



Legend



Proposed 4 lot subdivision



Potential for retaining wet area to surface drainage, with outflow to lower wetland. Plant with native water margin species.



A 7.5m no build setback - may include dispersal field

Planting Proposals

refer report appendix a for species.

- a** Native tree and low shrub planting to provide privacy for residents on this boundary and screening and visual amenity for future residents. 5m wide x 74m approx. (ex. ROW).
- b** Deciduous shelter tree planting, trimmed to 5m, extending length of Lot 4 & 5 northern boundary . Quick growing horticultural sp. for removal 3 years after establishment of native planting on this boundary.
- c** Native coastal shrubs to create mixed shelter and amenity planting to 3m with overplanting of medium coastal tree. Planting to be undertaken as a condition of individual Lot landuse consent
- d** Boundary hedge planting to 2m height to compliment existing planting and mitigate night traffic light throw.
- e** 1.5m wide planted berm on Lots 2 + 3 frontages - native grass ground cover + over planting of small to medium native tree species, such as kōwhai or ngaio.

