

20.03.2026

DETAILED DESIGN FOR CONSTRUCTION

blac.land.arch

CLIENT
Masterton District Council
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Masterton 5810
(+64) 6 370 6300

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MASTERTON TOWN HALL

ACTIVATION

24 Perry Street, Masterton 5810, New Zealand

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DISTRICT PLAN

1.

Legal protection mechanism to protect Ecological Corridors and SNA Buffer areas
- 1.1.

The legal protection mechanism must include all of the following:
- 1.1.1.

Permanent protection of the vegetation or wetland on the site;
- 1.1.2.

Implementation of a Planting Plan in accordance with Part 2.4-2.6 below;
- 1.1.3.

Implementation of a Monitoring and Maintenance Programme in accordance with Part 2.7-2.9 below;
- 1.1.4.

Permanent exclusion of all livestock from the protected area; and
- 1.1.5.

The protected area to be maintained in perpetuity, including carrying out pest plant and animal control measures.
- 1.2.

A legal protection mechanism for Ecological Corridors and SNA Buffer areas must include the following:
- 1.2.1.

Legal protection of the Ecological Corridors and SNA Buffer area and any area of required revegetation plantings in perpetuity.
- 1.2.2.

An agreement to the satisfaction of the council regarding an encumbrance, bond, consent notice, covenant or vesting as reserve must be entered into before the issue of the section 224(c) certificate under the Resource Management Act 1991;
- 1.2.3.

Where applicable the legal protection mechanism must be in accordance with the relevant terms of the Reserves Act 1977 or the Queen Elizabeth II National Trust Act 1977. The legal instrument must provide protection in perpetuity, and must include enforcement and penalty provisions;
- 1.2.4.

Where revegetation planting is required as a condition of the subdivision consent, the section 224(c) certificate will be issued only after the required works have been undertaken and the planting has satisfied the required consent conditions. This includes implementation of an animal and plant pest management plan. 'Animal pests' and 'plant pests' are those species listed as 'Organisms declared as pests', 'Other harmful organisms', 'Unwanted organisms' and/or included in any of the five pest management programmes 'Exclusion programme', 'Eradication programme', 'Progressive containment programme', 'Sustained control programme', and 'Site-led pest programme' in the current Greater Wellington Regional Pest Management Plan; and
- 1.2.5.

All certification required must be carried out by a suitably qualified and experienced person and at the applicant's expense, and a report must be provided to Council. In this context, a person will not be considered to be suitably qualified and experienced unless they are a qualified ecologist with appropriate experience in this type of work.
- 1.3.

Within the Rural Lifestyle Zone the SNA Buffer areas and any area of required revegetation plantings to be protected must be maintained free of livestock through appropriate stock proof fencing or prevented by topographical or natural features.
- 1.4.

The location and species composition identified in the Planting Plan is to achieve the following:
- 1.4.1.

Provide necessary protection and restoration of the Significant Natural Area(s) to ensure its long-term viability, health, and significance;
- 1.4.2.

Facilitate the use of natural regeneration processes to ensure that in the long term these natural regeneration processes take over;
- 1.4.3.

Provide for the protection and restoration of the planted site and provide robust linkages between ecological features; and
- 1.4.4.

Provide a sustainable, potentially significant forest, wetland or shrubland.
- 1.5.

A planting plan for any revegetation planting must identify the following:
- 1.5.1.

The purpose of the planting;
- 1.5.2.

The ecological district of the site;
- 1.5.3.

The characteristics of the soil (i.e. clay, silt, loam etc.);
- 1.5.4.

Soil drainage;
- 1.5.5.

Topography and slope of the area to be planted;
- 1.5.6.

Location and extent of the area to be planted;
- 1.5.7.

Whether part or all of the site is subject to flooding or high water-tables (some species are intolerant of wet soils);
- 1.5.8.

Exposure of the site to wind, frost, drought, and salt spray;
- 1.5.9.

Aspect of the site relative to the sun;
- 1.5.10.

Which parts of the site might be shaded (to inform decisions about whether to use shade-tolerant or sun loving species);
- 1.5.11.

Presence of pest plants and animals;
- 1.5.12.

Presence of any threatened species and if necessary the process for the translocation of threatened species;
- 1.5.13.

Stock-proof fencing that should be at least a full seven wire, post and batten fence, planting areas, weed and animal pest control;
- 1.5.14.

Extent and species composition of the existing Significant Natural Area and any other indigenous vegetation and habitats on the land subject to subdivision;
- 1.5.15.

Distance to any other Significant Natural Area and any other indigenous vegetation and habitats;
- 1.5.16.

Site preparation for planting, including stock-proof fencing of areas, weed and animal pest control;
- 1.5.17.

Any restrictions on planting, such as existing Infrastructure, safety or existing access issues;
- 1.5.18.

How revegetation planting will be ecologically linked to an area of contiguous Significant Natural Area(s), any other indigenous vegetation and habitats, and if possible any other additional existing ecological corridors or connections;
- 1.5.19.

How revegetation planting will provide robust and high value ecological connections without gaps to the Significant Natural Area(s);
- 1.5.20.

How revegetation planting will buffer the Significant Natural Area(s) and ensure long term viability and resilience of the Significant Natural Area(s);
- 1.5.21.

Site planting, including species to be planted, sourcing of the plants, size (Very small plants and very large plants can struggle to establish in some areas. The most appropriate sizes for planting out are considered to be root trainers, PB3/4 or PB2s and PB5s.) and spacing of plants, and where they are to be planted, requirements for replacement of pest plants with appropriate indigenous species and measures to minimise reinvasion of pest plants;
- 1.5.22.

Timing of planting. (For terrestrial planting this is generally during the autumn to early spring months while there is good rainfall. For wetland areas planting is best done when the roots of the plants are actively growing during spring and early summer before the dry season.);
- 1.5.23.

Density of planting;
- 1.5.24.

The source of the plants and the appropriateness for the soil, aspect, exposure and topography;
- 1.5.25.

How the planting will reflect the composition of former indigenous vegetation likely to have occupied the site and inclusion of appropriate indigenous species that will enable the natural processes of succession;
- 1.5.26.

Measures for the maintenance of planting, including releasing plants, fertiliser (In some but not all circumstances fertiliser can help establish indigenous plant species. However, it can also result in more vigorous growth of pest plant species and too much fertiliser can be toxic to plants. Use slow-release fertilisers if required), plant and animal pest control and mulching (Mulching can help retain moisture, insulate the soil and suppress pest plant growth. Mulch can also be a source of pest plants and disease, some mulches are toxic to plants or can leach nutrients through decomposition. Mulching will increase the cost of the planting) and replacement of plants which do not survive, and measures for animal and plant pest control;
- 1.5.27.

Protective measures proposed to ensure the Significant Natural Area(s), any other indigenous vegetation and habitats, and any proposed revegetation planting remain protected in perpetuity;
- 1.5.28.

Details confirming that revegetation planting is only to be carried out contiguous to the Significant Natural Area(s); and
- 1.5.29.

Confirmation that the assessment of whether the maintenance of plantings has been achieved shall be undertaken by a suitably qualified independent ecologist according to a quantitative monitoring programme.
- 1.6.

The following matters must be implemented prior to a section 224(c) certificate is issued and confirmation is provided:
- 1.6.1.

Within the Rural Lifestyle Zone, the establishment of secure stock exclusion that is at least a full seven wire, post and batten fence; and
- 1.6.2.

The planting of indigenous vegetation at a density detailed in the Planting Plan or at some other density considered more appropriate for the site circumstances by Council.
- 1.7.

Monitoring needs to be undertaken annually for five years, as it takes between 3-5 years before indigenous replanting areas are well established and the certainty of plant survival is assured. The following needs to be monitored:
- 1.7.1.

Plant survival rates. The council requires a 90% plant survival rate which is thought appropriate to ensure that the replanting will become ecologically viable;
- 1.7.2.

Size of plants is an indication of the health of the plantings. The greater the growth, the healthier the planting and therefore the more likely a planting is to survive; and
- 1.7.3.

Canopy closure. If a planting area is healthy, canopy closure should occur at year three to five, although it can take to year ten if the conditions of the site are particularly harsh. Therefore, this is an important indication of the health of the planting. The council requires at least 80% canopy closure after 5 years.
- 1.8.

Maintenance must include the replacement of plants which do not survive to ensure that gaps are not created which could allow weeds to enter the planting and to ensure that there is an adequate canopy cover in the long term:
- 1.8.1.

The maintenance of any plantings must occur until the plantings have reached a sufficient maturity to be self-sustaining, and have reached 80% canopy closure. The survival rate must ensure a minimum 90% of the original density and species;
- 1.8.2.

The maintenance of any plantings must include the ongoing replacement of plants that do not survive;
- 1.8.3.

The maintenance of any plantings must ensure that all invasive plant pests are eradicated from the planting site both at the time of planting and on an on-going basis; and
- 1.8.4.

The maintenance of any plantings must ensure animal and plant pest control occurs.
- 1.9.

Monitoring results must be forwarded to Council for audit.
2.

Pedestrian walkways, cycleways and shared paths within a road reserve must be designed in accordance with the Austroads Guide to Road Design Part 6A: Paths for Walking and Cycling (2017) or Waka Kotahi Pedestrian Planning and Design Guide (2009).
3.

Street trees must be provided in accordance with:
4.

The requirements of INF-Table 1 (Road design standards);
- 4.0.1.

Street trees must not be planted in the infrastructure berm;
- 4.0.2.

When street trees are required in accordance with INF-Table 1, they must be provided in accordance with the number of trees per size class at maturity set out in INF-Table 2;
- 4.0.3.

Street tree planting must meet the requirements set out in INF-Table 2 for the following:
- 4.0.3.1.

Horizontal setback distances from underground infrastructure;
- 4.0.3.2.

Horizontal setback distances from structures;
- 4.0.3.3.

Minimum berm width;
- 4.0.3.4.

Minimum topsoil depth; and
- 4.0.3.5.

Minimum soil volume.
5.

Streetlighting must be provided in accordance with the following:
- 5.0.1.

Streetlighting must be designed in accordance with NZ Transport Agency document M30 Specification and Guidelines for Road Lighting Design (2014);
- 5.0.2.

Streetlighting bulbs must be on the NZ Transport Agency List of M30 Approved Luminaires (2020);
- 5.0.3.

Streetlighting columns must be in accordance with the NZ Transport Agency M26:2012 and M26A:2017 Specification for Lighting Columns; and
- 5.0.4.

Streetlighting columns in Access Roads and Collector Roads must be a minimum of 8m in height.

LEGEND

- SITE BOUNDARY
- PROPOSED 200mm CONTOURS
- LOT BOUNDARIES
- SECTION
- DETAIL NUMBER
- ELEVATION
- RENDER VIEWPOINT
- GRID LINE
- CENTERLINE
- REVISION TAG
- RELATIVE ELEVATION MARKER
- EXISTING LEVEL/ ELEVATION
- PROPOSED LEVEL/ ELEVATION
- GENERAL FALL
- RAMP
- STEPS (R=RISER)
- EXISTING TREE - APPROXIMATE DRIPLINE/ ROOTZONE
(UNLESS VERTICAL ROOT GROWTH SPECIES)
- PROPOSED TREE (REFER PLANTING PLANS) AND DRIPLINE
AT APPROXIMATELY 10 YEARS ESTABLISHED
- EXISTING TREE - REMOVED

ABBREVIATIONS

- A.F.S.

ABOVE FINISHED SURFACE
- BLDG.

BUILDING
- CONC.

CONCRETE
- DAT.

DATUM LEVEL
- DB.

DISTRIBUTION BOARD
- DET.

DETAIL
- DI.

DRAINAGE INLET
- DL

DRAINAGE LEVEL
- DIA.

DIAMETER
- DN.

DOWN
- ELEV.

ELEVATION
- EG.

EXISTING GROUND/ SURFACE LEVEL
- EQ.

EQUAL
- EXT.

EXISTING
- FIN.

FINISH
- FFL.

FINISH FLOOR LEVEL
- FG.

FINISHED GROUND LEVEL (TOP OF MULCH AND TOP OF LAWN)
- FS.

FINISHED SURFACE LEVEL
- GALV.

GALVANIZED
- I.D./OD.

INSIDE OR OUTSIDE DIAMETER
- IL.

INVERT LEVEL
- MIN./ MAX.

MINIMUM/ MAXIMUM
- N.T.S.

NOT TO SCALE
- NO.

NUMBER
- O.C.

ON CENTER
- U.N.O.

UNLESS NOTED OTHERWISE
- REF.

REFERENCE
- R./ T.

RISER OR TREAD
- RL.

RELATIVE LEVEL
- S/S.

STAINLESS STEEL
- SPEC.

SPECIFICATIONS
- TIMB.

TIMBER
- TO_.

TOP OF (...)
- TOC.

TOP OF CONCRETE
- TOF.

TOP OF FENCE
- TOS.

TOP OF STAIRS
- TOW.

TOP OF WALL
- BOK.

BACK OF KERB
- TOK.

TOP OF KERB
- TYP.

TYPICAL
- U.N.O.

UNLESS OTHERWISE NOTED
- V.I.F.

VERIFY IN FIELD

SHEET LIST

- L0.0

COVER SHEET
- L0.1

GENERAL NOTES_LEGEND + SHEET LIST
- L0.2

KEYNOTES
- L2.10

GENERAL ARRANGEMENT PLAN
- L2.20

LEVELS & FALLS PLAN
- L4.0

SURFACE DETAILS & INTERFACES
- L4.01

FURNITURE DETAILS 01
- L4.02

FURNITURE DETAILS 02
- L4.70

SOFTSCAPE DETAILS
- L5.0

PLANTING SCHEDULE
- L5.10

PLANTING PLAN

Project No.107 2026.03



Revisions

DETAILED DESIGN - 20.03.2026

DETAILED DESIGN - 12.03.2026

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Scale

GENERAL NOTES_
LEGEND_
SHEET LIST_

L0.1

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EXISTING FEATURES

- 21 - 01
- EXISTING PAVING
- 21 - 02
- EXISTING PARK
- 21 - 03
- EXISTING CAR PARK

SURFACES

- 82 - 01
- HOGGIN
REFER TO DETAILS: L4.0 DETAIL 1
SPECIFICATION SECTION 8226
- 82 - 02
- READY LAWN GRASS
REFER TO DETAILS: L4.70 DETAIL 2
REFER TO SPECIFICATION SECTION 8333
- 82 - 03
- NEW ASPHALT / CHIP SEAL
WITH LINE MARKINGS
REFER TO DETAILS: L4.0 DETAIL 3
REFER TO SPECIFICATION SECTION 8222

PLANTING

- 83 - 01
- SPECIMEN TREE IN PIT
REFER TO DETAILS: L4.70 DETAIL 3
REFER TO SPECIFICATION SECTION 8321 + 8322
- 83 - 02
- PLANTING BED IN 300mm SOIL
REFER TO DETAILS: L4.70 DETAIL 1
REFER TO SPECIFICATION SECTION 8321 + 8322
- 83 - 03
- TREES IN PLANTERS
CLIENT SUPPLIED TIMBER PLANTERS. 16no.

FURNITURE + STRUCTURES

- 84 - 01
- BENCH SEATS
CLIENT SUPPLIED BENCHES. 6no. ADDITIONAL
BENCH SEATS TO BE INSTALLED WHEN AVAILABLE
- 84 - 02
- LARGE ROCKS/ BOLLARD
REFER TO DETAILS: L4.02 DETAIL 1
REFER TO SPECIFICATION SECTION 8461
- 84 - 03
- TIMBER BOLLARD & CHAIN
PROPRIETARY ANGLED TIMBER BOLLARD
REFER TO SPECIFICATION SECTION 8461
- 84 - 04
- RUBBISH BINS
CLIENT SUPPLIED RUBBISH BINS. 2no.
- 84 - 05
- SMART BIN
REFER TO SPECIFICATION SECTION 8461

blac.

MASTERTON TOWN HALL
ACTIVATION

24 Perry Street, Masterton 6102, New Zealand

Project No.107

2026.03



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II. not to rely on any dimensions set out by Blac Limited in this document.

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Scale

KEYNOTES_

L0.2

Sheet No.

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MASTERTON TOWN HALL ACTIVATION

24 Perry Street Masterton 5810, New Zealand

2026.03

20.03.2026

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GENERAL ARRANGEMENT PLAN_

L2.10

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1. CLIENT TO SUPPLY 83-03 PLANTERS, 84-01 BENCH SEATS, 84-04 RUBBUSH BINS AND SIGNAGE
2. 6no. BENCH SEATS TO BE SUPPLIED INITIALLY. REMAINING BENCHES TO BE INSTALLED WHEN AVAILABLE
3. IRRIGATION TO BE STANDARD DRIP LINE SYSTEM OR APPORVED EQUIVALENT, DELIVERED THROUGH 19mm PIPE. TREES TO HAVE LINES LOOPED AROUND TRUNKS. CONDUIT REQUIRED FOR LINES PASSING UNDER ASPHALT / CHIP SEAL. TIMERS OR MANUAL IRRIGATION INTERVALS TBC WITH MAINTENANCE CONTRACTORS.

1 GENERAL ARRANGEMENT PLAN

Scale: 1:150 @ A1 1:300 @ A3

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4. All contractors other than Blac Limited are:

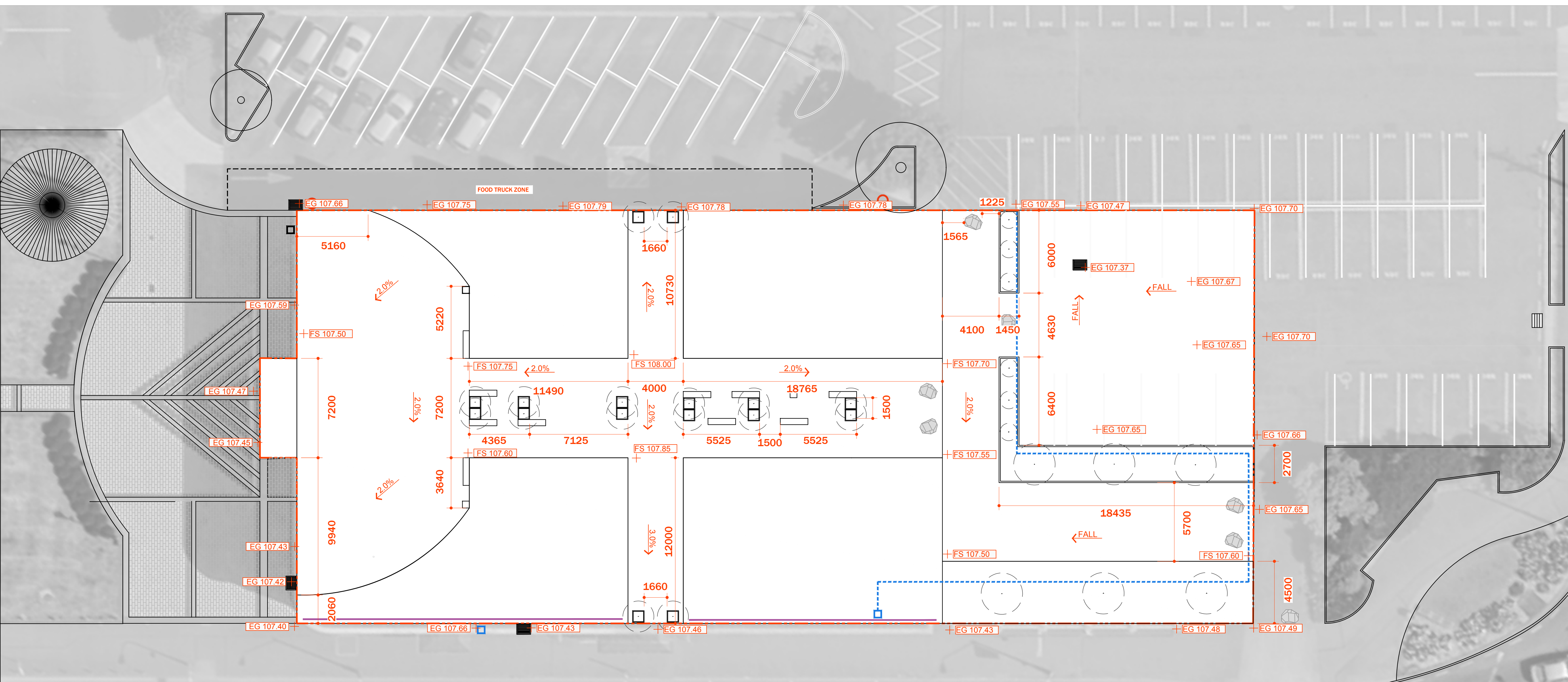
- a. not liable for vertical dimensions on site and confirming the location of all underground services on site prior to commencing any work;

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LEVELS & FALLS
PLAN_

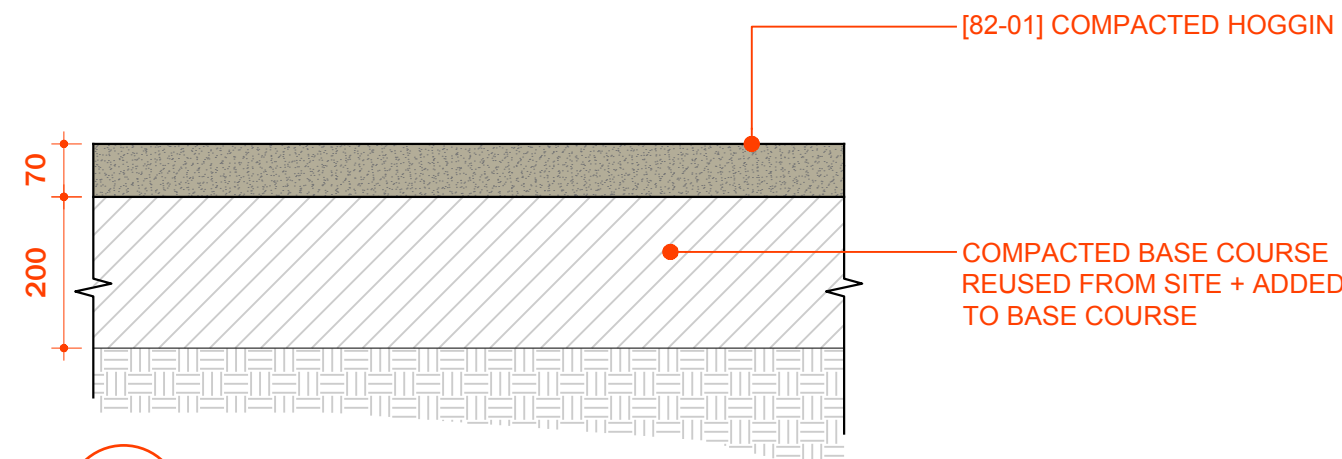
L2.20

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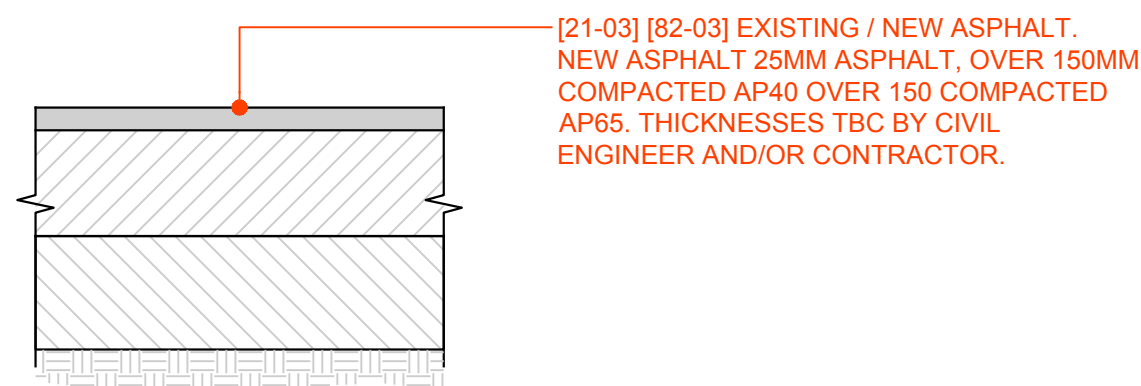


1. ASPHALT REMEDIATION TO DEMOLITION ARCHITECTS DRAWINGS.
2. NEW ASPHALT BUILD-UP TO BE CONFIRMED BY CONTRACTOR.
3. ALL STORM WATER DRAINAGE IS TO BE DRAINED INTO PERMEABLE AREAS OR EXISTING CESS PITS. CONTRACTOR TO ASSESS GROUND DRAINAGE PRIOR TO INSTALLING READY LAWN AND INSTALL SUBSOIL DRAINAGE IF REQUIRED.
4. ALL EXISTING LEVELS TAKEN FROM SURVEY PROVIDED BY CF PROJECTS AND ADAMSON SHAW.

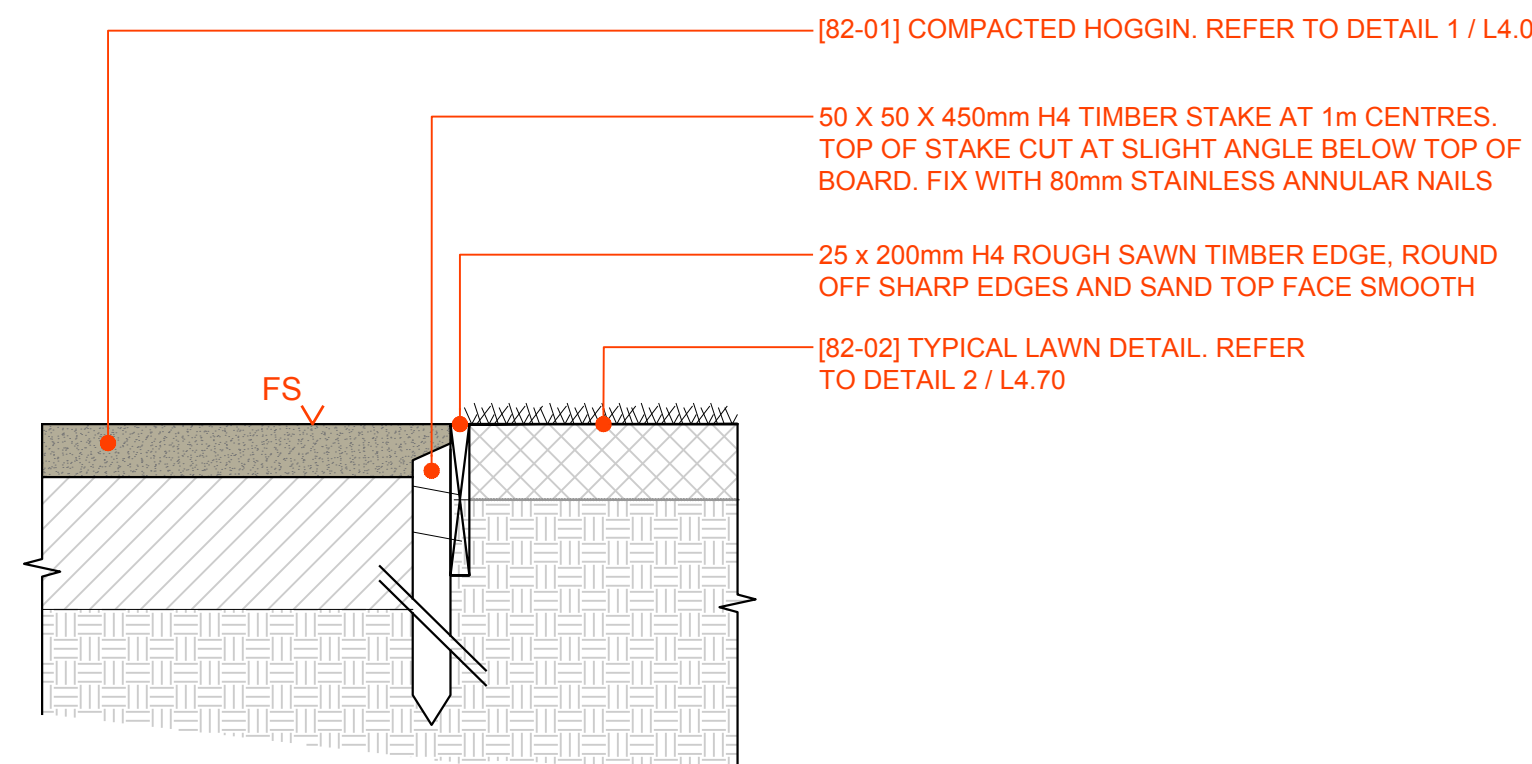
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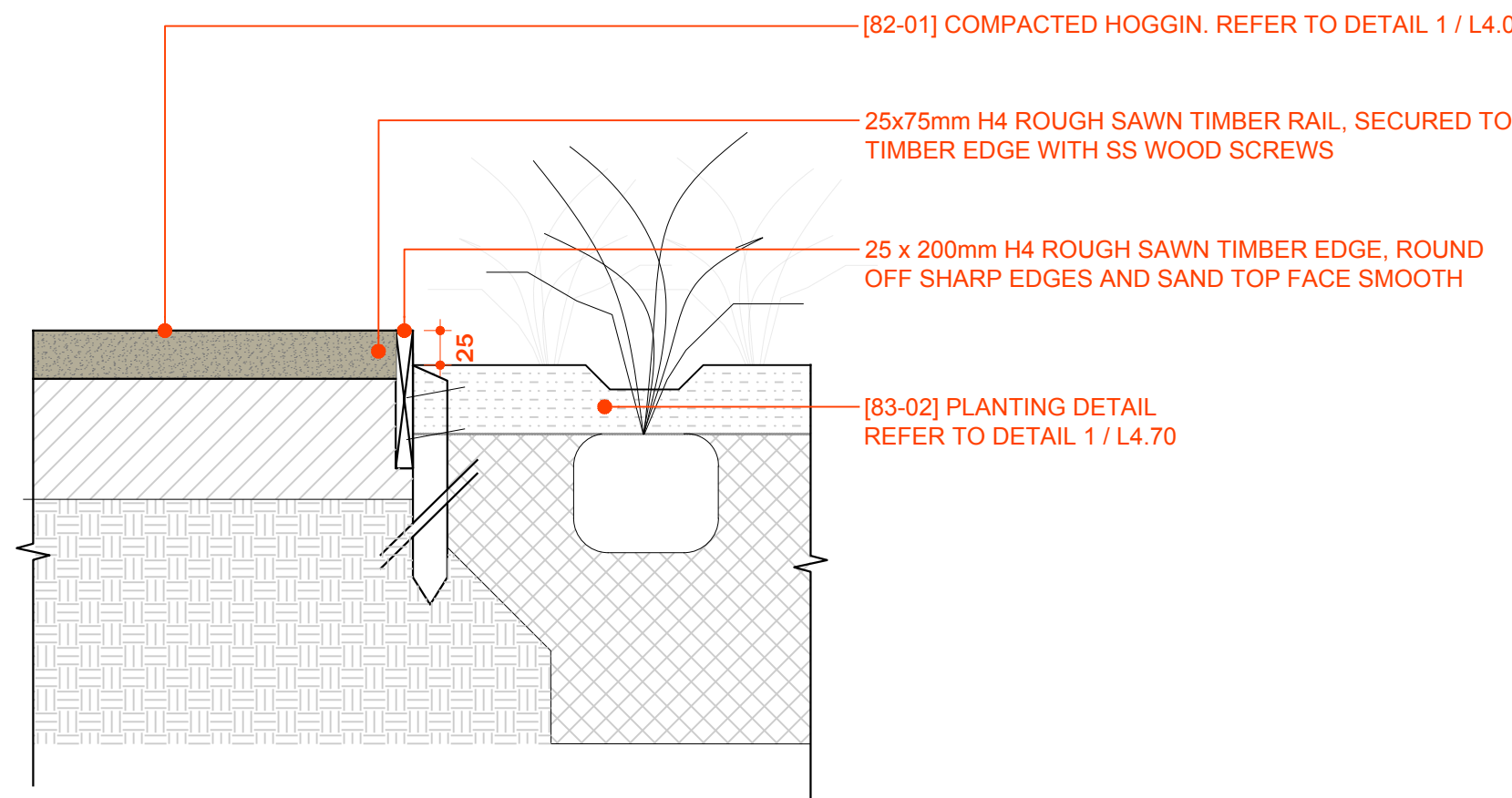
1 [82-01] HOGGIN
Scale: 1:10 @ A1 1:20 @ A3



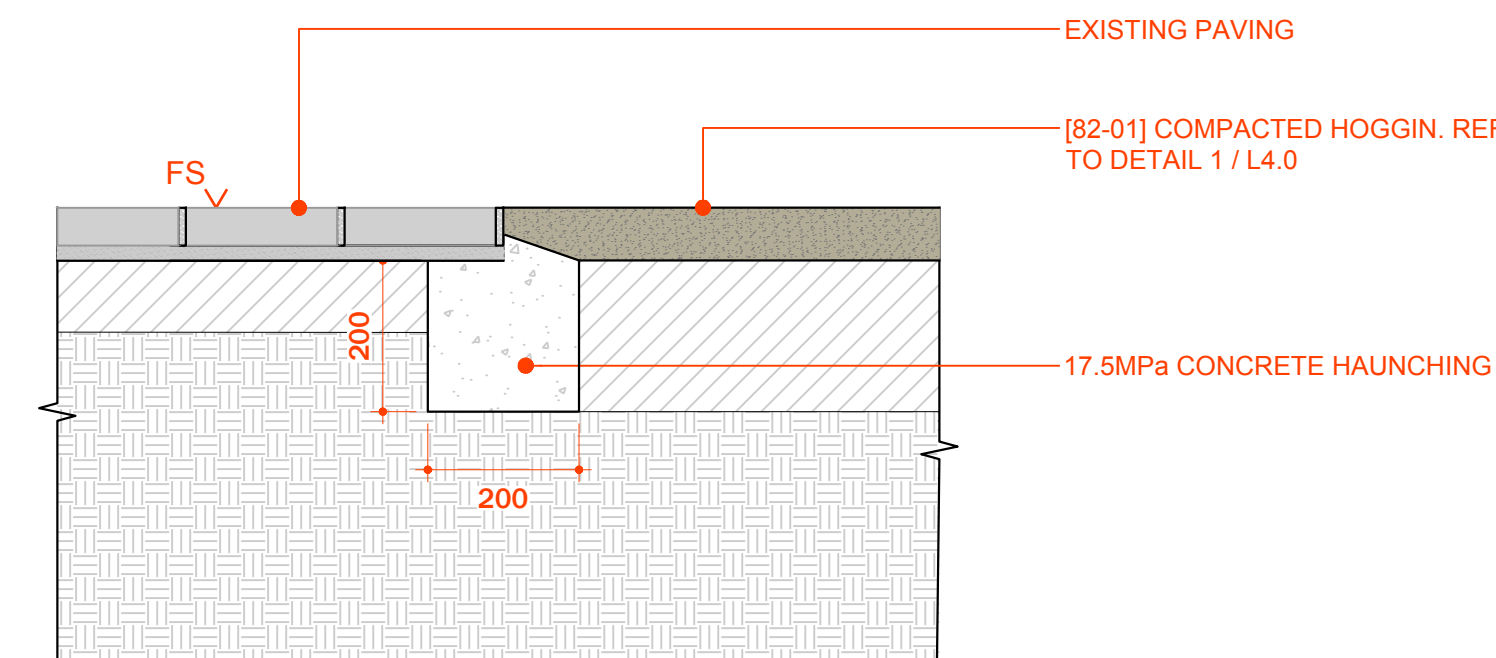
2 [82-03] NEW ASPHALT
Scale: 1:10 @ A1 1:20 @ A3



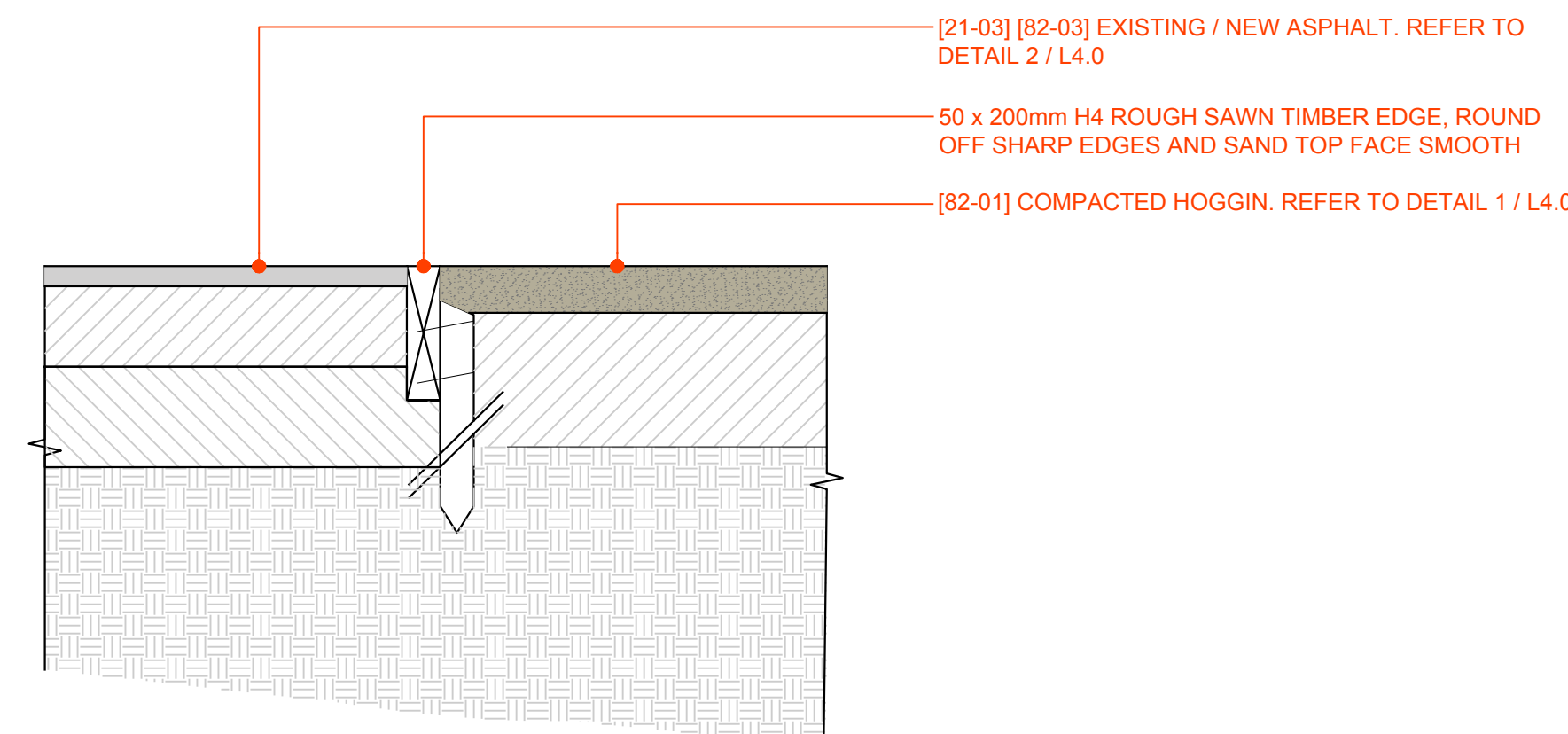
3 HOGGIN TO TURF LAWN
Scale: 1:10 @ A1 1:20 @ A3



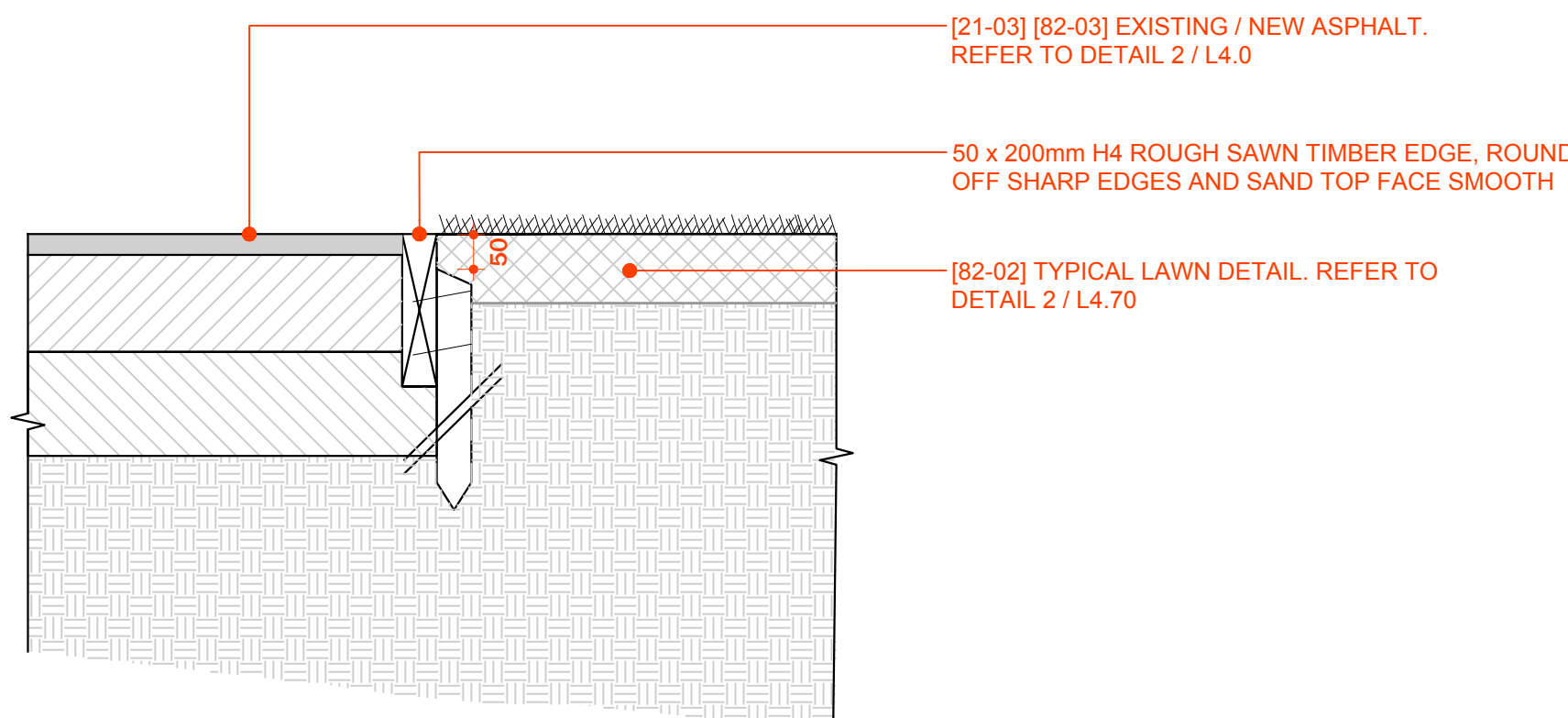
4 HOGGIN TO PLANTING BED
Scale: 1:10 @ A1 1:20 @ A3



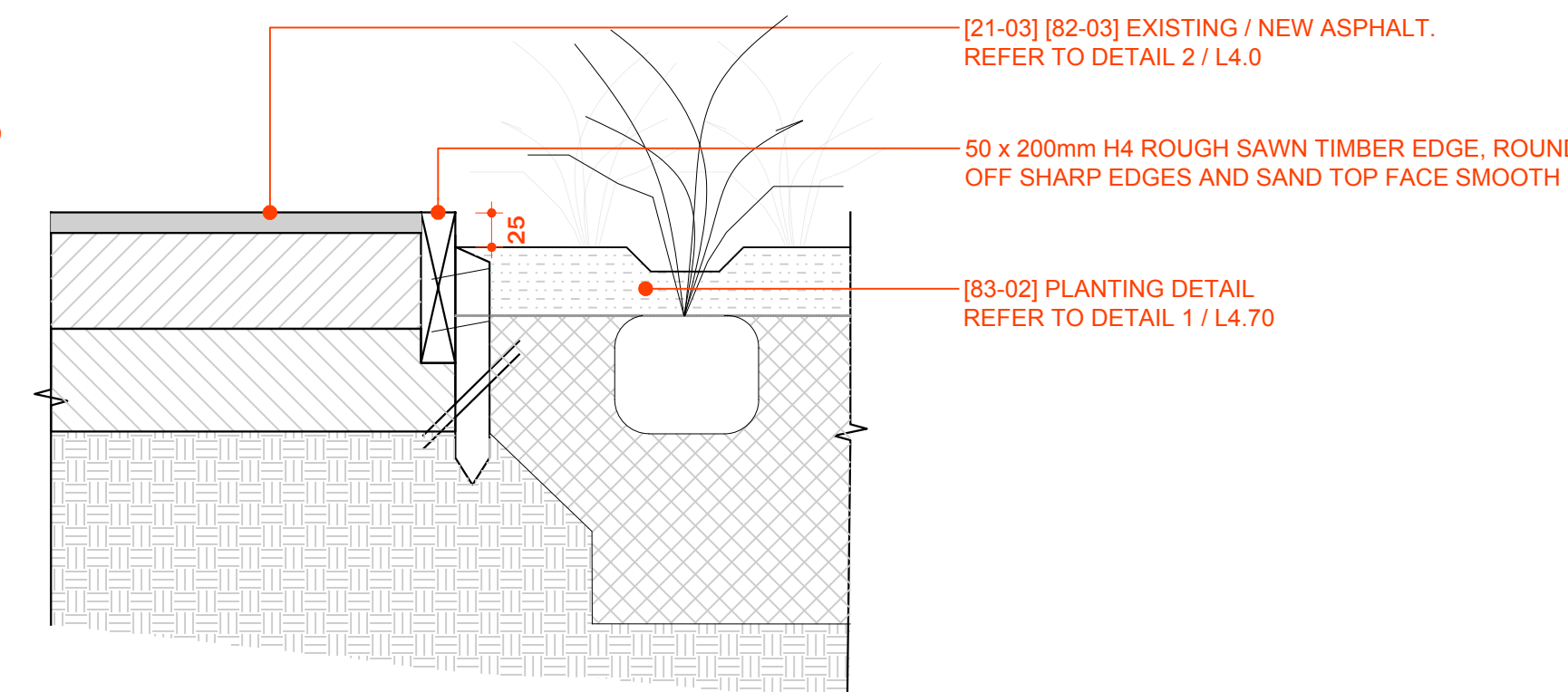
5 EXISTING PAVING TO HOGGIN
Scale: 1:10 @ A1 1:20 @ A3



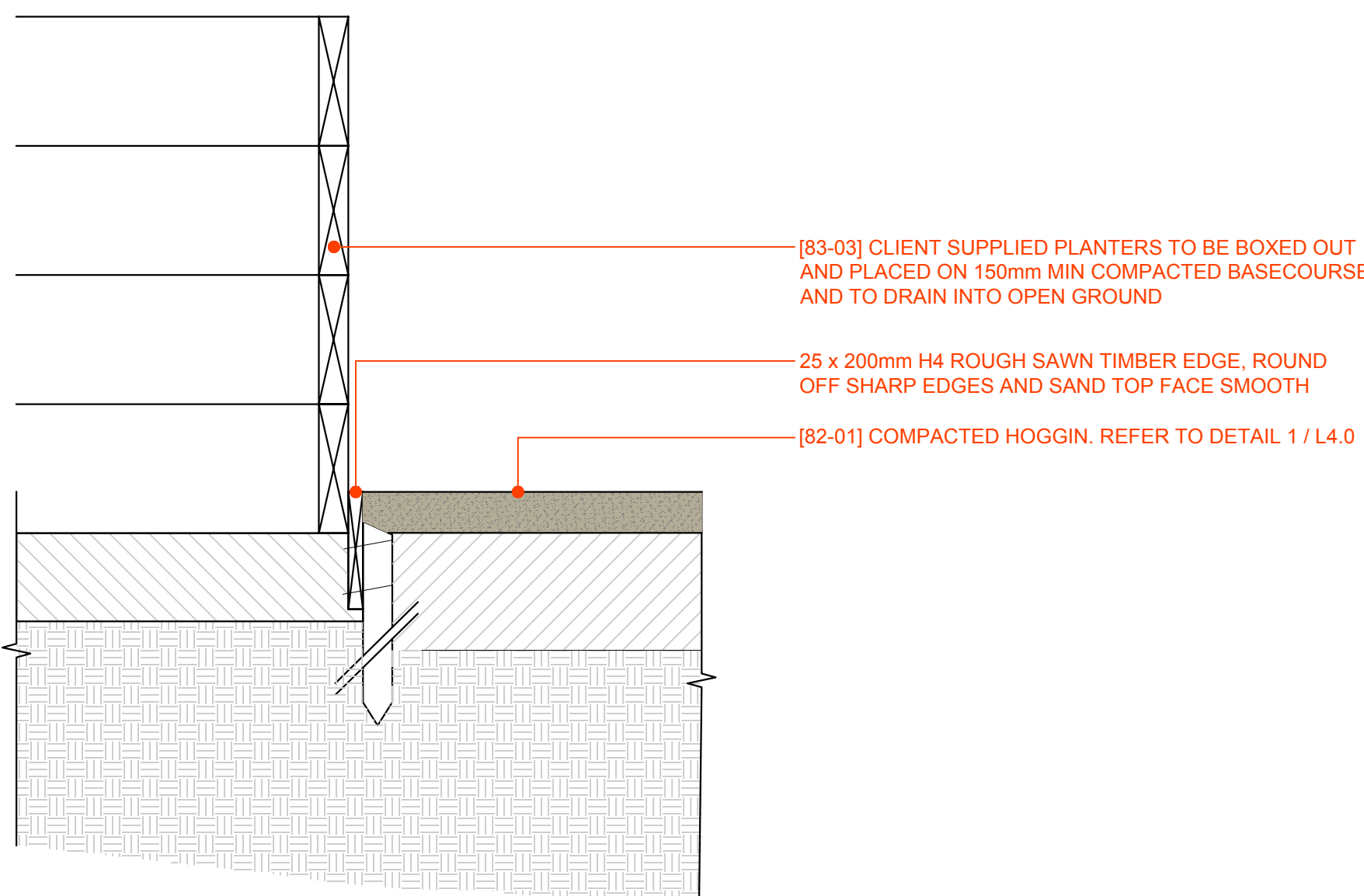
6 ASPHALT / CHIP SEAL TO HOGGIN
Scale: 1:10 @ A1 1:20 @ A3



7 ASPHALT / CHIP SEAL TO TURF LAWN
Scale: 1:10 @ A1 1:20 @ A3



8 ASPHALT / CHIP SEAL TO PLANTING BED
Scale: 1:10 @ A1 1:20 @ A3



9 PLANTER TO HOGGIN
Scale: 1:10 @ A1 1:20 @ A3





[83-03] 16no. CLIENT SUPPLIED PLANTERS. 4no. WITH EXISTING TREES TO BE ASSESSED AND RETAINED IF IN GOOD CONDITION. 12no. CONTAINING GRASSES TO BE REPLANTED AFTER NEW PROPOSED TREES ARE INSTALLED.

1 [83-03] TREES IN PLANTERS
Scale: NTS



[84-01] CLIENT SUPPLIED BENCHES.
REFER TO DETAIL 2 / L4.02 FOR LEG FIXING.

2 [84-01] BENCH SEATS
Scale: NTS



[84-03] BOUNDARYLINE ANGLED TOP
TIMBER CHAIN LINKED BOLLARDS.
800mm ABOVE GROUND.

3 [84-03] CHAIN LINKED TIMBER BOLLARDS
Scale: NTS



[84-04] 2no. CLIENT SUPPLIED RUBBISH BINS
REFER TO DETAIL 2 / L4.02 FOR LEG FIXING.

4 [84-04] RUBBISH BINS
Scale: NTS



[84-05] 1no. CLIENT SUPPLIED SMART BIN

5 [84-05] SMART BINS
Scale: NTS



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FURNITURE DETAILS
01

L4.01



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Plant Schedule: Masterton Town Hall Activation										
Code	Botanical Name	Common/ Maori Name	Min Grade	Area (m²)	Percentage Mix	Quantity	Spacing guide	Spread at maturity (m)	Height at maturity (m)	Remarks
P1	Low Planting Mix									
	Carex testacea	Orange New Zealand Sedge	3L	180	10%	58	@0.5m Ctrs	0.45	0.45	Interdispersed at random in groups of 3,5 & 7
	Poa cita	Silver Tussock	3L		10%	58	@0.5m Ctrs	0.5	0.6	Interdispersed at random in groups of 3,5 & 7
	Coprosma acerosa	Sand Coprosma	3L		10%	58	@0.5m Ctrs	1	0.45	Interdispersed at random in groups of 3,5 & 7
	Libertia peregrinans	New Zealand Iris	3L		10%	58	@0.5m Ctrs	0.5	0.5	Interdispersed at random in groups of 3,5 & 7
	Coprosma propinqua	Mingimingi	25L		10%	21	@1m Ctrs	2	1.5	Interdispersed at random in groups of 3,5 & 7
	Leptospermum scoparium	Mānuka	25L		15%	31	@1m Ctrs	1.5	2	Interdispersed at random in groups of 3,5 & 7
	Muehlenbeckia astonii	Creeping Pōhuehue	3L		10%	58	@0.5m Ctrs	1.5	0.75	Interdispersed at random in groups of 3,5 & 7
	Chionochloa flavicans	Snow Tussock	3L		10%	58	@0.5m Ctrs	0.7	0.75	Interdispersed at random in groups of 3,5 & 7
	Pseudopanax lessonii 'Dark Star'	Houpara	25L		15%	31	@1m Ctrs	1	2.5	Interdispersed at random in groups of 3,5 & 7
					100%	430				
P3	Specimen Trees									
VI	Vitex lucens	Puriri	160L			10		10	10	Planted in bags with bottom cut out
Nm	Nothofagus menziesii	Silver Beech	160L			4		10	10	Planted in bags with bottom cut out
Pc	Pseudopanax crassifolius	Lancewood	45L			2		3	3.5	Planted in bags with bottom cut out
Pr	Plagianthus regius	Ribbonwood	45L			12		5	8	Planted in bags with bottom cut out
						28				

P1 - LOW PLANTING



CAREX TESTACEA
ORANGE NEW ZEALAND SEDGE



POA CITA
SILVER TUSSOCK



COPROSMA ACEROSA
SAND COPROSMA



LIBERTIA PEREGRINANS
NEW ZEALAND IRIS



COPROSMA PROPINQUA
MINGIMINGI



LEPTOSPERMUM SCOPARIUM
MĀNUKA



MUEHLENBECKIA ASTONII
CREEPING PŌHUEHUE



CHIONOCHLOA FLAVICANS
SNOW TUSSOCK



PSEUDOPANAX LESSONII 'DARK STAR'
HOUPARA

P3 - SPECIMEN TREES



VITEX LUCENS
PURIRI



PSUEDOPANAX CRASSIFOLIUS
LANCEWOOD



NOTHOFAGUS MENZIESII
SILVER BEECH



PLAGIANTHUS REGIUS
RIBBONWOOD

blac.

MASTERTON TOWN HALL

ACTIVATION

24 Perry Street, Masterton 6100, New Zealand

Project No.107

2026.03

20.03.2026

Revisions

DETAILED DESIGN - 20.03.2026

DETAILED DESIGN - 12.03.2026

DETAILED DESIGN

FOR CONSTRUCTION

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True North

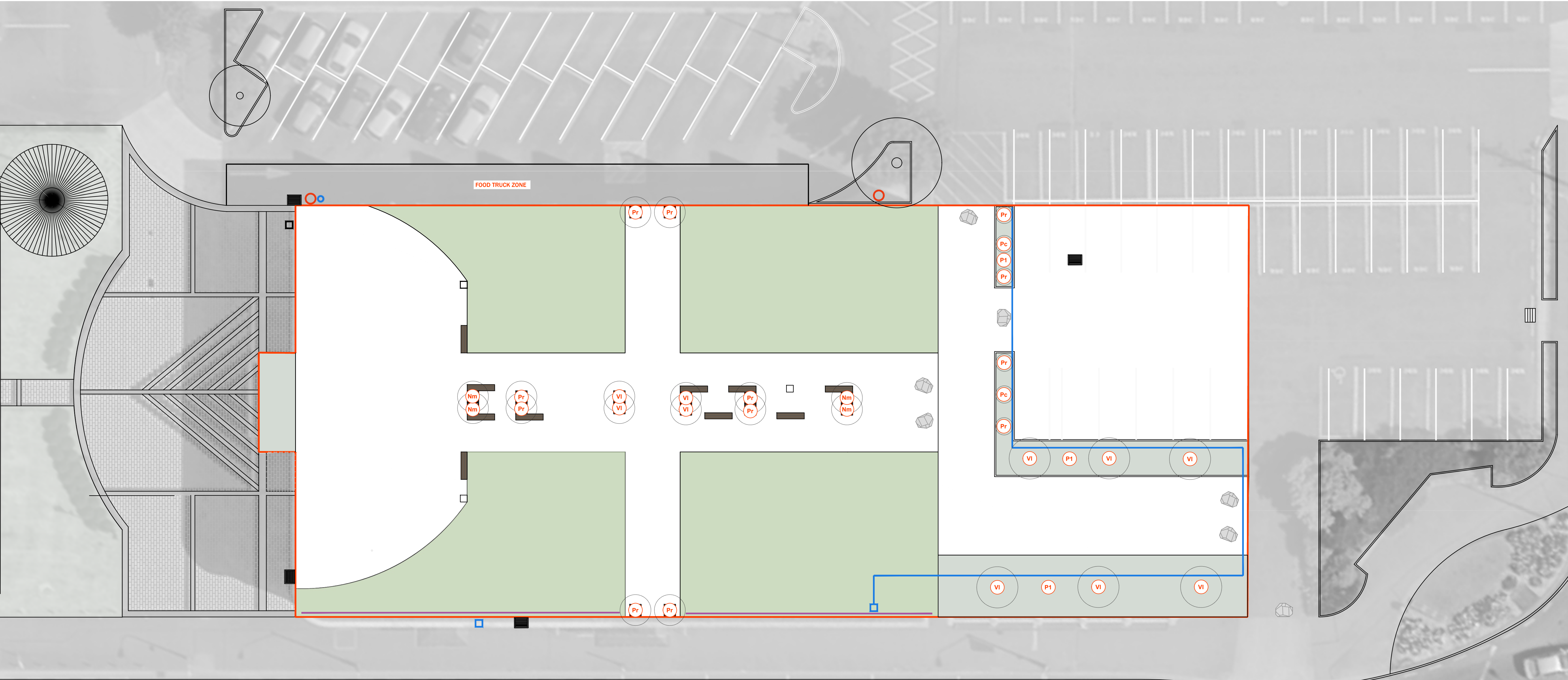
Scale

PLANTING
SCHEDULE_

L5.0

Sheet No.

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1 PLANTING PLAN
Scale: 1:150 @ A1 1:300 @ A3

blac.

MASTERTON TOWN HALL

ACTIVATION

24 Perry Street, Masterton 6100, New Zealand

Project No.107

2026.03

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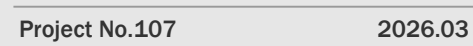
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Drawing Title

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Scale

SOFTSCAPE DETAILS_

L4.70