LANDSCAPE ARCHITECTURE PLAN SET

ROPATA VILLAGE - 758 & 760 HIGH STREET

PREPARED FOR ROPATA LODGE VILLAGE LIMITED

25/08/22

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VISION STATEMENT

This landscape plan is inspired by the fauna and flora in the local area. The application site is a large 4030m² rectangular area at 758 and 760 High Street, Boulcott. The existing site is a retirement village. The use of the site will remain the same, however the development will be intensified over three stories, with a total of 48 units.

An array of layouts were investigated, with the most optimal layout utilising the perimeter for buildings, with a wide open central courtyard. This layout allows the retention of the central pond area and existing trees, which is much loved by the residents and offers a great base for a centralised recreation area.

The vehicle accessway has been located in a similar position to the existing driveway, but pulls in to the centre of the site to create a centralised visitor carpark. The existing pohutukawa tree adjacent the entrance will be retained to retain an element of the existing streetscape character and set the new development into the site.

A large tree in the northeastern corner will also be retained within the communal orchard area. This orchard area will include several fruit trees, and a border of edible herbs, flowers and vegetables that are easy to care for and can be harvested by residents.

The visual bulk of the architecture will be broken up with the use of green walls that are placed adjacent the buildings. Tecomanthe, a green leafed climber, will be utilised to grow up a mesh as it can grow to the full height of the building over time. It is complemented by a native white clematis that provides additional visual interest at the lower levels, but does not grow as high.

A series of walkways are provided throughout the site to connect all units with High Street, internal facilities and the shared central recreation area. These walkways have been widened to 1.5m where possible to allow for motor scooters. They have planted edges where possible with low growing vegetation to soften the walkway edges and create visual interest for residents. Seating is provided regularly throughout the development to allow areas for residents to stop and rest and enjoy the scenery and interact with one another.

Units 1-4 have direct connection to the main street. The outdoor areas for these units are dropped slightly below street level due to the topography, so have been provided with low hedges to increase privacy from the street.

Vegetation including vertical greening is provided along the street edge to set the development within the streetscape, and soften the appearance of the proposed units from the street.

Shared facilities within the retirement village include a cafe that opens out to the streetfront, activating this edge. A low hedge is provided adjacent the street beside the entrance to enclose the area, with seating built into the planter. The letterboxes for the development are collectively situated within the outdoor cafe area for easy collection by residents.

The primary outdoor areas for each unit are situated on small ground-level decks or balconies that are positioned directly adjacent the internal living areas. These outdoor areas provide a quality space for each residence with planting, separated service areas, and sufficient space for outdoor furniture. Given the older demographic of residents, these areas have been kept small and open, with low fencing to keep residents safe and connected. All outdoor areas at ground-level have raised gardens for ease of maintenance for residents.

Two pergolas are built into the architecture to provide space for motor scooter parking adjacent the lifts.

No washing lines are provided, as all units will be fitted with a washer/drier for ease of use by residents.

A shared refuse storage area is provided at the entrance to the development and is built into the architecture, so is fully screened from the street. This will be collected from within the site.

The brushed concrete vehicle accessway has been visually broken up using contrasting aggregate concrete within the parking areas to define the parking areas, and strips across the street which will assist in the reduction of vehicle speeds. This area is softened with vegetation along the fronts of the carparks and with build-outs to the streetfront and to the centre of the carpark between the carparking areas, with large specimen trees to soften this space.

There will be minimal vegetation clearance required to facilitate the construction of the proposed dwellings, with a majority of the vegetation located within the central pond area, which is being retained.

Plant species have been selected to reflect the local flora, whilst creating a varied palette that will provide visual interest to the residents. Species selection has been based on the 'Hutt & Wainuiomata' section of the *Wellington Regional Native Plant Guide,* professional knowledge, and plants that are currently thriving in the local area.

Project Number: 21156 Drawing Name: Contents and Vision Statement Sheet Number: L000	Client: Ropata Lodge Village Limited Project Name: 758 and 760 High Street Designer: Andrea Reid - Urban Edge Planning	Status: For issue Stage: Resource consent Issue Date: 25/08/22	URBANEDGE PLANNING LTD

HARDSCAPE AND ITEM PLAN

Key:

- (A) Surface type A - Brushed concrete
- (B) Surface type B - Exposed aggregate
- (C) Surface type C - Coloured concrete
- (D) Surface type D - Coloured concrete feature
- (E) Surface type E - Decking
- (F) Surface type F - Gravel

- Refuse storage area
- Mobility scooter parking pergola
- Benches
- Wheelstops
- Outdoor furniture

- Letterboxes
- Indicative bollard lighting
- Indicative entrance lighting
- Indicative security lighting
- Indicative wall lighting
- Indicative wayfinding signage

Project Number: 21156 Drawing Name: Hardscape and Item Plan Sheet Number: L001	Client: Ropata Lodge Village Limited Project Name: 758 and 760 High Street Designer: Andrea Reid - Urban Edge Planning	Status: For issue Stage: Resource consent Issue Date: 25/08/22	Scale: 1:300 URBANEDGE PLANNING LTD

BOUNDARY TREATMENT PLAN

Low cafe fence and gate with signage to indicate that the cafe is private/ for residents and visitors only

Fencing between properties to include a gap beneath the fence to ensure overland flow path can travel across the outdoor areas as per the engineering plans

Gated vehicle front entrance for visitors and residents

Reduce existing fence height to 1m high adjacent footpath to provide clear visibility for vehicles

All existing external fencing to be adapted where required to ensure waterflow requirements as per the engineering plans

Key:

- Re — Retain existing boundary treatment where in good condition, if damaged replace with matching height vertical timber board fence
- F1 — 1.4m timber semi-permeable fence
- F2 — 1.6m timber semi-permeable fence
- F3 — Glass walkway (refer to architecture set)
- F4 — Hand rail (1m)
- G1 — Timber semi-permeable gate (1.2m)
- G2 — Aluminium semi-permeable gate (1.8m)
- G3 — Aluminium semi-permeable vehicle entrance gate (1.6m)

Project Number: 21156 Drawing Name: Boundary Treatment Plan Sheet Number: L002	Client: Ropata Lodge Village Limited Project Name: 758 and 760 High Street Designer: Andrea Reid - Urban Edge Planning	Status: For issue Stage: Resource consent Issue Date: 25/08/22	Scale: 1:300 *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. URBANEDGE PLANNING LTD

VEGETATION PLAN

Communal orchard area, with fruit trees and herbs for residents to harvest, retain existing tree in corner if possible

Central village shared space with existing pond, trees and planting to be retained where possible, with additional seating, paving and open lawn area

All trees adjacent vehicle or pedestrian accessways to be clear-stemmed to 2m tall

Existing pohutukawa tree to be retained and protected during construction by a qualified arborist

Mesh frames with climbers growing up the building face and forming feature green walls. Climbers to be planted within the raised garden beds with planting Type 3 to the front of them.

For planter beds with planting Types 1 and 2, ensure that Type 1 is planted along path or road edges and to the front of planters, with type 2 being used towards the centre of planters, or to the rear of planters when positioned against a building. Type 2 should always be planted at least 1m from the path or road.

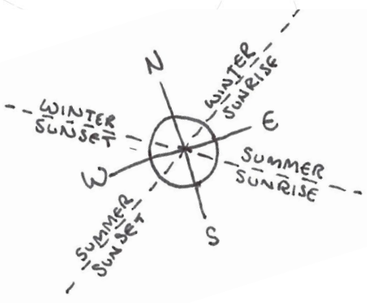
Raingarden to assist with stormwater management, for more details refer to AWA engineering plans.

Key:

- 1 Type 1 - Public space gardens (low)
- 2 Type 2 - Public space gardens (medium)
- 3 Type 3 - Raised patio gardens
- 4 Type 4 - Climbers (green walls)
- 5 Type 5 - Narrow hedge
- 6 Type 6 - Community orchard
- 7 Type 7 - Raingarden shrubs

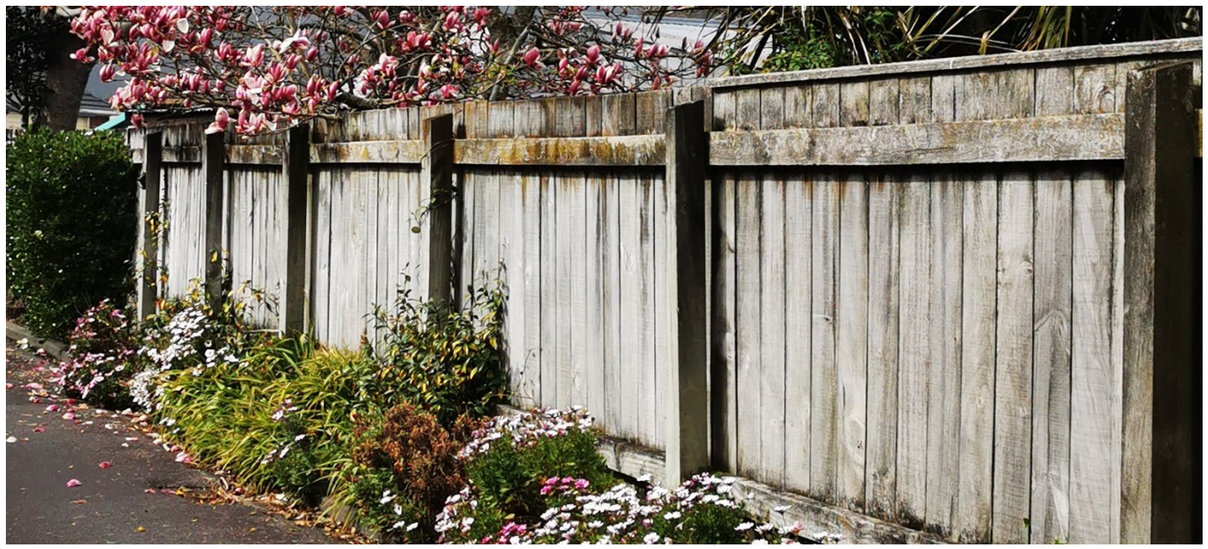
- Specimen Trees
- Deciduous Trees
- Fruit Trees
- Narrow Trees
- Raingarden trees
- Existing trees to retain
- Existing vegetation to be removed

- Lawn



Project Number: 21156 Drawing Name: Vegetation Plan Sheet Number: L003	Client: Ropata Lodge Village Limited Project Name: 758 and 760 High Street Designer: Andrea Reid - Urban Edge Planning	Status: For issue Stage: Resource consent Issue Date: 25/08/22	Scale: 1:300 URBANEDGE PLANNING LTD

SITE ANALYSIS



Existing southern boundary fence to be retained and waterblasted where in good condition. If damaged, replace with matching height vertical timber board fence. Quality low growing vegetation to be repotted and planted within areas marked as Type 1 or 2 as approved by landscape architect or project manager on site.

Existing northern boundary fence and retaining to be retained and waterblasted where in good condition. If damaged, replace with matching height vertical timber board fence.

Existing southeastern boundary fence to be retained and waterblasted where in good condition. If damaged, replace with matching height vertical timber board fence.

Existing street facing northwestern boundary fence and associated retaining structures to be removed. Quality low growing vegetation to be repotted and planted within areas marked as Type 1 or 2 as approved by landscape architect or project manager on site.

Project Number: 21156 Drawing Name: Site analysis Sheet Number: L004	Client: Ropata Lodge Village Limited Project Name: 758 and 760 High Street Designer: Andrea Reid - Urban Edge Planning	Status: For issue Stage: Resource consent Issue Date: 25/08/22	URBANEDGE PLANNING LTD

SITE ANALYSIS

First image: Existing streetscape of High Street, large pohutukawa tree at the front entrance as marked to be retained if possible, with works within the root zone reducing impact on roots where possible
Second image: Existing deciduous tree in northeastern corner of the site to be retained if possible.

Existing small trees within carpark or building footprint of the dwelling to be removed as marked on the associated vegetation plan.

Trees at front entrance to be removed to allow for widened vehicle access to the site. Quality low growing vegetation to be repotted and planted within areas marked as Type 1 or 2 as approved by landscape architect or project manager on site.

Existing central pond area and associated trees and planting to be retained where possible, with additional seating, paving and open lawn area surrounding.

Project Number: 21156 Drawing Name: Site analysis Sheet Number: L005	Client: Ropata Lodge Village Limited Project Name: 758 and 760 High Street Designer: Andrea Reid - Urban Edge Planning	Status: For issue Stage: Resource consent Issue Date: 25/08/22	*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. URBANEDGE PLANNING LTD

PLANTING PALETTE

TYPE 1 - PUBLIC SPACE GARDENS (LOW)

Acaena inermis 'Purpurea'

Carex comans 'Frosted Curls'

Carex testacea

Coprosma acerosa 'Red Rocks'

Coprosma repens 'Poor Knights'

Hebe albicans 'Red Edge'

Hebe odora 'Prostrata'

Libertia ixiodes

Libertia peregrinans

Lobelia angulata

Mesembryanthemum spectabilis 'Orange'

Muehlenbeckia complexa 'Nana'

TYPE 2 - PUBLIC SPACE GARDENS (MEDIUM)

Arthropodium cirratum 'Matapouri Bay'

Anemanthele lessoniana

Brachyglottis greyi

Cremanthodium reniforme

Chionochloa flavicans

Chionochloa rubra

Dietes Grandiflora

Hebe elliptica

Muehlenbeckia astonii

Poa cita

Phormium cookianum 'Emerald Green'

Rhododendron 'Tropic Glow'

Project Number: 21156 Drawing Name: Plant Palette Sheet Number: L006	Client: Ropata Lodge Village Limited Project Name: 758 and 760 High Street Designer: Andrea Reid - Urban Edge Planning	Status: For issue Stage: Resource consent Issue Date: 25/08/22	URBANEDGE PLANNING LTD

PLANTING PALETTE

TYPE 3 - RAISED PATIO GARDENS

Cremanthodium reniforme

Dietes bicolor

Hosta 'Praying hands'

Hosta 'Sum and Substance'

Muehlenbeckia axillaris

Ophiopogon japonicus 'Black Dragon'

Rosmarinus prostrata

Xeronema callistemon

TYPE 4 - CLIMBERS

Tecomanthe speciosa

Clematis paniculata

TYPE 5 - NARROW HEDGE

Camelia sasanqua 'Avalanche'

Corokia 'Geentys Green'

TYPE 6 - COMMUNITY ORCHARD

Allium schoenoprasum

Beta vulgaris 'Rainbow lights'

Borago officinalis

Brassica oleracea var. palmifolia

Calendula officinalis

Lavandula angustifolia

Origanum majorana

Petroselinum crispum

Rosmarinus prostrata

Tagetes patula

Thymus Serpyllum

Thymus vulgaris

Project Number: 21156 Drawing Name: Plant Palette Sheet Number: L007	Client: Ropata Lodge Village Limited Project Name: 758 and 760 High Street Designer: Andrea Reid - Urban Edge Planning	Status: For issue Stage: Resource consent Issue Date: 25/08/22	URBANEDGE PLANNING LTD

PLANTING PALETTE

TYPE 7 - RAIN GARDEN SHRUBS

Apodasmia similis

Carex appressa

Carex buchananii

Carex dissita

Carex flagelifera

Coprosma acerosa

Ficinia nodosa

Juncus pallidus

SPECIMEN TREES

Alectryon excelsus

Fuchsia excorticata

Metrosideros excelsa ‘Maori Princess’

Meryta sinclairii

Pittosporum tenuifolium

Pseudopanax arboreus

Sophora microphylla

Weinmannia racemosa

DECIDUOUS TREES

Acer rubrum ‘Columnare’

Ginkgo biloba ‘Fastigiata’

FRUIT TREES

Apple ‘Croquella’

Apple Ballerina ‘Bolero’

Acca sellowiana

Citrus × aurantiifoli

Citrus × meyeri

Nectarine ‘Nectar Babe’

Project Number: 21156 Drawing Name: Planting Palette Sheet Number: L008	Client: Ropata Lodge Village Limited Project Name: 758 and 760 High Street Designer: Andrea Reid - Urban Edge Planning	Status: For issue Stage: Resource consent Issue Date: 25/08/22	URBANEDGE PLANNING LTD

PLANTING PALETTE - TREES

NARROW TREES

Acer palmatum 'Skeeters broom'

Acer palmatum var. dissectum 'Tamukeyama'

Buxus sempervirens 'Graham Blandy'

Cordyline australis

Dicksonia fibrosa

Prunus 'Amanogawa'

Pseudopanax crassifolius

Rhopalostylis sapida

RAINGARDEN TREES

Cordyline australis

Rhopalostylis sapida

Project Number: 21156 Drawing Name: Sheet Number: L009	Client: Ropata Lodge Village Limited Project Name: 758 and 760 High Street Designer: Andrea Reid - Urban Edge Planning	Status: For issue Stage: Resource consent Issue Date: 25/08/22	URBANEDGE PLANNING LTD

PLANTING SCHEDULE

Key	Botanical name	Common Name	Height (at 5 years)	Height (at 10 years)	Spacing	Size	Notes
TYPE 1 - PUBLIC SPACE GARDENS (LOW)							
①	*Acaena inermis 'Purpurea'*	purble bidibidi	200mm	200mm	500mm	PB5	Use as a groundcover around the small shrub plants
	Carex comans 'Frosted Curls'	New Zealand hair sedge	400mm	500mm	300mm	PB5	Plant in groups of 3-7
	Carex testacea	orange sedge	600mm	600mm	500mm	PB5	Plant in groups of 3, 5 or 7
	Coprosma acerosa 'Red Rocks'	red groundcover coprosma	300mm	300mm	100mm	PB5	Use as a groundcover around the small shrub plants
	Coprosma repens 'Poor Knights'	dwarf taupata	200mm	500mm	500mm	PB5	Use as a groundcover around the small shrub plants
	Hebe albicans 'Red Edge'	hebe red edge	500mm	500mm	600mm	PB5	Plant in groups of 1-3
	Hebe odora 'Prostrata'	prostrate hebe	200mm	200mm	500mm	PB5	Use as a groundcover around the small shrub plants
	Libertia ixioides	NZ iris/mikoikoi	300mm	300mm	500mm	PB5	Plant in groups of 3-5
	Libertia peregrinans	creeping iris	500mm	500mm	300mm	PB5	Plant in groups of 5-7
	Lobelia angulata	panekeneke	200mm	200mm	500mm	PB5	Use as a groundcover around shrub plants in semi-shade only
	Mesembryanthemum spectabilis 'Orange'	ice plant	400mm	400mm	500mm	PB5	Plant in groups of 3-7
	Muehlenbeckia complexa 'Nana'	pohuehue	300mm	300mm	1000mm	PB5	Use as a groundcover around the small shrub plants

Project Number: 21156 Drawing Name: Planting Schedule Sheet Number: L010	Client: Ropata Lodge Village Limited Project Name: 758 and 760 High Street Designer: Andrea Reid - Urban Edge Planning	Status: For issue Stage: Resource consent Issue Date: 25/08/22	URBANEDGE PLANNING LTD

PLANTING SCHEDULE

Key	Botanical name	Common Name	Height (at 5 years)	Height (at 10 years)	Spacing	Size	Notes
TYPE 2 - PUBLIC SPACE GARDENS (MEDIUM)							
②	*Arthropodium cirratum*	rengarenga lily	500mm	600mm	500mm	PB5	Plant in groups of 1-3
	Anemanthele lessoniana	gossamer grass	1000mm	1000mm	1000mm	PB5	Plant in groups of 1-3
	Brachyglottis greyi	brighteyes / resin bush	1200mm	1200mm	1500mm	PB5	Plant in groups of 1-3 at least 750mm from planter edge
	Cremanthodium reniforme (previously *Ligularia reniformis)*	tractor seat	800mm	1000mm	800mm	PB5	Plant individually, in a shaded and sheltered position
	Chionochloa flavicans	dwarf toe toe	800mm	1200mm	1000mm	PB5	Plant in groups of 1-3 at least 750mm from planter edge
	Chionochloa rubra	red tussock	1000mm	1000mm	1000mm	PB5	Plant in groups of 3, 5 or 7
	Dietes Grandiflora	iris	1000mm	1000mm	600mm	PB5	Plant in groups of 3-7
	Hebe elliptica	kokomuka	1500mm	1500mm	500mm	PB5	Plant in groups of 1-3
	Muehlenbeckia astonii	shrubby tororaro	1000mm	1500mm	500mm	PB5	Plant in groups of 1-3
	Poa cita	silver tussock	700mm	700mm	700mm	PB5	Plant in groups of 1-3
	Phormium cookianum 'Emerald Green'	whaririki, mountain flax	800mm	800mm	1000mm	PB5	Plant in groups of 1-3
	Rhododendron 'Tropic Glow'	vireya rhododendron	1500mm	2000mm	1500mm	PB5	Plant in groups of 1-3
TYPE 3 - RAISED PATIO GARDENS							
③	*Cremanthodium reniforme* (previously *Ligularia reniformis)*	tractor seat	800mm	1000mm	800mm	PB5	Plant individually, in a shaded and sheltered position
	Dietes bicolor	yellow wild iris	600mm	800mm	500mm	PB5	Plant in groups of 1, 3, 5 or 7
	Hosta 'Praying Hands'	plantain lily	350mm	450mm	300mm	PB5	Plant in groups of 1-3, plant as a minimal percentage of the wider plant mix
	Hosta 'Sum and Substance'	hosta	600mm	600mm	500mm	PB5	Plant in groups of 1-3, plant as a minimal percentage of the wider plant mix
	Muehlenbeckia axillaris	wire vine	200mm	200mm	500mm	PB5	Use as a groundcover around the small shrub plants
	Ophiopogon japonicus 'Black Dragon'	dwarf black mondo grass	200mm	300mm	200mm	PB5	Use as a groundcover around the small shrub plants
	Rosmarinus prostrata	creeping rosemary	300mm	300mm	500mm	PB5	Use as a groundcover around the small shrub plants
	Xeronema callistemon	Poor Knights lily	1000mm	1500mm	Individual	PB5	Use as a feature plant, likes constrained roots, bright red flowers- requires salt water once a year, do not over water

Project Number: 21156 Drawing Name: Planting Schedule Sheet Number: L011	Client: Ropata Lodge Village Limited Project Name: 758 and 760 High Street Designer: Andrea Reid - Urban Edge Planning	Status: For issue Stage: Resource consent Issue Date: 25/08/22	URBANEDGE PLANNING LTD

PLANTING SCHEDULE

Key	Botanical name	Common Name	Height (at 5 years)	Height (at 10 years)	Spacing	Size	Notes
TYPE 4 - CLIMBERS (GREEN WALL)							
④	*Tecomanthe speciosa*	Three Kings vine	4000mm	10,000mm	1000mm	PB5	A vigorous climber with large glossy leaves, climbing supports required
	Clematis paniculata	puawhananga/NZ clematis	2000mm	2000mm	1000mm	PB5	Delicate foliage and white flowers. To be used where sufficient space is provided to compliment the other climbers, climbing supports required
TYPE 5 - NARROW HEDGE							
⑤	*Camelia sasanqua* 'Avalanche'	white flowered camelia	2500mm	3000mm	7500mm	PB40	Each hedge to be of a single species to full length within a garden
	Corokia 'Geentys Green'	green corokia	2000mm	2000mm	750mm	PB40	Each hedge to be of a single species to full length within a garden
TYPE 6 - COMMUNITY ORCHARD							
⑥	*Allium schoenoprasum*	chives (purple)	300-600mm	perennial	200mm	punnet	Plant in groups of 3 or 5, edible, small bulbous purple flowers
	Beta vulgaris 'Rainbow lights'	decorative silverbeet	600mm	perennial	300mm	punnet	Plant in groups of 3, edible, yellow, gold, pink and crimson stems
	Borago officinalis	borage	600mm	1000mm	500mm	punnet	Plant individually, edible purple star-shaped flowers
	Brassica oleracea var. palmifolia	Cavolo Nero - Black Cabbage	1000mm	biennial	500mm	punnet	Plant in groups of 3, edible leaves, cross between cabbage and kale
	Calendula officinalis	calendula / pot marigolds	400mm	annual	300mm	punnet	Plant in groups of 3 or 5, edible apricot, yellow and orange flowers
	Lavandula angustifolia	lavender	300mm	900mm	900mm	punnet	Plant in groups of 3 or 5, edible purple flower spears, prune after flowering
	Origanum majorana	sweet marjoram	300mm	300mm	300mm	punnet	Herb, use as a ground cover amoungst other shrubs, edible leaves
	Petroselinum crispum	parsley	300mm	annual	300mm	punnet	Plant in groups of 3 or 5, edible crinkly leaves
	Rosmarinus prostrata	creeping rosemary	300mm	300mm	500mm	punnet	Edible herb, use as a groundcove, small purple flowers
	Tagetes patula	marigold	30mm	30mm	100mm	punnet	Plant in groups of 3 or 5, edible orange flowers, good companion species
	Thymus Serpyllum	lavender thyme	40mm	40mm	100mm	punnet	Edible, compact carpet thyme, use as ground cover, purple lavender flowers
	Thymus vulgaris	common thyme	150mm	300mm	300mm	punnet	Edible, compact thyme, use as ground cover, white flowers

Project Number: 21156 Drawing Name: Planting Schedule Sheet Number: L012	Client: Ropata Lodge Village Limited Project Name: 758 and 760 High Street Designer: Andrea Reid - Urban Edge Planning	Status: For issue Stage: Resource consent Issue Date: 25/08/22	URBANEDGE PLANNING LTD

PLANTING SCHEDULE

Key	Botanical name	Common Name	Height (at 5 years)	Height (at 10 years)	Spacing	Size	Notes
TYPE 7 - RAINGARDEN SHRUBS							
⑦	*Apodasmia similis*	oioi	1000mm	1000mm	500mm	PB5	Plant in groups of 3-7
	Carex appressa	makura sedge	1500mm	1500mm	500mm	PB5	Plant in groups of 3-7
	Carex buchananii	leatherleaf sedge	600mm	600mm	300mm	PB5	Plant in groups of 3-7
	Carex dissita	purekireki / purei	800mm	800mm	300mm	PB5	Plant in groups of 3-7
	Carex flagelifera	NZ grass/sedge	600mm	600mm	300mm	PB5	Plant in groups of 3-7
	Coprosma acerosa	sand coprosma	400mm	750mm	500mm	PB5	Plant in groups of 3-7 adjacent edge of the raingarden
	Ficinia nodosa	wiwi/knobby club rush	700mm	700mm	300mm	PB5	Plant in groups of 3-7
	Juncus pallidus	wiwi/giant rush	1200mm	1500mm	500mm	PB5	Plant in groups of 3-7
SPECIMEN TREES							
	Alectryon excelsus	titoki	3000mm	6000mm	Individual	PB95	Large shade species to be planted in open areas
	Fuchsia excorticata	kotukutuku / tree fuchsia	4000mm	6000mm	Individual	PB40	Small tree, plant in shaded areas
	Metrosideros excelsa 'Maori Princess'	pohutukawa	4000mm	8000mm	Individual	PB95	Large shade species to be planted in open areas
	Meryta sinclairii	puka	4000mm	8000mm	Individual	PB95	Large leaf feature tree - utilise in avenues along pathway
	Pittosporum tenuifolium	kohuhu/black matipo	3000mm	6000mm	2000mm	PB95	Fast-growing, shade tolerant, evergreen tree, grows up to 3m wide
	Pseudopanax arboreus	five finger	23000mm	6000mm	Individual	PB95	Narrow specimen tree, plant in open shaded areas
	Sophora microphylla	kowhai	3000mm	8000mm	Individual	PB95	Golden-yellow spring flowers attract nectar-seeking birds, arching branches
	Weinmannia racemosa	kamahi	5000mm	10,000mm	Individual	PB95	Evergreen shrub like tree with pinky white flowers
COLUMNAR SCREENING TREES							
	Acer rubrum 'Columnare'	red maple	3000mm	8000mm	Individual	PB95	A large narrow columnar species with red autumn leaves, grows up to 3m wide
	Ginkgo biloba 'Fastigiata'	upright maidenhair tree	3000mm	7000mm	Individual	PB95	A large narrow columnar species with yellow autumn leaves, grows up to 3m wide, use male variety only

Project Number: 21156 Drawing Name: Planting Schedule Sheet Number: L013	Client: Ropata Lodge Village Limited Project Name: 758 and 760 High Street Designer: Andrea Reid - Urban Edge Planning	Status: For issue Stage: Resource consent Issue Date: 25/08/22	URBANEDGE PLANNING LTD

Key	Botanical name	Common Name	Height (at 5 years)	Height (at 10 years)	Spacing	Size	Notes
FRUIT TREES							
	Apple 'Croquella'	fruiting apple (dwarf)	2500mm	2500mm	Individual	PB40	Best in full sun. Partially self-fertile. Ripens March.
	Apple Ballerina 'Bolero'	fruiting apple - columnar	2000mm	3000mm	Individual	PB40	Narrow columnar variety, produces fruit
	Acca sellowiana	feijoa	3000mm	3000mm	Individual	PB40	Frost tolerant, produces fruit
	Citrus × aurantiifoli	lime bearss (Tahitian) dwarf	1500mm	2000mm	Individual	PB40	Frost tolerant, produces fruit
	Citrus × meyeri	lemon 'meyer'	2000mm	2000mm	Individual	PB40	Frost tolerant, produces fruit
	Nectarine 'Nectar Babe'	fruiting nectarine (dwarf)	1500mm	1500mm	Individual	PB40	Low chilling requirement. Best planted near another nectarine or peach tree to aid pollination. Ripens March.
NARROW TREES							
	Acer palmatum 'Skeeters broom'	Japanese maple	2500mm	2500mm	Individual	PB95	Small maple tree grows up to 1500mm wide with burgundy-scarlet leaves
	Acer palmatum var. dissectum 'Tamukeyama'	Japanese maple	1500mm	1500mm	Individual	PB95	Small maple tree grows up to 1500mm wide with burgundy leaves
	Buxus sempervirens 'Graham Blandy'	upright box	1500mm	2000mm	Individual	PB95	Narrow columnar buxus species, grows up to 500mm wide with tall compact form
	Cordyline australis	ti kouka / cabbage tree	4000mm	10000mm	Individual	PB95	A structural tree with clear-stem narrow trunk with tufts of high elongated leaves, grows up to 2m wide if multi-stemmed, single stemmed up to 1m wide
	Dicksonia fibrosa	wheki-ponga	6000mm	6000mm	Individual	PB95	Tree fern, to be used in shaded areas only
	Prunus 'Amanogawa'	upright flowering cherry	3000mm	7000mm	Individual	PB95	Narrow flowering cherry with pillar-shaped growth, pink flowers which smell of almonds in spring, grows up to 2000mm wide
	Pseudopanax crassifolius	horoeka / Lancewood	2000mm	12,000mm	Individual	PB95	Long upright juvenile phase with long descending serrated leaves, transitioning to a clear-stemmed, round-headed tree when mature.
	Rhopalostylis sapida	nikau	3000mm	10000mm	Individual	PB95	Slow-growing palm species with short-stalked fronds and cream flower clusters, use larger PB size for immediate effect due to slow growing nature
RAINGARDEN TREES							
	Cordyline australis	ti kouka / cabbage tree	4000mm	10000mm	Individual	PB95	A structural tree with clear-stem narrow trunk with tufts of high elongated leaves, grows up to 2m wide if multi-stemmed, single stemmed up to 1m wide
	Rhopalostylis sapida	nikau	3000mm	10000mm	Individual	PB95	Slow-growing palm species with short-stalked fronds and cream flower clusters, use larger PB size for immediate effect due to slow growing nature

Project Number: 21156
Drawing Name: Planting Schedule
Sheet Number: L014

Client: Ropata Lodge Village Limited
Project Name: 758 and 760 High Street
Designer: Andrea Reid - Urban Edge Planning

Status: For issue
Stage: Resource consent
Issue Date: 25/08/22

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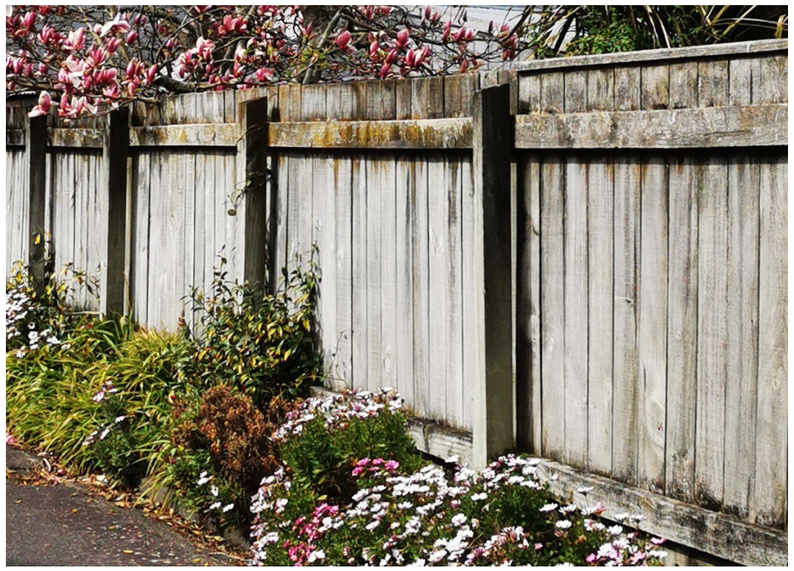
BOUNDARY TREATMENT DETAILS

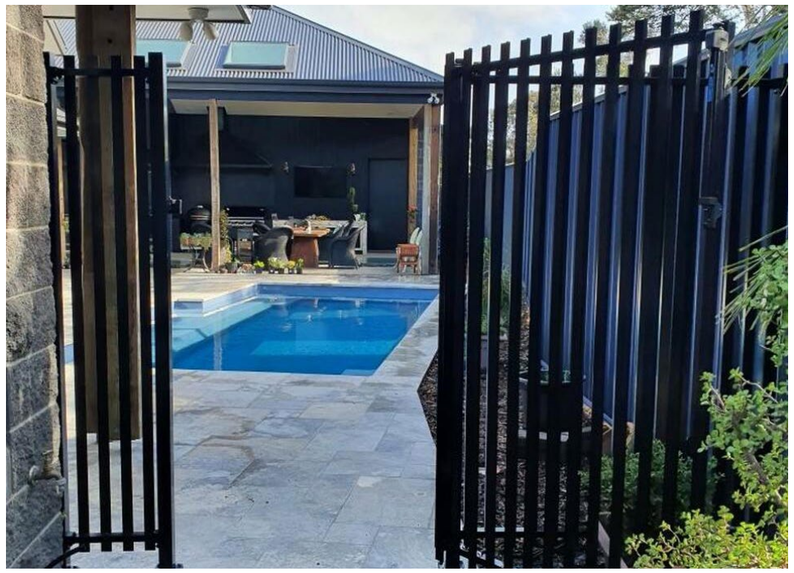


Re — Retain existing external boundary treatments where in good condition, if damaged replace with matching fence. Replacement fence should be 150mm paling closeboard vertical timber fencing, height to match the existing fence. Fence to reduce in height to 1m with an angled transition adjacent the vehicle entrance to comply with traffic safety standards.

F1 — Timber vertical slat semi-permeable - 50mm wide paling with 15-20mm gap, gate to match.

F2 — F1: 1.4m high, F2: 1.6m high, G1: 1.2m high

G1



G2 — Aluminium semi-permeable vertical slat gate 1.8m high

F4 — Aluminium hand rail adjacent stairs to assist the mobility impaired. Stand-alone or attached to adjacent wall or fence. Install approximately 1m high and angle down stairs.

G3 — Aluminium semi-permeable electric vehicle entrance gate, 1.6m high, with code entry.

Mesh climbing frames for climbers - vertical wires with standoffs. This includes a vertical running wire with attachment to the host wall via a 100mm standoff holder, located every 1m up the wire. A wire mesh with diamond shaped 160mm or larger apertures, that are threaded onto a peripheral wire looped through the eyelet of a 100mm standoffs permanently attached to the host wall all around the outer edge of the green facade. SRS Group product or similar approved

Project Number: 21156 Drawing Name: Boundary Treatment details Sheet Number: L015	Client: Ropata Lodge Village Limited Project Name: 758 and 760 High Street Designer: Andrea Reid - Urban Edge Planning	Status: For issue Stage: Resource consent Issue Date: 25/08/22	*All walls/fences being used as retaining structures to be specified by an engineer. Refer to the engineering drawings for further information on loading, structure and finished wall heights. URBANEDGE PLANNING LTD

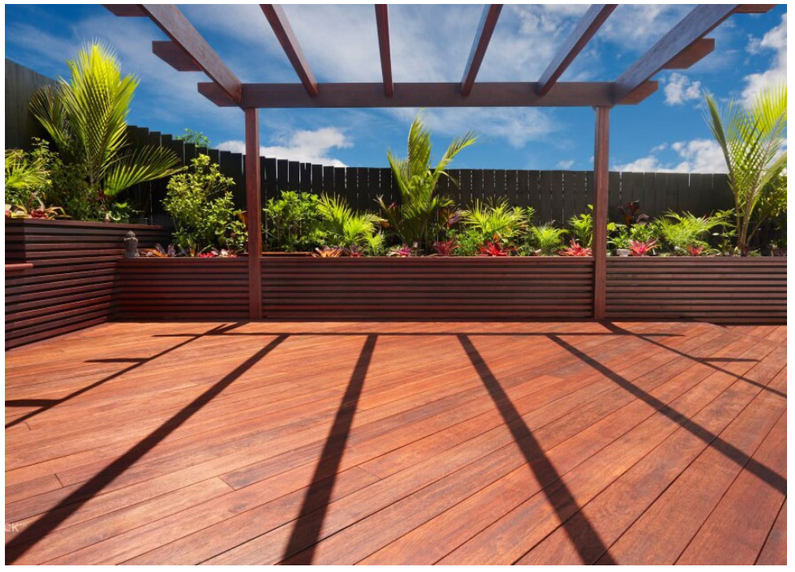
SURFACE TREATMENT DETAILS

Ⓐ Brushed concrete - U5/U6 Deep textured wire broom finish - 3% black oxide

Ⓑ Exposed aggregate concrete - 13mm Rangitikei River pebble aggregate with 5% black oxide or similar contrasting material. Brass tactile stud delineation between carparks - 200mm spacing

Ⓒ Coloured Concrete - ‘Peter Fell colour oxide 167®’ or Firth ‘Sea breeze®’ or similar approved - decorative saw cuts to be included and specified in detailed design

Ⓓ Coloured Concrete - ‘Peter Fell colour oxide 438®’ or similar approved - decorative saw cuts to be included and specified in detailed design



Ⓔ Timber Decking - Low level hardwood timber or composite ‘Ekologix’ decking or similar approved by client, with structural pole foundations. Refer to building consent package for more information. Alternatively, decks can be replaced with Firth Chancery® 500Lx500Wx50D mm pavers or similar approved at client request. Colour ‘Volcanic Ash’, ‘Glacier’, ‘Black sands’ or ‘Sumner’

Ⓕ Gravel - 8-13mm grade river pebble to be used around the pond area if required

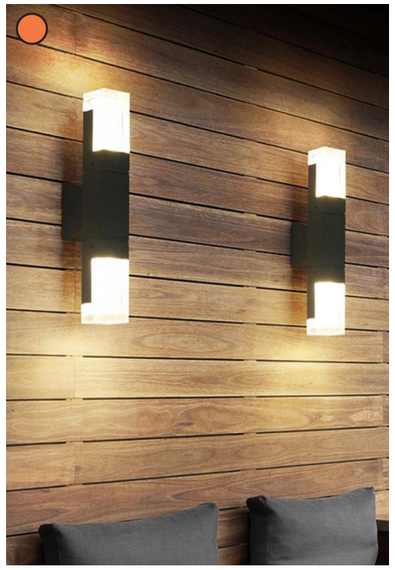
Project Number: 21156 Drawing Name: Surface Treatment details Sheet Number: L016	Client: Ropata Lodge Village Limited Project Name: 758 and 760 High Street Designer: Andrea Reid - Urban Edge Planning	Status: For issue Stage: Resource consent Issue Date: 25/08/22	URBANEDGE PLANNING LTD

ITEM DETAILS

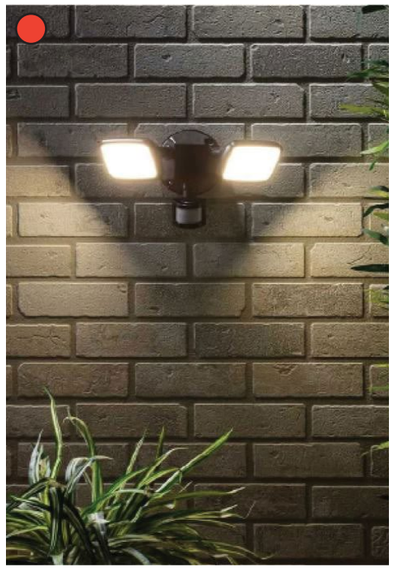
Benches - Hardwood timber slat seating with back rest and arm rest to enable ease of mobility. Kingsgrove Park Seat from Urban Effects or similar approved.
Bespoke benches to be built into planters if sited directly adjacent planter wall.

Wheel stops - 1800L x 200W x 125Dmm Hard wood timber wheel stop bolted to ground with parking number attached, or similar approved

Letterboxes - Lockable wall-mounted letterbox set - colour black or silver with large numerals placed on each letterbox, Letterboxes to be grouped in the cafe area



Indicative bollard lighting - Used along shared paths to provide wayfinding at night
Indicative entrance lighting - Lighting to be focused at the front door of each unit.
Indicative locations only, detailed lighting design to be supplied at time of engineering approval.



Indicative security lighting - Sensor lights adjacent service areas.
Indicative wall lighting - Used along shared paths attached to fences to provide wayfinding at night
Indicative locations only, detailed lighting design to be supplied at time of engineering approval.

Indicative wayfinding signage - to be designed in accordance with the existing Ropata Village signage suite
All front doors to include large unit number to aid in clear wayfinding

Project Number: 21156 Drawing Name: Item details Sheet Number: L017	Client: Ropata Lodge Village Limited Project Name: 758 and 760 High Street Designer: Andrea Reid - Urban Edge Planning	Status: For issue Stage: Resource consent Issue Date: 25/08/22	URBANEDGE PLANNING LTD

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 PB5 for shrubs and PB40-95 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.
- Tree cells to be used underground with permeable surface above, where there is risk of tree roots breaking the surface of hardscape areas.
- All trees adjacent vehicle or pedestrian accessways to be clear-stemmed to 2m to retain clear visibility.

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 are a 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.
- Artificial grass: Refer to selected manufacturers documentation for installation guide, guarantee and maintenance schedule

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 course 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.
- Xeronema callistomon to be watered with salt water once a year
- Climbers to be trained to grow up mesh, with adequate supports provided
- Vegetable garden species to be selected by client

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.

Project Number: 21156 Drawing Name: Landscape specification Sheet Number: L018	Client: Ropata Lodge Village Limited Project Name: 758 and 760 High Street Designer: Andrea Reid - Urban Edge Planning	Status: For issue Stage: Resource consent Issue Date: 25/08/22	URBANEDGE PLANNING LTD

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