

KEY

- soft landscape area
- hedging
- proposed water features
- mezzanine viewshed
- Surface material change to enhance pedestrian amenity

Trees recommended for retention:

- Kauri (*Agathis australis*) x2 to be retained. Will require protection during construction phase.
- Pohutukawa (*Metrosideros excelsa*) x1 to be retained. Will require protection during construction phase. Tree to be 'limbed up' to enable seating access underneath. Appropriate hardscape incorporated with paving to be installed to protect tree roots.
- Totorā (*Podocarpus totora*) x2 to be retained. New plantings of other native species and removal of exotics will complement the Kauri.

It is likely that the existing vegetation will not be retained due to demolition and construction activities. The number of replacement trees will be determined at the time of detailed plant planning and is dependent on what can be retained. This area will be revegetated using primarily NZ natives and exotics that provide seasonal colour and interest.

Ginkgo biloba fastigiata, a narrow upright tree, will follow the upright linear nature of the building frontage with a bonus of bright yellow autumn foliage. The placement pattern is repeated along the front of each apartment wing.

Area between footpath and boundary fence too narrow to support tree species. Suggest planting with climbers (e.g. Trachelospermum jasminoides, wisteria sinensis) along fenceline interspersed with Ilex 'Sky Pencil' or Buxus 'Graham Blandy' (both reach height of approx 2m).

Bespoke planter boxes with open base (1.5m x 1.5m x 0.8m) will be used as for individual trees. Tree will form a clear trunk of approx 1.5m and a 10 year growth height of approx 5m. Using planter boxes to raise the tree canopy will assist with reducing the negative impact of shading for ground floor apartments. This treatment will provide a measure of privacy for 33 Campbell Road from the 2nd story apartment view. Repeating x4 along the face of both apartment buildings gives a uniformity and rhythm to the planting scheme along the Campbell Street pedestrian entrance.

Standards will be used to highlight the entrance paths to each of the courtyards of the apartment buildings.

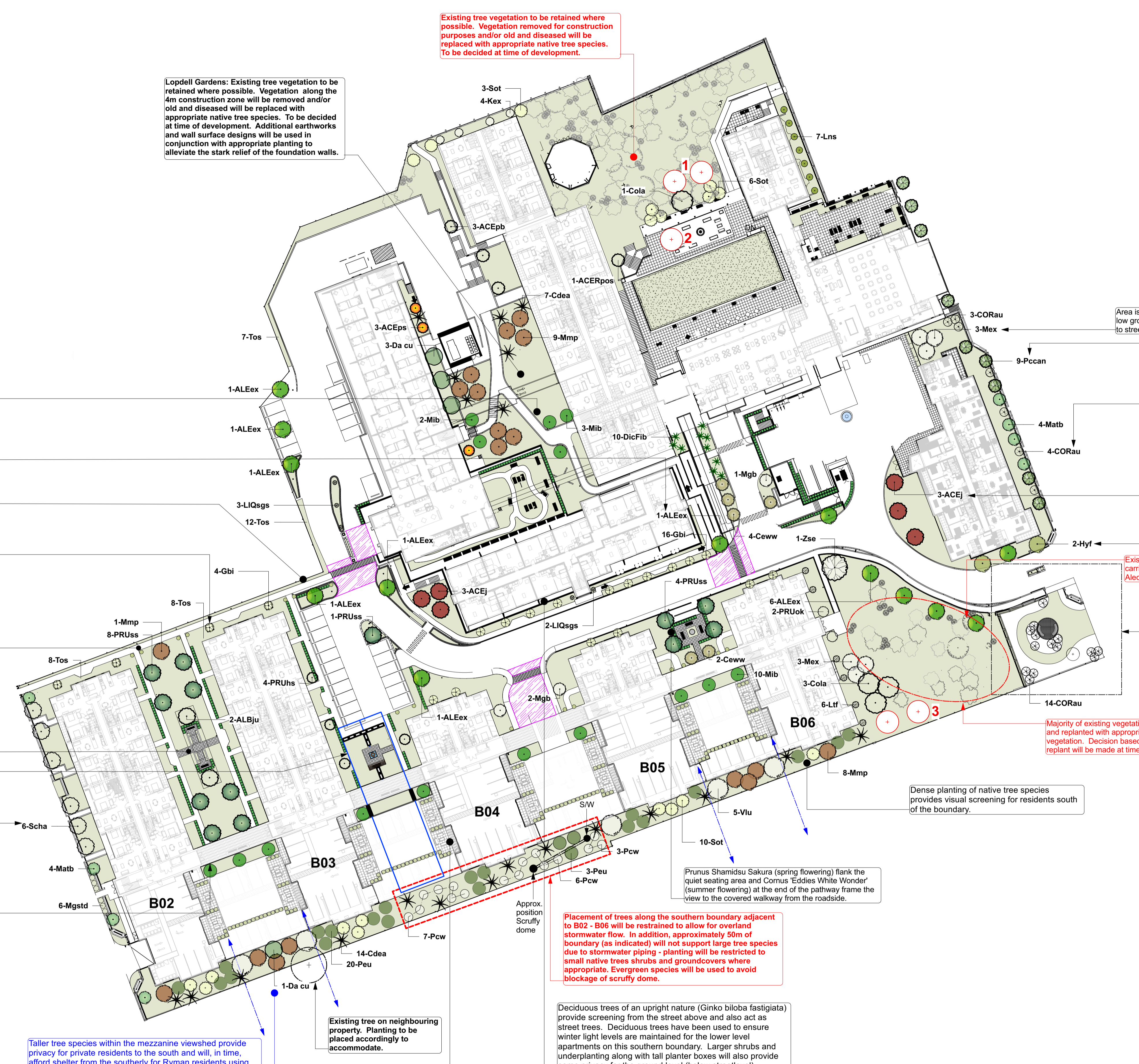
Prunus Shimidzu Sakura along the length of the courtyard frame the area while providing privacy for residents. The late spring blossom and autumn foliage add seasonal interest and complement the internal garden layout.

A pergola with seating forms a central area for residents to use. Albizia julibrissin (Silk Tree) at each end of the pergola will form a spreading canopy providing shade with a mass of soft pink flowers in the summer. Underplanting along the length of the pergola provides a beautiful focal point for residents.

Approximate position of detention tank. Area re-designed with Planter boxes along northern edge to provide a visual and physical buffer from carpark area. A small waterfeature and a pergola above seating area to provides height completes the community area.

Sophora 'chathamica', a small evergreen tree, tolerates wind. Used in this instance to frame each external entrance to each groundfloor apartment. Use of a native tree along the street frontage will work well with other native plantings in the area.

Michelia 'Bubbles', a small evergreen tree set against the apartment wall are a focal point for each courtyard area. In addition, the Michelias will be accompanied with densely planted taller shrubs and perennials to provide a green environment to reduce the visual impact of the solid 'wall and vent' system of the parking level.



Existing tree vegetation to be retained where possible. Vegetation removed for construction purposes and/or old and diseased will be replaced with appropriate native tree species. To be decided at time of development.

Lopdell Gardens: Existing tree vegetation to be retained where possible. Vegetation along the 4m construction zone will be removed and/or old and diseased will be replaced with appropriate native tree species. To be decided at time of development. Additional earthworks and wall surface designs will be used in conjunction with appropriate planting to alleviate the stark relief of the foundation walls.

Area is to be underplanted with native ferns and shrubs. The low growing nature of these species provides a view through to street from B01 main entrance.

Pyrus calleryana 'Candelabra' (Ornamental pear) and Magnolia 'Teddy Bear' along the frontage of B07 highlight the fenceline features and are the same species that has been used along the western boundary.

Cordyline australis (Cabbage tree) has been used to continue the planting theme from the public garden area in the south eastern corner. The planting highlights the 'gate' feature in the boundary fenceline.

Acer rubrum will be used at each end of the main thoroughfare to provide repeat focal points with its stunning red autumn foliage.

The beautiful Hymenosporum flavum with its lemon yellow flowers in summer highlight either side of the main vehicle entrance to the village.

Existing Kowhai (Sophora species) along main carriageway to be removed. These will be replaced with Alectryon excelsa (a narrow upright growing native tree).

Garden area with seating for public use. Ref. L0-020PP

Majority of existing vegetation to remain. Some exotic species will be removed and replanted with appropriate native species to complement remaining vegetation. Decision based on health/size/species of which trees to remove and replant will be made at time of construction.

Dense planting of native tree species provides visual screening for residents south of the boundary.

Prunus Shimidzu Sakura (spring flowering) flank the quiet seating area and Cornus 'Eddies White Wonder' (summer flowering) at the end of the pathway frame the view to the covered walkway from the roadside.

Placement of trees along the southern boundary adjacent to B02 - B06 will be restrained to allow for overland stormwater flow. In addition, approximately 50m of boundary (as indicated) will not support large tree species due to stormwater piping - planting will be restricted to small native trees shrubs and groundcovers where appropriate. Evergreen species will be used to avoid blockage of scruffy dome.

Deciduous trees of an upright nature (Ginkgo biloba fastigiata) provide screening from the street above and also act as street trees. Deciduous trees have been used to ensure winter light levels are maintained for the lower level apartments on this southern boundary. Larger shrubs and underplanting along with tall planter boxes will also provide some privacy for the ground level (below streetlevel) apartments.

Existing tree on neighbouring property. Planting to be placed accordingly to accommodate.

To address the potential privacy issues of being able to look into the rear of Scapa Terrace properties: planter boxes along the southern end of the mezzanine floor will be planted with species that will have a finished height (pot and plant) of 1.5m height.

Taller tree species within the mezzanine viewshed provide privacy for private residents to the south and will, in time, afford shelter from the southerly for Ryman residents using the mezzanine space.



S	Minor adjustments to road surface graphic	14/07/21
R	Changes as per Urban Designer requests	24/06/2021
Q	Amendment to Donald and Campbell Street planting	29/04/2021
P	Amended trees on southern boundary by stormwater	21/08/2020
O	Amendments to planting and features over detention tank.	20/08/2020
N	Remove Text	14/07/2020
M	Tree placement southern boundary amended	2/06/20
L	Added text	28/05/2020
K	Removal and/or reposition of trees to accommodate Proposed Stormwater Ref: 042-RCT_401C0-021B	7/05/2020

Ryman Healthcare								
Karori Retirement Development								
Tree Schedule								
ID	Qty	Latin Name	Common Name	Notes	Height	Spread	D/E	Size at planting
ACEpb	3	Acer palmatum 'Bloodgood'	Japanese Maple 'Bloodgood'	Large bushy deciduous small tree with deep red-purple leaves - turn red in autumn.	4.0m (3m)	3.0m (2.5m)	D	2.0m
ACERpos	1	Acer palmatum 'Osakazuki'	Japanese Maple	Large lobed leaves. New growth a pinky bronze that turns green. Scarlet autumn colours.	4.0m (3m)	3.0m (2.5m)	D	2.0m
ACEps	3	Acer palmatum 'Senkaki'	Coral Bark Japanese Maple	Coral Bark Maple. Soft lime green, red margined foliage in spring turning green mid summer- bright gold in autumn. Brilliant red trunk in winter.	4.0m (3.0m)	2.5m (1.8m)	D	1.8m
ACEJ	6	Acer rubrum x freemanii 'Jeffersred'	Freeman Maple	Medium sized vase-shaped tree. Large green leaves with silvery undersides. Red-orange leaves from March.	10.0m (6.0m)	4.0m (2.0m)	D	3.0m
ALBju	2	Albizia julibrissin	Silk Tree	Fluffy pink flowers Summer. Ferny open foliage. Spreading habit.	6.0m (4.5m)	4.0m (3.0m)	D	2.0m
ALEex	13	Alectryon excelsus	Titoki	NZ Oak. Glossy green ash-like leaves with black seeds held in scarlet cups.	7.0m (4.0m)	4.0m (2.0m)	E	2.5m
CORau	21	Cordylina australis	NZ Cabbage Tree	Strap like foliage. Masses of tiny white fragrant flowers on stalk.	6.0m (4.0m)	2.0m (2.5)	E	Various sizes
Ceww	6	Cornus 'Eddie's White Wonder'	Dogwood	Rounded green leaves turning yellow to red in autumn. White flower bracts in spring. Upright grower	5.0m (3.0m)	3.0m (1.5m)	D	2.0m
Cola	4	Corynocarpus laevigatus	Karaka	Canopy tree with large leathery, glossy, green leaves. Large bright orange fleshy drupes that ripen in summer.	8.0m (4.5m)	5.0m (3.0m)	D	1.8m
Cdea	21	Cyathea dealbata	Silver fern	This fern is known to grow to heights of 10m or more. The crown is dense, and the fronds tend to be about 4 m long and have a silver-white colouration on the undersides	3.0m (2.0m)	1.5m (1.5m)	E	Various Sizes
Da cu	4	Dacrydium cupressinum	Rimu	Pendulous, willow-like branchlets when young. Fruit from March to May attracts birds.	6.0m (4.0m)	3.0m (2.5m)	E	2.5m
DicFib	10	Dicksonia fibrosa	Wheki Ponga Tree Fern	New Zealand Ponga or Tree Fern. Hardy, slow grower with crown fronds that grow in a shuttlecock shape.	3.0m (1-2.0m)	2.0m (1.5m)	E	Various Sizes
Gbi	20	Ginkgo biloba fastigiata	Upright Maidenhair Tree	A very neat, narrowly erect form with a myriad of uses for confined tight spaces, both in narrow streets and smaller home gardens. Bares the usual deep green distinctive maidenhair leaves with their gorgeous golden autumn tones.	6.0m (3.0m)	2.5m (1.8m)	D	1.5m
Hyf	2	Hymenosporum flavum	Australian Frangipani	Open habit with glossy green leaves and masses of yellow scented flowers.	6.0m (3.5m)	4.0m (2.5m)	E	2.0m
Kex	4	Knightia excelsa	Rewarewa	Foliage deep green, glossy with toothed margins. Small reddish flowers in summer.	7.0m (4.0m)	2.0m (1.5m)	E	2.0m
Lns	7	Laurus nobilis 'Standard' 1.5m	Sweet Bay or Bay Laurel	Standard. Leathery dark green aromatic foliage.	2.5m (2.0m)	1.5m (1.2m)	E	1.8m
LIQsgs	5	Liquidambar styraciflua 'Gumball' Standard 1.8m	SweetGum	Maple like leaf on a tight restricted head. Brilliant autumn tones. Corky bark on branches. Standard. Clip to ball.	3.0m (3.0m)	1.5m (1.5m)	D	1.8m std
Ltf	6	Liriodendron tulipifera 'Fastigiatum'	Upright Tulip Tree	Large bright green lyre-shaped leaves turning buttery yellow in Autumn. Large fragrant light lime green tulip shaped flowers in early summer. Narrow erect form.	7.0m (5.0m)	1.5m (2.5m)	D	2.5m
Mgb	3	Magnolia grandiflora 'Blanchard'	Magnolia	Very dark green glossy leaves. Creamy white fragrant blooms in summer	5.0m (4.0m)	3.0m (1.5m)	E	2m
Matb	8	Magnolia grandiflora 'Teddy Bear'	Magnolia	Smaller narrow columnar growth with tight branch structure. Large fragrant white flowers through summer.	5m (3.5m)	3m (2.0m)	E	1.8m
Mex	6	Metrosideros excelsa	Pohutukawa or NZ Xmas Tree	Dense ovate green foliage. Crimson/red flowers in summer.	5.0m (4.0m)	4.0m (3.0m)	E	1.8m
Mmp	18	Metrosideros Maori Princess	Pohutukawa or NZ Xmas Tree	Conical upright form making it a great tree for streets or narrow situations. Rich, green, rounded leaves, crimson red flowers and glossy green leaves and white blooms with pink margins. Very sweetly vanilla scented.	6.0m (4.0m)	4.0m (3.0m)	E	2.0m
Mib	15	Michelia 'Bubbles'	Michelia Bubbles	Glossy green leaves and white blooms with pink margins. Very sweetly vanilla scented.	5.0m (3.0m)	4.0m (2.0m)	E	1.8m
Mgstd	6	Michelia gracipes 'Standard' 1.2m	Michelia Standard	A small tree with shiny dark green leaves. In spring masses of perfumed white flowers are produced from velvety brown buds. Evergreen. 1.5m Standard	1.8m (1.8m)	1.2m (1.2m)	E	1.2m std
Peu	23	Pittosporum eugenioides	Lemonwood	Wavy pale green foliage.	5.0m (3.0m)	3.0m (2.0m)	E	1.8m
PRUhs	4	Prunus hillebrandii 'Spire'	Flowering Cherry	Narrow upright form. Bronze spring leaves - green in summer - orange in autumn. Soft pink blossom in spring.	5.0m (3.5m)	2.5m (1.8m)	D	2.5m
PRUok	2	Prunus 'Okame'	Pink Flowering Cherry	Masses of carmine pink bell shaped flowers in early spring. Compact upright grower with autumn colours.	4.0m (3.0m)	2.5m (3.0m)	D	2.5m
PRUss	13	Prunus 'Shimidsu Sakura' 1.8m std	Flowering Cherry	Pink bud, double white flowers in spring. Standard.	4.0m (2.5m)	3.0m (1.8m)	D	1.8m Std
Pow	16	Pseudopanax lessonii 'Cyril Watson'	Houpara	Compact bushy habit. Leathery green lobed leaves.	3.0m	2.0m	E	1.2m
Pccan	9	Pyrus calleryana 'Candelabra'	Ornamental Pear	Upright growth, hardy, White flower, green summer growth, and red autumn colours to finish off the season.	6.0m (4.5m)	4.0m (2.5m)	D	3.0m
Scha	6	Sophora chathamica	Coastal Kowhai	Tiny compound leaves with yellow flowers in late winter to early spring. Has no juvenile stage. Hardy	5.0m (3.5m)	3.5m (2.0m)	E	1.2m
Sot	19	Sophora tetraptera	N Z Kowhai North Island	Cluster of large yellow flowers in spring.	5.0m (4.0m)	3.0m (2.5m)	E	1.5m
Tos	23	Thuja Occidentalis 'Smaragd'	White cedar	'Smaragd' is a slow-growing, conical, coniferous evergreen shrub with erect sprays of scale-like, ovate, bright green leaves.	3.0m (1.8m)	1.0m (0.75m)	E	1.0m
Vlu	5	Vitex lucens	New Zealand Puriri	Maintains a shrubby form for several years. Develops into a round headed tree. Cup shaped pinkish red flowers. Rich green leaves have wavy edges.	6.0m (4.0m)	5.0m (2.5m)	E	2.0m
Zse	1	Zelkova serrata	Japanese Zelkova	Semi open tree with serrated green leaves turning red and yellow in autumn.	8.0m (5.0m)	6.0m (4.0m)	D	2.0m

Q	Changes as per Urban Designer requests	24/06/2021
P	Amendments to Campbell and Donald Street Planting	29/04/2021
O	Tree planting amended southern boundary	21/08/2020
N	Amendments over detention tank area	20/08/2020
M	Additional Planting along S/W area	13/08/2020
L	Remove Text	14/07/2020
K	Tree planting amended southern boundary	2/06/20
J	Removal of trees due to Proposed Stormwater Plan	7/05/2020
I	Amendment to Tree Planting on SW Boundary	12/03/2020
H	Text Amendments	5/03/2020



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Development for Ryman Healthcare
Karori Retirement Development
WELLINGTON

Resource Consent Indicative Landscape Plan - Details Schedule

SHEET 2 of 3	Verify all dimensions on site. Identify all boundaries and underground services before commencement of works				SHEET L0-010PS Amendment Q
	REVISED	24/06/2021	REF	n/a	Ryman Numbering
	DRAWN	LW	DATE	12/09/2019	Project 042 Stage RCT Block S01
	CAD	MB	CHECKED	LW	Scale N/A pdf:042-RCT_S01_L0-010PS_0