

# STREETS; A VITAL PART OF MARSDEN PARK



This leaflet contains information on the street design and planting in Marsden Park. It is intended to complement and explain the covenants and should be read in conjunction with them.

The public domain of Marsden Park has been designed to create an attractive residential environment for the community to enjoy. It pays particular attention to creating quality streets, as these are places experienced by all.

The streets are designed to be:

- visually attractive places experienced by all in the community,
- functional for cars, servicing, cyclists, walkers and people with a range of uses,
- sustaining, by improving biodiversity and environmental quality,
- responsible, by using low impact water management swales where possible,
- green, natural and planted in character, and
- suited to the unique rural backdrop of Marsden Valley.

This approach, reinforced by the covenants, intends to provide a level of certainty to current and future residents of the quality environment which they have chosen.

## YOUR COMMITMENT TO KEEPING QUALITY STREETS

### STREET TREES

Street trees have been placed within the parking zone to create pleasant footpath and parking environments with a mix of sun and shade. These frame the carriageway assisting to create a well-behaved car environment so all users comfortably use the streets. Trees provide a mix of native and culturally significant plants adding to the arboretum character of the Valley. Species provide seasonal change of leaves & flowers. These will be maintained by NCC once handed over. You can assist Council by notifying them of any damage or disease problems.

### STREET TREES

- Evergreen Trees**
- Alectryon excelsus Titoki
  - Sophora microphylla Kowhai
- Deciduous Trees**
- Malus ioensis 'Plena' Crab Apple
  - Fraxinus americana American Ash



### LOT FRONTAGES

Lot frontages vary in depth from 1-4m. These create a consistent street view with varied plants to add interest. Mass planting of a selected range of plants in a repeated pattern, with rock mulch, creates a green, calm look with visual continuity. Plants are selected to suit the soil and climate and form part of the overall look of Marsden Park. As a resident, you are required to maintain these plantings & keep the first 2m from the boundary, of any bank deeper than 1m, as planted & mulched by Marsden Park. Beyond the first 2m you have the choice to retain or change to suit your own landscape. If long rows occur on a frontage, you have the choice to replace shrubs by others in the range providing all rows contain a min. of 5 shrubs.

### STREET FRONTAGE PLANTS

- Shrubs - 700mm apart**
- Griselinia litoralis Griselinia
  - Dodonaea viscosa Ake Ake
  - Raphiolepis umbellata
- Ground Covers - 900mm apart**
- Coprosma prostrata
  - Pachysandra terminalis
  - Vinca minor

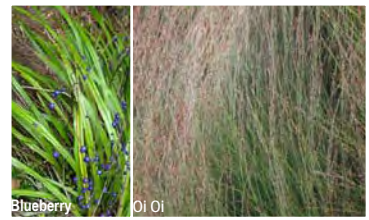


### PLANTED SWALES

The swales form part of the low impact stormwater management system. Plants play an important role by slowing water, encouraging sediment drop and utilising collected water. Swale plants are living drainage systems and plants used in them need to tolerate extremes of water-logging and drought. Fortunately some local plants can be used in these roles. A mix of plants has been used to make the swale plantings more resilient with a more water tolerant mix used in the middle. As a resident, you need to ensure that materials from your properties do not wash down & clog up the swales. This is why rock mulch is required on frontage plantings and landscape construction is required within 3 months of building construction.

### PLANTED SWALES

- Outer edge plants**
- Dianella nigra Blueberry
  - Isolepis nodosa Knobby club rush
  - Libertia ixioides NZ iris
  - Leptocarpus similis Oioi
- Inner edge plants**
- Cyperus ustulatus Umbrella sedge
  - Isolepis nodosa Knobby club rush
  - Leptocarpus similis Oioi



### VERGES

The verges between the swales, footpaths and lot boundaries have a mix of ground hugging native plants which are intended to provide a lawn-like alternative without any mowing. As property owners, you are required to maintain the verge in front of your property. Where many residential areas require you to mow, 'no-mow' plants have been selected so mowing is not required. Occasional weeding may be required.

### VERGE PLANTING

- Leptinella dioica Leptinella
- Selliera radicans Selliera



## Frontage Materials; how the look & function is created & maintained

### Banks

Banks of varying heights & depths have been planted. The first 2m in particular form the edge to the street view & are critical to keep a consistent character to the street.



### Mass planting

Placing multiple numbers of a limited species creates a visually calm street view to unify the look of any individual styles of private properties away from the road.



### Rock Mulch

Rock mulch retains moisture and insulates soil. Rock is required to avoid movement on slopes and washing into swales.



### Plants

A range of plants has been selected for the growing conditions & repeated in groups. 3 different shrub types & 3 different groundcovers repeat in the same layout.



### Continuous views

Continuity along the streetscape is achieved by repetition of the layout. Variety is added with a rhythm of changes from shrubs to groundcovers.

