

# Landscape Memorandum – Proposed Design Approach – Residential Development at 15 Clarks Lane, Whenuapai – Site A

Date: 22 November 2022

Prepared for: Cabra Developments

Site Location: 15 Clarks Lane, Whenuapai, Auckland

Report Number: 1532 1122 SITEA 15 CLKLN

Report Author: Chris Campbell

QA/QC Check: Mitch Burn

## PURPOSE

This purpose of this memorandum is to outline the proposed landscape response to proposed residential sub division at 15 Clarks Lane as proposed in DKO Architect's drawings RC303 RC305 (revision A).

## OUTLINE OF PROPOSED DESIGN RESPONSE

With regards to the esplanade / riparian yard / wetland areas all exotic/invasive species will be removed with native regeneration planting installed, species will be selected based on Auckland Council's design manuals for riparian and wetland areas. A pedestrian walkway will be established within this area to allow for public access. This planting will improve the quality of these natural features from both an aesthetic and ecological perspective.

Tree planting will be provided within the 'road to vest' trees will be selected to 'frame' the entry to the western esplanade reserve to highlight this entrance to the public from Clarks Lane. In order to preserve the integrity of the revegetation planting within the esplanade / riparian yard / wetland areas native species will be utilised for street trees.

On lot landscaping will consist of shrub planting , low level fences (<1.2m) and tree planting within front yards to enhance the relationship with the street and provide for CPTED considerations by maintaining views out of internal living areas of future dwellings. Rear yards will consist of higher fences to provide privacy for residents and to screen any external service areas.

This response will also be utilised at all lots with front yards directly fronting COALs in order to provide amenity for residents. For rear yards facing the COALS higher fence heights will be maintained with planting to provide softening of these structures. Variation through surface treatment (both through colour and texture) will also be utilised to break up any perceived monotony of hard finishes within these areas.

It is desired to provide a minimum of one tree per private lot in order to create a loose vegetation canopy across the site to complement the proposed planting within the esplanade / riparian yard/ wetland areas.

At the on lot interface with Clarks Lane trees will be utilised to enhance the street frontage, selection of trees will look to replicate those used within the riparian yard to ensure consistency at this street frontage.

Planting at the rear yards of private lots directly abutting the esplanade reserve will mirror those native regeneration species proposed for the esplanade to ensure visual continuation and protect the ecological integrity of plantings within the esplanade reserve.

All planting across both the public and private realms of the site will be undertaken in accordance with the suggested conditions of consent put forth by NZDF (which have been adopted by the applicant).

# Landscape Memorandum – Proposed Design Approach – Residential Development at 10 Sinton Road, Whenuapai – Site B

Date: 22 November 2022

Prepared for: Cabra Developments

Site Location: 10 Sinton Road, Whenuapai, Auckland

Report Number: 1532 1122 SITEB 10 STNRD

Report Author: Chris Campbell

QA/QC Check: Mitch Burn

## PURPOSE

This purpose of this memorandum is to outline the proposed landscape response to proposed residential sub division at 10 Sinton Road as proposed in DKO Architect's drawings RC403 RC404 (revision A).

## OUTLINE OF PROPOSED DESIGN RESPONSE

With regards to the esplanade area all exotic/invasive species will be removed with native regeneration planting installed, species will be selected based on Auckland Council's design manuals for riparian and wetland areas. A pedestrian walkway will be established within this area to allow for public access. This planting will improve the quality of this natural feature from both an aesthetic and ecological perspective.

Tree planting will be provided within the 'road to vest' trees will be selected to 'frame' the entry to the western esplanade reserve to highlight this entrance to the public from Sinton Road. In order to preserve the integrity of the revegetation planting within the esplanade the preference will be to utilise native species street tree planting.

On lot landscaping will consist of shrub planting , low level fences (<1.2m) and tree

planting within front yards to enhance the relationship with the street and provide for CPTED considerations by maintaining views out of internal living areas of future dwellings. Rear yards will consist of higher fences to provide privacy for residents and to screen any external service areas.

This response will also be utilised at all lots with front yards directly fronting COALs in order to provide amenity for residents. For rear yards facing the COALS higher fence heights will be maintained with planting to provide softening of these structures. Variation through surface treatment (both through colour and texture) will also be utilised to break up any perceived monotony of hard finishes within these areas.

It is desired to provide a minimum of one tree per private lot in order to create a loose vegetation canopy across the site to complement the proposed planting within the esplanade / riparian yard/ wetland areas. Consideration will be given to providing an 'anchor' tree at the northern point of the triangular shaped lot at the conflux of the vested roads within the site.

At the on lot interface with Sinton Road trees will be utilised to enhance the street frontage. Larger trees will be utilised at the site entrance to work in concert with the proposed street tree planting to highlight the proposed pedestrian entrance to the esplanade reserve.

Planting at the rear yards of private lots directly abutting the esplanade reserve will mirror those native regeneration species proposed for the esplanade to ensure visual continuation and protect the ecological integrity of plantings within the esplanade reserve.

All planting across both the public and private realms of the site will be undertaken in accordance with the suggested conditions of consent put forth by NZDF (which have been adopted by the applicant).

# Landscape Memorandum – Proposed Design Approach – Residential Development at 16 Sinton Road, Whenuapai – Site C

Date: 22 November 2022

Prepared for: Cabra Developments

Site Location: 16 Sinton Road, Whenuapai, Auckland

Report Number: 1532 1122 SITEC 16 STNRD

Report Author: Chris Campbell

QA/QC Check: Mitch Burn

## PURPOSE

This purpose of this memorandum is to outline the proposed landscape response to proposed residential sub division at 16 Sinton Road as proposed in DKO Architect's drawings RC503 RC504 (revision A).

## OUTLINE OF PROPOSED DESIGN RESPONSE

With regards to the esplanade area all exotic/invasive species will be removed with native regeneration planting installed, species will be selected based on Auckland Council's design manuals for riparian and wetland areas. A pedestrian walkway will be established within this area to allow for public access. This planting will improve the quality of this natural feature from both an aesthetic and ecological perspective.

Tree planting will be provided within the 'road to vest' trees will be selected to 'frame' the entry to the western esplanade reserve to highlight this entrance to the public from Sinton Road. In order to preserve the integrity of the revegetation planting within the esplanade the preference will be to utilise native species street tree planting.

On lot landscaping will consist of shrub planting , low level fences (<1.2m) and tree

planting within front yards to enhance the relationship with the street and provide for CPTED considerations by maintaining views out of internal living areas of future dwellings. Rear yards will consist of higher fences to provide privacy for residents and to screen any external service areas.

This response will also be utilised at all lots with front yards directly fronting COALs in order to provide amenity for residents. For rear yards facing the COALS higher fence heights will be maintained with planting to provide softening of these structures. Variation through surface treatment (both through colour and texture) will also be utilised to break up any perceived monotony of hard finishes within these areas.

It is desired to provide a minimum of one tree per private lot in order to create a loose vegetation canopy across the site to complement the proposed planting within the esplanade / riparian yard/ wetland areas.

Planting at the rear yards of private lots directly abutting the esplanade reserve will mirror those native regeneration species proposed for the esplanade to ensure visual continuation and protect the ecological integrity of plantings within the esplanade reserve.

All planting across both the public and private realms of the site will be undertaken in accordance with the suggested conditions of consent put forth by NZDF (which have been adopted by the applicant).

# Landscape Memorandum – Proposed Design Approach – Residential Development at 90 Trig Road, Whenuapai – Site D

Date: 22 November 2022

Prepared for: Cabra Developments

Site Location: 90 Trig Road, Whenuapai, Auckland

Report Number: 1532 1122 SITED 90 TRIG

Report Author: Chris Campbell

QA/QC Check: Mitch Burn

## PURPOSE

This purpose of this memorandum is to outline the proposed landscape response to proposed commercial/industrial sub division at 90 Trig Road as proposed in Ashton Mitchell's drawings SK2:01d SK2:02a.

## OUTLINE OF PROPOSED DESIGN RESPONSE

Provision is given throughout the site for landscaping opportunities. At the '2m Landscape yard' a combination of hardy native trees and shrubs to soften the appearance of security fences that can be expectant outcome at this juncture.

Tree planting will be provided within the 'road to vest'. Hardy native shrubs will be provided in conjunction with lawn beds to soften the appearance of future security fencing and provide visual diversity that could not be achieved by solely utilising lawn beds.

This treatment will be mirrored within the boundaries of Units A and B in order to soften the appearance of the future warehouse buildings within these lots.

Lot 7 houses the private stormwater basin, this basin will be a 'dry attenuation basin'



used to store water during storm periods. The planting within the basin and its immediate surrounds will consist of native shrubs and will be consistent with the species outlined in Auckland Council's design manuals for riparian and wetland areas. Outside of the margins of the stormwater basin planting at the boundary with Lot 7 will consist of native shrub planting at the boundaries to soften the appearance of any future security fencing.

All planting across both the public and private realms of the site will be undertaken in accordance with the suggested conditions of consent put forth by NZDF (which have been adopted by the applicant).