

RESIDENTIAL LOTS AND COMMON ACCESSWAYS DESIGN STRATEGY

The key outcomes for the design of the comprehensive residential lots is to create visually appealing, aspirational, yet low maintenance properties,provide plenty of variation in aesthetic and treatments, and encourage a sense of community among residents. This has been achieved by providing an optioneering system for purchasers to specify their own planting, hardscape and fencing treatments within a set of applicable options for each purchaser that will provide a framework to ensure high quality and intentional outcomes are achieved whilst offering a true random variety to the landscape treatments of each home.

For planting, a selection of compact to medium sized feature trees for the street/JOAL frontages, both evergreen and deciduous, provide structure to the landscape and highlight seasonal variations. These feature trees are intended to complement the proposed street trees to be vested and are intentionally proposed at a smaller scale to avoid competition and ensure good solar access. Below the specimen trees, a variety of complementary low-planting species that enhance visual interest and reduce ongoing maintenance will be located along lot frontages. In rear yards, the optioneering system elevates the scale of the landscaping with well-placed specimen trees, ensuring a minimum tree grade of PB95. Larger shrubs and/or hedging are positioned along rear and inter-lot side boundaries to soften the visual impact of external fencing or retaining walls. Generally, plant species options within the rear yards is lush but low maintenance, predominantly using a native palette, to blend into native revegetation planting beyond, when viewed from the ground-floor living areas. Batter slopes 1:3 and steeper are proposed at the rear of private lots, but within the lot boundary, to avoid high, retained interfaces to revegetation planting. Native mass planting is proposed in place of lawn on these batter slopes, promoting easy maintenance while contributing to revegetation efforts. The native revegetation planting on these batter slopes within lot boundaries is proposed to be maintained by the consent holder for the first 5 years of establishment and a residential society beyond that period. These areas are proposed to be contiguous where possible (i.e without fencelines breaking them up) on lot boundaries for ease of maintenance and to maintain as much ecological connectivity as possible. Low, visually permeable aluminium security fencing (1.2m high) is proposed where private amenity gardens, lawns or patios adjoin revegetation areas. This is in order to maintain unobstructed views and foster a strong connection between the community and nature.

With regard to fencing, for outdoor living areas facing the street/JOAL, purchasers can use a range of visually permeable 1.8m high or more solid 1.5m high fences and a hedge to provide privacy to the patios of their respective unit, while maintaining a positive relationship between neighbours and allowing for visual surveillance to the street. For secondary outdoor living areas or windows facing the street/JOAL, a range of low hedging or shrubs can be selected to offer a buffer and sense of privacy while reducing visual dominance from the street. Fencing in the front yard can be omitted where there is no bedroom or living room window visible, instead low planting can be used to define the public/private boundary, with fencing set back behind the dwelling’s front façade in the side yard. There is also the option of using a range of low fencing options along frontages, with various paling, picket and batten sizes to enhance neighbourhood character and delineate each lot for maintenance/ ownership purposes when viewed from the public realm. It is proposed that all street-frontage fencing is to be stained or painted in a colour that complements the building façade (or in naturally recessive hues). For rear yard fencing between lots, privacy is prioritised with a range of 1.8m high screening typologies available for use.

LANDSCAPE REVEGETATION DESIGN STRATEGY

A fundamental aspect of the development proposal is the significant areas of the site that will be put aside and planted out with appropriate native plant species (revegetation) and held and maintained in perpetuity by a private ownership entity such as a Resident’s Society. The proposed restoration planting strategy of the areas earmarked for native revegetation across the site (including steeply sloping land, stormwater ponds and natural riparian margins), is to restore these areas to ecosystem type WF11 within all areas subject to planting. This ecosystem is still existing on some parts of the site, such as the large SEA-T designated area at the northern most boundary, which borders Nukumea Scenic Reserve. Other existing vegetation has been classified as VS2 and VS3 (with a couple of pockets of unclassified vegetation) such as the areas surrounding the streams and wetlands in the lowlands of the site that have been protected by ecological consent notices.

The proposed planting intends to extend these existing vegetation patches and blend seamlessly into them once established. This is proposed to be achieved by the specification of several specific and tailored planting species combinations (mixes); and site specific implementation, establishment and maintenance guidance via a planting implementation plan (to be conditioned). This planting implementation plan has been provided as an attachment to this document. The intent of the implementation, establishment and maintenance guidance is for the consent holder to ensure 80% canopy closure occurs, with a minimum survival rate of the proposed plants being 90% of the original density throughout all revegetation areas (over a minimum 5 year defects liability period). Following the successful defects liability period, the conditioned guidance is for a Resident’s Society to ensure the 80% canopy closure is maintained in perpetuity.



PLANTING SCHEDULE & PALETTES FOR PRIVATE LOT LANDSCAPING



Botanical Name	Common Name	Grade	Spacing
Options for Trees In Street Frontage (Alternate species of similar scale acceptable)			
<i>Pseudopanax 'Cyril Watson'</i>	cyril watson	45L	Marked
<i>Pseudopanax lessonii 'Purpurea'</i>	houpara	45L	Marked
<i>Michelia gracipes</i>	michelia	45L	Marked
<i>Meryta sinclairii</i>	puka	45L	Marked
<i>Acer Palmatum 'Bloodgood'</i>	japanese maple	45L	Marked
<i>Acer palmatum 'Senkaki'</i>	coral bark maple	45L	Marked
<i>Prunus 'Falling Snow'</i>	weeping cherry	45L	Marked
<i>Pyrus salicifolia 'Pendula'</i>	weeping pear	45L	Marked
Options for Trees In JOAL Frontage (Alternate species of similar scale acceptable)			
<i>Sophora chathamica</i>	kowhai	45L	Marked
<i>Plagianthus regius</i>	manatu	45L	Marked
<i>Magnolia grandiflora 'Little Gem'</i>	magnolia	45L	Marked
<i>Meryta sinclairii</i>	puka	45L	Marked
<i>Acer palmatum</i>	japanese maple	45L	Marked
<i>Cercis canaensis 'Forest Pansy'</i>	eastern redbud	45L	Marked
<i>Prunus serrulata 'Ukon'</i>	japanese cherry	45L	Marked
<i>Pyrus 'Aristocrat'</i>	flowering pear	45L	Marked
Options for Trees In Yard (Alternate species of similar scale acceptable)			
<i>Haheria papuhea</i>	houhere	45L	Marked
<i>Rhopalostylis sapida 'Pitt Island'</i>	pitt island nikau	45L	Marked
<i>Electryon excelsus</i>	ttitoki	45L	Marked
<i>Knightia excelsa</i>	rewarewa	45L	Marked
<i>Metrosideros excelsa 'Mistral'</i>	pohutukawa mistral	45L	Marked
<i>Beilschmiedia tarairi</i>	tarairi	45L	Marked



Botanical Name	Common Name	Grade	Spacing
Options for Hedges In Frontage (Alternate species of similar scale acceptable)			
<i>Camellia 'Quintessence'</i>	camellia quintessence	12L	600mm
<i>Corakia 'Frosted Chocolate'</i>	corakia	12L	600mm
<i>Corakia 'Geenty's Green'</i>	corakia	12L	600mm
<i>Michelia figo</i>	port wine magnolia	12L	600mm
Options for Hedges In Yard (Alternate species of similar scale acceptable)			
<i>Griselinia littoralis 'Broadway Mint'</i>	kapuka	12L	800mm
<i>Eugenia ventenatii</i>	illy pilly	12L	800mm
<i>Pittosporum 'Stephens Island'</i>	nz pittosporum	12L	800mm
<i>Ficus 'Tuffi'</i>	figus tuffi	12L	800mm
Groundcover Mix (Monoculture of listed species acceptable)			
<i>Sellera Radicans</i>	swamp weed	2L	700mm
<i>Labelia angulata</i>	panakenake	2L	700mm
<i>Muehlenbeckia axillaris</i>	pohuehue	2L	700mm
Front Yard Mix 1 Option 1 (Monoculture of listed species acceptable)			
<i>Carex flagellifera 'Green'</i>	carex sedge	2L	500mm
<i>Dianella nigra</i>	turuturu	2L	500mm
<i>Lomandra longifolia 'Evergreen Baby'</i>	lomandra evergreen baby	2L	500mm
Front Yard Mix 1 Option 2 (Monoculture of listed species acceptable)			
<i>Westringia 'Grey Box'</i>	westringia grey box	2L	500mm
<i>Dianella 'Little Rev'</i>	dianella little rev	2L	500mm
<i>Lomandra 'Lime Tuff'</i>	green lomandra	2L	500mm



Botanical Name	Common Name	Grade	Spacing
Front Yard Mix 2 Option 1 (Monoculture of listed species acceptable)			
<i>Diets grandiflora</i>	wild iris	2L	700mm
<i>Liberia peregrinans</i>	tukauki	2L	700mm
<i>Lomandra longifolia 'Tanika'</i>	lomandra tanika	2L	700mm
Front Yard Mix 2 Option 2 (Monoculture of listed species acceptable)			
<i>Arthropodium cirratum</i>	rengarenga	2L	700mm
<i>Liberia grandiflora</i>	tukauki	2L	700mm
<i>Westringia fruticosa 'Low Horizon'</i>	westringia low horizon	2L	700mm
Front Yard Mix 3 Option 1 (Monoculture of listed species acceptable)			
<i>Astella banksii</i>	wharawhara	2L	700mm
<i>Coprosma acerosa 'Hawera'</i>	coprosma hawera	2L	700mm
<i>Phormium cookianum 'Emerald Gem'</i>	dwarf mountain flax	2L	700mm
Front Yard Mix 3 Option 2 (Monoculture of listed species acceptable)			
<i>Hebe 'Wiri Mist'</i>	hebe	2L	700mm
<i>Loropetalum chinense burgundy</i>	fringe flower	2L	700mm
<i>Chionochloa flavicans</i>	miniature toe toe	2L	700mm
Shade Planting Mix 1 (Monoculture of listed species acceptable)			
<i>Arthropodium cirratum</i>	rengarenga	2L	700mm
<i>Clivia miniata</i>	bush lily	2L	700mm
<i>Asplenium bulbiferum</i>	pikopiko	2L	700mm
Shade Planting Mix 2 (Monoculture of listed species acceptable)			
<i>Blechnum discolor</i>	kiokio	2L	700mm
<i>Blechnum neohollandicum</i>	prickly rasp fern	2L	700mm
<i>Blechnum penna-marina</i>	alpine hard fern	2L	700mm

Notes: *Except tree species, planting mixes to be planted in either single species or species groups of 3 min. for small garden (<9m2) and 5 min. for larger gardens (>9m2)



Botanical Name	Common Name	Grade	Spacing
Yard Batter Planting Mix (Monoculture of listed species acceptable)			
<i>Carex flagellifera</i>	Carex flagellifera green	2L	800mm
<i>Chionochloa flavicans</i>	miniature toe toe	2L	800mm
<i>Coprosma acerosa 'Hawera'</i>	coprosma hawera	2L	800mm
<i>Phormium 'Emerald Green'</i>	dwarf flax	2L	800mm
<i>Coprosma repens 'Poor Knights'</i>	taupata	2L	800mm

Notes: *Except tree species, planting mixes to be planted in either single species or species groups of 3 min. for small garden (<9m2) and 5 min. for larger gardens (>9m2)



TREES IN STREET FRONTAGE OPTIONS



Pseudopanax 'Cyril Watson'



Pseudopanax lessonii 'Purpurea'



Michelia gracipes



Meryta sinclairii



Acer Palmatum 'Bloodgood'



Acer palmatum 'Senkaki'



Prunus 'Falling Snow'



Pyrus salicifolia 'Pendula'



TREES IN JOAL FRONTAGE



Sophora chathamica



Plagianthus regius



Magnolia grandiflora 'Little Gem'



Meryta sinclairii



Acer palmatum



Cercis canaensis 'Forest Pansy'



Prunus serrulata 'Ukon'



Pyrus 'Aristocrat'

Client
Vineway Limited

Project
Delmore - 53A, 53B & 55 Russell Road (Stage 1) and 88, 130 & 132 Upper Ōrewa Road (Stage 2), Wainui, Auckland

Drawing
2535/13 Lot Planting Schedule & Plant Palette 1

Issue Date
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Issue
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TREES IN YARD



Hoheria populnea



Rhopalostylis sapida 'Pitt Island'



Alectryon excelsus



Knightia excelsa



Metrosideros excelsa 'Mistral'



Beilschmiedia tarairi

HEDGES IN FRONT



Camellia 'Quintessence'



Corokia 'Frosted Chocolate'



Corokia 'Geenty's Green'



Michelia figo

HEDGES IN YARD



Griselinia littoralis 'Broadway Mint'



Eugenia ventenatii



Pittosporum 'Stephens Island'



Ficus 'Tuffi'

GROUND COVER MIX



Selliera Radicans



Lobelia angulata



Muehlenbeckia axillaris

FRONT YARD MIX 1 OPTION 1



Carex flagellifera 'Green'



Dianella nigra



Lomandra longifolia 'Evergreen Baby'

FRONT YARD MIX 1 OPTION 2



Westringia 'Grey Box'



Dianella 'Little Rev'



Lomandra 'Lime Tuff'

FRONT YARD MIX 2 OPTION 1



Dietes grandiflora



Libertia peregrinans



Lomandra longifolia 'Tanika'

FRONT YARD MIX 3 OPTION 1



Astelia banksii



Coprosma acerosa 'Hawera'



Phormium cookianum 'Emerald Gem'

SHADE PLANTING MIX 1



Arthropodium cirratum



Clivia miniata



Asplenium bulbiferum

YARD BATTER PLANTING MIX



Carex flagellifera



Chionochloa flavicans



Coprosma acerosa 'Hawera'



Phormium 'Emerald Gem'



Coprosma repens 'Poor Knights'

FRONT YARD MIX 2 OPTION 2



Arthropodium cirratum



Libertia grandiflora



Westringia fruticosa 'Low Horizon'

FRONT YARD MIX 3 OPTION 2



Hebe 'Wiri Mist'



Loropetalum chinense burgundy



Chionochloa flavicans

SHADE PLANTING MIX 2



Blechnum discolor



Blechnum neohollandicum



Blechnum penna-marina

HARDSCAPE SCHEDULE & PALETTE FOR PRIVATE LOT LANDSCAPING

Name	Specification
Hardscape Surfaces (Alternate surfaces of equivalent permeability and contrast acceptable)	
Asphalt - Vehicular	Hot mix asphalt cement
Exposed aggregate concrete - Vehicular	Standard concrete, exposed finish, no oxide
Standard concrete - Pedestrain	Standard concrete, broom finish, no oxide
Standard concrete - Pedestrain	Standard concrete, broom finish, 4kg black oxide per m³
Standard concrete - Patio	Standard concrete, broom finish, 4kg black oxide per m², saw cuts @1 crs
Pine decking	90x21mm watershed profile, SS screw fixed
Concrete pavers	900x400mm, standard concrete in gravel, trowel finish, no oxide
Concrete pavers	600x600mm, standard concrete in gravel, trowel finish, no oxide
Lawn	PGG Wrightson DuraVeg® Berm Mix Sowing Rate: 30-50g/m2
Bark mulch	Reharvest natural mulch, 100mm depth
Letterbox location	Selected wall/fence mounted letterbox, black
Letterbox location	Selected post mounted letterbox, black
Bin storage	Bin storage area

HARDSCAPE PALETTE



Asphalt



Exposed aggregate concrete



standard concrete



Standard concrete with black oxide



Standard concrete with saw cuts
for patio



Timber decking



Concrete pavers in gravel for front
entrance



Concrete pavers in gravel for yard
connection



Lawn



Bark



Fence/wall mounted letterbox



Post mounted letterbox



FENCING SCHEDULE & PALETTE FOR PRIVATE LOT LANDSCAPING

Name	Specification
1.8m high boundary security fence options	
Closed board timber fence	1.8m high, 150x25mm H3.2 vertical palings, no spacing, stain finish optional
Varied timber paling fence	1.8m high, 100/60/40mm H3.2 vertical palings, no spacing, stain finish optional
Overlapping timber paling fence	1.8m high, 150mm H3.2 vertical palings, 5mm spacing, 50mm battens centered over all gaps
Modular aluminium privacy fence	1.8m high, vertical or horizontal slatted infill, powdercoat finish
Modular T&G privacy fence	1.8m high, vertical or horizontal H3.2 tongue and groove infill, stain finish optional
1.5m high boundary security fence options	
Closed board timber fence	1.5m high, 150x25mm H3.2 vertical palings, no spacing, stain finish optional
Varied timber paling fence	1.5m high, 100/60/40mm H3.2 vertical palings, no spacing, stain finish optional
Overlapping timber paling fence	1.5m high, 150mm H3.2 vertical palings, 5mm spacing, 50mm battens centered over all gaps
Modular aluminium privacy fence	1.5m high, vertical or horizontal slatted infill, powdercoat finish
Modular T&G privacy fence	1.5m high, vertical or horizontal H3.2 tongue and groove infill, stain finish optional
1.8m high visually permeable frontage fence options (50% visually permeable)	
Timber batten fence	1.8m high, 50X50mm H3.2 D4S vertical battens, 50mm spacing, dark stain/paint finish
Square top timber picket fence	1.8m high, 70X20mm H3.2 D4S vertical palings, 70mm spacing, stain/paint finish
Square top aluminium picket fence	1.8m high, 70X20mm aluminium RHS vertical palings, 70mm spacing, dark powdercoat finish
Aluminium blade fence	1.8m high, 25x70mm aluminim blades, 90mm spacing, dark powdercoat finish
Aluminium/steel angle bar fence	1.8m high, 40x40mm aluminim/steel angle, 40mm spacing, dark powdercoat finish
Horizontal slatted aluminium fence	1.8m high, 65x16mm horizontal aluminium slats, 65mm spacing, black powdercoat finish
Horizontal timber batten fence	1.8m high, 50X50mm H3.2 horizontal battens, 50mm spacing, dark stain/paint finish
Square top aluminium picket fence	1.8m high, 70X20mm aluminum RHS vertical palings, 70mm spacing, white powdercoat finish
1.5m high frontage fence options	
Timber batten fence	1.5m high, 50X50mm H3.2 D4S vertical battens, 25mm spacing, stain/paint finish
Square top timber picket fence	1.5m high, 70X20mm H3.2 D4S vertical palings, 15mm spacing, stain/paint finish
Square top aluminium picket fence	1.5m high, 70X20mm aluminium RHS vertical palings, 70mm spacing, powdercoat finish
Horizontal timber batten fence	1.5m high, 50X50mm H3.2 horizontal battens, 25mm spacing, stain/paint finish
Horizontal slatted timber fence	1.5m high, 100mm wide H3.2 horizontal slats, 15mm spacing, stain/paint finish
Horizontal slatted aluminium fence	1.5m high, 65x16mm horizontal aluminium slats, 10mm spacing, powdercoat finish
Varied vertical slatted timber fence	1.5m high, 100/50mm wide H3.2 vertical slats, 15mm spacing, stain/paint finish
Varied horizontal slatted timber fence	1.5m high, 100/50mm wide H3.2 horizontal slats, 15mm spacing, stain/paint finish

Name	Specification
1.8m high open security fence options	
Open steel fence	1.8m high, 20mm galvanised pipe balustrades, 100mm spacing, 50X50mm galvanised SHS, black powder coat finish
Open aluminium fence	1.8m high, 25x25mm vertical pickets with 95mm spacing, 40x40mm horizontal rails, 65x65mm posts, black powder coat finish
1.2m high front fence options	
Timber batten fence	1.2m high, 50X50mm H3.2 D4S vertical battens, 25mm spacing, stain/paint finish
Hardwood batten fence	1.2m high, 50X50mm hardwood/cedar vertical battens, 25mm spacing, stain optional
Square top picket fence	1.2m high, 70X20mm H3.2 D4S vertical palings, 15mm spacing, stain/paint finish
Hardwood post aluminium infill fence	1.2m high, hardwood posts, powdercoated open aluminium infill
Square top picket aluminium fence	1.2m high, 70X20mm H3.2 D4S vertical palings, 15mm spacing, powder coat finish
Varied horizontal slatted timber fence	1.2m high, 50mm & 100mm wide H3.2 horizontal slats, 15mm spacing, stain/paint finish
Horizontal slatted timber fence	1.2m high, 50mm wide H3.2 horizontal slats, 15mm spacing, stain/paint finish
Horizontal slatted timber fence	1.2m high, 100mm wide H3.2 horizontal slats, 15mm spacing, stain/paint finish
Open aluminium fence	1.2m high, 25x25mm vertical pickets with 95mm spacing, 65x65mm posts, powdercoat finish
Open aluminium blade fence	1.2m high, 50X25mm battens and posts, with 95mm spacing, powdercoat finish
1.1m high safety from falling barrier options	
Open aluminium balustrade	1.1m high, 25x25mm vertical pickets with 95mm spacing, 65x65mm posts, powdercoat finish
Open aluminium blade balustrade	1.1m high, 50X25mm battens and posts, with 95mm spacing, powdercoat finish
Timber batten balustrade	1.1m high, 50X50mm H3.2 D4S vertical battens, 90mm spacing, stain optional

1.8M HIGH VISUALLY PERMEABLE FENCE OPTIONS (50% VISUALLY PERMEABLE)



1.8m high timber batten fence, stain / paint finish



1.8m high square top picket fence, stain / paint finish



1.8m high aluminium square top picket fence, dark powdercoat finish



1.8m high square aluminium blade fence, dark powdercoat finish



1.8m high angle bar fence, dark powdercoat finish



1.8m high horizontal slatted aluminium fence, black powdercoat finish



1.8m high horizontal timber batten fence, stain / paint finish



1.8m high aluminium square top picket fence, white powdercoat finish

1.5M HIGH FRONTAGE FENCE OPTIONS



1.5m high timber batten fence, stain / paint finish



1.5m high square top picket fence, stain / paint finish



1.5m high aluminium square top picket fence, dark powdercoat finish



1.5m high horizontal timber batten fence, stain / paint finish



1.5m high horizontal slatted timber fence, stain / paint finish



1.5m high horizontal slatted aluminium fence, powdercoat finish



1.5m high varied verticalslatted timber fence, stain / paint finish



1.5m high varied horizontal slatted timber fence, stain / paint finish

Client
Vineway Limited

Project
Delmore – 53A, 53B & 55 Russell Road (Stage 1) and 88, 130 & 132 Upper Ōrewa Road (Stage 2), Wainui, Auckland

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1.8M HIGH BOUNDARY SECURITY FENCE OPTIONS



1.8m high closed board timber fence, stain optional



1.8m high varied timber paling fence, stain optional



1.8m high overlapping timber paling fence, stain optional



1.8m high modular aluminium fence, powdercoat finish



1.8m high modular T&G fence, powdercoat finish



1.8m high open steel fence



1.8m high open aluminium fence

1.5M HIGH BOUNDARY SECURITY FENCE OPTIONS



1.5m high closed board timber fence, stain optional



1.5m high varied timber paling fence, stain optional



1.5m high overlapping timber paling fence, stain optional



1.5m high modular aluminium fence, powdercoat finish



1.5m high modular T&G fence, powdercoat finish



1.1m high open aluminium fence, black powder coat finish



1.1m high open aluminium blade fence, black powder coat finish



1.1m high timber batten balustrade, within private lots only, staining optional

1.2M HIGH FRONT FENCE OPTIONS



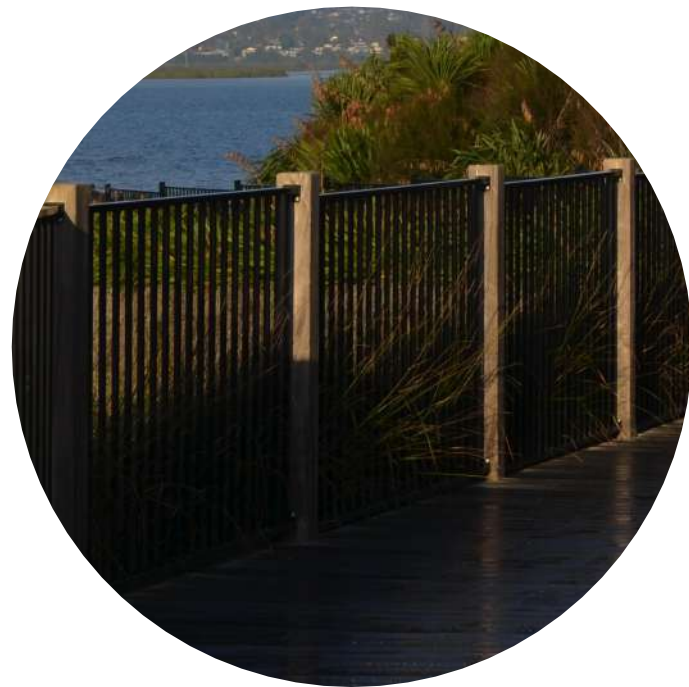
1.2m high timber batten fence, stain / paint finish



1.2m high hardwood/cedar batten fence, stain optional



1.2m high square top picket fence, stain / paint finish



1.2m high hardwood posts, black powdercoat aluminium infill



1.2m high square top picket aluminium fence, powdercoat finish



1.2m high narrow horizontal slatted timber fence, stain / paint finish, optional if hardwood/cedar



1.5m high varied horizontal slatted timber fence, stain / paint finish



1.2m high wide horizontal slatted timber fence, stain / paint finish, optional if hardwood/cedar

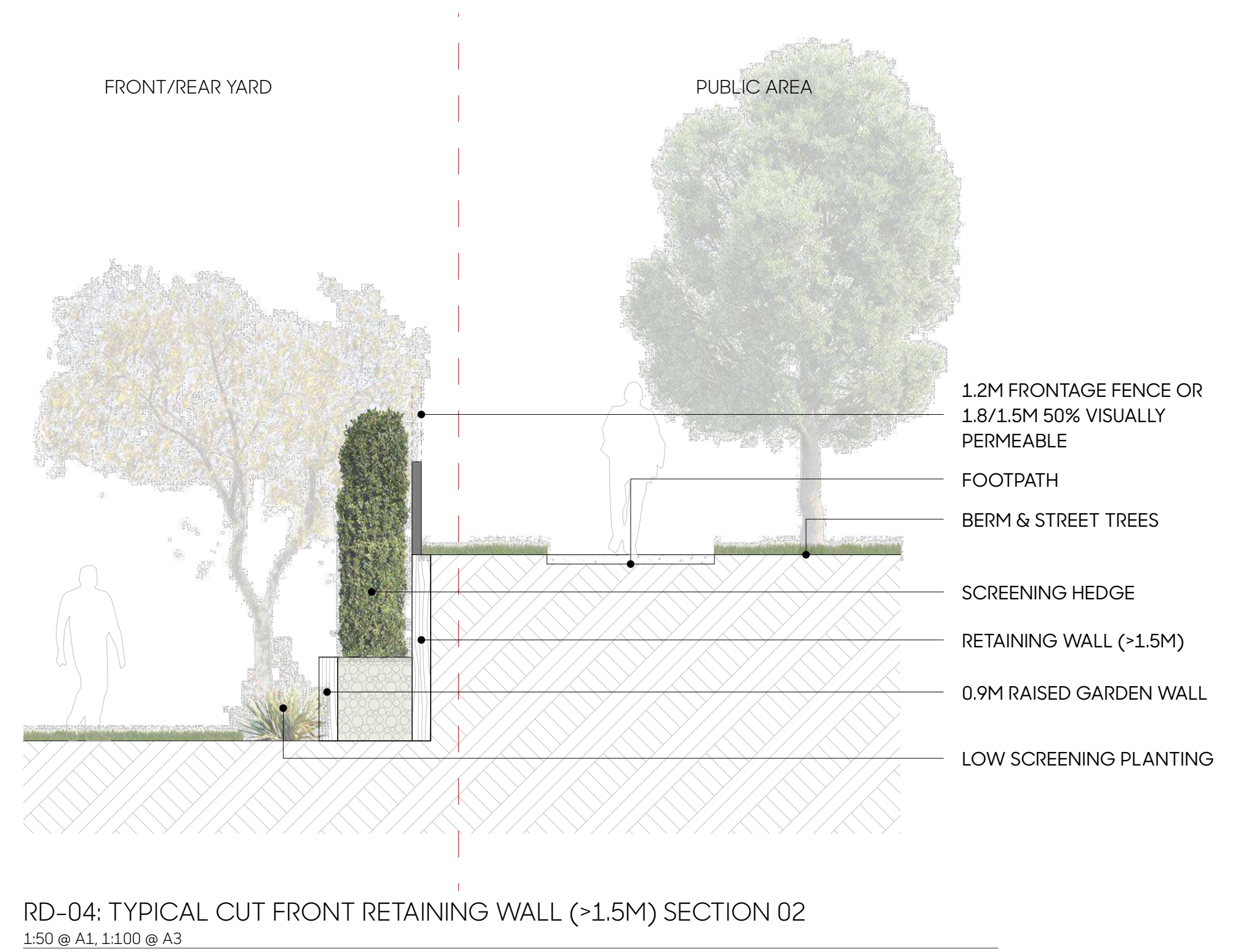
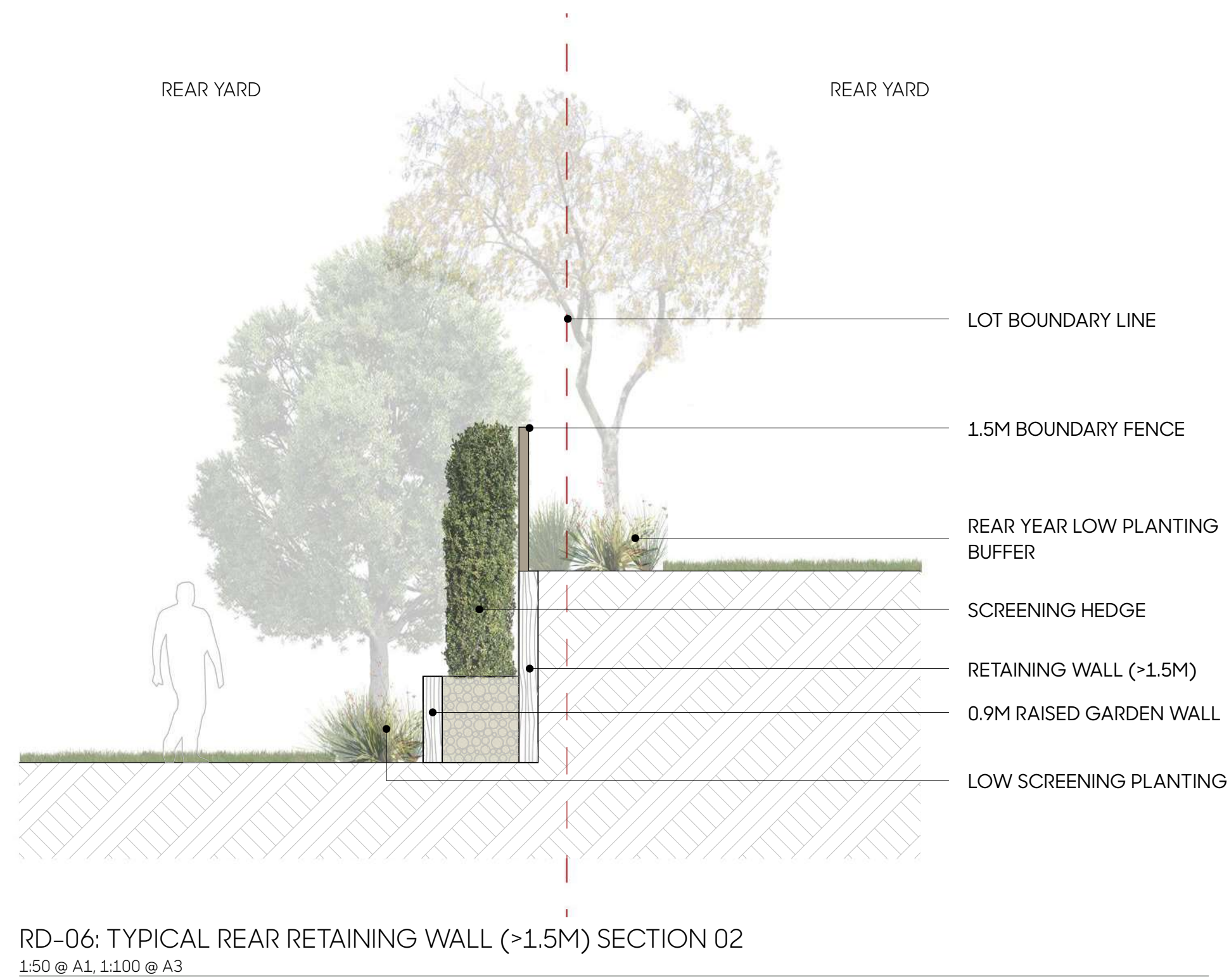
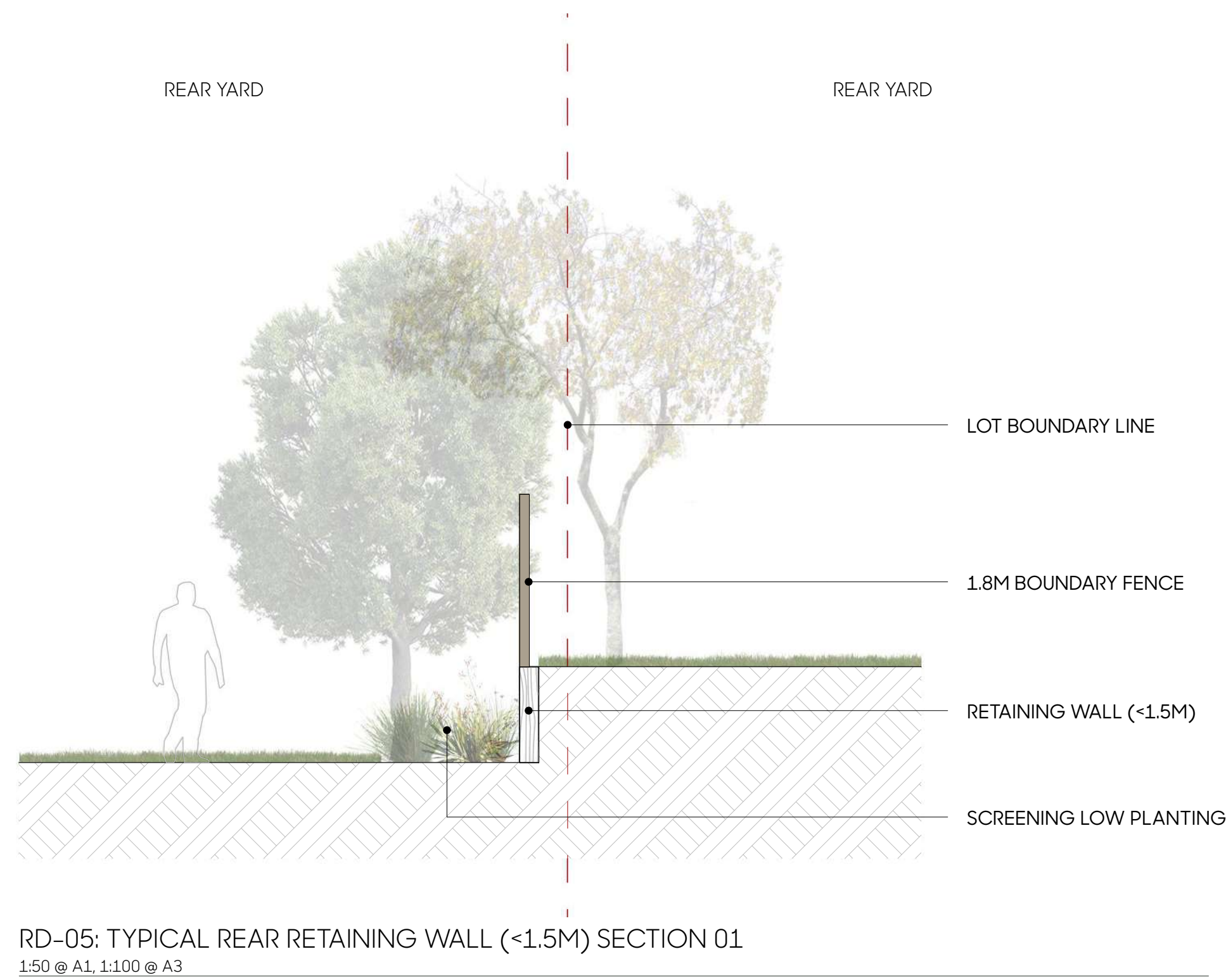
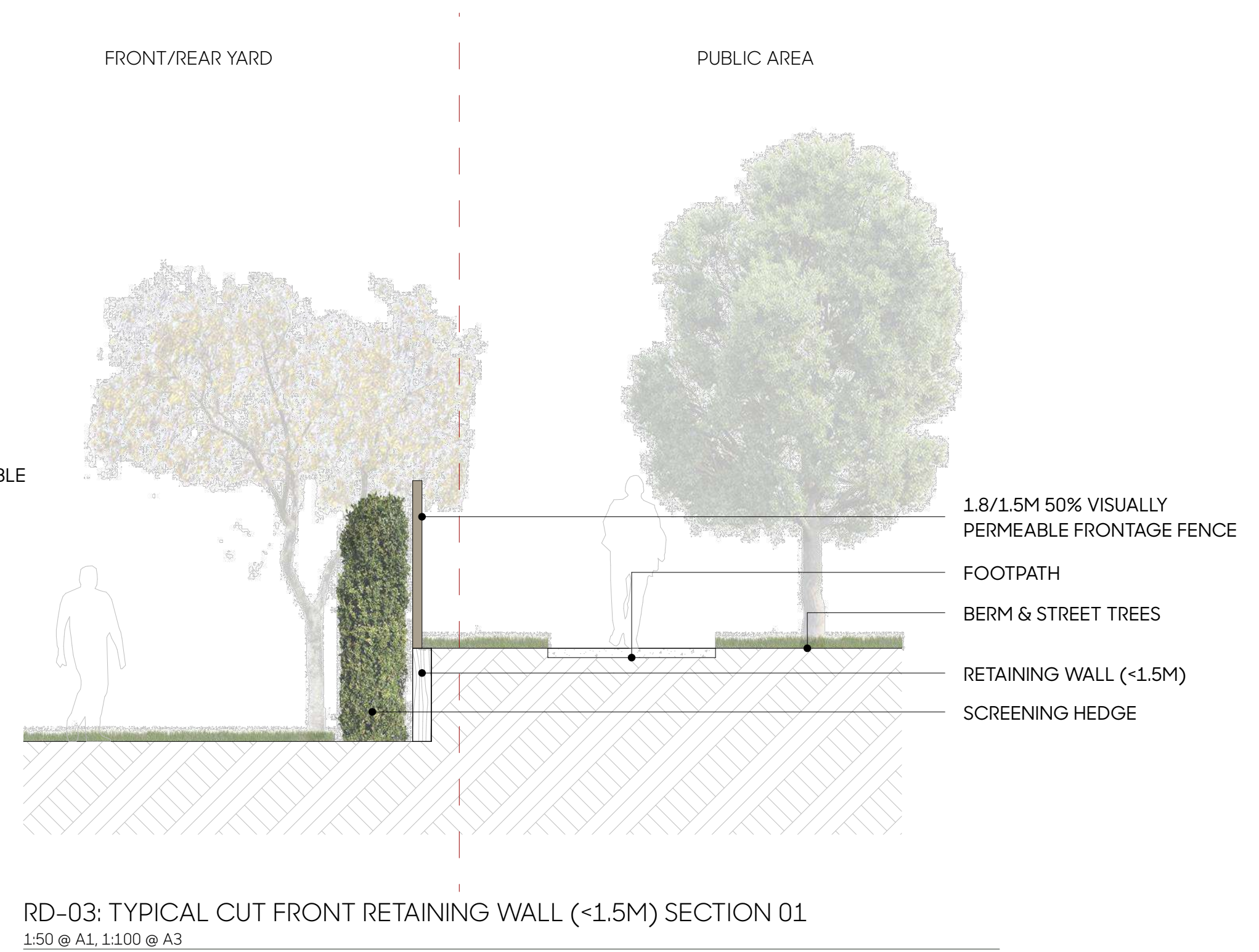
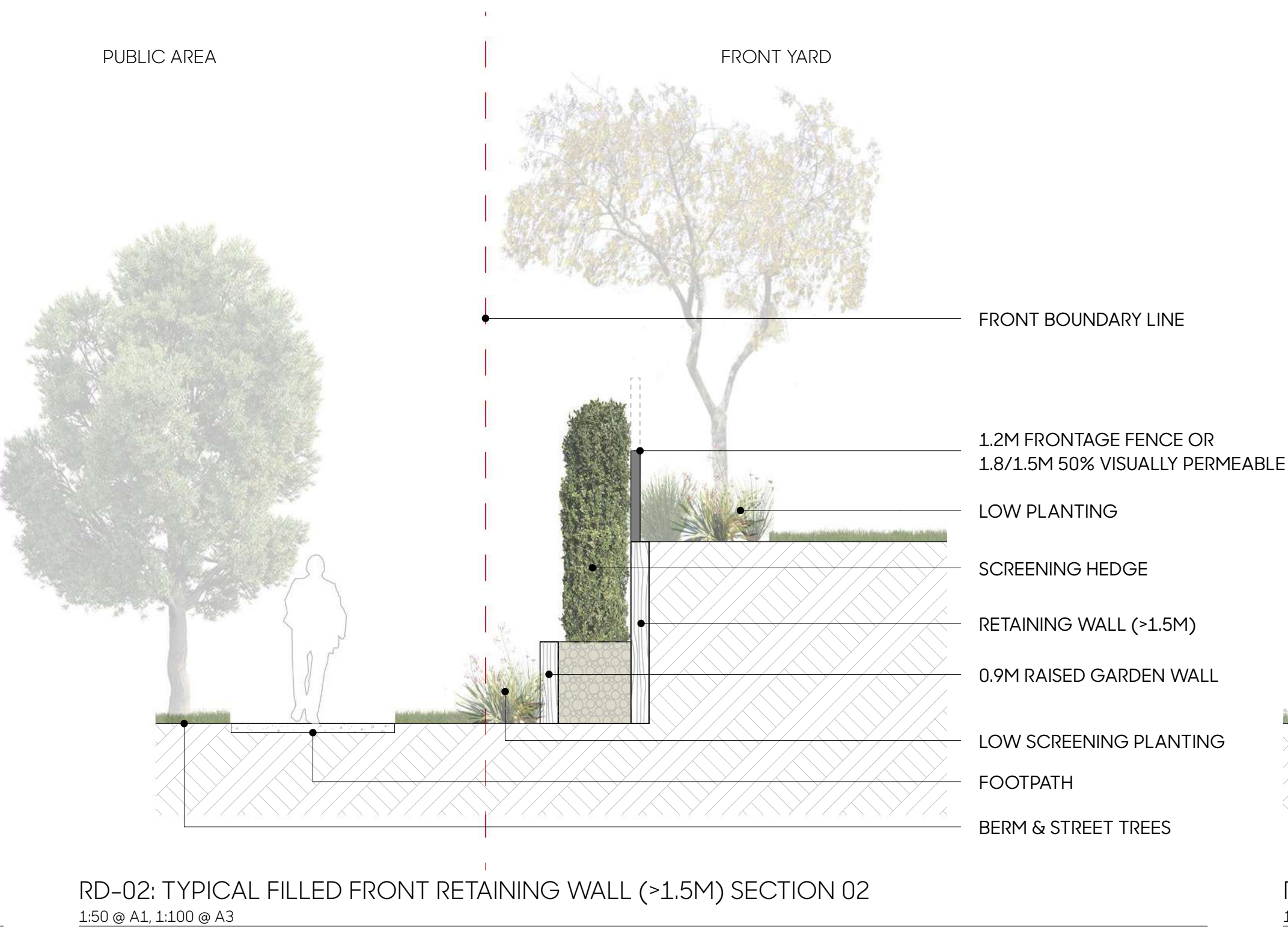
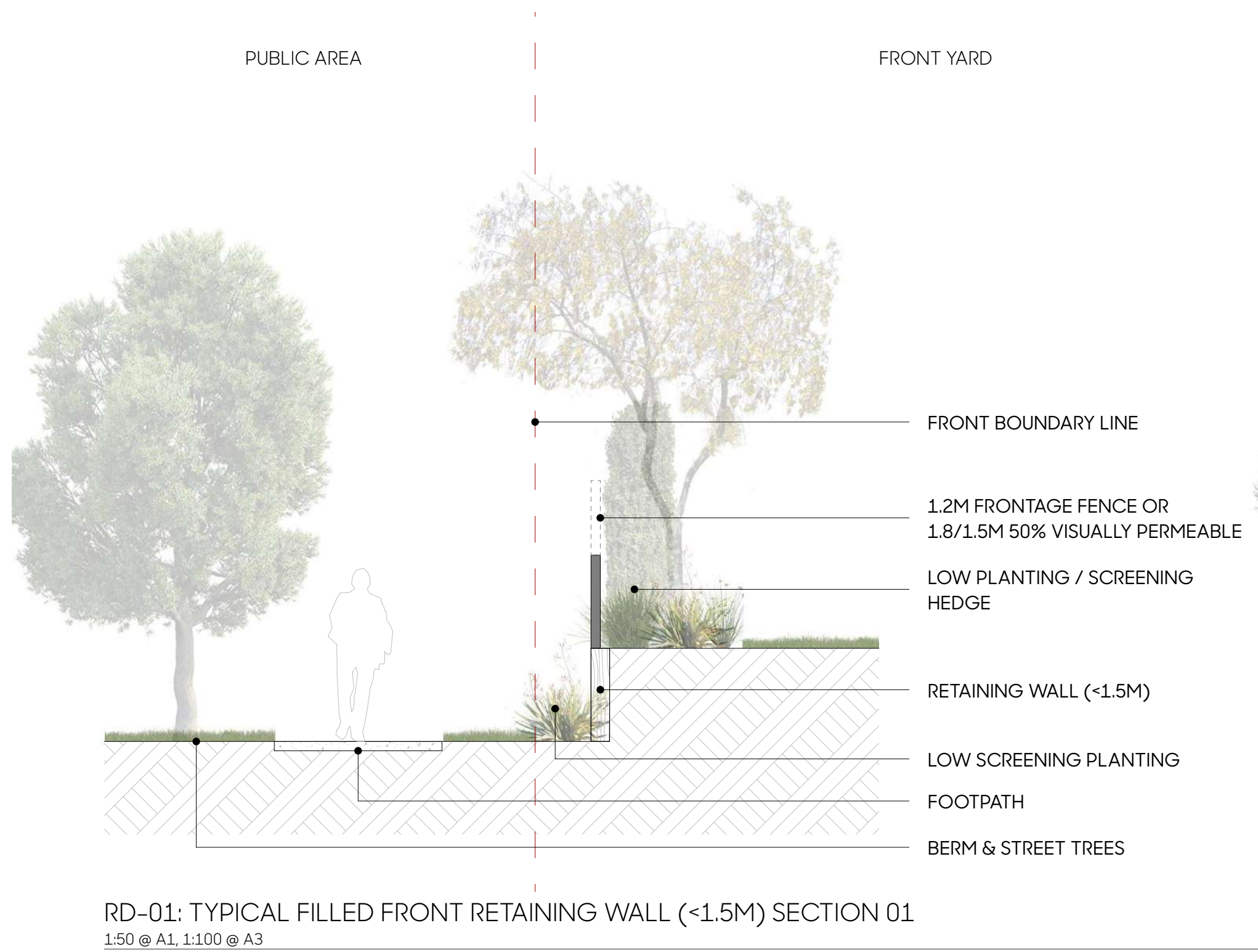


1.2m high open aluminium fence, black powder coat finish



1.2m high open aluminium blade fence, black powder coat finish

1.1M HIGH SAFETY FROM FALLING BARRIER OPTIONS



NOTE: TREE AND SHRUB GRAPHICS ARE INDICATIVE ONLY - PLEASE REFER TO DRAWINGS 2535/19- 40



RETAINING WALLS:

- Wall High / Low Side Indicators
- Trees in street frontage
- Trees in JOAL frontage
- Trees in yard
- Hedges in frontage
- Hedges in yard
- Groundcover mix
- Front yard mix 1
- Front yard mix 2
- Front yard mix 3
- Shade planting mix 1 and 2
- Yard batter planting mix
- Revegetation planting mix in lots
- Indicative bin location for private waste collection*
- Proposed retaining wall (<1m)
- Proposed retaining wall (1-1.5m)
- Proposed retaining wall (1.5-2m)
- Proposed retaining wall (2-2.5m)
- Proposed retaining wall (2.5-3m)
- Proposed retaining wall (>3m)
- *Lots with public street frontages will utilise council waste collection service via berms within the width of each site
- Split level wall to support outdoor living space above
- Stepped retaining wall where height exceeds 2m
- 1:1 Batter areas
- Asphalt
- Exposed aggregate concrete
- Standard concrete
- Standard concrete with black oxide
- Standard concrete with saw cuts for patio
- Timber decking (FF=Decking at first floor)
- Concrete pavers in gravel for front entrance
- Concrete pavers in gravel for yard connection
- Lawn
- Bark
- Letterbox
- On lot bin storage area

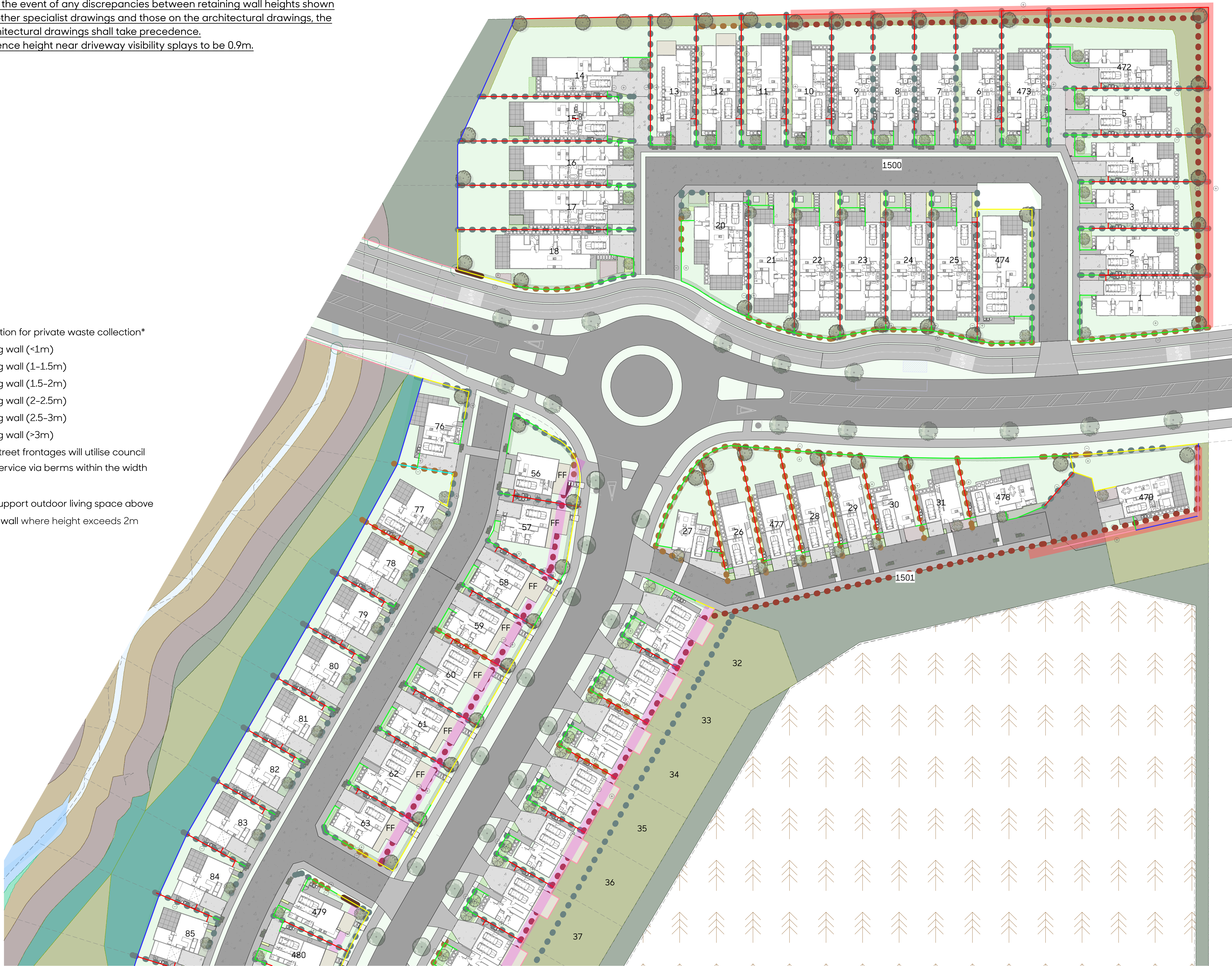
- 1.8m high boundary privacy fence, stain optional
- 1.5m high boundary privacy fence, stain optional
- 1.8m high 50% visually permeable fence, stain/paint/powdercoat finish OR 1.5m high fence stain/paint/powdercoat finish
- 1.8m high open security fence, stain/paint/powdercoat finish
- 1.2m high frontage fence, stain/paint/powdercoat finish
- 1.1m high safety from falling barrier, stain optional/powdercoat finish
- **Refer to sheets 2180/13-17 for detailed specification options

Client
Vineway Limited

Project
Delmore - 53A, 53B & 55 Russell Road (Stage 1) and 88, 130 & 132 Upper Ōrewa Road (Stage 2), Wainui, Auckland

NOTES:

- In the event of any discrepancies between retaining wall heights shown on other specialist drawings and those on the architectural drawings, the architectural drawings shall take precedence.
- Fence height near driveway visibility splays to be 0.9m.



Drawing
2535/19 Stage 1 Lot Design Landscape Plan Part 1

Scale
1:400@A1
1:800@A3

Issue Date
4/06/26
Issue
RC REV B

Drawn
TX/MP
Checked
MB





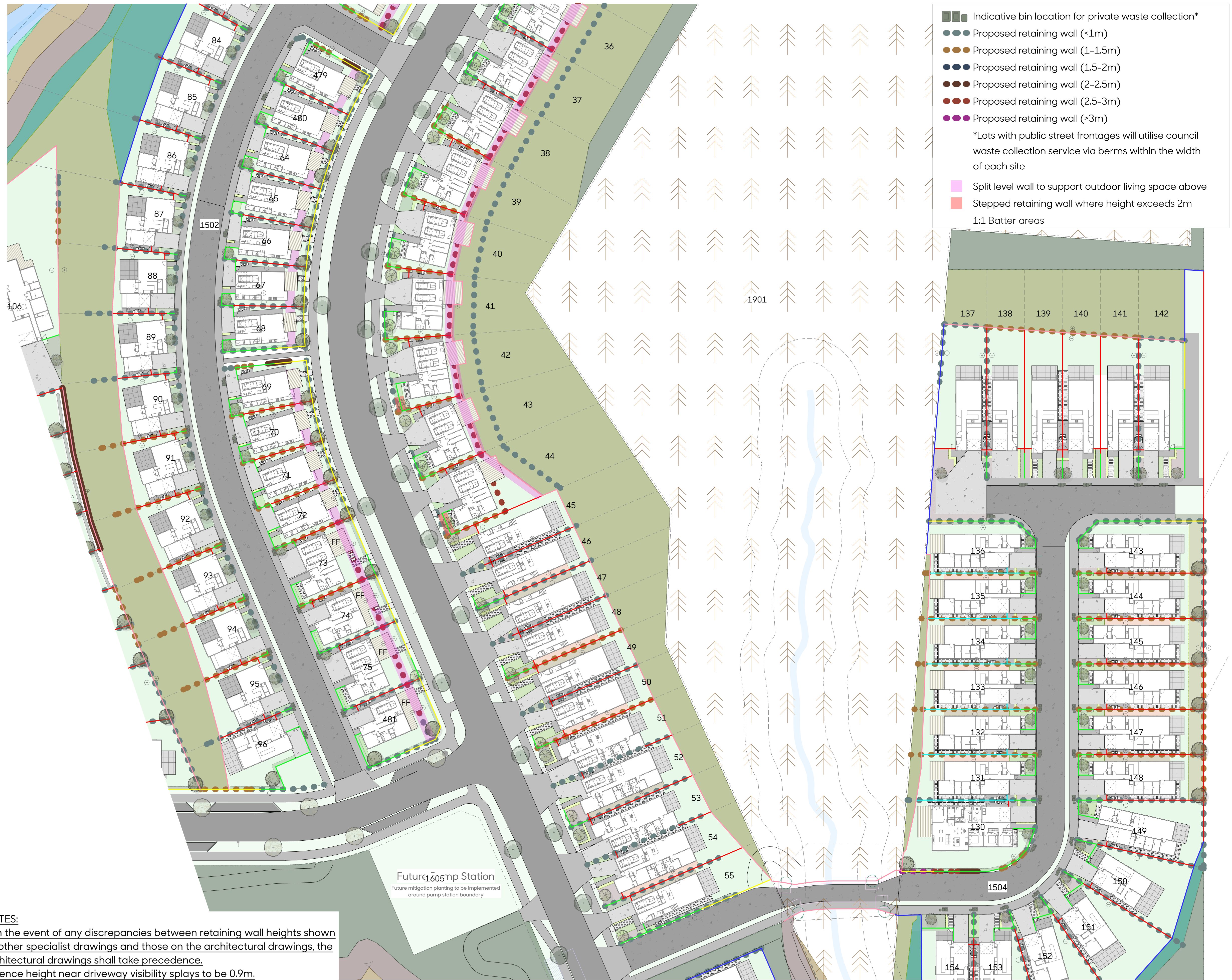
RETAINING WALLS:

- Wall High / Low Side Indicators
- Trees in street frontage
- Trees in JOAL frontage
- Trees in yard
- Hedges in frontage
- Hedges in yard
- Groundcover mix
- Front yard mix 1
- Front yard mix 2
- Front yard mix 3
- Shade planting mix 1 and 2
- Yard batter planting mix
- Revegetation planting mix in lots
- *Refer to revegetation plans for details
- Asphalt
- Exposed aggregate concrete
- Standard concrete
- Standard concrete with black oxide
- Standard concrete with saw cuts for patio
- Timber decking (FF=Decking at first floor)
- Concrete pavers in gravel for front entrance
- Concrete pavers in gravel for yard connection
- Lawn
- Bark
- Letterbox
- On lot bin storage area

- 1.8m high boundary privacy fence, stain optional
- 1.5m high boundary privacy fence, stain optional
- 1.8m high 50% visually permeable fence, stain/ paint/powdercoat finish OR 1.5m high fence stain/paint/powdercoat finish
- 1.8m high open security fence, stain/paint/ powdercoat finish
- 1.2m high frontage fence, stain/paint/ powdercoat finish
- 1.1m high safety from falling barrier, stain optional/powdercoat finish
- **Refer to sheets 2180/13-17 for detailed specification options

NOTES:

- In the event of any discrepancies between retaining wall heights shown on other specialist drawings and those on the architectural drawings, the architectural drawings shall take precedence.
- Fence height near driveway visibility splays to be 0.9m.



- Indicative bin location for private waste collection*
- Proposed retaining wall (<1m)
- Proposed retaining wall (1-1.5m)
- Proposed retaining wall (1.5-2m)
- Proposed retaining wall (2-2.5m)
- Proposed retaining wall (2.5-3m)
- Proposed retaining wall (>3m)
- *Lots with public street frontages will utilise council waste collection service via berms within the width of each site
- Split level wall to support outdoor living space above
- Stepped retaining wall where height exceeds 2m
- 1:1 Batter areas

Client
Vineway Limited

Project
Delmore - 53A, 53B & 55 Russell Road (Stage 1) and 88, 130 & 132 Upper Ōrewa Road (Stage 2), Wainui, Auckland

Drawing
2535/20 Stage 1 Lot Design Landscape Plan Part 2



Scale
1:400@A1
1:800@A3

Issue Date
4/06/26
Issue
RC REV B

Drawn
TX/MP
Checked
MB





RETAINING WALLS:

⊖ ⊕ Wall High / Low Side Indicators

🌳 Trees in street frontage

🌳 Trees in JOAL frontage

🌳 Trees in yard

🌿 Hedges in frontage

🌿 Hedges in yard

🌿 Groundcover mix

🌿 Front yard mix 1

🌿 Front yard mix 2

🌿 Front yard mix 3

🌿 Shade planting mix 1 and 2

🌿 Yard batter planting mix

🌿 Revegetation planting mix in lots

*Refer to revegetation plans for details

🛣 Asphalt

🏠 Exposed aggregate concrete

🏠 Standard concrete

🏠 Standard concrete with black oxide

🏠 Standard concrete with saw cuts for patio

🏠 Timber decking (FF=Decking at first floor)

🏠 Concrete pavers in gravel for front entrance

🏠 Concrete pavers in gravel for yard connection

🌿 Lawn

🌿 Bark

📧 Letterbox

📦 On lot bin storage area

— 1.8m high boundary privacy fence, stain optional

— 1.5m high boundary privacy fence, stain optional

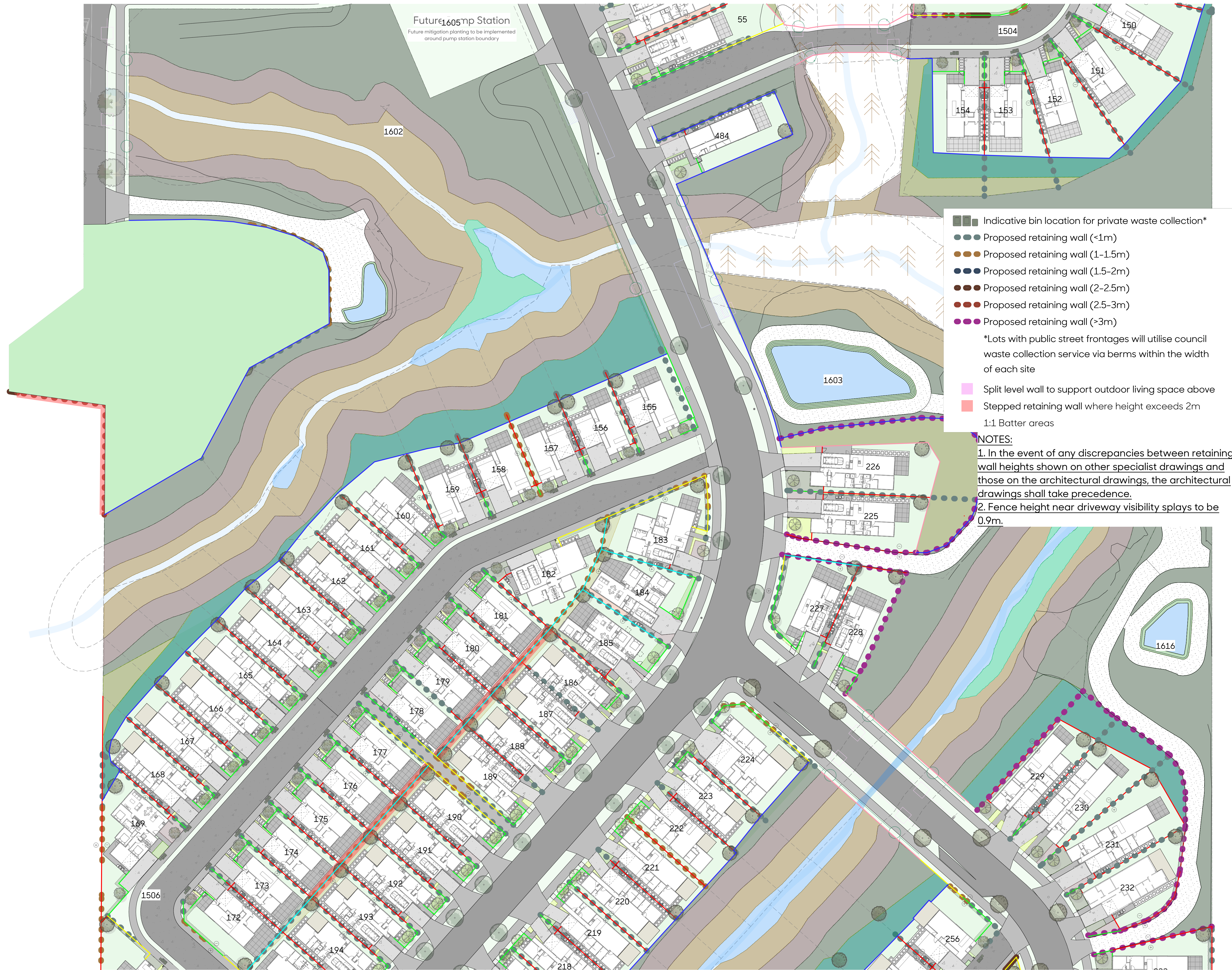
— 1.8m high 50% visually permeable fence, stain/
paint/powdercoat finish **OR** 1.5m high fence
stain/paint/powdercoat finish

— 1.8m high open security fence, stain/paint/
powdercoat finish

— 1.2m high frontage fence, stain/paint/
powdercoat finish

— 1.1m high safety from falling barrier, stain
optional/powdercoat finish

**Refer to sheets 2180/13-17 for detailed specification options



- Indicative bin location for private waste collection*
- Proposed retaining wall (<1m)
- Proposed retaining wall (1-1.5m)
- Proposed retaining wall (1.5-2m)
- Proposed retaining wall (2-2.5m)
- Proposed retaining wall (2.5-3m)
- Proposed retaining wall (>3m)

*Lots with public street frontages will utilise council waste collection service via berms within the width of each site

Split level wall to support outdoor living space above

Stepped retaining wall where height exceeds 2m

1:1 Batter areas

NOTES:

1. In the event of any discrepancies between retaining wall heights shown on other specialist drawings and those on the architectural drawings, the architectural drawings shall take precedence.

2. Fence height near driveway visibility splays to be 0.9m.

Client
Vineway Limited

Project
Delmore - 53A, 53B & 55 Russell Road (Stage 1) and 88, 130 & 132 Upper Ōrewa Road (Stage 2), Wainui, Auckland

Drawing
2535/21 Stage 1 Lot Design Landscape Plan Part 3



Scale
1:400@A1
1:800@A3

Issue Date
4/06/26
Issue
RC REV B

Drawn
TX/MP
Checked
MB





RETAINING WALLS:

⊖ ⊕ Wall High / Low Side Indicators

🌳 Trees in street frontage

🌳 Trees in JOAL frontage

🌳 Trees in yard

🌿 Hedges in frontage

🌿 Hedges in yard

🌿 Groundcover mix

🌿 Front yard mix 1

🌿 Front yard mix 2

🌿 Front yard mix 3

🌿 Shade planting mix 1 and 2

🌿 Yard batter planting mix

🌿 Revegetation planting mix in lots

*Refer to revegetation plans for details

🛣 Asphalt

🏠 Exposed aggregate concrete

🏠 Standard concrete

🏠 Standard concrete with black oxide

🏠 Standard concrete with saw cuts for patio

🏠 Timber decking (FF=Decking at first floor)

🏠 Concrete pavers in gravel for front entrance

🏠 Concrete pavers in gravel for yard connection

🌿 Lawn

🌿 Bark

📧 Letterbox

📦 On lot bin storage area

— 1.8m high boundary privacy fence, stain optional

— 1.5m high boundary privacy fence, stain optional

— 1.8m high 50% visually permeable fence, stain/
paint/powdercoat finish **OR** 1.5m high fence
stain/paint/powdercoat finish

— 1.8m high open security fence, stain/paint/
powdercoat finish

— 1.2m high frontage fence, stain/paint/
powdercoat finish

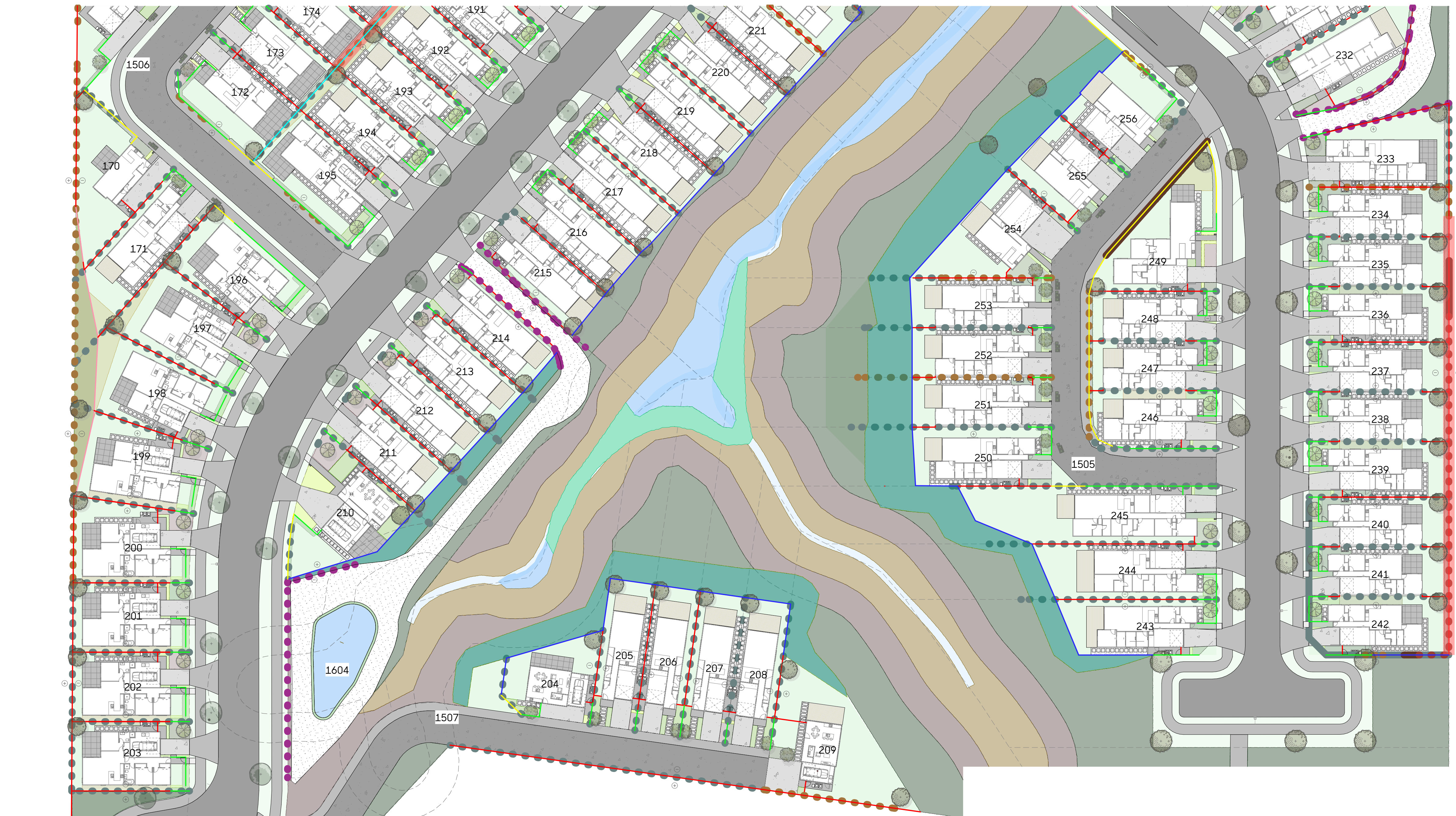
— 1.1m high safety from falling barrier, stain
optional/powdercoat finish

**Refer to sheets 2180/13-17 for detailed specification options

NOTES:

1. In the event of any discrepancies between retaining wall heights shown on other specialist drawings and those on the architectural drawings, the architectural drawings shall take precedence.

2. Fence height near driveway visibility splays to be 0.9m.



📦 Indicative bin location for private waste collection*

— Proposed retaining wall (<1m)

— Proposed retaining wall (1-1.5m)

— Proposed retaining wall (1.5-2m)

— Proposed retaining wall (2-2.5m)

— Proposed retaining wall (2.5-3m)

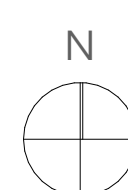
— Proposed retaining wall (>3m)

*Lots with public street frontages will utilise council waste collection service via berms within the width of each site

— Split level wall to support outdoor living space above

— Stepped retaining wall where height exceeds 2m

1:1 Batter areas





RETAINING WALLS:

⊖ ⊕ Wall High / Low Side Indicators

🌳 Trees in street frontage

🌳 Trees in JOAL frontage

🌳 Trees in yard

🌿 Hedges in frontage

🌿 Hedges in yard

🌿 Groundcover mix

🌿 Front yard mix 1

🌿 Front yard mix 2

🌿 Front yard mix 3

🌿 Shade planting mix 1 and 2

🌿 Yard batter planting mix

🌿 Revegetation planting mix in lots

*Refer to revegetation plans for details

🛣 Asphalt

🏠 Exposed aggregate concrete

🏠 Standard concrete

🏠 Standard concrete with black oxide

🏠 Standard concrete with saw cuts for patio

🏠 Timber decking (FF=Decking at first floor)

🏠 Concrete pavers in gravel for front entrance

🏠 Concrete pavers in gravel for yard connection

🌿 Lawn

🌿 Bark

📧 Letterbox

📦 On lot bin storage area

— 1.8m high boundary privacy fence, stain optional

— 1.5m high boundary privacy fence, stain optional

— 1.8m high 50% visually permeable fence, stain/ paint/powdercoat finish **OR** 1.5m high fence stain/paint/powdercoat finish

— 1.8m high open security fence, stain/paint/ powdercoat finish

— 1.2m high frontage fence, stain/paint/ powdercoat finish

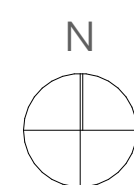
— 1.1m high safety from falling barrier, stain optional/powdercoat finish

**Refer to sheets 2180/13-17 for detailed specification options

Client
Vineway Limited

Project
Delmore - 53A, 53B & 55 Russell Road (Stage 1) and 88, 130 & 132 Upper Ōrewa Road (Stage 2), Wainui, Auckland

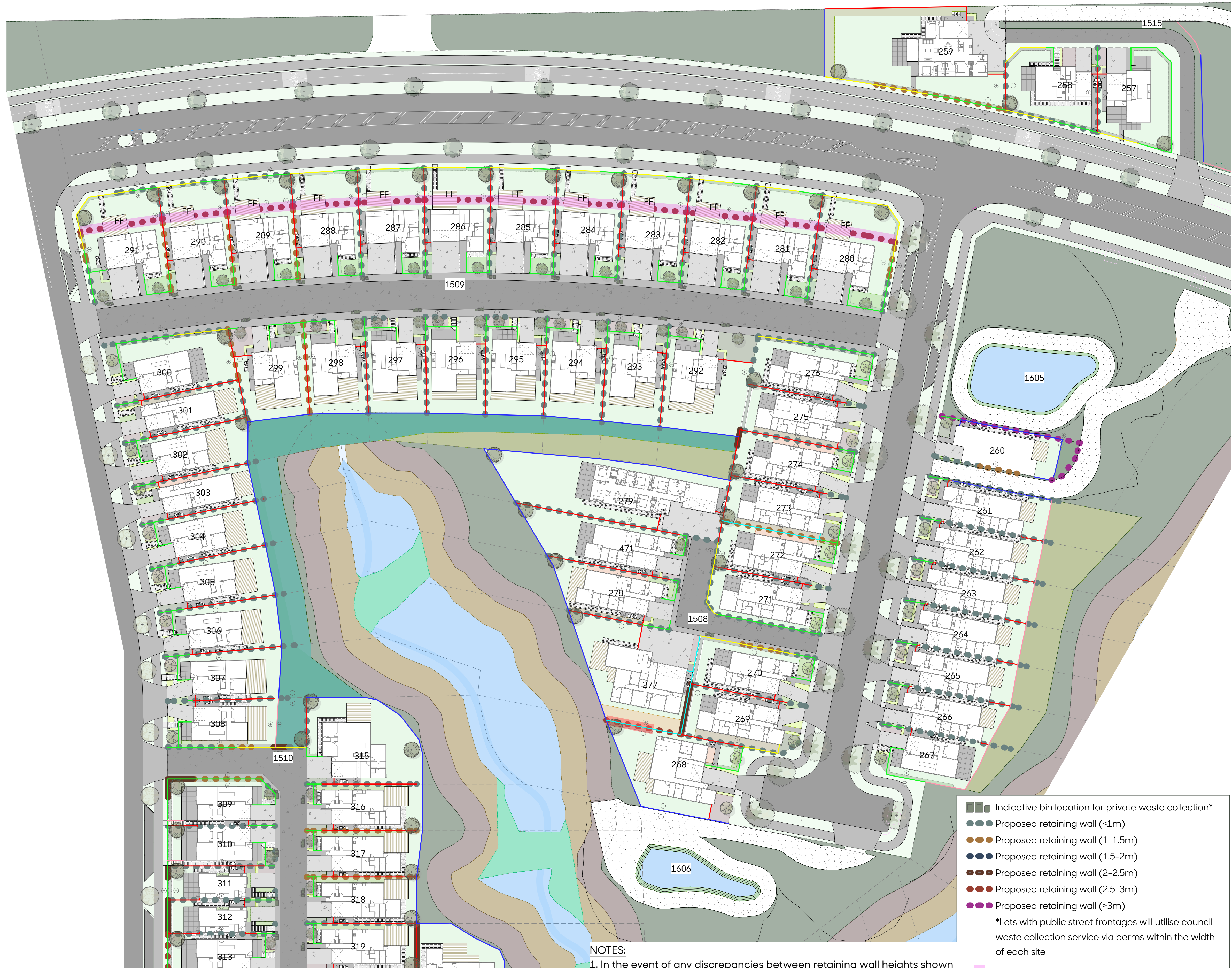
Drawing
2535/23 Stage 1 Lot Design Landscape Plan Part 5



Scale
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1:800@A3

Issue Date
4/06/26
Issue
RC REV B

Drawn
TX/MP
Checked
MB



NOTES:

- In the event of any discrepancies between retaining wall heights shown on other specialist drawings and those on the architectural drawings, the architectural drawings shall take precedence.
- Fence height near driveway visibility splays to be 0.9m.

- 📦 Indicative bin location for private waste collection*
- 🌿 Proposed retaining wall (<1m)
- 🌿 Proposed retaining wall (1-1.5m)
- 🌿 Proposed retaining wall (1.5-2m)
- 🌿 Proposed retaining wall (2-2.5m)
- 🌿 Proposed retaining wall (2.5-3m)
- 🌿 Proposed retaining wall (>3m)

*Lots with public street frontages will utilise council waste collection service via berms within the width of each site

- 🌿 Split level wall to support outdoor living space above
- 🌿 Stepped retaining wall where height exceeds 2m
- 1:1 Batter areas



RETAINING WALLS:

⊖ ⊕ Wall High / Low Side Indicators

🌳 Trees in street frontage

🌳 Trees in JOAL frontage

🌳 Trees in yard

🌿 Hedges in frontage

🌿 Hedges in yard

🌿 Groundcover mix

🌿 Front yard mix 1

🌿 Front yard mix 2

🌿 Front yard mix 3

🌿 Shade planting mix 1 and 2

🌿 Yard batter planting mix

🌿 Revegetation planting mix in lots

*Refer to revegetation plans for details

🛣 Asphalt

🏠 Exposed aggregate concrete

🏠 Standard concrete

🏠 Standard concrete with black oxide

🏠 Standard concrete with saw cuts for patio

🏠 Timber decking (FF=Decking at first floor)

🏠 Concrete pavers in gravel for front entrance

🏠 Concrete pavers in gravel for yard connection

🌿 Lawn

🌿 Bark

📧 Letterbox

📦 On lot bin storage area

🗑 Indicative bin location for private waste collection*

🔵 Proposed retaining wall (<1m)

🟠 Proposed retaining wall (1-1.5m)

🟡 Proposed retaining wall (1.5-2m)

🟢 Proposed retaining wall (2-2.5m)

🔴 Proposed retaining wall (2.5-3m)

🟣 Proposed retaining wall (>3m)

*Lots with public street frontages will utilise council waste collection service via berms within the width of each site

🟡 Split level wall to support outdoor living space above

🔴 Stepped retaining wall where height exceeds 2m

1:1 Batter areas

— 1.8m high boundary privacy fence, stain optional

— 1.5m high boundary privacy fence, stain optional

— 1.8m high 50% visually permeable fence, stain/paint/powdercoat finish **OR** 1.5m high fence stain/paint/powdercoat finish

— 1.8m high open security fence, stain/paint/powdercoat finish

— 1.2m high frontage fence, stain/paint/powdercoat finish

— 1.1m high safety from falling barrier, stain optional/powdercoat finish

****Refer to sheets 2180/13-17 for detailed specification options**



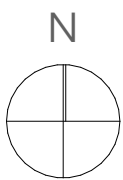
NOTES:

1. In the event of any discrepancies between retaining wall heights shown on other specialist drawings and those on the architectural drawings, the architectural drawings shall take precedence.
2. Fence height near driveway visibility splays to be 0.9m.

Client
Vineway Limited

Project
Delmore - 53A, 53B & 55 Russell Road (Stage 1) and 88, 130 & 132 Upper Ōrewa Road (Stage 2), Wainui, Auckland

Drawing
2535/24 Stage 1 Lot Design Landscape Plan Part 6



Scale
1:400@A1
1:800@A3

Issue Date
4/06/26
Issue
RC REV B

Drawn
TX/MP
Checked
MB





RETAINING WALLS:

- Wall High / Low Side Indicators
- Trees in street frontage
- Trees in JOAL frontage
- Trees in yard
- Hedges in frontage
- Hedges in yard
- Groundcover mix
- Front yard mix 1
- Front yard mix 2
- Front yard mix 3
- Shade planting mix 1 and 2
- Yard batter planting mix
- Revegetation planting mix in lots
- Asphalt
- Exposed aggregate concrete
- Standard concrete
- Standard concrete with black oxide
- Standard concrete with saw cuts for patio
- Timber decking (FF=Decking at first floor)
- Concrete pavers in gravel for front entrance
- Concrete pavers in gravel for yard connection
- Lawn
- Bark
- Letterbox
- On lot bin storage area

- 1.8m high boundary privacy fence, stain optional
 - 1.5m high boundary privacy fence, stain optional
 - 1.8m high 50% visually permeable fence, stain/ paint/powdercoat finish OR 1.5m high fence stain/paint/powdercoat finish
 - 1.8m high open security fence, stain/paint/ powdercoat finish
 - 1.2m high frontage fence, stain/paint/ powdercoat finish
 - 1.1m high safety from falling barrier, stain optional/powdercoat finish
- **Refer to sheets 2180/13-17 for detailed specification options

Client
Vineway Limited

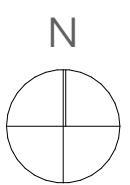
Project
Delmore - 53A, 53B & 55 Russell Road (Stage 1) and 88, 130 & 132 Upper Ōrewa Road (Stage 2), Wainui, Auckland

NOTES:

- In the event of any discrepancies between retaining wall heights shown on other specialist drawings and those on the architectural drawings, the architectural drawings shall take precedence.
- Fence height near driveway visibility splays to be 0.9m.

- Indicative bin location for private waste collection*
- Proposed retaining wall (<1m)
- Proposed retaining wall (1-1.5m)
- Proposed retaining wall (1.5-2m)
- Proposed retaining wall (2-2.5m)
- Proposed retaining wall (2.5-3m)
- Proposed retaining wall (>3m)
- *Lots with public street frontages will utilise council waste collection service via berms within the width of each site
- Split level wall to support outdoor living space above
- Stepped retaining wall where height exceeds 2m
- 1:1 Batter areas
- Final RW heights to be confirmed with detailed design of pathway. The applicant will use batters where possible

Drawing
2535/25 Stage 1 Lot Design Landscape Plan Part 7

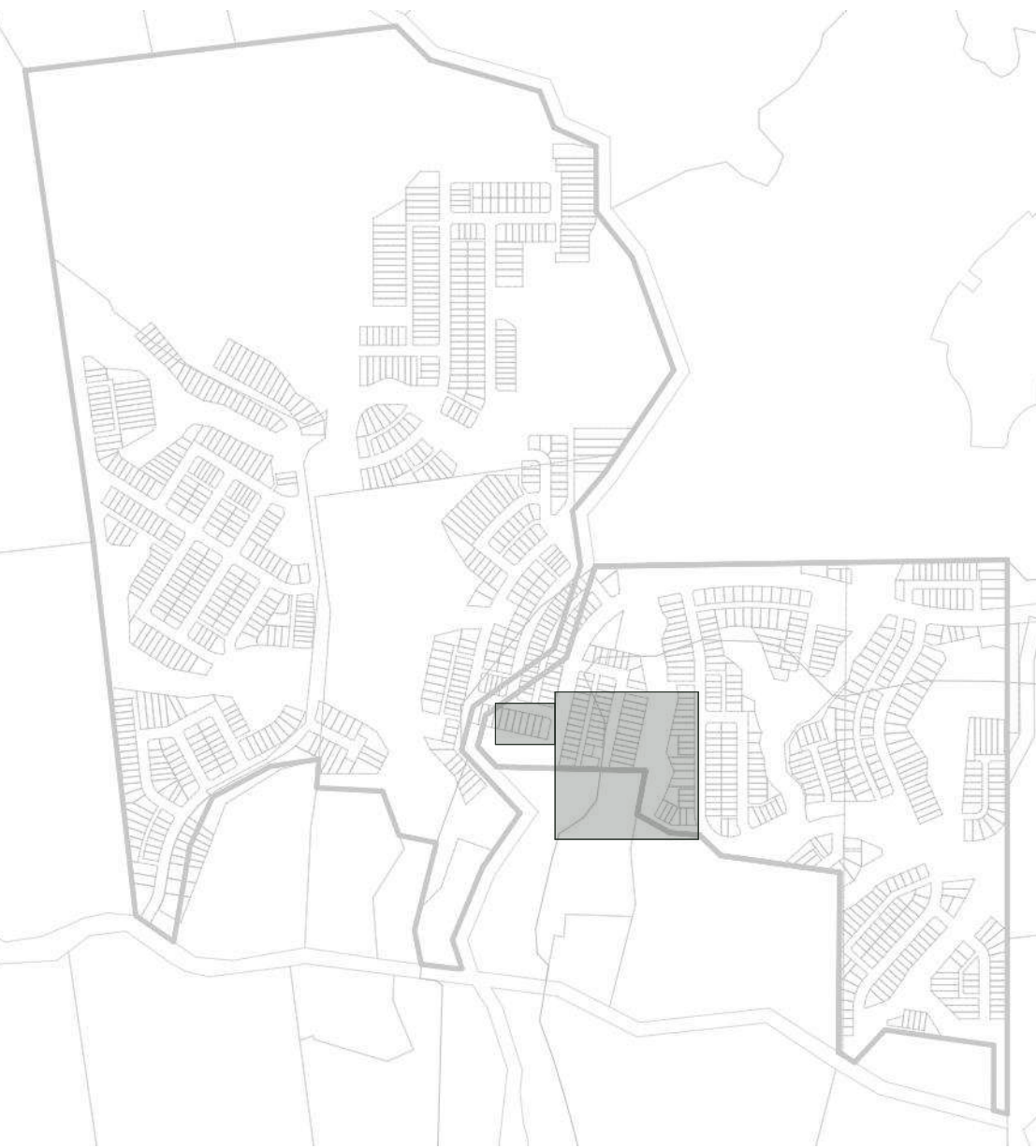


Scale
1:400@A1
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Issue Date
4/06/26
Issue
RC REV B

Drawn
TX/MP
Checked
MB





RETAINING WALLS:

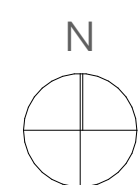
- ⊖ ⊕ Wall High / Low Side Indicators
- 🌳 Trees in street frontage
- 🌳 Trees in JOAL frontage
- 🌳 Trees in yard
- 🌿 Hedges in frontage
- 🌿 Hedges in yard
- 🌿 Groundcover mix
- 🌿 Front yard mix 1
- 🌿 Front yard mix 2
- 🌿 Front yard mix 3
- 🌿 Shade planting mix 1 and 2
- 🌿 Yard batter planting mix
- 🌿 Revegetation planting mix in lots
- 🌿 *Refer to revegetation plans for details
- 🏠 Indicative bin location for private waste collection*
- 📏 Proposed retaining wall (<1m)
- 📏 Proposed retaining wall (1-1.5m)
- 📏 Proposed retaining wall (1.5-2m)
- 📏 Proposed retaining wall (2-2.5m)
- 📏 Proposed retaining wall (2.5-3m)
- 📏 Proposed retaining wall (>3m)
- 📏 *Lots with public street frontages will utilise council waste collection service via berms within the width of each site
- 📏 Split level wall to support outdoor living space above
- 📏 Stepped retaining wall where height exceeds 2m
- 📏 1:1 Batter areas
- 📏 1:1 Batter areas
- 📏 Final RW heights to be confirmed with detailed design of pathway. The applicant will use batters where possible
- 📏 Asphalt
- 📏 Exposed aggregate concrete
- 📏 Standard concrete
- 📏 Standard concrete with black oxide
- 📏 Standard concrete with saw cuts for patio
- 📏 Timber decking (FF=Decking at first floor)
- 📏 Concrete pavers in gravel for front entrance
- 📏 Concrete pavers in gravel for yard connection
- 📏 Lawn
- 📏 Bark
- 📏 Letterbox
- 📏 On lot bin storage area

- 1.8m high boundary privacy fence, stain optional
- 1.5m high boundary privacy fence, stain optional
- 1.8m high 50% visually permeable fence, stain/ paint/powdercoat finish **OR** 1.5m high fence stain/paint/powdercoat finish
- 1.8m high open security fence, stain/paint/ powdercoat finish
- 1.2m high frontage fence, stain/paint/ powdercoat finish
- 1.1m high safety from falling barrier, stain optional/powdercoat finish
- 📏 **Refer to sheets 2180/13-17 for detailed specification options

Client
Vineway Limited

Project
Delmore - 53A, 53B & 55 Russell Road (Stage 1) and 88, 130 & 132 Upper Ōrewa Road (Stage 2), Wainui, Auckland

Drawing
2535/26 Stage 1 Lot Design Landscape Plan Part 8



Scale
1:400@A1
1:800@A3

Issue Date
4/06/26
Issue
RC REV B

Drawn
TX/MP
Checked
MB



NOTES:

1. In the event of any discrepancies between retaining wall heights shown on other specialist drawings and those on the architectural drawings, the architectural drawings shall take precedence.
2. Fence height near driveway visibility splays to be 0.9m.

