Simon Cocker
Landscape Architecture

MEMORANDUM

To: **Laila Alkamil**
WWLA Ltd.
From: **Simon Cocker**
SCLA Ltd.
Date: **14 May 2025**
Subject: **Ararimu Road Managed fill**
Application #: **BUN60425181 -**

Hi Laila,

Further to my previous email regarding the RFI email from Council dated 9 May 2025, and subsequent email correspondence, I write with to address the issues relevant to landscape. I have reproduced the relevant questions below and have the following comments:

Landscape Mitigation Planting

Items 4 – 6 and the updated landscape mitigation planting plans advise that the location, extent and width of proposed landscape and visual mitigation planting has changed. In addition, covenants will not be provided to provide long-term protection and pest and weed management for those areas and the access will not be planted on completion of the fill works. No explanation as to effectiveness of the amended planting for landscape and visual mitigation including its ecological contribution has been provided.

Please provide an explanation and comment from the Landscape Specialist (Simon Cocker) regarding the effectiveness of the amended mitigation planting now being proposed and also the inability to ensure long term maintenance and health of the planted areas. (This aligns with the outstanding matters in Items 51 and 55 of the s92 response Table).

Comment: For the purpose of clarity, It is understood that the plans being referenced are those contained in the updated SCLA landscape assessment (dated 27 September 2024 – Rev B), and the most recently supplied updated iteration (dated 3 April 2025). I have attached these plans to this memo.

The primary divergences between the 27 September 2024 – Rev B iteration and the 3 April 2025 iteration of the plans are as follows:

1. A minor refinement to the western edge of the landscape mitigation planting where it adjoins the car park / storage area and SRP. This will not result in any change in the mitigation offered by the proposed planting.

2. A reduction in the width and length of the finger of planting on the northern boundary of Stage 1. This area of planting has been reduced in width but still encompasses the watercourse and includes wetland and wetland buffer planting (as identified and specified by the project Ecologist).

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The area now omitted from the landscape mitigation planting lies between the gradually rising land between the watercourse and the foot of the proposed Stage 1 fil area, and at the eastern end of the small gully containing the aforementioned wetland. The gully in question is shown below in Figure 1 below.

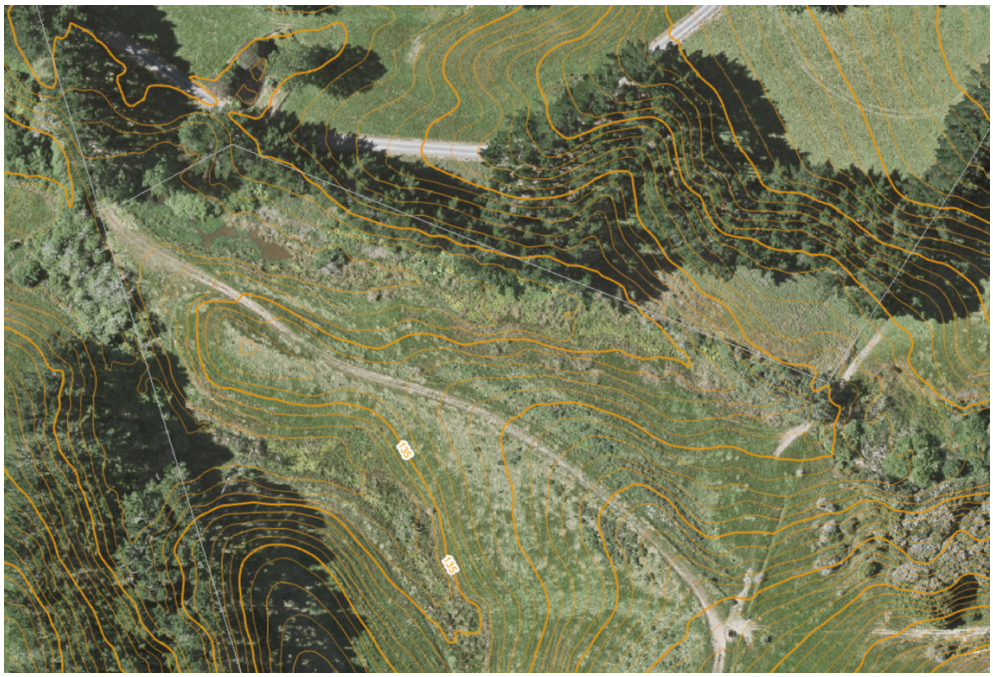

Figure 1. Stage 1 planting area

Figure 2. 1628B Ararimu Road

The boundary with the neighbouring property is defined by tall pine trees. As can be seen from the Figure above, these trees are located on the south facing gully side above the wetland. These trees, as well as the

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proposed mitigation planting (which varies between 10 - 30m in width) contained within the gully, will buffer views from this adjoining property.

As mentioned above, the eastern end of the gully is no longer included within the landscape mitigation planting area. In addition to the pine trees, this portion of the gully (and the eastern edge of the subject Site) is screened by the rising landform to the north and north east. Views to this part of the Site will be screened from the neighbouring dwelling within 1628B Ararimu Road by the pine trees, the landform and a substantial cluster of trees located to the south of this dwelling – as shown in Figure 2 above.

The reduction in the width and length of this planted area will not diminish the mitigation offered when compared to the planting as proposed under the previous iteration. The ecologist is better qualified to comment on the ecological contribution of the planting, but in my opinion, the planting of the wetland and its riparian margins will still provide the landscape benefits previously described in my landscape assessment.

The RFI sought comment on whether any landscape effects would result in the accessway by the Transpower lines not being planted.

Figure 3. Landscape mitigation planting SE boundary

Comment: Previous RFI questions on this matter have focused on the matters such as potential edge effects resulting from the access. These, I understand have been addressed by the Ecologist. My response will focus on the landscape mitigation offered by the proposed planting on this south eastern edge of the Site.

This proposed area of landscape mitigation planting will, at its northern end, occupy a northerly trending spur crest before dog-legging to the south east where it will encompass the upper flanks of the spur, and run parallel to the Transpower lines (refer to Figure 3 at left). The area of revegetation will be substantial and will – in terms of its scale, location and species composition, reflect similar pockets of native remnant vegetation in the area which also occupy steeper gully and spur slopes.

The Transpower access will bisect this area of planting, but with a width of 3-4m, the access will be largely hidden from most viewpoints once the vegetation has become established.

Visually, therefore it will not detract from the mitigation objectives of the planting and the vegetation will 'read' as a natural native vegetation remanent.

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As mentioned previously, the project Ecologist has confirmed that any edge effects resulting from the access can be managed. Overall therefore, I am of the opinion that the unplanted access will not detract from the landscape mitigation offered by this area of landscape mitigation planting.

Finally the RFI has sought clarification on the extent to which the ongoing maintenance of the planting following the completion of the fill works is considered important for ongoing mitigation.

Comment: The long term maintenance and health of the planted areas will be secured by a requirement in the conditions of consent to manage and maintain the landscape mitigation and ecological (wetland and wetland buffer planting) in accordance with a management plan prepared as a condition of consent. This will be secured for the duration of the consent. Where planted areas are not covenanted, the requirement to manage and maintain these areas will still be enforced. If planting is removed by Transpower (noting however, that the proposed planting has been specified to ensure that it will not conflict with the operational needs of the powerlines), then a clause in the management plan will require replanting of the area of planting removed.

In my opinion, over the duration of the 15 year consent, during which all of the landscape mitigation areas will have been maintained and managed to ensure successful establishment, the vegetation will have established to a level that it will be self-maintaining – much as do other pockets of remnant vegetation in the wider landscape. It is anticipated that over time the maintenance requirements will diminish as canopy closure occurs, with the result that potential invasive exotic weeds are shaded out.

Once the filling activity has been completed, and the duration of the consent ended, it is understood that ongoing maintenance will cease. It is possible that small incursions of weed species may occur after this point, but the density of the established mitigation planting will be such that the vegetation will continue to thrive, and continue to provide its landscape and environmental benefit.

Regards | Ngā mihi

Simon

Simon Cocker

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Attachment 1: Figures

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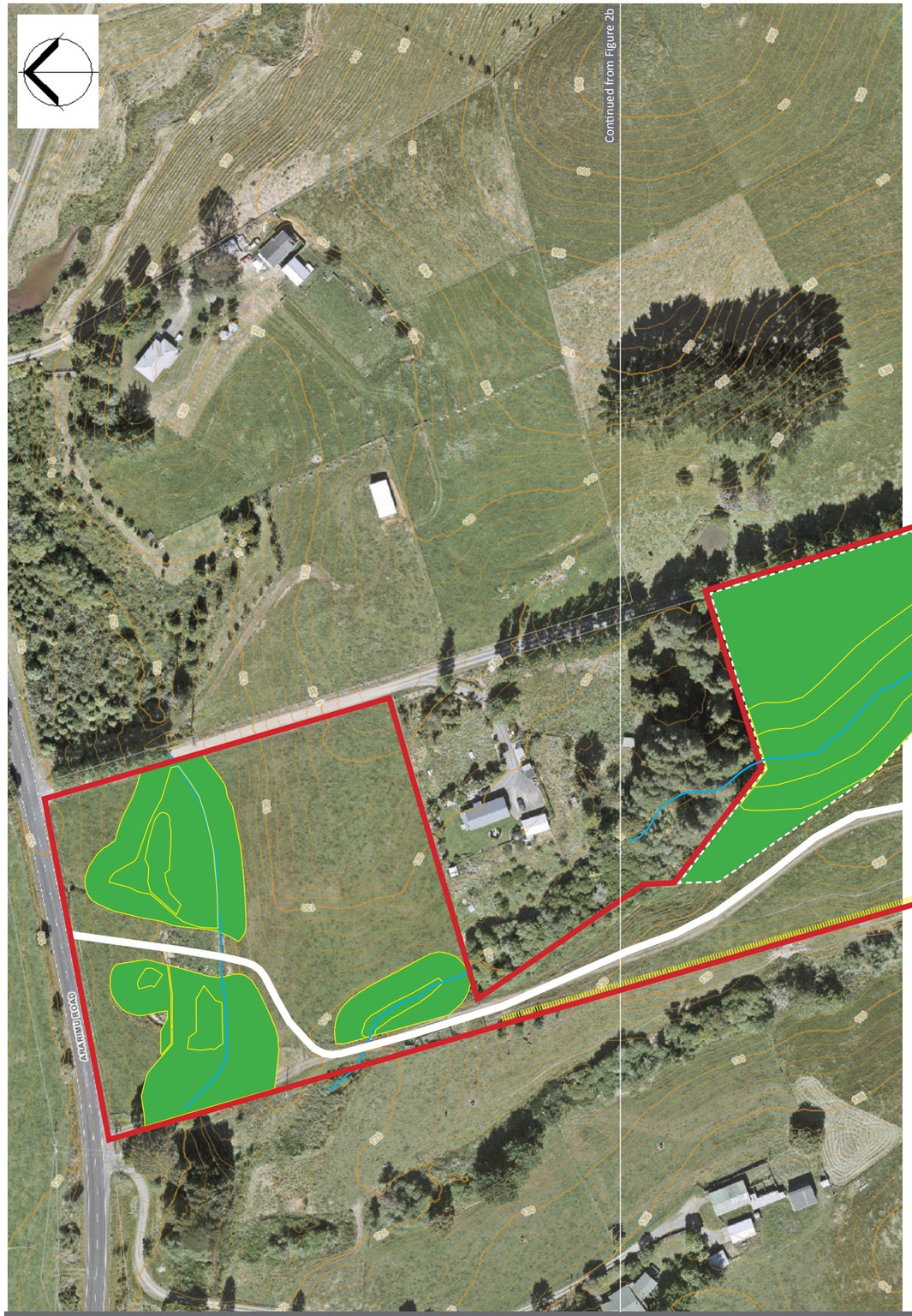


Dryland planting

Botanical name	Common name	%	Grade	Comments
*Coprosma robusta**	karamū	25	50C	Throughout wetter areas – 1.4m
Dacrycarpus dacrydiodes	kahikatea	5	2L	Throughout wetter areas – 5.0m
Kunzea robusta	kānuka	30	50C	Throughout dry areas – 1.4m
*Leptospermum scoparium**	mānuka	20	50C	Throughout wetter areas – 1.4
Podocarpus totara	tōtara	5	2L	Throughout dry areas – 5.0m
Phormium tenax	harakeke	15	50C	Throughout wetter areas – 1.4m

** Planting beneath powerlines to be restricted to these species*

Riparian planting

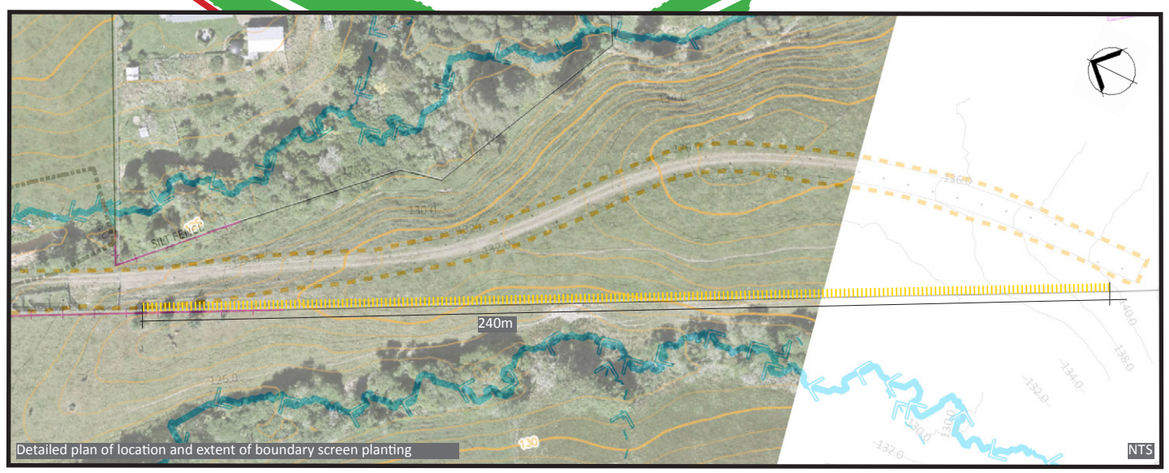
Botanical name	Common name	% wetland, and channel edge	% riparian margins	Grade	Comments
Austroderia fulvida	toetoe	10			
Carex geminata	Rautahi	25		0.5L	Plant in wet ground @ 800mm ctrs
Carex virgata	Pūrei	25		0.5L	Plant in wet ground @ 800mm ctrs
Cyperus ustulatus	Upoko-Tangata	20		0.5L	Plant in wet ground @ 800mm ctrs
Coprosma robusta	karamu		10	50C	Plant in dry / intermittently wet ground @ 1.4m ctrs
Hoheria populnea	houhere		10	0.5L	Plant in dry ground @ 1.4m ctrs
Leptospermum scoparium	mānuka		20	50C	Plant in dry / intermittently wet ground @ 1.4m ctrs
Melicytus ramiflorus	māhoe		10	0.5L	Plant in dry / intermittently wet ground @ 1.4m ctrs
Myrsine australis	māpou		10	0.5L	Plant in dry ground @ 1.4m ctrs
Phormium tenax	harakeke	20		50C	Plant in dry / intermittently wet ground @ 1.4m ctrs.5m
Veronica stricta	koromiko		10	50C	Plant in dry ground @ 1.4m ctrs

Riparian planting (enrichment planting (yr 3)

Botanical name	Common name	% riparian margins	Grade	Comments
Dacrycarpus dacrydiodes	kahikaktea	10	1L	Plant @ 5.0m ctrs
Podocarpus totara	totara	10	1L	Plant @ 5.0m ctrs
Schefflera digitata	pate	20	1L	Plant @ 5.0m ctrs
Podocarpus totara	tōtara	10	2L	Plant @ 5.0m ctrs
Schefflera digitata	pate	10	1L	Plant @ 3.0m ctrs
Sophora microphylla	kowhai	10	2L	Plant @ 5.0m ctrs

Boundary screen planting

Botanical name	Common name	%	Grade	Comments
Phormium tenax	harakeke	50	1L	Plant @ 1.0m ctrs as double staggered row
Pittosporum crassifolium	karo	50	1L	Plant @ 1.4m ctrs as double staggered row



Boundary
Access
Landscape mitigation planting:
Native revegetation planting (encompasses dryland and riparian planting areas.)
Boundary screen planting
Wetland and wetland buffer planting (refer to Ecology report)

0m 15m 30m

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1618 Ararimu Road, Papakura
FIGURE 2b: Landscape and ecological mitigation proposal
23017_02_02

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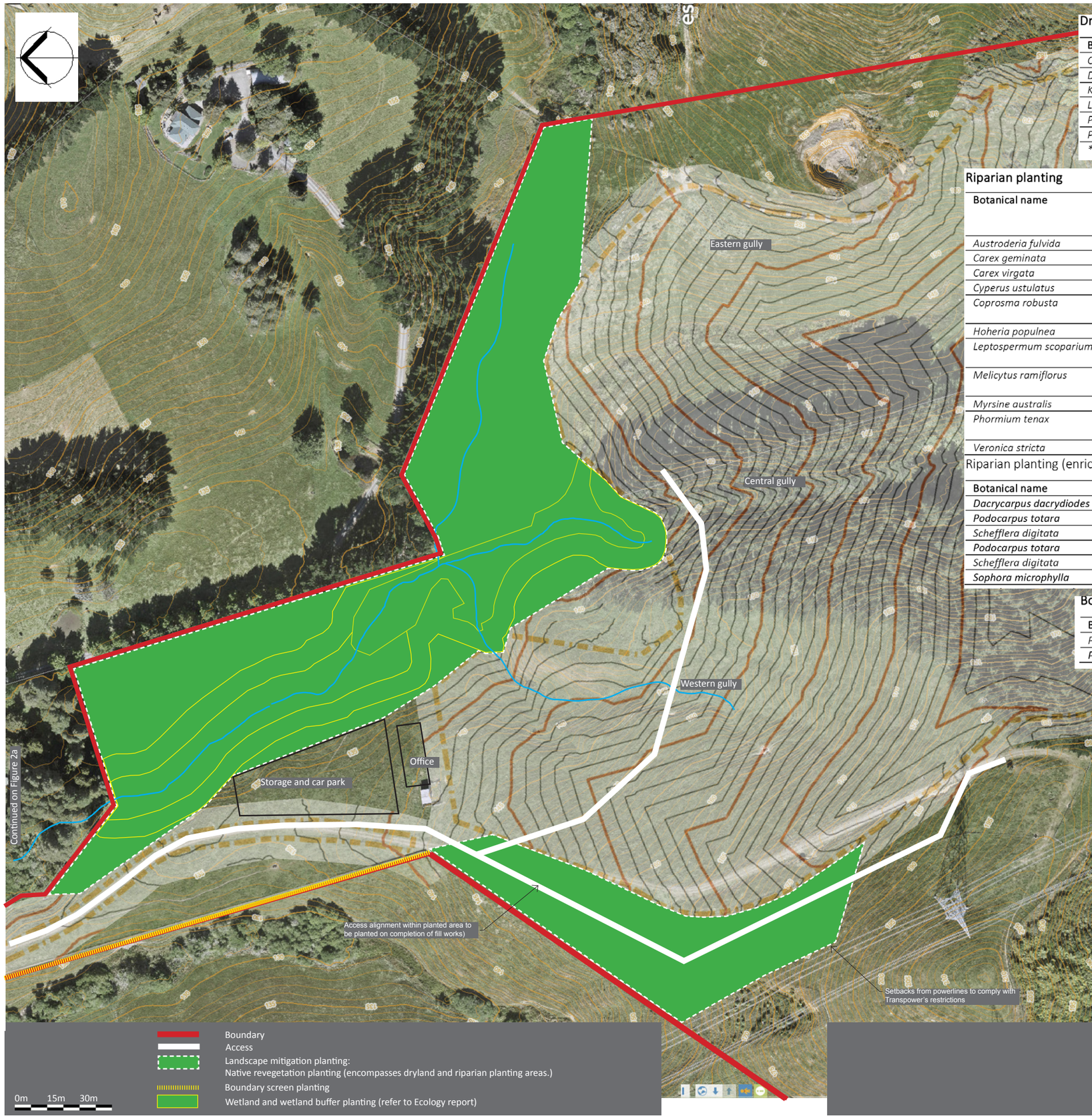

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FIGURE 2c: The proposal in close context
23017_02_03

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Dryland planting

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*Coprosma robusta**	karamū	25	50C	Throughout wetter areas – 1.4m
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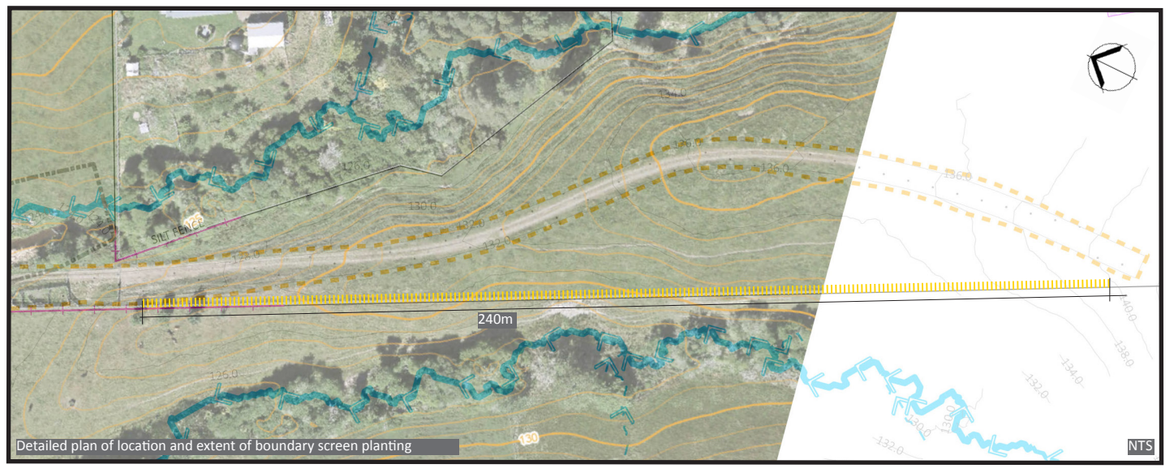

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FIGURE 2b: Landscape and ecological mitigation proposal
23017_02_02 [03_04_25]

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Dryland planting

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Eastern gully
Central gully
Western gully
34502
Office
Storage and car park
Continued on Figure 2a
Access alignment within planted area to be planted on completion of fill works)
Setbacks from powerlines to comply with Transpower's restrictions

NOTES:
1. ALL SEDIMENT CONTR
SITE AND APPROVED ON
2. THE CONTRACTOR S
WITH THE ENGINEER
3. ALL EROSION AND
WORKING ORDER FO
4. CONTOUR DRAIN
8. RECORDS O
9. STOCKPILES
10. DEVICES
11. SEDIME

Boundary
Access
Landscape mitigation planting:
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FIGURE 2c: The proposal in close context
23017_02_03 [03_04_25]

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