297 Te Puna Station Road

Landscape Plan and Planting Palette
Including Outline Wetland Establishment Plan

08 JULY 2024

MOMENTUM
PLANNING AND DESIGN

Landscape Requirements

The following Landscape Plan, Planting Palette and Outline Wetland Establishment Guide, have been prepared with consideration of the landscape requirements set out in the Te Puna Business Park Structure Plan and Environment Court Decision. Summarised below.

The intent of the Structure Plan, as supported by the resolution of the Environment Court appeal process which created the Te Puna Business Park Industrial Zoning, is interpreted as seeking to deliver the following landscape outcomes:

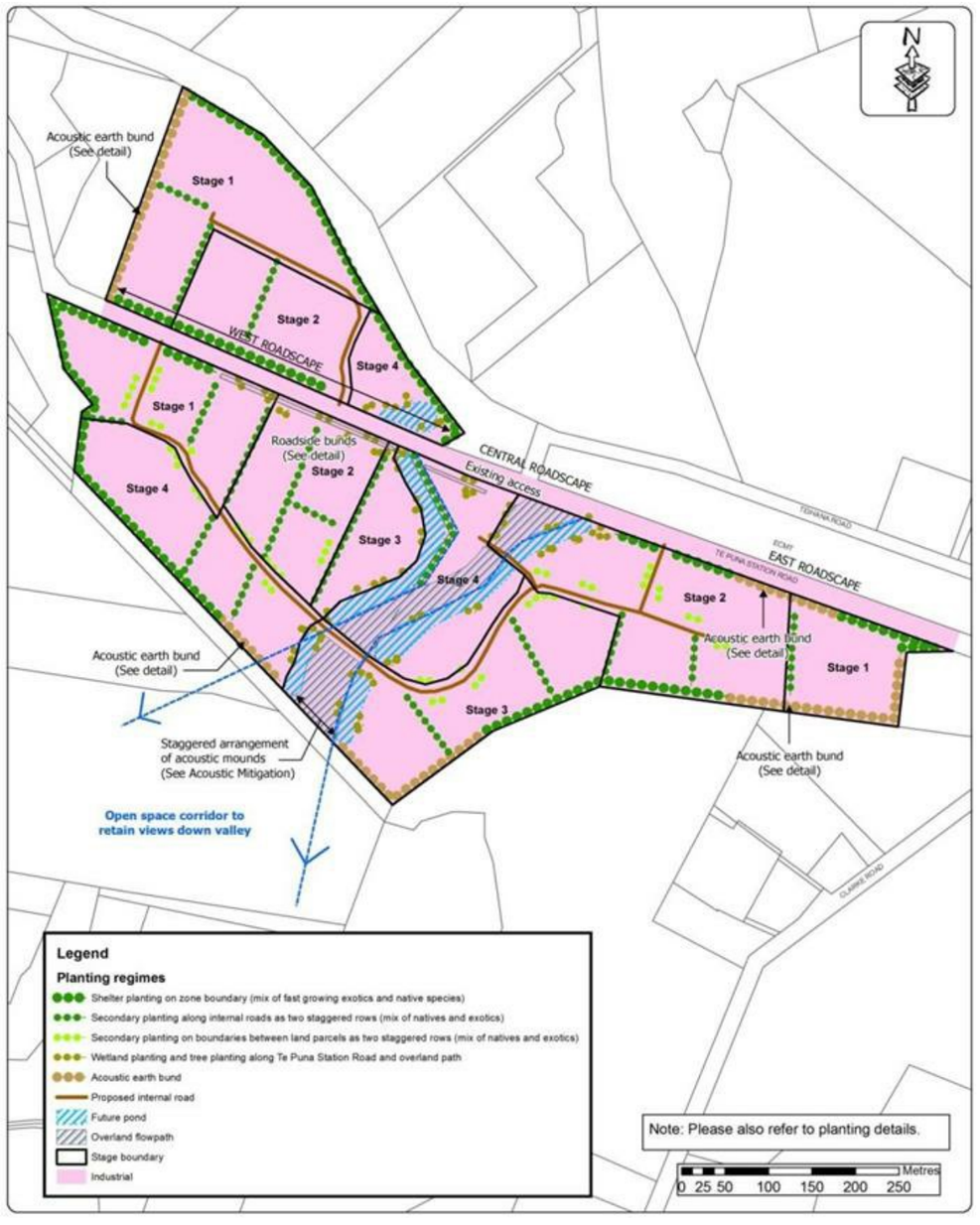
- Tree and shrub planting to north, south and west boundaries according to 'perimeter' pattern - 10m wide footprint, five rows of shrubs and trees, mix of fast-growing exotics and natives.
- Perimeter tree and shrub planting atop of acoustic and landscape bunds to northern and southern boundaries
- Secondary planting along internal roads (mix of natives and exotics)
- Secondary planting on boundaries between land parcels or leases (mix of natives and exotics)
- Wetland planting within structure plan overland flow path to convey water from 297 Te Puna Station Road through 245 Te Puna Station Road to a roadside drain to the north of 245 Te Puna Station Road
- Relocation of roadside drain to north of the site to inside the site boundary at 297 Te Puna Station Road, with native planting in a naturalised swale system (also applies to 245 Te Puna Station Road).

Landscape Design Rationale

The landscaping design has been specifically prepared firstly to address the aforementioned intent of the structure plan landscaping outcomes. This includes perimeter planting at the outset in precise accordance with the Structure Plan, with a mix of exotic and native trees and native shrubs. Wetland planting within and to the edge of the proposed wetland is included, as is secondary interior planting at known inter-lease locations. The northern boundary landscape bund has been removed to mitigate flooding effects of the proposed development, instead replaced with larger trees (2.5m at the time of planting) to the entire frontage.

Secondly, the landscaping design has the intent of, regardless of prescribed mitigation within the structure plan, mitigating any potential landscape and visual effects created by the proposed development, to soften the development and assimilate it into the surrounding landscape. This has been completed following the completion of a Landscape and Visual Impact Impact Assessment in respect of the proposed development of the site.

Te Puna Business Park, Structure Plan



297 Te Puna Station Road

Landscape Requirements

Drawn - TW
Review - VM
Date - 21 | 12 | 22
Scale - NTS
Job No. - 20282

MOMENTUM PLANNING AND DESIGN

RECONSTRUCTED ROAD SIDE SWALE
FOOTPATH
LANDSCAPED TO MEET STRUCTURE PLAN REQUIREMENTS - MINIMUM HEIGHT 2.5M AT TIME OF PLANTING
TE PUNA STATION ROAD
INTER-LEASE PLANTING
ROAD SIDE SWALE
STREET TREE PLANTING
PROPOSED INTERNAL SWALE
NATIVE BANDED SHRUBS TO ROAD SIDE
CULVERT EXTENSION WITH RECONSTRUCTED ROADSIDE SWALE
POTENTIAL FILL BORROW AREA
FUTURE CONTAINER CO YARD
NATIVE TREE PLANTING TO EDGE OF WETLAND REFER TO WETLAND PLANTING ZONE 4&5 TABLE FOR PLANT SPECIFICATIONS ON SHEET 6
SW POND
SW POND AREA PLANTING
CLEARED STRUCTURE PLAN BOUNDARY DRAINAGE TO OLFP
OTHER INDUSTRIAL YARDS
PAPER ROAD
PROPOSED INTERNAL SWALE
PERIMETER PLANTING AS PER STRUCTURE PLAN
SWALE
PEDESTRIAN BRIDGE OVER SWALE
BATTER SLOPE FROM YARD DOWN TO WETLAND
FUTURE DEVELOPMENT AREA
BATTER SLOPE TO WESTERN EDGE OF PATH
OVERLAND FLOW PATH AS PER STRUCTURE PLAN
SEATING & ORNAMENTAL GARDEN AREA
OLFP CONNECTION BETWEEN SITES
ACOUSTIC BUND AS PER STRUCTURE PLAN
PROPOSED WETLAND PLANTING IN OLFP
SW POND
HAKAO STREAM
CONNECTION TO STREAM ALONG PAPER ROAD. RIPARIAN MARGIN RESTORATION

NOTES

- TREE LOCATIONS ARE INDICATIVE AND WILL BE FINALISED ON SITE BY CONTRACTOR.

LEGEND

- OLFP AS PER STRUCTURE PLAN
- GRAVEL PEDESTRIAN PATHWAY
- RAISED TIMBER BOARDWALK ACROSS WETLAND
- ORNAMNETAL GARDEN AND SEATING AREA
- INDICATIVE WORKSHOP AREA

LANDSCAPING

- WETLAND PLANTING IN OLFP AS PER STRUCTURE PLAN
- ROADSIDE TREES
- PERIMETER PLANTING (See sheet 05 for details)
- SECONDARY PLANTING (See sheet 05 for details)
- INTERNAL STREET TREES

REFER TO PLANTING PALETTE FOR SPECIES SPECIFICATIONS

MOMENTUM PLANNING AND DESIGN

REVISION

NO.	DATE	DESCRIPTION	APPROVED
1	15.12.22	Final Revisions	VM
2	16.01.23	Location of Workshop & Path Amendments	VM
3	23.01.23	Location of Pond	VM

297 TE PUNA STATION ROAD

LANDSCAPE CONCEPT PLAN

DESIGN	TW
DRAWN	TW
CHECKED	VM
DATE	08.07.24
DRAWING NO.	002
PROJECT NO.	20282
REV NO.	SCALE
2	1:1000 @ A3

Proposed Perimeter Trees

Alectryon excelsa
Titoki

Mature Height: 5-7m

Metrosideros excelsa
Pohutakawa

Mature Height: 8m

Leptospermum scoparium*a*
Manuka

Mature Height: 6m

Cordyline australis
Cabbage tree

Mature Height: 4 - 8m

Pseudopanax crassifolius
Lancewood

Mature Height: 5-10m

Magnolia grandiflora
Ferrugenia (exotic)

Mature Height: 9m average

Olea Verdale
Olive (exotic)

Mature Height: 5-8m average

Dysoxylum spectabile
Kohekohe
Mature Height: up to 15m

Pittosporum tenuifolium
Stephens Island
Mature Height: 4m average

Sophora tetraptera
North Island Kōwhai
Mature Height 10m

Podocarpus totara
Totara
Mature Height: 15m

Dacrycarpus dacrydioides
Kahikatea
Mature Height: 50m

Notes:

Refer to plans for spacing and set out.
Minimum bag size of 45L for all tree's at time on installation.

Road side trees fronting Te Puna Station Road to be planted with and in ground height of 2.5m.

Trees to be sourced locally to ensure best chance of survival.

If species are unavailable, species with similar qualities can be used. To be confirmed by contractor in consultation with project Landscape Architect.

Spacing of trees to be approx 2-3m depended on species used at time of planting.

Refer to Outline Landscape Maintenance Plan for details on plant establishment and maintenance.

Proposed street trees are aligned with the WBOPDC Draft Urban Street Tree and Planting Guide.

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297 Te Puna Station Road

Tree Palette

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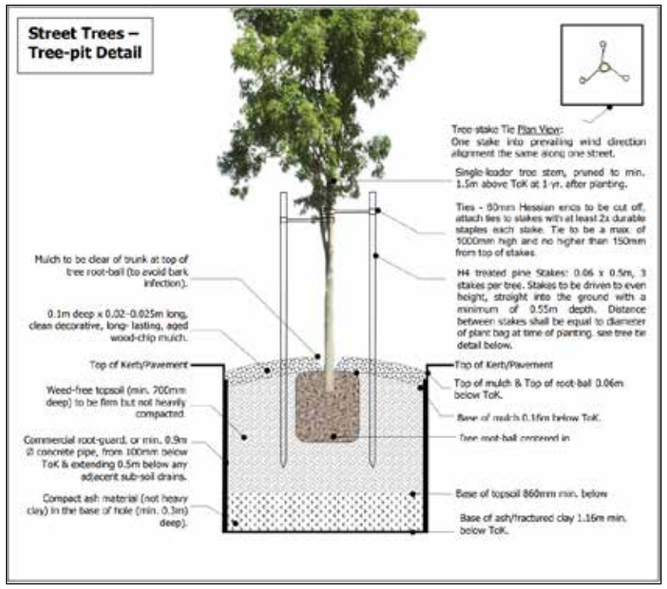
Internal Roadside Planting

Acer buergerianum
Trident maple
Mature Height: 7m average

Jacaranda mimosaefolia
Jacaranda
Mature Height: 7m average

Botanical Name: Alectryon excelsa
Common Name: Titoki
Type: Evergreen
Maturity: 7m(H) x 6m(W)

Note: Other trees from perimeter specifications above also may be used

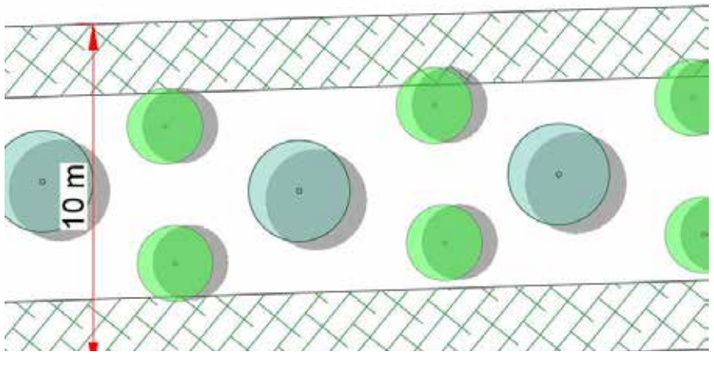


Tree-pit detail as per WBOPDC Draft Urban Street Tree & Planting Guide

Planting Patterns

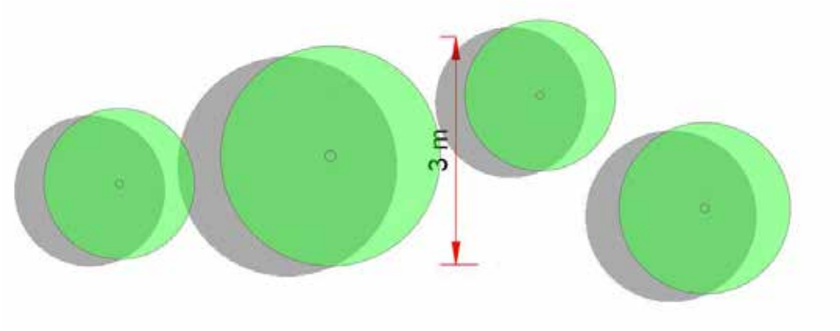
Perimeter planting pattern

-Mix of fast growing natives and exotic trees
-Native shrubs
-Native Evergreen trees



Secondary planting pattern

-Mix of fast growing natives and exotic trees
-Native shrubs
-2x staggered rows
-Mix of native and exotic trees



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