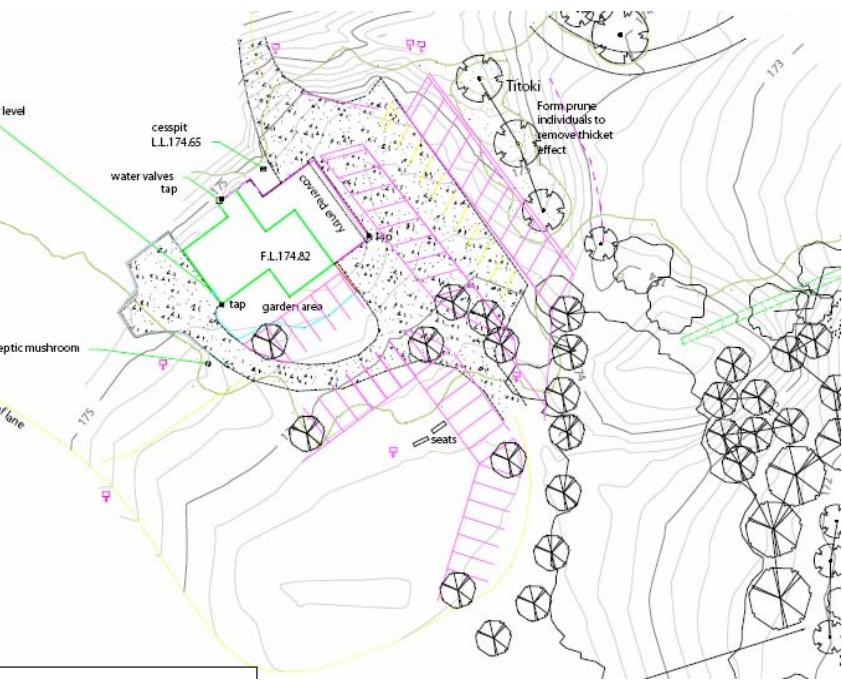


Typical Examples Site Revegetation Pest & Weed control, Management & Planting Plans



THE USE OF PHOTOGRAPHS AS PART OF THE LANDSCAPE PLAN

Photographs are an important tool for demonstrating elements, views, character of existing and proposed use. A photograph demonstrates such things as context, vegetation type, condition (existing), elevation, slope, aspect, view shafts, view catchments, shading, stream condition and landscape character.

More subtle things can also be determined, such as colours, environmental condition and the ecological habitat (and associated issues).

At the post approvals 223 and 224 stages, ongoing monitoring is required. Setting up photo-monitoring points as the basis for undertaking this simplifies the process of checking and releasing bonds associated with this stage. It can be a very efficient way to monitor environmental outcomes, erosion, tree growth, drought effects, and so on which may effect establishment and survival rates.

THE FOLLOWING IS RECOMMENDED TO CONSIDER, AND ADD WHERE APPROPRIATE IN ORDER TO CLEARLY REPRESENT THE PROPOSAL

Clear statements of 'intent' for mitigation purposes, especially regarding mitigation planting and maintenance standards or regimes (i.e. detailing how effects will be avoided remedied or mitigated). Cross reference to particular treatments where planting is used for mitigation, such as irrigation beds in a treatment system, brownfields site treatments, pest and plant treatments, etc. Other acts such as HSO, Building Act, may also apply.

Indicative elevations (or long/ cross sections) should be included in the landscape concept stages. Demonstrate the spatial dimensions, vertically and horizontally of the activity and mitigation or remediation.

These will as a minimum portray relative bulk /positions of the activity and mitigation elements, ground contour (existing and proposed). Height definitions such as Above Ground or Rolling Height Methods (as defined in the District Plan), and height in relation to building buffers and 10 year growth size (i.e. "indicate expected size of buffer planting at the 10 year stage of the proposal for the actual site conditions".

Indicative sketches of the proposal should be included in the landscape concept stages.

Vegetation type (existing and proposed) information that is marked should include position of trunk, size, state of health, adn any particular treatments (eg formative pruning, protection of dripline from earthworks). Major weed pests identified.

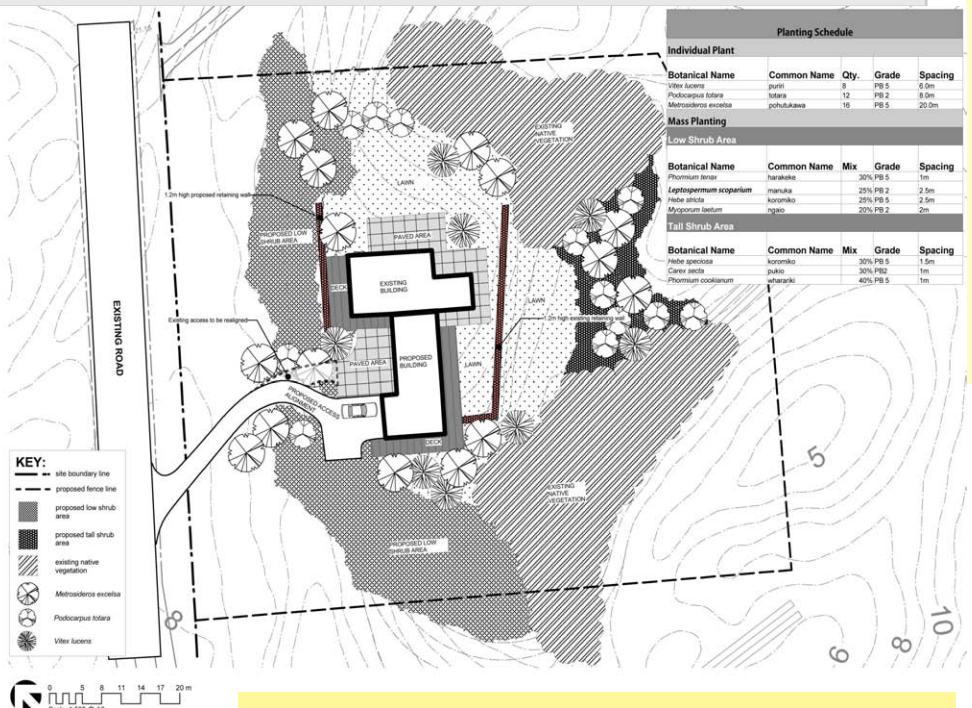
Photo monitoring points should be located on the plan and numbered. Photos recorded at each point should be numbered by view, and date, and also cross referenced to Landscape Management Documents.

Context information maybe shown on a broader scale location plan. Typically this might be at scales from 1:3000 to 1:20,000 depending on the nature of the terrain, linkages and patterns. Plan sheets should be A3 - A1 size and scales appropriate for teh level of information to be assessed.

Survey plan information (in addition to boundaries) that has relevance to the three-dimensional aspects of the site, covenants, ROWs, easements, etc should be displayed, including s6RMA public access, reserves to vest, road centre lines, unformed paper roads and overhead & underground services. Refer separate note regarding Open Space plans.

PLANTING NOTES

- A planting intent statement is very useful, as it communicates what you are trying to achieve, and the details of the plan can be read against this.
- Planting should be undertaken between the months of March – September unless irrigation is to be provided. Species should be selected to suit the climatic and soil characteristics.
- Compacted soils should be cultivated to a loose and uncompacted condition prior to planting.
- A minimum 50mm of mulch should be added to non-turf areas after planting, with care being taken to avoid mulching over the crown of plants. Sheet plastic is not suitable for use under mulch as it prevents water absorption, oxygen exchange and increases stormwater overland flow.
- Weed and grass control within areas of planting is essential to avoid young plants being suppressed.



Typical Detail Landscape Plan

Landscape Plan Checklist

- Show site boundaries and any roads associated with the property.*
- Include a north point, the drawing scale and the page size of the drawing (i.e. 1:200@A3).
- Show the location of all existing (to be retained) and proposed buildings and structures, plus any changes to their location and shape.
- Show the existing and proposed layout of paths and hard surfacing such as driveways and parking areas.
- Identify areas of grass, garden, retaining walls and fences, including the height of all retaining walls and fences and the materials that they will be constructed from.
- Show the location of all trees, shrubs and ground cover species. Shrubs and ground cover species can be shown as areas rather than individual plants.
- Include a plant list giving the botanical and common names, size of plant at implementation, plant spacing and the quantity to be used.
- Provide a key identifying any symbols used.
- Plants should be spaced and sized so that, when mature, they will fill the planting area. If not indicated on the Landscape Plan, the details of materials and colours for driveways and parking areas needs to be supplied in a separate document.
- NOTE: For large properties the property boundaries, roads and existing and proposed buildings on the property will need to be indicated on a separate Site Plan, as required for Resource and Building Consent applications

All plans must have the following:

- North point.
- Spatial and survey information (Elevation, slope and aspect; Contours, gradients, existing and proposed levels, spot heights)
- Site boundaries (including those of adjoining/affected parties).
- Marked view shafts in and out.
- Marked traffic movement sight lines in relation to features like contour and vegetation.
- Where a series of sheets are present these need to be consecutively labeled.
- Revision numbers, dates and the person undertaking revisions need to be clearly recorded. The approved plan version is the working document, this must therefore correspond with the final 223 survey plan.
- Dimensions and areas.
- Where areas have further detail they should be clearly labeled and referenced to the detail sheet.
- Scale in relation to sheet size, numerical scale and graphic scale (to account for scanned plans and reproduction errors not printing out at the correct scale).
- Landscape plans should clearly reference other documents and plans used in their preparation (including engineering drawings, contour plans stormwater drainage and services plans) and copies of all other documents and plans used in landscape plan production should be provided. Alternatively landscape plan information may be marked up as an overlay over building and engineering plans in order to provide adequate context and location information for decision making purposes.
- Hierarchy of line types and labels to aid legibility to the plan elements (i.e. detailing items such as building sites, boundaries, legal entities, services and landscape treatments).

REPRESENTATION OF OTHER ELEMENTS ON LANDSCAPE PLANS

To smooth the decision making process, a separate landscape plan/sheet(s) for 'Open Space' areas to be administered by the Parks Division following subdivision (most likely reserves to vest) is highly desirable. Landscape plan sheet/s for 'Open Space' areas will need to include the information requirements outlined above and should be prepared with cross-reference to all other submission material. In addition to this any open space landscape plan would need to display the following information:

- Reserves to vest (including riparian or esplanade areas).
- Road reserves (or rights of way) to vest.
- Public access such as footpaths, cycleways and easements.
- Drainage reserves adjoining existing or proposed Parks Division administered reserves.
- Reserve classifications proposed (i.e. recreation, scenic, esplanade etc).
- Conservation covenants and/or proposed QEII/open space covenants
- Existing or proposed structures