

7	LANDSCAPE	181
7.1	Scope	181
	<i>7.1 Scope</i>	
	<i>Add the following new paragraph at the end of the clause:</i>	
	<i>WDC has the following policy documents and guidelines:</i>	
	<i>The Tree Strategy.</i>	
	<i>Solar Protection Policy</i>	
	<i>Guidelines for carriageway clearances (refer Tree Strategy)</i>	
7.2	General	181
	<i>7.2.1 Approval</i>	
	<i>Replace the first sentence last word to read:</i>	
	<i>Consultation with the TA on landscape design and construction at an early stage of the design development is required.</i>	
	<i>7.2.4 Ecological, functional, and aesthetic opportunities</i>	
	<i>Replace the first paragraph:</i>	
	<i>Landscaping and Planting are considered integral to sub-division design. Planting provides a range of ecological, functional, and aesthetic opportunities for environmental enhancement. The landscape design shall allow for sufficient planting to ensure that these opportunities are maximised.</i>	
	<i>7.2.5 Landscape and planting opportunities</i>	
	<i>Add the following to the end of the first paragraph:</i>	
	<i>The Landscaping opportunities can allow for innovative and site specific planting plans that do not necessarily conform to a more traditional avenue approach of planting.</i>	
	<i>7.2.6 Street Landscaping</i>	
	<i>Add the following new clause:</i>	
	<i>Layout and density of planting shall be considered and approved by the TA at the planning stage as per Clause 7.2.1. Accepting that there will be a range of sub-division layout designs, where there are specimen trees to be planted, there shall be no fewer than at least one tree per two properties.</i>	
7.3	Design	183
	<i>7.3.1 Location</i>	
	<i>Replace the second sentence with the following:</i>	
	<i>Planting may include specimen trees, rain gardens, swales, and other amenity garden features.</i>	
	<i>7.3.4 New trees and road geometry</i>	
	<i>Add the following paragraph to the end of the clause:</i>	
	<i>Design shall allow for a minimum berm width of 1.5m to allow sufficient space for root development. Most importantly, the width allows for greater mitigation against interference to infrastructure, and allows for a greater species selection.</i>	

7.3.5 Planted grass areas, berms, swales, or rain gardens

Add the following paragraph to the end of the clause:

Where swales are used in conjunction with tree planting, the berm shall be of sufficient width to allow for trees roots to reach maturity without compromising the water drainage capabilities of the swale. Alternative planting techniques may be required to ensure the integrity of swales is maintained eg use of planting pits.

7.3.6 Species selection

Delete the following sub clauses:

(a) and (h)

7.4 Construction and maintenance ..... 186

7.4.1 Introduction

Replace second paragraph, second sentence with the following amended paragraph:

The developer is responsible (and may be bonded) for the routine maintenance and replacement of the planting including dead wooding, weed control, mulching, replacing dead trees, shrubs, and plants, formative pruning, and watering for a defined period from the time of acceptance of as-built landscape plans by the TA or issue of a s.224 completion certificate under the Resource Management Act.

7.4.4.2 Planting grass areas

Replace first paragraph, first sentence with the following amended sentence:

Heavily compacted soils shall be ripped to a depth of 300mm with rip lines 0.5m apart, and rolled, before any laying of topsoil.

7.4.4.4 Planting grass areas

Replace first paragraph, third sentence with the following amended sentence:

Other special purpose grass seed and plant species may be used in special areas such as swales and rain gardens according to the soil profile.

7.4.6.1 Specimen tree planting

Replace first paragraph, first sentence with the following amended sentence:

Specimen trees are defined as trees with a trunk diameter of 25mm to 100mm appropriate to species, when measured at 1400mm above ground level.

Add to the end of the first paragraph:

Refer to the Tree Strategy – Tree Planting specification.

7.4.6.2 Specimen tree planting

Replace the paragraph with the following paragraph:

Specimen trees shall be sound, healthy, vigorous, and free of any defects. Juvenile trees shall be of uniform size when planted out, and be a minimum grade of PB40 up to PB95, depending on the berm width. Trees shall be established in planter bags at the time of planting. Open ground and bare rooted trees shall not be used.

A recommended height for specimen trees is 2.5m at the time of planting to aid early establishment unless the local conditions of a site require consideration of alternatives, for example, and exposed site may require small, well-hardened trees. Specimen trees between 1.5 – 2.5 m may be allowed with the approval of the TA.

7.4.6.3 Specimen tree planting

Add the following sentence after the first sentence:

Refer to the tree planting specification.

Replace (b) with the following sentence:

(b) Ground cultivated to a depth of 1m and a width of 0.5m to break up any compaction, fracture subsoil, and afford drainage to hard rock areas.