

P44 Urban Design Specification

User Guide

The following is a model specification to be used on NZTA Capital Projects e.g. Design and Construct, Alliance. It will be necessary to adapt the specifications to suit each individual project as required. The NZTA Environment and Urban Design Team (environment@nzta.govt.nz) can provide assistance with development of specifications/minimum requirements/principal requirement.

1 General

As a signatory to the New Zealand Urban Design Protocol the NZTA plans and designs state highways in a way that supports good urban design and value for money. In particular, NZTA aims to:

- i. ensure state highways contribute to vibrant, attractive and safe urban and rural areas; and
- ii. achieve integration between state highways, local roads, public transport, cycling and walking networks and the land uses they serve.

The contractor shall ensure that the [insert name] project gives effect to these values.

2 Designation [and/or Resource Consent] Conditions

The contractor shall ensure that all landscape and urban design works adhere to the relevant:

- i. Designation [and/or resource consent] conditions; and
- ii. Outline Plan of Works; and
- iii. Property Agreements

relating to the [insert name] project.

[List references to all relevant conditions, Urban Design and Landscape Plans and any relevant property agreement]

3 Urban and Landscape Design Framework

The NZTA has developed an Urban and Landscape Design Framework (ULDF) for the project. This provides an overall urban design and landscape concept for the project and is a source document which has informed the RMA application and the scheme design.

The Contractor shall ensure that all landscape and urban design works adhere to the Urban and Landscape Design Framework. A briefing memo shall be prepared and submitted to the NZTA as part of the tender submission to identify any differences between the project design and ULDF.

There remains opportunities to identify and include additional landscape and urban design initiatives and treatments that can add value to the project. Some such opportunities may include [list any opportunities e.g. art works]. In conjunction with NZTA, liaison with the local authority and/or key stakeholders shall be undertaken to establish whether such additional initiatives can be funded and incorporated in the design.

If an Urban and Landscape Design Framework has not been developed, the National Office Urban Design Advisor will work with the team preparing the Principal Requirements to outline the NZTA's Urban Design and Landscape expectations.

4 Urban and Landscape Design Master Plan

The Contractor shall prepare an Urban and Landscape Design Master Plan (ULDMP) for the project and submit it to the NZTA, including the National Office Urban Design Advisor for approval prior to construction.

The ULDMP must illustrate the urban and landscape design elements of the project and reflect any post-consent engagement with stakeholders. The ULDMP will contain the plans on which the construction drawings are based. The level of detail of the ULDMP should remove any ambiguity from the design and must be in general accordance with the ULDF and conditions of designation/resource consent unless different concepts have been approved by the NZTA.

Appendix 2 of the NZTA Bridging the Gap outlines the information and urban design requirements to be included in the Master Plan.

5 Best Practice

The Contractor shall ensure that all landscape and urban design works adhere to the guidance contained in the NZTA Bridging the Gap and Landscape Guidelines.

6 Quality Control

It is recognised that aspects of the concept design may need to change as the project's development progresses. Such changes may occur for a number of reasons, including unforeseen site conditions, revised community and/or NZTA requirements, potential cost and/or time savings which the NZTA approves, changes resulting from unavailability of materials and/or components and design innovations which emerges as the project progresses. Sometimes changes to the project improve the final built outcome, but there is also the risk that design quality may be compromised. Therefore, the Principal's Urban Design Advisor must remain fully involved in the project through to the completion of construction and the defects liability period to ensure design quality.

The Contractor must ensure:

- i. full participation of the Principal's Urban Design Advisor in all aspects of the project design development, detail design and documentation which are relevant to urban and landscape design.
- ii. that the highway designers are supported and closely aligned with the Urban and Landscape Design Team led by a nominated team leader, so that integration between all components of the project is achieved in line with NZTA's Urban Design requirements.
- iii. that an Urban and Landscape Design team leader is appointed whose role is to lead a team comprised of urban designers, landscape architects, structures architects [list others as required eg artist, ecologist etc] and other relevant personnel. The purpose of this team is to integrate the landscape and urban design aspects throughout the design and construction process. The Contractor must nominate the Urban and Landscape Design team leader in their tender and highlight his/her skills and experience.
- iv. that the Urban and Landscape Design team leader oversees the liaison with and inputs from key stakeholders during the design phase, to ensure these parties are aware and involved in the design as it affects their environment. Regular reporting must show how the co-ordination is being achieved and the beneficial outcomes that are resulting. Any changes to the ULDF or Plans resulting from such liaison must only be implemented following NZTA approval.

- v. that the urban design and landscape design consultants have access to the construction site on a sufficiently frequent and as required basis to ensure that, for all urban and landscape design components, design changes which arise during construction, construction standards generally, the quality of materials, finishes, plants and landscaping are all in accordance with the construction documents and to a high level of quality.
- vi. The urban design and landscape consultants record and document all yard, plant and nursery as well as site visits to be available to the Client's representative and NZTA personnel to ensure quality control through the construction period. No substandard products must be accepted on site. This must include any concrete form work, plant stock etc. Any defects or quality concerns should immediately be brought to the Client's representative and NZTA's attention and must be immediately remediated and managed by the principal contractor.

7 Whole of Life

All urban and landscape design works shall be designed to have a design life of 50 years and, as appropriate the requirements of the Building Act.

All urban and landscape design works shall be designed so that they require minimal maintenance for the first 20 years beyond the defects period after the opening of the project. This requirement shall include provision of appropriate measures to:

- i. Avoid the risk of graffiti and vandalism;
- ii. Protect the visual integrity of the project;
- iii. Ensure there is adequate access for maintenance;
- iv. Coatings shall have a minimum design life of 20 years;
- v. Coatings shall be applied to avoid a patchy appearance;
- vi. Coloured finishes including paint coatings shall retain their aesthetic appeal with a minimal fade, for a minimum design life of 10 years;
- vii. Establish and maintain self-sustaining landscape planting.

8 Post-Construction review

The Contractor in conjunction with the Urban and Landscape Design Team will undertake a post-construction review of the project in order to confirm that all landscape and urban design works have been constructed as specified and documented. This shall be undertaken between six and twelve months of the project opening and again at the completion of the defects period. This will include inspections by necessary specialists including the designers.

The reviews shall be documented and photographed and submitted to the NZTA's National Office Urban Design Advisor.

Any defects shall be immediately remediated and managed by the principal contractor to the NZTA's satisfaction.

Appendix 6 of the NZTA Bridging the Gap includes a template to assist with and guide the reviewer.



9 NZTA Standard Specification for Highway Landscape Treatments

The NZTA seek quality landscape outcomes. To achieve this requires rigorous consideration of all aspects of the works; including site preparation, topsoil quality, plant material, standard of planting and associated processes, timing of planting and maintenance. The detailed landscape plans shall be reviewed and approved by the NZTA, including the National Office Urban Design Advisor.

The landscape treatments shall be undertaken in accordance with the NZTA P39 Standard Specification for Highway Landscape Treatments.