



Resource Consent Landscape Package for

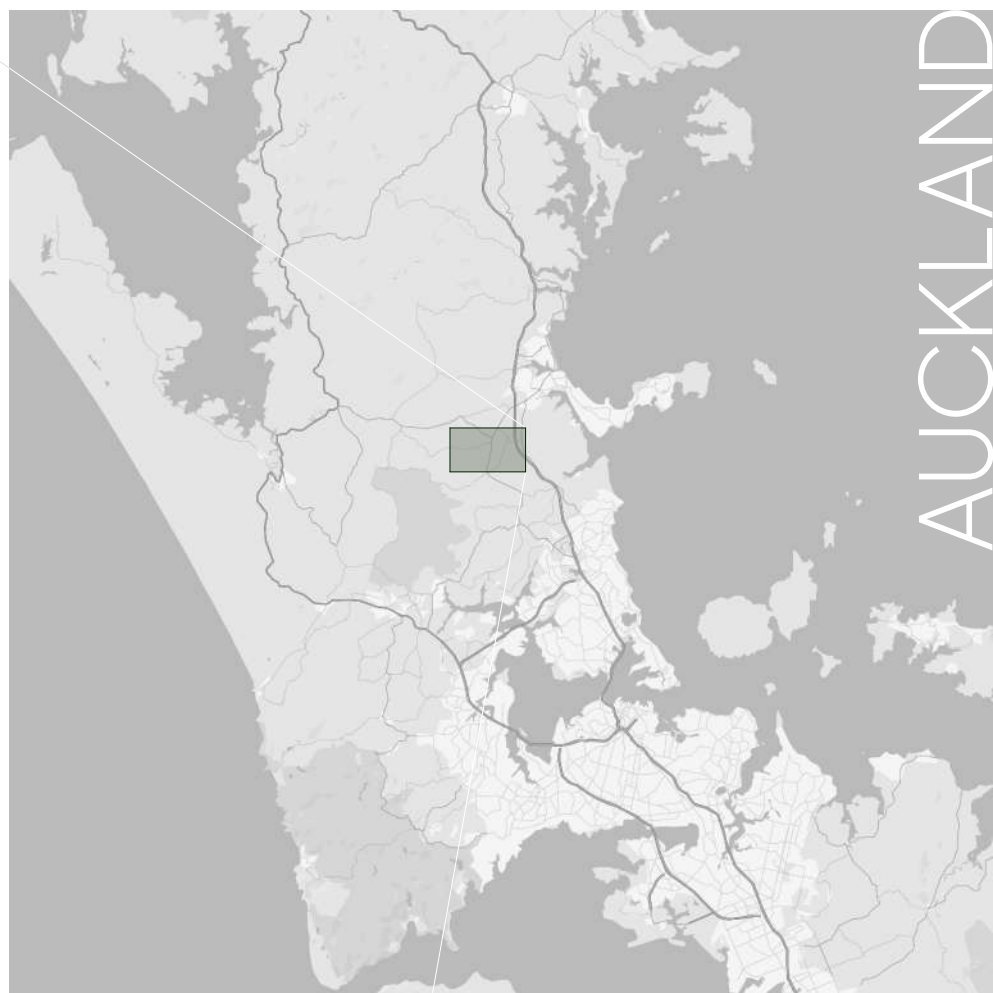
Gibbons Co.

Auckland Surf Park – North Neighbourhood,
Dairy Flat, Auckland

Drawing Number:	Drawing Description:	Drawing Issue Date:
2465/01	- Site Context	16/02/2026
2465/02	- Local Connectivity & Interfaces	16/02/2026
2465/03	- Open Space Design Statement	16/02/2026
2465/04	- Landscape Masterplan	16/02/2026
2465/05	- Planting Strategy	16/02/2026
2465/06	- Hardscape Strategy	16/02/2026
2465/07	- Wayfinding Strategy	16/02/2026
2465/08	- Tree Planting Plan	16/02/2026
2465/09	- Fencing Plan	16/02/2026
2465/10	- Landscape Feature Area Plan	16/02/2026
2465/11	- Landscape Vignette 1 - Southern Entrance Corner	16/02/2026
2465/12	- Landscape Vignette 2 - Park Entrance	16/02/2026
2465/13	- Landscape Vignette 3 - Northern Entrance Corner	16/02/2026
2465/14	- Landscape Vignette 4 - Landscape Commons	16/02/2026
2465/15	- Landscape Vignette 5 - Park Entrance	16/02/2026
2465/16	- Private Lot Design Statement	16/02/2026

Drawing Number:	Drawing Description:	Drawing Issue Date:
2465/17	- Lot Typology Plan	16/02/2026
2465/18	- Lot Typology 1A Landscape Strategy	16/02/2026
2465/19	- Lot Typology 1B Landscape Strategy	16/02/2026
2465/20	- Lot Typology 2A Landscape Strategy	16/02/2026
2465/21	- Lot Typology 2B Landscape Strategy	16/02/2026
2465/22	- Lot Typology 3 Landscape Strategy	16/02/2026
2465/23	- Lot Typology 4 Landscape Strategy	16/02/2026
2465/24	- Lot Typology 5 Landscape Strategy	16/02/2026
2465/25	- Lot Typology 6 Landscape Strategy	16/02/2026
2465/26	- Lot Typology 7 Landscape Strategy	16/02/2026
2465/27	- Common Areas Planting Options Part 1	16/02/2026
2465/28	- Common Areas Planting Options Part 2	16/02/2026
2465/29	- Lot Planting Options Part 1	16/02/2026
2465/30	- Lot Planting Options Part 2	16/02/2026
2465/31	- Lot Planting Options Part 3	16/02/2026
2465/32	- Hardscape Material Palette	16/02/2026
2465/33	- Graphic Elevation	16/02/2026

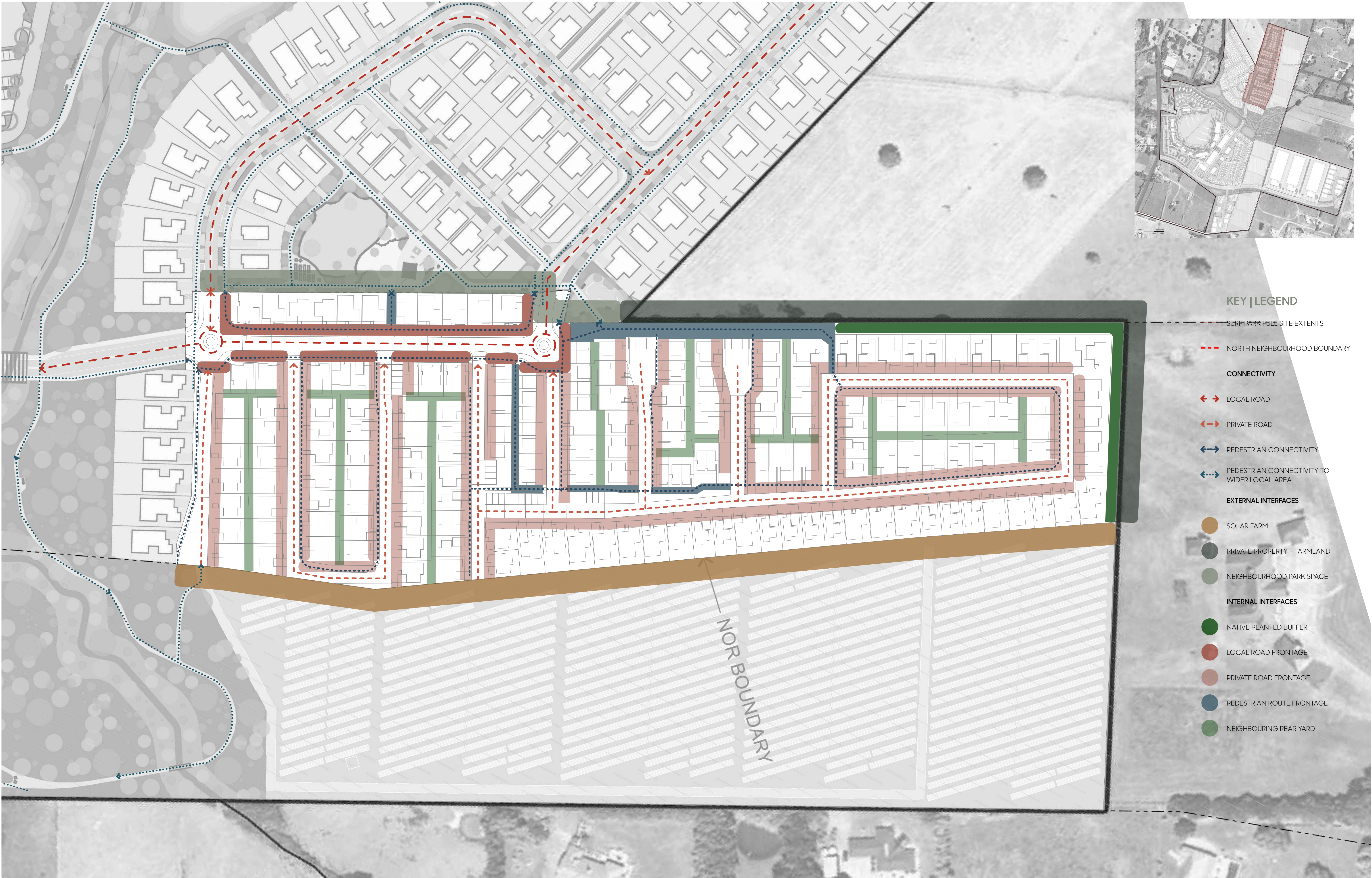
greenwoodassociates.co.nz



The site is located on farmland between Dairy Flat Highway & Postman Road, Adjacent the North Shore Airport.

The site is situated 11km south of Orewa, 11.5km north west of Albany & 34km north of Auckland CBD

- AUCKLAND SURF PARK FULL SITE EXTENTS
- NORTH NEIGHBOURHOOD SITE BOUNDARY
- MAIN ROADS



OPEN SPACE DESIGN STATEMENT

The project site is the eastern half of the Northern Neighbourhood, part of the proposed Auckland Surf Park situated on 54Ha of largely flat rural farmland in Dairy Flat, north of Auckland.

The 178 lot neighbourhood features a mix of standalone homes & duplexes. The lots are arranged along a network of private roads. Access to the North Neighbourhood is northwards via Lascelles Drive and to the south via the Collector & Village Roads.

The edge interfaces of the boundaries include: The proposed solar farm to the east, private farmland to the north and west and the proposed western side of the North Neighbourhood with the neighbourhood park interfacing with the south western lots.

The land adjacent the eastern boundary, where the solar farm is proposed, is listed as a potential future Rapid Transport Network (RTN) route. This RTN corridor is to be a consideration in the long term for treatment of this boundary within the site.

The proposed character of the Surf Park development is defined by a focus on sustainability, connection to nature, and a relaxed, community-oriented lifestyle. The North Neighbourhood's open space character is conveyed through the following landscape elements:

- Pedestrian lanes
- Shared spaces
- Native planting
- Native buffer to solar farm & agricultural activities
- Connection to community park & hub space.
- Wayfinding

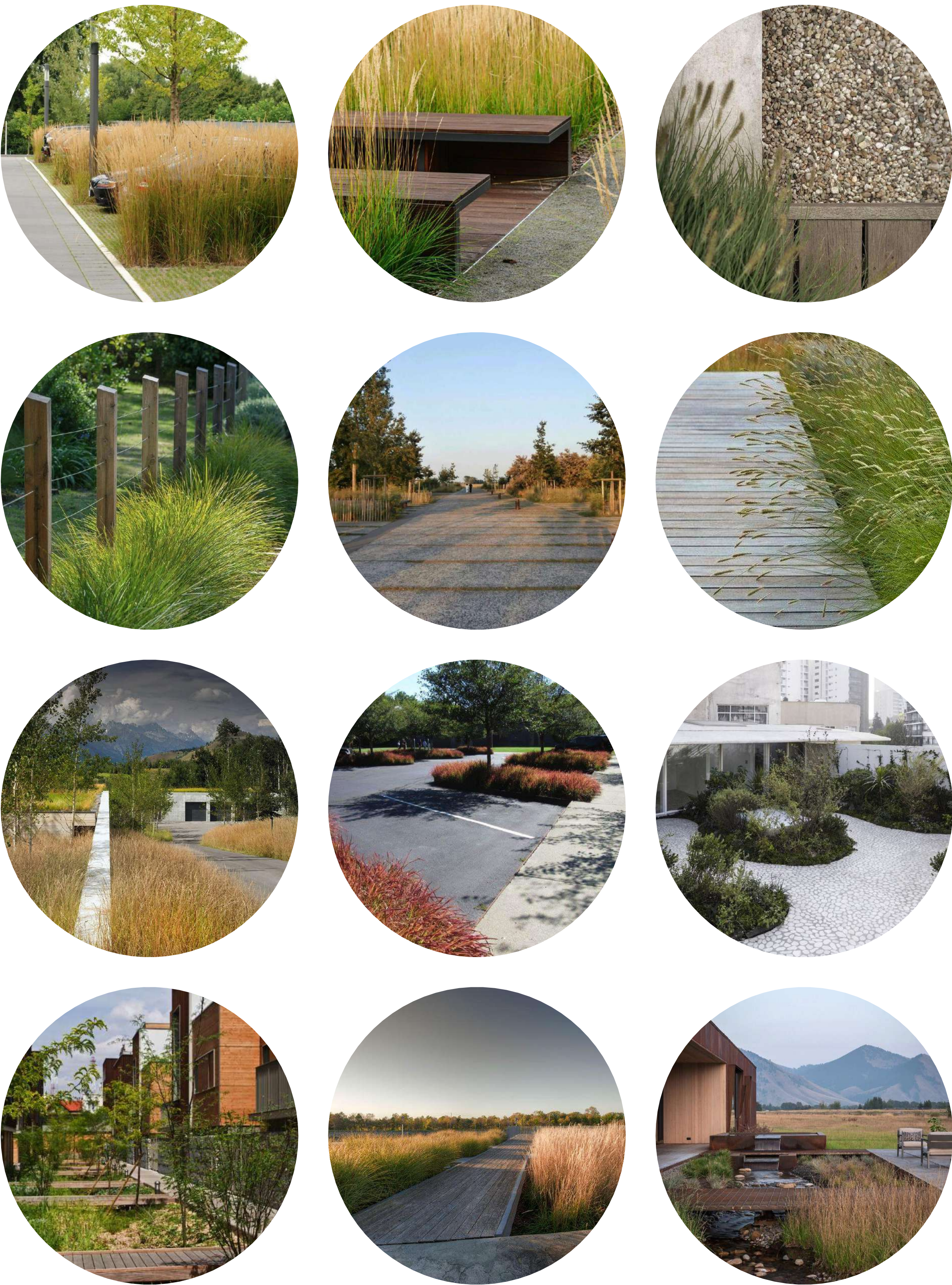
Pedestrian lanes create inviting, safe and attractive routes that feel like an explorative extension of the surrounding public spaces. Timber boardwalks have been proposed for key sections of paths across the site. A dune-like materiality strengthens the coastal landscape character and natural feel with it's integration with native planting.

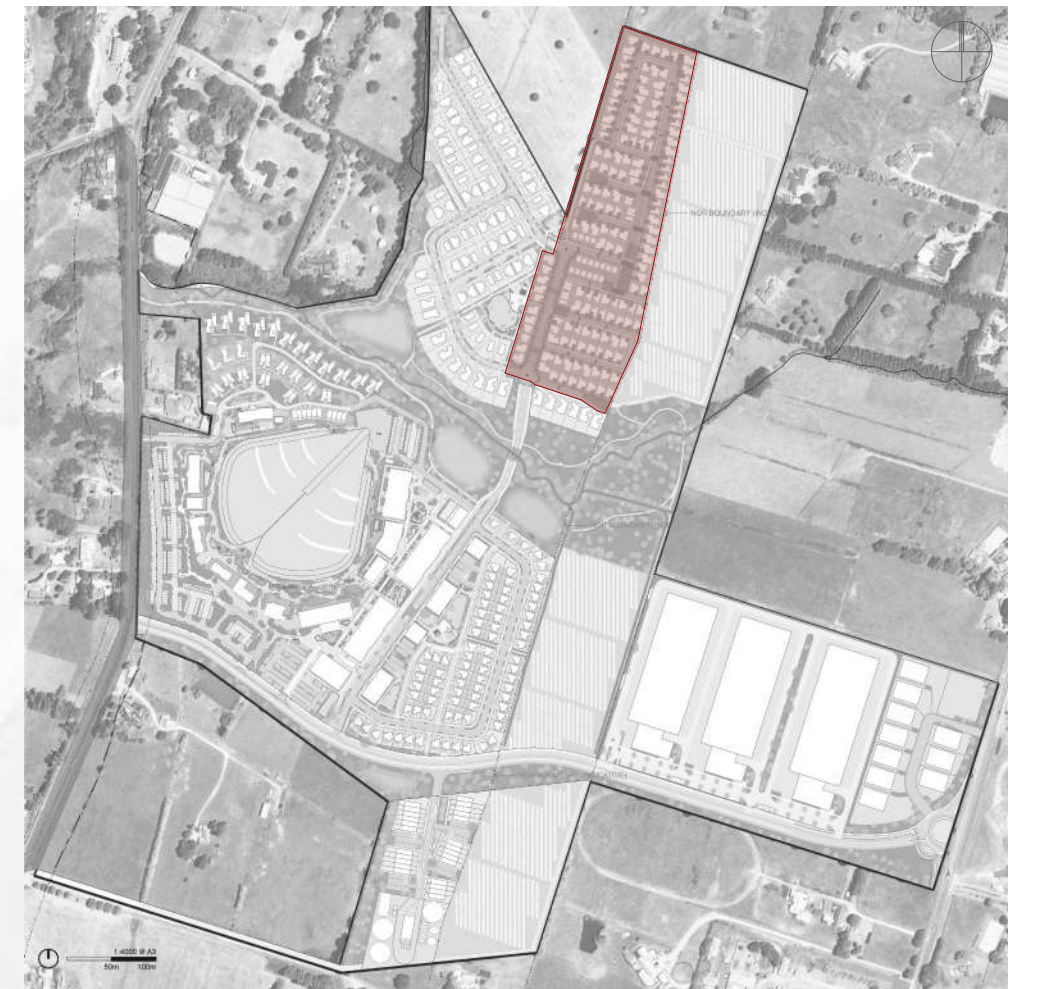
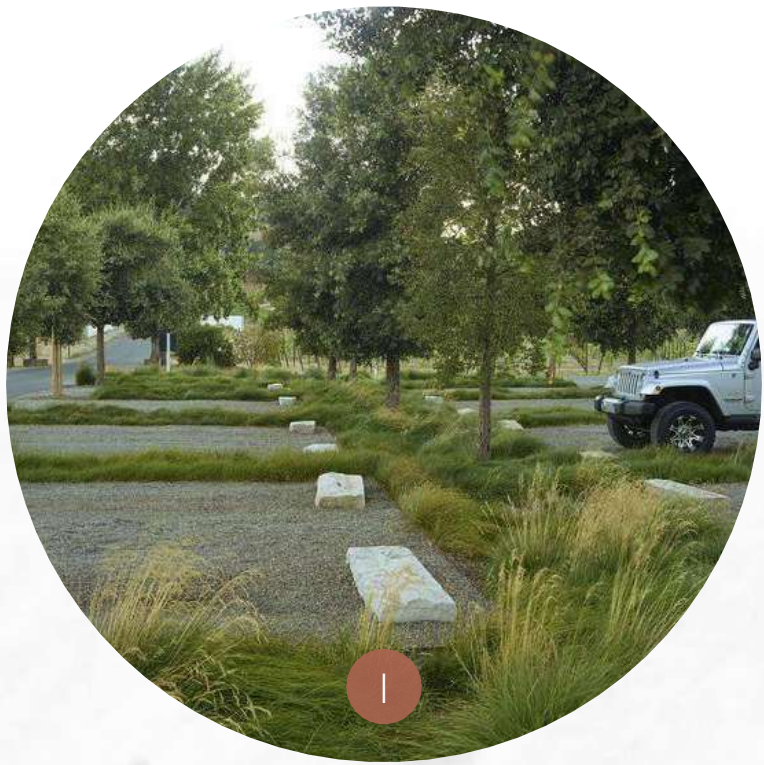
Pedestrian-priority shared pathways promote safety, walkability, and accessibility throughout the neighbourhood. Surface variation promotes slower vehicle speeds as a traffic calming application. Pedestrian path crossings are highlighted through a change in material such as strips of pavers within an asphalt surface.

Native planting palettes enhance the sense of place of the site, tying in with the coastal landscape character of wider Surf Park. Coastal trees, shrubs & grasses can be integrated throughout the proposed open spaces to create varied spatial experiences.

Native buffer planting provides amenity, privacy, & visual screening to the peripheral lots that address the solar farm & private farmland to the north & north west. Future RTN development is potential factor requiring mitigation also.

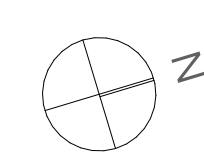
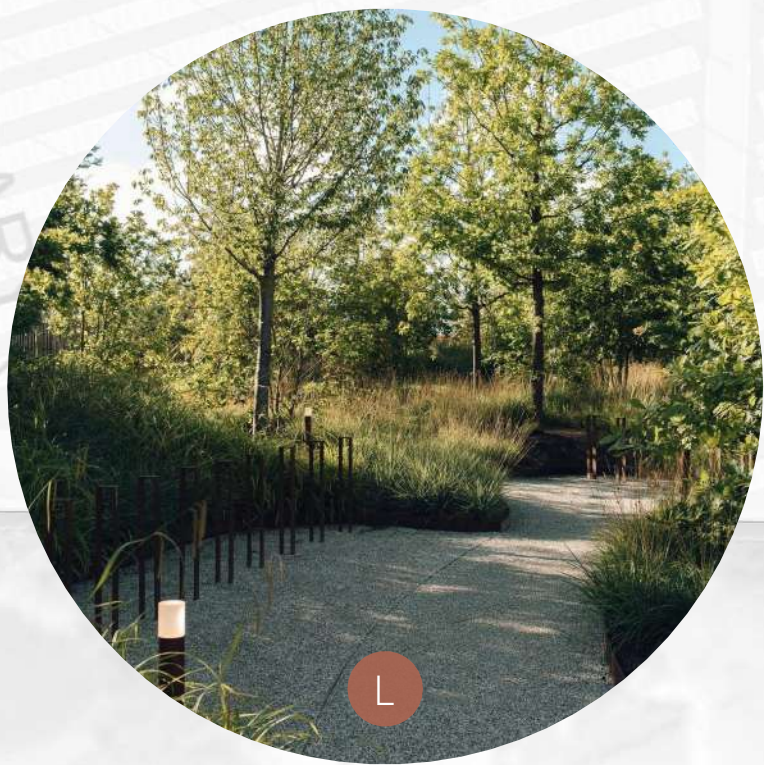
The community park & hub are at the heart of the North Neighbourhood. They will provide opportunities for social interaction and connection with nature. The links that connect the site outward to the park are to feel natural and inviting as they form key access routes that encourage the local residents to engage with their wider community & outdoor activities. Several key connections create routes to/from the park space. A meandering tree lined pathway along the farmland boundary can create a scenic route that combines the from the rural landscape character with the coastal walkway aesthetic

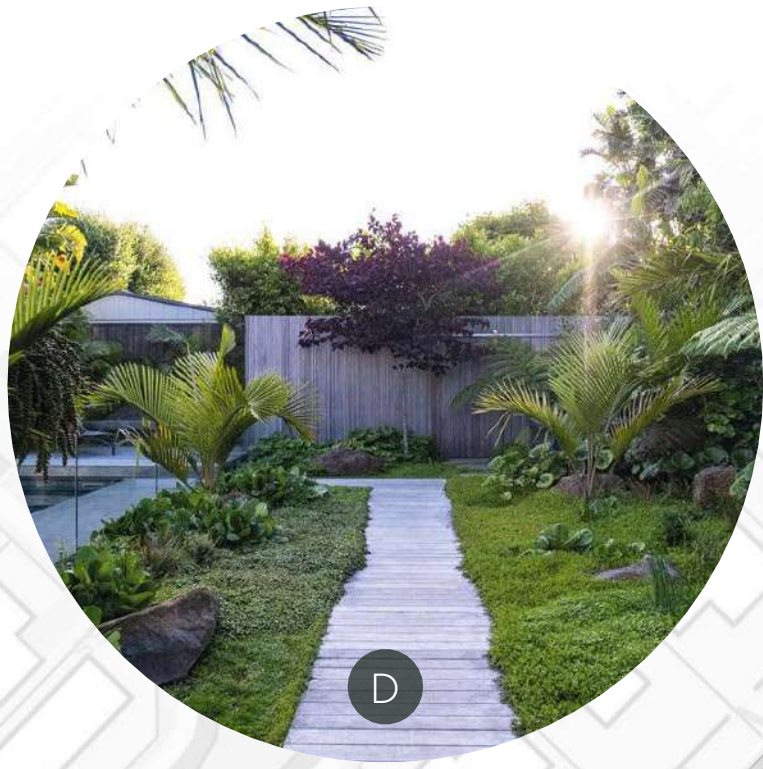
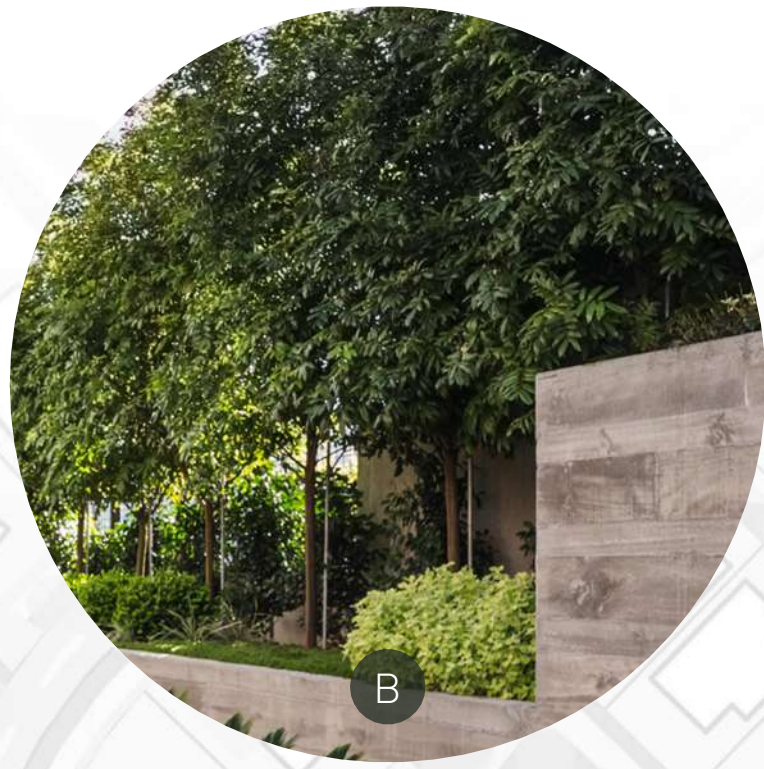




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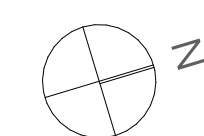
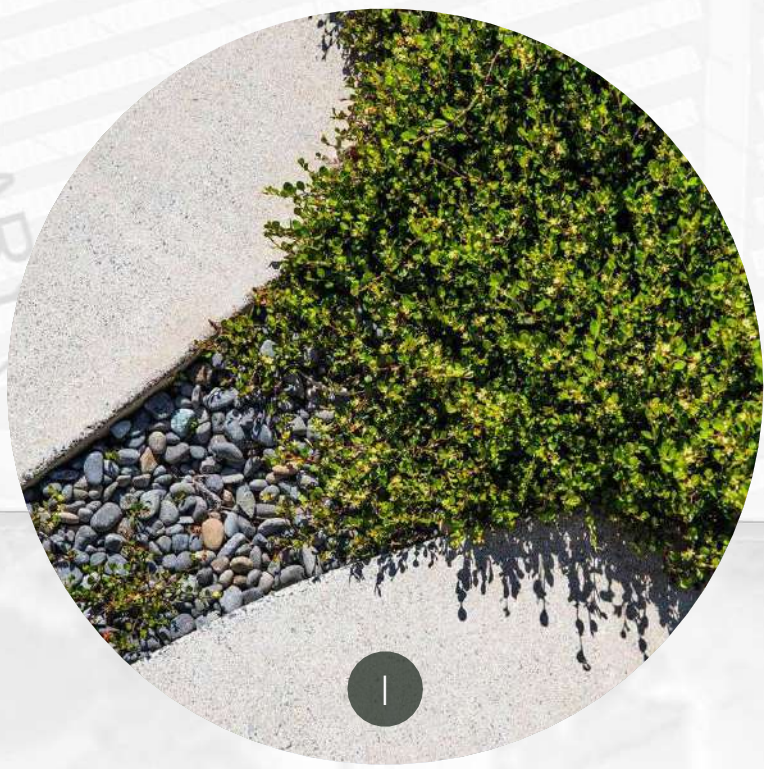
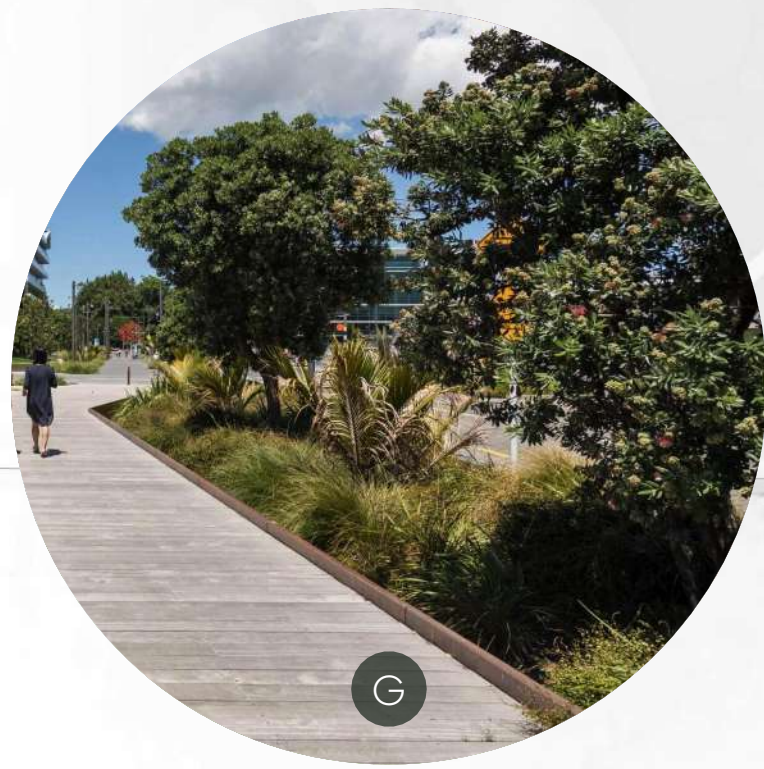
- SURF PARK FULL SITE EXTENTS
- NORTH NEIGHBOURHOOD BOUNDARY
- <--> WIDER PEDESTRIAN LINKS
- <--> LOCAL ROAD CONNECTION
- EXTERNAL FEATURES**
 - A COMMUNITY PARK
 - B STREAM PARK
 - C ADJACENT RESIDENTIAL DEVELOPMENT
 - D SOLAR FARM (FUTURE RTN)
- SITE FEATURES**
 - E NATIVE BUFFER
 - F LOCAL ROAD
 - G PRIVATE ROAD
 - H CAR PARKING / TURNING BAYS
 - I LANDSCAPED COMMON
 - J BOARDWALK
 - K ENTRANCE SCULPTURE | SIGN
 - L LINK TO COMMUNITY PARK
 - M LINK TO STREAM PARK
 - N WAYFINDING

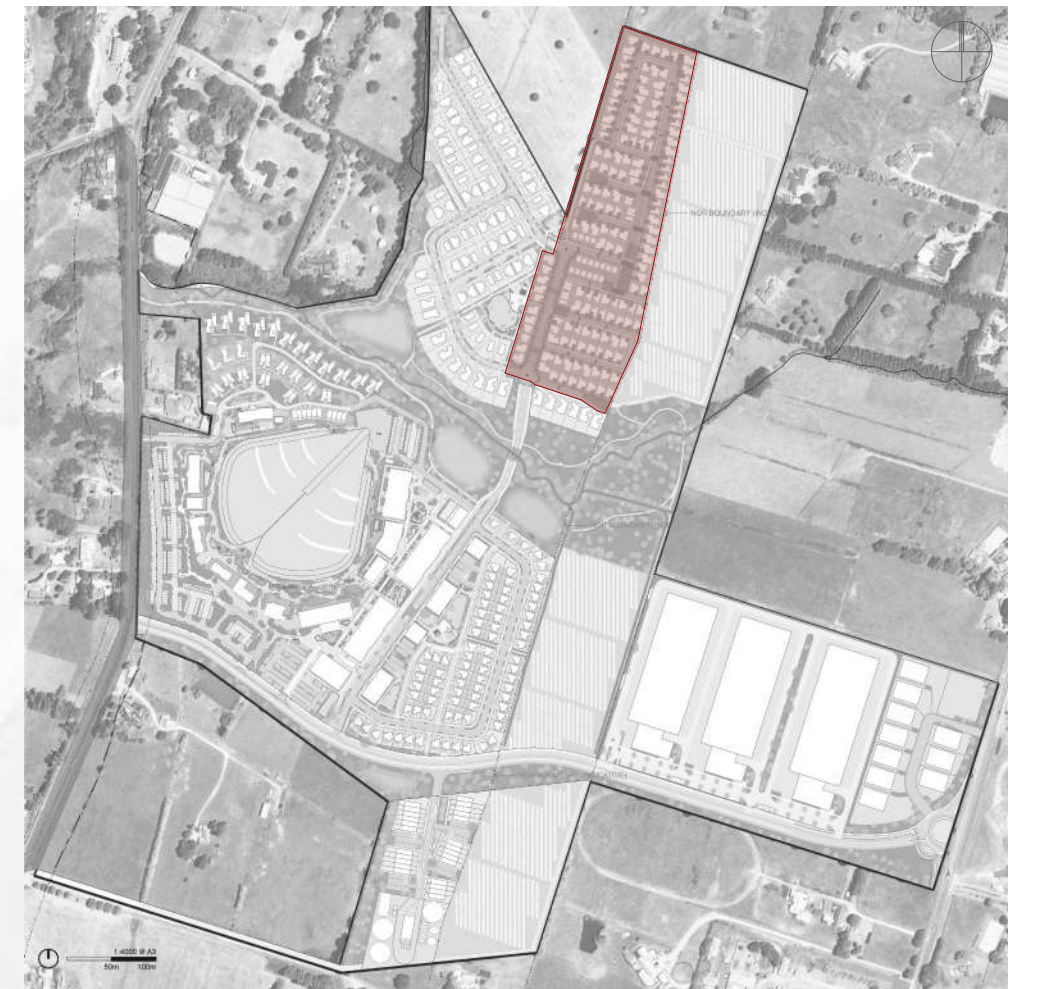
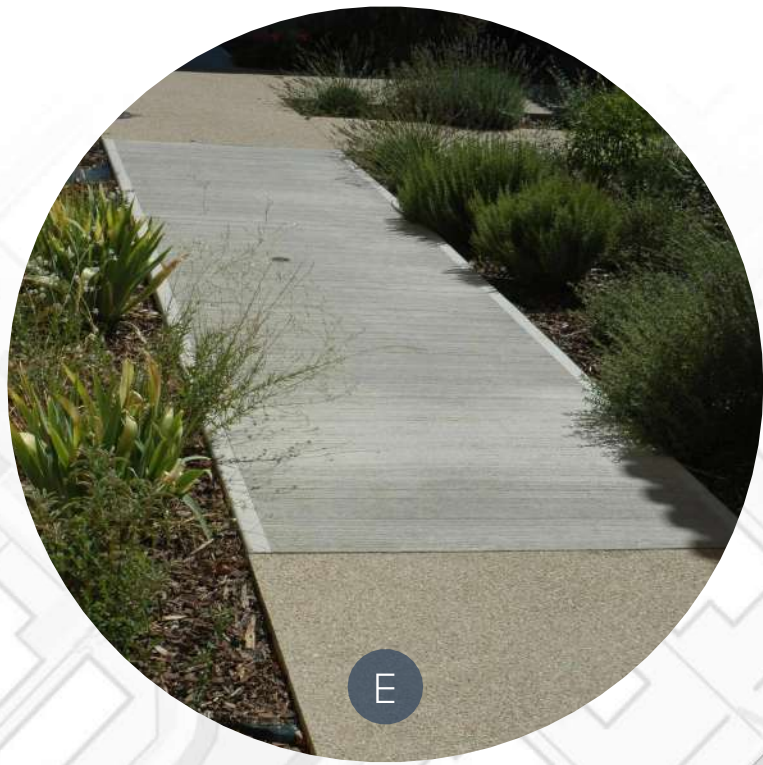
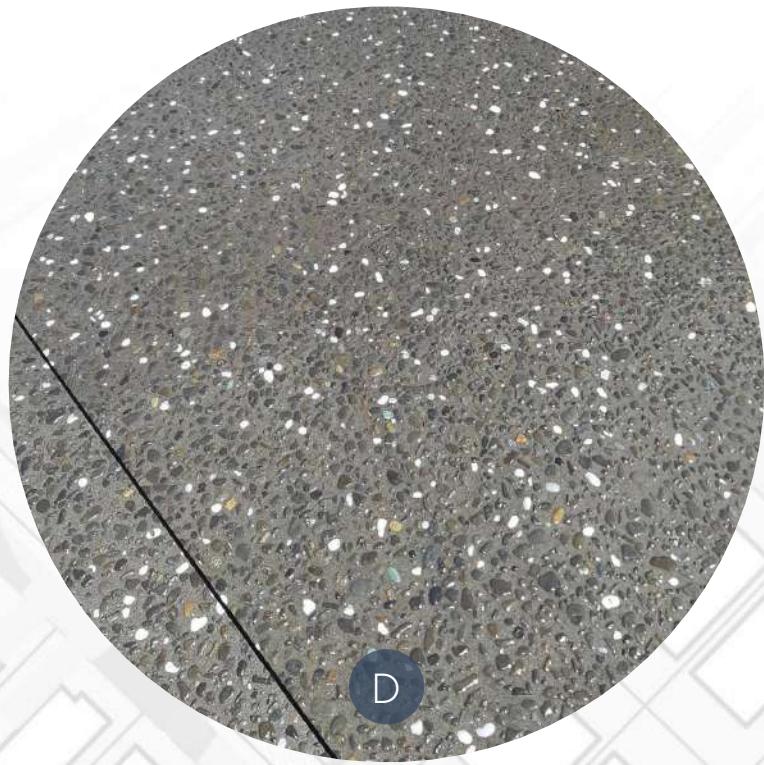




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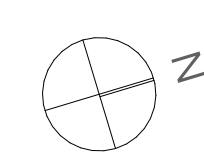
- SURF PARK FULL SITE EXTENTS
- - - NORTH NEIGHBOURHOOD BOUNDARY
- BOUNDARY INTERFACE TREATMENTS**
 - A NATIVE TREE BUFFER
 - B SCREENING ADJACENT LAND
 - C VEGETATED PEDESTRIAN LINK
 - D PARK CONNECTION PATH PLANTING
- SITE FEATURES**
 - E FEATURE PLANTING AREAS
 - F TREE LINED LOCAL ROAD
 - G BOARDWALK PLANTING
 - H PRIVATE ROAD PLANTING
 - I LOT FRONTAGE PLANTING

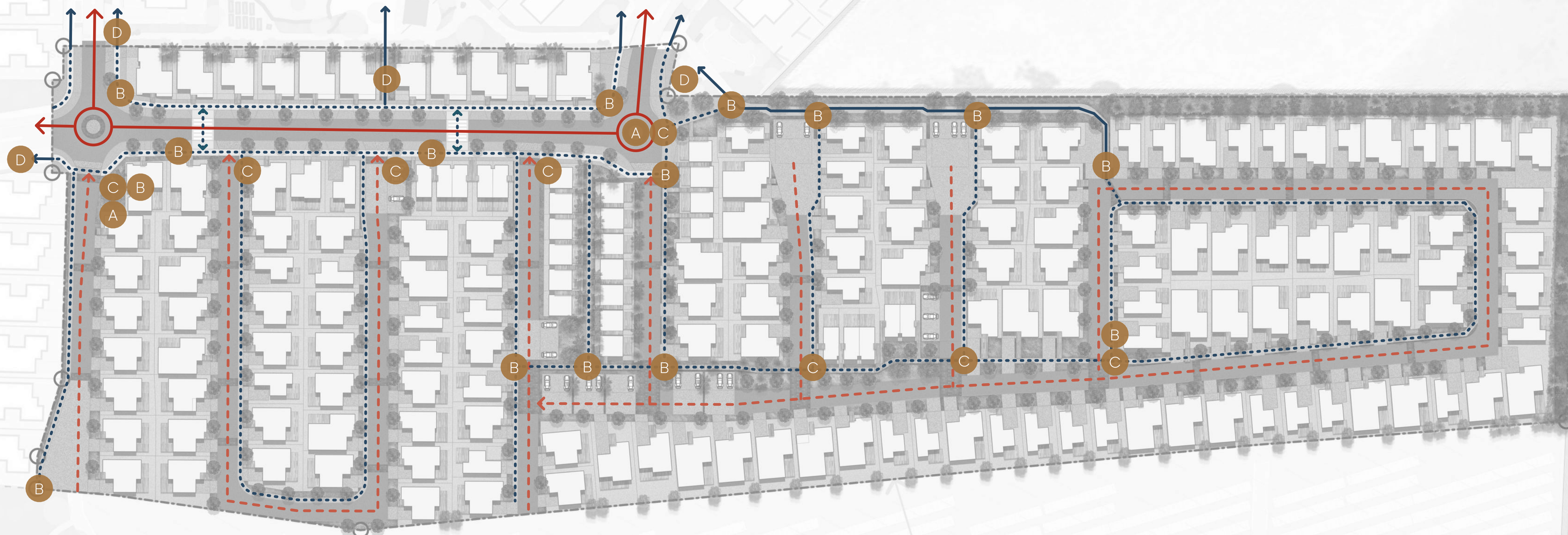




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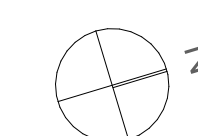
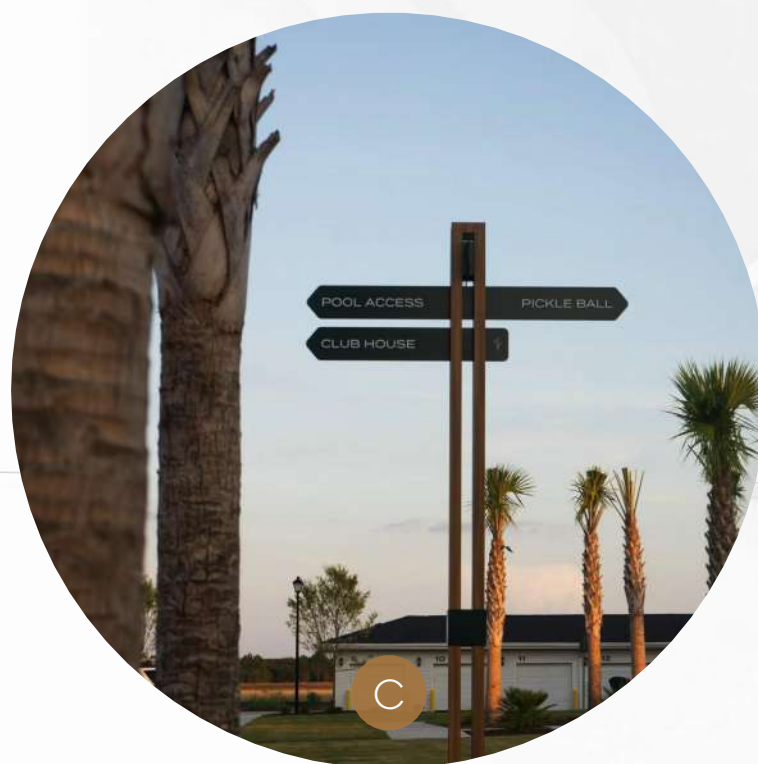
- SURF PARK FULL SITE EXTENTS
- - - NORTH NEIGHBOURHOOD BOUNDARY
- SURFACES**
 - A ASPHALT & FLUSH CONCRETE EDGING
 - B RAISED PEDESTRIAN CROSSING
 - C PAVED TRAFFIC CALMING STRIPS
 - D EXPOSED AGGREGATE DRIVEWAYS
 - E PERMEABLE CONCRETE PATHS
 - F TIMBER BOARDWALK
 - G CRUSHED STONE SWATHES
- LANDSCAPE ELEMENTS**
 - H TIMBER BOLLARDS / WAYFINDING
- BOUNDARY TREATMENTS**
 - I DUNE/FARM POST & WIRE FENCING
 - J POST & RAIL FENCING
 - K OPEN BLADED FENCING
 - L DIPLOMATIC PRIVACY FENCING
 - M SOLAR FARM SECURITY FENCING





KEY | LEGEND

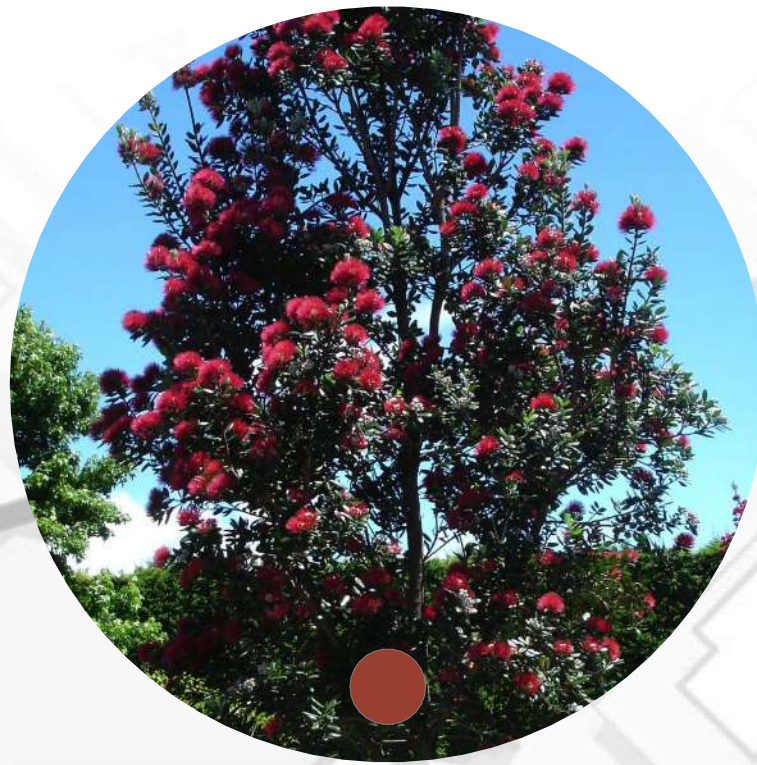
- SURF PARK FULL SITE EXTENTS
- - - NORTH NEIGHBOURHOOD BOUNDARY
- CONNECTIVITY
- ↔ LOCAL ROAD
- ↔ PRIVATE ROAD
- ↔ PEDESTRIAN PATH/BOARDWALK
- ↔ PEDESTRIAN LINK TO COMMUNITY PARK & WIDER LOCAL AREA
- WAYFINDING HIERARCHY
- A ENTRANCE SIGNAGE
- B WAYFINDING SIGNAGE
- C STREET SIGNAGE
- D FEATURE AREA SIGNAGE





Local Road Street Trees

(to tie in with wider development street tree strategy)



Metrosideros excelsa 'Maori Princess'



Nestegis lanceolata



Alectryon excelsus



Vitex lucens



Knightia excelsa



Hoheria populnea



Plagianthus regius



Meryta sinclairii

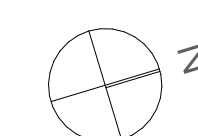


Rhopalostylis sapida



Cordyline australis

Code	Botanical Name	Common Name	Grade	Spacing	Height @ Install	H x W @ Maturity
AE	<i>Alectryon excelsus</i>	titoki	45L	Marked	2m	6 x 3m
CA	<i>Cordyline australis</i>	ti kouka	45L	Marked	2m	10 x 2m
HP	<i>Hoheria populnea</i>	houhere	45L	Marked	2m	8 x 3m
KE	<i>Knightia excelsa</i>	rewarewa	45L	Marked	2m	0.2 x 4m
MS	<i>Meryta sinclairii</i>	puka	45L	Marked	2m	5 x 4m
MP	<i>Metrosideros excelsa</i> 'Maori Princess'	pohutukawa	45L	Marked	2m	8 x 6m
PR	<i>Plagianthus regius</i>	manatu	45L	Marked	2m	12 x 4m
RS	<i>Rhopalostylis sapida</i>	nikau	45L	Marked	2m	15 x 4m
VL	<i>Vitex lucens</i>	puriri	45L	Marked	2m	20 x 10m





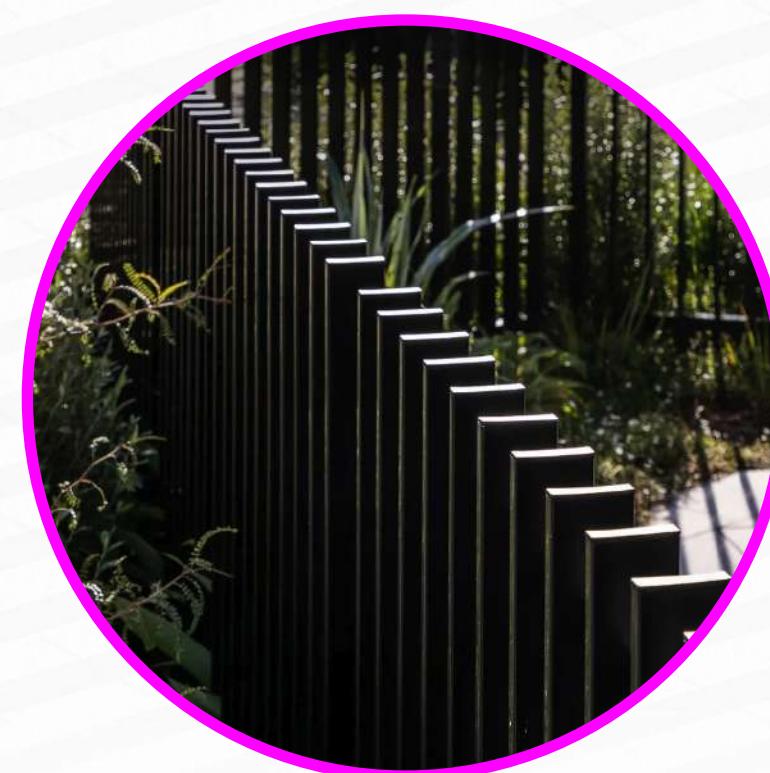
1.8m High Laminata Classic



1.2m High Post & Wire



1.2m High Post & Rail



1.2m High Fin Blades



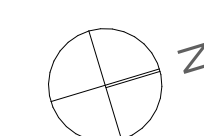
1.2m High Timber Batten



Low Gabion Feature Wall

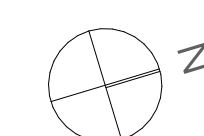


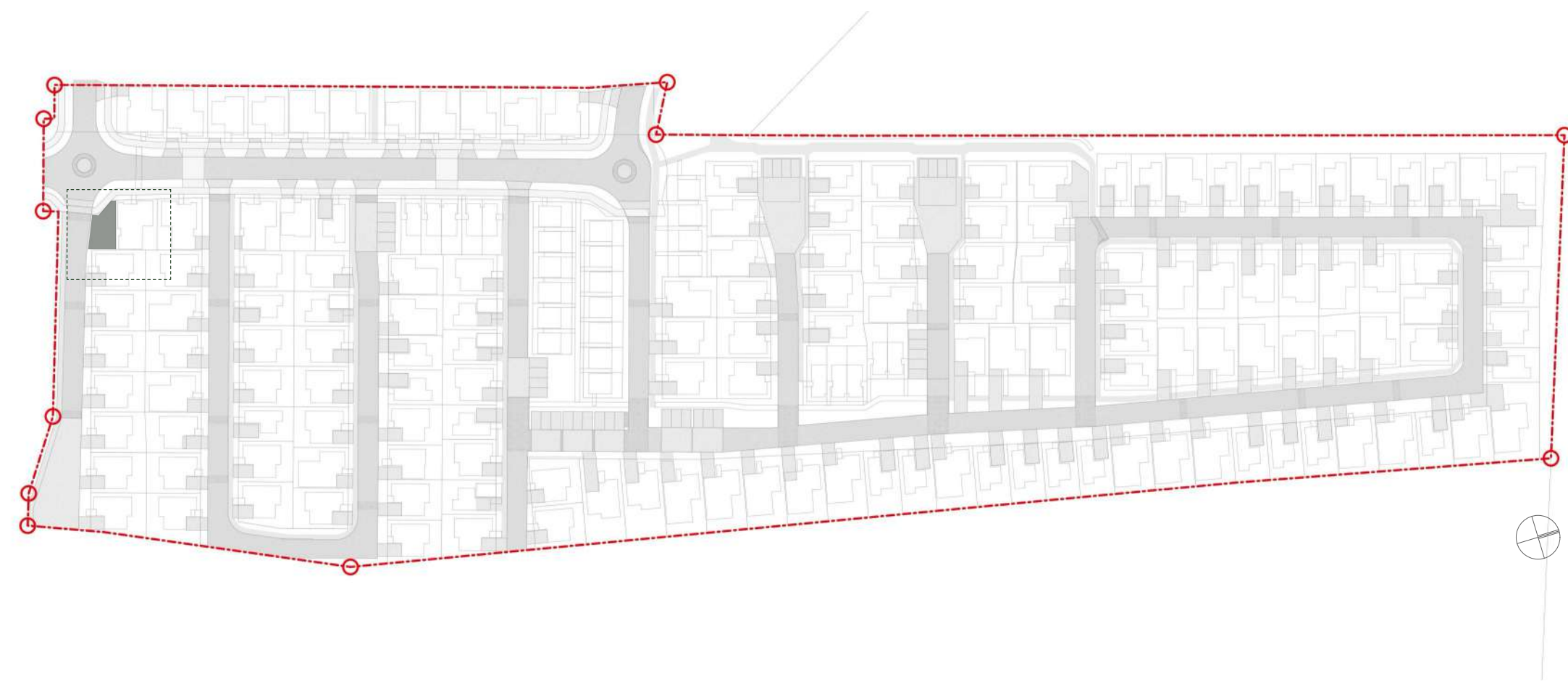
1.8m Varied Slatted Timber Fence





- 1 SOUTHERN ENTRANCE CORNER
Refer to Landscape Vignette 1
- 2 PARK ENTRANCE
Refer to Landscape Vignette 2
- 3 NORTHERN ENTRANCE CORNER
Refer to Landscape Vignette 3
- 4 LANDSCAPE COMMONS
Refer to Landscape Vignette 4
- 5 PARK ENTRANCE
Refer to Landscape Vignette 5





KEY | LEGEND

--- NORTH NEIGHBOURHOOD BOUNDARY

LANDSCAPE FEATURE

● LANDSCAPE VIGNETTE 1: SOUTHERN ENTRANCE CORNER



Specimen tree highlights



Native feature planting



Layered grasses & shrubs



Sculptural timber elements



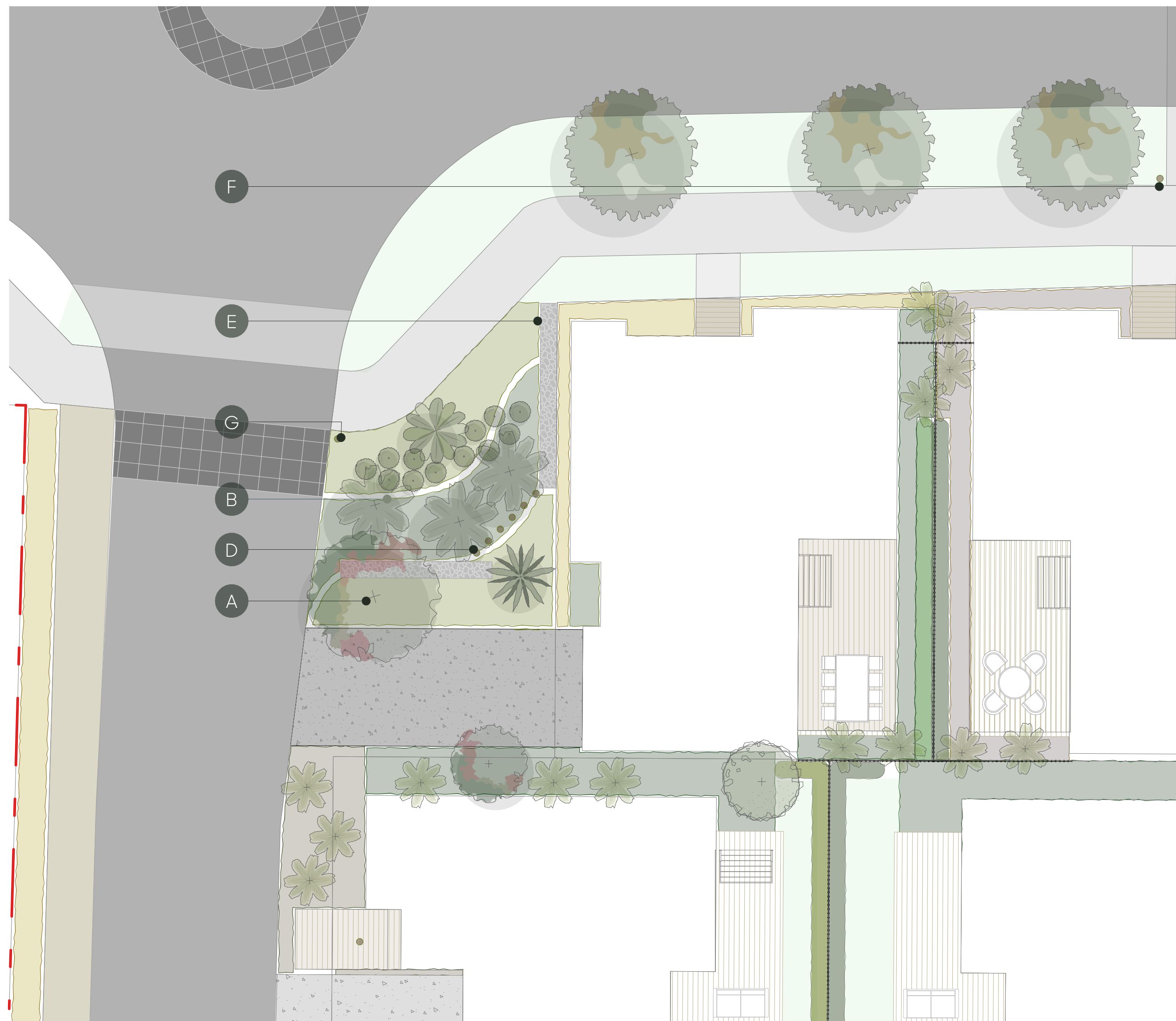
Sculptural rock elements



Wayfinding / Information panel

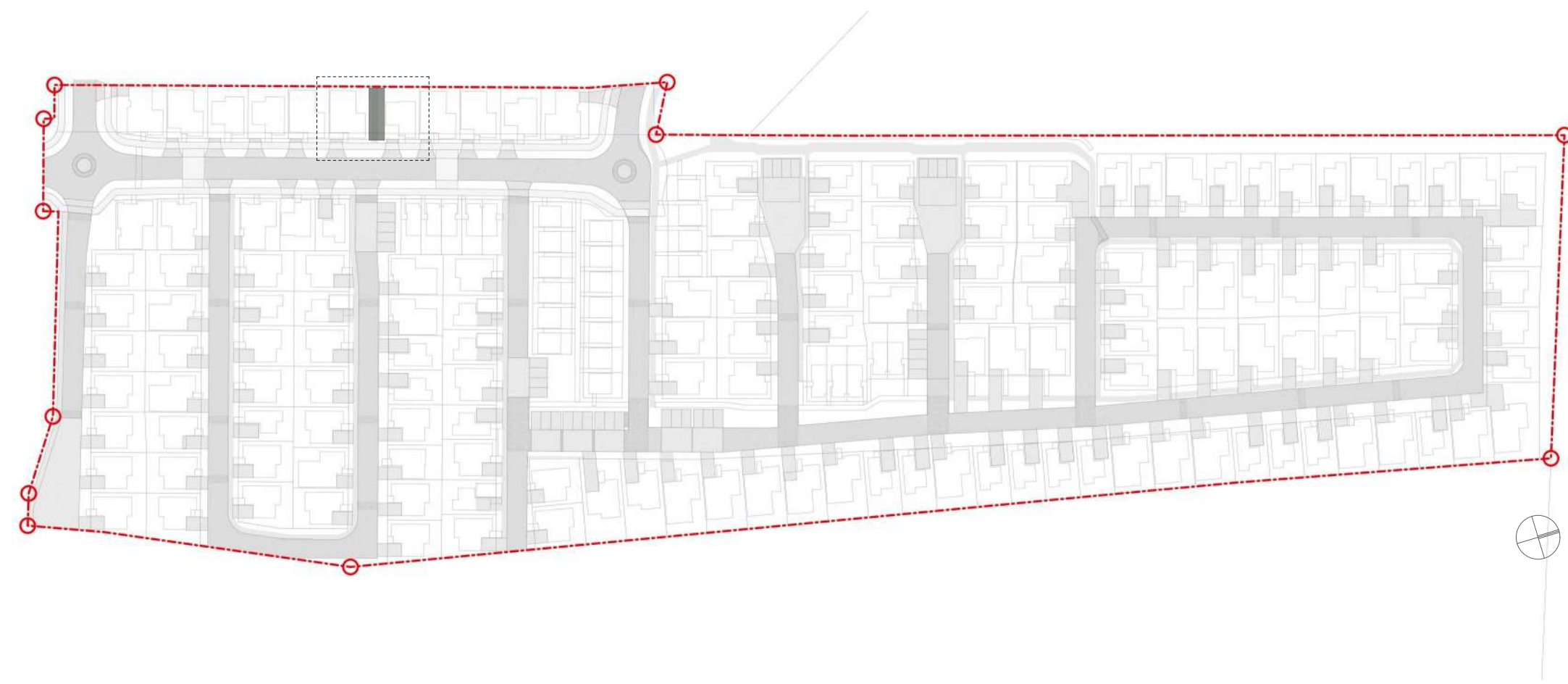


Wayfinding post



LANDSCAPE VIGNETTE 1: SOUTHERN ENTRANCE CORNER
1:100 @ A1, 1:200 @ A3

- SPECIMEN TREE
- SPECIMEN TREE
- COMMON AREA TREE
- COMMON AREA TREE
- COMMON AREA SHRUB
- COMMON AREA SHRUB
- COMMON AREA SUN PLANTING
- COMMON AREA SHADE PLANTING
- BOARDWALK PLANTING
- TIMBER DECKING / BOARDWALK
- PERMEABLE CONCRETE (OR SIMILAR) PATH
- CONCRETE FOOTPATH
- SET PAVERS
- ASPHALT
- GRASSED BERM



KEY | LEGEND

--- NORTH NEIGHBOURHOOD BOUNDARY

LANDSCAPE FEATURE

● LANDSCAPE VIGNETTE 2: PARK ENTRANCE



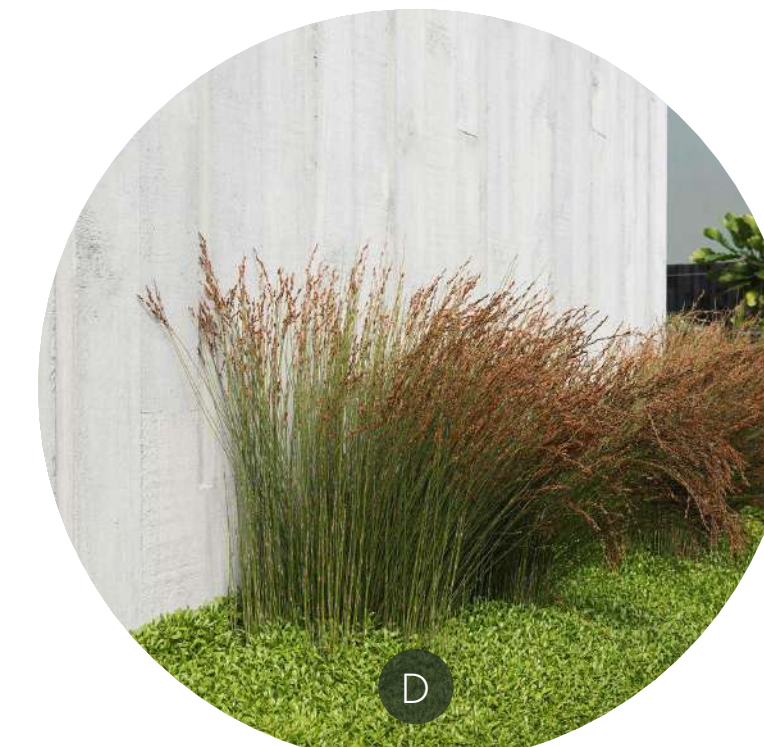
Open bladed fence



Wide pedestrian path



Layered grasses & shrubs



Textured edge planting



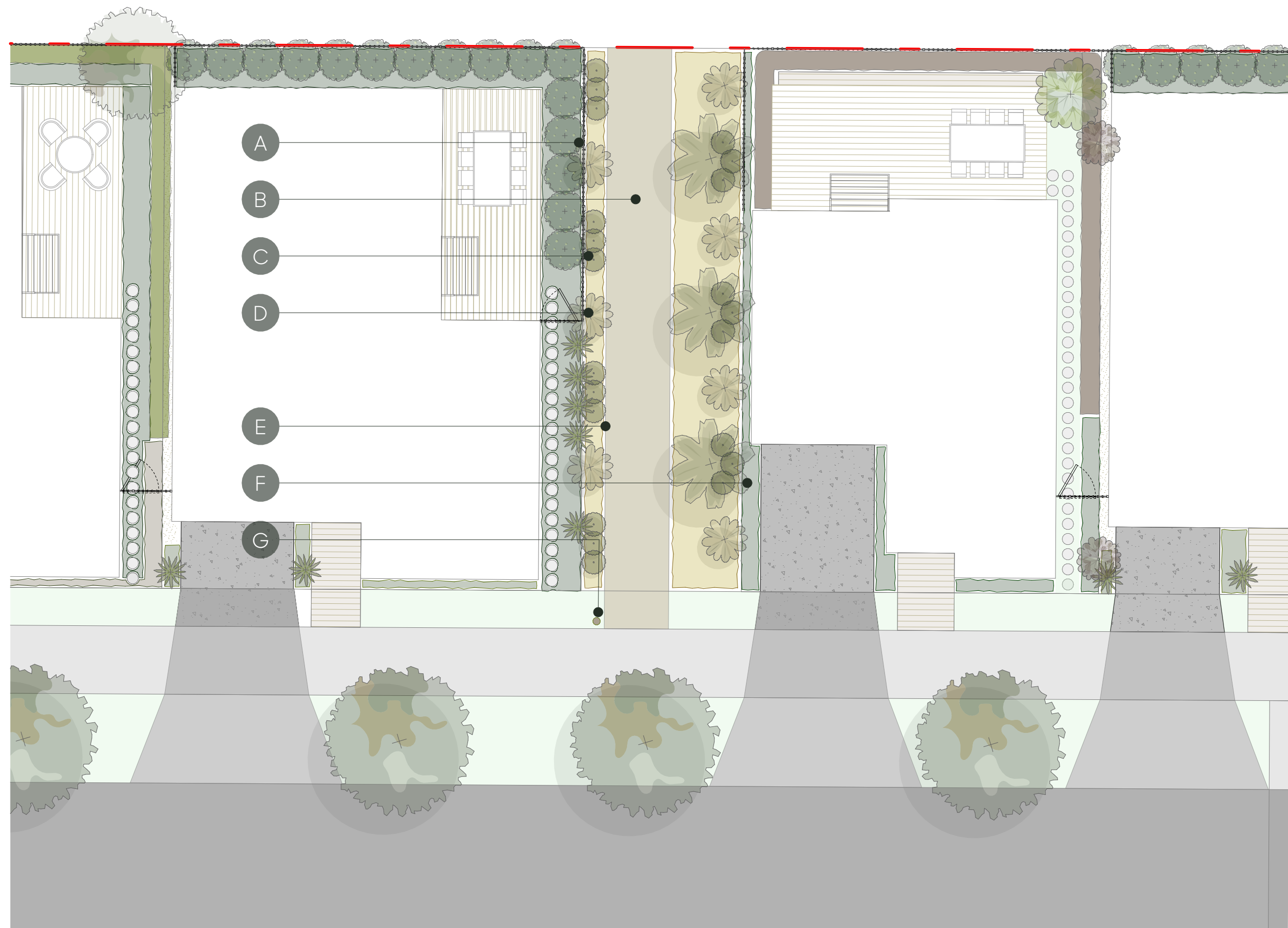
Rock & gravel



Strip planting with boundary marking

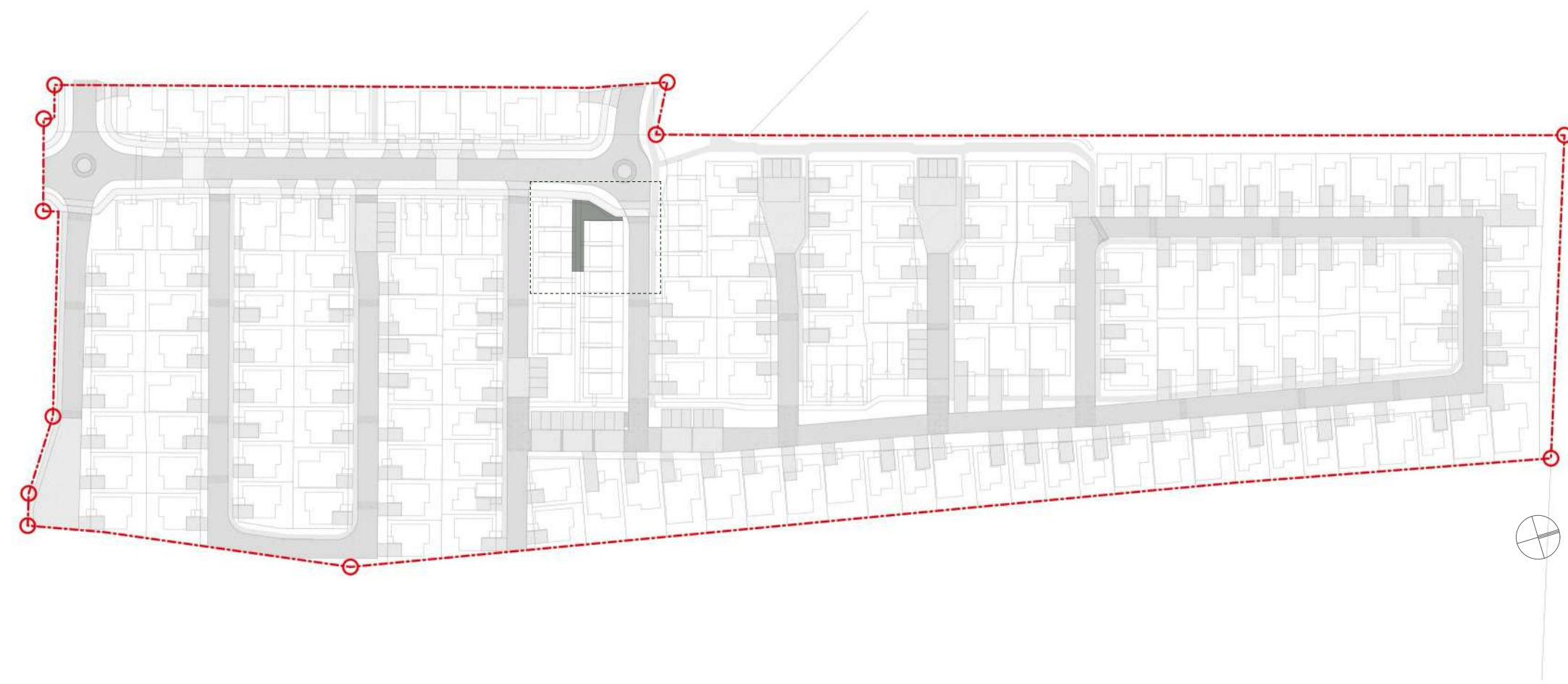


Wayfinding post



LANDSCAPE VIGNETTE 2: PARK ENTRANCE
1:100 @ A1, 1:200 @ A3

- SPECIMEN TREE
- SPECIMEN TREE
- COMMON AREA TREE
- COMMON AREA TREE
- COMMON AREA SHRUB
- COMMON AREA SHRUB
- COMMON AREA SUN PLANTING
- COMMON AREA SHADE PLANTING
- BOARDWALK PLANTING
- TIMBER DECKING / BOARDWALK
- PERMEABLE CONCRETE (OR SIMILAR) PATH
- CONCRETE FOOTPATH
- SET PAVERS
- ASPHALT
- GRASSED BERM



KEY | LEGEND

--- NORTH NEIGHBOURHOOD BOUNDARY

LANDSCAPE FEATURE

● LANDSCAPE VIGNETTE 3: NORTHERN ENTRANCE CORNER



Specimen tree highlights



Native feature planting



Layered grasses & shrubs



Sculptural timber elements



Sculptural rock elements

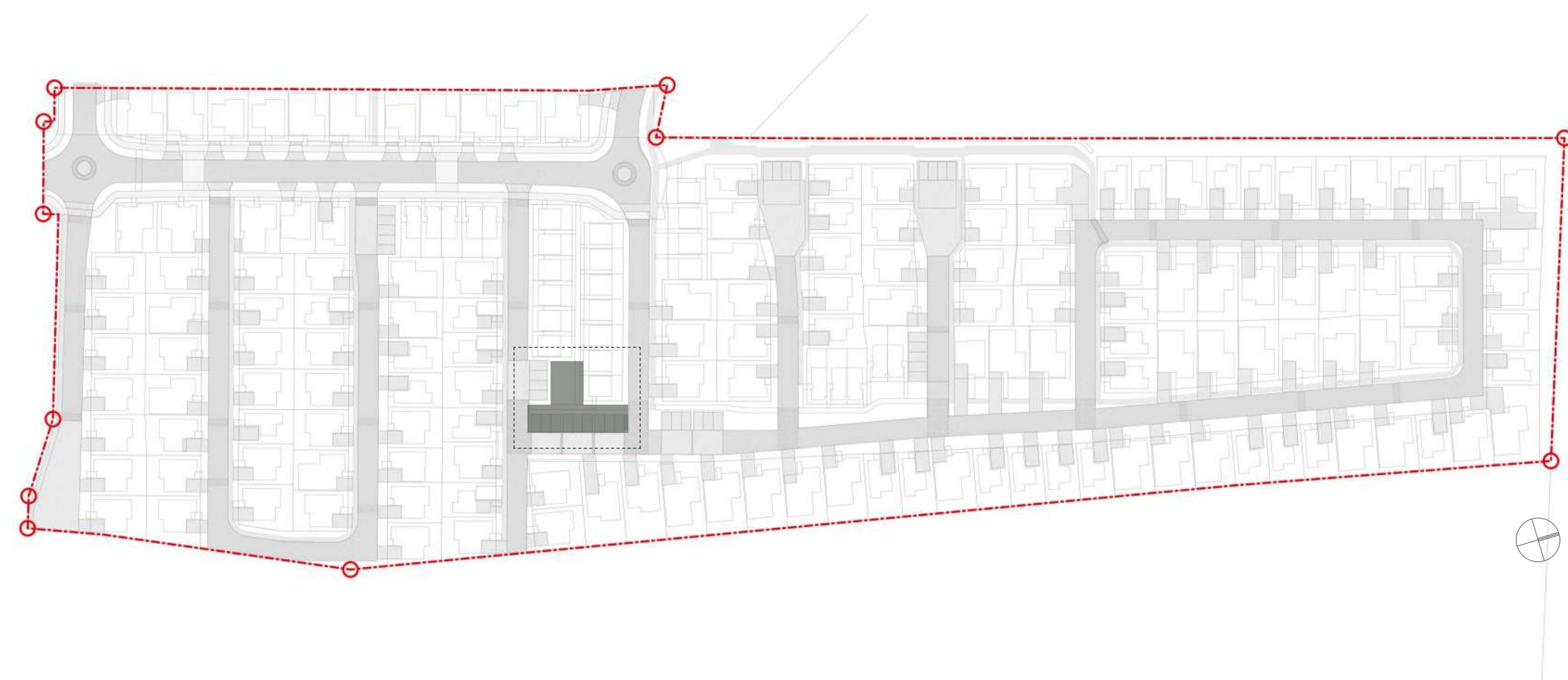


Wayfinding post



LANDSCAPE VIGNETTE 3: NORTHERN ENTRANCE CORNER
1:100 @ A1, 1:200 @ A3

- SPECIMEN TREE
- SPECIMEN TREE
- COMMON AREA TREE
- COMMON AREA TREE
- COMMON AREA SHRUB
- COMMON AREA SHRUB
- COMMON AREA SUN PLANTING
- COMMON AREA SHADE PLANTING
- BOARDWALK PLANTING
- TIMBER DECKING / BOARDWALK
- PERMEABLE CONCRETE (OR SIMILAR) PATH
- CONCRETE FOOTPATH
- SET PAVERS
- ASPHALT
- GRASSED BERM



KEY | LEGEND

--- NORTH NEIGHBOURHOOD BOUNDARY

LANDSCAPE FEATURE

● LANDSCAPE VIGNETTE 4: LANDSCAPE COMMONS



Specimen tree highlights



Native feature planting



Timber boardwalk



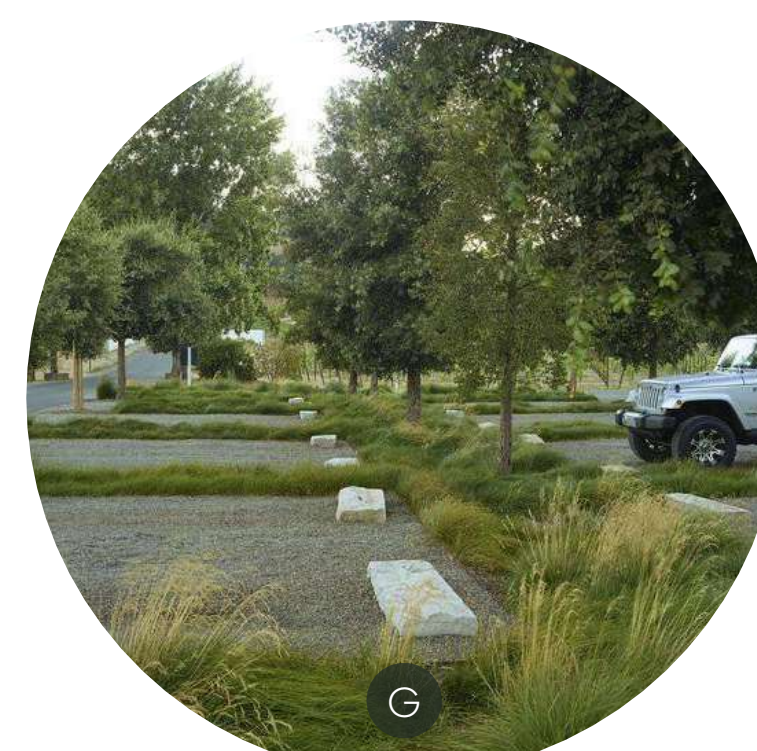
Sculptural timber elements



Natural play features



Low stone wall



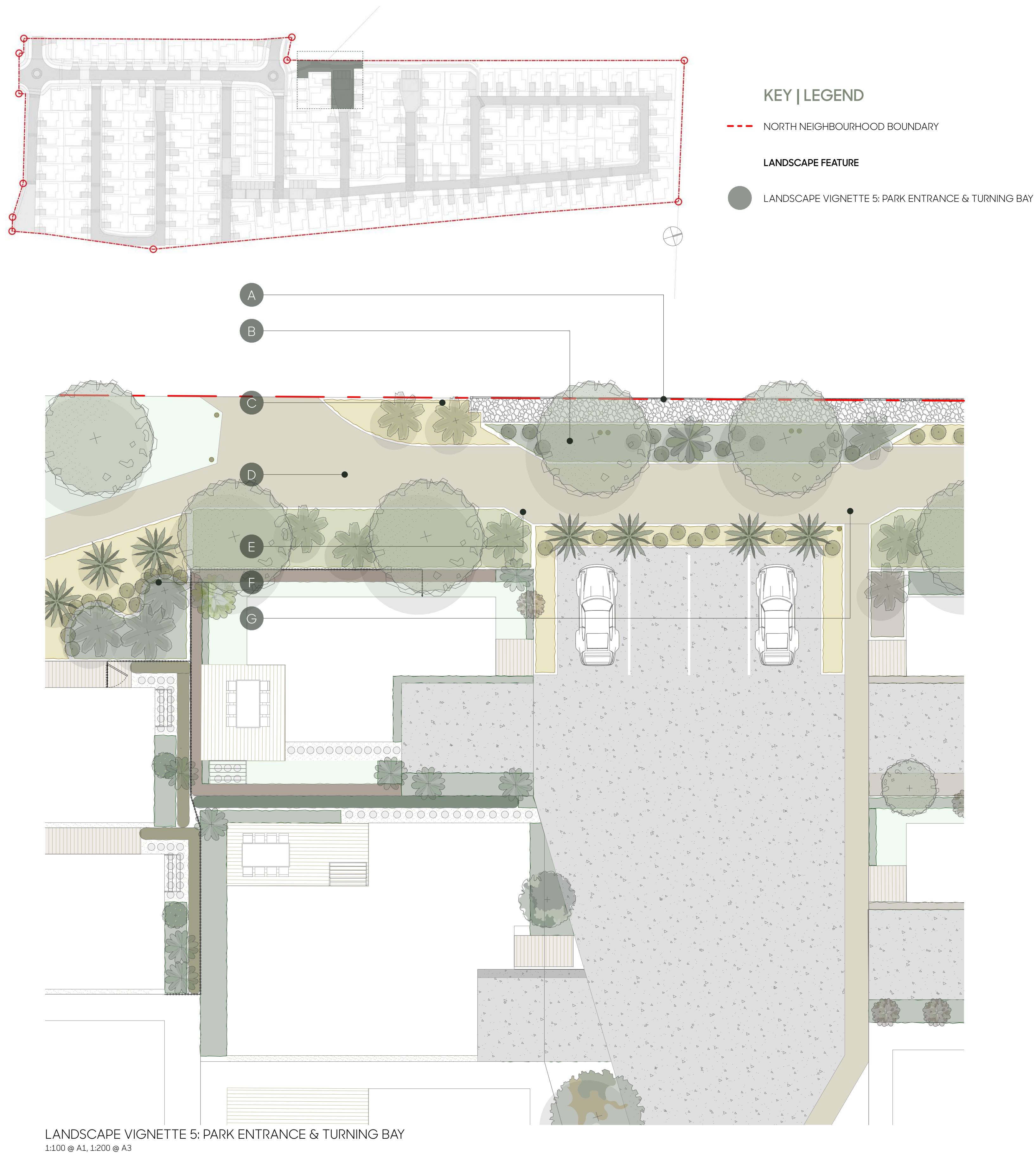
Carparking



LANDSCAPE VIGNETTE 4: LANDSCAPE COMMONS

1:100 @ A1, 1:200 @ A3

- SPECIMEN TREE
- SPECIMEN TREE
- COMMON AREA TREE
- COMMON AREA TREE
- COMMON AREA SHRUB
- COMMON AREA SHRUB
- COMMON AREA SUN PLANTING
- COMMON AREA SHADE PLANTING
- BOARDWALK PLANTING
- TIMBER DECKING / BOARDWALK
- PERMEABLE CONCRETE (OR SIMILAR) PATH
- CONCRETE FOOTPATH
- SET PAVERS
- ASPHALT
- GRASSED BERM



Gabion retaining wall



Layered grasses & shrubs



Upright planting to buffer carpark



Wayfinding / Information panel



Tree lined path



Wide meandering pathway



Native feature planting



- SPECIMEN TREE
- SPECIMEN TREE
- COMMON AREA TREE
- COMMON AREA TREE
- COMMON AREA SHRUB
- COMMON AREA SHRUB
- COMMON AREA SUN PLANTING
- COMMON AREA SHADE PLANTING
- BOARDWALK PLANTING
- TIMBER DECKING / BOARDWALK
- PERMEABLE CONCRETE (OR SIMILAR) PATH
- CONCRETE FOOTPATH
- SET PAVERS
- ASPHALT
- GRASSED BERM

PRIVATE LOT DESIGN STATEMENT

The 178 lot neighbourhood features a mix of standalone homes & duplexes arranged along a network of private roads.

There are 6 distinct architectural typologies that are distributed around the site (refer to Lot Typology Plan for locations)

Each lot type has 2 main street frontage interfaces. Unit entrances / garages either address directly a private road or a footpath. One exception is Lot type #4 which does not have a garage and has access to a boardwalk from either the street frontage or from the rear yard.

These differing situations at street frontages creates a level of variance to the open space character of the development. This variance will also be notable in the landscape strategy for private lot typology across the development.

We are proposing options to the specimen tree and planting mixes across these typologies. This will provide a balance of unique landscape features with consistent design elements & avoids visual monotony across the site.

The proposed character of the Surf Park development is defined by a focus on sustainability, connection to nature, and a relaxed, community-oriented lifestyle. This overarching vision is conveyed through the landscaping of private lots using the following landscape strategies:

- Open frontages
- Passive surveillance
- Privacy
- Rustic materiality
- Native planting

Open frontages devoid of fencing create welcoming, attractive and safe streetscapes. Landscaping in front yards appears as an extension of the surrounding open spaces. This benefits the sense of scale that the landscaping has a human level by visually borrowing landscape from privately owned frontages into the wider common areas.

Passive surveillance is achieved in part by keeping frontages to private roads and laneways open. Tree planting positions will be considered to ensure that sight-lines are maintained from kitchen / living area windows. Pedestrian laneways are to have clear sight-lines along the extent of their axis, with ample visibility of these spaces from adjoining units.

Privacy can be maintained in rear yards to provide residents with tranquil, personal space. Hedging, Tactical tree planting and, where not publicly visible, sections of fencing up to 1.8m can be utilised in side and rear yards. Bin storage, clotheslines and private deck areas should achieve a suitable level of screening from neighbouring outdoor living spacing to ensure comfortable, personal environments for residents.

A simple, rustic materiality across the strengthens the coastal landscape character. Timber deck boardwalks have been proposed for all front door access ways. These will tie in with the sections of board walks that make up some of the site's main pedestrian routes. These raised deck entrances resonate the warm, natural materiality and allow for a looser beachy atmosphere, especially when combined with layered native planting & specimen trees.

Native planting palettes enhance the sense of place of the site, tying in with the coastal landscape character of wider Surf Park. Coastal trees, shrubs & grasses can be integrated throughout the proposed open spaces to create varied spatial experiences.





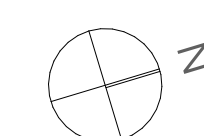
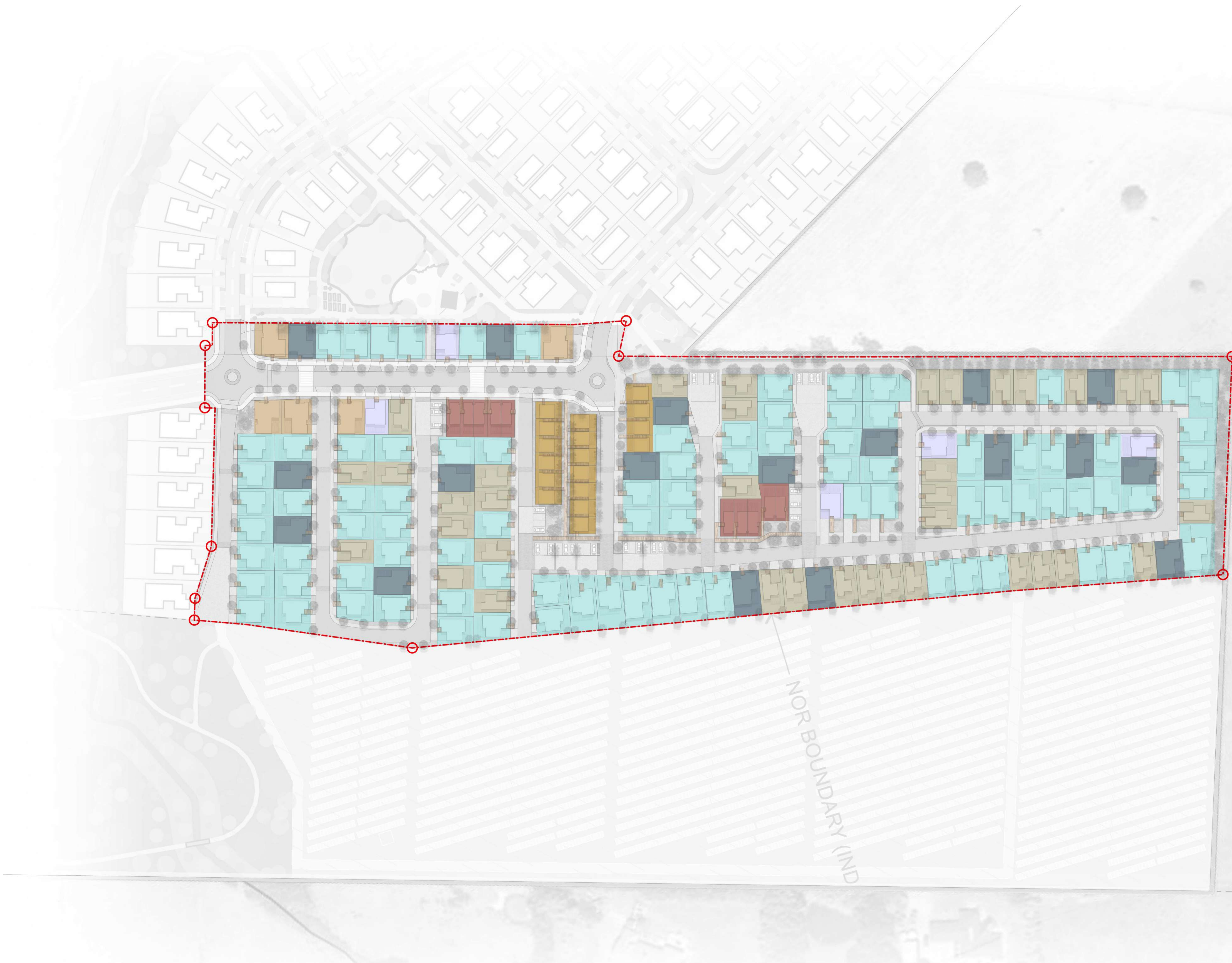
KEY | LEGEND

— SURF PARK FULL SITE EXTENTS

--- NORTH NEIGHBOURHOOD BOUNDARY

LOT TYPE

- TYPE 1: 1 STOREY / 2 BEDROOM / GARAGE
- TYPE 2: 2 STOREY / 3 BEDROOM / GARAGE
- TYPE 3: 2 STOREY / 2 BEDROOM / GARAGE
- TYPE 4: 2 STOREY / 2 BEDROOM / CAR PARK
- TYPE 2: 2 STOREY / 2 BEDROOM DUPLEX / CAR PARK
- TYPE 6: 2 STOREY / 3 BEDROOM / GARAGE
- TYPE 7: 2 STOREY / 3 BEDROOM / CAR PAD



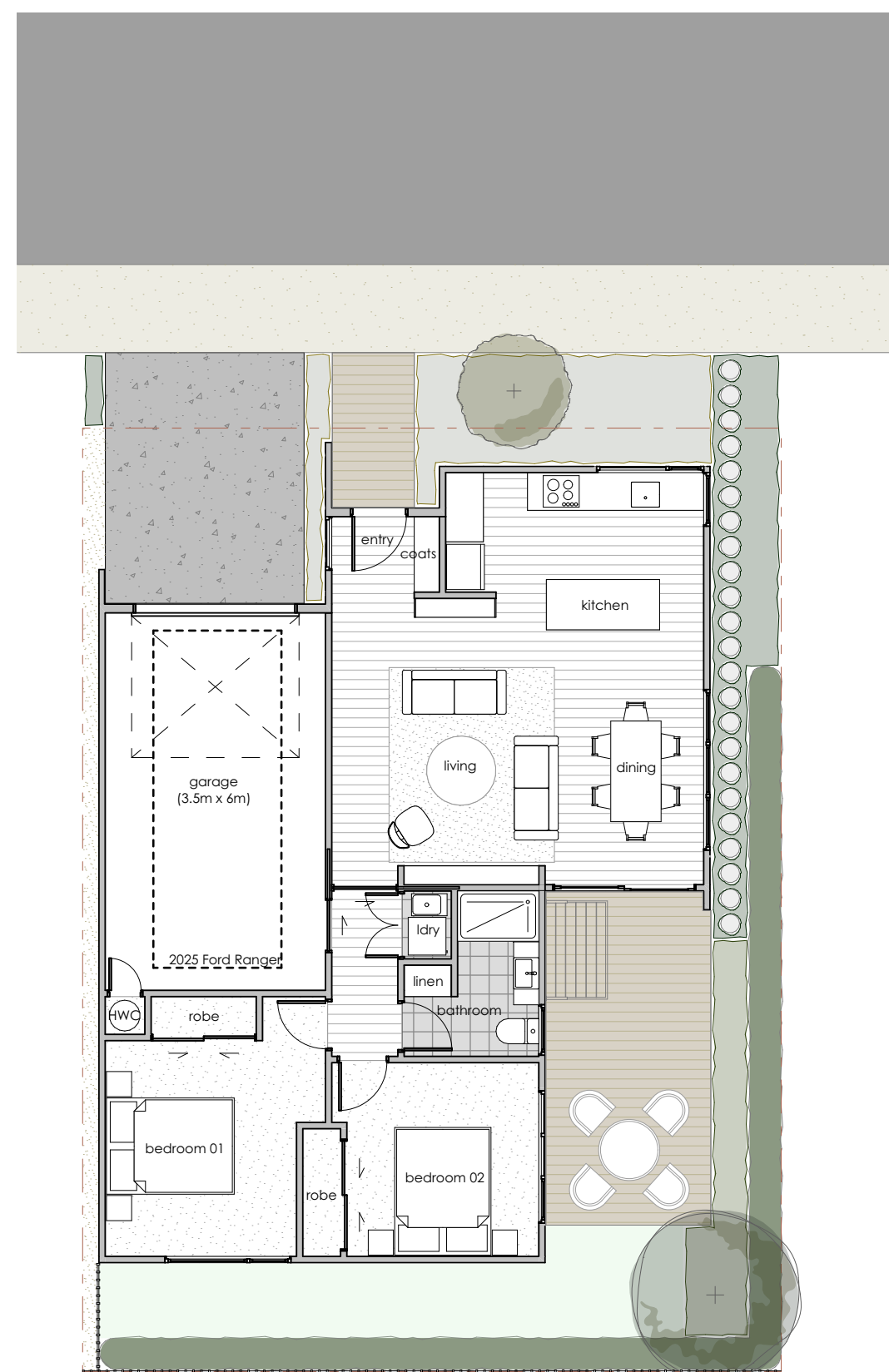


KEY | LEGEND

--- NORTH NEIGHBOURHOOD BOUNDARY

LOT TYPE

● TYPE 1: 1 STOREY / 2 BEDROOM / GARAGE



TYPE 01A – SITUATION 1: FOOTPATH FRONTAGE
1:100 @ A1, 1:200 @ A3

1

- SPECIMEN TREES
- FRONTAGE SHRUBS
- HEDGING
- PLANTING MIX 01
- PLANTING MIX 02
- PAVERS / GROUNDCOVERS
- GRAVEL
- LAWN
- TIMBER DECKING / BOARDWALK
- SAW CUT CONCRETE PATIO
- BOUNDARY SCREENING



TYPE 01A – SITUATION 2: PRIVATE ROAD FRONTAGE
1:100 @ A1, 1:200 @ A3

2

- SPECIMEN TREES
- HEDGING
- PLANTING MIX 02
- PAVERS / GROUNDCOVER
- GRAVEL
- LAWN
- TIMBER DECKING / BOARDWALK
- BOUNDARY SCREENING

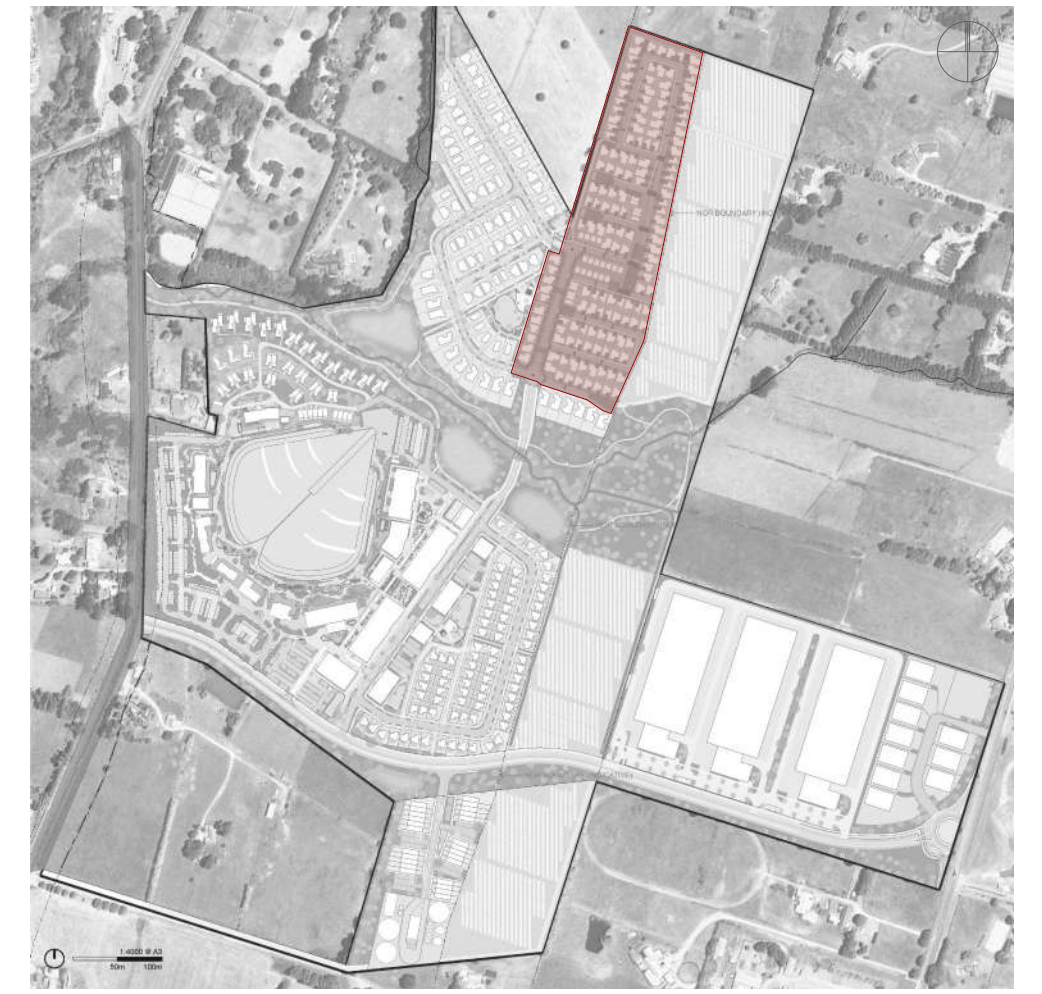


KEY | LEGEND

--- NORTH NEIGHBOURHOOD BOUNDARY

LOT TYPE

● TYPE 1: 1 STOREY / 2 BEDROOM / GARAGE



TYPE 01B - SITUATION 1: FOOTPATH FRONTAGE
1:100 @ A1, 1:200 @ A3

1

- SPECIMEN TREES
- HEDGING
- PLANTING MIX 03
- PAVERS / GRAVEL
- LAWN
- TIMBER DECKING / BOARDWALK
- BOUNDARY SCREENING



TYPE 01B - SITUATION 2: PRIVATE ROAD FRONTAGE
1:100 @ A1, 1:200 @ A3

2

- SPECIMEN TREES
- FRONTAGE SHRUBS
- HEDGING
- PLANTING MIX 04
- PAVERS / GRAVEL
- LAWN
- TIMBER DECKING / BOARDWALK
- CHIP COURTYARD
- BOUNDARY SCREENING



KEY | LEGEND

--- NORTH NEIGHBOURHOOD BOUNDARY

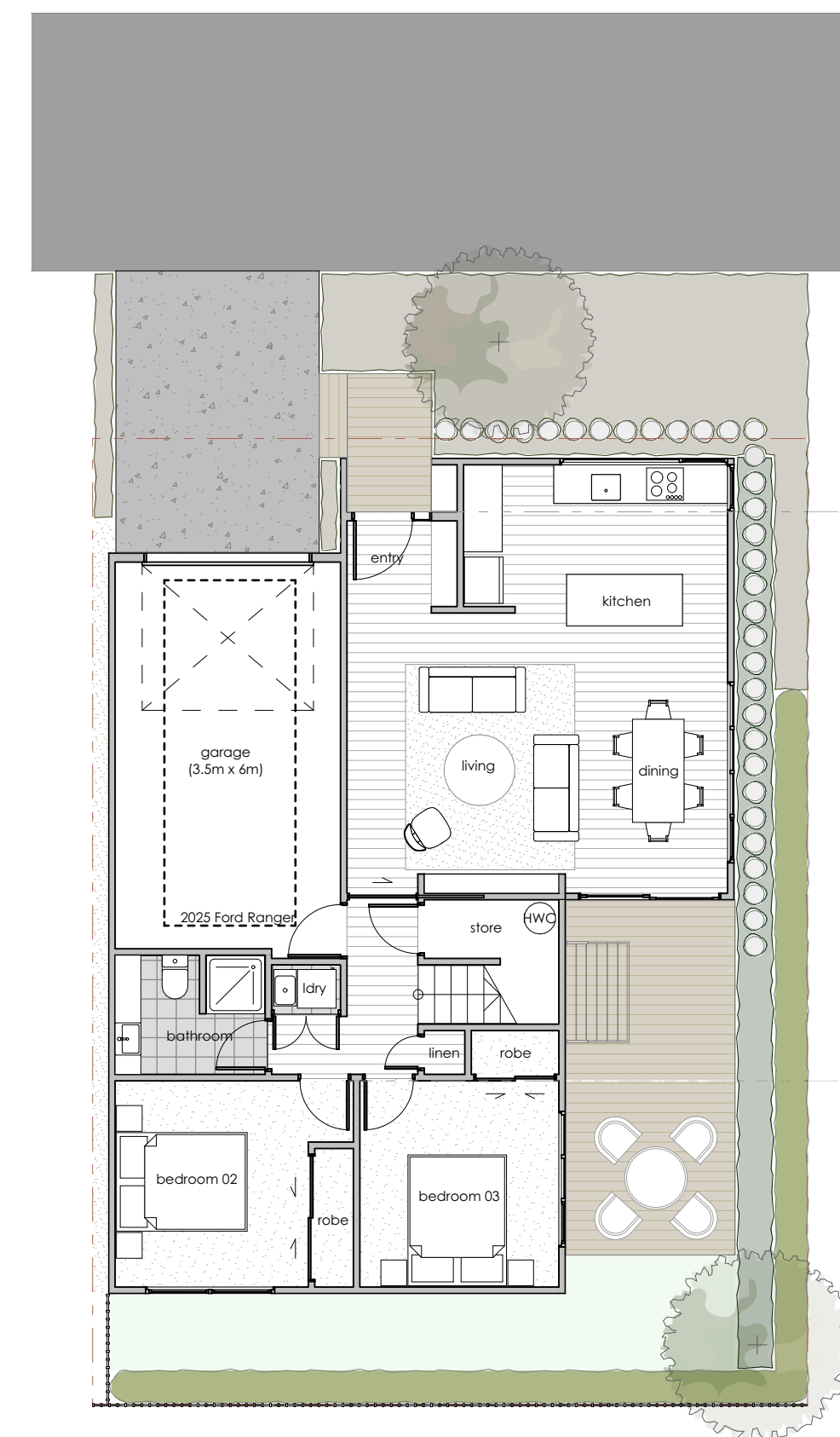
LOT TYPE

● TYPE 2: 2 STOREY / 3 BEDROOM / GARAGE



TYPE 02A - SITUATION 1: FOOTPATH FRONTAGE
1:100 @ A1, 1:200 @ A3

1



TYPE 02A - SITUATION 2: PRIVATE ROAD FRONTAGE
1:100 @ A1, 1:200 @ A3

2

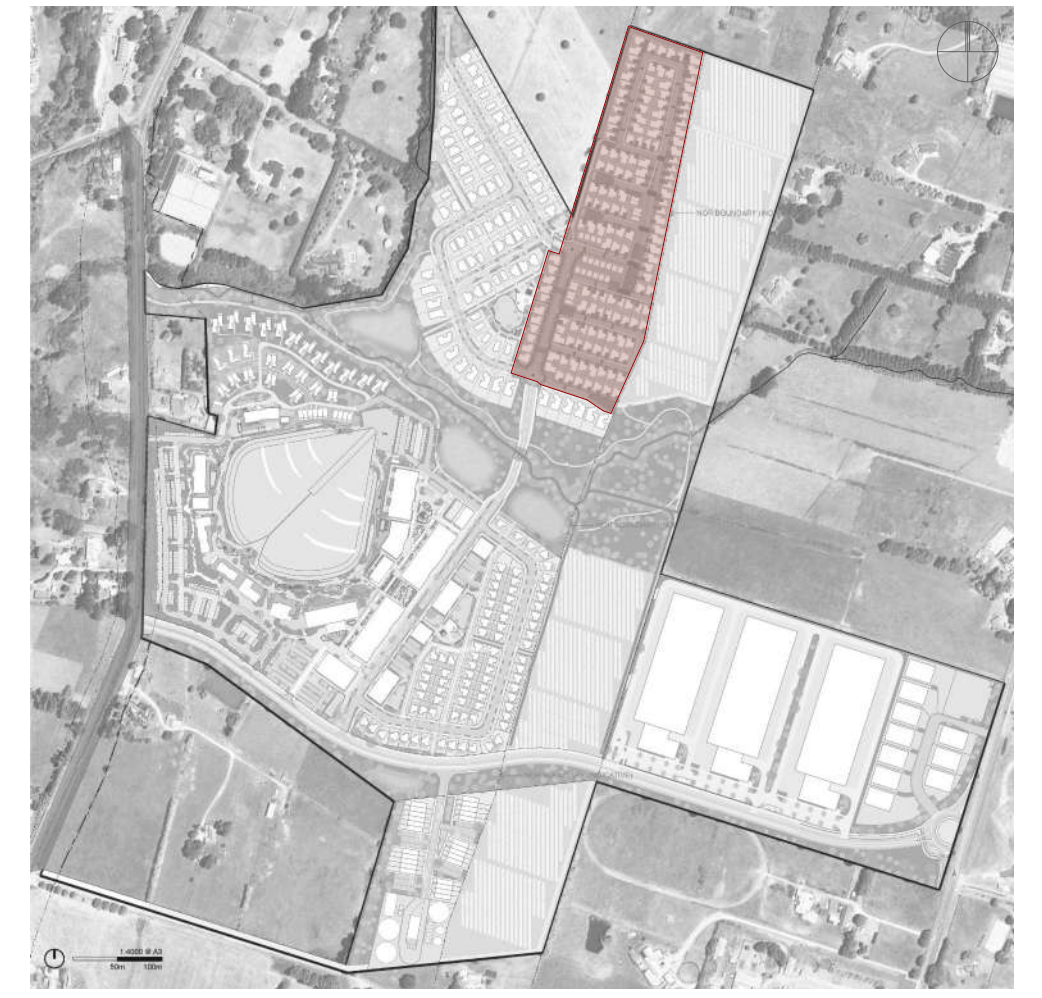


KEY | LEGEND

--- NORTH NEIGHBOURHOOD BOUNDARY

LOT TYPE

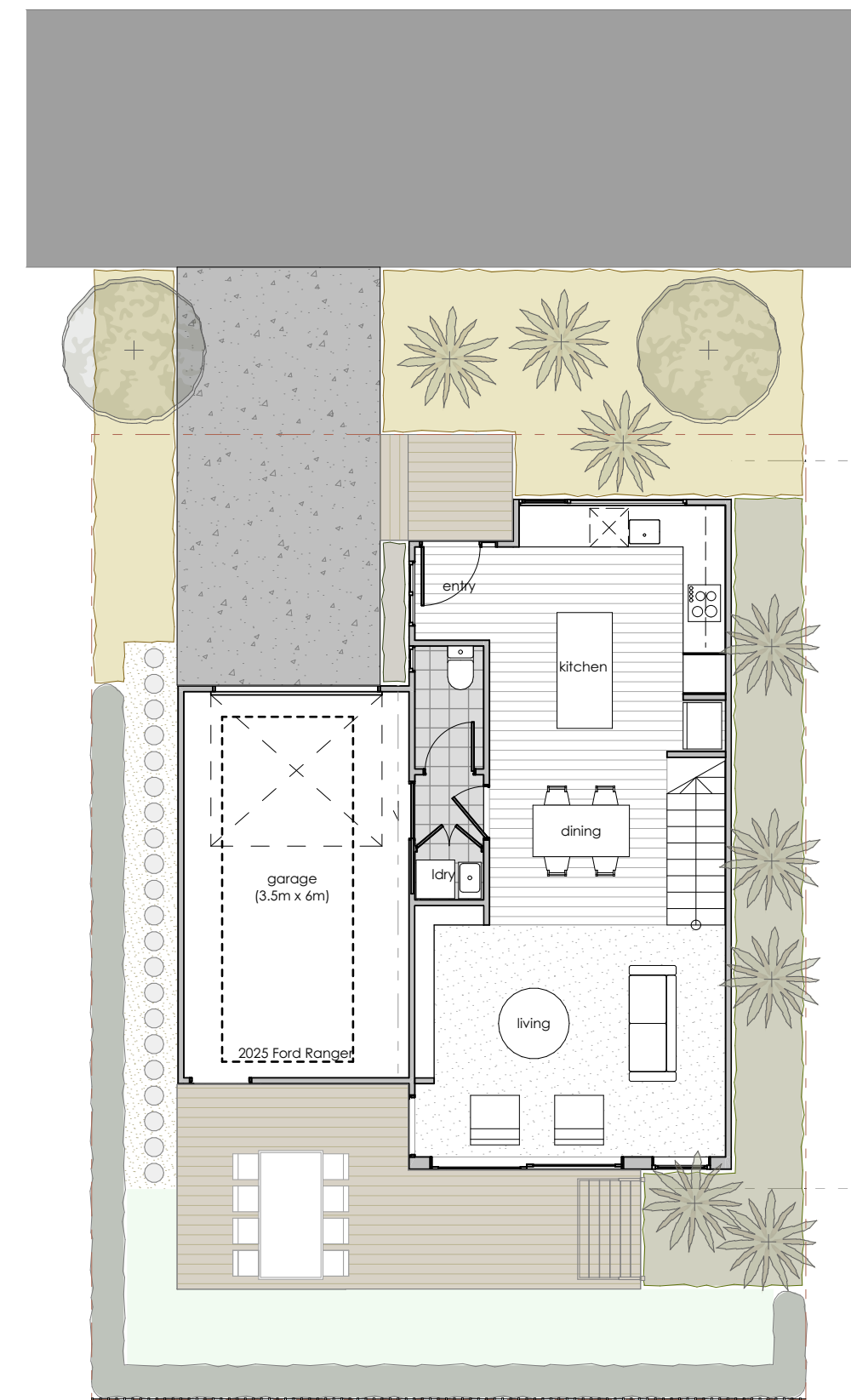
● TYPE 2: 2 STOREY / 3 BEDROOM / GARAGE



TYPE 02B - SITUATION 1: FOOTPATH FRONTAGE
1:100 @ A1, 1:200 @ A3

1

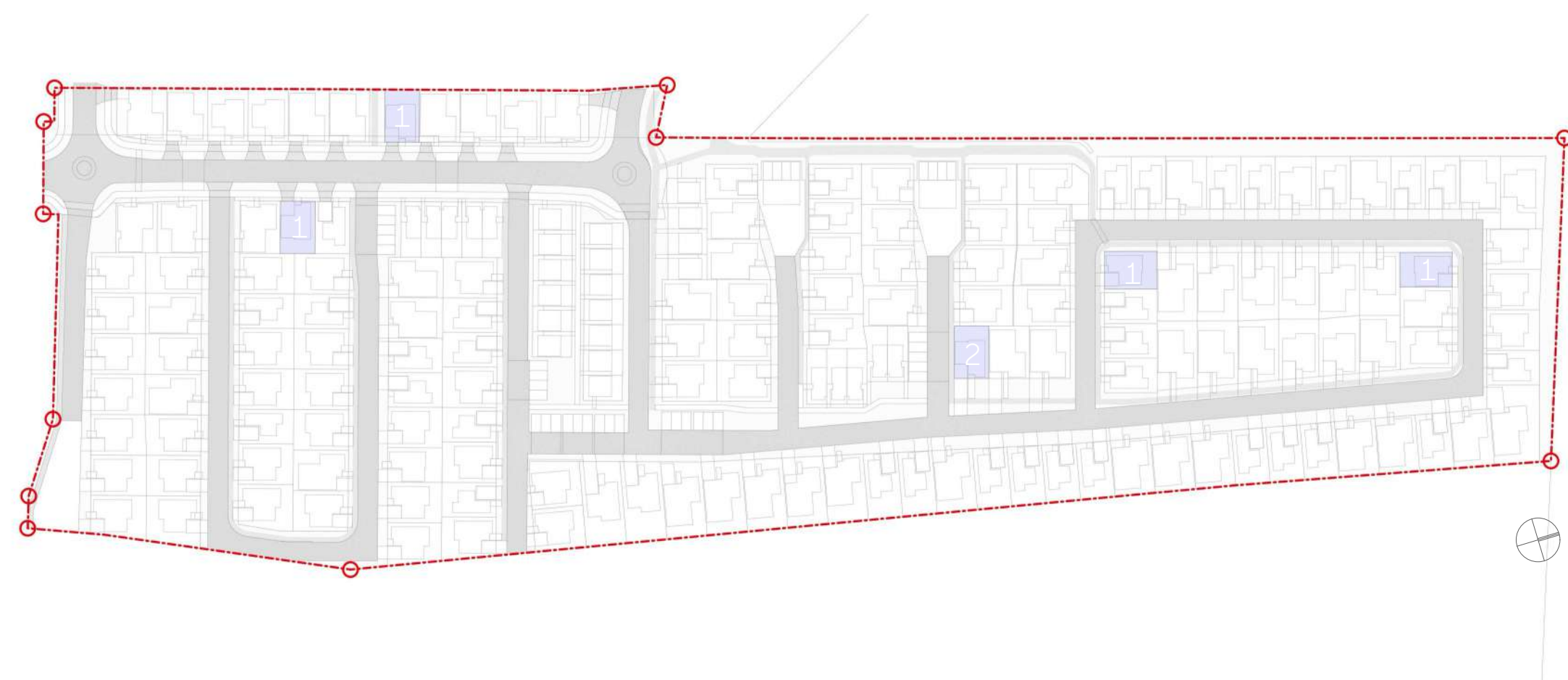
- SPECIMEN TREES
- SPECIMEN TREES
- HEDGING
- PLANTING MIX 05
- PLANTING MIX 04
- PAVERS / GRAVEL
- LAWN
- TIMBER DECKING / BOARDWALK
- BOUNDARY SCREENING



TYPE 02B - SITUATION 2: PRIVATE ROAD FRONTAGE
1:100 @ A1, 1:200 @ A3

2

- SPECIMEN TREES
- FRONTAGE SHRUBS
- HEDGING
- PLANTING MIX 07
- PLANTING MIX 03
- PAVERS / GRAVEL
- LAWN
- TIMBER DECKING / BOARDWALK
- SAW CUT CONCRETE PATIO
- BOUNDARY SCREENING



KEY | LEGEND

--- NORTH NEIGHBOURHOOD BOUNDARY

LOT TYPE

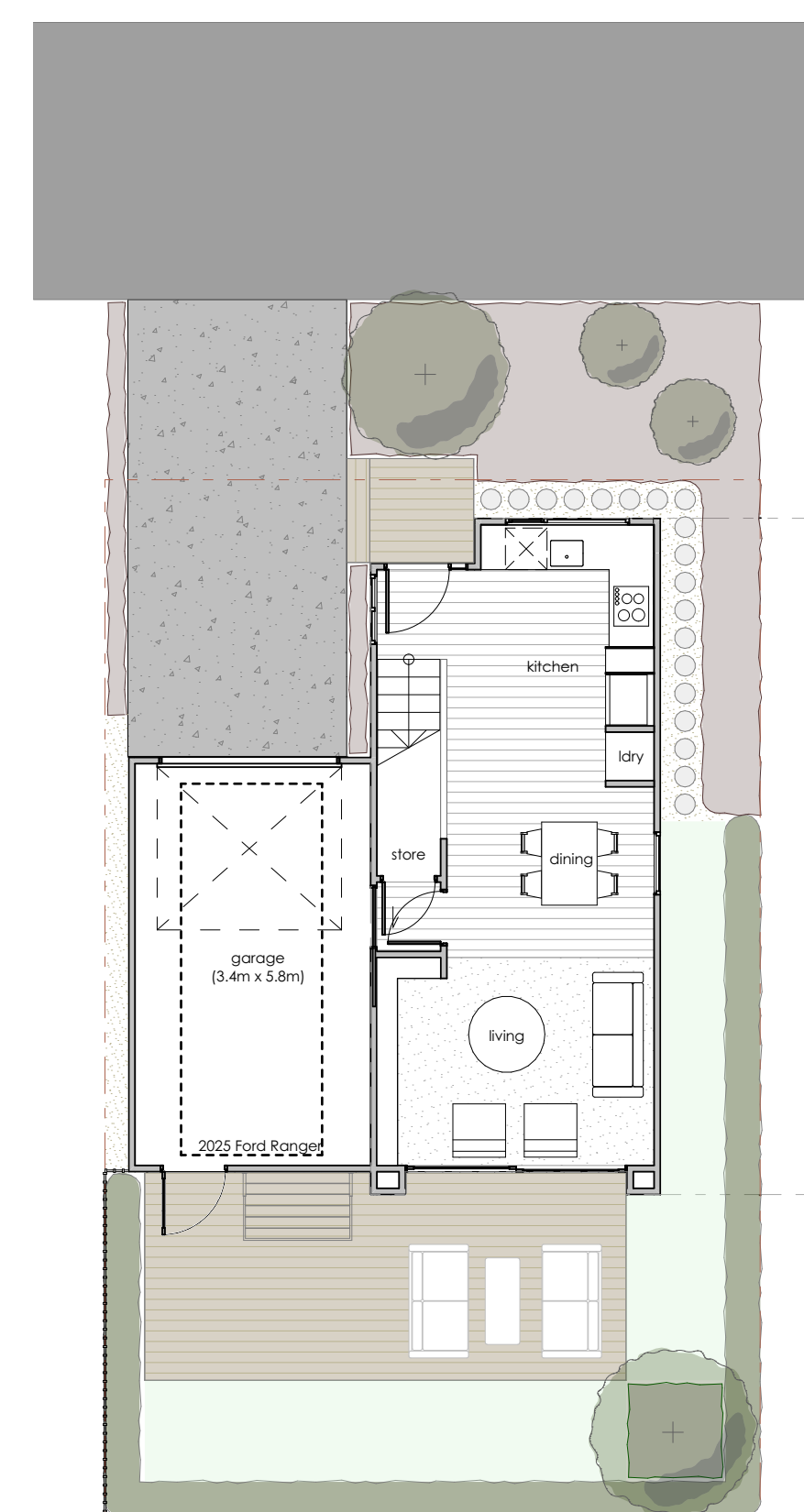
● TYPE 3: 2 STOREY / 2 BEDROOM / GARAGE



TYPE 03 – SITUATION 1: FOOTPATH FRONTAGE
1:100 @ A1, 1:200 @ A3

1

- SPECIMEN TREES
- FRONTAGE SHRUBS
- HEDGING
- PLANTING MIX 02
- PLANTING MIX 04
- PAVERS / GRAVEL
- LAWN
- TIMBER DECKING / BOARDWALK
- SAW CUT CONCRETE PATIO
- BOUNDARY SCREENING



TYPE 03 – SITUATION 2: PRIVATE ROAD FRONTAGE
1:100 @ A1, 1:200 @ A3

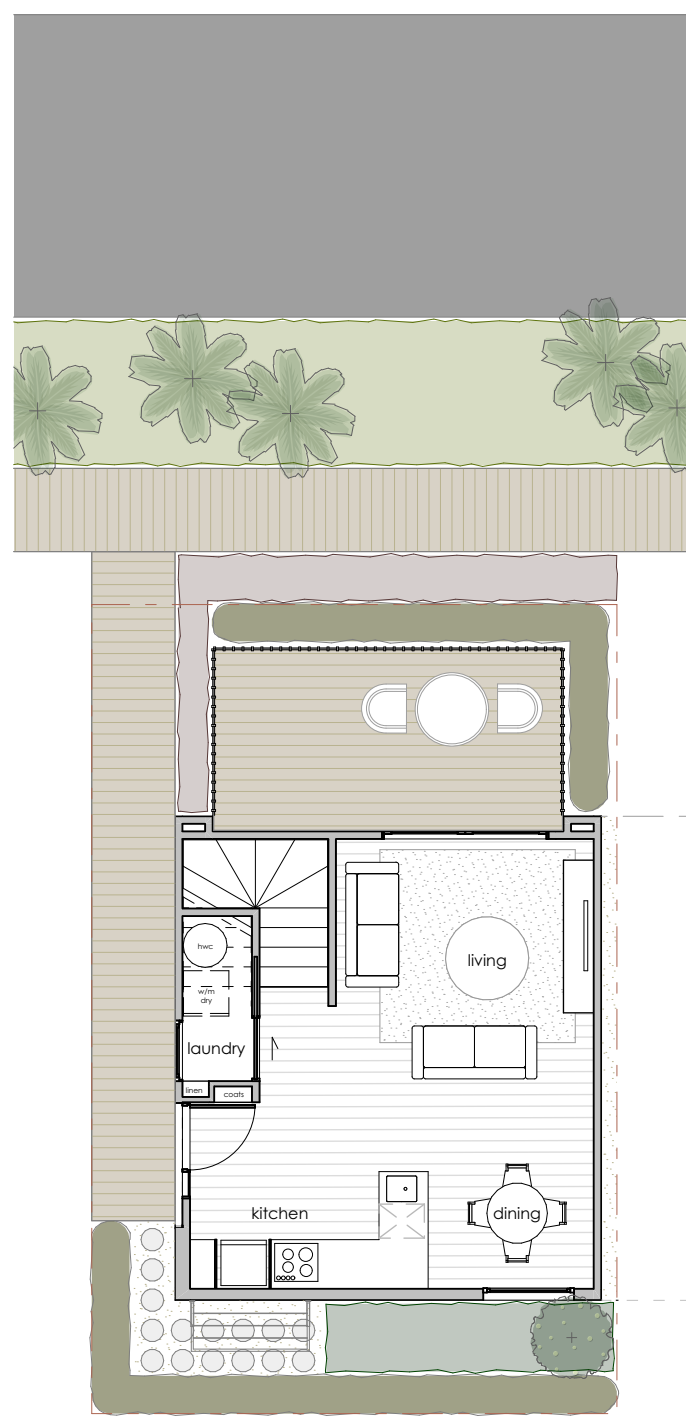
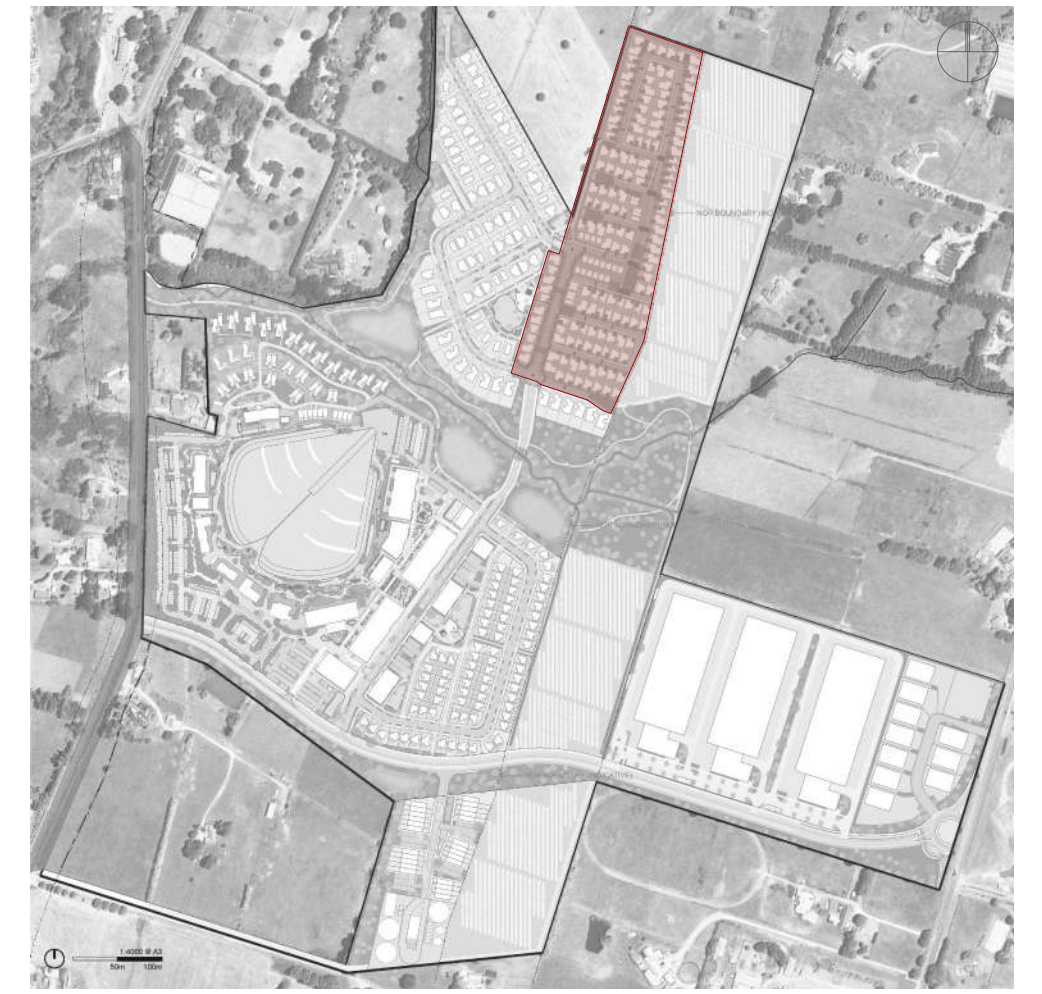
2

- SPECIMEN TREES
- FRONTAGE SHRUBS
- HEDGING
- PLANTING MIX 06
- PAVERS / GROUND COVER
- GRAVEL
- LAWN
- TIMBER DECKING / BOARDWALK
- SAW CUT CONCRETE PATIO
- BOUNDARY SCREENING



KEY | LEGEND

- NORTH NEIGHBOURHOOD BOUNDARY
- LOT TYPE
- TYPE 4: 2 STOREY / 2 BEDROOM / CAR PARK



TYPE 04 – SITUATION 1: FOOTPATH FRONTAGE
1:100 @ A1, 1:200 @ A3

1

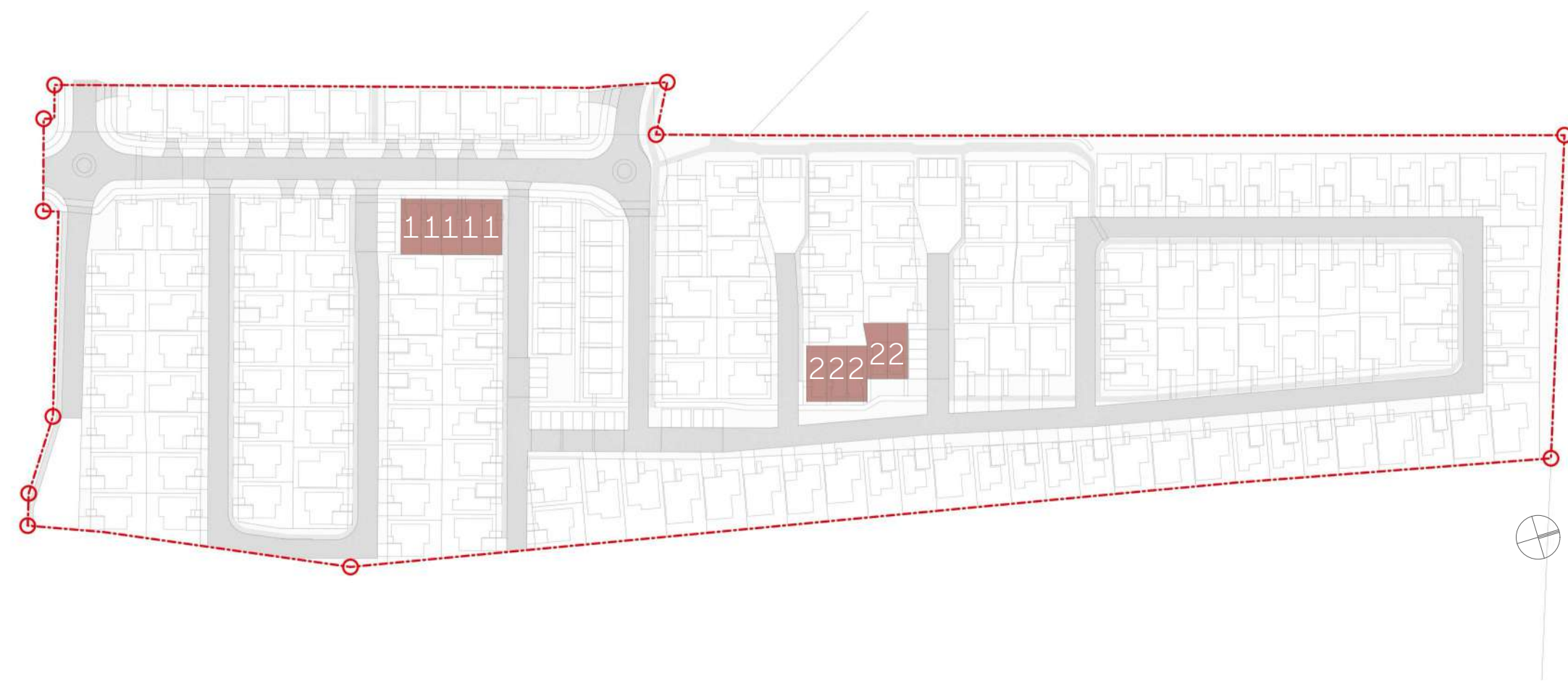
- COMMON AREA TREE 01
- COMMON AREA SUN PLANTING
- SPECIMEN TREES
- HEDGING
- PLANTING MIX 06
- PLANTING MIX 04
- PAVERS / GRAVEL
- LAWN
- TIMBER DECKING / BOARDWALK
- PRIVACY BALUSTRADE



TYPE 04 – SITUATION 2: PRIVATE ROAD FRONTAGE
1:100 @ A1, 1:200 @ A3

2

- COMMON AREA TREE 01
- COMMON AREA TREE 03
- COMMON AREA SUN PLANTING
- COMMON AREA SHADE PLANTING
- SPECIMEN TREES
- HEDGING
- PAVERS / GRAVEL
- LAWN
- TIMBER DECKING / BOARDWALK
- PRIVACY BALUSTRADE

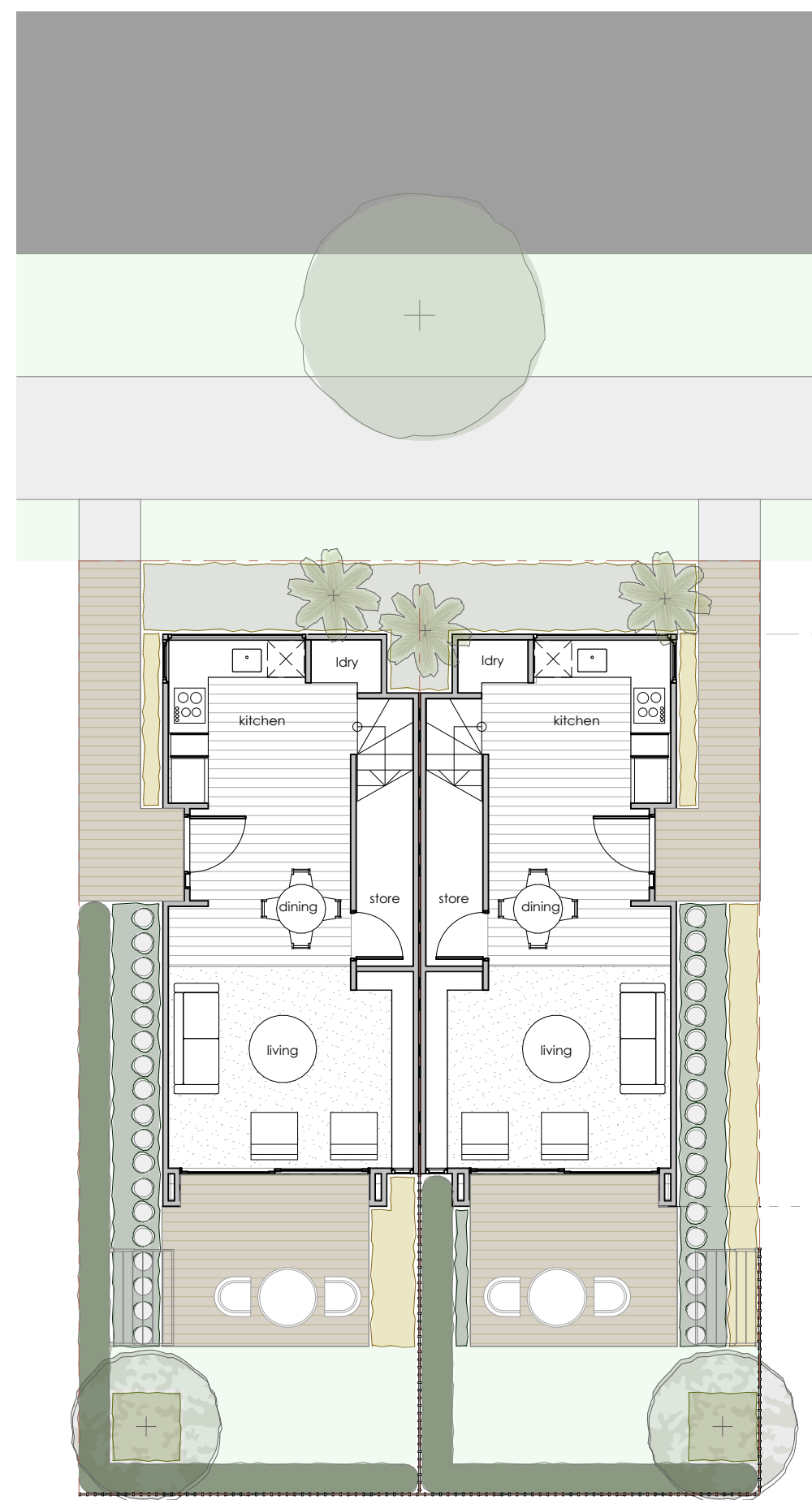


KEY | LEGEND

--- NORTH NEIGHBOURHOOD BOUNDARY

LOT TYPE

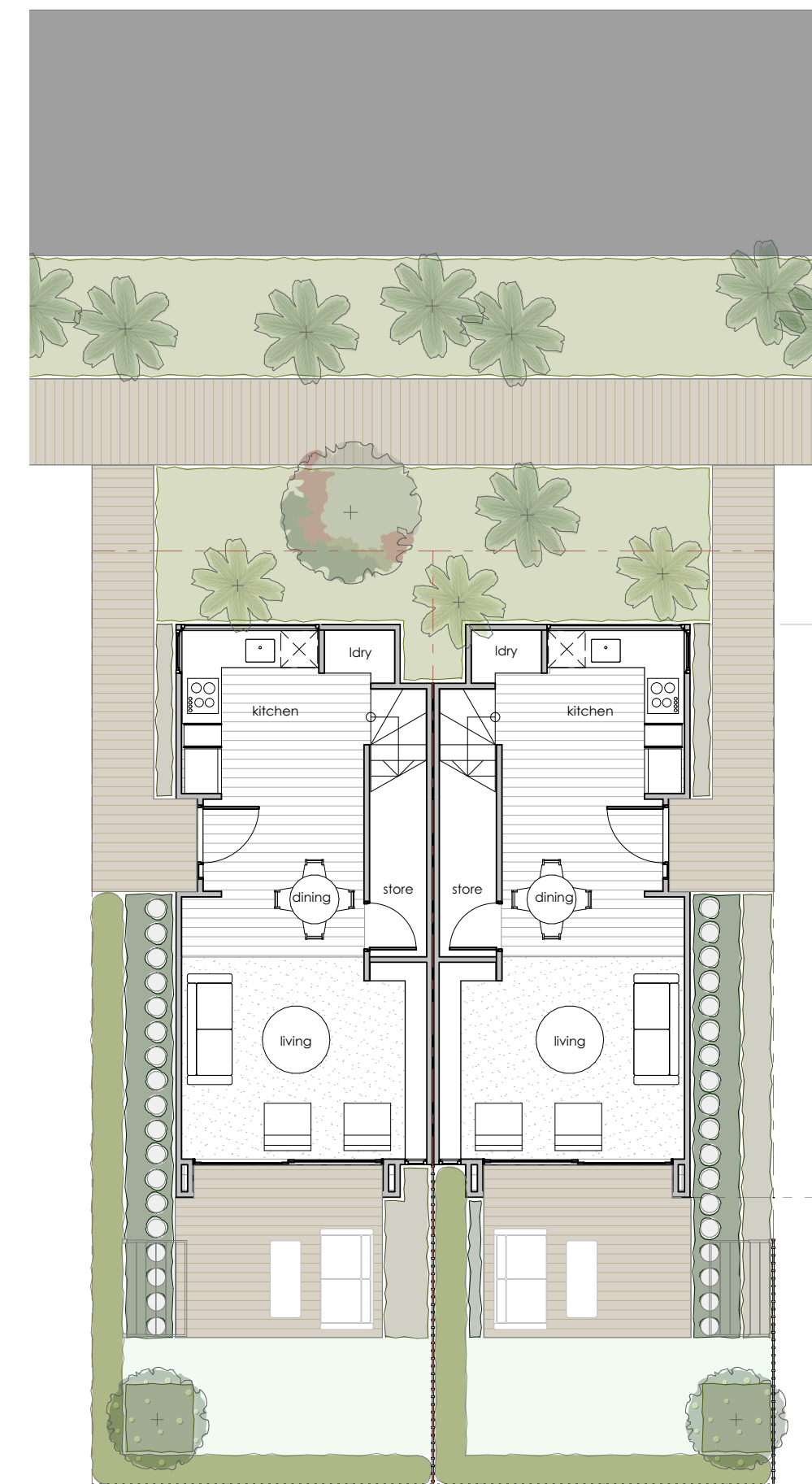
● TYPE 5: 2 STOREY / 2 BEDROOM DUPLEX / CAR PARK



TYPE 05 – SITUATION 1: FOOTPATH FRONTAGE
1:100 @ A1, 1:200 @ A3

1

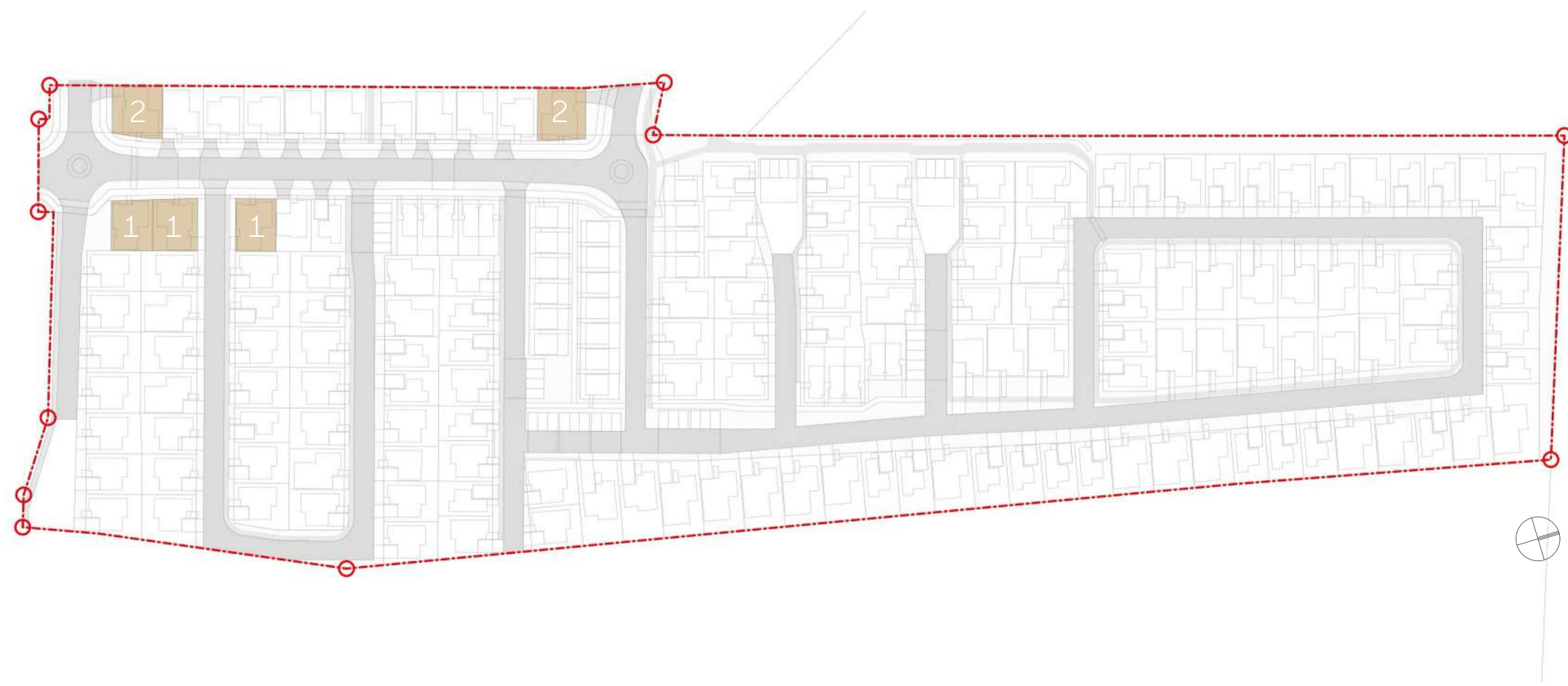
- STREET TREE TO VEST
- SPECIMEN TREES
- SPECIMEN TREES
- HEDGING
- PLANTING MIX 01
- PLANTING MIX 07
- PAVERS / GROUND COVER
- LAWN
- TIMBER DECKING / BOARDWALK
- BOUNDARY SCREENING



TYPE 04 – SITUATION 2: BOARDWALK FRONTAGE
1:100 @ A1, 1:200 @ A3

2

- COMMON AREA TREE 01
- COMMON AREA TREE 03
- COMMON AREA SUN PLANTING
- SPECIMEN TREES
- SPECIMEN TREES
- HEDGING
- PLANTING MIX 04
- PAVERS / GROUND COVER
- LAWN
- TIMBER DECKING / BOARDWALK
- BOUNDARY SCREENING

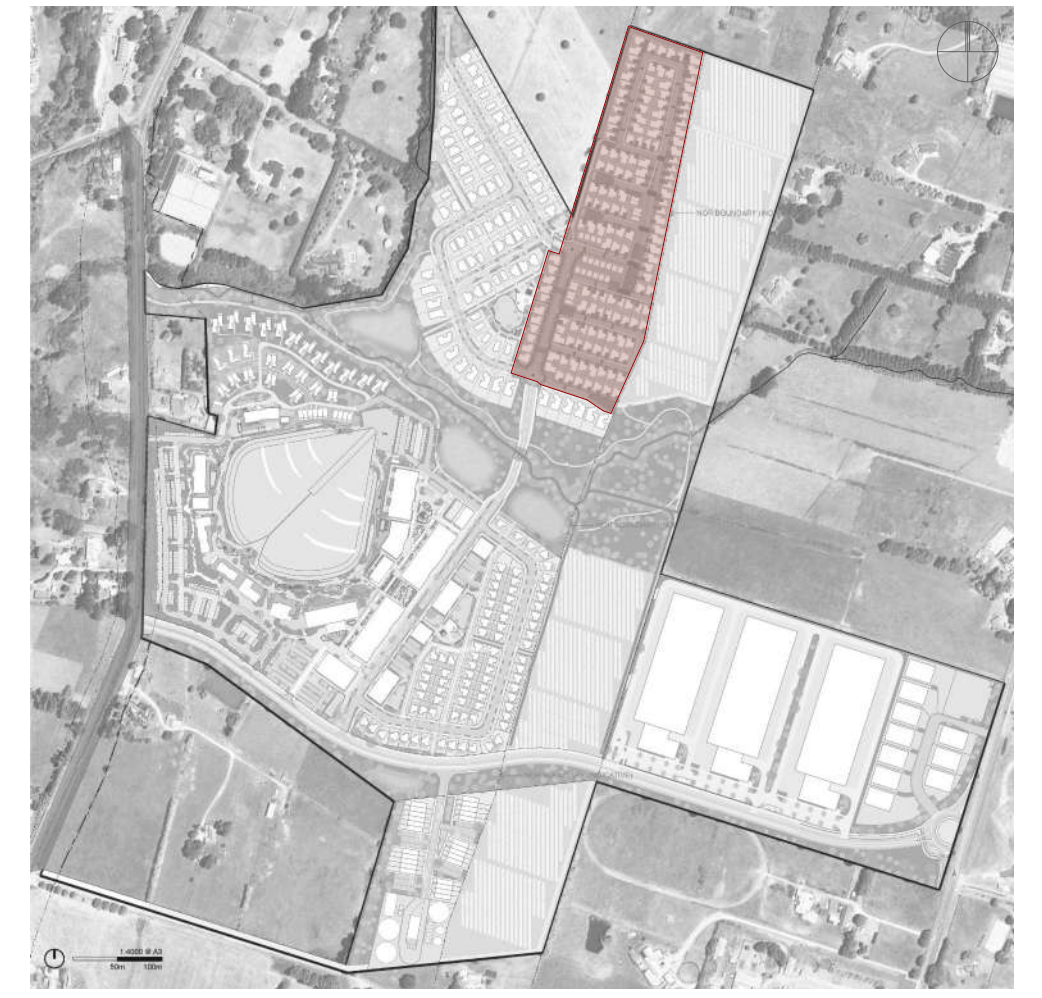


KEY | LEGEND

--- NORTH NEIGHBOURHOOD BOUNDARY

LOT TYPE

● TYPE 6: 2 STOREY / 3 BEDROOM / GARAGE



TYPE 06 – SITUATION 1: PRIVATE ROAD FRONTAGE
1:100 @ A1, 1:200 @ A3

1

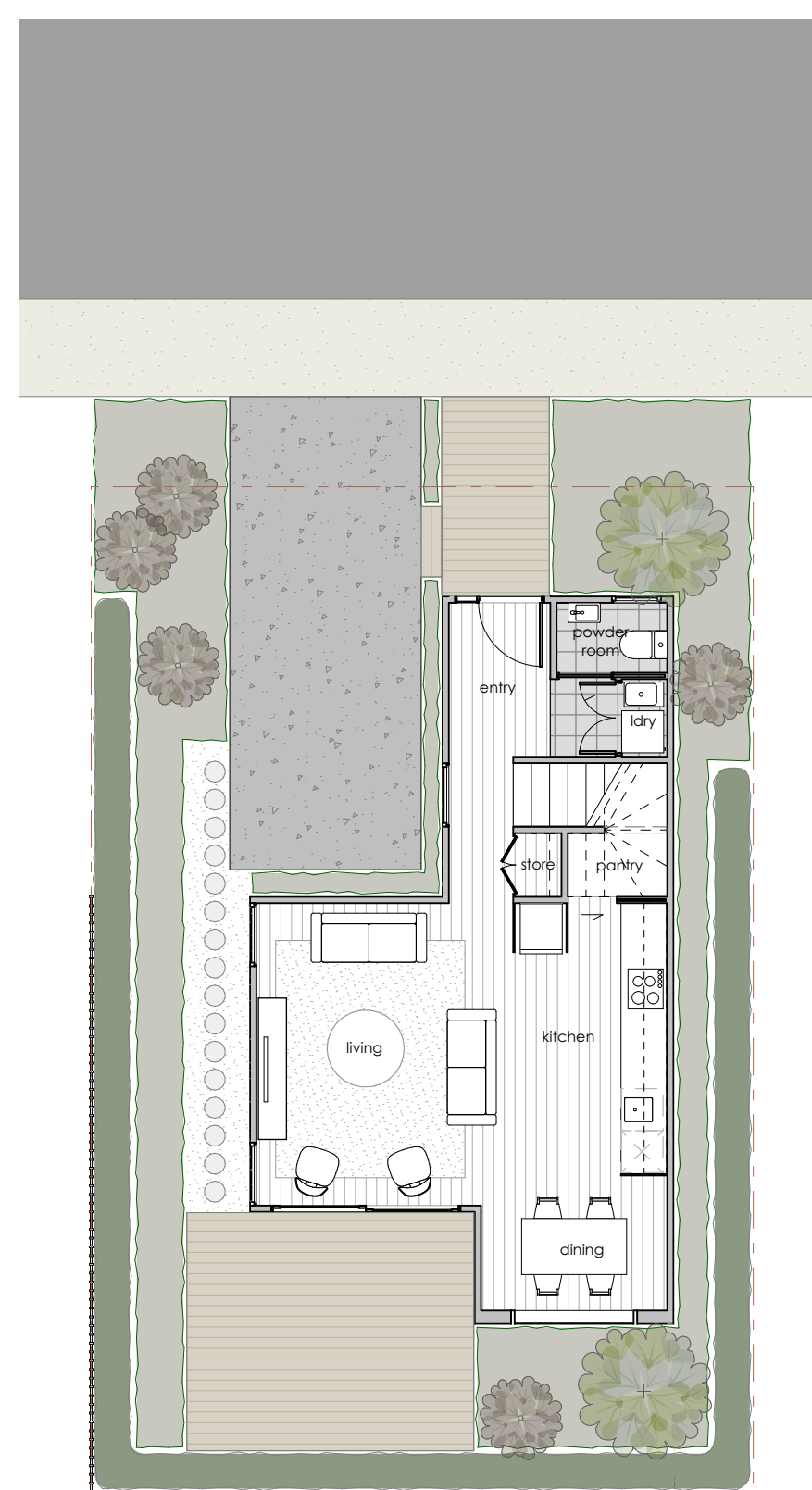
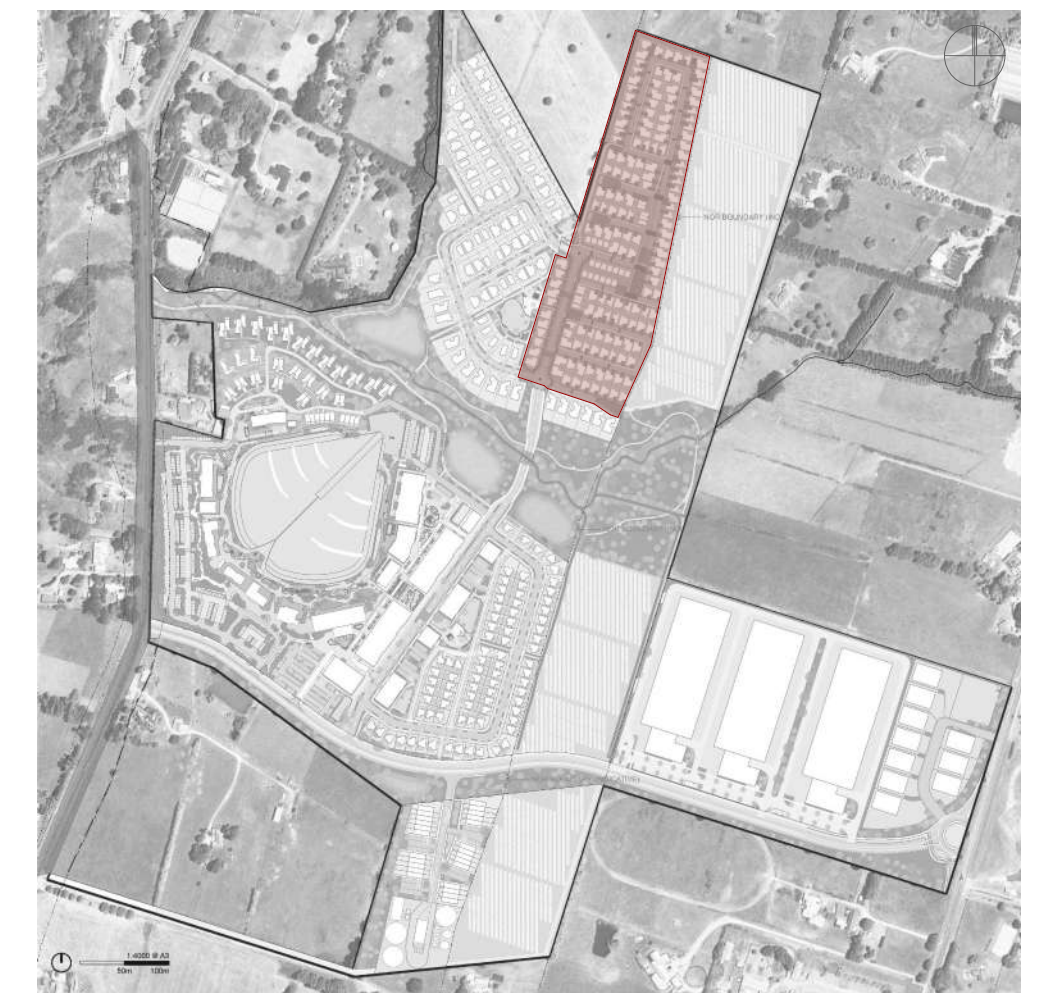
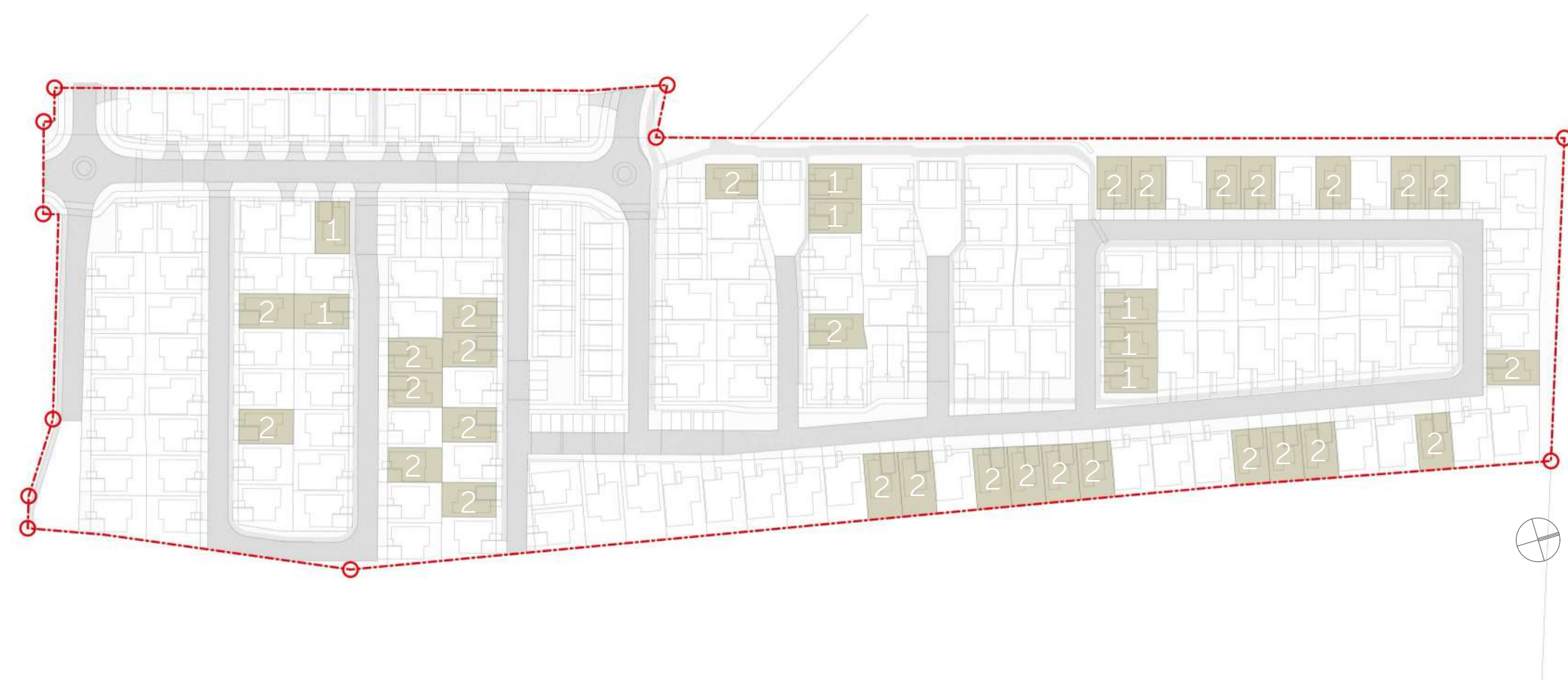
- STREET TREE TO VEST
- COMMON AREA TREE 02
- COMMON AREA TREE 03
- COMMON AREA SHADE PLANTING
- SPECIMEN TREES
- HEDGING
- PLANTING MIX 07
- PLANTING MIX 02
- PAVERS / GROUNDCOVER
- LAWN
- TIMBER DECKING / BOARDWALK
- CHIP COURTYARD
- BOUNDARY SCREENING



TYPE 06 – SITUATION 2: FOOTPATH FRONTAGE
1:100 @ A1, 1:200 @ A3

2

- STREET TREE TO VEST
- COMMON AREA TREE 03
- COMMON AREA SUN PLANTING
- SPECIMEN TREES
- HEDGING
- PLANTING MIX 06
- PAVERS / GROUNDCOVER
- LAWN
- TIMBER DECKING / BOARDWALK
- SAW CUT CONCRETE PATIO
- BOUNDARY SCREENING

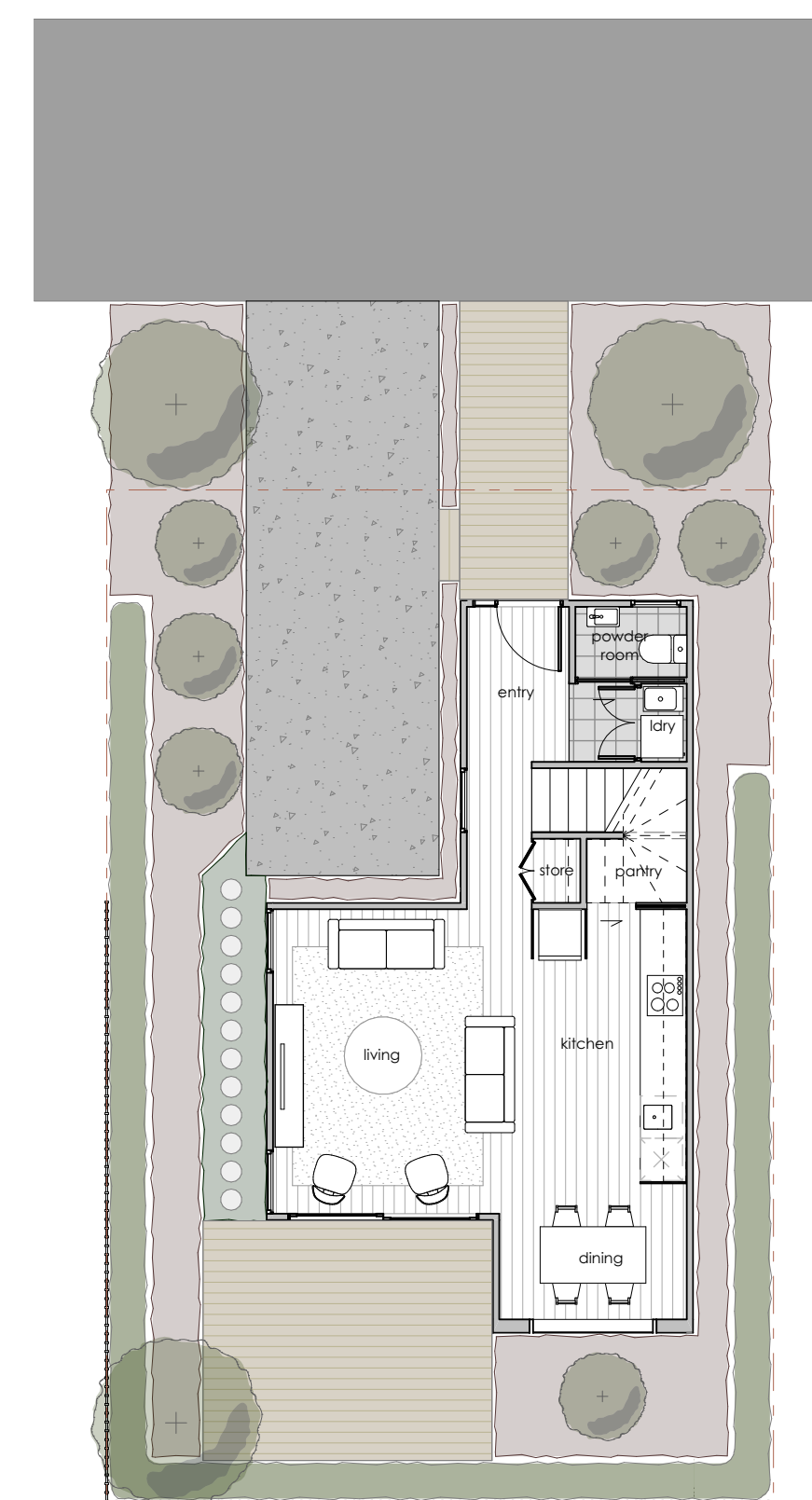


Ground Floor Plan

TYPE 07 - SITUATION 1: FOOTPATH FRONTAGE
1:100 @ A1, 1:200 @ A3

1

- SPECIMEN TREES
- FRONTAGE SHRUBS
- HEDGING
- PLANTING MIX 02
- PLANTING MIX 04
- PAVERS / GRAVEL
- LAWN
- TIMBER DECKING / BOARDWALK
- EXPOSED CONCRETE DRIVEWAY
- BOUNDARY SCREENING



Ground Floor Plan

TYPE 07 - SITUATION 2: PRIVATE ROAD FRONTAGE
1:100 @ A1, 1:200 @ A3

2

- SPECIMEN TREES
- FRONTAGE SHRUBS
- HEDGING
- PLANTING MIX 06
- PAVERS / GROUND COVER
- GRAVEL
- LAWN
- TIMBER DECKING / BOARDWALK
- EXPOSED CONCRETE DRIVEWAY
- BOUNDARY SCREENING

COMMON AREA/LANEWAY TREE OPTIONS



Local road street trees to tie in with wider development street tree strategy



Rhopalostylis sapida 'Pitt Island'



Nestegis lanceolata



Sophora chathamica



Knightia excelsa



Metrosideros excelsa 'Maori Princess'

FRONTAGE SHRUB OPTIONS



Anemanthele lessoniana



Apodasmia similis



Astelia chathamica



Dodonaea viscosa



Muehlenbeckia astonii



Muehlenbeckia complexa



Leptospermum scoparium



Phormium 'Black Rage'



Phormium cookianum



Pseudopanax lessonii 'Cyril Watson'



Pseudopanax lessonii 'Rangatira'



Olearia cheesemanii

COMMON AREA SUN PLANTING OPTIONS



Coprosma 'Poor Knights'



Coprosma acerosa 'Hawera'



Muehlenbeckia axillaris



Libertia grandiflora



Carex secta



Carex buechananii

COMMON AREA BOARDWALK PLANTING OPTIONS



Apodasmia similis



Carex virgata



Coprosma rigida



Gaura lindheimeri



Libertia grandiflora

COMMON AREA SHADE PLANTING OPTIONS



Arthropodium cirratum



Blechnum discolor



Carex testacea



Dianella nigra



Lobelia angulata



Phormium 'Emerald Gem'

SPECIMEN TREE OPTIONS



Alectryon excelsus



Cordyline australis



Plagianthus regius



Meryta sinclairii



Hoheria populnea



Rhopalostylis sapida



Vitex lucens

FRONTAGE SHRUB OPTIONS



Muehlenbeckia astonii



Astelia chathamica



Pseudopanax lessonii 'Cyril Watson'



Pseudopanax lessonii 'Rangatira'



Olearia cheeseamanii



Phormium 'Black Rage'



Phormium cookianum

HEDGING OPTIONS



Corokia 'Geentys Ghost'



Corokia 'Frosted Chocolate'



Corokia 'Geenty's Green'



Griselinia littoralis



Pittosporum 'Stephens Island'



Ficus 'Tuffi'



Acca sellowiana – hedge

PLANTING MIX 01



Libertia ixioides



Chionochloa flavicans



Muehlenbeckia axillaris



Westringia fruticosa 'Low Horizon'

PLANTING MIX 03



Phormium 'Sweet Mist'



Pimelea prostrata



Carex testacea



Coprosma 'Taika'



Sophora molloyi 'Dragons Gold'

PLANTING MIX 02



Muehlenbeckia complexa



Euphorbia glauca



Carex testacea



Hebe 'Emerald Gem'



Astelia chathamica

PLANTING MIX 04



Lobelia 'Blue Star'



Fuchsia procumbens



Selliera radicans

PLANTING MIX 05



Coprosma 'Poor Knights'



Dianella nigra



Carex lambertina



Coprosma 'Black Cloud'

PLANTING MIX 07



Callistemon viminalis 'Green John'



Libertia grandiflora



Spinifex sericeus



Coprosma acerosa 'Red Rocks'

PLANTING MIX 06



Acaena inermis purpurea



Thymus serpyllum 'Minor'



Fuchsia procumbens

COMMON AREAS HARDSCAPE SURFACES



Asphalt



Sett Pavers



Concrete: Trowel Finish



Concrete: Exposed Finish



Permeable Concrete



Timber Boardwalk



Lawn

COMMON AREAS HARDSCAPE ELEMENTS



Timber Feature Poles



Low Stone Feature Wall



Stepping Logs



Timber Wayfinding Posts

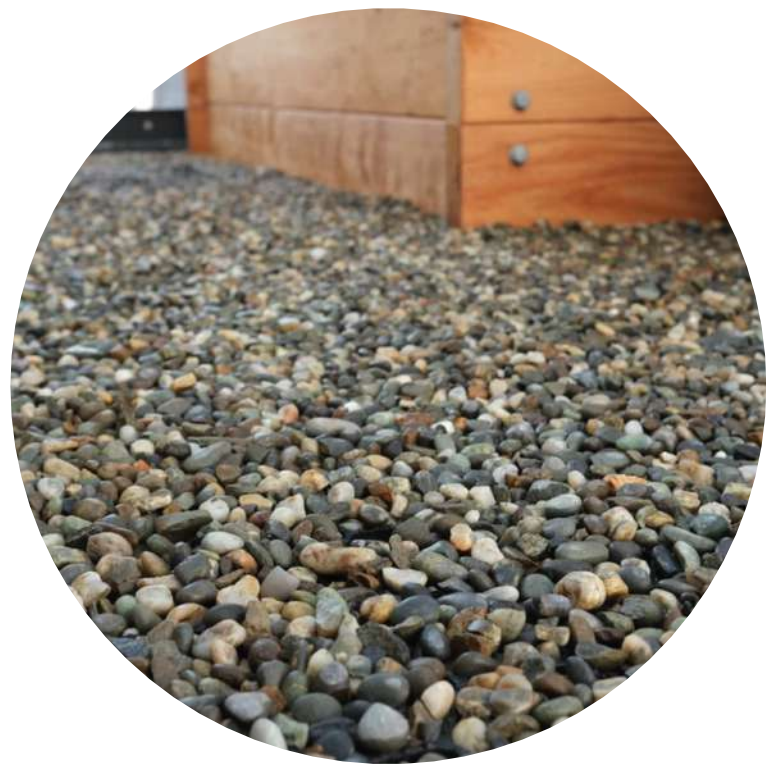


Timber Information Panels

LOT HARDSCAPE SURFACES



Timber Decking



Decorative Gravel



Exposed Concrete Driveway



Pavers & Gravel



Pavers & Groundcovers



Lawn



SECTION LOCATION PLAN : NTS



Vitex lucens



Alectryon excelsus



Rhopalostylis sapida



1.2m High Post & Rail

SECTION A 1:75@A1 / 1:150@A3