

CARTERS | ESTATE

DEVELOPMENT OVERVIEW

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CARTERS ESTATE DEVELOPMENT OVERVIEW

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CARTERS ESTATE OVERVIEW

2. CARTERS ESTATE DEVELOPMENT OVERVIEW

Our design philosophy for Carters Estate is to create a premium subdivision where residents have exclusive access to private parkland and associated facilities.

Lots are arranged in small clusters accessed of private lanes. Each lot fringes common parkland with the aim of giving residents the opportunity of living within a large parkland environment.

It is our aim to have the individual lots blend with the parkland rather than creating fenced or closed off lots, whilst maintaining the privacy and views of residents.

Design and Landscaping

Carters Estate consists of 25 residential lots arranged primarily in clusters of four, these clusters are accessed off Racecourse and Carters Roads via private access lanes. Each lot is approximately 2000m² and within has a building platform where the Registered Proprietor may develop a single residential dwelling.

In creating the parkland environment we have established a series of landscaped buffer zones. These zones form breaks between clusters of lots, and to the road frontages, allowing for a lower built footprint over the entire subdivision.

Carters and Racecourse Road frontages are defined with macrocarpa post and rail fences, behind that is a large planting strip populated with three varieties of oaks, which will mature to create a strong boundary to the subdivision.

Entranceways to the private lanes are articulated with solid architectural concrete walls with expressed timber shuttering and heavy dark aggregates reflecting the Canterbury tradition of exceptional concrete work.

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Macrocarpa Boardwalk follows the pond, with views to the surrounding parkland



Private Access Lanes



Macrocarpa Boardwalk leading to jetty



Entryways into the private lanes



Native grasses & Kowhai trees



Macrocarpa post and rail fencing



Lot entry thresholds with shuttered concrete walls

CARTERS ESTATE OVERVIEW

4. CARTERS ESTATE DEVELOPMENT OVERVIEW

Design and Landscaping

The private lanes have gardens down each side and are planted with Magnolia and Tulip trees over a bed of Rhododendrons. These gardens are defined with the same macrocarpa post and rail fencing as the road boundaries.

The private lanes are formed in aggregate concrete with the entrance to each individual lot defined with a rumble strip of basalt cobbles.

The defining feature of Carters Estate is the common parkland, which runs through the centre of the subdivision and weaves in between the cluster of sections. Mounding has been incorporated in the parkland to add privacy to some lots and in turn, creates a picturesque rolling golf course like park environment.

Planting within the parkland is mainly exotic tree species including oaks, elms and birch.

To the south-eastern end of the parkland is large pond, which collects stormwater from the residential lots via a system of swales. The fringe of the pond has been planted with native grasses and Kowhai trees.

Parkland and Facilities

Carters Estates parkland includes a number of facilities for the private use of residents.

These include a competition sized Plexi-pave tennis court. The court is also lit for summer evening play.

To the north-western end of parkland are a couple pitch + putt golf holes, with the longest approach approximately 130m.

The attractive stormwater retention pond is framed with a macrocarpa boardwalk and jetty that meander through the grasses and Kowhai trees.

At the centre of the parkland, between the tennis court and stormwater pond is a tennis pavilion. The pavilion is designed as a focal point to the parkland, a place for residents to meet, gather and maybe catch up for a drink after a tennis match. The building has basic kitchen and bathroom facilities, and opens up with terraces facing the tennis court and overlooking the water.

A caretaker employed by the Carters Estate Residents Society maintains the facilities and common parkland.



The residents Pavillion, a focal point for socialising



Macrocarpa Boardwalk leading to jetty



The Pavillion detail



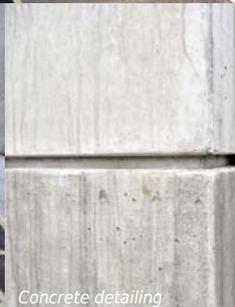
Macrocarpa Boardwalk leading through the native grasses and Kowhai trees



The Pavillion detail



Rumble strip of basalt cobbles



Concrete detailing



Concrete panels

OUTLINE DEVELOPMENT PLAN

6. CARTERS ESTATE DEVELOPMENT OVERVIEW

Racecourse Road

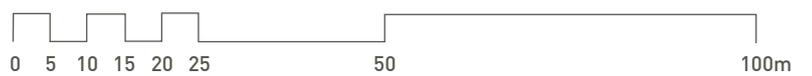


Pavillion

Tennis Courts

Golf Holes

Carters Road



MID CANTERBURY

8. CARTERS ESTATE DEVELOPMENT OVERVIEW

Ashburton and Mid Canterbury

Carters Estate is located on the northern rural fringe of the Mid Canterbury town of Ashburton.

The district of Ashburton offers a wide range of attractions and activities, including Mt Hutt commercial ski field located 45mins away and, Lake Hood, a 70 hectare man-made aquatic park popular for water sport activities such as water skiing and rowing.

Christchurch International airport is approximately a one hour drive from Ashburton.

For further information about Ashburton district and town please visit the Ashburton District Council website.

www.ashburtondc.govt.nz



Rangitata Diversion Race & Bike Trails



Terrace Downs Golf Resort



Heliskiing at Mt Hutt



Ashburton Domain



Dining at Ashfords



Water Sports on Lake Hood



Kayaking on Lake Heron



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CANTERBURY PLAINS NEW ZEALAND