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## LANDSCAPE DESIGN

57 OCTAVIUS ROAD, PEKA PEKA  
PREPARED FOR OASIS BASE SPACES  
APRIL 30 2025

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## VISION STATEMENT

This landscape plan intends to integrate the proposed rural subdivision comfortably within the site and receiving landscape at 57 Octavius Road, and maintain the rural character of the area.

The site is located in Peka Peka, within the Rural Lifestyle Zone which requires minimum lot sizes of 1ha. The site is 3ha, and the proposed subdivision results in four lots, which will all be undersized, between 5,590m<sup>2</sup> and 9,080m<sup>2</sup>. This landscape plan shows where existing vegetation should be retained, and new planting is proposed to limit visibility to the site, and therefore reduce the perceived density from surrounding properties and public spaces.

The proposal includes the retention of the existing dwelling, which will be within proposed Lot 03, along with the associated access, boundary treatments and established vegetation. The remaining lots (Lots 01, 02 and 04) will be left as vacant lots. The frontage of the site (associated with proposed Lots 01 and 02) also includes large trees and shrubs, which will be retained where possible to aid in integrating the proposal into the streetscape.



LANDSCAPE PLAN

XF

XR

F1

G1

X

A

B

1

Existing fence to be removed

Existing fence to be retained

Fence 1 - Low timber fence (to match existing internal fence)

Gate 1 - Farm gate, vehicle width\*

Surface X - Existing hard surface

Surface A - Sealed access

Surface B - Gravel access

Letterbox

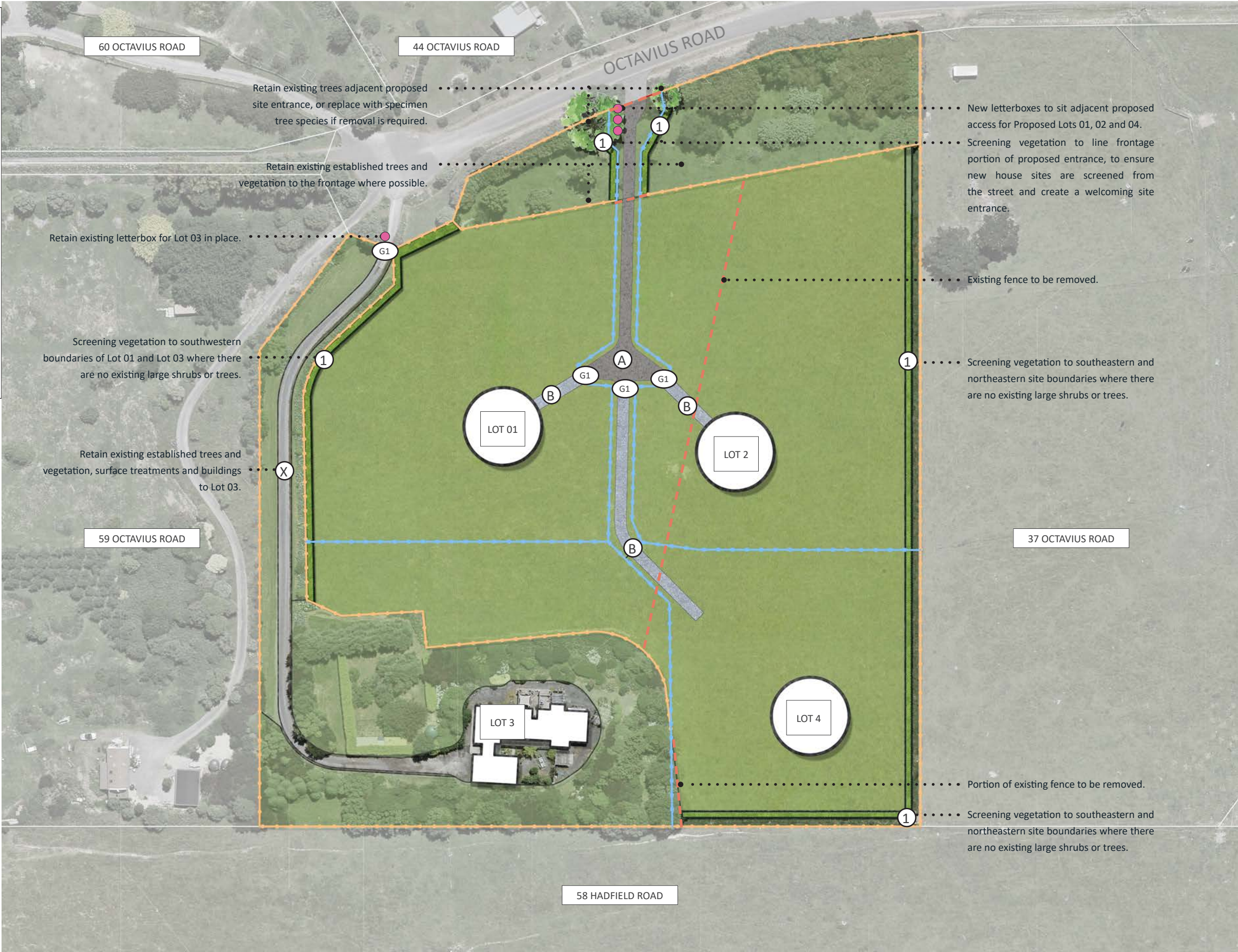
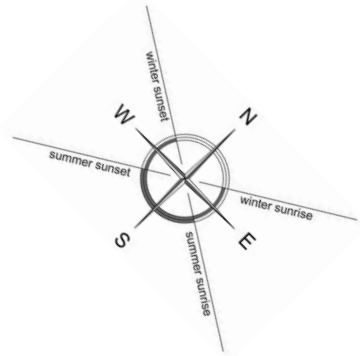
Lighting - TBA

Re-seed grass areas following earthworks/service installation where disturbed

Plant mix 1 - Screening

Specimen trees

\* Gates optional, to client preference, alternatively left as opening in fence for free access.





SITE ANALYSIS



View along the southeastern boundary to the Eastern corner of the site, existing post and wire fence to be retained, add screening planting where no existing trees or large shrubs exist within the site boundaries.



View along the southeastern boundary to the south, existing post and wire fence to be retained, add screening planting where no existing trees or large shrubs exist within the site boundaries. Retain existing trees and large shrubs to Lot 01, realign existing internal fence to match new lot boundaries.



View along the northeastern boundary to the north, existing post and wire fence to be retained, add screening planting where no existing trees or large shrubs exist within the site boundaries. Retain existing trees and large shrubs to frontage or replace with specimen tree species where removal is required.



View from within the site to the street, at the proposed vehicle crossing location. Crossing indicatively shown in red. Retain trees where possible, or replace with specimen tree species to nearest practicable location.



View from within the frontage planting area, to the northeastern boundary. Retain existing trees and large shrubs along this boundary, and add screening planting to areas where no trees or large shrubs exist.



View along the site frontage from the northern corner of the site to the west. Retain existing trees and large shrubs where possible, or replace with specimen tree species where removal is required (such as to form the new vehicle access).

Project Number: 25069 Drawing Name: Site Analysis Sheet Number: L003	Client: Oasis Base Spaces Ltd Project Name: 57 Octavius Road, Peka Peka Designer: Eve McLachlan- Urban Edge Planning	Status: For Comment Stage: Resource Consent Issue Date: 30/04/2025	
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SITE ANALYSIS



View from Octavius Road cul-de-sac head into the site at the existing entrance and vehicle crossing. Retain existing surfaces, fences, trees, shrubs and letterbox forming access to proposed Lot 03.



Existing vegetation along the southwestern boundary as viewed from the existing site entrance to be retained in place, no additional planting proposed within proposed Lot 03.



Existing vegetation along the southwestern boundary view towards the existing site entrance to be retained in place, no additional planting proposed within proposed Lot 03.



View along the existing access, existing vegetation within the neighbouring property to the south is visible behind the existing post and wire fence (right). Proposed Lots 02 and 03 will sit behind the existing agapanthus planting, intermittently screened with existing established trees. Additional screening planting is proposed behind this row of existing, primarily low vegetation, to screen the additional lots from view of neighbouring properties.



View along the existing access, near the upper reach of the existing driveway. Existing vegetation within the neighbouring property to the south is visible behind the existing post and wire fence (right). Proposed Lots 02 and 03 will sit behind the existing agapanthus planting, intermittently screened with existing established trees. Additional screening planting is proposed behind this row of existing, primarily low vegetation, to screen the additional lots from view of neighbouring properties.



All existing vegetation within proposed Lot 03 is to be retained, as it provides screening of the future lots from neighbouring properties to the south and east.

Project Number: 25069 Drawing Name: Site Analysis Sheet Number: L004	Client: Oasis Base Spaces Ltd Project Name: 57 Octavius Road, Peka Peka Designer: Eve McLachlan- Urban Edge Planning	Status: For Comment Stage: Resource Consent Issue Date: 30/04/2025	
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SITE ANALYSIS



Existing dwelling with integrated garage, as viewed from the existing driveway access, at Proposed Lot 03. All existing buildings, fences, vegetation and surfaces within Proposed Lot 03 are to be retained, or replaced like for like.



Existing olive trees and orchid area within Proposed Lot 03 to be retained as they provide screening to the existing dwelling from wider range views, which will limit the perceived density of the new development.




Existing olive trees and orchid area within Proposed Lot 03 to be retained as they provide screening to the existing dwelling from wider range views, which will limit the perceived density of the new development.



View toward proposed Lot 03 from the north western end of the site, along an existing fenceline that does not align with the proposed lot boundaries. Remove the existing fence and replace to align with the proposed boundaries.



The existing dwelling and residential area of the site is demarcated with a low timber fence that does not align with the proposed lot boundaries. Remove where overlap occurs replace to correct alignment with fence type 02. Portions of this fence may be retained where they will not create confusion with proposed boundaries.

Project Number: 25069 Drawing Name: Site Analysis Sheet Number: L005	Client: Oasis Base Spaces Ltd Project Name: 57 Octavius Road, Peka Peka Designer: Eve McLachlan- Urban Edge Planning	Status: For Comment Stage: Resource Consent Issue Date: 30/04/2025	
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PLANTING PALETTE

SCREENING



*Acer platanoides* 'Columnare'  
Norway maple



*Dodonaea viscosa*  
akeake



*Melicope ternata*  
whārangi



*Olea europaea* 'Frantoio'  
olive



*Pittosporum eugenioides*  
tarata/lemonwood



*Pittosporum tenuifolium*  
kōhūhū/black matipo



*Plagianthus regius*  
manatu/ribbonwood



*Sophora microphylla*  
kōwhai

SPECIMEN TREES



*Alectryon excelsus*  
titoki



*Dysoxylum spectabile*  
kohekohe



*Knightia excelsa*  
rewarewa



*Magnolia grandiflora* 'Little Gem'  
southern magnolia

PLANTING SCHEDULE

Botanical name	Common name	Mature height (m)	Spacing (m)	Grade (min L)	Notes
SCREENING					Plant in groups of three to five, with a minimum of five species from the screening mix list to each planting area
Acer platanoides ‘Columnare’	Norway maple	8.0	4.0	35	Columnare at maturity. Prefers moist and well-drained soil. Tolerates dry spells, wind and frost. Position in full sun or partial shade. Hardy. Fast growing. Deciduous.
Dodonaea viscosa	akeake	7.0	3.0	35	Spready tree. Suited to dry or moist soils. Tolerates dry spells, wind and coastal conditions. Position in full sun or partial shade. Hardy. Native. Fast growing. Evergreen.
Melicope ternata	whārangi	5.0	2.0	35	Dense rounded tree. Suited to sandy soils. Tolerates mild frost and coastal conditions that are sheltered from wind. Position in full sun or partial shade. Native. Medium growth rate. Evergreen.
Olea europaea ‘Frantoio’	olive	10.0	3.0	25	Large, spreading tree. Suits dry or moist soils. Tolerates frost, coastal conditions and some wind. Position in full sun. Self fertile. Fruits require pickling. Medium to fast growth rate. Evergreen.
Pittosporum eugenoides	tarata/lemonwood	12.0	4.0	35	Dense, rounded tree. Suited to moist soils. Tolerates coastal conditions, wind, becoming frost tolerant once established. Position in full sun, partial or full shade. Hardy. Native. Fast growing. Evergreen.
Pittosporum tenuifolium	kōhūhū/black matipo	6.0	3.0	35	Upright, pyramidal form. Suited to dry or moist soils. Tolerates coastal conditions, frost and exposed conditions. Position in full sun or partial shade. Hardy. Native. Medium growth rate. Evergreen.
Plagianthus regius	manatu/ribbonwood	12.0	4.0	35	Erect, spready tree. Suited to most soils types. Tolerates wet feet, wind, coastal conditions, dry spells and frost. Position in full sun or partial shade. Hardy. Native. Fast growing. Semi-deciduous.
Sophora microphylla	kōwhai	8.0	4.0	35	Erect with a rounded head. Suited to dry or moist soils. Tolerates coastal conditions, frost and wind. Position in full sun, partial shade or full shade. Hardy. Native. Medium growth rate. Semi-deciduous.
SPECIMEN TREES					Plant to replace existing trees that require removal as shown on plan set
Alectryon excelsus	tītoki	9.0	4.0	35	Rounded head, trim to shape. Prefers well-drained and moist soils. Tolerates mild frosts, coastal conditions and wind. Position in full sun or partial shade. Hardy. Native. Medium growth rate. Evergreen.
Didymocheton spectabilis (previously Dysoxylum spectabile)	kohekohe	15.0	5.0+	35	Upright tree with rounded head. Suited to moist soils. Tolerates coastal conditions and wind. Position in full sun or partial shade. Native. Slow growing. Evergreen.
Knightia excelsa	rewarewa	30.0	5.0+	35	Upright, columnare tree. Suited to dry or moist soils. Tolerates coastal conditions, wind and mild frost. Position in full sun or partial shade. Native. Slow growing. Evergreen.
Magnolia grandiflora 'Little Gem'	evergreen magnoila	7.0	3.0	35	Erect with a pyramidal head. Suited to moist oils. Tolerates frost, coastal conditions and wind. Position in full sun or partial shade. Hardy. Slow growing. Evergreen.

Planting schedule generated based on availability at date of issue; species and grades may vary depending on availability. Project landscape architect to approve any substitutes. Minimum of five shrub species per mix from the above list to be used. All species to be planted a minimum distance that equates to their spacing distance from the edge of the planter to avoid trip hazards. Plant grade shown is minimum required, larger grades are considered acceptable. Keep trees clear-stemmed to 2m where positioned adjacent vehicle sightlines.

Project Number: 25069 Drawing Name: Planting Schedule Sheet Number: L007	Client: Oasis Base Spaces Ltd Project Name: 57 Octavius Road, Peka Peka Designer: Eve McLachlan- Urban Edge Planning	Status: For Comment Stage: Resource Consent Issue Date: 30/04/2025	
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Hard Treatment Details



**XR** Existing post and wire fences to site boundaries and low timber internal fence surrounding existing residential areas. To be retained except for locations specified in site plan where proposed site access requires removal.



**F1** Fence 1 - Low timber fence, to match existing internal fence surrounding the existing residential areas. To be used to demarcate the proposed Lot boundaries internal to the site.



**X** Surface X - Existing surfaces to existing site access to be retained, including sealed vehicle crossing and loose gravel driveway access up to the existing dwelling.



**G1** Gate 1 - Low timber gate, to match fence type 01. Option for gates to client preference, alternatively leave access open with gap in fenceline.



**A** Surface A - Chip seal concrete, to engineers specifications, for proposed site access in shared areas.



**B** Surface B - Reinforced gravel. 20mm river pebbles over subsurface stabilisation mat, or similar gravel access to private lots.



**Letterbox** - Free standing letterbox with large numerals, and parcel delivery space suitable for rural location



**LIGHTING TBA**

Project Number: 25069 Drawing Name: Hard Treatment Details Sheet Number: L008	Client: Oasis Base Spaces Ltd Project Name: 57 Octavius Road, Peka Peka Designer: Eve McLachlan- Urban Edge Planning	Status: <b>For Comment</b> Stage: Resource Consent Issue Date: 30/04/2025	
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# LANDSCAPING SPECIFICATION

## GENERAL:

- Planting operations shall be carried out between April and August.
- Plant all vegetation as soon as practicably possible from the date of delivery (no later than 3 days after delivery) and ensure the rootball is kept moist.
- Ensure the site is cleared of all debris and construction is complete before planting proceeds.
- Confirm the location of any buried services and cabling prior to digging and maintain the required cover over these services
- On completion clean the area of works; remove all surplus soil, unused materials and plants from the site.
- Ensure all vegetation provided is free from pests and diseases, is true to name as specified on the landscape plans and are minimum PB5 for shrubs and minimum PB40 for specimen trees.
- Plants must be grown under soil and climatic conditions that are not substantially different from that of the site
- All plants that are root bound or those with spiraled root systems must be rejected and replaced.
- All good quality native vegetation to be retained or relocated where possible, confirm with landscape architect on site.
- All proposed finished landscaping levels to conform to NZS 3604, Section 6.14; *Prevention of dampness*, and Section 7.5.2; *Finished floor levels and foundation edge construction*, in relation to any adjoining habitable floor levels.
- All proposed native plants to be ecosourced to the local ecological district where possible.
- Species range may alter based on availability and site constraints, at landscape architect’s discretion.

## PREPARING THE SITE:

- Replace substandard soil with 200mm layer of plant mix, place in 100mm layers, lightly compacted by heeling or rolling. The soil should be slightly mounded in the centre of the bed.
- Manually clear the site of all weeds, debris, grass and vegetation before commencing planting, with exception to any areas that will be retained with existing vegetation, as per the landscape plans.

## LAYOUT AND SITING:

- Position plants in the correct positions with the correct spacing as specified in the planting schedule and/or the landscape plans. Confirm layout and spacing with landscape architect or site engineer prior to commencing planting.
- Avoid undue compaction of soil in the planting areas by other plant on site and recultivate any heavily compacted areas prior to planting.
- If any buried services or concrete footing are discovered while planting that restrict the accurate placement of plants, notify the site engineer for further instruction.

## PLANTING:

- Use 300mm (minimum 150mm) depth topsoil, that is free of any foreign matter including pernicious weeds, straw, stones, sticks and clay lumps; solid matter should not exceed 25mm dimension. Ph value 6.5 to 7.5 with a humus content greater than 50%. The topsoil should be a good quality loam of a workable consistency
- The plant mix should contain a thoroughly mixed medium of 60% compost, and 40% bark, pumice and fertilizer by volume.
- Use slow release, non-burning, complete NPK (nitrogen, phosphorus, potassium) ratio 5:5:5:4.1, with added micronutrients including iron, sulfur and magnesium. Add gypsum, blood and bone and potash where required dependent on soil composition and/or plant type.
- Excavate planting holes to twice the diameter and one and a half times the depth of the rootball. Backfill with minimum 400mm Living Earth garden mix or equal approved in evenly consolidated 150mm layers (not compacted) Where depth exceeds the depth of the topsoil, continue down to subsoil up to 150mm; breaking it up and adding in peat.
- Scarify the sides of the holes, especially when digging into clay soils.
- Provide adequate drainage beneath planting, if existing soils are not adequately pervious include 65mm diameter Novacoil to 1.0m length.
- Place plant mix to support the rootball, ensuring the rootball is fully covered in soil, and the base of the plant sits flush with the surrounding ground level. Place the plant so that the healthiest side is facing the prevailing wind.
- Use rod or fingers to evenly firm without compaction to a level that will allow the plant to sit flush with the surrounding ground level, and firm each plant in place by heeling.

## LAWN:

- Turf - Thoroughly cultivate the area to be turfed to a depth of 100-150mm and roughly level. Consolidate by heeling and rake to required levels, finishing 12mm below kerbs and paths. Add re-plant, slow release, non-burning, complete NPK (nitrogen/phosphorus/potassium) - ratio of 20:11:10 with added micro-nutrients iron, sulfur and magnesium fertiliser, raking it in to the top 30-50mm and bring it to a smooth. Level surface and leave to settle for a day and moisten if dry. Use blended local and imported lawn grasses in selected netted topsoil, to finish as a deep, green, weed-free, uniform, close density lawn turf in 1.0m2 rolls. Place turf mats across the slope in straight lines, tightly butted, with joints staggered, and to correct levels. Cut around trees, buildings and borders with a sharp knife. Lightly roll and deep water immediately after laying. Deep water late every day for 3 weeks and continue weekly until the end of the contract.
- Sowing grass - Replace unsatisfactory soil with 150mm layer of topsoil. Rotary hoe in two directions to a depth of 150mm. Rake to a fine tilth, level and smooth with run-off to drainage outlets. Spread pre-plant, slow release, non-burning, complete NPK (nitrogen/phosphorus/potassium) - ratio of 20:11:10 with added micro-nutrients iron, sulfur and magnesium fertiliser at the required rate for lawn. Use a certified mixture of grass seed to suit local site conditions, with a high germination rate, fungicide and bird-repellent treated. Proposed mixture and area of use to be approved by landscape architect on site. Spread grass seed at half the required rate in two directions at right angles, using a pre-approved spreader. Lightly rake in and roll. Water deeply and keep moist without any run-off of water until germination is complete. Continue watering as necessary until the end of the contract. Remove any weeds that establish within the lawn throughout the germination process. First cut only when growth is a minimum of 100mm and only down to 50mm.

## AFTER CARE:


- Water in immediately after planting, to saturation level in surrounding soil and thoroughly wet all foliage.
- Apply 100mm (min. 75mm consolidated) depth Living Earth mulch or equal approved. Ensure mulch kept back from trunk to avoid collar rot. Mulch should be coarse grade, granulated bark with a particle size up to 50mm with no more than 25 percent smaller than 6mm. Mulch to be free from disease, dust, wood slivers and other foreign matter. Alternatively, use a biodegradable weed suppressing mat or woven construction stabilised polypropylene fabric, specifically where slopes exceed 1:3.
- Stake all specimen trees and fruit trees with two 2400mm long x 90mm H4 unilog timber stakes driven into firm ground, stakes to be vertical and of matching height. Allow three stakes for large trees or in heavily exposed conditions. Locate the stakes so that they support the tree in windy weather conditions. Tie the stakes with 50mm hessian webbing firmly fixed with galvanised staples to stakes at 2/3 the height of the main trunk.
- On completion ensure that any drainage material is undisturbed and all buried services are undamaged.

## MAINTENANCE:

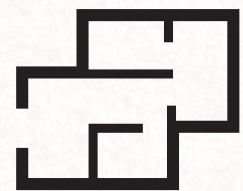
- Owner of the property is to ensure that landscaping areas are maintained in a manner and duration that complies with Council requirements.
- Maintenance includes any operations necessary to assure good plant growth and attain a tidy, weed-free appearance, including, but not limited to, regular watering as necessary, weeding, cultivating, pruning, control of fungal and other diseases, repair broken stakes and ties.
- Replacement planting of any dead, dying, unhealthy or vandalised plants. Replacement planting shall be (preferably within April to August) of the same species and grades as the original schedule.

## DISCLAIMERS:

- Drawings and specifications have been prepared on the understanding that the building contractor(s) has sound knowledge and experience for the scope of works. Workmanship and materials should be in accordance with the relevant and most up to date codes, techniques and supplier requirements.
- These plans are to be read in conjunction with the architectural, lighting, civil, infrastructure, resource consent and subdivision drawings.
  - This landscape plan is indicative for resource consent landscaping elements to be confirmed and detailed prior to construction.
  - Do not scale off drawings, refer to figured dimensions only.
  - All hardscape elements to be detailed further in the building consent phase.
  - Floor plans and site plans, including vehicle tracking curves and site drainage are sourced from the architect/surveyor, so no liability is taken for the accuracy of this.
  - Any significant differing existing site features found on site that could affect the landscape design must be notified to the landscape architect before construction commences.
  - Ensure all gardens are 225mm min below finished floor level.
  - Ensure permanent paving is 175mm below finished floor level.
  - Myrtle rust: Contractor to follow protocols and precautions of NZ Plant Producers Inc. (NZPPI) for plants in the Myrtle family (family Myrtaceae). Immediately report any suspected myrtle rust to the property owner and Ministry for Primary Industries (MPI).
  - All walls/fences being used as retaining structures to be specified by an engineer. Refer to the building consent set for further information on loading, structure and finished wall heights.
  - Services include refuse and washing area to be screened from public view.
  - Retain all quality existing planting where possible (unless designated a pest species) and replant good specimens elsewhere on site if viable.

Project Number: 25069 Drawing Name: Landscaping Specification Sheet Number: L009	Client: Oasis Base Spaces Ltd Project Name: 57 Octavius Road, Peka Peka Designer: Eve McLachlan- Urban Edge Planning	Status: For Comment Stage: Resource Consent Issue Date: 30/04/2025	
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