



## DS2 – Streetscape

### Contents

DS2	Streetscape .....	2
2.1	Overview for this section.....	2
2.2	Minimum Requirements.....	2
2.3	Design Requirements for Streetscape.....	2
2.3.1	Location .....	2
2.3.2	Street Gardens.....	3
2.4	Species Selection .....	4
2.4.1	Overall .....	4
2.4.2	Correct selection.....	5
2.4.3	Quality of Plants.....	5
2.5	Quality Control.....	5
2.5.1	Defects .....	5
2.6	Open Space Structures .....	6
2.7	Irrigation Requirements .....	7
	Appendix 1: Approved Street Tree Species List.....	8



## **DS2 Streetscape**

### **2.1 Overview for this section**

Streetscape design shall have regard for the Council's guiding documents on Urban Design (Refer Section 1) in the fullest interpretation of these directives. All new and existing designs shall be considered against Council's Urban Design criteria on the basis of all options being available to the designer.

This section of the Code applies to grassed areas and street plantings (including trees), in berms and in traffic islands and other planting areas within the public road and public access. It also covers landscaping structures.

Opportunities for streetscape design are diverse, ranging from specimen tree planting within the standard or altered road berm to planting associated with traffic calming devices and specific landscape features within the development. See drawings in Development Code Construction.

In instances where a road reserve is to be developed and vested in Council the relevant minimum requirements and means of compliance outlined in section DS 4 Transportation of this Code shall apply in addition to the requirements of this section where landscape works are proposed within the road reserve.

### **2.2 Minimum Requirements**

Streetscape plans shall conform with the requirements of this Code and with NZTA requirements where the works are adjacent to any Crown owned land administered by NZTA, and any land within a site designated by NZTA in accordance with the Resource Management Act 1991, unless otherwise agreed with the Authorised Officer.

### **2.3 Design Requirements for Streetscape**

#### **2.3.1 Location**

Trees and garden plantings shall be located so as not to compromise the integrity and efficient operation of infrastructural services and shall have strong regard to ongoing maintenance costs and safety of the public and maintenance contractors.

Vegetation shall not be planted or allowed to grow in a position which will prevent the driver of a vehicle from having a clear and unobstructed view of official traffic signs or signals, approaching or merging traffic or any corner, bend, intersection or vehicle accessway.



Vegetation shall not be planted or allowed to grow in a position that will reduce the effectiveness of road lighting.

In areas where ice can form on roads, vegetation shall not be planted, or allowed to grow, in a position that will shade the carriageway of a road.

Similarly, the location of utility services such as transformers and poles shall have regard for safety and sight lines for the public and safety of maintenance contractors, e.g., poles at crossings, transformers obscuring views.

- i. The minimum separation and site distances referred to in the drawings should be observed for tree planting. These distances are guidelines and may have to be varied, depending on the road geometry, as agreed with the Authorised Officer.
- ii. Alternative location and design proposals may also be considered, where sufficient justification is provided. Note: Instances include but are not limited to:
  - Provision of trees in a dedicated “non-services” berm on either side of the footpath.
  - Meandering footpaths which allow for tree planting singularly and in groups to enhance the character of the local environment.
  - Placement of gardens and trees to create a strong boulevard or avenue effect leading off a collector road.
  - Provision of trees, singularly or in groups to obscure low sun angles to road traffic.
- iii. Areas which are prone to erosion or where stability problems may occur are required to be planted or hydro seeded as specified by the Council.

### 2.3.2 Street Gardens

Street gardens shall be designed to be integral with the overall subdivisional streetscape and traffic management.

Street gardens shall be designed to accommodate mulch layers applied to finished gardens.

#### i. Location

The location of all street gardens shall be approved by the Authorised Officer.

#### ii. Street Gardens on Roundabouts

Roundabouts of less than 10m diameter may have one single-trunked specimen tree in a specially constructed tree planting pit also containing grass or low growing shrubs.

Roundabouts over 10m diameter may be treated as any other junction and may be planted with the approval of the Authorised Officer.

**iii. Garden Size**

The mature size of any tree or garden planting shall be assessed for each planting location and shall be in scale with the permitted or intended surrounding environment.

Garden plants shall not exceed 450mm in height in the sight triangle of intersections, or other traffic or vehicle/pedestrian conflict areas, and will be selected to minimize this risk. Tree planting shall provide for a clear trunk to a high canopy. In all cases planting, and utility equipment located in gardens, should not interfere with sight lines.

	Minimum	Maximum
Garden Size	45m <sup>2</sup>	No maximum
Width for median strips and traffic islands The minimum means that tapered ends will need to be hard surface.	1.5metres	No maximum
Quantity of street gardens in the subdivision Amount of street gardens per lineal metre of collector or arterial road in the subdivision	0.40m <sup>2</sup>	0.50m <sup>2</sup>
Distance between plants within the whole garden Exceptions can be made for bulbs and some selected perennials which may be planted closer together	0.5 metres	1.0 metre
Mulch	Tree chip Cambium grade bark, shell or other medium acceptable to Council	

**2.4 Species Selection****2.4.1 Overall**

Species shall be selected with regard to overall composition, low maintenance and longevity. Species should comply with Council's Strategies and planting policies as appropriate. Species shall comply with the current plant pest management strategy. No plant shall be used which is identified as a National Surveillance Plant Pest or is listed by Environment Bay of Plenty as a plant pest.

- i. Trees shall be selected from Council's "Approved Street Tree Species List" in AP 2 & 3: Streetscape and Reserves Materials. Trees from the "Non-Permitted Street Tree Species List"



shall not be used. The list of approved species identifies which tree species are acceptable and within which environmental constraints. The non-permitted species list identifies what tree species are not permitted under any circumstances. There may be species that do not appear in either of these lists that may be acceptable to Western Bay of Plenty District Council, and if a developer wishes to utilise such a species they are encouraged to consult with the Authorised Officer for a determination prior to submitting streetscape plans for approval.

### **2.4.2 Correct selection**

The number of species used shall be designed to ensure a consistent and unified result. The species choice in street gardens is to compliment the balance of the street planting, the environment, and the scale of the surroundings. The following matters are to be considered for correct species selection:

- Suitability to environmental conditions e.g. Ground moisture, wind, etc
- Tolerance to amenity situation
- Effect of leaf debris on drainage systems
- Pest and disease resistance
- Non-suckering habit
- Longevity
- Shading consistent with location
- Minimum maintenance requirements
- Invasive root systems
- Effect of berries, cones and fruit on paved surfaces

### **2.4.3 Quality of Plants**

Prior to planting, all species are to be quality inspected and approved by Council.

## **2.5 Quality Control**

### **2.5.1 Defects**

All plant material shall be sound, healthy, vigorous and free of any defects which may be detrimental to plant growth and development. Defects may include but are not limited to the following:

- Pests
- Included bark unions
- Diseases
- Form not consistent with species
- Sun scalds



- Multi-leaders where undesired
- Abrasions
- Dead wood
- Cankers
- Girdling roots
- Cracks
- Weed and parasites
- Excess dead leaf material
- Breakages
- Plants not hardened off
- Spent flower heads
- Tree proportion (i.e. trunk caliper, tree size, root ball compared to canopy)
- Frost damage
- Root bound

All plant material is to have roots extending to and touching the planter bag and are not to have been recently bagged on.

Plant material shall be free of plant labels and planted in accordance with sound horticultural practice.

## 2.6 Open Space Structures

Landscaping structures include (but are not limited to) sculptures, walls, fences, screens, signs, bollards, entranceways, interpretation features, posts, etc. and may be of 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 fulfill both functional and aesthetic requirements. Durability and maintenance requirements must be considered.

Fountains or water features will not be approved by the Authorised Officer.

Structures shall be located so as to not obstruct signs, sight lines at intersections and pedestrian crossings. The separation distances must be considered together with trees and other landscaping features. With the approval of the Authorised Officer, open space structures may be constructed to ameliorate utility structures or mitigate undesired utility structures, e.g. inclusive art works, etc.

Structures shall be designed to safely withstand appropriate loadings and must not be a hazard to traffic.

Entranceway structures shall be located fully on private land. The respective titles shall be tagged with a consent notice for the purpose of maintenance.



## 2.7 Irrigation Requirements

Irrigation of street gardens is generally not permitted because:

- Plants should be of a type that require minimum maintenance
- Cost of ongoing maintenance of the irrigation system
- Generally, irrigation is being phased out of public gardens wherever a species selection solution can make this possible for water conservation reasons.

Council approval is required prior to the installation of any semi-permanent irrigation system. If this is approved, the Consent Holder shall apply and pay for a metered water connection for irrigation purposes, which shall be bonded for removal/disconnection at the end of the landscape maintenance period. Permanent irrigation will be dealt with on a case by case basis.

Provision for irrigation during the establishment of plants is acceptable. Water will be metered at the cost of the developer.



## **Appendix 1: Approved Street Tree Species List**

Refer AP 2 & 3: Streetscape and Reserves Materials (Development Code: Construction)