Landscape Plan Intent

This sheet follows on from the Guide Sheet 1 > 2 > 3
Steps to Producing Quality Land Use Design and Implementation Outcomes.

When a Landscape Plan is required, what is expected? What is it?

Landscape plans consist of spatial, graphic and written documents. A Landscape Plan is a stand-alone document, or series of plan sheets. Landscape development plans are a comprehensive representation of a future proposal. They may be large-scale encompassing many lots, small-scale individual lot plans, or specific focus, such as a construction or planting plan, for instance consist of a revegetation, covenant, or pest and weed management plan. The plan is drawn to scale, should indicate boundaries, and areas beyond, contours, drainage patterns, structures, access, planting, existing and proposed features and management intent.

When site planning has been completed a landscape treatment plan should follow. The design of this plan should take into account the identified character of the site and wider landscape, shelter, views and existing vegetation patterns and species. New revegetation planting should give particular emphasis to the planting of native species which recognise and enhance ecological values of the site and surrounding landscape, in particular, planting should follow landform patterns, rather than un-natural lines such as straight along the boundaries, accessways and fence lines.

Refer sheet "Landscape Plan Checklist" Guidance Detail Sheet F for further content details.
LANDSCAPE GUIDELINES

Quality Land Use and Implementation Outcomes
Guide to Preparing Landscape Plans

Addressing Ecological Values

Use vegetation and landform to maintain and enhance existing bush, riparian and wetland communities. Provide shade, shelter, food and roosting opportunities for bird life. Provide habitat linkages, fencelines, hedgeways, corridors, and marginal (waterway) plantings to connect existing habitats.

Use existing mature tree seed sources, and birds to naturally revegetate steep or retired gulleys, hillsides. Use locally present natives and the right plant for the right place. Ecosourcing species from the local NAP (Natural Area) can also be very effective in reinforcing existing values and improving ecological health.

Environmental Benefit Lots - tradeable development rights trade off non-development of bush and riparian areas such as the coastal forest below, and ridge and gulley bush fragments above; balancing higher density development trade-offs in other areas.

Earthworks

Earthworks (cut or fill) have the potential to permanently alter the natural shape of the landscape and increase the visual prominence of a development considerably. They also have the potential to affect the characteristics and values of the landscape that influence and enhance people’s appreciation of an area and disturb cultural and heritage sites. Methods to reduce these effects include:

Ensure that the location of all cultural and heritage sites and their significance to different groups is identified prior to earthworks commencing on the site.

Seek to protect the character of the natural landform and any identified features of the site in the initial site layout, ensuring that any potential negative visual effects resulting from earthworks can be avoided.

Earthworks & accessways - consider how to minimize the visual, biodiversity & catchment impact of cuts and fills. Accessways running with the ground contour can do this. SW and silt control, weed invasion following earthworks are common management issues to address. Commonly wilding pines, wooly nightshade, kikuyu & pampus threaten to spread into adjacent native bush or wetland areas.

Mitigation planting

Consider the extent of cuts and fills for the building platform. Using stepped cuts allows planting and reduces visual prominence re-using fill in bunds also aids settling the building into the land.
On dominant slopes and adjacent to ridgelines locating buildings below the ridgeline can mitigate their effect. Couple this with height restrictions, colour controls, and roof line considerations, can reduce the impact on the visual landscape and amenity of the surrounds. Mitigation planting can also be effective.

Locate buildings and structures away from highly visible and prominent areas, such as front boundaries, skylines, prominent slopes, plateau edges, or shorelines.

Planting should follow landform patterns rather than unnatural lines such as boundaries and fencelines.

Planting can be used to screen views to a building whilst retaining, or maintaining view shafts. Bunding using fill, and manipulating ground contour and building placement on the slope can both reduce the visual impact of the building, and minimise cut/fills whilst creating level areas around the building.

Use non-shiny and low-reflectance materials and colours, and the colours from the surrounding landscape to assist with the buildings and structures sitting naturally within their surroundings. Use of the rural / farm design style by using similar building materials, forms, and clustering styles can also help new developments blend with the existing rural or coastal character.
Clumped plantings should be used to reduce the prominence of buildings and structures rather than dense hedgerows that block views across the landscape.

Consider shared access to lots and siting the access ways into the contour of the land. A rural road style, without curb and channel meets the rural character & is less visually intrusive.

Simple block planting combined with ground contour and consideration of climate control, water filtering effects, shade, shelter, view framing and privacy screening can acheive an effective integrated outcome without the requirement for huge areas of planting.

Note the ground modelling used in conjunction with planting of different heights and forms, in the photographic examples.

Water filtering effects such as planted or grass swales can make effective use of natural infrastructure approaches to managing effects of access & earthworks.
**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).
- 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, and care requirements.
- Provide a key identifying any symbols used.
- Plants should be spaced and sized so that, when mature, they will fill the plan area.
- If not indicated on the Landscape Plan, the details of materials and colours for driveways and parking areas need 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.

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

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

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

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**Typical Detail Landscape Plan**