7. STREET LANDSCAPING

CONTENTS

7. STREET LANDSCAPING

7.A MINIMUM REQUIREMENTS

7.A.1 Street trees shall be planted where required by the District Plan or resource consent. For residential subdivision in cul-de-sac roads street trees shall be planted at a minimum average rate of one tree per 40m of road frontage to ensure an outcome of one tree per 20m along at least one side of the road.

7.A.2 For residential subdivision in all other roads street trees shall be planted at a minimum average rate of 1 tree per 20m of road frontage to ensure an outcome of 1 tree per 20m along both sides of the road.

7.A.3 This standard should be treated as a guideline. A flexible approach should be taken to ensure the best compromise between practicality and environmental quality.

7.A.4 Street planting is to enhance and strengthen the existing character and intended future character of neighbourhood areas and unify those areas into an integrated city.

7.A.5 The planting shall provide maximum long term benefit to the public with minimum ongoing maintenance. It must not compromise the safe use of the legal road reserve or affect its structural integrity.

C1

Streetplanting provides a range of functional and aesthetic opportunities for environmental enhancement.

FUNCTIONAL:

i) ***Defines space***
ii) ***Provides shade shelter and privacy***
iii) ***Screens unsightly developments***
iv) ***Ameliorates noise and pollution***
v) ***Assists driver recognition of road bends, junctions and roading hierarchy***
vi) ***Reduces glare and reflection***
vii) ***Controls erosion***
viii) ***Creates physical barriers***

AESTHETIC:

i) ***Frames views***
ii) ***Emphasises landform and landscape features***
iii) ***Provides visual unity in the environment***
iv) ***Reduces the visual impact of the roadway***
v) ***Softens hard surfaces and bleak areas***
vi) ***Provides colour form and texture***
vii) ***Provides visual linkage within and between regions***
viii) ***Provides identity and environment***

7.B MEANS OF COMPLIANCE

7.B.1 Design Requirements

7.B.1.1 Location

i) **Trees:** Trees are generally to be planted in the front berm area between the kerb and footpath and not within road verges less than 1 metre in width. (Refer to drawing T1).

The minimum separation distances shown on drawings T1, T2 and T3

C2

In exceptional circumstances where there is a suitable width available, planting will be permitted in the rear berm, where it has been suitably widened to accommodate such planting without affecting the standard scenic corridors provided and that in either case the available width for planting shall not be less than 1 metre in width.

C3

Reference should be made to `Manual of Traffic Signs and Markings – Part 1 Traffic Designs – Edition 3 1992' which requires an uninterrupted view of each with generally from a distance of 60 metres and 120 metres for 50 kph and above 50 kph areas respectively.

should be observed for tree planting. These separation distances are guidelines and may have to be increased depending on the road geometry.

ii) **Gardens:** All street Gardens are to be designed in accordance with Manukau City Council Garden Design Guidelines (December 2000).

Appropriate positioning of trees and/or duplication of signs to the opposite side of the road should be considered to achieve the required sight distances.

7.B.1.2 Size

The mature size of any tree planting is to be assessed for each planting location and is to be in scale with the surrounding street environment and the space available. Plants should not exceed 600mm in height above roadway when planted in the sight triangle at intersections, or other traffic or pedestrian conflict areas.

7.B.1.3 Street Tree Species Selection

Species are to be selected with regard to overall composition, low maintenance, longevity and must comply with the Manukau City Council Tree Policy 2005. The size of trees to be planted should be PB95 or larger with a minimum stem diameter of 40-50mm at the base of the tree.

Street Garden Species Selection

7.B.1.4 Refer to Street Garden Design Guidelines (December 2000).

7.B.1.5 Quality Control

All plant material shall be sound, healthy, vigorous and free of any defects which may be detrimental to plant growth and development.

C4

The tree must be planted at the same depth as it was grown.

Spread Grade 4 bark or other aged mulch as agreed, to a depth of 75mm and 1.5m in diameter round the tree. This standard to be maintained to the end of the maintenance period.

Top 2/3 of planting hole back filled with well cultivated mixture of 1/2 existing topsoil and 1/2 good imported topsoil. Where existing topsoil is limited, use a greater proportion of imported topsoil.

Staking

Use 50 x 50mm treated H4 timber stakes driven into firm ground.

New hessian webbing ties to be placed at a height of +/- 2/3 tree height. Tree stem to be pruned to provide a clear trunk 1/3 of tree height on specimen trees. For street trees use two stakes positioned parallel to the kerb line and for reserve tree planting use three stakes forming an equal angled triangle

C5

The most appropriate time for planting is after vehicle crossings and street poles/signs etc have been installed.

C6

No street garden will be accepted by Council unless it has been approved as part of resource consent and has been designed in accordance with Manukau City Council Street Garden Design Guidelines (December 2000). These are available at Manukau City Council, Ground Floor, Customer Centre, Kotuku House.

C7

Manukau Parks approval is needed for all proposed planting and tree species selection.

7.B.2 Landscaping Structures

7.B.2.1 Landscaping structures include sculptures, walls, fences, screens, bollards, entranceways, posts and the like and could be made from materials such as concrete, brick, stone, rock and timber. The design of the landscape must be considered as an integral part of the development and surroundings to fulfil both functional and aesthetic requirements. Durability and maintenance requirements must be considered.

7.B.2.2 The structures must be located so that they do not obstruct the sight lines for intersections, pedestrian crossings and signs. The separation distances must be considered together with trees and other landscaping features

7.B.2.3 Structures must be designed to safely withstand appropriate loadings and must not be a hazard to traffic.

7.B.2.4 Entranceway structures must be located fully on private land. This policy applies mainly to arterial routes and on minor roads. Council may allow structures in the road reserve on a specific approval basis. (See drawing T1).

7.B.3 UTILITY SURFACE STRUCTURES

7.B.3.1 Surface equipment and structures for network utility services i.e. Telecom pedestal cabinets shall not be located within reserves or the road berm in front of reserves. All utility surface structures shall meet the requirements of Chapter 7 of Council's Operative District Plan.

7.B.3.2 Surface equipment and structures shall not be placed adjacent to reserves where they will impede on and/or distract from visual, historical and cultural amenity values, playgrounds, reserve entranceways and maintenance access ways.

C8

Defects include the following:

(i) Insect pests
(ii) Diseases
(iii) Sun scalds
(iv) Abrasions
(v) Cankers
(vi) Wound - dressed wounds or flush cuts
(vii) Cracks
(viii) Included bark
(ix) Poor form
(x) Wrapped trunks
(xi) Girdling roots
(xii) Root or pot bound root systems
(xiii) Weed and parasites

C9

The optimum planting season runs from the beginning of May until September

C10

Generally only species adapted to the site conditions shall be planted.

7.B.4 Development of street trees and gardens.

7.B.4.1 Plan Approval

Plans are to be submitted by the sub-divider's representative at an appropriate scale (generally not less than 1:500 for tree planting and not greater than 1:100 for gardens) which detail both the botanical and common names, number proposed, size at planting, staking or other planting requirements and planting date (season). The location of services and street furniture is also to be provided, eg street lighting, signage, etc. Plan approval, reconstruction, etc, are to follow the standard engineering requirements as set out in Section 1.

7.B.4.2 Irrigation

Council approval is required prior to the installation of any permanent or semi-permanent irrigation system. Island gardens shall be provided with a duct for a water connection. Developers shall apply and pay for a metered water connection for irrigation purposes.

7.B.4.3 Maintenance Period

During the 12-month maintenance period all trees and other planting will be in a good and healthy condition with no signs of die back being visible. In situations where trees planted are not in an acceptable condition these shall be replaced within 14 days at which date a follow up inspection will be done. The maintenance period will only commence once unacceptable plants have been replaced.

Council reserves the right to extend the maintenance period if the planting is done outside seasonal planting periods.

7.B.4.4 Completion

The Council require `as builts' of the street landscaping. The developer's representative must be satisfied that the street landscaping is in accordance with the design and must include landscaping in the certificate of completion.