

LANDSCAPE PLAN, VISUAL ASSESSMENT AND PLANTING MAINTANCE

JA EMMANUEL MORGAN

36 OLD HOSPITAL ROAD

WHANGAROA

NORTHLAND

APPROVED PLAN
RC MONITOR
RC.....Date 01/07/2012
DAVID FEEN

MAY 2020

Amended JUNE 2020



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1: INTRODUCTION

This report describes the landscaping proposal for 36 Old Hospital Road, Whangaroa, Northland. Lot 1 DP 184536, 1864m² and the position within Whangaroa and the greater Whangaroa Harbour regarding the landscape visual impacts.

In particular, this report provides a description of the subject site and its place in the broader landscape context; a visual evaluation of the development proposal; an assessment of landscape and visual effects of the proposed project and an explanation of the landscape plan and how it mitigates any adverse effects on the surrounding environment. Location of the site refer to figure 1 below.



Figure 1: Location Maps 36 Old Hospital Road, Figure 2: Location 36 Old Hospital Road.

Fig.3 Site Location Whangaroa Harbour

Whangaroa – Red outline (FNDC Maps2019) (Google Maps 2019)

2: SITE CONTEXT & SURROUNDS DESCRIPTION

The location of the site is illustrated in figure 1-3 and lies within the Coastal Whangaroa settlement. Whangaroa is a settlement on Whangaroa Harbour in the Far North District of New Zealand. It is 8 km north-west of Kaeo and 35 km north-west of Kerikeri. Whangaroa is characterised by unique landforms and outstanding scenery. The harbour features spectacular rocky bluffs and prominent ridge systems of eroded volcanoes clad in some of the last diverse coastal conifer/broadleaf/kauri forest in New Zealand.

Pekapeka Bay is a place with spectacular cliffs and rock formations with some fine regenerating forest. Several threatened plants such as *Calystegia marginata*, *Pimelea tomentosa* and *Coprosma neglecta* spp “Whangaroa” can be found in the area. The harbour contains small but important areas of mangrove/saltmarsh wetlands and tidal rivers with banded rail and fernbird.

The open coast is characterised by rocky headlands such as the Mahinepua Peninsula, sandy beaches, and the numerous islands of the Cavalli Group. Motukawanui Island, the largest island of the Cavalli group is highly modified but has high restoration potential.

The subject site occupies a visually significant location from a public aspect, due to the steep topography of the surrounding environment the proposal will be able to be seen from the road (Old Hospital Road), however it will not be seen from the waterfront in the Whangaroa Settlement. There are limited opportunities to directly view the site. It is difficult to view the site when driving around the narrow coastal road within Whangaroa. The site's proximity to the harbour, will result in the proposed development being seen from the coastal marine. These views are distant making it

difficult to distinguish details, views will be taken in context with greater views of other dwellings in the immediate area.

2:1 RELEVANT STATUTORY PROVISIONS

New Zealand Coastal Policy Statement

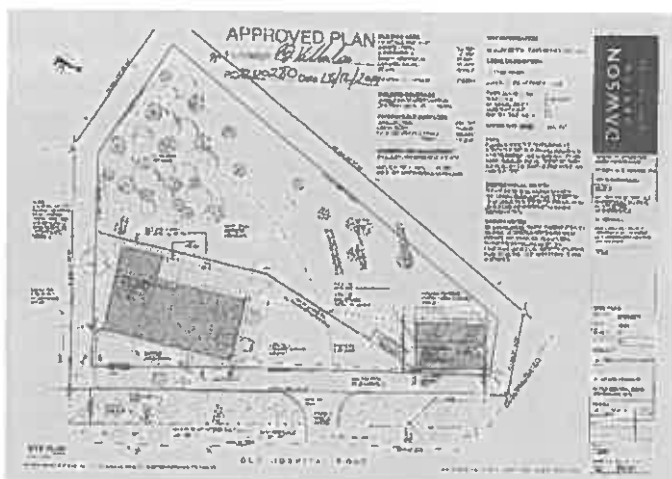
"Policy 14 promotes restoration or rehabilitation of the natural character of the coastal environment."

Far North District Plan

The subject site is zoned Coastal Living Zone in the operative District Plan. This includes controls on development to preserve the 'natural character' of this coastal environment, which includes restoration and enhancement of areas which may have been compromised by past land management practices. These controls reflect its coastal location and inherent sensitivity of the coastal and adjoining marine environment and the vulnerability of these areas to change and development. This project aims to reduce the visual effect of the development through the landscaping techniques and building materials utilised.

4: THE PROPOSAL

The proposal is to build a residential dwelling and studio within the site, taking advantage of the extensive Whangaroa Harbour views from this elevated location. Refer to figure 1-3 Whangaroa



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Fig 4 Site plan with dwelling and studio.



Photo 1 View looking north east Old Hospital Road.

Photo 2 Views looking south west Old Hospital Road.



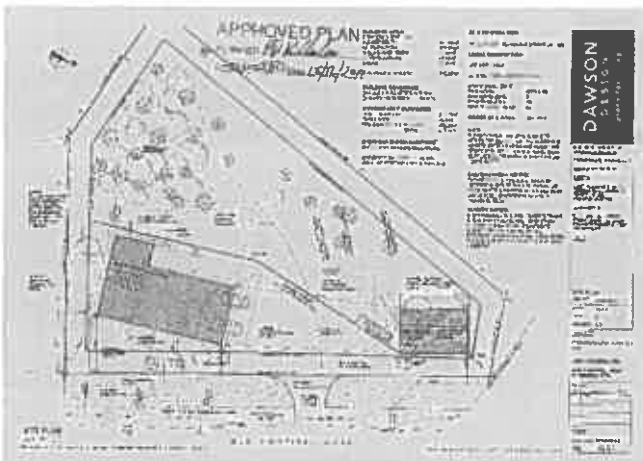
Photo3 Entrance to site west view



Photo 4 View looking at retaining wall east view

4:1 Fire Protection Zones

The site must comply with Fire Protection Zones. It is recommended that a 4meter fire setbacks be applied to buildings with a 3meter setback(boundary) for this site. See figure 5 Fire Protection Zones Safe Setbacks from Dwelling plan below detail safe distances between vegetation and building in red. The landscape plan is designed using fire resistant and retardant plants to support current fire protection regulations. The landscape proposal recommends that all Manuka and Kanuka species on the site and road reserve be removed (refer planting plan 2). As these high flammability species burn readily at low to moderate forest fire danger conditions thus reducing the vulnerability to wild- fires on this site.



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Figure 5 Fire Protection Zones 4 Meter Safe Setback in red



Photos 5 -7 showing Manuka and long grass to be removed from site.

5: LANDSCAPE AND VISUAL EFFECTS

The proposed development on the site reflects existing settlement patterns in this coastal location, of Whangaroa. The proposal will feature appropriate fire - retardant species that fit this coastal site. Where practical these plant species will frame the building development enabling the development to recede into the landscape adding to this coastal residential settlement, it maintains and enhances existing landscape features and will ensure that built development remains subservient to the coastal character of the area.

The proposed building will be integrated into the landscape by way of colour and form (design guidelines) and will not form prominent elements.

The dwelling will not dominate the Harbour the landscape proposal will mitigate this development by way of plant selection and design in relation to the topography of Harbour margins, the Harbour views are distant and will be mitigated by virtue of the setback from the ridgeline and existing vegetation within the lot and surrounding sites. The building uses recessive colours and elements, it will be seen against landform, vegetation backdrop this ensures that its prominence is minimised.

This proposal of the dwelling and studio will not detract from the existing landscape character, coastal living character of the area and will result in less than minor adverse visual and visual amenity effects.



Photo 8 Looking East at the sight from Harbour



Photo 9 Distant harbour views west from site



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North Elevation of landscape proposal for the site.

6: LANDSCAPE DESIGN AND MITIGATION

6.1: LANDSCAPE PROPOSAL 36 OLD HOSPITAL ROAD, WHANGAROA

The current owners have undertaken large areas of amenity plantings. These areas are semi established adding to the landscape. The species currently growing on site, Karaka, Punnet, Fig, Kapuka, Kohia, Olive, Jacaranda, Cabbage tree along with several other fruiting species.

The wild step area within the site below the newly constructed retaining wall should be mulched. The use of a digger with a mulch head would be capable of achieving this. All of the wildweed vegetation should be removed from site to reduce the high flammability of this site. The site has several noxious weed species (gorse, pampas, tobacco weed, colonaster wild ginger) that all needs to be removed from the site.

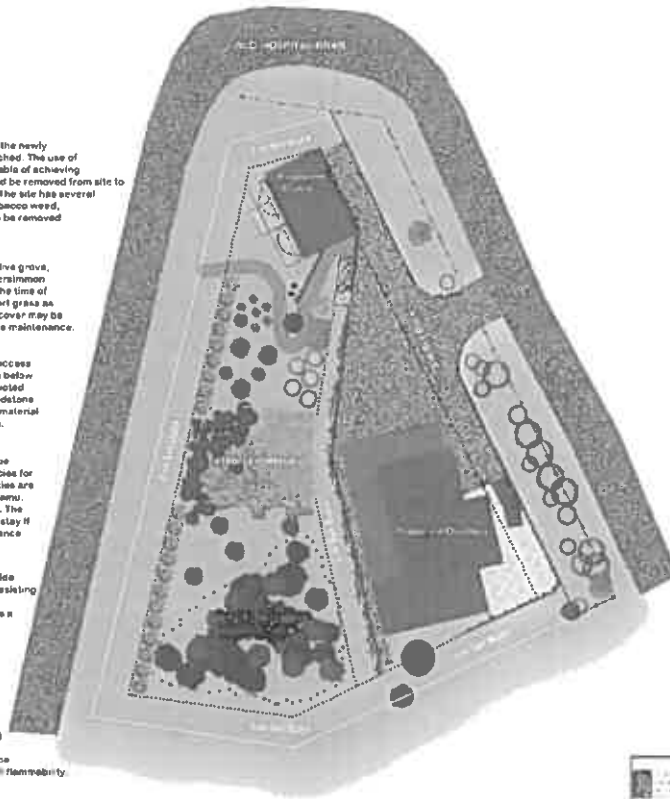
The plan is to create an edible garden - Olive grove, Citrus grove with Apple, Fig, Plum and Persimmon. The owner will determine what variety at the time of planting. This orchard grove will have short grass as groundcover. At a later stage the groundcover may be replaced with limestone or gravel to reduce maintenance.

An informal path will be formed creating access to the orchard area and vegetable garden below the retaining wall. The path will be constructed from either local limestone, gravel or sandstone with a suitable low retained edge (if edge material to be finished at the time of construction).

The Effluent Reserve area (660sq m) will be densely planted with these approved species for (evapo-transpiration system). These species are also approved fire retardant species, Karaka, Koromiko and Kohuhu at 2 metre centers. The existing plants within this area can either stay if suitable or be transplanted within the balance area.

The area along the western boundary inside the 3m setback is hedged (screening). Assisting with reducing the bulk and visual impact of the retaining wall. The hedge species is a fire retardant plant Phoraria Red Robin.

Fire Resistant Low Flammability species Kotukutuku, Moroka, Puhia Karaka, Kanono, Hangaheke, Hapuku, Kapuka, Putatutuwaia, Akapuka, Kawakawa, Poroporo. To be added to the existing native (harder red dot line) it is strongly recommended (best practice) that all the existing T-tree masonry built be removed from the property due to its high flammability.



The road reserve has many existing T-trees. Due to the high vulnerability to fire (from random cigarette butts or machine sparks) all of the high flammability species should be removed. The current owners have undertaken large areas of amenity plantings within the road reserve. This area is currently mulched. It is recommended that the road reserve should be short grass or gravel lowering the risk to wild fires.

The existing driveway entrance garden features large groups of Agave and succulent species all to be retained (This garden covers both the road reserve and the drive edge of the property).



The site has a three (3) meter setback from the boundary to ensure fire protection for the site. Which means no trees, shrubs or gardens can be planted within this zone. There are quite a few species that need to be removed from this restricted zone to meet this condition. This area has to be a low mown lawn or weed free gravel. It is essential to maintain this area in perpetuity.

The newly constructed retaining wall is to be planted with a fire retardant creeper Ficus pumila to reduce the visual impact of the wall from the road and surrounding area. However this plant will take 8-10 years to cover the wall. If this is accepted by FNDCC as the retaining wall is within a 3 m setback no plant zone it is strongly recommended that the wall is stained with a recessive (dark) colour to reduce the impact until plants mitigate the visual impact the wall has now created.

A raised vegetable garden is located within the edible garden connecting to the proposed path linking to steps and lower lawn area. The garden beds are corrugated iron that are commercially available in NZ.

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This landscape plan aims to contribute to the existing ecological value and regenerating indigenous bush within the greater catchment through an area of new planting. Mitigation planting is proposed for the purpose of integrating the built development and strengthens the landscape pattern of this site.

Fire resistant plants form the bulk of the proposed planting within this site to reduce the potential existing fire hazard on this site.

Clear guidelines have been outlined to mitigate the fire hazards by providing enough (3meter setback) cleared low or mown grass around dwelling.

These native species will be used to respect their role in Te Ao Maori and the prominent way they feature in our lived experience. As a result, the site will assist in preserving the local ecology. The landscape proposal will increase the range of flora and fauna found on the site

6.2: DESIGN GUIDELINES

LANDSCAPE PLANTING GUIDELINES

Landscape plants which are resistant to fire have a low flammability these plants that are indigenous and naturally occur within the Whangaroa Ecological District have been selected for this site.

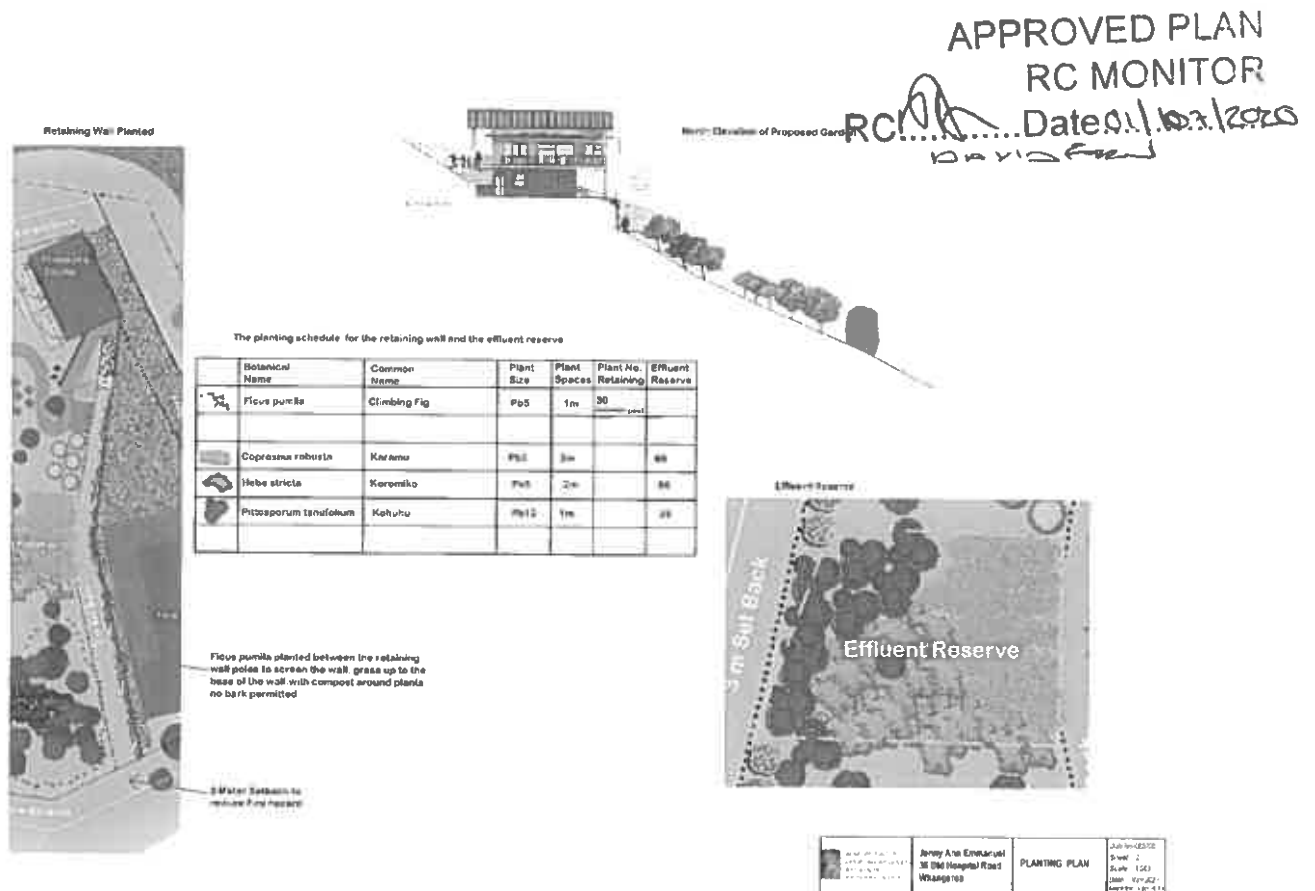
	Botanical Name	Common Name	Plant Size	Plant Spaces	Plant No. Retaining	Effluent Reserve
	<i>Ficus pumila</i>	Climbing Fig	Pb5	1m	30 between post	
	<i>Coprosma robusta</i>	Karamu	Pb5	2m		60
	<i>Hebe stricta</i>	Koromiko	Pb5	2m		60
	<i>Pittosporum tenuifolium</i>	Kohuhu	Pb12	1m		36

Key	Botanical Name	Common Name	Plant Size	Plant Spaces	Plant Numbers
	<i>Pittosporum tenuifolium</i>	Kohuhu	Pb8	1m	60
	<i>Olea europea J5</i>	Olive	Pb8.	3m	5
	<i>Citrus X limon 'Yen Ben'</i>	Lemon Tree	Pb8	2.5m	1
	<i>Citrus X aurantifolia</i>	Lime Tree	Pb8	3m	1
	<i>Citrus reticulata 'Miho, Corsica, Okitsu, Miyagawa'</i>	Mandarin Tree (Fruit May -August)	Pb8	3m	1
	<i>Citrus x clementina</i>	Sweet mandarin	Pb8	3m	1
	<i>Hymenosporum flavum</i>	Australian frangipani	Pb8		1
	<i>Prunus sp Louisa</i>	Plum tree	Pb8	3m	1
	<i>Pyrus communis</i>	Winter Cole Pear Tree	Pb 8	3m	1
	<i>Acca sellowiana 'Apollo'</i>	Feljoa Apollo self fertile	Pb 8	2m	1
	<i>Morus rubra</i>	Red Mulberry	Pb8	3m	1
	<i>Diospyros kaki</i>	Persimmon Fuyu Tree	Pb8	3m	1
	<i>Fuschia excorticata</i>	Kotukutuka	Pb53	5m	3
	<i>Griselinia littoralis</i>	Kapuka	Pb3	2.5m	3
	<i>Myoporum laetum</i>	Ngaio	Pb3	4 m	3
	<i>Myrsine australis</i>	Mapau	Pb3	4 m	3

- Avoid planting highly flammable plants such as manuka, kanuka and eucalyptus around the property.
- Minimise or reduce fire hazard around your house by reducing fuel
- Remove dead wood and dry, dead material doesn't accumulate within the plant
- Have an ongoing maintenance programme to reduce fuel
- Do not plant plants within 4 meters of the studio and house refer to figure 5

6:3 PLANTING PHILOSOPHY

The key function of planting is one of mitigation, with plantings that facilitate the future buildings on the site. These proposed plantings will accommodate this change. Resulting in the landscape amenity being added to, new plantings connect with existing landscape character and existing native vegetation of the location.



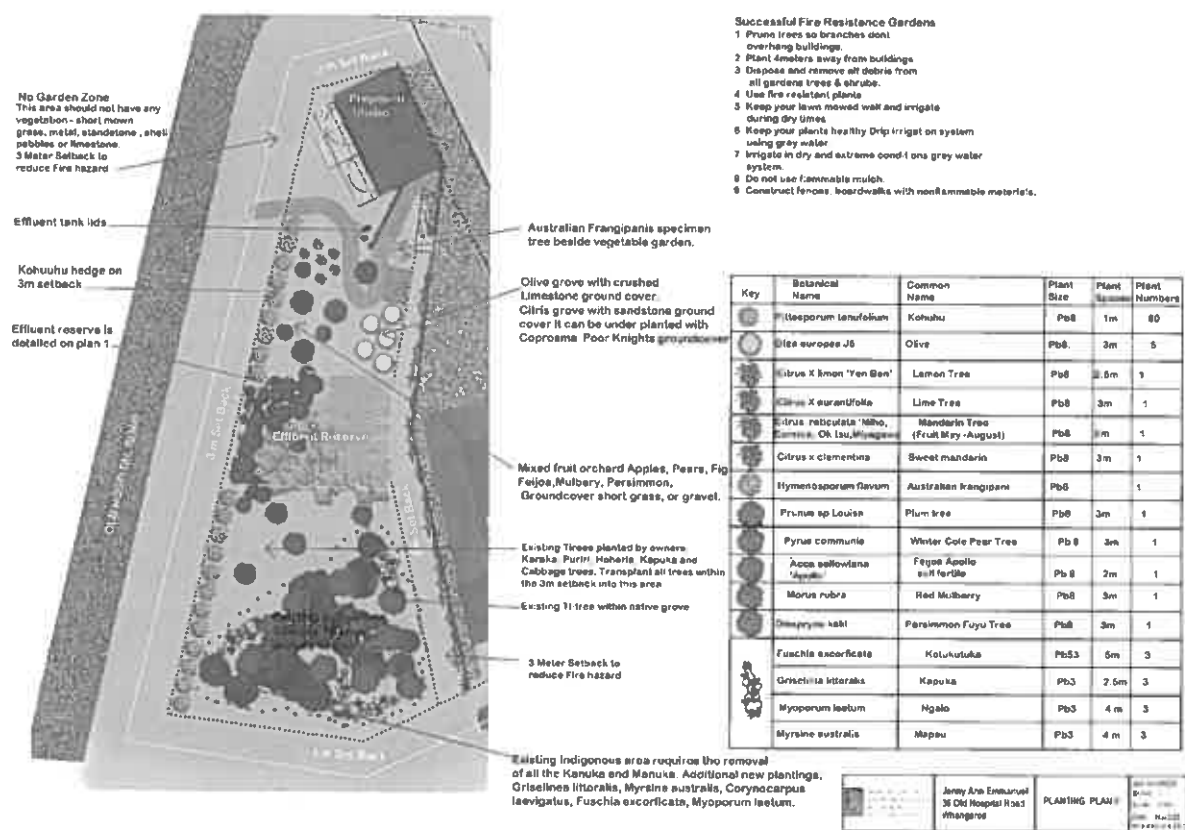
6:4: SITE PREPARATION FOR PLANTING

6:4: WEED CONTROL

- All weeds are to be eradicated from the site before any planting takes place.
- Weed control can be either by chemical methods or organic methods (physical control methods).
- It is recommended that the 'herbicide' Roundup be used due to its low toxicity levels, its low residual and is suitable to use in waterways. Apply roundup at 1% adding a wetting agent

6:5: PLANTING

- All planting to occur at the correct time of year, with a minimum of three weeks before planting occurs.
- Planting can only occur once soil moisture levels are sufficient, April – September.
- All plant species for this property are to be eco-sourced (Whangaroa Ecological District).
Use plants grown from seeds collected locally from a range of naturally occurring vegetation.
- All planting of plants must be eco-site planted planting location plants naturally occur.
- All areas are to be planted as per the landscape plans
- All plantings are to follow the planting procedures



6.6: PLANT SELECTION CRITERIA

- All plants shall be true to type or name (botanical name) as shown on the landscape plans.
- All plants shall be healthy, have a form typical for the species or cultivator, be well rooted.
- The root-ball of plants shall be moist throughout the crown shall show no signs of moisture stress.
- All branch unions are to be free of included bark.
- It would be desirable for all plants to be able to stand upright without support.
- Roots, the trees and shrubs are to be free of roots circling the trunk, and free of roots
- The plants are to be free from signs of pest and disease problems and mechanical damage.
- There is to be no presence of any pathogens that may be detrimental to the plant health in the growing medium.
- The growing medium that the plants are to be planted into is to be of a quality and structure that will allow for maximum growth and performance.
- All plants are to be to the specified grade size as per planting schedule.

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6:7: FERTILISATION OF PLANTINGS

- Apply a slow release granulated NPK fertiliser such as 'Magamp' into each planting hole. Blood & Bone plus compost can be used instead of magamp.
- Use 30 –40g (a small handful) per plant mix with soil to avoid root damage.
- Do Not use fast release nitrogenous fertilisers such as Urea.

7: ECOLOGICAL MANAGEMENT PLAN

The following table below outlines planting activities, fertilisation programmes and Weed control applications, which must be undertaken over a three year period from time of planting to an established sustainable area.

Planting should occur in late autumn once soil moisture levels occur, once the building is completed.

Management Plan

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Year1	@		@	# Ff Mm	# Ff	# Ff	# Ff	@	Mm	@		
Year2			@	Mm	Rp				@	@		
Year3			@	Mm Ff	Rp					@		
Year4			@	Mm	Rp					@		
Year5			@		Rp Ff					@		

Management Plan Key

KEY

- # Initial Planting @ Weed Control
Mm Mulching required [100cm compacted]
Rp Replacement Planting [replant dead or diseased plants]
Ff Fertilisation required [slow release granulated fertiliser].

BUILDING COLOUR GUIDELINES

The treatment for the exterior of the proposed building will be predominately Linea board details with a paint finish colour Stonehenge LRV 29%. Using exterior colours in dark shades to blend into (recede), rather than dominate, the landscape, thus reducing the visual impact from the existing Coastline. Light Reflectance Values LRV (light reflective values scale 0 – 100% zero assumed to be an absolute Black and 100% perfectly reflective White). Colours for this dwelling are to be within the Greyness groups, with an LRV rating of no more than 30% for greyness groups. The proposed roof colour is dark Colour Steel LRV 8% powder-coated Aluminium Joinery with LRV no more than 30%. From a distance these recessive colours will read as dark areas in the broader context of the landscape

7: LANDSCAPE DESIGN STATEMENTS

The landscape concept plan is designed to enhance the proposed development and contribute to the amenity of Whangaroa and Whangaroa Harbour. The landscape plan seeks to mitigate the visual amenity effects of the proposed development with the building of a studio and residential dwelling.

Building materials and colours of low reflectivity within a tonal range that integrates with the surrounding environment. As a result, the building will visually sit into the landscape. This will ensure that the proposed built forms can be easily absorbed into the landscape with minimal impacts upon the character of the Coastal Living Zone.

Landscape planting will complement the building and site layout and reduce the visual impact of the development while framing views. This landscape design will improve the appearance from adjoining properties and visually link the site with the local surroundings.

The landscape treatment for the site will take time to establish and the impact will lessen as the plantings mature. The landscape plan should be implemented within the planting season following construction. Due to the time it will take to achieve a plant cover on the large retaining wall the design advises the client to stain the timber wall in an LRV shade of less than 30%.

The most effective way to combat weed infestation is to have an ongoing ecological management plan for the property with annual replacement planting and weed/ pest species removal as required.

In summary, it is recognized that the applicant's development will result in change to the existing character of the site. However, the aim of this design is to enhance the visual appearance of the property for both occupants, neighbours and other local or visiting travellers through landscaping techniques. It is considered that the visual effects will be no more than minor as the property will be an environmentally pleasant place to view.

It is concluded that the proposal will not generate landscape and visual effects that are no more than minor when viewed as part of the whole development.

8: CONCLUSION

The proposed landscape concept plan will visually improve the local environment and contribute to native species in the area.

The landscape proposal will provide an excellent amenity to the site as well as encouraging bird life into the area giving an environmentally positive impact of the development. The landscape development will complement the proposed site development.

It is therefore concluded that the proposed landscape works will maintain and enhance the visual amenity of the subject site and make a positive contribution to the local environment.

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