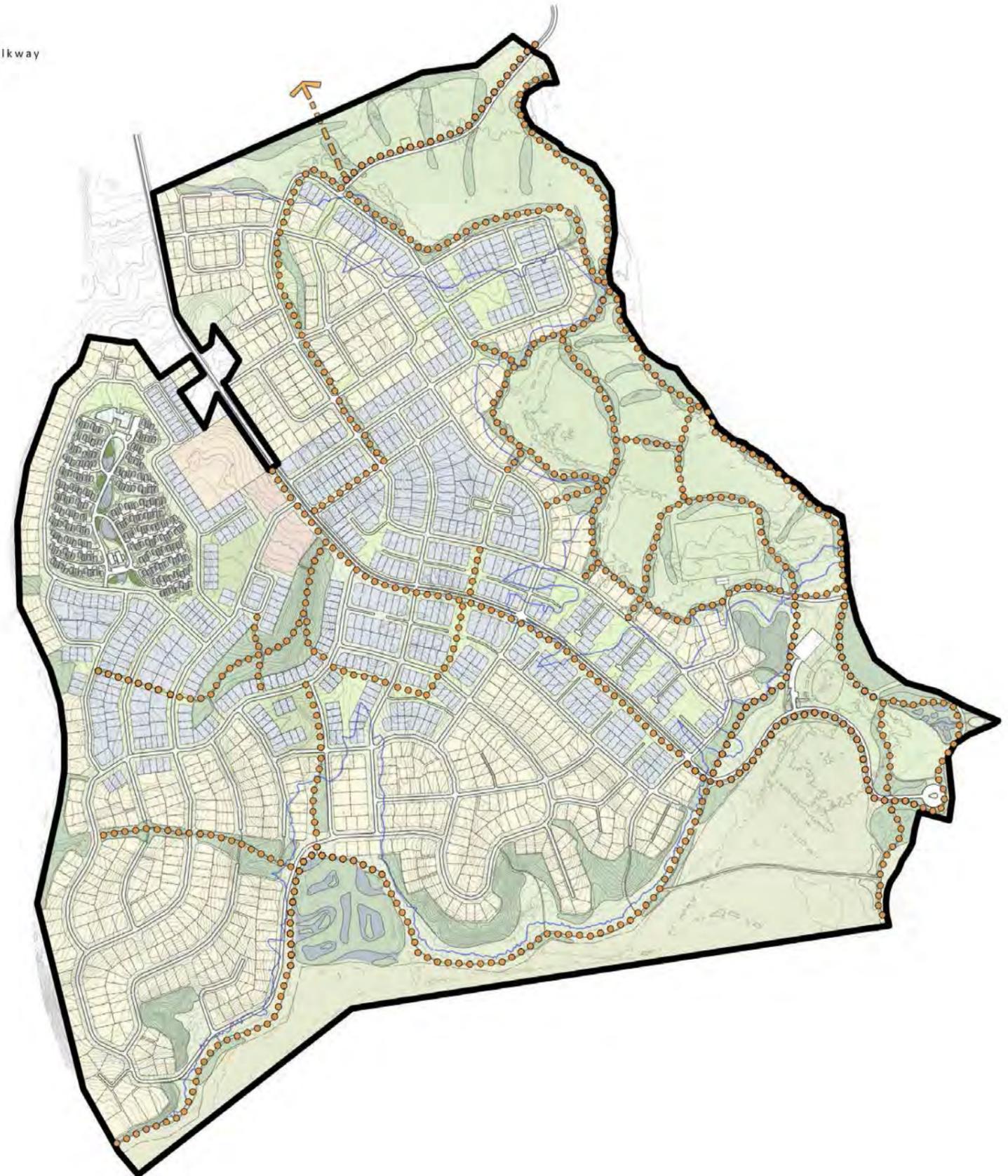
Pedestrian routes provide alternative modes of connection through the site's urban environment, network of open spaces and ecological areas. Within the reserve areas, raised walkways will straddle wetlands and pedestrian bridges will enable unobstructed human movement.

All walkways and paths will connect to the wider regional circulation networks and provide a healthy alternative to driving. Walking and cycling links between Lakeside and the Te Kauwhata township will be of a high amenity. These pedestrian and cycle trails will be desirable in their own right, providing aesthetic, healthy, public recreational opportunities within the Lakeside area.

The opportunity exists to create public access along the banks of Lake Waikare for the first time. This is a once in a generation opportunity to create a valuable community asset which will not only benefit the residents of Lakeside, but will enhance the existing Te Kauwhata community's ability to access Lake Waikare and surrounds.



 Principal Walkway Connections

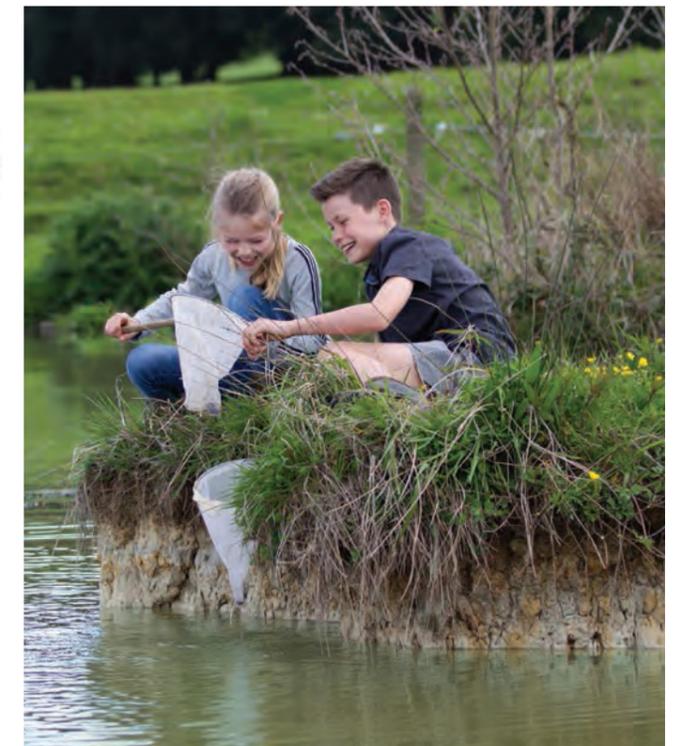




Immediately north of Lakeside is the Te Kauwhata Memorial Domain and the playing fields and facilities it contains. This domain can be accessed off Scott Road. Within Lakeside, an equestrian centre is proposed near the site's south-eastern edge. An Iwi Reserve is proposed on the eastern most portion of the site, adjacent to Lake Waikare. This, and other recreational features are clustered in the south-eastern portions of the site which act as anchors to the main circulation spine which runs between Scott Road to the recreation areas.

The open space belt which holds the Lakeside development will form the main feature of a trail network through Lakeside's open spaces, providing plentiful recreational and open space amenity opportunities.

Flanking the southern and eastern edges of the site will be a continuous band of indigenous planting. Varying in width, this planted edge will provide a quality natural environment and will buffer the internal residential areas and more natural floodplains and wetlands on the lower part of the site. The whole of the Lake Waikare floodplains will be managed for ecological regeneration, enhancing the ecological integrity of the landscape, the habitat for native fauna and improving the water quality of the lake.



PLACES



MEDIUM DENSITY RESIDENTIAL PLACES

The Medium Density Residential areas will flank the Higher Density Residential areas, providing a more open buffer and a gradual transition from more dense Higher Density Residential areas and the open space that hold the Lakesides' southern and eastern edge. The Medium Density Residential parts of Lakeside will be clustered towards the site's periphery providing a staged buffer between the higher density areas of the internal Lakeside area and the more open edges of the wider rural and natural landscape

CLADDING OPTIONS



Linea / Timber Weatherboards



Vertical Metal Tray



Bagged Brick Feature

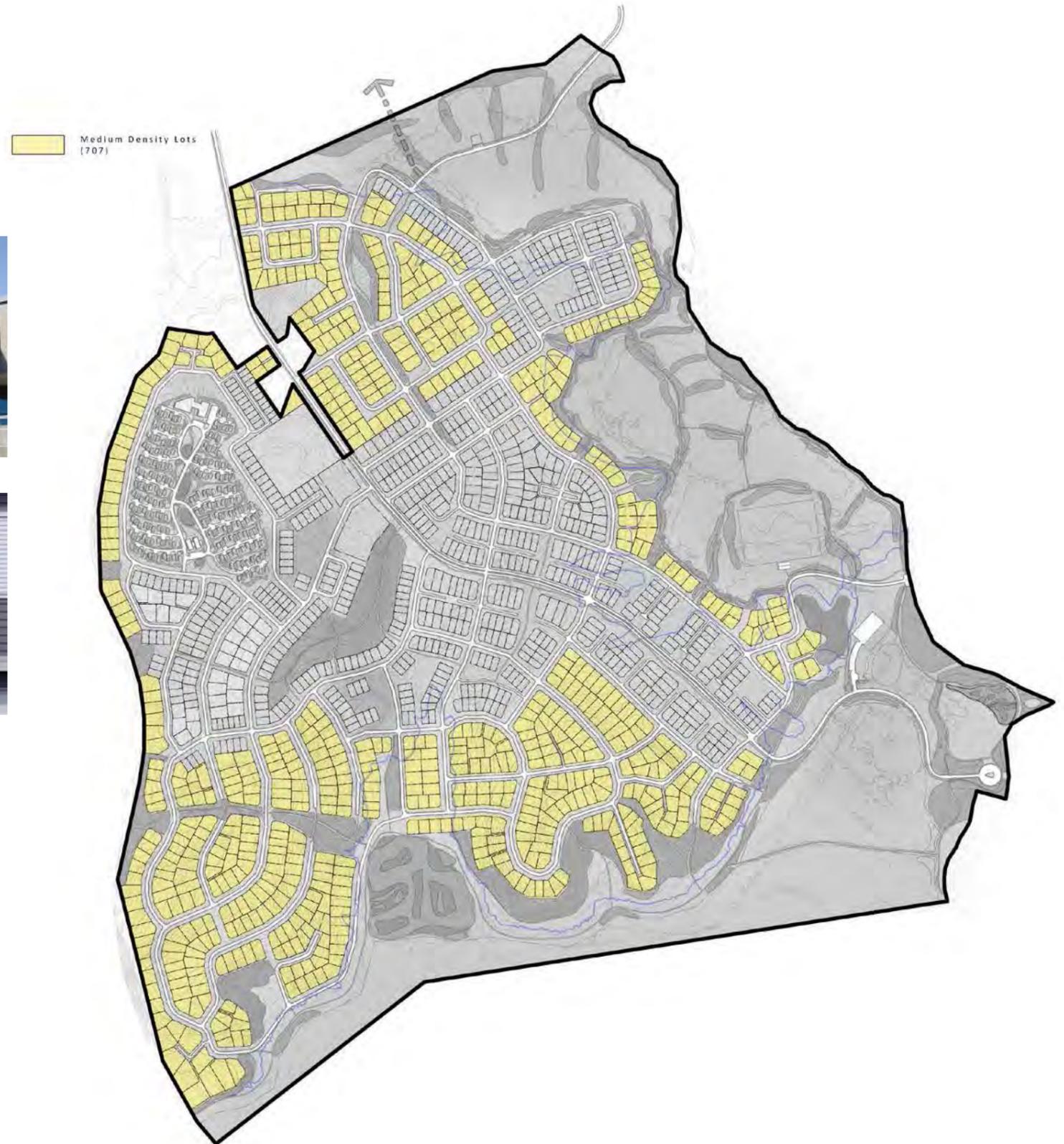


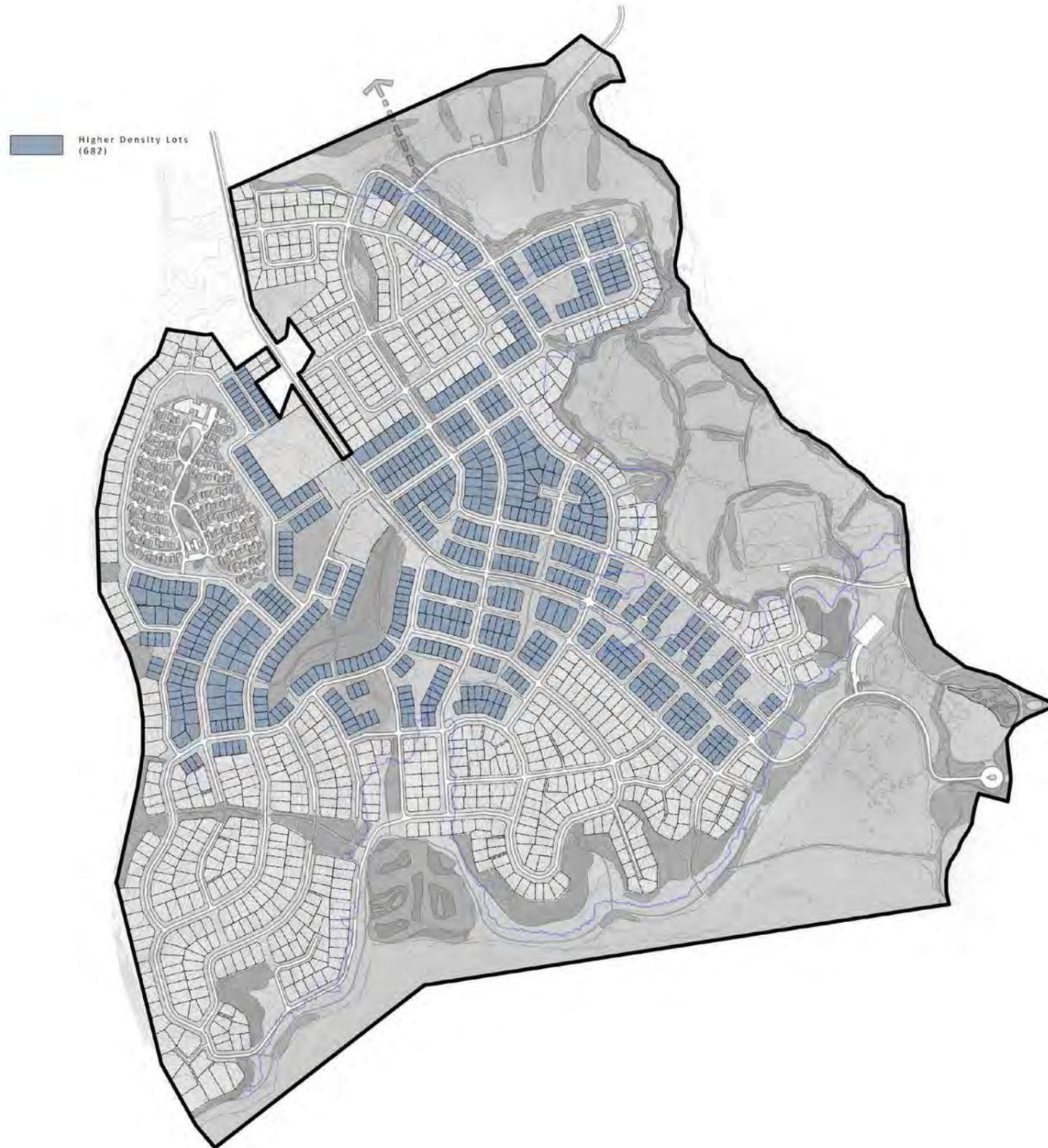
Plaster with Feature Cladding



Titan Feature

Note: All images are concept only and subject to final design





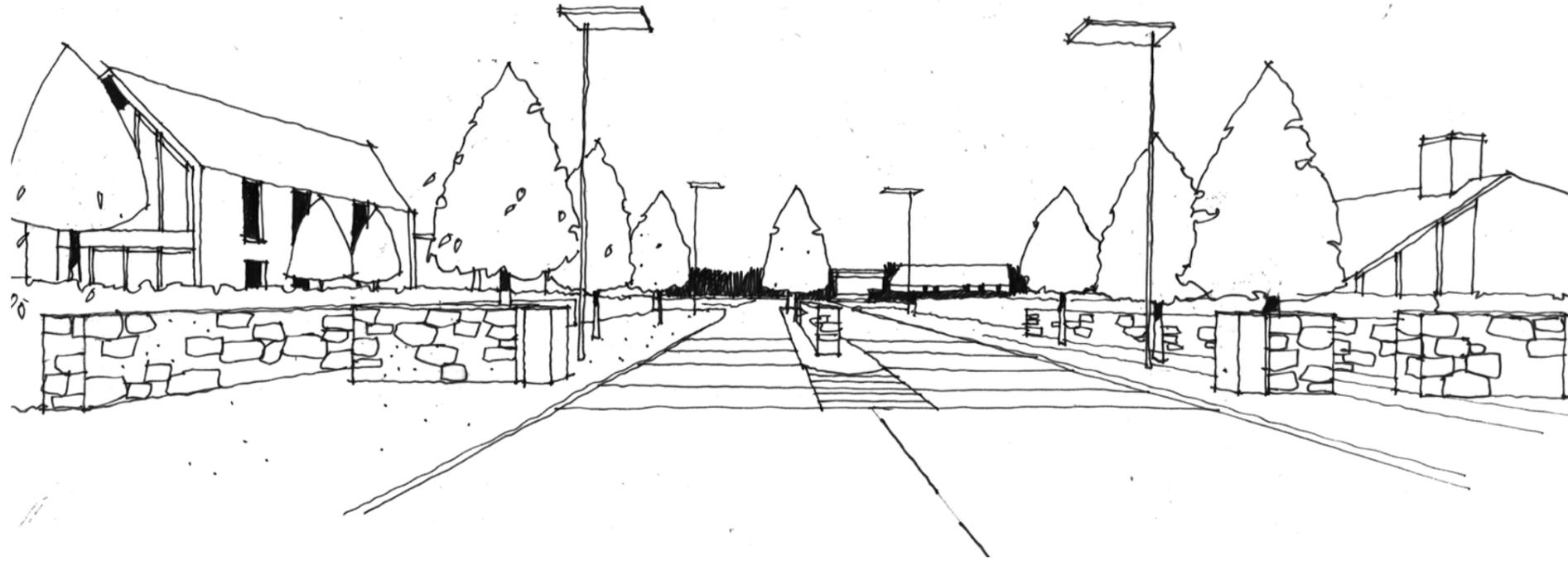
High Density Residential areas will be located around the core of the landform's plateaus and valleys. These 400-200m² lots will be clustered together in a pattern which maximises the built footprint and access to open spaces, pocket parks and walking tracks providing visual amenity and recreation opportunities.

Almost all High Density Residential lots will be adjacent to more open areas where the amenity can be shared and the requirements for maintenance on privately owned land is reduced. The High Density Residential lots will be within walkable distance to the community hub and will be a short distance from the wider network of open space which acts as a belt around the Lakeside development.

HIGHER DENSITY LOOK AND FEEL



Note: All images are concept only and subject to final design



Lakeside's main entrance will be via Scott Road which is the closest access point off Te Kauwhata Road. Upon Scott Road entering Lakeside it will morph into a "boulevard" containing large specimen trees, formed parking bays, pedestrian footpaths and street lighting.

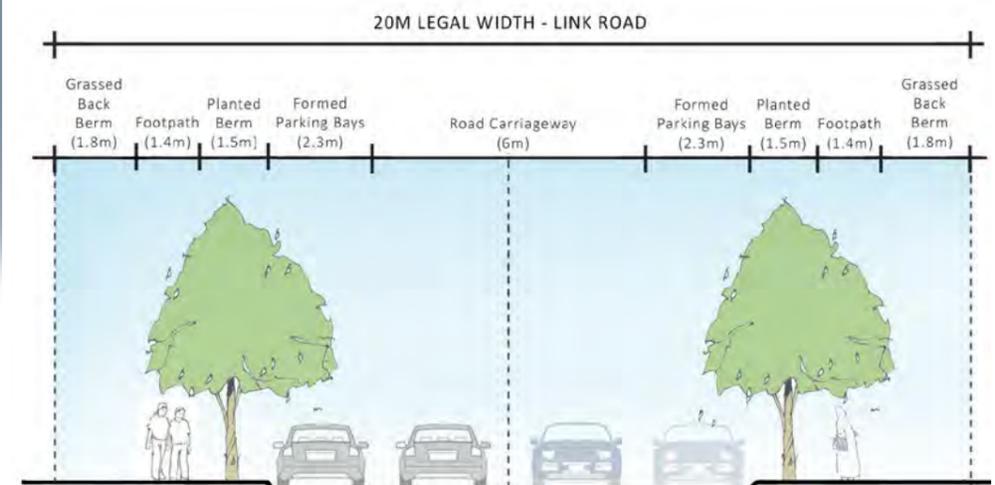
The proposed entry will create a sense of arrival into the development. The entrance cues will guide visitors towards the community hub and define the distinct Lakeside character which will permeate throughout the development.





Waikato District Council have given their in principle support for the creation of a second access into Lakeside via Rimu Street in the north east corner of the development. This second access road will be developed to include street markings, formed parking bays, street trees, pedestrian footpaths and street lighting. This secondary entrance will act as a link to Te Kauwhata's more eastern amenities. This road will pass through the site's open areas associated with the flood plains. It will be more rural and natural in character than the Scott's Road 'boulevard' incorporating rural element into the design such as grassed swales and post and rail fences. Once formed, this road will create vehicle and pedestrian access from Lakeside into the south-east part of the existing Te Kauwhata township and provide a logical connection to the pedestrian trail network, which is to be constructed along the banks of Lake Waikare and throughout Lakeside.

This road will be designed and constructed to allow for the creation of the 'Rata Street Reserve' in the event that existing Te Kauwhata Wastewater Ponds are decommissioned and removed (refer to page 33).



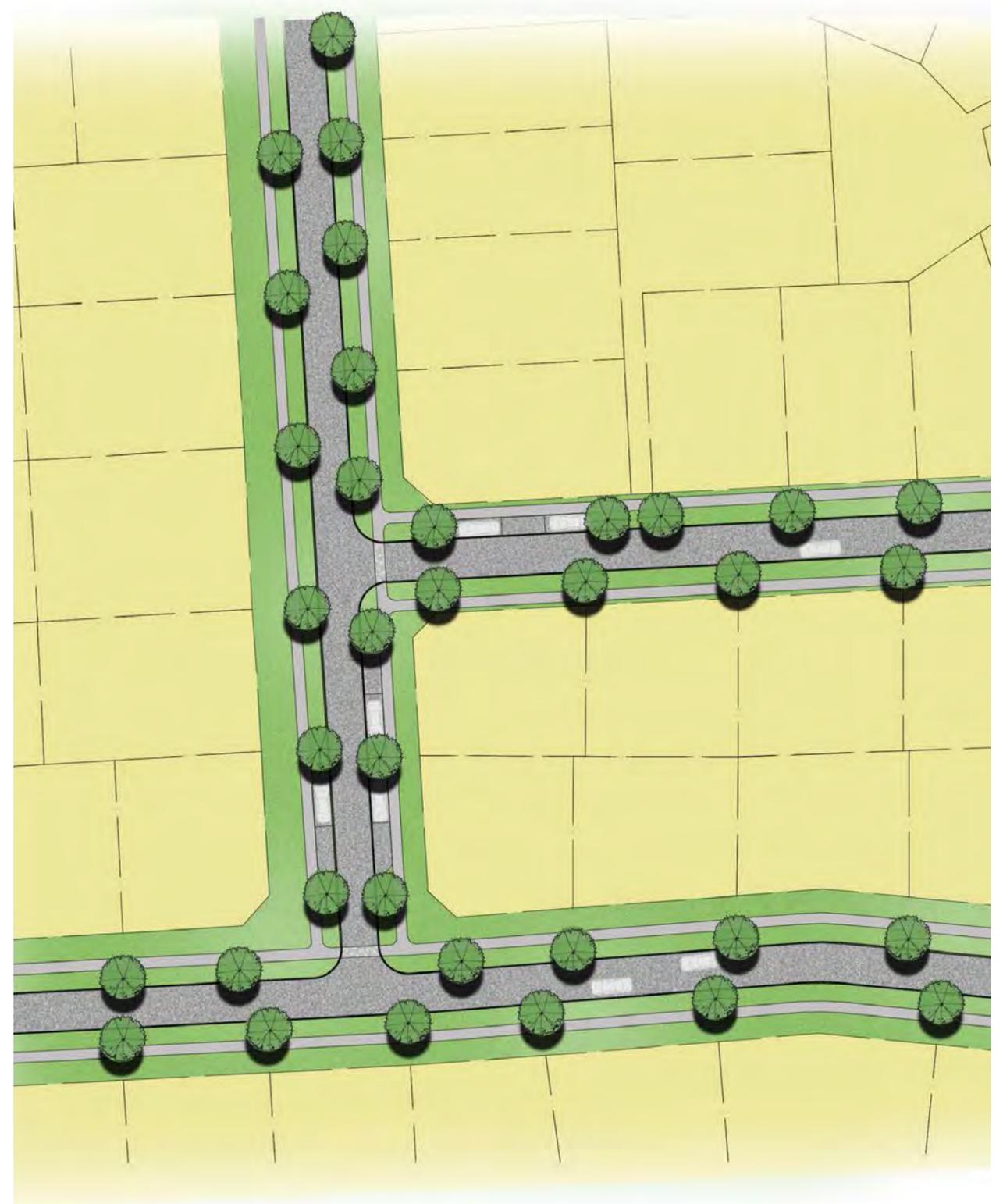
STREETSCAPE - MEDIUM DENSITY PLACES

The Lakeside street network will be an integral part of the overall Lakeside development, providing attractive, multiuse corridors which link the buildings to the street, the street to the neighbourhood and the neighbourhood to the city. The street networks will be a positive place which serves multiple functions, providing for circulation, parking, pedestrian movement and cycling as well as acting as amenity.

The Lakeside streetscape will provide wide mown verges and street trees and the overall pattern of street trees will in time, create a broad canopy over the bulk of the Lakeside development. The Lakeside streetscape will be a safe and secure environment with permeable access, plentiful parking and a high level of amenity.

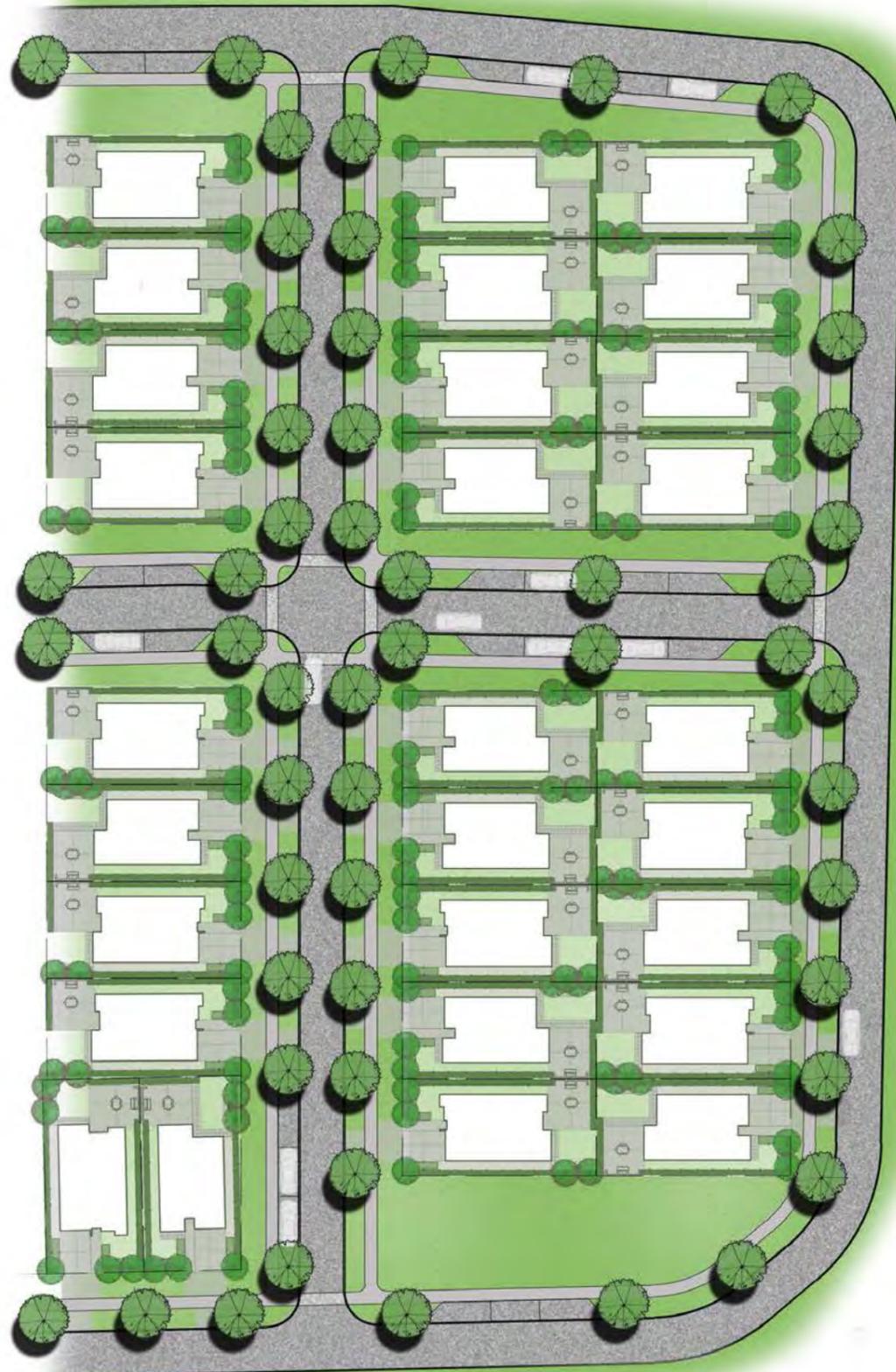
MEDIUM DENSITY STREETSCAPE

The medium density neighbourhoods will have a wide streetscape amenity. Buildings will be setback from the road by three metres. Solid fencing will be discouraged on street frontages. Lightweight permeable fencing not to exceed 1m in height can be planted on road frontages but must be planted in ha hedge. These controls will ensure the street frontage of the medium density neighbourhoods maintains a consistent and aesthetic character along all property boundaries.



HIGHER DENSITY STREETSCAPE

The Higher Density neighbourhood streetscapes will be wide streets with a high amenity. Building will be setback a minimum of 3m and the landscape treatments will address the road frontage in a consistent pattern. Hedges will form the main frontage while a small, solid wall of timber or plaster will accommodate house numbers and a mailbox. The balance of the street will be maintained as a tree lined open space amenity accommodating footpaths, parking and a mown verge.





A community hub will be centrally located at the upper elevations of the site near the site's entrance off Scott Road. It will have commanding views over the residential areas and further afield towards Lake Waikare. Located within easy walking distance of the Medium Density residential areas, and flanking the site entry from Scott Road, the community hub will provide services for the residents of Lakeside and the Te Kauwhata community. This includes a healthcare facility, a cafe and restaurant, child care facilities and two small shops. The small scale and restrained programming of the community hub will service the residents of Lakeside while not detracting from the vitality of the Te Kauwhata town centre.

Parking for the community hub will be located within landscape buffers of trees and shrubs. Areas around the community hub will be well landscaped allowing for a balance of open lawn areas, planted areas, built form and parking. The community hub will be well connected to the wider network of trails and will be centrally located near the Lakeside entrance.



1. Restaurant / Cafe
2. Restaurant / Cafe
3. Early Childcare Centre
4. Healthcare Centre

Note: All images are concept only and subject to final design





COMMUNITY LOT A

- Early Childcare Centre
- 2 x Small Retail Shops
- Carpark



COMMUNITY LOT B

- Healthcare Centre
- Restaurant / Cafe
- Carpark

RETIREMENT VILLAGE (CONCEPT) PLACES

An area is designated for a possible Retirement Village on the western, gently graded portions of the site within easy walking distance of the Community Hub. This deferred area will be subject to future design and development. It is anticipated that a village of an appropriate scale can be located over this flatter part of the site.

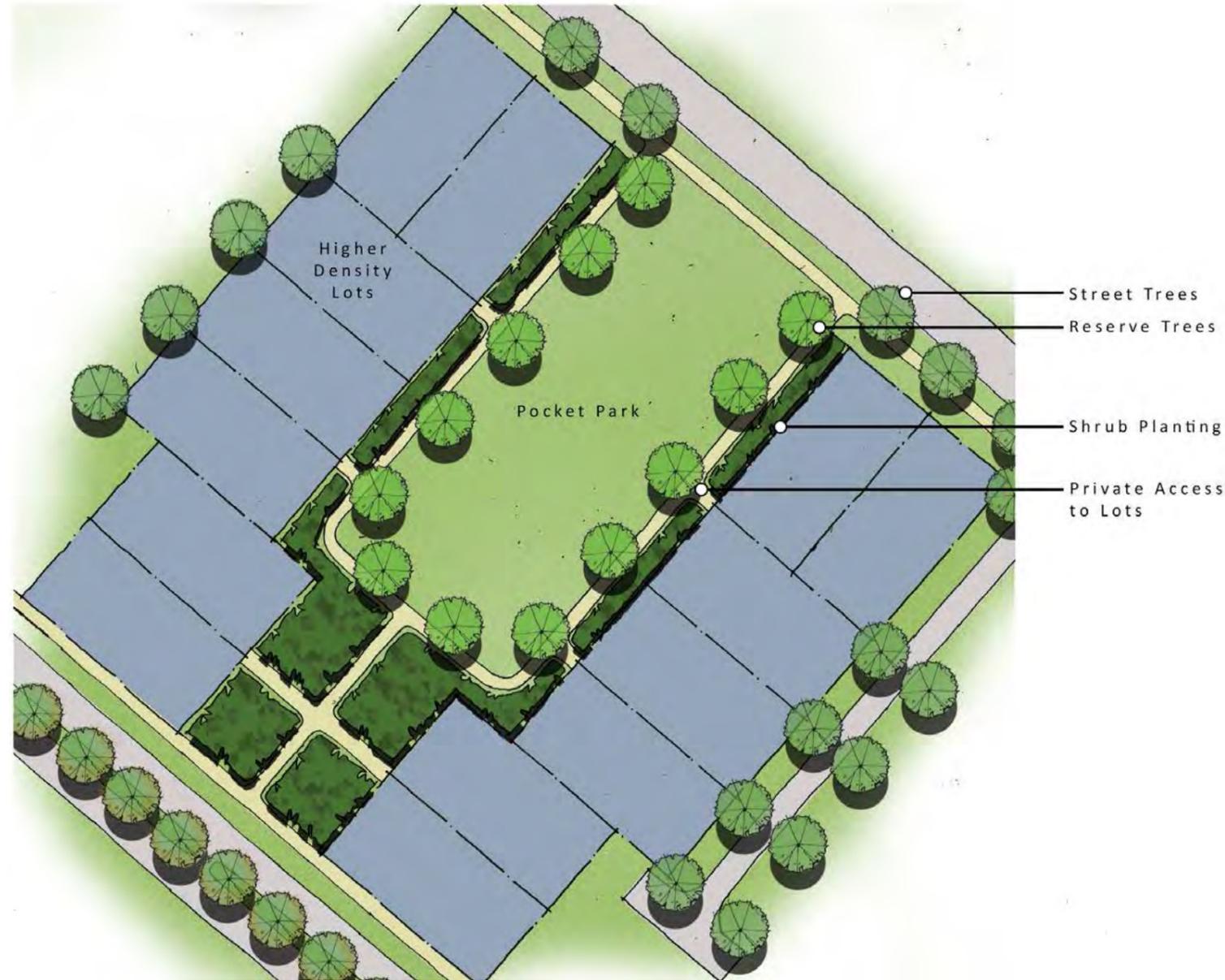
The retirement village will allow residents to live in close proximity to each other and within an area which provides healthy mobility options, a walkable community hub and public transportation options.

RETIREMENT VILLAGE LOOK AND FEEL



Note: All images are concept only and subject to final design

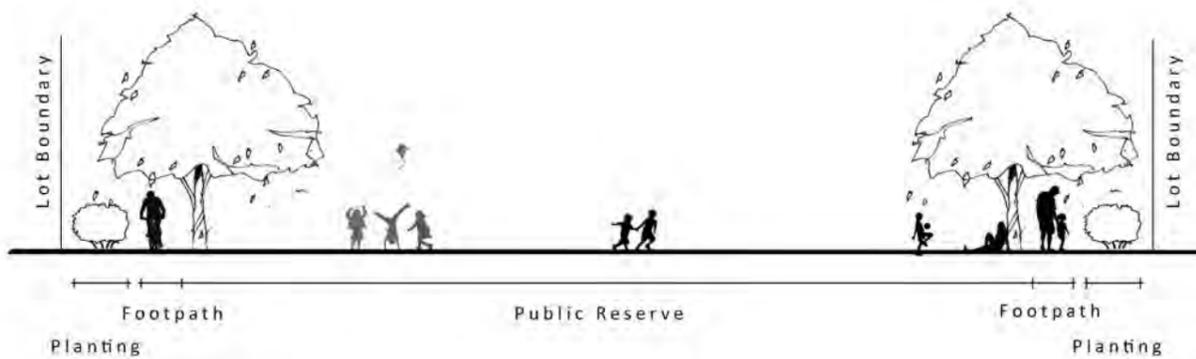
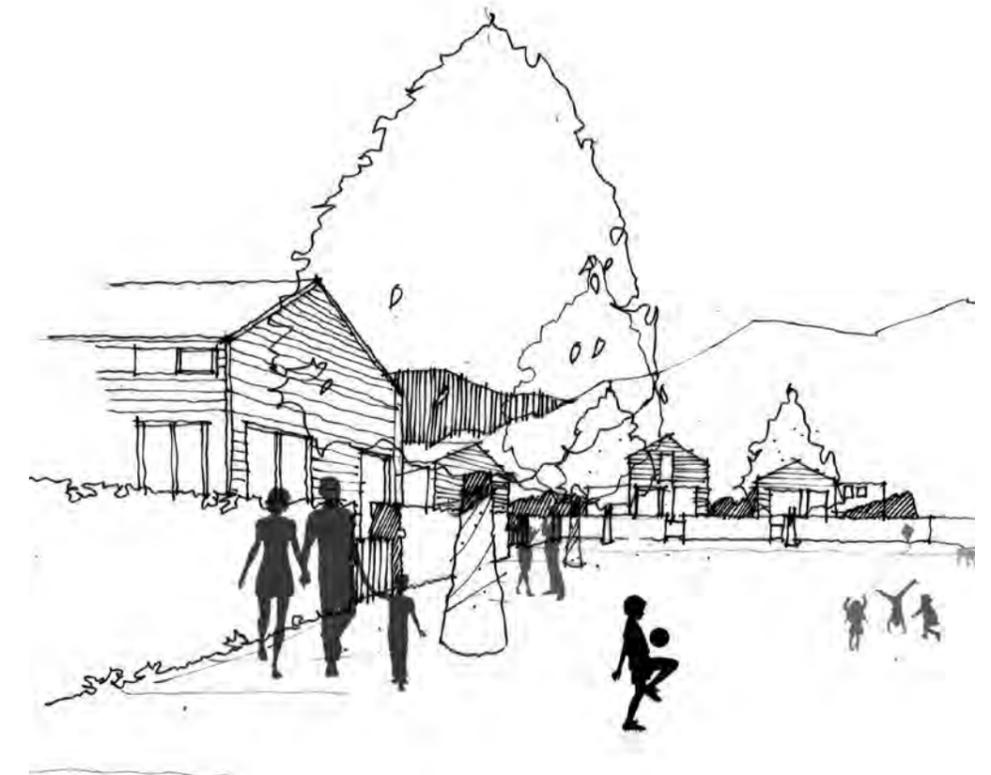




Pocket parks will generally be adjacent to the higher density residential areas. As these High Density Residential areas will have limited space on each site which is not occupied by buildings or programed for parking and circulation, the pocket parks will provide an open space amenity for these neighbourhoods.

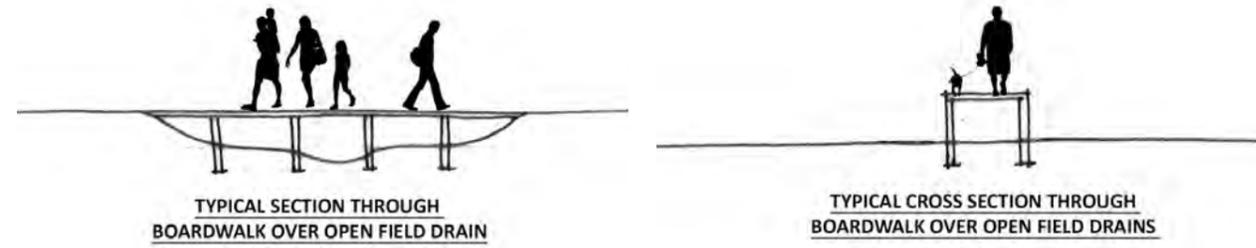
Pocket parks will be treed but will allow more open grassed internal areas for recreation activities. Buffering the open spaces of the internal portion of the pocket parks from the structure of built development, stripes of shrubs and trees will border the higher density lots, better integrating the built development into the more open and natural landscape.

These parks will provide a high level of amenity and in turn, direct a sense of ownership, pride, custodianship and a sense of place to the development cluster it adjoins.

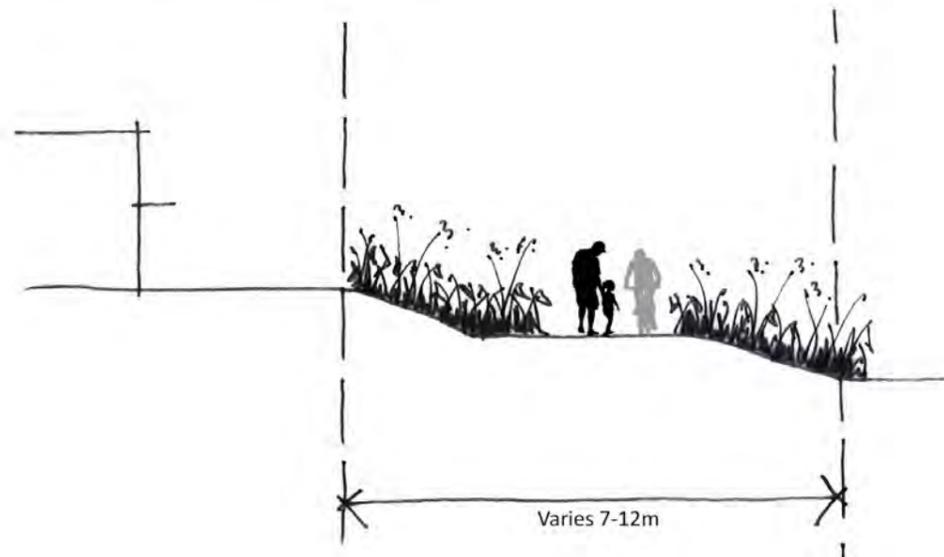


INTERDEVELOPMENT WALKWAY LINKS PLACES

The whole of Lakeside will be connected by a series of open space corridors which will support walkways, vegetation, active and passive recreation opportunities. These walkways will be designed as safe and secure spaces that the community can use or a causal walk with the dog or as a means to get between destinations. Some walkways will need to be elevated to allow them to be used continually even in times of flood. This will create a unique identity to the Lakeside area, providing for walkways which will connect people to place in a distinct way.



AA TYPICAL SECTION THROUGH WALKWAY LINK
SCALE 1:200 @ A3





The Lake Waikare Floodplains will become a link between the site’s urban areas and the amenity and character of Lake Waikare. This open space belt will provide areas for ecological services such as stormwater retention and treatment and habitat regeneration while facilitating human circulation spaces and an overall open space amenity.

It is anticipated that this Waikare Reserve will be seen as the housing which holds the crown jewel of the landscape; Lake Waikare itself. The Waikare Reserve will accommodate several other parks and open space typologies each with its own purpose and identity. The reserve will be lined by a series of raised paths which will be flanked by native vegetation. The whole of the Lake Waikare reserve will become a physical and visual link between the site’s natural and urban environments and a valuable community asset.



IWI RESERVE PLACES

The Iwi Reserve will be subject to further input from the Nga Muka Development Trust. The intention is for this reserve to form an anchor the Scott Road Boulevard, providing open space amenity, ecological regeneration and cultural remembrance. This Iwi Reserve will provide an opportunity for the story of the place and it's people story to be told through appropriately designed methods and forms.

Part of the Iwi Reserve contains a remnant wetland which will be protected and enhanced to form a focal point to build upon. Sufficient parking spaces will be made available so events can be held at the reserve. The reserve will perform as day to day outdoor amenity function while also providing for annual events and activities which can bring the community together and attract a wider audience from outside the Te Kauwhata community.





The Rata Street Reserve will repurpose the existing wastewater treatment facility to become an open space park at the northeastern edge of lakeside.

The amenity of this reserve will be accessible to the Te Kauwhata Township as well as residents of Lakeside. This reserve will provide space for Te Kauwhata community activities, active and passive recreation and access to open, natural spaces.

A playground will be included in the design giving young people a safe place to play. Much of the reserve will be vegetated in appropriate native plants which will enhance the landscape's natural character and quality and contribute to the recognition of the landscape's Genus Loci.



EQUESTRIAN PARK RESERVE

PLACES

Recognising the rural qualities of the wider landscape the Equestrian Park will be the Te Kauwhata District Pony Club with a purpose built equestrian facility. This park will be in the site's south-eastern edge and will be part of the wider network of open spaces which forms the body of the Lakeside development.

This park will be bound by large areas of native planting. The internal parts of the park will be planted in rural character trees, typical of the surrounding rural landscapes. The materials of the park, including all structures, surface, landscape elements and equestrian facilities will be sympathetic to the landscape's natural and rural values while being visually recessive so as to not detract from the more natural frame which buffers Lake Waikare from the residential areas of Lakeside.





At the completion of all stages, the Lakeside, neighbourhood will be a thriving community of mixed ages and demographics. Diversity in housing typologies will be of a consistent, high quality design while allowing for choice in location and aspect. The development will be well linked visually and physically to the surrounding rural and natural character while providing new opportunities for the wider Te Kauwhata community to access the natural values of Lake Waikare. Lakeside residents will be encouraged to use the network of trails and open space corridors for their high level of amenity, safety and efficiency between the Te Kauwhata town centres. This will have positive effects on the health of the residents.

Lakeside residents will have at hand the day to day services required by the community, but will be close to the existing Te Kauwhata town centre. The town centre will experience an injection of population and its vitality will be augmented.

The Lakeside development will increase the cultural appreciation of place, providing areas that facilitate recreation and cultural activities. The cultural layer of the landscape will be set alongside the landscapes natural and rural values. Overall the Lakeside development will synthesis cultural, social, natural rural and peri-urban values alongside the existing residents of Te Kauwhata to produce a diverse community which is interwoven by pride in place.



