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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

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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 Cartes 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

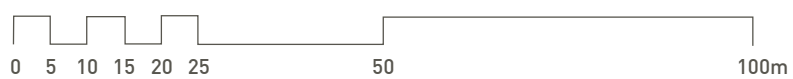


Pavillion

Tennis Courts

Golf Holes

Carters Road



MID CANTERBURY

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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

Approved Architects

At Carters Estate we are interested in encouraging a high level of architectural work, along with architectural and landscaping Design Guidelines we have included a selection of local architectural firms that we believe achieve the quality of work encouraged at Carters Estate.

These firms are Canterbury based and are all NZIA architecture practices.



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

+ MAP ARCHITECTS

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CARTERS ESTATE DEVELOPMENT OVERVIEW

The architectural practice of +MAP Architects was formed in 2001. Collectively the principals Kerry Mason, Huia Reriti and Simon Elvidge bring an impressive blend of design focus and detail experience to each project.

+MAP Architects have an analytical design approach that informs a response which is regionally focused, contextual and sympathetic to the environment. Pragmatic, creative and innovative solutions from the design team ensure +MAP fulfils its mission to create beautiful buildings and spaces and enhance the environment.

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+ M A P



MAP Architects (2010) Ltd is a Registered
New Zealand Institute of Architects Practice.



SKEWS ARCHITECTS

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CARTERS ESTATE DEVELOPMENT OVERVIEW

It's all about people not just buildings.

Skews Architects provides architectural and interior design services for projects throughout the country and fundamental to our work is our central principal that we're creating places for people!

Our unique design process ensures we deliver to our clients places that they love to live, as well as an on-going commitment to design quality, personal service and integration into the landscape.

Want more than just a show home?, a place that works for you, one that is comfortable is environmentally responsive. Something energy conscious and particularly one that meets your personal needs and aspirations.

We are committed to providing a complete service from concept to completion by designing, documenting and managing your project through to occupation .

We will always endeavour to keep you enlightened, informed and involved, because we know that you have as much riding on the end result as we do.

We are here to help in any way that we can to ensure that your project achieves its full potential.

We are a family firm with strong ties in both Ashburton and Christchurch.

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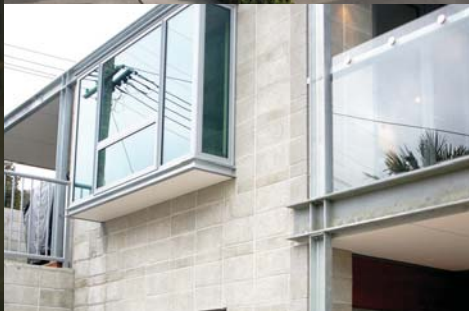
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CREATING PLACES FOR PEOPLE



Skews Architects is a Registered New Zealand
Institute of Architects Practice.



CHRIS PREBBLE ARCHITECTS

CARTERS ESTATE DEVELOPMENT OVERVIEW

Chris Prebble Architects is a progressive and modern New Zealand based architectural practice with offices in Christchurch and Wanaka. We provide high quality, innovative solutions specific to our clients needs.

We provide professional architectural services covering all aspects of design and documentation through to project management.

Our portfolio includes a wide range of building design projects including residential, apartments, commercial, tourism, retail and interior design.

Recently the New Zealand Institute of Architects awarded Chris Prebble Architects with two regional awards for residential architecture.

The practice was founded by Chris Prebble in 1990. The three principals of the practice are Chris Prebble, Robert Bosma and Dean Cowell.

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CHRIS PREBBLE
ARCHITECTS 
REGISTERED ARCHITECTS & INTERIOR DESIGNERS



Chris Prebble Architects is a Registered
New Zealand Institute of Architects Practice.



THOM CRAIG ARCHITECTS

CARTERS ESTATE DEVELOPMENT OVERVIEW

Thom Craig Architects Ltd was set up as a collaborative studio in 2007 following his time as Design director of MAP (2000 – 2007) and before that as a Design director at Warren and Mahoney.

Christchurch based Thom Craig Architects have won numerous awards and competition around New Zealand and brings additional design, documentation and delivery strengths to the Design teams selected to undertake the residential design works for Carters Estates.

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