












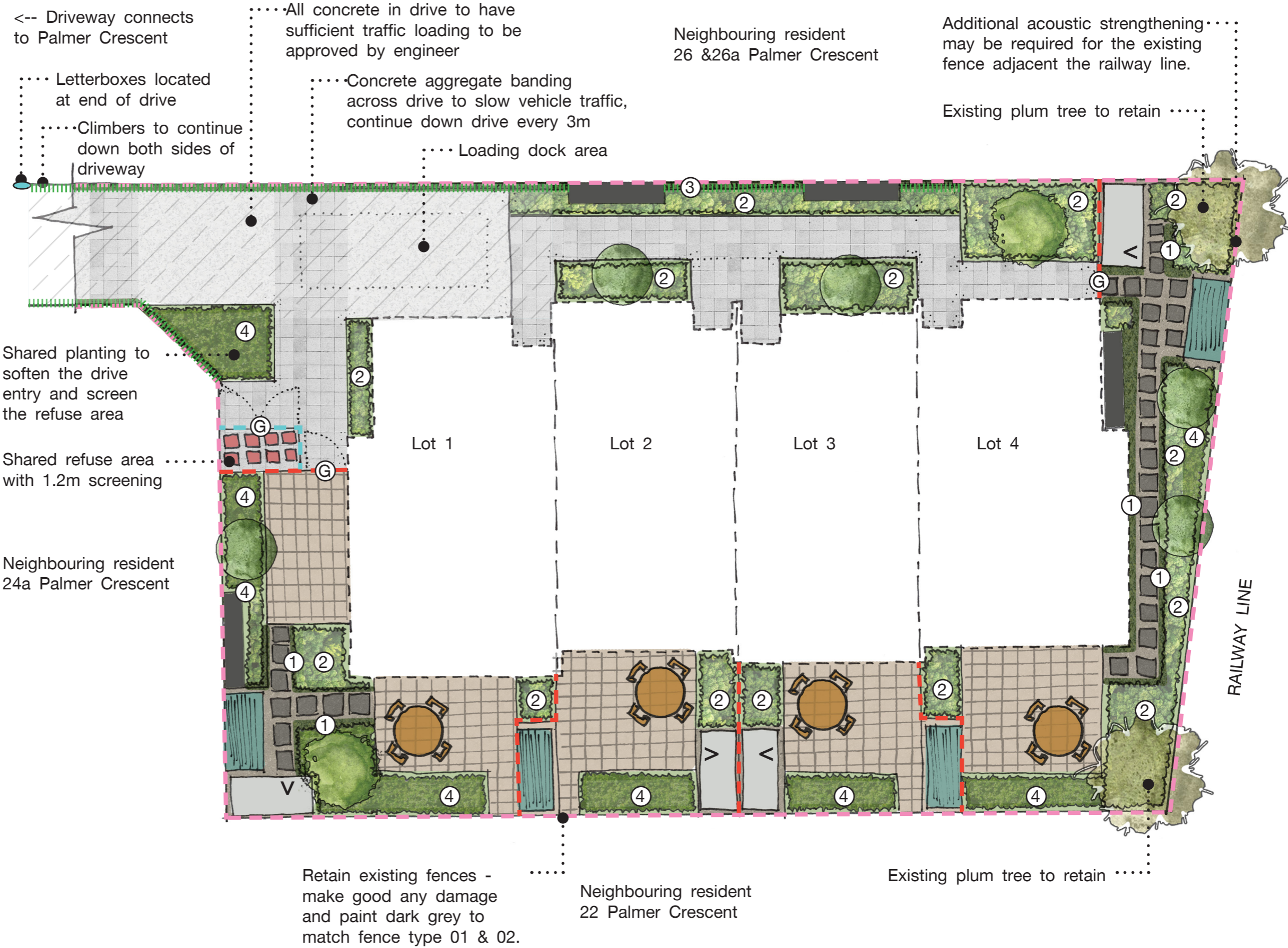


LANDSCAPE PLAN

Key:

- Fence type 01 - 1.8m
- Fence type 02 - 1.2m
- Retain existing fence
- G Gate
-  Washing line
-  Refuse area
-  Concrete type 01 (aggregate)
-  Concrete type 02 (brushed)
-  Patio
-  Gravel
-  Stepping pavers
- 1 Type One - Path edge
- 2 Type Two - Low growing
- 3 Type Three - Climbers
- 4 Type Four - Shrubs
-  Type Five - Specimen Trees
-  Type Six - Fruit Trees
-  Outdoor dining area
-  Letterbox
-  Shed
-  Rainwater tanks



Project Number: 20229
 Drawing Name: Landscape Plan
 Sheet Number: L001

Client: Palmer Crescent Ltd.
 Project Name: 24A Palmer Crescent
 Designed: A Reid - Urban Edge Planning

Status: Issued
 Stage: Resource Consent
 Issue Date: 17/12/2020

 Scale: 1:100@A3


PLANTING PALETTE

TYPE ONE - PATH EDGE



Liriope Muscari



Clematis paniculata

TYPE TWO - LOW GROWING SHRUB AND GROUNDCOVER MIX



Arthropodium cirratum



Carex comans 'frosted curls'



Carex testacea



Coprosma acerosa 'red rocks'



Fuchsia procumbens



Libertia peregrinans

TYPE THREE - CLIMBERS



Ficus pumila

TYPE FOUR - SHRUBS



Anemanthele lessoniana



Chionochloa flavicans



Cremanthodium reniforme



Hebe elliptica



Muehlenbeckia astonii



Phormium cookianum 'Emerald Green'

TYPE FIVE - SPECIMEN TREES



Meryta sinclairii



Metrosideros excelsa 'Maori Princess'



Prunus yedoensis 'Awanui'



Rhopalostylis sapida



Sophora microphylla

TYPE SIX - FRUIT TREES



Citrus x aurantiifoli



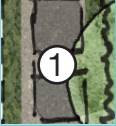



Citrus x meyeri






Project Number: 20229
Drawing Name: Planting Palette
Sheet Number: L003

Client: Palmer Crescent Ltd.
Project Name: 24A Palmer Crescent
Designed: A Reid - Urban Edge Planning

Status: Issued
Stage: Resource Consent
Issue Date: 17/12/2020

PLANTING SCHEDULE

Key	Botanical name	Common Name	Height (at 5 years)	Height (at maturity)	Spacing
TYPE ONE - PATH EDGE					
	<i>Ophiopogon japonicus</i>	mondo grass	150mm	250mm	200mm
	<i>Liriope Muscari</i>	lily turf	200mm	300mm	250mm
TYPE TWO - LOW GROWING SHRUB AND GROUNDCOVER MIX					
	<i>Arthropodium cirratum 'matapouri bay'</i>	rengarenga lily	600mm	600mm	500mm
	<i>Carex comans 'frosted curls'</i>	New Zealand hair sedge	400mm	500mm	300mm
	<i>Carex testacea</i>	orange sedge	600mm	600mm	500mm
	<i>Coprosma acerosa 'red rocks'</i>	groundcover coprosma	300mm	300mm	800mm
	<i>Fuchsia procumbens</i>	creeping fuchsia	200mm	200mm	800mm
	<i>Libertia peregrinans</i>	creeping iris	500mm	500mm	500mm
TYPE THREE - CLIMBERS					
	<i>Ficus pumila</i>	creeping fig	2000mm	4000mm	1000mm
TYPE FOUR - LARGE SHRUBS					
	<i>Anemanthele lessoniana</i>	gossamer grass	1000mm	1000mm	1000mm
	<i>Chionochloa flavicans</i>	dwarf toe toe	800mm	1200mm	1000mm
	<i>Cremanthodium reniforme</i> (previously <i>Ligularia reniformis</i>)	tractor seat	800mm	1000mm	800mm
	<i>Hebe elliptica</i>	kokomuka	1500mm	1500mm	1000mm
	<i>Muehlenbeckia astonii</i>	shrubby tororaro	1000mm	2000mm	1500mm
	<i>Phormium cookianum 'Emerald Green'</i>	dwarf mountain flax	800mm	800mm	500mm

Key	Botanical name	Common Name	Height (at 5 years)	Height (at maturity)	Spacing
TYPE FIVE - SPECIMEN TREES					
	<i>Meryta sinclairii</i>	puka	4000mm	8000mm	Individual
	<i>Metrosideros excelsa 'Maori Princess'</i>	dwarf pohutukawa	4000mm	8000mm	Individual
	<i>Prunus yedoensis 'Awanui'</i>	yoshino cherry	4000mm	6000mm	Individual
	<i>Rhopalostylis sapida</i>	nikau	3000mm	10000mm	Individual
	<i>Sophora microphylla</i>	kowhai	3000mm	8000mm	Individual
TYPE SIX - FRUIT TREES					
	<i>Citrus x aurantiifoli</i>	lime bears (Tahitian) dwarf	1500mm	2000mm	Individual
	<i>Citrus x meyeri</i>	lemon 'meyer'	2000mm	2000mm	Individual

Project Number: 20229
Drawing Name: Plant Schedule
Sheet Number: L004

Client: Palmer Crescent Ltd.
Project Name: 24A Palmer Crescent
Designed: A Reid - Urban Edge Planning

Status: Issued
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FENCE AND ITEM DETAILS



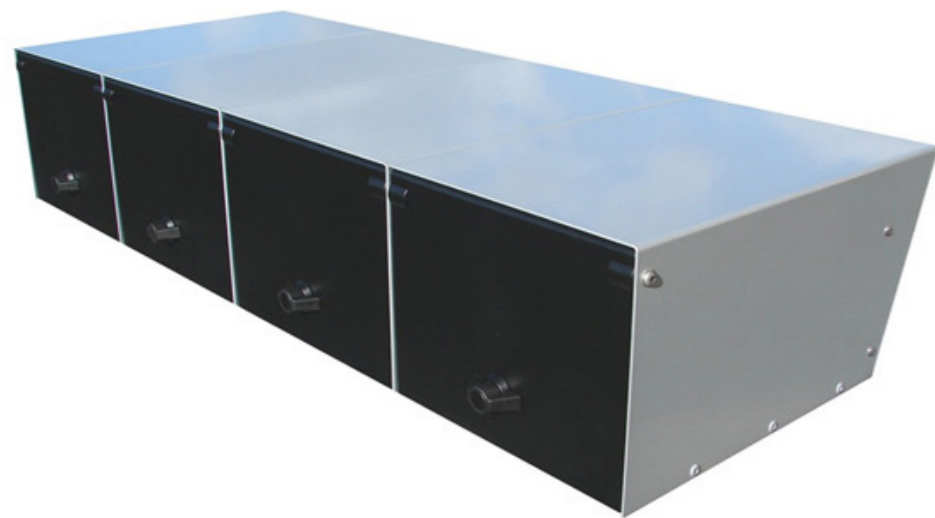
--- Fence type 01 - 1.8m high closed board vertical timber paling fence, stained black/dark grey



--- Fence type 02 - 1.2m high semipermeable horizontal timber slat screening fence, stained black/dark grey



Rainwater tanks - 2000L narrow tank setup - 1850H x 2400W x 480D mm - Colour dark Gray



Letterbox - Locking fence-mounted letterbox row of 4 - colour black or silver with large numerals placed on each letterbox



Wall-mounted drop-down foldable washing line



1m x 2m lockable storage shed


Project Number: 20229
 Drawing Name: Fence and Item details
 Sheet Number: L005

Client: Palmer Crescent Ltd.
 Project Name: 24A Palmer Crescent
 Designed: A Reid - Urban Edge Planning


Status: Issued
 Stage: Resource Consent
 Issue Date: 17/12/2020

SURFACE DETAILS




 Concrete type 01 (aggregate) - Exposed aggregate
16mm 3%black oxide



 Concrete type 02 - U5/U6 Deep textured wire broom
finish - 2%black oxide - decorative saw cuts to be
included and specified in detailed design




 Patio - Saw cut concrete 500mm saw cuts to replicate
large square concrete pavers



 Gravel - Grey Hapuku pebble or rosewall chip



 Path pavers - 500L x 500W x 50D mm square large
concrete pavers - natural grey colour

Project Number: 20229
Drawing Name: Surface details
Sheet Number: L006

Client: Palmer Crescent Ltd.
Project Name: 24A Palmer Crescent
Designed: A Reid - Urban Edge Planning

Status: Issued
Stage: Resource Consent
Issue Date: 17/12/2020

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 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 where possible and relocated to Lot 3 if it cannot be kept in its original location.
- 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.

PREPARING THE SITE:

- Replace standard 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.

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.

DISCLAIMER:

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 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.
- All concrete should be laid in accordance with Standards New Zealand NZS3109 and textured in accordance with Standards New Zealand NZS3114.
- 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).

Project Number: 20229
Drawing Name: Landscaping Specification
Sheet Number: L007

Client: Palmer Crescent Ltd.
Project Name: 24A Palmer Crescent
Designed: A Reid - Urban Edge Planning

Status: Issued
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