



531 & 535 MILL ROAD, ŌHOKA
RESIDENTIAL DEVELOPMENT
WAIMAKARIRI, CANTERBURY

CARTER GROUP LIMITED

Draft Landscape Management Plan

Project No. 2021_097B

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Author: Hannah Bruere | Director, Landscape Architect (NZILA reg.), BLA Hons (Bachelor of Landscape Architecture, Honours)
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DCM URBAN DESIGN LIMITED

10/245 St Asaph St, Ōtautahi / Christchurch 8011
Level 1, 17 Garrett St, Te Whanganui-a-Tara / Wellington 611
Unit 1/11 Umbers Street Wanaka, Otago 9305

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1. INTRODUCTION

1.1 GENERAL

This Draft Landscape Management Plan has been prepared for Carter Group Limited (CGL) by DCM Urban Design Limited, for the 531 & 535 Mill Road Ōhoka Residential Subdivision, located in the Waimakariri District in Canterbury. CGL is applying for approvals for the Ōhoka Residential Development under the Fast-track Approvals

Act 2024 (FTAA2024). This Landscape Management Plan is provided to support the development of the subdivision, and to help ensure the expected landscape outcomes identified in the provided Landscape and Visual Impact Assessment (LVIA) are achieved, along with upholding a high standard of amenity within the receiving landscape. This management plan is a draft only, with a final Landscape Management Plan to be provided to council at the time of Landscape Plan Approval. The Landscape Management Plan is generally provided in conjunction with a more detailed specification.

Post-consent documentation would be prepared for Landscape Plan Approval through Waimakariri District Council (WDC), which would generally include the following documents:

- Detailed Design Drawings
- Schedule of Quantities
- Specification
- Landscape Management Plan

Along with any other documents required by council. The specification would specify thorough installation and establishment methodology for all landscape items, hold points for inspection by both the Project Landscape Architect and WDC throughout construction, and the process for establishment. The landscape contractor would not be issued Practical Completion if they did not follow any of the required steps set out within the specification, with bonds being held as a safety net.

1.2 SITE DESCRIPTION AND PROPOSAL

The site is situated within the Waimakariri District in North Canterbury, approximately 8km directly north of the border of Christchurch City, and 18km from the Central City of Christchurch. The site is approximately 5km from Rangiora and Kaiapoi within the Waimakariri District. Refer to the Urban Design Assessment and Landscape and Visual Impact Assessment for site descriptions and further details of the proposal.

As part of mitigating potential adverse visual effects and upholding landscape amenity, an Urban Design and Landscape Masterplan has been prepared. This outlines the proposed planting palettes as part of the development, consisting of the following mixes:

1. Street planting (within road boundaries)
2. Reserve planting (within recreation and local purpose reserves)
3. Waterways planting (within enhanced waterway corridors)
4. Stormwater Management Area planting (within stormwater reserves)
5. Commercial planting (within the commercial area)
6. Landscape boundary treatment planting (for landscape mitigation along the site boundaries)
7. Lizard habitat planting

To support the expected outcomes, a landscape plan, including fencing plan is to be submitted at the time of House Approval, for approval by the Project Landscape Architect following approval by the developer's Management Team as a requirement of the covenants for the project. Although approval by the Project Landscape Architect will provide a broad review of the proposed landscaping elements, the key intention of this approval is to reflect the desired Ōhoka character and amenity outcomes.

Please note that the developer's landscape approval team comprises the following personnel:

- Carter Group Representative – TBC
- Registered Landscape Architect, Hannah Bruere (Director at DCM Urban Design Ltd.).

1.3 LANDSCAPE MANAGEMENT PLAN PURPOSE AND STRUCTURE

This Landscape Management Plan is provided to ensure that the implementation and establishment/ maintenance of the site's landscape works is in accordance with the intended outcomes for the development. This document is structured as a live document and is to be updated (where necessary) as detailed landscape plans are further refined/ updated, and construction progresses.

2. LANDSCAPE OUTCOMES AND CONSENT CONDITIONS

As resource consent has not yet been granted, currently there are no relevant conditions of consent regarding landscaping. The intended landscape outcomes for the proposed subdivision centres on maintaining the local character, with low key 'rural feel' streets, large trees and wide-open green spaces, as well as providing amenity buffers where needed between existing and proposed development. It is also intended that a level of flexibility is retained for future lot owners to tailor their properties to their own preferences while being in keeping with the desired character. A native plant palette is proposed for the boundary planting as well as the within the waterways and stormwater areas to enhance amenity while strengthening the ecological values of the development. A mix of native and exotic planting is proposed within streetscapes and recreation reserves to reflect the existing character of development within Ōhoka, which includes large exotic tree species and high amenity planting.

3. PLANTING BY THE DEVELOPER: IMPLEMENTATION AND ESTABLISHMENT/ MAINTENANCE

The following section outlines measures to be undertaken during the implementation and establishment/ maintenance of landscape works by the developer and shall inform the landscape documentation for the project, including the landscape specification, and site-specific detail landscape plans for construction.

3.1 IMPLEMENTATION

3.1.1 Role and Responsibility

Roles and responsibilities shall be outlined prior to the commencement of the project works with key people identified and their contact details. All personnel working on the project who might affect the landscape works and outcomes, have a responsibility to follow the requirement set out in this Landscape Management Plan.

The Project Landscape Architect shall update this Landscape Management Plan if necessary, as the detailed design and construction progresses.

The landscape contractor, for implementation of the developer's landscape works, shall hold the relevant horticultural qualifications with proven experience on similar projects.

3.1.2 Training and Toolbox talks

The developer's landscape works and establishment shall form part of the environmental induction and training for the project. Training shall include specific aspects to achieve the landscape outcomes as outlined in this Landscape Management Plan.

3.1.3 Meetings

Prior to the commencement of construction activities, each stage shall be visited by the Project Landscape Architect with the landscape contractor as a 'Prestart meeting', to discuss and confirm specific landscape related elements for the site, such as vegetation removal and protection, and to confirm planting locations. Discussion shall also cover the work programme for planting to be completed by the developer, and when site visits and/ or hold points will be required by the Project Landscape Architect to approve, direct and monitor the implementation of the landscape works, including requirements of resource consent conditions, establishment/ maintenance period and reporting.

3.1.4 Hold Points

Landscape hold points shall be included in the landscape specification for planting, and the contractor's Inspection Test Plan (ITP) and shall relate to specific points for inspection and approval by the Project Landscape Architect during the contract works and establishment/ maintenance period. Hold points, including samples, shall cover but not be limited to:

- Prestart meetings for each stage prior to commencement of physical works to discuss scope and set out of works, vegetation removal/ pruning and protection, resource consent conditions and Landscape Management Plan compliance,
- Approval of plant quality and set out,
- Reinstatement planting scope (if required),
- Contractor's establishment programme outlining the various tasks and activities to be undertaken for the duration of the contract works, including a baseline photographic record, task frequency and performance/ trigger measures within the defined establishment period,
- Contractor's monthly establishment reports with actions and due dates for any remedial works for the duration of the defined establishment/ maintenance period (24 months),
- Contractor's yearly establishment report for the duration of the defined establishment/ maintenance period (24 months).

3.1.5 Planting Implementation Requirements

All planting by the developer shall comply with the approved plans, developed on the following basis:

- a. Street planting
 - Street planting is to be agreed with Waimakariri District Council at the time of Landscape Plan Approval for each stage, with the species provided within the plant palette being an indication of what may occur. Final species selection will be at the discretion of the Project Landscape Architect with approval from Waimakariri District Council. It is anticipated that larger street tree species will be allowed due to the larger berm sizes provided to reflect the character of Ōhoka (see provided road cross sections within the Urban Design and Landscape Masterplan).

- b. Reserve planting
 - Reserve planting is to be agreed with Waimakariri District Council at the time of Landscape Plan Approval for each stage, with the species provided within the plant palette being an indication of what may occur. Final species selection will be at the discretion of the Project Landscape Architect with approval from Waimakariri District Council.
- c. Waterways planting
 - Waterways are to be planted out according to the approved concept plans, with a minimum of 10m of riparian enhancement planting on either side of the waterway, and a 20m setback for impervious surfaces.
 - The exception to this is a small section of the waterway directly adjacent to the commercial area which is allowed a reduced setback for planting of the waterway to enable closer access and amenity for commercial space users. This is to be designed alongside the Project Ecologist and at their discretion.
 - Plant species are to be agreed with Waimakariri District Council at the time of Landscape Plan Approval for each stage, with the species provided within the plant palette being an indication of what may occur. Final species selection will be at the discretion of the Project Landscape Architect with approval from Waimakariri District Council.
 - Species have been selected within this area based on a combination of historic vegetation information using the Canterbury Black Maps, which shows vegetation cover previously in the area being a mix of Herbaceous (fern/grass/herbs, grass flax or tupaki) and Waterbody/wetland planting, as well as advice from the Project Ecologist and Project Landscape Architect.
- d. Stormwater Management Area planting
 - Stormwater Management Area planting is to be agreed with Waimakariri District Council at the time of Landscape Plan Approval for each stage, with the species provided within the plant palette being an indication of what may occur. Final species selection will be at the discretion of the Project Landscape Architect with approval from Waimakariri District Council.
 - Species have been selected within this area based on a combination of historic vegetation information using the Canterbury Black Maps, which shows vegetation cover previously in the area being a mix of Herbaceous (fern/grass/herbs, grass flax or tupaki) and Waterbody/wetland planting, as well as advice from the Project Ecologist and Project Landscape Architect.
- e. Commercial planting
 - Planting of the commercial area shall be at the discretion of the occupants, but shall be in line with the anticipated character of the development. All landscaping within the commercial area shall be reviewed and approved by the Project Landscape Architect to ensure it meets the required standards.
- f. Landscape boundary treatment planting
 - Landscape boundary treatment planting shall be implemented per the approved concept plans (including Landscape Treatment A, B, C and D) in 4 stages.

- The stages are as follows:



Image reference: Page 52, Ōhoka Residential Subdivision - Urban Design and Landscape Master Plan

- Stage 1 of the buffer planting will commence within the first planting season as soon as any construction begins within the areas labelled as Stage 1 or 2 within the Inovo Scheme Overview Plan (north of Ōhoka Stream Tributary).
- Stage 2 will commence within the first planting season as soon as any construction begins within the areas labelled as Stage 3, 4 or 5 within the Inovo Scheme Overview Plan (in between Ōhoka Stream Tributary and the Spring Channel).
- Stage 3 will commence within the first planting season as soon as any construction begins within the areas labelled as Stage 6 or 7 within the Inovo Scheme Overview Plan (in between the Spring Channel and Ōhoka South Branch).
- Stage 4 will commence within the first planting season as soon as any construction begins within the areas labelled as Stage 8, 9, 10 or 11 within the Inovo Scheme Overview Plan (south of Ōhoka South Branch).
- Landscape Treatment A shall be a 10m wide planted landscape buffer to be planted at a density of 1m centres and should achieve a minimum height of 5m once established. It shall consist of native species only.
- Landscape Treatment B shall consist of the retention of existing shelterbelts as well as additional planting to create a total planting strip of 6m wide, with maximum plant spacings of 2m and a total

mature height of at least 5m.

- Landscape Treatment C consists of a single row of trees to form a shelterbelt / hedge of at least 4m in height at maturity, with spacings at 1.5m.
- Landscape Treatment D consists of a 3m wide landscape strip with planting at 1m centres achieving a minimum height of 5m once established.

g. Lizard habitat planting

- Lizard habitat species have been selected based on advice from the Project Herpetologist and will be implemented according to the concept plans. This will be confirmed and agreed with Waimakariri District Council at the time of Landscape Plan Approval for each stage.

3.1.6 Planting Timing and Preparation

Planting for each stage of the subdivision shall be undertaken within the first available planting season, defined as 1 April to 30 September, following the commencement of subdivision works for that stage (or prior as discussed with the developer), and no later than 18 months thereafter. Planting outside the planting season shall be at the Project Landscape Architect's discretion if climatic conditions allow (with approval from Waimakariri District Council).

The landscape programme (Table 1 below) outlines an indicative timeline. Noting this is subject to change based on civil, detailed design, plant availability and contractor's programme inputs.

STAGE	DESCRIPTION	INDICATIVE TIMELINE	RESPONSIBILITY
Street, Reserve, Waterways, SMA and Lizard Habitat planting	Implementation of landscape works (staged with subdivision works).	Within the first available planting season, defined as 1 April to 30 September, following the commencement of each stage of subdivision works (or prior as discussed with the Principal), and no later than 18 months thereafter.	Developer/ Landscape Contractor
Commercial	Implementation of landscape works	Within the first available planting season, defined as 1 April to 30 September, following the commencement of construction for each commercial building (or prior as discussed with	Commercial occupants

		the Principal), and no later than 18 months thereafter.	
Landscape boundary treatment planting	Landscape boundary treatment planting shall be implemented per the approved concept plans (including Landscape Treatment A, B, C and D) in 4 stages.	Stage 1 of the buffer planting will commence within the first planting season as soon as any construction begins within the areas labelled as Stage 1 or 2 within the Inovo Scheme Overview Plan (north of Ōhoka Stream Tributary). Stage 2 will commence within the first planting season as soon as any construction begins within the areas labelled as Stage 3, 4 or 5 within the Inovo Scheme Overview Plan (in between Ōhoka Stream Tributary and the Spring Channel). Stage 3 will commence within the first planting season as soon as any construction begins within the areas labelled as Stage 6 or 7 within the Inovo Scheme Overview Plan (in between the Spring Channel and Ōhoka South Branch). Stage 4 will commence within the first planting season as soon as any construction begins within the areas labelled as Stage 8, 9, 10 or 11 within the Inovo Scheme Overview Plan (south of	Developer/ Landscape Contractor

		Ōhoka South Branch).	
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Table 1. Indicative landscape programme and responsibility for developer and landscape contractor – subject to change.

Preparation of planting areas pertaining to the developer shall be specified by the Project Landscape Architect. Any site preparation, such as weed control and spraying shall be undertaken two (2) weeks prior to planting, in accordance with best horticultural practices and national/ local standards. Machinery shall be thoroughly cleaned prior to commencing works to prevent weed spread.

3.1.7 Soil

Topsoil or soil mix, including depths shall be specified by the Project Landscape Architect and respond to the site conditions and characteristics. Onsite soil reuse is encouraged, provided it is friable, well aerated, free of weeds and other unsuitable materials and contaminants. Topsoil, if stockpiled onsite shall be appropriately managed and protected to ensure soil quality and structure is maintained.

Imported topsoil shall be tested to ensure it meets the specification and is free of contaminants. The contractor shall ensure the soil is placed to the specified depths, is consolidated and has adequate drainage.

3.1.8 Mulching

All planted areas to be vested shall be mulched with 100mm depth bark mulch. Mulch to be approved by the Project Landscape Architect.

3.1.9 Plant Protection and Pest Control

Plant guards and stakes may be required to protect against animal browsing. If required, the Project Landscape Architect shall specify which plant species require protection due to likely susceptibility of browsing. Consideration to be given to species selection and using plants that are less palatable. Consideration shall also be given to type of pest and effectiveness of plant guards, combined with pest control programme if required.

3.2 ESTABLISHMENT/ MAINTENANCE

All planted areas, including any existing plants affected by the contract works shall be established/ maintained as per this Landscape Management Plan and according to best horticultural practice. Timelines and responsibilities regarding maintenance is not limited to, but includes the following:

STAGE	DESCRIPTION	INDICATIVE TIMELINE	RESPONSIBILITY
Street, Reserve, Waterways,	24-month maintenance period for landscape works.	24 months following the issuing of practical completion.	Landscape Contractor / Developer

SMA and Lizard Habitat planting	Long-term landscape maintenance (following completion of 24-month maintenance period) to be handed over to Waimakariri District Council, unless otherwise agreed.	Ongoing for life of the development, not be removed without council approval.	Waimakariri District Council (unless otherwise agreed)
Commercial planting by occupants	Short and long-term maintenance to be the responsibility of the commercial lot owner/ occupants.	Planting shall be maintained by the commercial lot owner/ occupants to a high standard	Commercial lot owner and/or occupant
Landscape boundary treatment	24-month maintenance period for landscape works.	Planting shall be maintained by the developer's landscape contractor for 24 months, at which time maintenance will be handed over to the lot owner.	Landscape Contractor, and Lot owner once the 24 month establishment period is over
	Long-term landscape maintenance (following completion of 24-month maintenance period) to lot owners.		

Table 2. Indicative landscape maintenance programme and responsibility.

3.2.1 Baseline Conditions

The Project Landscape Architect/ contractor shall take 'baseline' photographs of planting by the developer at practical completion. Photographic viewpoints shall be established at the project outset and recorded on a plan and submitted to the Project Landscape architect/ Principal, within five (5) days after the date of practical completion. This baseline information will then be used to compare any change in the condition of the site and vegetation during the establishment/ maintenance period and future of the development. Photographic records shall be taken every 6 months after the date of practical completion while maintenance is the responsibility of the landscape contractor/ developer (as noted in Table 2 above). At the discretion of the contractor, additional drone footage and still shots can be used to support this requirement.

3.2.2 Establishment/ Maintenance tasks by Landscape Contractor/ Developer.

Establishment tasks shall be undertaken in general accordance with Appendix One below, key tasks shall be, though not limited to:

a) Watering

Planting and grass areas shall be watered at frequency to maintain adequate soil moisture, good health and successful establishment between 1 October – 31 March (summer months). Watering may be required at a more frequent rate dependent during dry periods, on an as needed basis. The watering method shall be outlined by contractor in their establishment programme noting topography, access and any 'trigger' events that require

watering to be undertaken, such as periods of warm, windy, dry conditions. The Project Landscape Architect should be notified should an increase in watering frequency be required. Outside these dates watering shall be undertaken on an as-needed basis for successful plant health and survival.

Irrigation (permanent or temporary) is considered acceptable alternatives to direct watering for shrubs and shall be at the contractor's discretion and approved by Project Landscape Architect. Chosen watering method shall provide an even distribution of water to all newly planted areas. Specimen trees will likely require more direct watering.

b) Plant / Animal Pests and Diseases

All areas shall be kept completely weed free. This shall be achieved through hand weeding in the first instance. Spraying may be carried out following confirmation from the Landscape Architect. If in the opinion of the Landscape Architect substantial weed is present, weeding shall be carried out within two week of the Contractor being informed of its presence. If any loss of plant material results from the use of herbicide, (particularly spray drift) replacement plant costs shall be borne by the Contractor at no extra cost to the client. If in any case of extreme infestations, the Contractor may seek the approval by the Landscape Architect to use an approved herbicide. The Contractor shall comply with all statutory requirements and guidance regarding the handling use of herbicides and the Contractors attention is drawn to the continuing requirement to ensure public safety during and after application of herbicides.

All chemical application on planted areas shall be carried out by qualified, trained personnel and according to the Growsafe Code of Practice for Safe Use Pesticides and Herbicides; NZS 8409 'The Agrichemical Users Code of Practice' and any manufacturers' directions.

All spraying operations shall be carried out in windless, dry conditions, when rain is not imminent for at least 12 hours. This should be completed at times which minimise possible hazards or disruption to the public, animals or other beneficial fauna. Care shall be taken to prevent spray drifting onto non-target areas or plants. Contractor shall control weeds within all planted areas using accepted best horticultural practice for control. This may be a mix of hand weeding and spray, noting proximity to waterways.

Animal browsing shall be monitored during the establishment period. Adaptive management by way of additional control methods may be required if measures such as plant guards are not adequate.

If required, newly planted areas shall be fenced off from public.

c) Bark Mulch

The Project Landscape Architect shall specify mulch requirements and expected standards to be maintained during the establishment period as this will be an important measure to retain adequate moisture through the drier months and weed suppression.

d) Replacements

All replacement plants due to poor health or damage shall be replaced in general accordance with the approved landscape/ planting plans, including plant grades and appropriately eco-sourced native plants. Where like for like replacement is not considered feasible due to poor performance or supply, change in plant species shall be approved by the Project Landscape Architect/ Project Ecologist. Replacement shall be carried out within the same or following planting season, whichever is first.

Scope of replacements shall factor in success rate of surrounding vegetation and intended reason for planting, such as enhancement of biodiversity and ecological values.

e) Reporting

The contractor shall update the indicative establishment/maintenance programme (refer to Appendix One below) outlining frequency of visits for establishment tasks such as watering, weeding, mulching, pest/ disease control, plant replacements and all other tasks required for successful plant establishment. The programme shall be submitted to the Project Landscape Architect prior to practical completion of the landscape works for approval. It is recommended that receipt of this programme is a requirement before issuing practical completion.

A **bi-monthly** establishment report shall be submitted by the Landscape Contractor every month to Project Landscape Architect within five (5) days of the end of the month throughout the duration of the 24-month establishment period.

3.3 ESTABLISHMENT/ MAINTENANCE

All planted areas shall be established/ maintained as per this Landscape Management Plan. Timelines and responsibilities regarding maintenance is not limited to, but includes the following:

STAGE	DESCRIPTION	INDICATIVE TIMELINE	RESPONSIBILITY
Planting by Lot Owner	Establishment and maintenance of lot landscaping as per approved landscape plans.	Ongoing for life of the development.	Lot Owner
Commercial planting	Establishment and maintenance of commercial lot landscaping as per approved landscape plans.	Ongoing for life of the development.	Lot Owner
Landscape boundary treatment	Following completion of 24-month establishment period (or sooner at the lot owner's discretion), maintenance of landscape boundary treatment planting will transfer to the relevant lot owner (from the developer/ landscape contractor).	Ongoing for life of the development, not be removed without council approval.	Lot Owner (after 24 months)
Street, Reserve, Waterways, SMA and Lizard Habitat planting	Landscape maintenance of publicly vested assets (streets, reserves, waterways, SMA areas and Lizard Habitat).	Planting shall be maintained by Waimakariri District Council after the 24-month establishment period (unless otherwise agreed).	Developer / Waimakariri District Council (after 24 months)

Table 3. Indicative landscape maintenance programme and responsibility.

4. APPENDIX 1- SUGGESTED MAINTENANCE, GUIDELINE ONLY

INDICATIVE ESTABLISHMENT/ MAINTENANCE PROGRAMME (2 YEARS) FOR LANDSCAPING UNDER THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR/ DEVELOPER

The below tables provide guidance of the likely tasks, frequencies, and responsibilities during a 2-year period. It is envisaged that as the planting establishes the frequency of some tasks will reduce over the establishment period.

*** Contractor and Developer Maintenance Team to adopt and update establishment/ maintenance programme***

a) Year 1 – Landscape Contractor/ Developer Maintenance

YEAR 1 ESTABLISHMENT/ MAINTENANCE			
Definition: For the purposes of below tasks, inside planting season is defined between 1 April to 30 September, and outside planting season is defined between 1 October to 31 March, yearly. Climatic conditions may reduce or extend these seasons and shall be at the discretion of the Project Landscape Architect.			
TASK	ACTIVITY	FREQUENCY	RESPONSIBILITY/ DATA RECORDING
Watering	Specimen Trees	Sufficient water shall be applied to all trees to ensure successful health and establishment. Soil moisture readings shall be taken prior to watering to determine requirements as stated below. <u>Watering Visits</u> • Outside planting season (Summer) – Once- twice weekly, or as required based on soil moisture readings (Average volumetric water content of 30-60%) • Inside planting season – prior to planting, after planting and monthly, or as required based on soil moisture readings (Average volumetric water content of 30-60%) <u>Water Rates:</u> • PB40/ 25L grade trees – 25L of slow released water per application. • PB95/ 45L grade trees – 40L of slow released water per application. • 100L-150L grade trees – 80L of slow released water per application. <u>Trigger event:</u> Where temperatures are 25 degrees or above for 3 consecutive days, with no rain since the last watering, soil moisture readings shall be taken to determine the need for additional or increase frequency for watering at the above application rates.	Contractor/ Record soil moisture levels for monthly reporting with dates and volumes watered.
	Shrubs/ Groundcovers	As above for specimen trees, other than water rate shall be approximately 5L per shrub/ plant.	Contractor/ Record soil moisture levels for month reporting with dates and volumes watered.
Weeding	Spray/ Hand removal	It is preferred that weeds are controlled manually; however some spray use may be accepted. No residual herbicide use is permitted, and all spray used shall be away from waterways and stormwater systems and/or acceptable for use within these areas. The site shall be generally kept weed free to remove competition for plants. No individual weed shall be larger than, 100mm high, and weeds that are 50mm or more shall not exceed 7 per square metre. Grass cover shall not be sprayed/ removed to meet this requirement. Grass cover shall be managed as to not affect the health of established plants retained for erosion and sediment control purposes. <u>Visits</u>	

		• Outside planting season (Summer) – Fortnightly, or as required to reduce weed competition for plants during high growth season. • Inside planting season – Monthly, or as required to reduce weed competition for plants during high growth season.	
Plant health	Pruning	As needed for plant health and carried out accordance with best horticultural practice, monitor during the above weeding visit frequency.	Contractor/ Monitor and record in monthly report if needed.
	Fertiliser	As needed for plant health, monitor during the above weeding visit frequency. If required used low release fertiliser spread at the manufacturers' specified application rate. Fertiliser should be added as subsurface, i.e. tablets pushed into ground, and not laid on top of ground to reduce risk of fertiliser entering the watercourses in flood events.	Contractor/ Monitor and record in monthly report if needed.
	Staking/ plant guards	Fix and/ or replace stakes, ties and plant guards as required during the above weeding visit frequency.	Contractor/ Monitor, fix - replace as needed. Record in monthly report if needed.
Losses/ Replacements (plant failure, vandalism, browsing etc)	Specimen Trees and Shrubs/ Groundcover	Loss/ Replacement shall be made in accordance with the approved landscape/ planting plan. Where species changes are required/ recommended, Project Landscape Architect is to approve substitutes and liaise/ notify Consent Compliance t Office of changes. Replacement shall be made as required during the above weeding visit frequency , immediately following their discovery or within the following planting season, whichever is first. Replacement planting shall generally not take place outside of planting season, unless approved.	Contractor/ Monitor, record in monthly reporting
Mulch	Clearance	Where used, keep bark mulch clear from the base of all trees and plants, monitor during the above weeding visit frequency.	Contractor/ Monitor.
	Top up	12 monthly , top up bark mulch to specified depth. If mulch matting has been used and requires replacement, notify Project Landscape Architect for direction. Possible use of individual matting per plant.	Contractor/ Monitor.
Plant / Animal Pest and Disease	Plant/ Pest management	As needed for plant health, monitor during the above weeding visit frequency. All plant/ animal pest and diseases shall be immediately notified to Project Landscape Architect/ Principal with recommendation on additional measures to manage them.	Contractor/ Monitor, record in monthly reporting
Rubbish	Collection and Removal	As needed during the above weeding visit frequency.	Contractor/ Monitor.
Reporting	Baseline (at Practical Completion)	Baseline photos with photographic viewpoints of implemented/ Practical Completion of landscape works. Baseline information to be used to compare any change in the condition of the sites and vegetation during the establishment/ maintenance period	Contractor - Project Landscape Architect- Principal/ Submit to Consent Compliance Officer.
	Monthly	Monthly report on the above tasks including site check sheets, photos, replacement, action taken, etc	Contractor/ Monthly Reporting to Project Landscape Architect/ Principal.
	Baseline Progress	6 and 12 month baseline photos taken from viewpoints to compare any change in the condition of the sites and vegetation during the establishment/ maintenance period, including assessment of overall plant successes with recommendation/ action to be taken.	Contractor - Project Landscape Architect - Principal/ For end of Year 1 Report
	End of Year 1	Summary Report of Year 1 establishment/maintenance with key successes, issues and plant replacements identified, including photos from baseline viewpoints and monthly establishment reports.	Project Landscape Architect - Principal/ Submit to Consent Compliance Officer.

b) Year 2 – Landscape Contractor/ Developer Maintenance

YEAR 2 ESTABLISHMENT/ MAINTENANCE			
Definition: For the purposes of below task, inside planting season is defined between 1 April to 30 September, and outside planting season is defined between 1 October to 31 March, yearly. Climatic conditions may reduce or extend these seasons and shall be at the discretion of the Project Landscape Architect. Red text: Change from previous year			
TASK	ACTIVITY	FREQUENCY	RESPONSIBILITY/ DATA RECORDING
Watering	Specimen Trees	Sufficient water shall be applied to all trees to ensure successful health and establishment. Soil moisture readings shall be taken prior to water to determine requirements as stated below. <u>Watering Visits</u> • Outside planting season (Summer) – Once weekly, or as required based on soil moisture readings (Average volumetric water content of 30-60%) • Inside planting season – As required based on soil moisture readings (Average volumetric water content of 30-60%) <u>Water Rates:</u> • PB40/ 25L grade trees – 25L of slow released water per application. • PB95/ 45L grade trees – 40L of slow released water per application. • 100L-150L grade trees – 80L of slow released water per application. <u>Trigger event:</u> Where temperatures are 25 degrees or above for 4 consecutive days, with no rain since the last watering, soil moisture readings shall be taken to determine the need for additional or increase frequency for watering at the above application rates.	Contractor/ Record soil moisture levels for monthly reporting with dates and volumes watered.
	Shrubs/ Groundcover	As above for specimen trees, other than water rate shall be approximately 5L per shrub/ plant.	Contractor/ Record soil moisture levels for month reporting with dates and volumes watered.
Weeding	Spray/ Hand removal	It is preferred that weeds are controlled manually, however some spray use may be accepted. No residual herbicide used is permitted and all spray use shall be away from waterways and stormwater systems. The site shall be generally kept weed free to remove competition for plants. No individual weed shall larger than, 100mm high, and weeds than are 50mm or more shall not exceed 7 per square metre. Grass cover shall not be sprayed/ removed to meet this requirement. Grass cover shall be managed as to not affect the health of established plants retained for erosion and sediment control purposes. <u>Visits</u> • Outside planting season (Summer) – Fortnightly, or as required to reduce weed competition for plants during high growth season. • Inside planting season – Monthly, or as required to reduce weed competition for plants during high growth season.	
Plant health	Pruning	As need for plant health and carried out accordance with best horticultural practice, monitor during the above weeding visit frequency.	Contractor/ Monitor and record in monthly report if needed.

	Fertiliser	As need for plant health, monitor during the above weeding visit frequency . If required used low release fertiliser spread at the manufacturers' specified application rate.	Contractor/ Monitor and record in monthly report if needed.
	Staking/ plant guards	Fix and/ or replace stakes, ties and plant guards as required during the above weeding visit frequency. Remove stakes and ties once trees are firm in the ground and self-supporting.	Contractor/ Monitor, fix - replace as needed. Record in monthly report if needed.
Losses/ Replacements (plant failure, vandalism, browsing etc)	Specimen Trees and Shrubs/ Groundcover	Loss/ Replacement shall be made in accordance with the approved landscape/ planting plan. Where species changes are required/ recommended, Project Landscape Architect is to approve substitutes and liaise/ notify Consent Compliance Office of changes. Replacement shall be made as required during the above weeding visit frequency , immediately following their discovery or within the following planting season, whichever is first. Replacement planting shall generally not take place outside of planting season, unless approved.	Contractor/ Monitor, record in monthly reporting
Mulch	Clearance	Where used, keep bark mulch clear from the base of all trees and plants, monitor during the above weeding visit frequency . Biodegradable matting to be refixed to ground where needed.	Contractor/ Monitor.
	Top up	12 monthly , top up bark mulch to specified depth. If mulch matting has been used and requires replacement, notify Project Landscape Architect for direction. Possibly use of individual matting per plant.	Contractor/ Monitor.
Plant / Animal Pest and Disease	Plant/ Pest management	As needed for plant health, monitor during the above weeding visit frequency . All plant/ animal pest and diseases shall be immediately notified to Project Landscape Architect/ Principal with recommendation on additional measures to manage them.	Contractor/ Monitor, record in monthly reporting
Rubbish	Collection and Removal	As needed during the above weeding visit frequency .	Contractor/ Monitor.
Reporting	Monthly	Monthly report on the above tasks including site check sheets, replacements, photos, action taken, etc	Contractor/ Monthly Reporting to Project Landscape Architect / Principal.
	Baseline Progress	18 and 24 month baseline photos taken from viewpoints to compare any change in the condition of the sites and vegetation during the establishment/ maintenance period, including assessment of overall plant successes with recommendation/ action to be taken.	Contractor/ For end of Year 2 Report
	End of Year 2	Summary Report of Year 2 establishment/maintenance with key successes, issues and plant replacements identified, including photos from baseline viewpoints and monthly establishment reports. Hand-over of maintenance to Lot Owners or Council.	Project Landscape Architect - Principal/ Submit to Consent Compliance Officer.