

Landscape Plan Set for

The Kilns Ltd

34 & 36 Sandspit Road Warkworth, Auckland



Drawing Number:	Drawing Description:	Drawing Issue Date:
211206/1	- Site Overview	30/03/22
211206/2	- Landscape Character of Site	30/03/22
211206/3	- Hardscape Treatments	30/03/22
211206/4	- Softscape Treatments	30/03/22
211206/5	- Fencing Strategy	30/03/22
211206/6	- Site Analysis Plan	30/03/22
211206/7	- Concept Plan	30/03/22
211206/8	- Site Analysis	30/03/22
211206/9	- Concept Plan	30/03/22
211206/10	- Planting Plan 01	30/03/22
211206/11	- Planting Plan 02	30/03/22
211206/12	- Planting Plan 03	30/03/22

Drawing Number:	Draw Desc	Drawing Issue Date:
211206/13	- Planting Plan 04	30/03/22
211206/14	- Plant Palette	30/03/22
211206/15	- Hardscape Plan 01	30/03/22
211206/16	- Hardscape Plan 02	30/03/22
211206/17	- Hardscape Plan 03	30/03/22
211206/18	- Hardscape Plan 04	30/03/22
211206/20	- Fencing Plan 01	30/03/22
211206/21	- Fencing Plan 02	30/03/22
211206/22	- Fencing Plan 03	30/03/22
211206/23	- Fencing Plan 04	30/03/22
211206/24	- Planting Detail	30/03/22
211206/25	- Fencing Detail 01	30/03/22
211206/26	- Fencing Detail 02	30/03/22

LANDSCAPE CONTEXT

FOREST

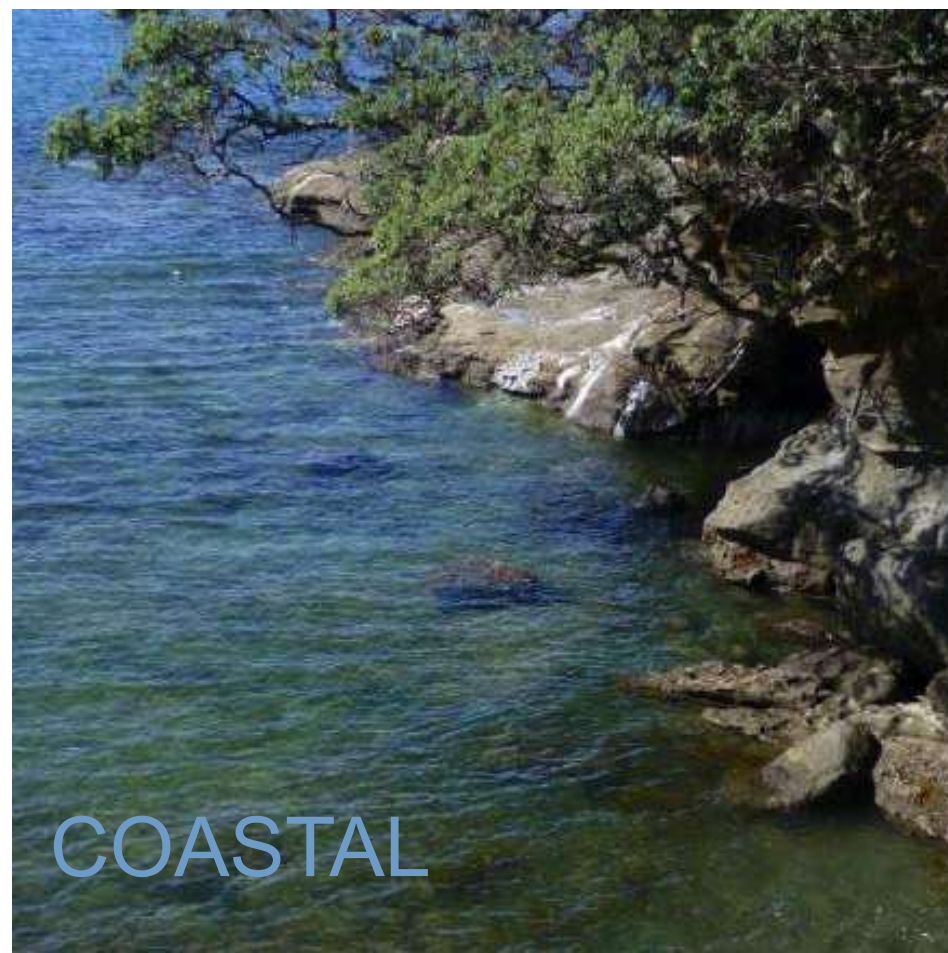
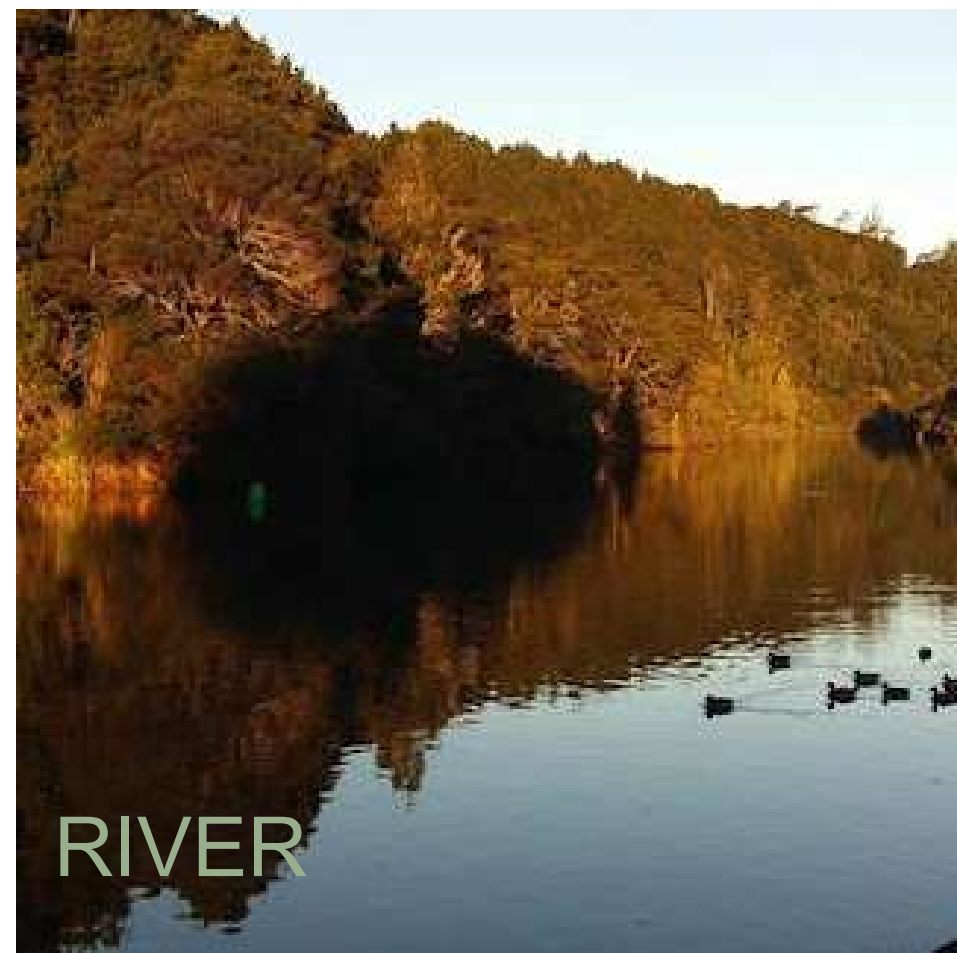
The Kilns development is located between the prominent landform of the Dome Forest hills and the Mahurangi coastline. The native bush of the Dome Forest disperses down the small valleys and streams through farmland in the foothills. There are two significant stands of native bush to the north and south of the site that are remnants of the native bush cover, prior to settlement.

RIVER

The southern aspect of the site borders the Mahurangi River which leads through Warkworth and out to Mahurangi Harbour. Small tributaries collect rainfall from the proposed development which flows into the Mahurangi River. These streams have existing forest margins.

COASTAL

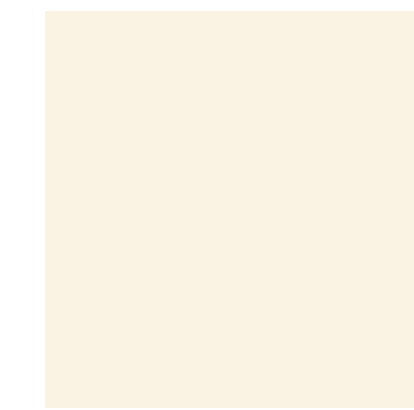
A relaxed, kiwi beach lifestyle is afforded by living close to the Mahurangi Harbour and coastline and the amenity it offers. Whilst tourism is an important sector in Warkworth District, there is a growing permanent population who seek access to beautiful coastlines, scenic reserves and abundant marine life.



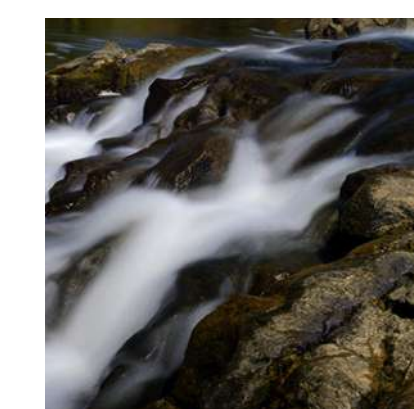
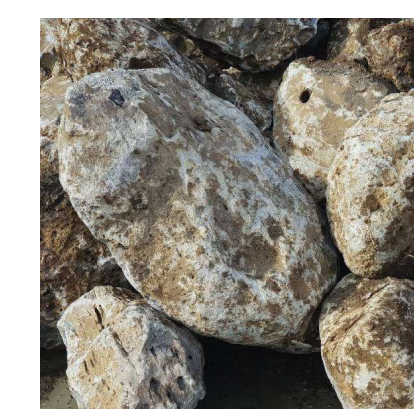
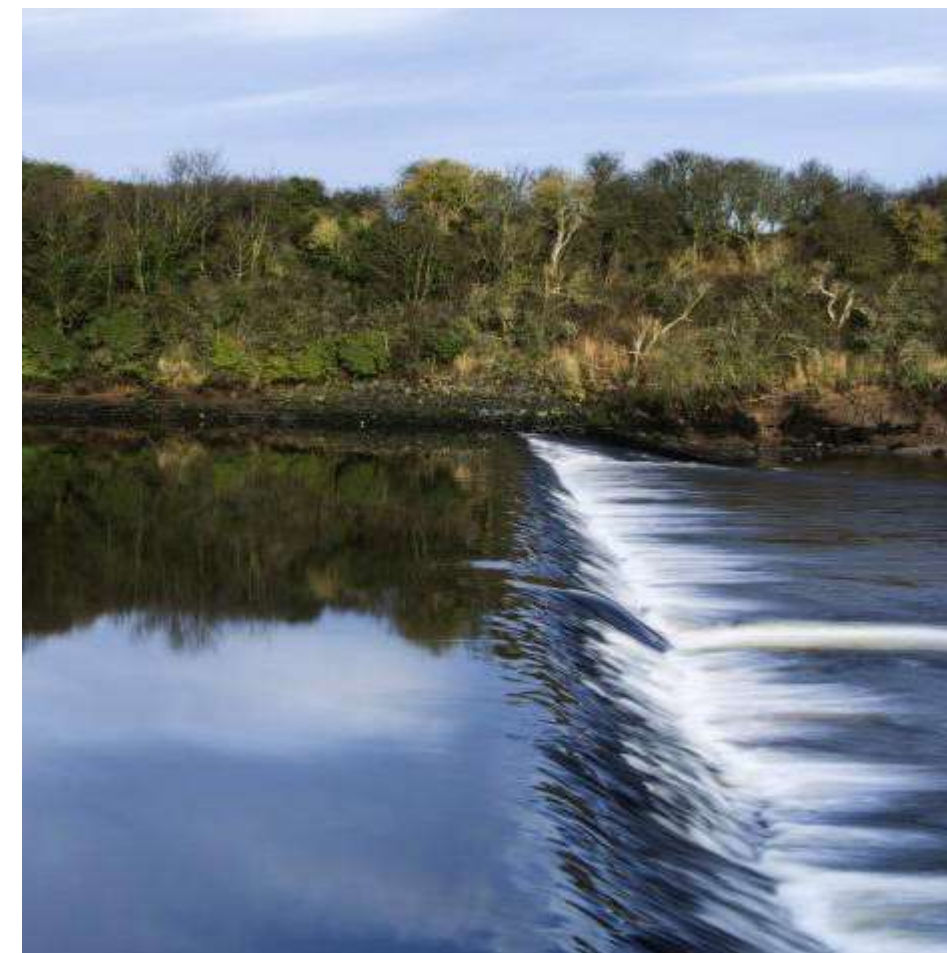
LANDSCAPE DESIGN DRIVERS



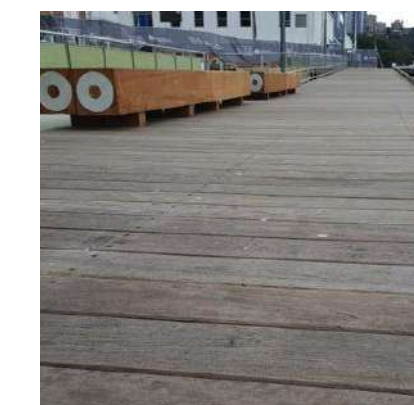
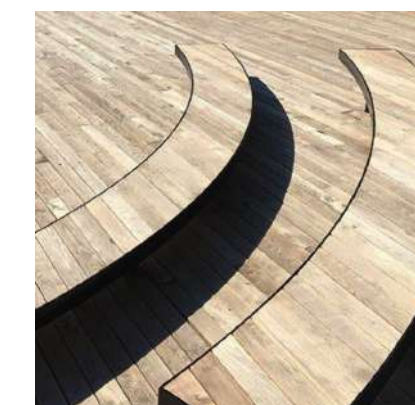
Mahurangi Harbour - Tidal, nautical, calm



Warkworth Weir - Rocks, flow, man-made elements



Mahurangi River Marina - Industrial, historic, access



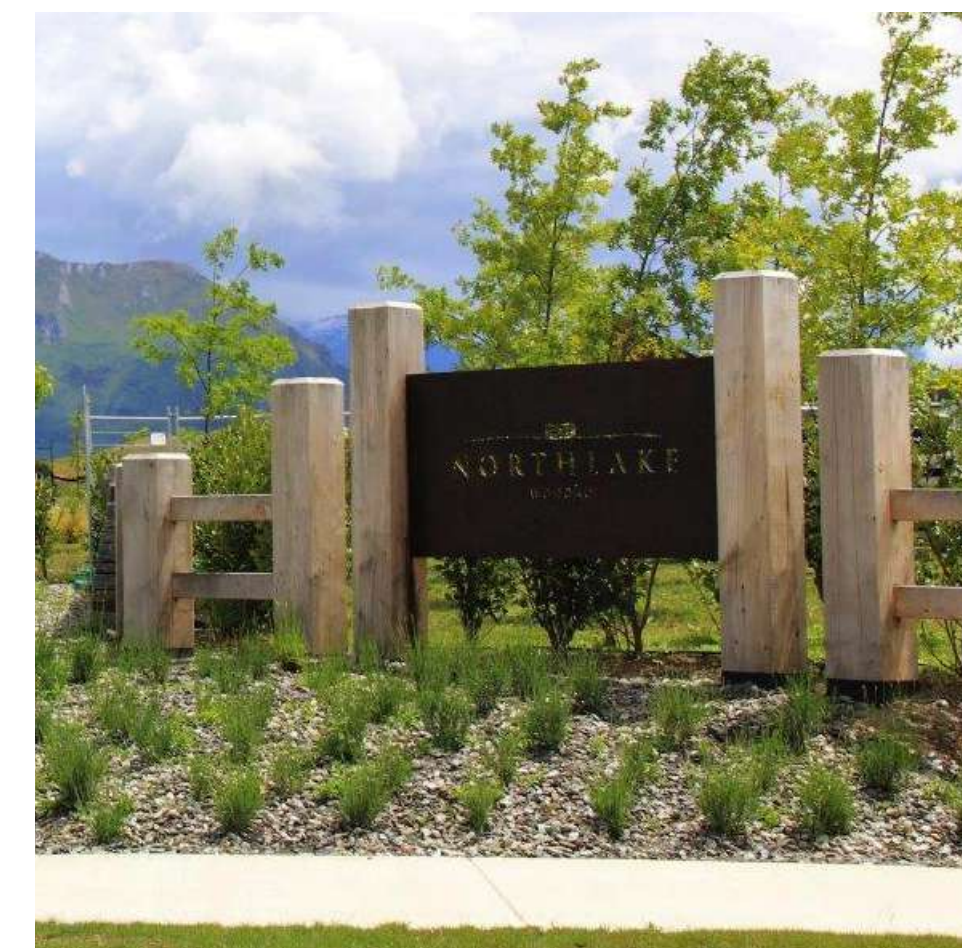
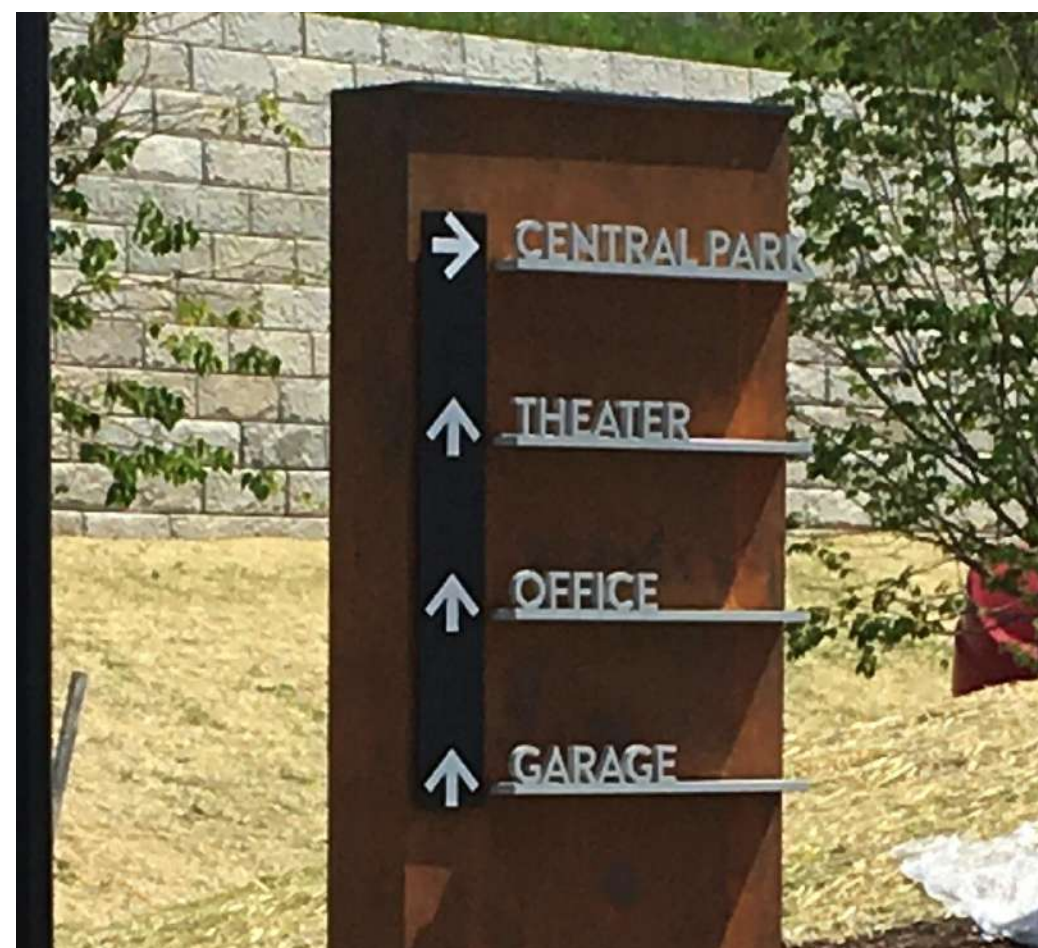
HARDSCAPE TREATMENTS



Paving - Raw/exposed concrete, shell/gravel/grit, local limestone, clay, weathered hardwood



Retaining - Local paddock boulders, Redi-rock, concrete, weathered timber

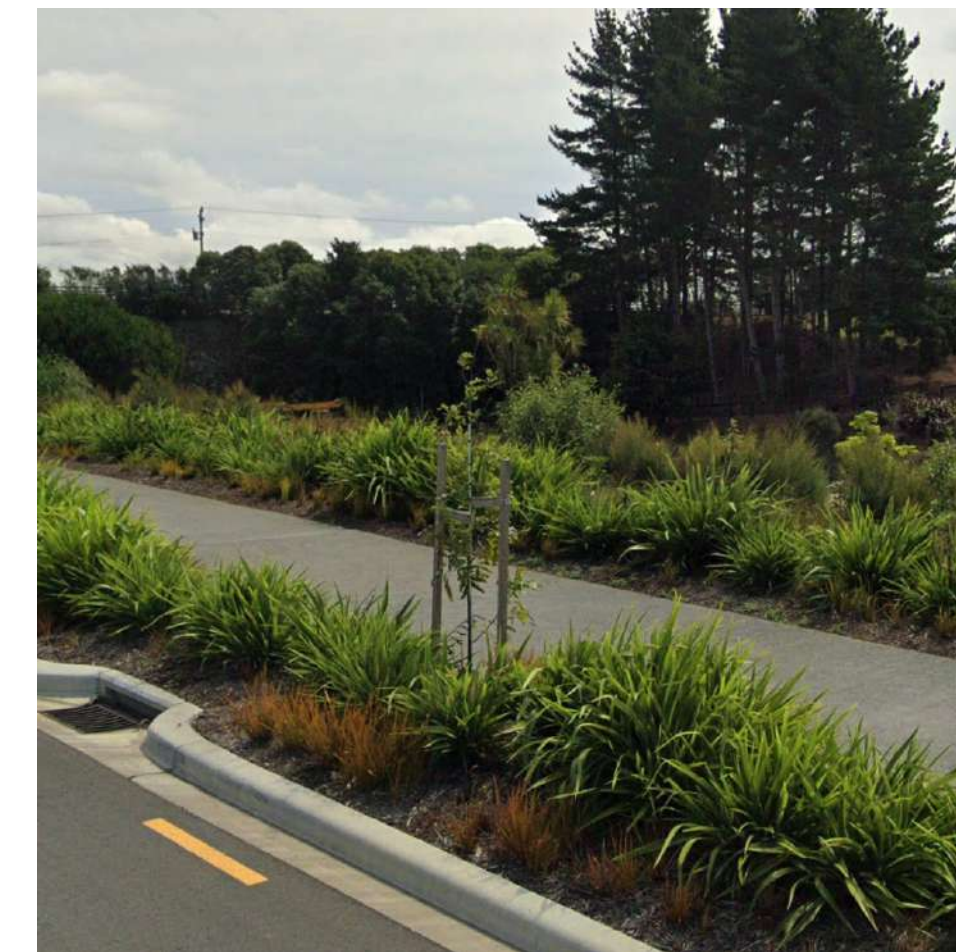


Landscape features - Weathered hardwood, corten, shell, wire, reclaimed posts/piles

SOFTSCAPE TREATMENTS



Local ngahere - Trees with mana

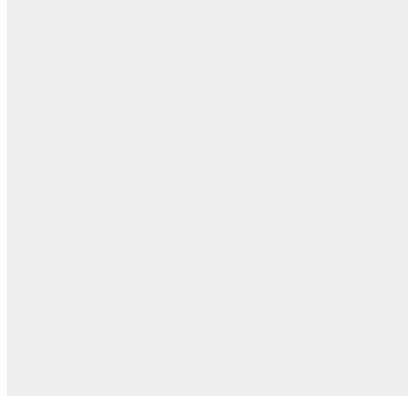
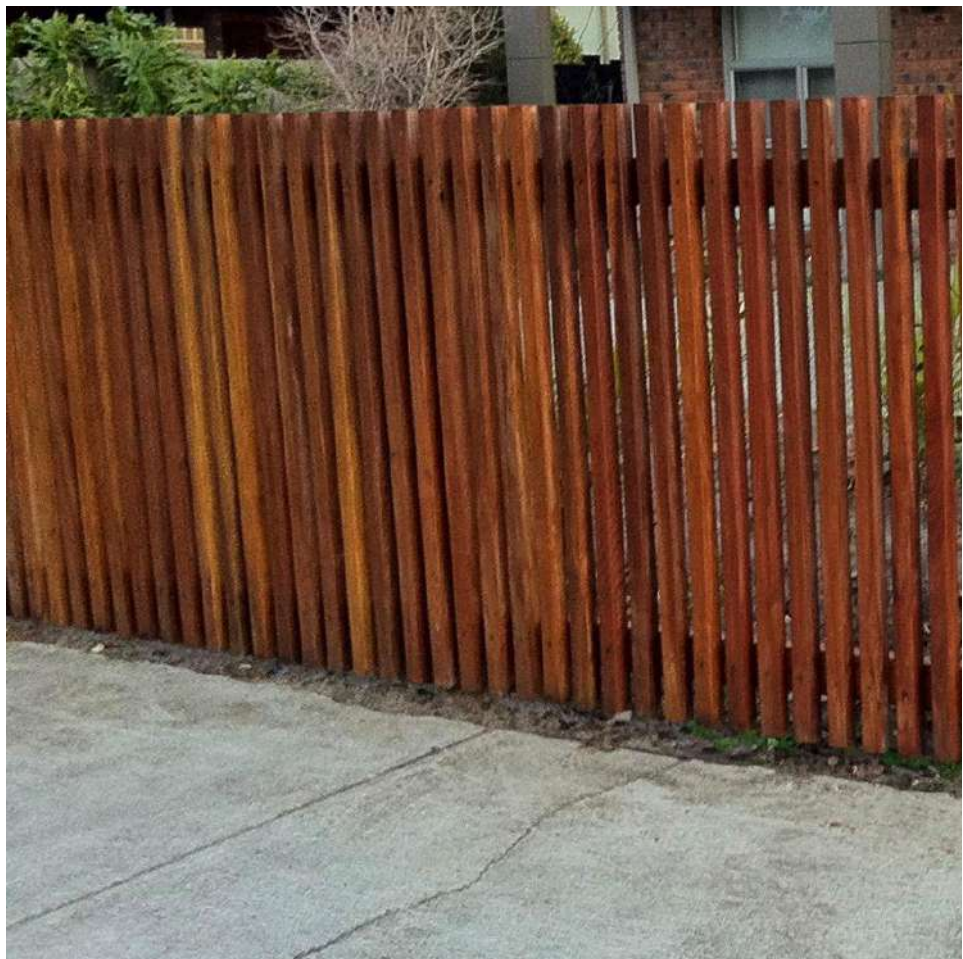


Coastal - Resilient performers



Mass planting - Block colours, natural meadows

FENCING STRATEGIES





The site was historically used in the development and production of clay products. 3 Kilns (A) were situated to the southern aspect of the site.



Native vegetation encompasses the boundary of the site. Totara, Kanuka/Manuka Pittosporum and ferns are the prevalent species



Due to the undulating terrain, there are a number of view shafts into the site from Sandspit road



Steep terrain defines the proposed entrance to the site, with overgrown grass and scarce shrubs

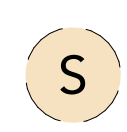











- - - Site boundary
- Enhance entranceways to reflect contextual transition between native landscape and growing urban environment
- Opportunity to enhance, replace and encourage native vegetation
- Formalise main access-way berms with avenue trees
- Low shrubs/grasses along berms and over proposed service lines
- ▲ Significant native bush views on the fringe of private lots
- ▲ High vehicular traffic volume and sightlines into the site via sandspit road
- ▲ Views from both Warkworth shops and Mahurangi River
- ▲ Elevated views over Warkworth shopping area and Mahurangi river
- ↔ Primary pedestrian circulation routes with clear sightlines
- ↔ Secondary pedestrian circulation routes with clear sightlines
- - - Proposed service lines






Key

--- Site boundary

Hardscape

-  Entrance/ wayfinding signage with materiality which responds to local urban and native environments.
-  Primary vehicular access with Sett pavers to break up expanse of asphalt surfacing
-  JOAL vehicular access with Sett pavers to break up expanse of concrete surfacing
-  Pedestrian pathways defined by coloured concrete to reflect clay materiality.
-  Gravel pathways bordered by native planting enhancement
-  Outdoor living space 01 - Patterned conc.
-  Outdoor living space 02 - Timber wide board decking
-  >1.2m Fencing
-  <1.2m Fencing
-  Proposed entrance retaining wall

Softscape

-  Avenue Pin Oak specimen trees to line the primary vehicular access route
-  Specimen trees to screen development from Sandspit road
-  Low rooted shrub planting above service lines
-  Native shrub planting to enhance Sandspit road frontage and to replace/enhance pedestrian access points to the site
-  On-lot shrub planting with predominately native species mixes





Code	Name	Common Name	PB	Spacing
QP	<i>Quercus palustris</i>	pin oak	95	Marked
PC	<i>Pouteria costata</i>	lawapou	95	Marked
AK	<i>Dodonaea viscosa</i>	Ake ake	18	1000mm
CA	<i>Cordyline australis</i>	ti kouka	40	Marked
CY	<i>Cyathea medullaris</i>	mamaku	40	Marked
NI	<i>Rhopalostylis sapida</i> 'Pitt Island'	pitt island nikau	95	Marked
TO	<i>Podocarpus totara</i>	tōlara	95	Marked
PL	<i>Pseudopanax lessonii</i> 'Cynil Watson'	houpara	28	Marked
CT	<i>Carex testacea</i>	orange carex	3	600mm
LO	<i>Loropetalum chinense</i> 'Burgundy'	loropetalum	8	800mm
MA	<i>Muehlenbeckia axillaris</i>	pohuehue	3	600mm
BR	<i>Phormium</i> 'Black Rage'	black flax	5	800mm
FT	<i>Ficus tuffi</i>	Ficus	12	800mm
GG	<i>Corokia</i> 'Geenty's Green'	corokia	18	600mm
CL	<i>Callistemon viminalis</i> 'Little John'	dwarf bottlebrush	18	700mm
MB	<i>Choisya ternata</i>	mexican orange blossom	12	700mm
JM	JOAL Mix			
	50% <i>Muehlenbeckia axillaris</i>	pohuehue	3	500mm
	50% <i>Ficinia nodosa</i>	wiwi	3	500mm
FY	Front yard 01			
	50% <i>Carex virgata</i>	purei	3	600mm
	50% <i>Libertia ixioides</i>	tukauki	3	500mm
FYM	Front yard 02			
	20% <i>Carex virgata</i>	purei	3	600mm
	40% <i>Hebe</i> 'Wiri Mist'	hebe wiri mist	8	800mm
	40% <i>Phormium</i> 'Bronze surfer'	wharariki	8	
FSM	Front yard 03			
	20% <i>Carex testacea</i>	orange carex	3	600mm
	40% <i>Hebe topiaria</i>	hebe	5	800mm
	40% <i>Libertia peregrinans</i>	tukauki	3	600mm
RY	Rear yard mix			
	10% <i>Blechnum discolor</i>	kiokio	12	600mm
	10% <i>Coprosma repens</i> 'Poor knights'	taupata	3	800mm
	40% <i>Libertia peregrinans</i>	tukauki	3	600mm
	40% <i>Phormium cookianum</i>	wharariki	3	800mm
RV	Revegetation mix			
	15% <i>Austrodenia toetoe</i>	toetoe	5	1000mm
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	20% <i>Muehlenbeckia astonii</i>	pohuehue	3	600mm
	40% <i>Phormium tenax</i>	NZ flax	3	800mm
RG	Raingarden mix			
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	30% <i>Phormium</i> 'Emerald green'	NZ flax	3	600mm

NOTE: QP *Quercus palustris* to be crown lifted



QP
Quercus palustris



PC
Pouteria costata





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Carex secta



Ficinia nodosa



Phormium 'Emerald green'





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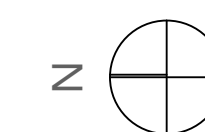
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NOTE: QP *Quercus palustris* to be crown lifted



Specimen Trees



QP

Quercus palustris



PC

Pouteria costata



NI

Rhopalostylis sapida 'Pitt Island'



CY

Cyathea medullaris



CO

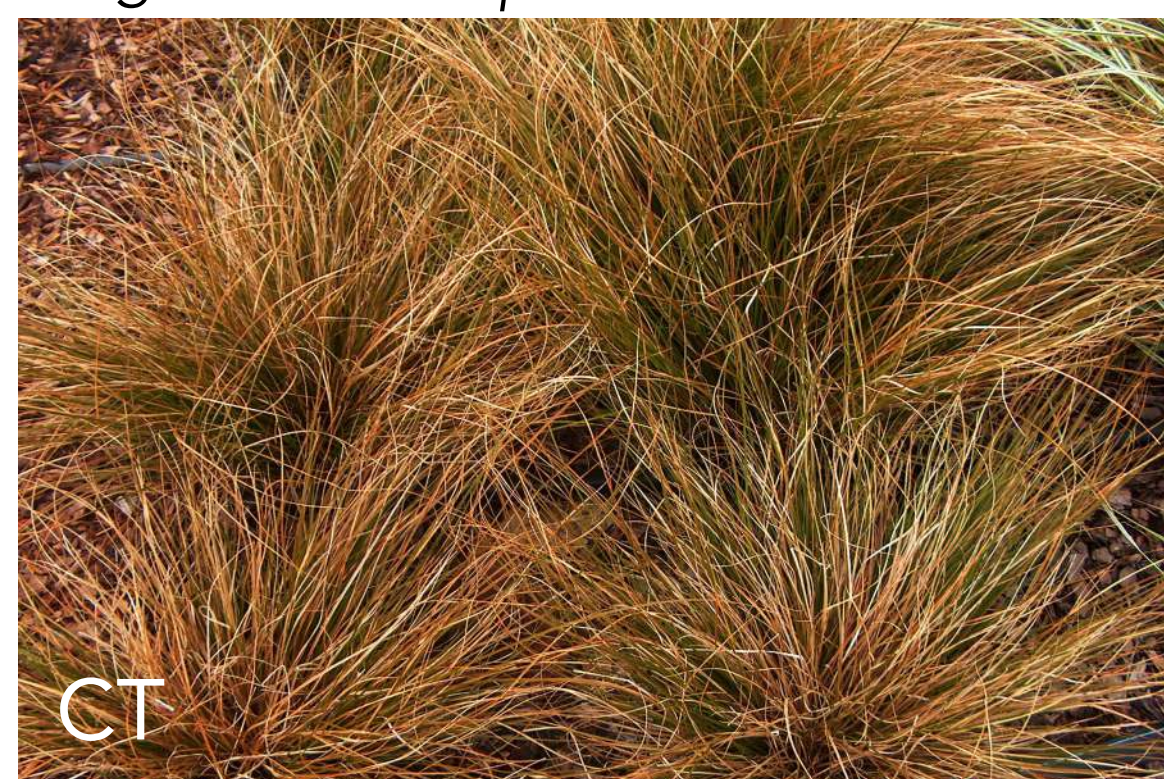
Cordyline australis



TO

Podocarpus totara

Singular Shrub Species



CT

Carex testacea



CV

Carex virgata



MA

Muehlenbeckia axillaris



BR

Phormium 'Black Rage'



LO

Loropetalum chinense ruby

Hedging



CL

Callistemon viminalis little john



MB

Choisya ternata



GG

Corokia gentys green



FT

Ficus Tuffi



AK

Dodonaea viscosa

Front yard 01 (Low shrubs)



Carex virgata



Libertia ixioides

Front yard 02



Carex virgata



Hebe 'Wiri'



Phormium cookianum 'Surfer'

Front yard 03



Carex testacea

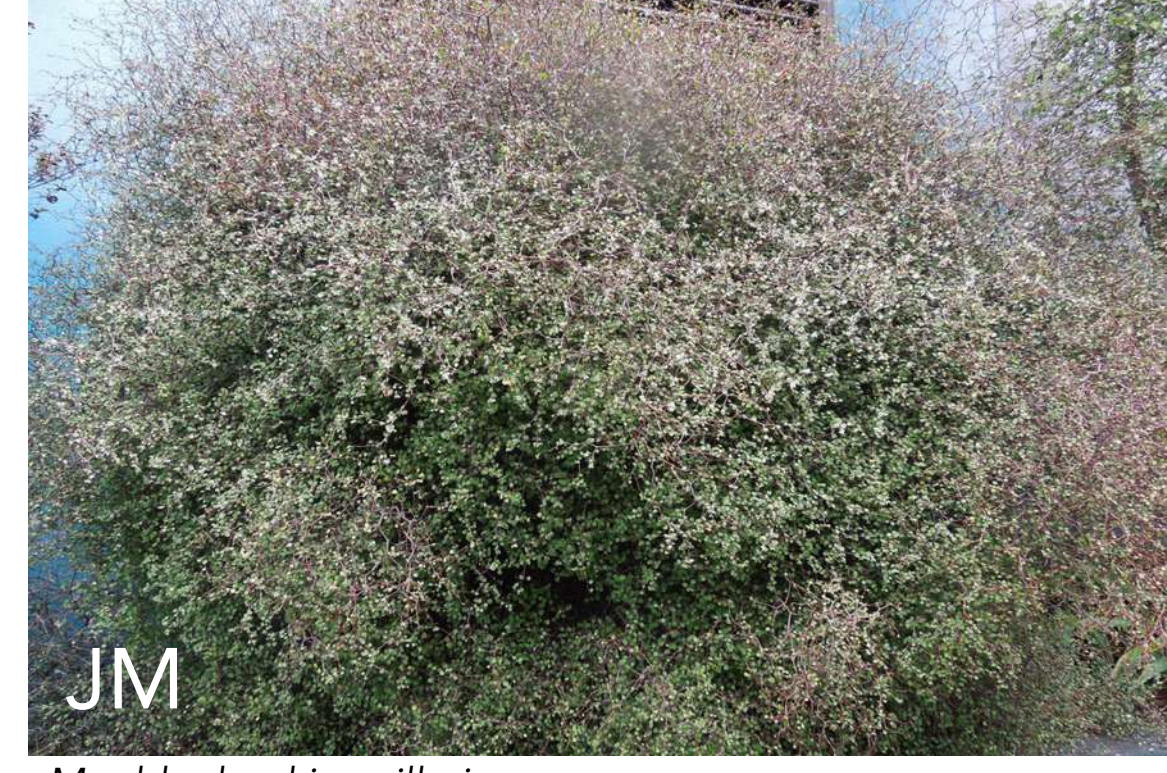


Hebe topiaria

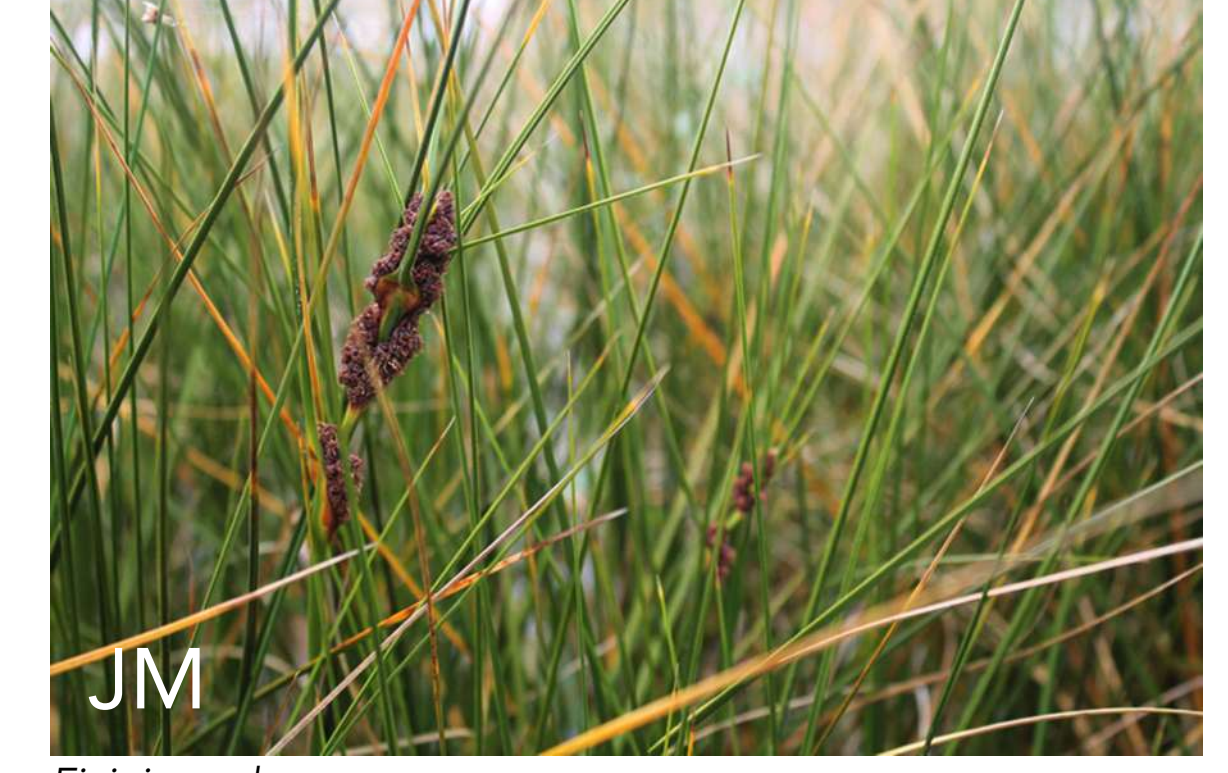


Libertia peregrinans

JOAL Mix (Low rooted shrubs)



Muehlenbeckia axillaris



Ficinia nodosa

Rear yard



Blechnum discolor



Coprosma repens 'Poor knights'



Libertia peregrinans



Phormium cookianum

Revegetation mix



Austroderia toetoe



Carex virgata



Coprosma repens 'Poor knights'



Muehlenbeckia astonii



Phormium tenax



Code	Name	Specification
SC	Standard concrete	Standard aggregate, trowel finish
CC	Standard concrete	Standard aggregate, trowel finish, Peter fell colour PFL 835 or similar
EA	Exposed aggregate concrete	Standard pebble with shell fleck, 4kg black oxide per m ²
SP	Sett pavers	200x100mm Setts pavers
PT	Patio	Standard aggregate, trowel finish, with 1 x 1m saw cuts
PV	Stepping Pavers	Firth Chancery pavers, with 20-40mm pebble between
AS	Asphalt	Refer Civil Documentation
RW	Retaining wall	Redi-rock or Timber walls. Refer Civil Documentation
BH	Block wall	1200mm high Concrete Block wall with honed finish
BW	Block wall	600mm high Concrete Block wall with honed finish
DE	Timber decking	140mm Wide board timber deck, SS screw fixed
SN	Signage - Timber	Feature entrance/wayfinding signage
TB	Timber bench seat	Street Furniture NZ Portland bench seat, or similar
LA	Lawn	To developers specification
BS	Bin storage	Bin storage area



SC
Standard concrete, broom finish



EA
Exposed aggregate concrete, 4kg black oxide per m²



SP
Sett Pavers



LA
Lawn



TB
Timber bench seat



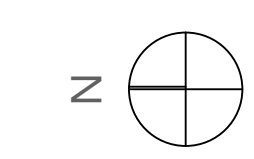
DE
Decking



PT
Patio



BW
Block Wall





Code	Name	Specification
SC	Standard concrete	Standard aggregate, trowel finish
CC	Standard concrete	Standard aggregate, trowel finish, Peter fell colour PFL 835 or similar
EA	Exposed aggregate concrete	Standard pebble with shell fleck, 4kg black oxide per m ²
SP	Sett pavers	200x100mm Setts pavers
PT	Patio	Standard aggregate, trowel finish, with 1 x 1m saw cuts
PV	Stepping Pavers	Firth Chancery pavers, with 20-40mm pebble between
AS	Asphalt	Refer Civil Documentation
RW	Retaining wall	Redi-rock or Timber walls. Refer Civil Documentation
BH	Block wall	1200mm high Concrete Block wall with honed finish
BW	Block wall	600mm high Concrete Block wall with honed finish
DE	Timber decking	140mm Wide board timber deck, SS screw fixed
SN	Signage - Timber	Feature entrance/wayfinding signage
TB	Timber bench seat	Street Furniture NZ Portland bench seat, or similar
LA	Lawn	To developers specification
BS	Bin storage	Bin storage area



SC
Standard concrete, broom finish



EA
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Timber bench seat



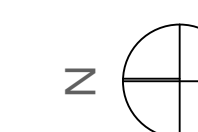
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SP
Sett Pavers



LA
Lawn



TB
Timber bench seat



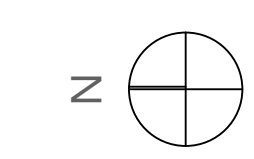
DE
Decking

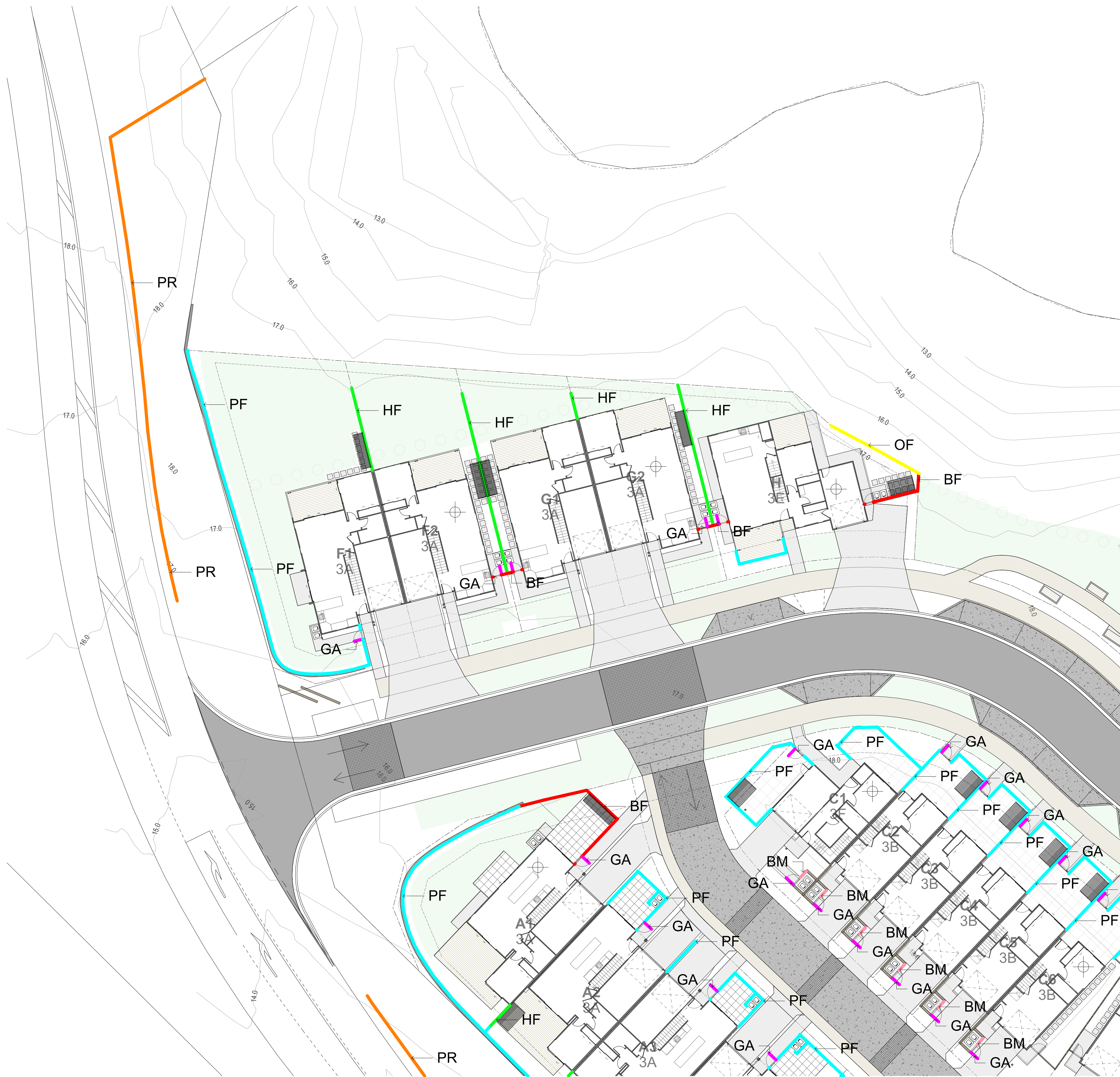


PT
Patio

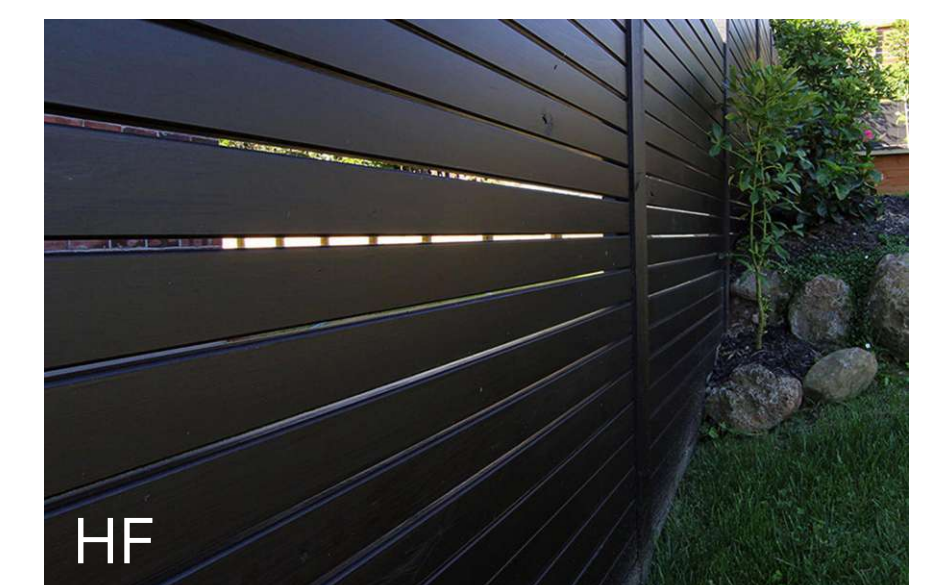


BW
Block Wall





Code	Name	Specification
PR	Post and 3 rail fence	1.1m high, 150X50mm selected timber rails, 150X150mm selected timber posts at 1.95m centers
BF	Timber batten fence	1.8m high, 50X50mm H3.2 D4S vertical battens, 25mm spacing
BM	Timber batten fence	1.2m high, 50X50mm H3.2 D4S vertical battens, 25mm spacing
HF	Horizontal slatted timber fence	1.8m high, 100mm wide H3.2 horizontal slats, 10mm spacing
OF	Open aluminium fence	1.2m high, Boundaryline 'DuraPanel Delta' open aluminium fence, black powder coat finish
PF	Square top picket fence	1.2m high, 80X30mm H3.2 D4S vertical palings, 20mm spacing
GA	Gate to match fence intersecting	Self-closing hinges, child proof latch, discourages climbing



HF

Horizontal timber fence



BF/BM

Timber batten fence



PR

Post and rail fence



OF

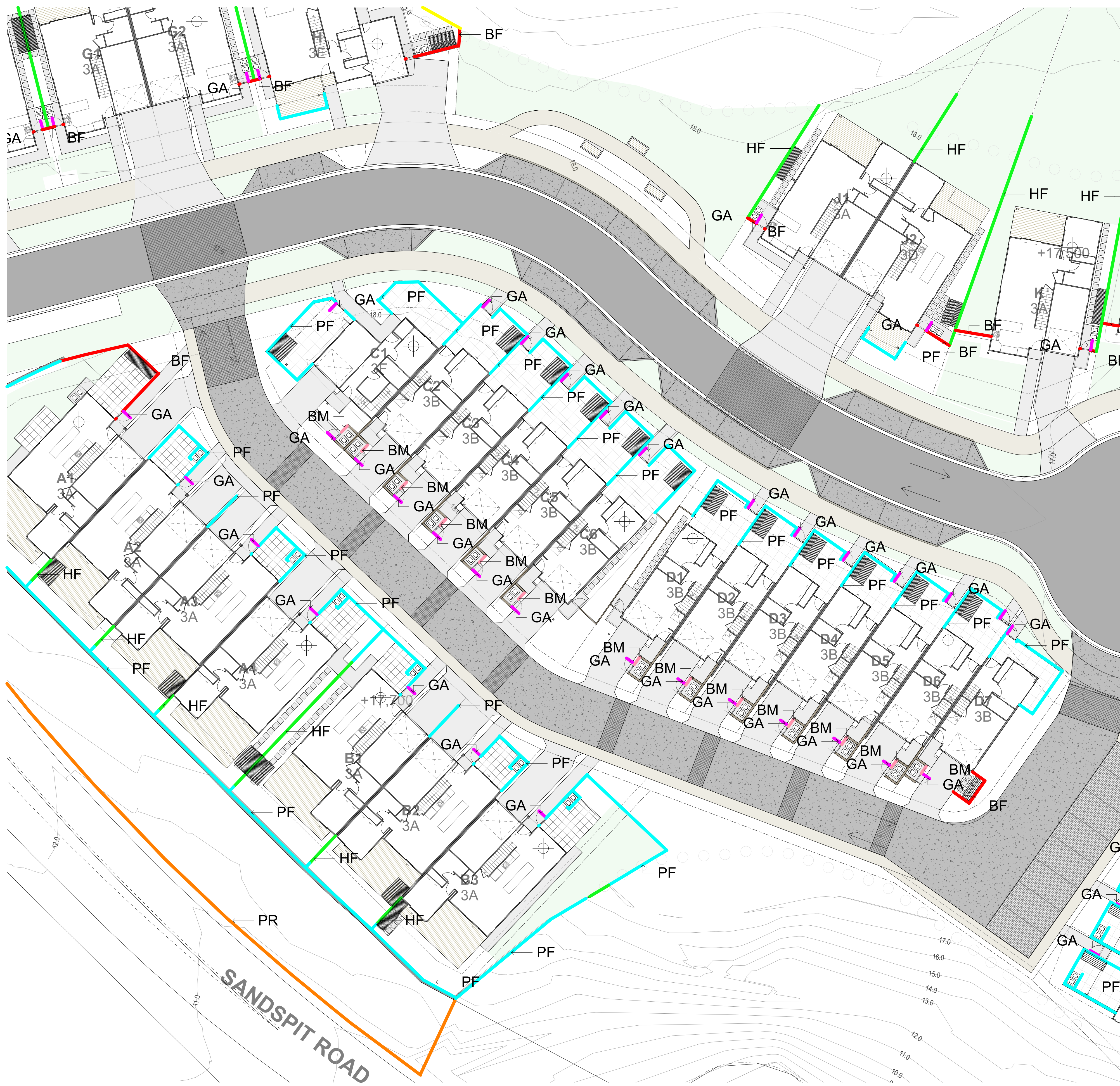
Open aluminium fence



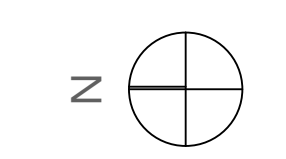
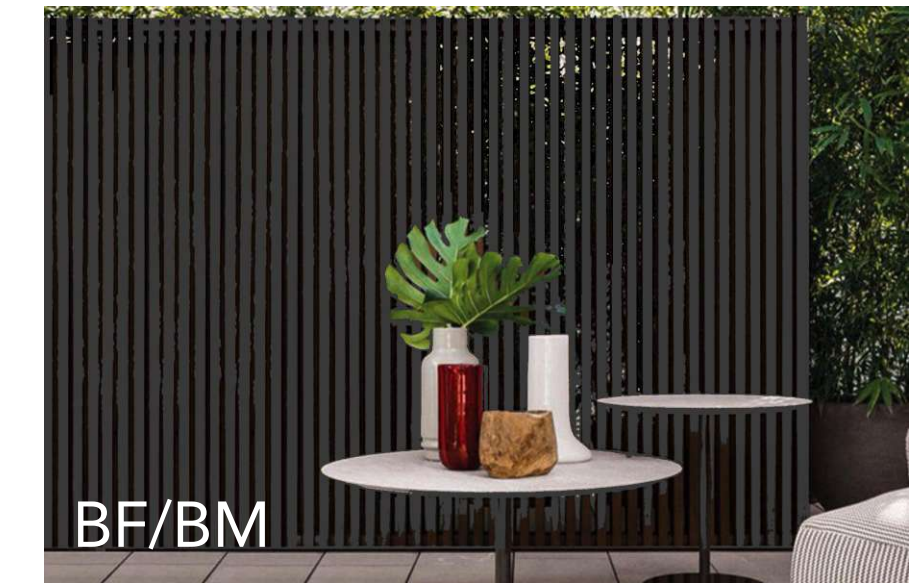
PF

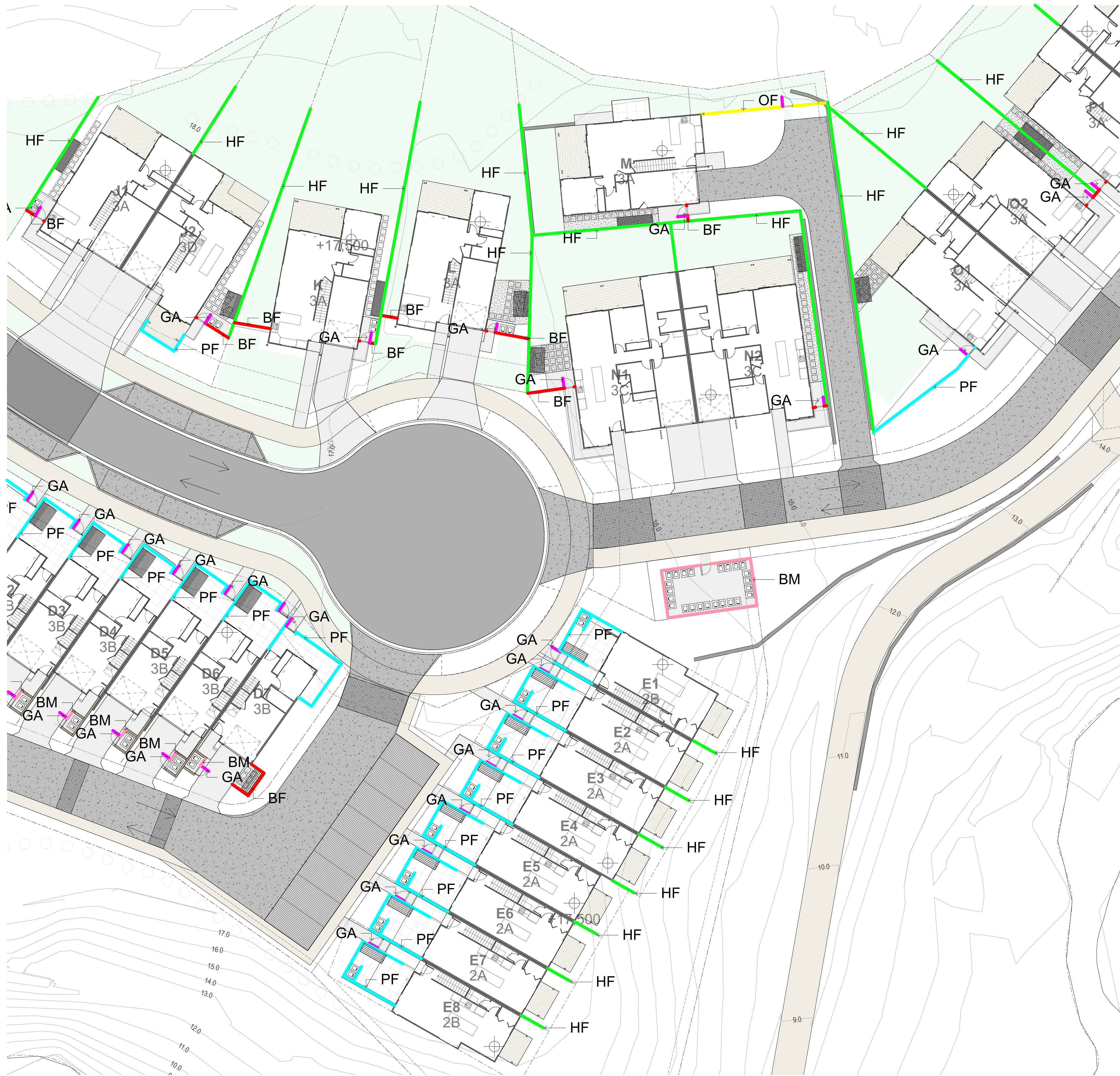
Picket fence





Code	Name	Specification
PR	Post and 3 rail fence	1.1m high, 150X50mm selected timber rails, 150X150mm selected timber posts at 1.95m centers
BF	Timber batten fence	1.8m high, 50X50mm H3.2 D4S vertical battens, 25mm spacing,
BM	Timber batten fence	1.2m high, 50X50mm H3.2 D4S vertical battens, 25mm spacing
HF	Horizontal slatted timber fence	1.8m high, 100mm wide H3.2 horizontal slats, 10mm spacing
OF	Open aluminium fence	1.2m high, Boundaryline 'DuraPanel Delta' open aluminium fence, black powder coat finish
PF	Square top picket fence	1.2m high, 80X30mm H3.2 D4S vertical palings, 20mm spacing
GA	Gate to match fence intersecting	Self-closing hinges, child proof latch, discourages climbing

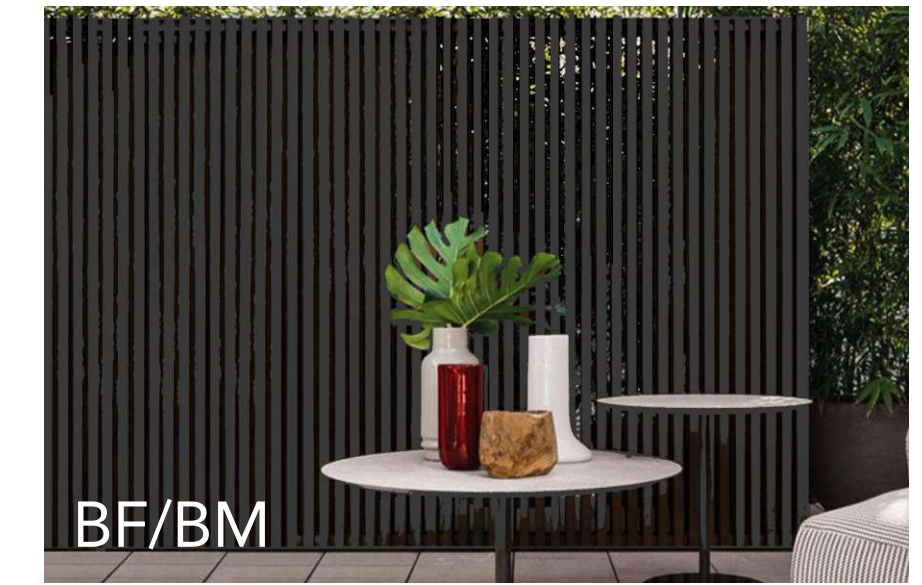




Code	Name	Specification
PR	Post and 3 rail fence	1.1m high, 150X50mm selected timber rails, 150X150mm selected timber posts at 1.95m centers
BF	Timber batten fence	1.8m high, 50X50mm H3.2 D4S vertical battens, 25mm spacing
BM	Timber batten fence	1.2m high, 50X50mm H3.2 D4S vertical battens, 25mm spacing
HF	Horizontal slatted timber fence	1.8m high, 100mm wide H3.2 horizontal slats, 10mm spacing
OF	Open aluminium fence	1.2m high, Boundaryline 'DuraPanel Delta' open aluminium fence, black powder coat finish
PF	Square top picket fence	1.2m high, 80X30mm H3.2 D4S vertical palings, 20mm spacing
GA	Gate to match fence intersecting	Self-closing hinges, child proof latch, discourages climbing



HF
Horizontal timber fence



BF/BM
Timber batten fence



PR
Post and rail fence



OF
Open aluminium fence



PF
Picket fence



Code	Name	Specification
PR	Post and 3 rail fence	1.1m high, 150X50mm selected timber rails, 150X150mm selected timber posts at 1.95m centers
BF	Timber batten fence	1.8m high, 50X50mm H3.2 D4S vertical battens, 25mm spacing
BM	Timber batten fence	1.2m high, 50X50mm H3.2 D4S vertical battens, 25mm spacing
HF	Horizontal slatted timber fence	1.8m high, 100mm wide H3.2 horizontal slats, 10mm spacing
OF	Open aluminium fence	1.2m high, Boundaryline 'DuraPanel Delta' open aluminium fence, black powder coat finish
PF	Square top picket fence	1.2m high, 80X30mm H3.2 D4S vertical pickets, 20mm spacing
GA	Gate to match fence intersecting	Self-closing hinges, child proof latch, discourages climbing



HF

Horizontal timber fence



BF/BM

Timber batten fence



PR

Post and rail fence



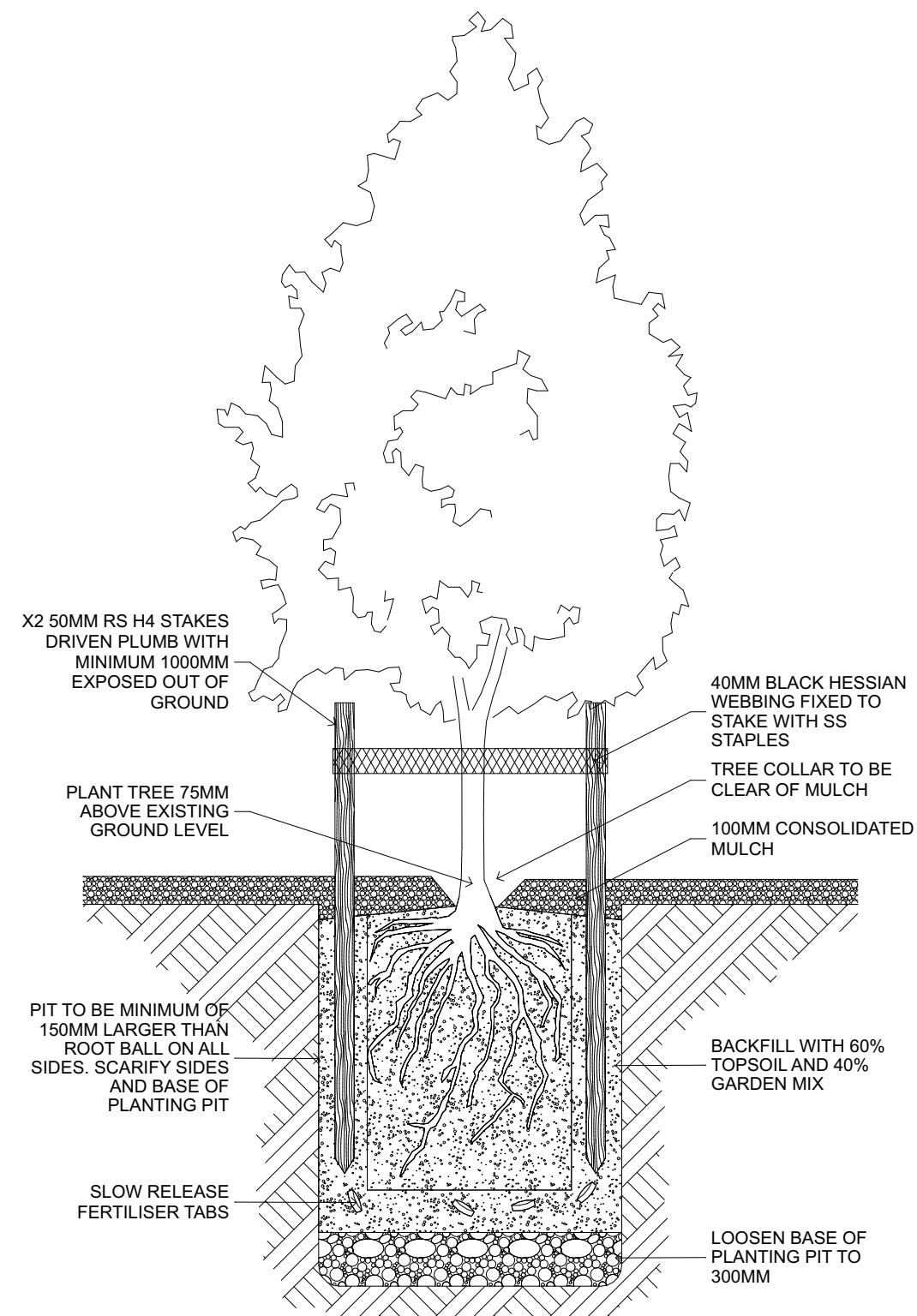
OF

Open aluminium fence

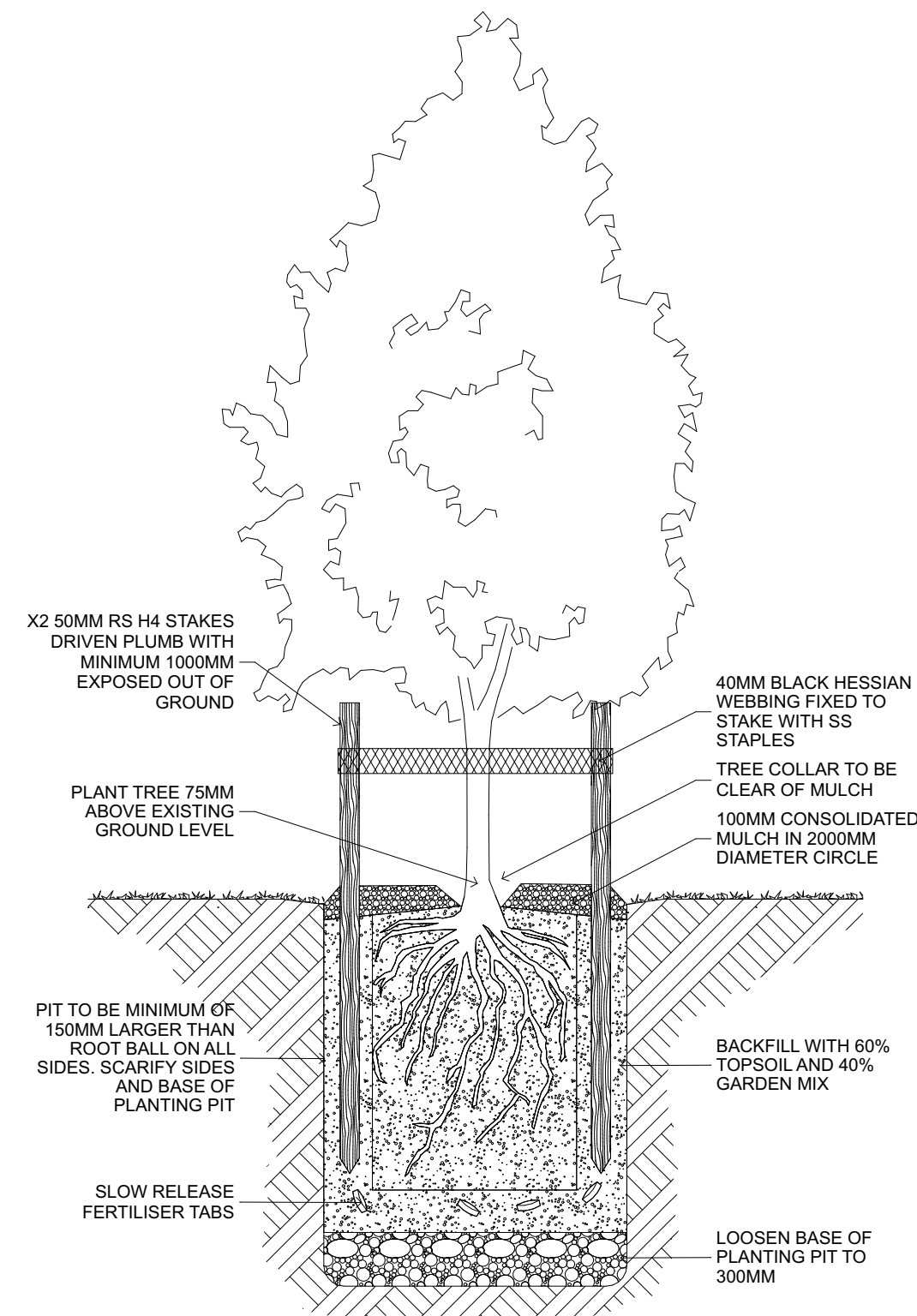


PF

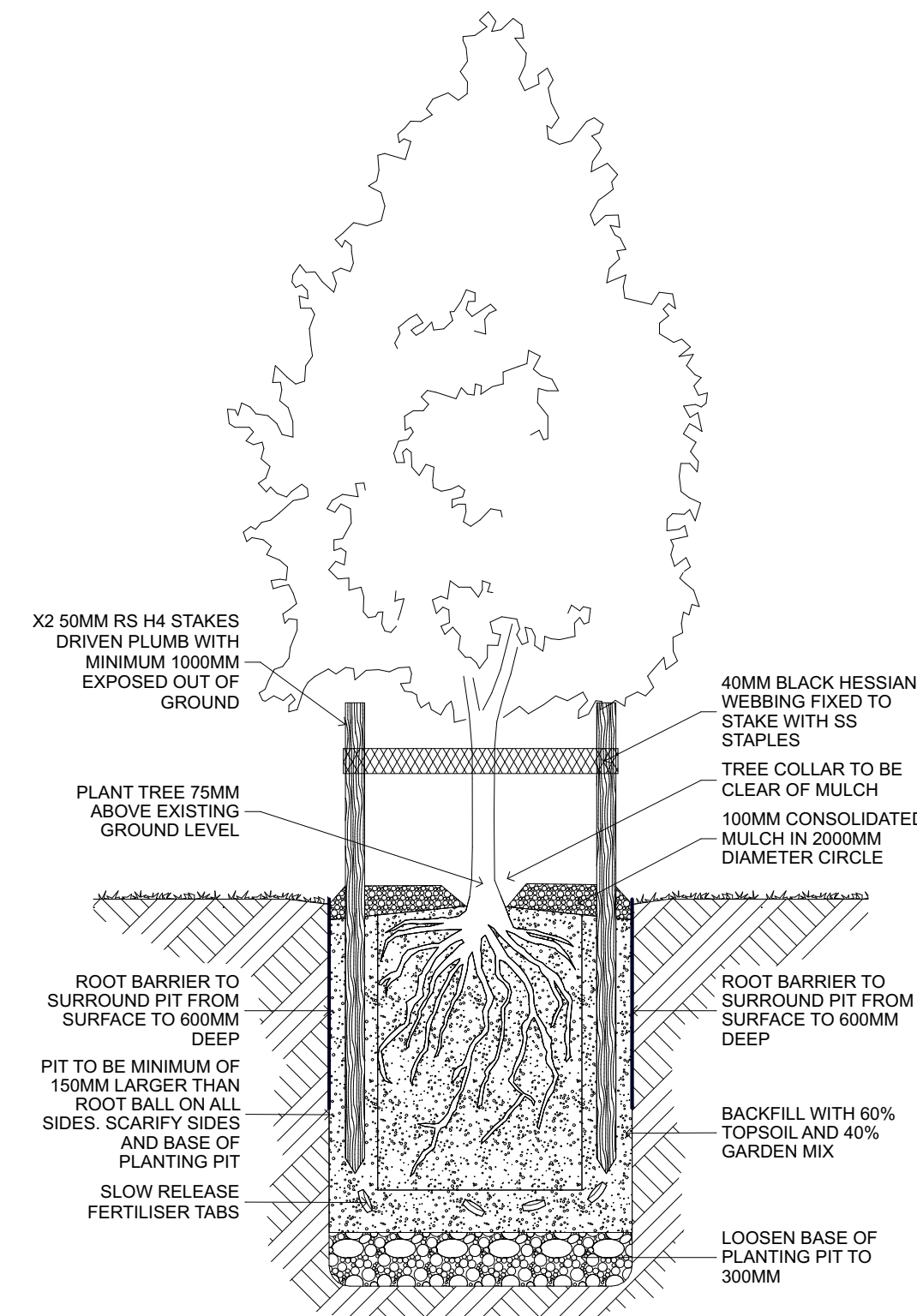
Picket fence



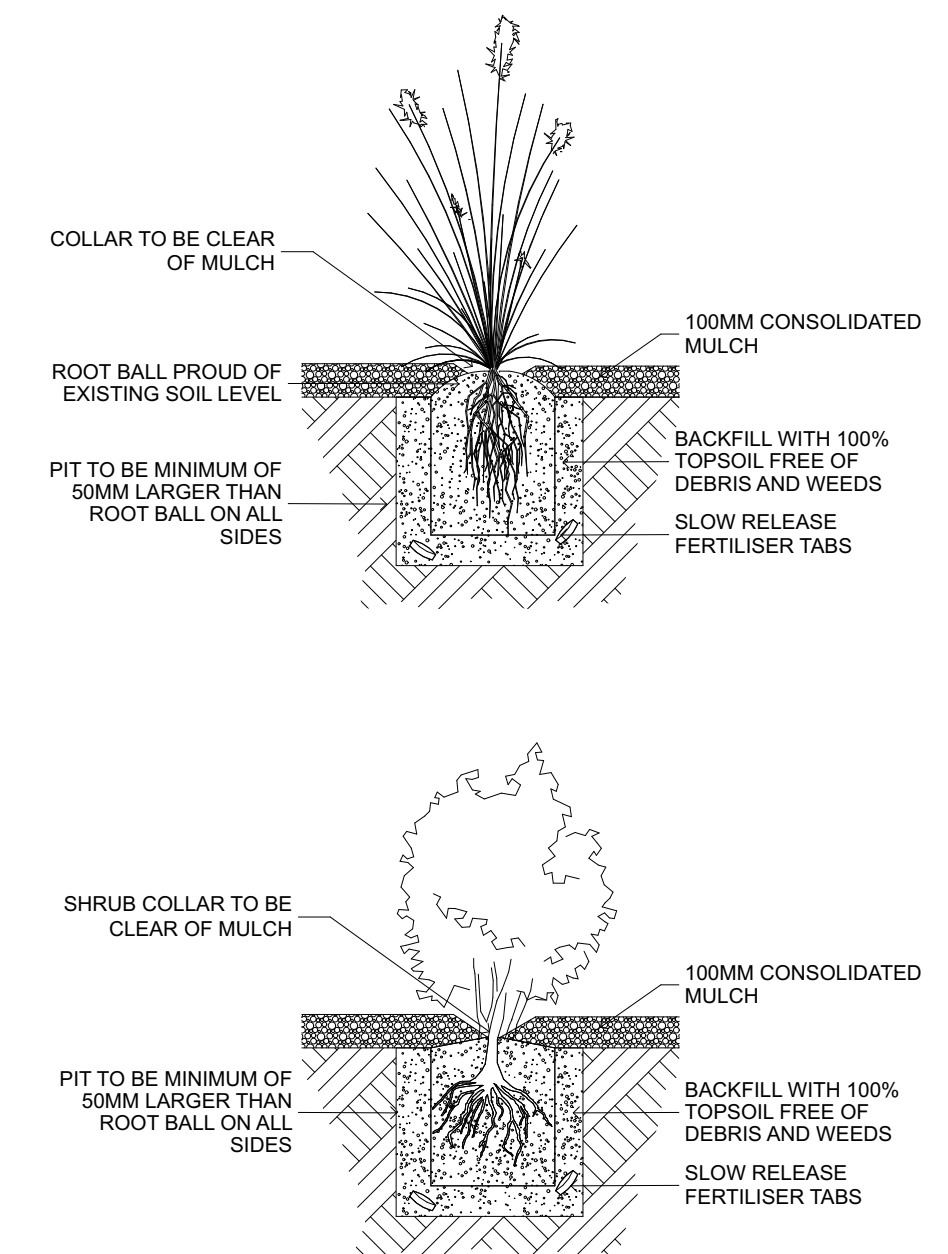
PD-01: TREE IN GARDEN NTS



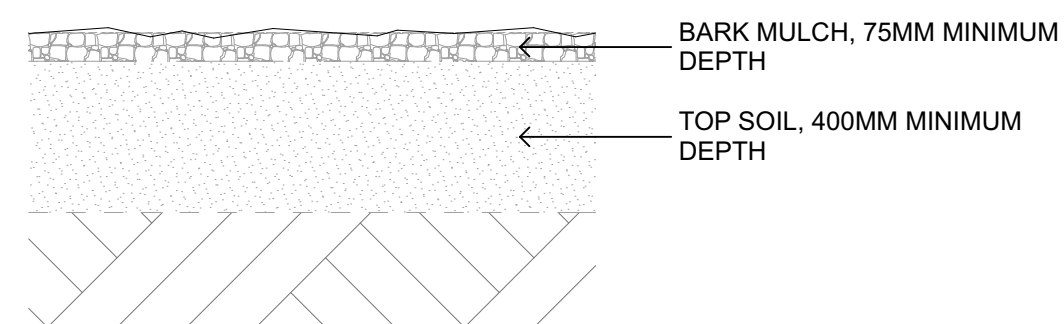
PD-02: TREE IN LAWN NTS



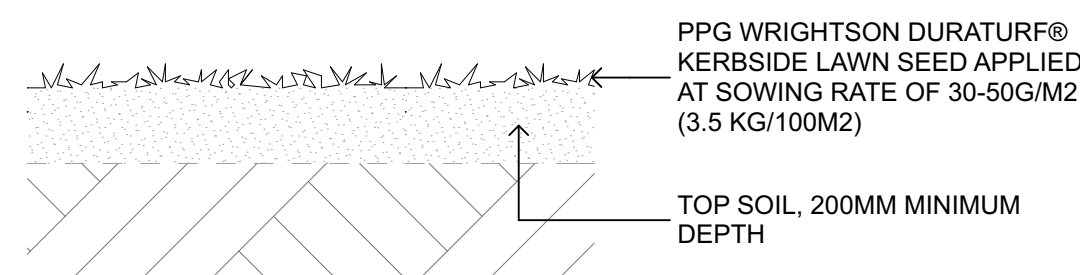
PD-03: STREET TREE IN LAWN/GARDEN NTS



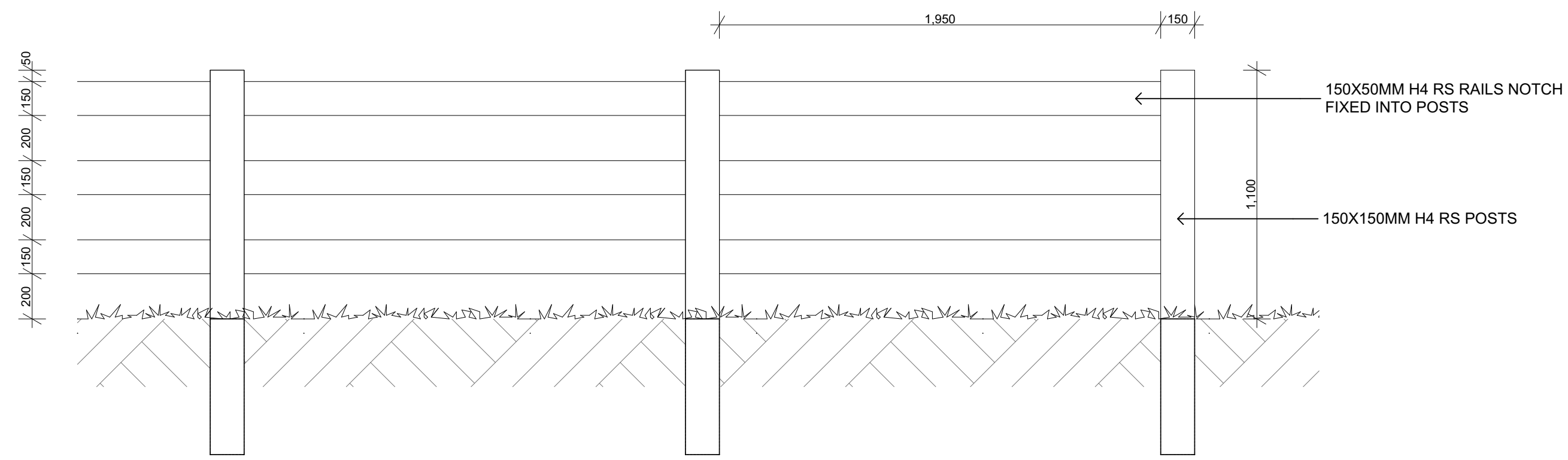
PD-04: SHRUB PLANTING NTS



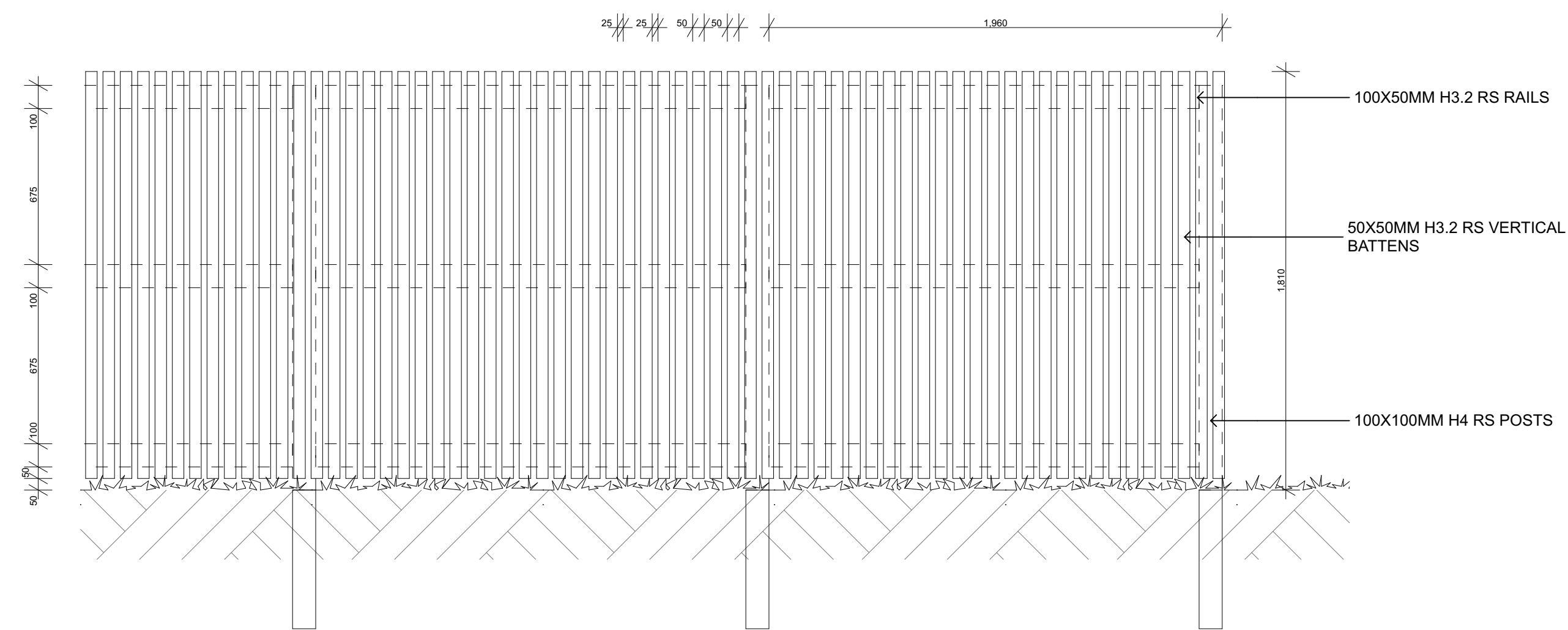
PD-05: GARDEN BEDS 1:20@A1 / 1:40@A3



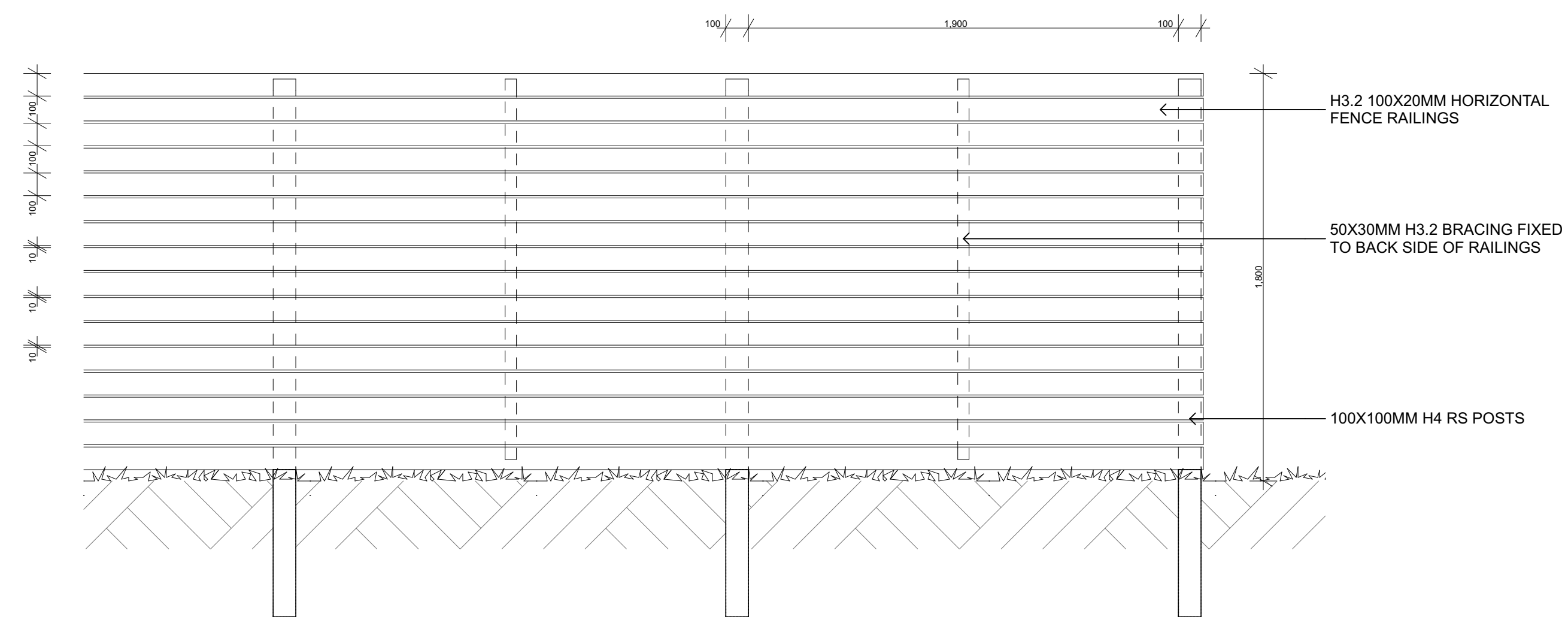
PD-06: LAWN 1:20@A1 / 1:40@A3



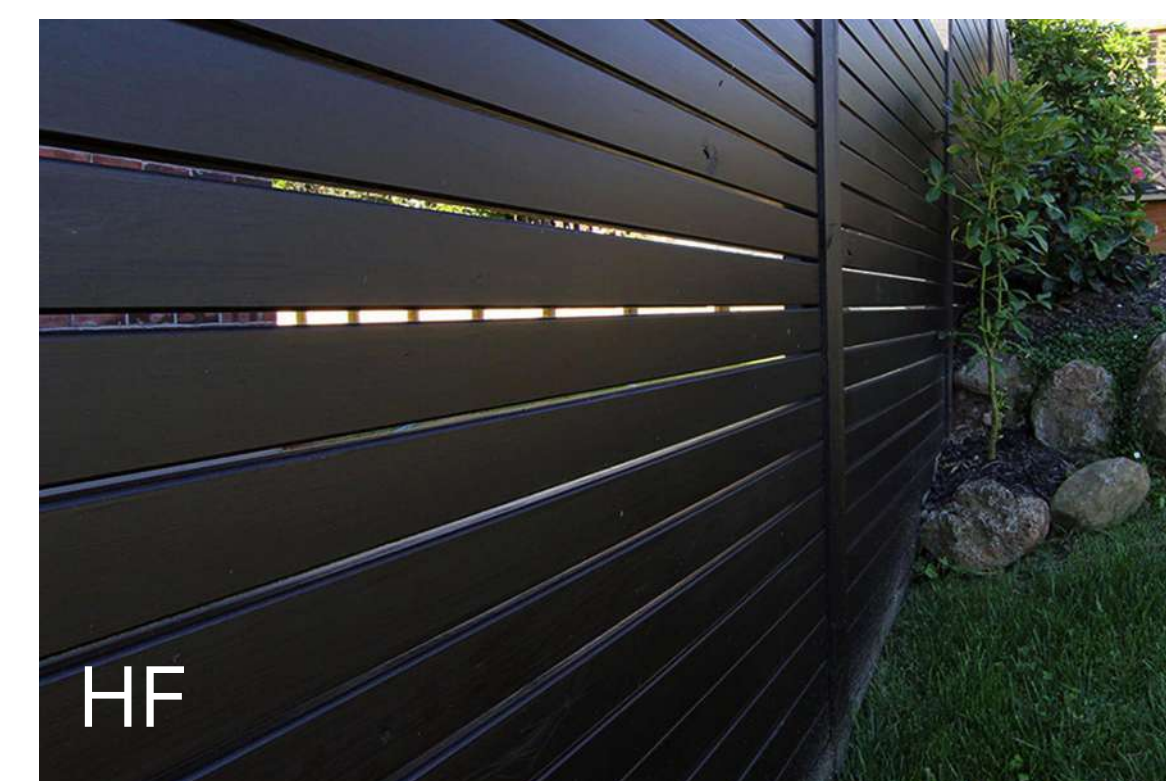
FD-PR: 1.1M POST AND RAIL TIMBER FENCE 1:20@A1 / 1:40@A3



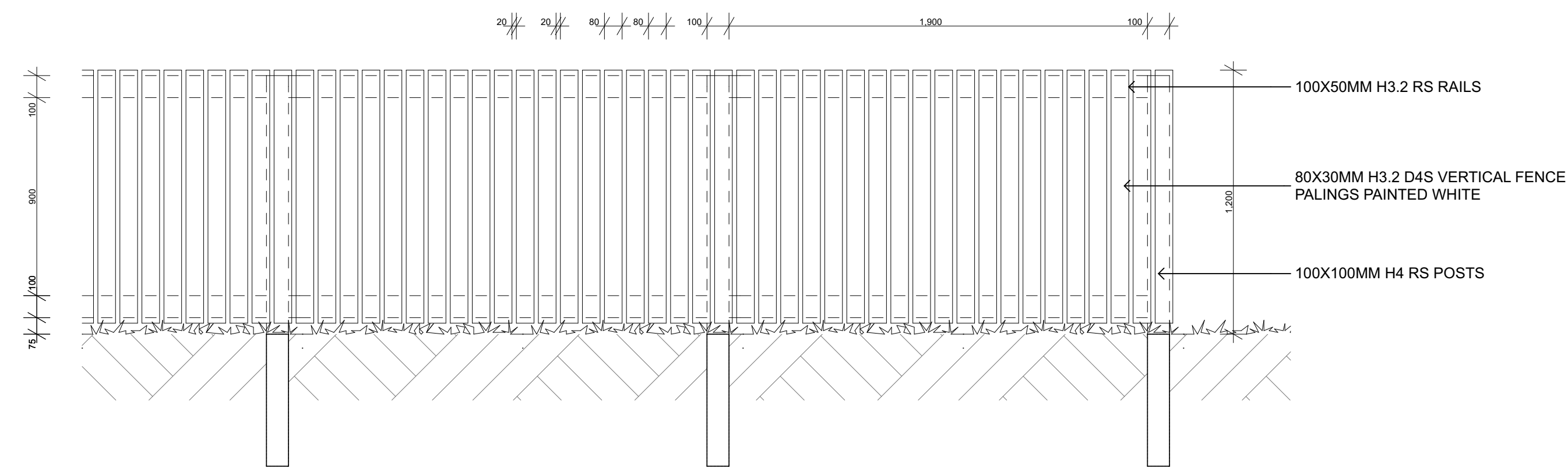
FD-BF/BM: 1.8M VARIED TIMBER PALING FENCE 1:20@A1 / 1:40@A3



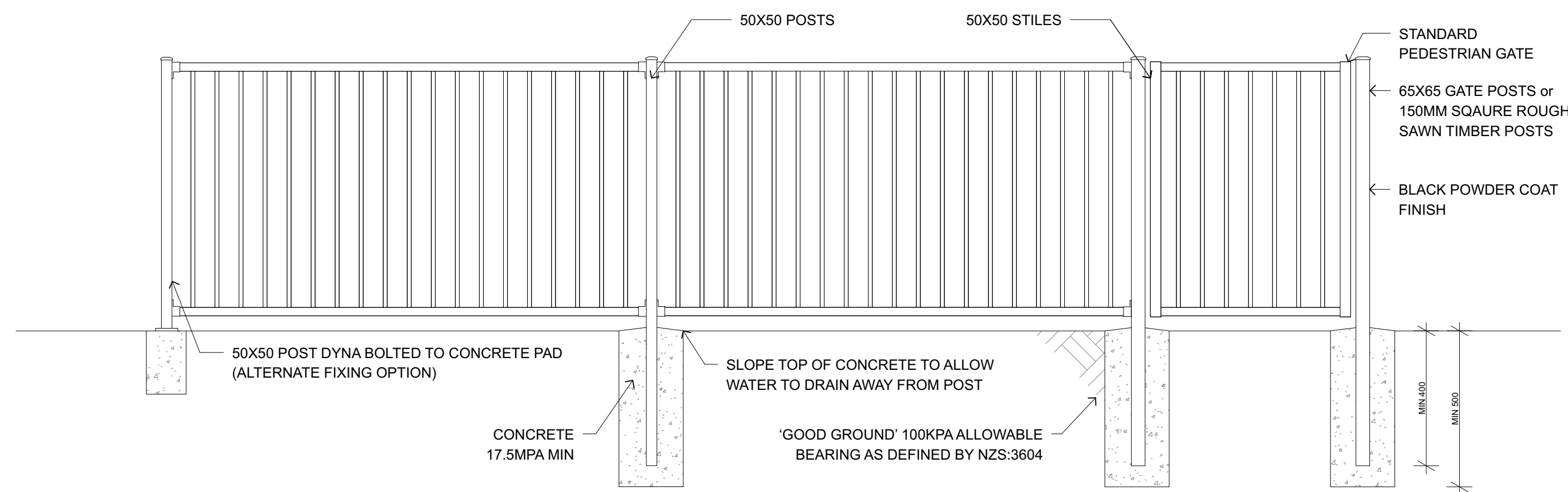
FD-HF: 1.8M HORIZONTAL SLATTED TIMBER FENCE 1:20@A1 / 1:40@A3



NOTE: ALL FENCE POSTS TO BE IN 300MM DIAMETER CONCRETE ENCASEMENT TO A MINIMUM DEPTH THAT IS 1/3 OF THE TOTAL FENCE HEIGHT UNLESS OTHERWISE SPECIFIED



FD-PF: 1.2M SQUARE TOP PICKET TIMBER FENCE 1:20@A1 / 1:40@A3



FD-OF: 1.2M OPEN ALUMINIUM FENCE 1:20@A1 / 1:40@A3