



**Specification**

For all garden areas shown within houses and driveway areas at 9 Comber Place, Johnsonville

**Planting Beds:**  
Prepare all planting areas as shown in plan. Allow for new finished paving and lawn levels prior to preparing garden areas.  
Install all planting as shown into prepared ground within garden beds as shown in planting plan.

**Ground Preparation:**  
Remove all construction debris (including concrete and timber) and weeds.  
Cultivate all ground to 200mm depth, replace top 150mm with new garden mix. (Top soil/compost). Add general fertilizer, water and cultivate again prior to planting.

**Planting Instructions:**  
Set out plants in accordance to plan. Prepare planting holes generally at least twice diameter and depth of root ball. Water all plants well prior to planting. Compact soil around plant after planting. Allow water to soak into soil while doing next plant.  
Mulch all ground with bark or shredded tree pruning's to a minimum depth of 50mm once planting is completed.

**Plant Support:**  
Stake all large shrubs and specimen trees (Sophora longicarpinata, Sophora tetraptera, Pittosporum tenuifolium (standard), Leptospermum 'copper sheen').  
Climbing plants must be supported to screen retaining walls: Provide horizontal wires along retaining walls at 600mm intervals above the ground and tie back all leaders to encourage quick screening of all walls. ( Clematis paniculata, Tecomanthes speciosa )

**Lawn Areas:**  
Prepare all ground to be suitably compacted prior to installing turf, otherwise prepare ground as compacted with 50mm depth of topsoil prior to grass seeding in accordance to manufacturer's instructions. Water all lawn area thoroughly.

**Maintenance:**  
Resource consent requirements that all planting be maintained and plants that fail may need to be replaced.  
General garden maintenance shall be carried out on a regular basis, at least every 3 months.  
Maintenance will include, staking, tying of climbers on wires, weeding, watering, clipping, shaping shrubs and trees and removal of all dead and diseased plant material.

**Plant Selection**

Plant Code	Plant Name	Description	Ht to plant	Pb size	Ht in 2 years	Fully grown
CCK	Camellia 'Clinson King'	Hedging	800 - 1m	Pb4.5	1.5-2m	3-4m
CAY	Camellia 'Yulide'	Hedging	800 - 1m	Pb4.5	1.5-2m	3-4m
CHF	Chionodoxa flavicans (miniature toetoe)	groundcover		Pb5	1m	1m
CFA	Clematis paniculata (native clematis)	climber		Pb5	1-2m spread	2m spread
CFK	Coprosma 'poor knights'	Ground cover		Pb5	1m spread	1m spread
CKR	Coprosma 'Karo Red'	Small shrub		Pb5	400 - 800mm	800mm
CGE	Corakia 'Genly's Green'	Low hedging		Pb5	500-600mm	600mm
CGG	Corakia 'Genly's Ghost'	Low hedging		Pb5	500-600mm	600mm
COP	Coprosma prostrata	groundcover		Pb5	1.5m spread	1.5m spread
DOD	Dodonaea viscosa 'purpurea' (purple ake ake)	Specimen tree, large shrub	1.5m	Pb12	2-3m	3m
GR	Grisebina littoralis	Large shrub/hedging	800 - 1m	Pb4.5	1.2m	1.2m hedge
HOB	Hebe 'oratio beauty'	Small shrub/hedging		Pb5	600mm	600mm
HOS	Hohleria sexilyalius	Specimen tree	2m	Pb18	3m	3-4m
LSC	Leptospermum 'copper sheen'	Specimen tree	2m	Pb12	3m	3-4m
LIB	Liberia 'grandiflora'	Ground cover		Pb5	1m	1m
LOT	Lomandra tanika	Ground cover		Pb5	500-800mm	500-800mm
MUC	Muehlenbeckia complexa	Ground cover		Pb5	500mm	1.5m spread
MTP	Mitrasacme prostrata	Ground cover		Pb5	1.5m spread	2m spread
OIP	Oleocia paniculata	Large shrub/hedging	0.8 - 1m	Pb4.5	1.2m	1.2m hedge
OLT	Oleocia traversii	Large shrub/hedging	0.8 - 1m	Pb5	1.5m	2m
PHT	Phormium 'thumberlini'	Ground cover		Pb5	300mm	400mm
PHR	Phormium 'rainbow sunrise'	Ground cover		Pb5	1m	1.2m
PIE	Pittosporum eugenioides	Specimen tree	1.5m	Pb12	2.3m	4.5m
PIM	Pittosporum 'mountain green'	Large shrub	1m	Pb4.5	2m	3m
PIF	Pittosporum 'tenuifolium' (standard pleach)	Specimen tree	2.5m	Pb40	3.5m	3.5-4.5m
PID	Pittosporum 'olive waf'	Large shrub/hedging	1 - 1.5m	Pb 4.5	2m	2.5-3m
PLR	Flaganthus regius (ribbonwood)	Specimen tree	1.5-2m	Pb18	2.5-3m	3-5m
PFD	Pseudopanax dreamline	Shrub/hedging	800mm	Pb5	1m	1.2m
SOL	Sophora longicarpinata (Kowhai)	Specimen tree	2m	Pb18	2.5 - 3m	3-5m
SOT	Sophora tetraptera (Kowhai)	Specimen tree	2m	Pb18	2.5 - 3m	3-5m
TEC	Tecomanthes speciosa	Robust climber	500mm	Pb4.5	2m	3m spread
WES	Westlingia brevifolia 'highlight'	Shrub/hedging		Pb5	1m	1.2m

**Overall Planting Theme**

The proposed planting layout and selection will help to visually soften and integrate houses into the existing neighbourhood. The plant material is chosen from a selection of hardy exotic and NZ native trees and shrubs that will adapt well to site conditions.

**Specimen trees**  
A number of specimen trees line the driveway connected by hardy hedging shrubs that will form a significant border of planting around the lower and outer edge of the site.

**Entrance**  
Entrance planting is kept low to avoid visual obstruction around vehicle movements from Comber Place.

**Screening planting**  
Taller upright specimen trees, large shrubs and specimen trees are liberally scattered around the site in locations to best achieve privacy and screening of retaining walls and houses.

Overall the proposed taller planting will provide screening and a high level of vegetation cover. This will be appreciated from within the development while also helping to reduce any negative impacts visible to surrounding neighbours and the wider area.  
A selection of smaller flowering shrubs and larger screening shrubs will help to achieve privacy and pleasant private outdoor areas for each house.

Generally it is anticipated that the visual impact of retaining walls has been a high priority. A selection strong climbing and trailing plant species, and fast growing native trees have been selected to improve the visual appearance of outdoor areas.

**Legend**

- paving - patio, paths - exp. agg. concrete
- retaining walls
- driveway paving - exp. agg. concrete
- timber decking
- Specimen trees 2 - 2.5m height
- Screening and Hedging plants
- Ground cover and low planting

**Landscape Plan - Masterplan**  
**10 House Development**  
**9 Comber Place, Johnsonville**

**Client:** Coronation Investment Holdings Ltd & Coronation Ventures Ltd.

**Date:** 30 April, 2013 (Updated 30/5/13)  
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Scale 1 : 200 @ A2

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