

Appendix I – Landscape and Visual Assessment

RVM

ROUGH MILNE MITCHELL
LANDSCAPE ARCHITECTS

rmmla.co.nz

Proposed Private Plan Change Request

157 Levi Road, Rolleston

Graphic Attachment to accompany the
Landscape and Visual Assessment - Tony
Milne.



12 February 2024

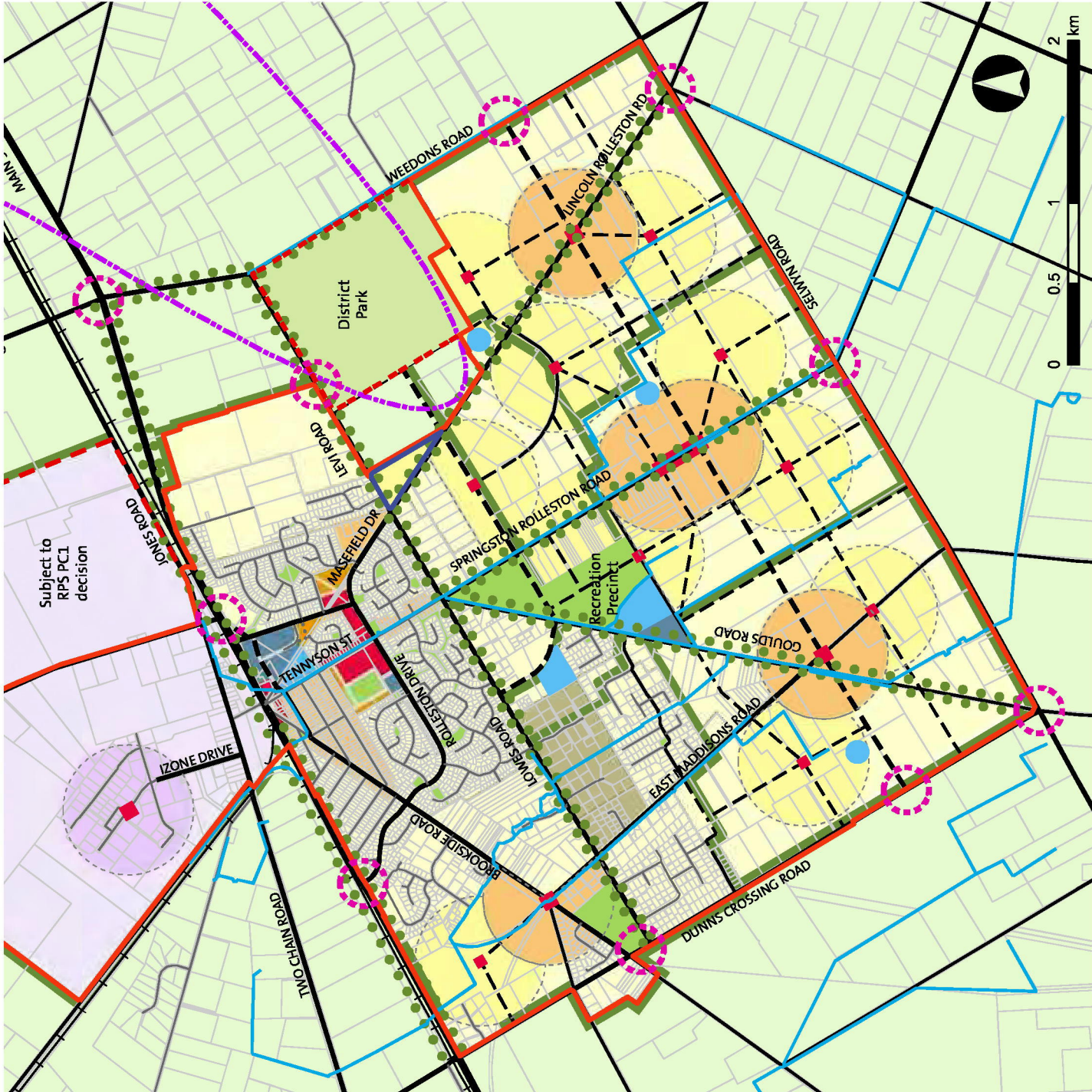
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PROJECT: Proposed Private Plan Change	
ADDRESS: 157 Levi Road, Rolleston	
DATE: 12 February 2024	
REVISION: 0	
STATUS: Evidence	
REFERENCE: 23078	
PREPARED FOR: Foodstuffs South Island Ltd	
PREPARED BY: Rough Milne Mitchell Landscape Architects Ltd	
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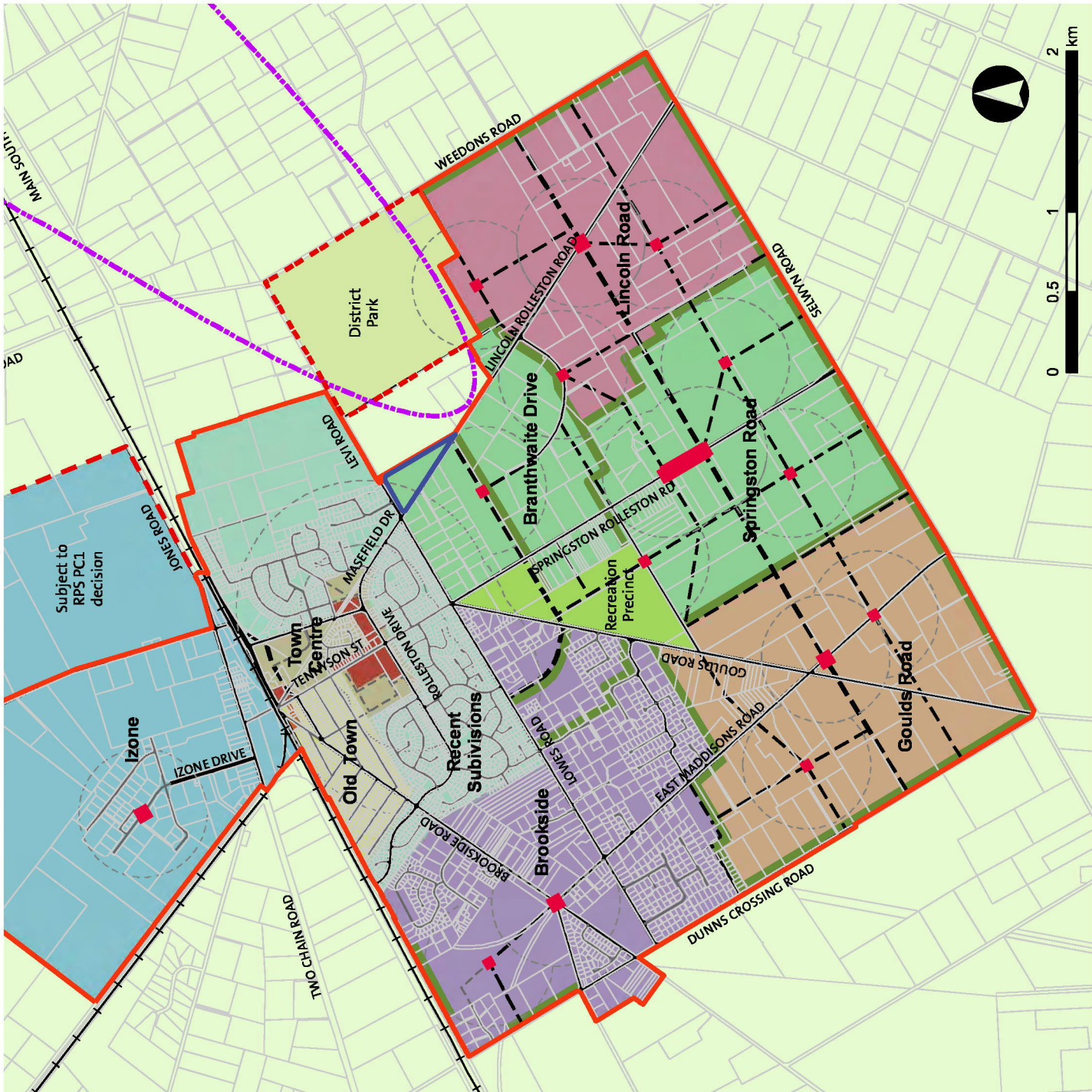
Location Context Plan





- Legend
- The Site
 - Study Area
 - Railway
 - National Arterial
 - Main (primary) roads
 - Proposed main (primary) roads
 - Local (secondary) roads
 - Proposed local (secondary) roads
 - Local (minor) roads
 - Walking and Cycling Link
 - Town Centre
 - Neighbourhood Centre
 - Local Centre
 - Comprehensive Housing
 - Medium Density Residential (20HH/Ha)
 - Medium Density Residential (15HH/Ha)
 - Low Density Residential (10HH/Ha)
 - Low Density Residential (7HH/Ha)
 - Community Facilities
 - Education Facilities
 - Green Corridors and Green Belt
 - District Park
 - Recreation Precinct and Reserves
 - Rural land
 - Avenue Planting
 - Izone Southern Business Hub
 - Water Races
 - Noise Contour
 - 5 Minute Walk (400m)
 - Key Gateways

Key Neighbourhoods of Rolleston
(Rolleston Structure Plan - September 2009)



- Legend**
- The Site
 - Study area
 - Noise Contour
 - Town Centre
 - Neighbourhood Centre
 - Local Centre
 - 5 Minute Walk (400m)
 - Rural land
 - Recreation Precinct
 - Railway
 - National Arterial
 - Main (primary) roads
 - Proposed main (primary) roads
 - Local (secondary) roads
 - Proposed local (secondary) roads
 - Local (minor) roads
 - Indicative local (minor) roads
 - Branthwaite Drive
 - Brookside
 - Goulds Road
 - Izone
 - Lincoln Road
 - Old Town
 - Recent Subdivisions
 - Springston Road
 - Town Centre

Data Source: Rolleston Structure Plan - September 2009



Legend	The Site
	Medium Density Residential Zone
	General Rural Zoned
	Application Site at 157 Levi Road



Not to Scale
Data Source: Partially Operative Selwyn District Plan (PODP)

PODP Outline Development Plan
(ODP) - Rolleston 1 Development
Area

Legend

Outline development plan area

Fixed road

Indicative road

Indicative cycle/pedestrian route

Reserve location (size to be determined all)

Medium Density Residential zone

Not to Scale

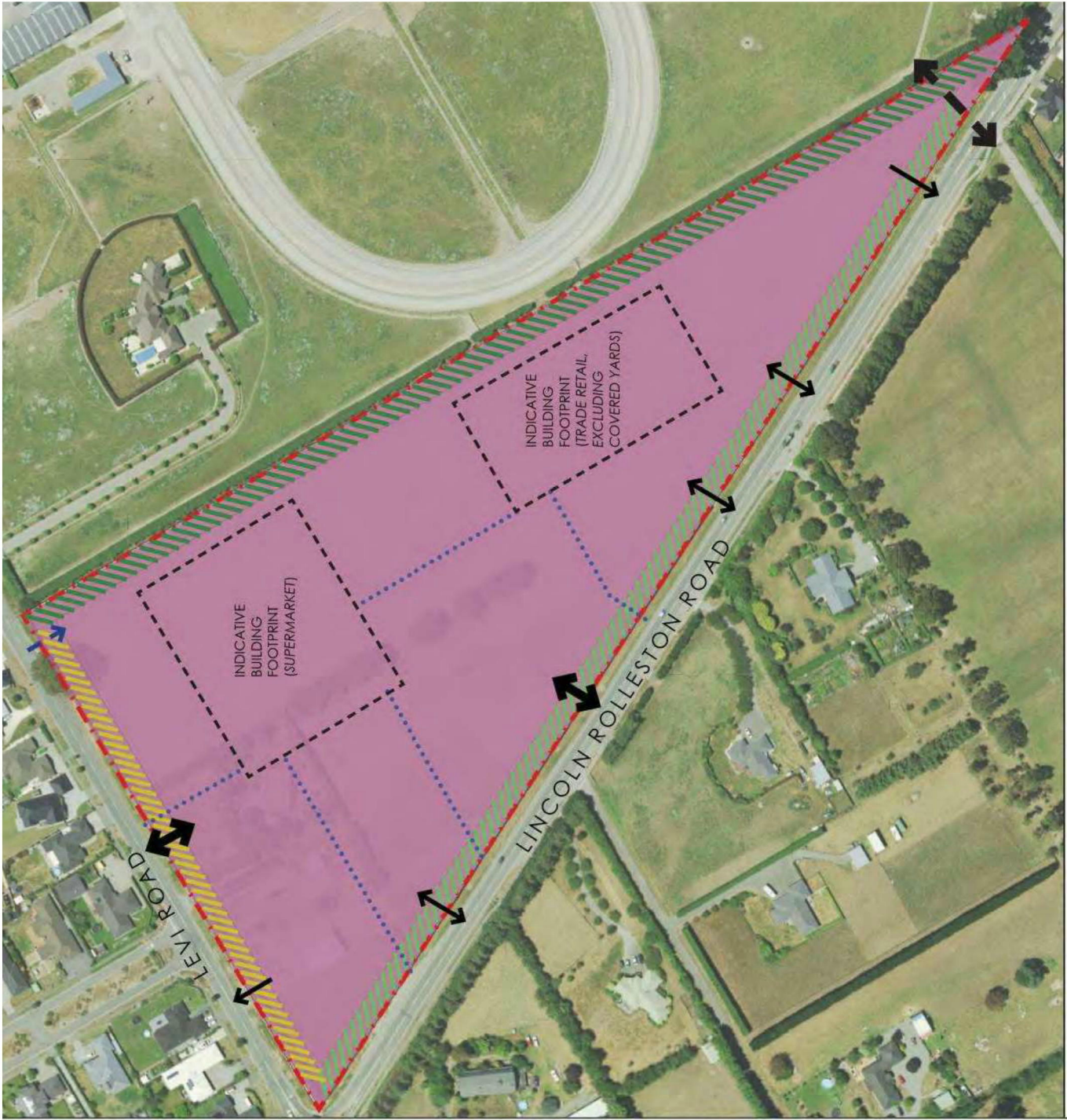
Data Source: eplan.selwyn.govt.nz

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Foodstuffs South Island Limited

Proposed Private Plan Change - 157 Levi Road, Rolleston

07



- Legend**
- PRINCIPAL ENTRANCE
 - SUPPLEMENTARY ENTRANCE
 - SUPERMARKET SERVICE ENTRANCE ONLY
 - FUTURE PRIMARY ROAD
 - INDICATIVE PEDESTRIAN CONNECTIVITY
 - 3M (MINIMUM) LANDSCAPE TREATMENT
 - 5M (MINIMUM) LANDSCAPE TREATMENT
 - 10M LANDSCAPE TREATMENT
 - SITE BOUNDARY
 - LFZ (PREC-1)

ⓘ
Not to Scale

Site Context Plan



Legend	Site Photograph Location
	The Site
	Consented Supermarket

Existing Site Features

1. Large Gum tree (Removed)
2. Leyland cypress shelterbelt
3. Vehicle entrance
4. Dwelling & curtilage
5. Farm shed
6. Row of Gum trees
7. Hedgerows & tree avenues
8. Paddocks
9. Shelterbelt in neighbours property

Site Context Activities

- A. PC71 approved for medium density residential
- B. Lifestyle block residences
- C. Roundabout of Levi, Lincoln - Rolleston, Lowes Roads & Mansfield Drive.
- E. Residential Developments



Scale 1:2,000 @ A3
Data Source: canterburymaps.govt.nz

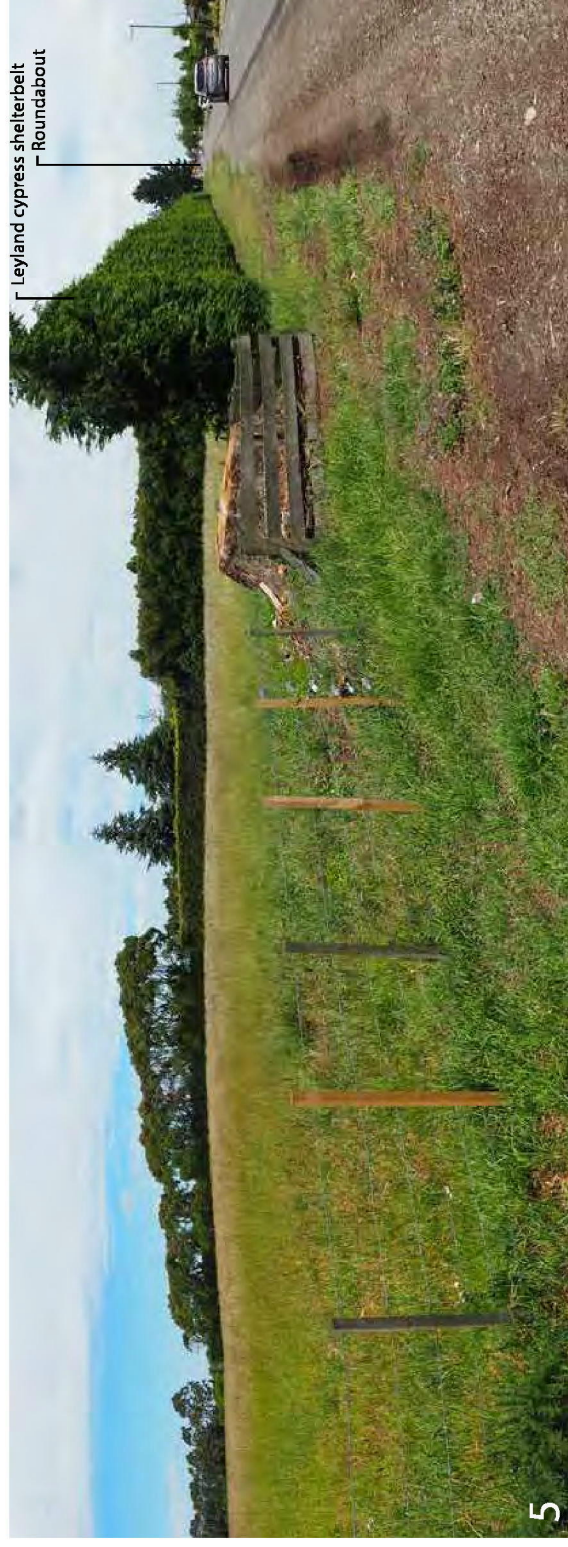
Site Photographs

1. From Levi Road, looking southwest towards the main entrance of the Site (consented supermarket).
2. From Levi Road, opposite the main entrance of the Site (consented supermarket), looking southwest towards the roundabout.
3. From Levi Road & Beaumont Drive intersection, looking northeast along the northern road frontage of the Site (consented supermarket).



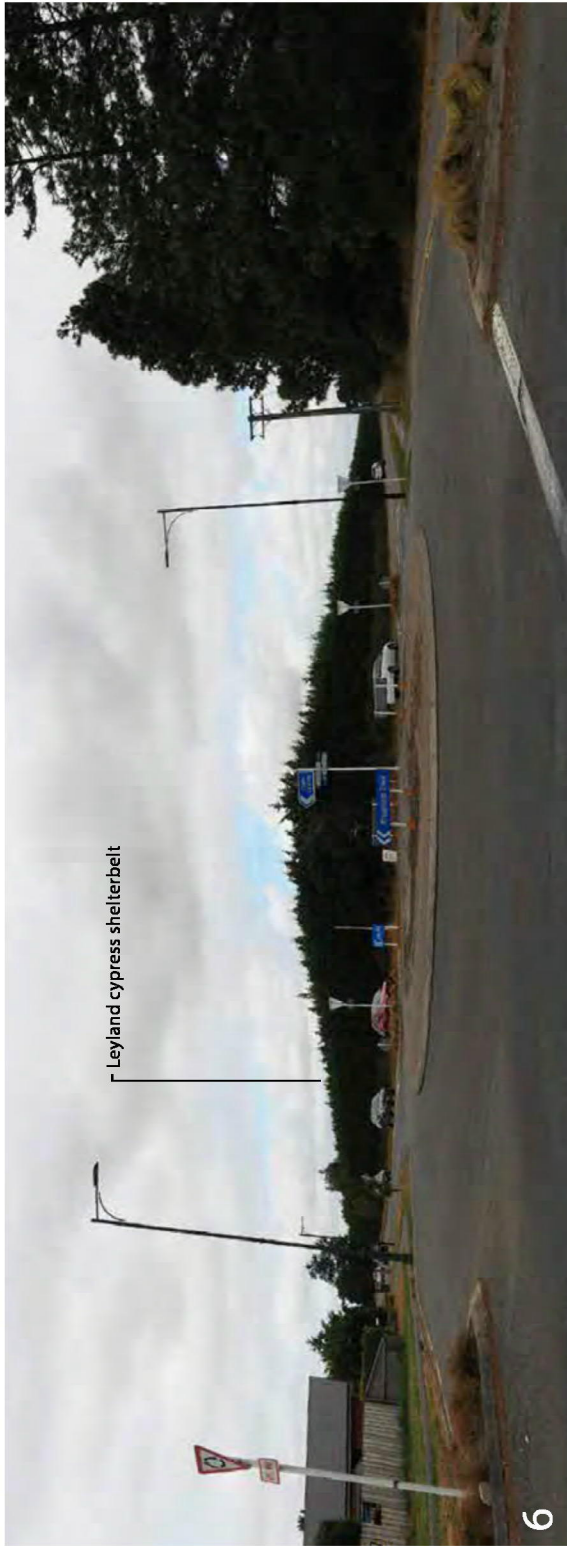
Site Photographs

4. From Levi Road looking northwest from the proposed entrance way of the Site (consented supermarket).
5. From Levi Road looking south across the Site (consented supermarket).



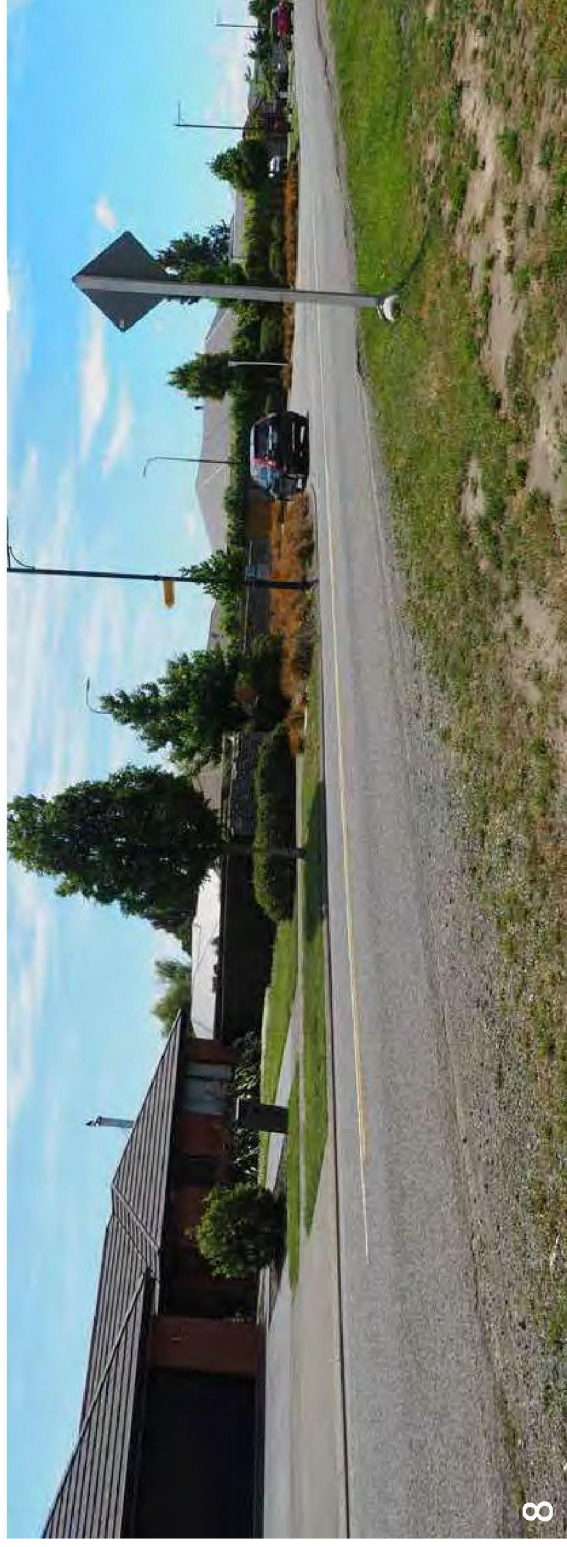
Site Photographs

- 6. From Levi Road and Lincoln Rolleston Road Roundabout looking east towards the Site (consented supermarket).
- 7. From Levi Road and Lincoln Rolleston Road Roundabout looking west towards the Rolleston township.

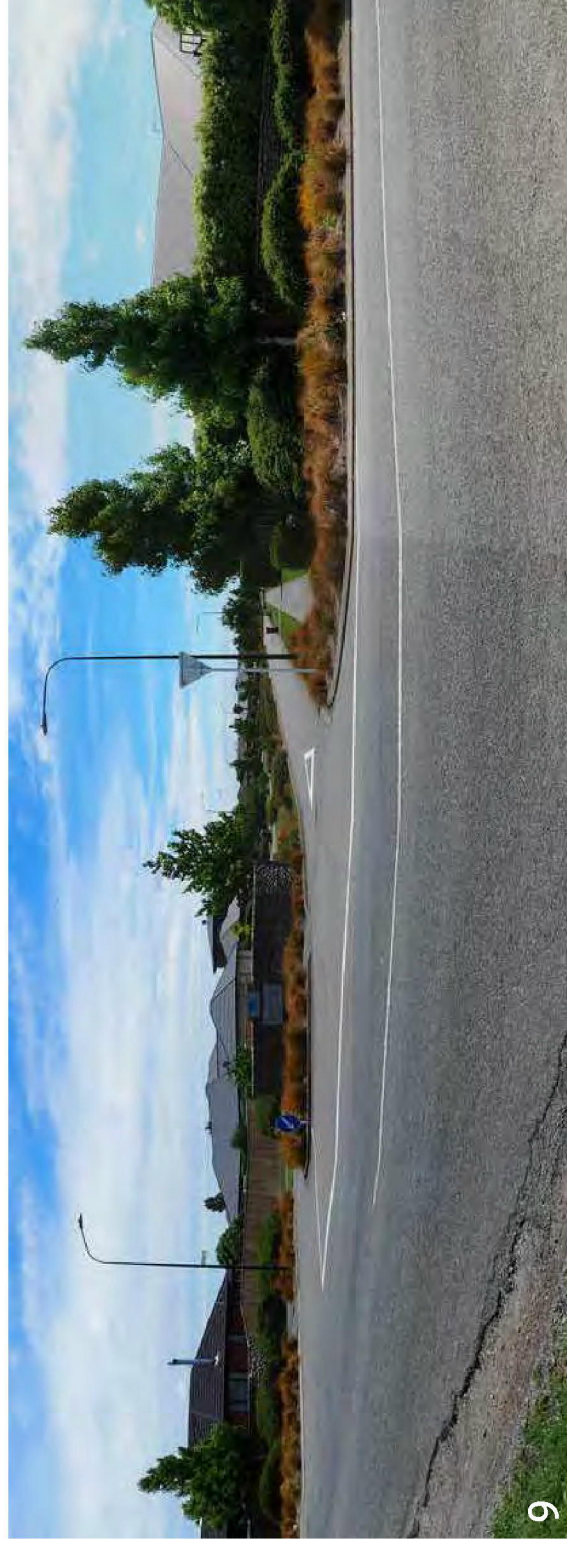


Site Photographs

8. From Levi Road, looking north from the Site (consented supermarket) towards Beaumont Drive entrance.

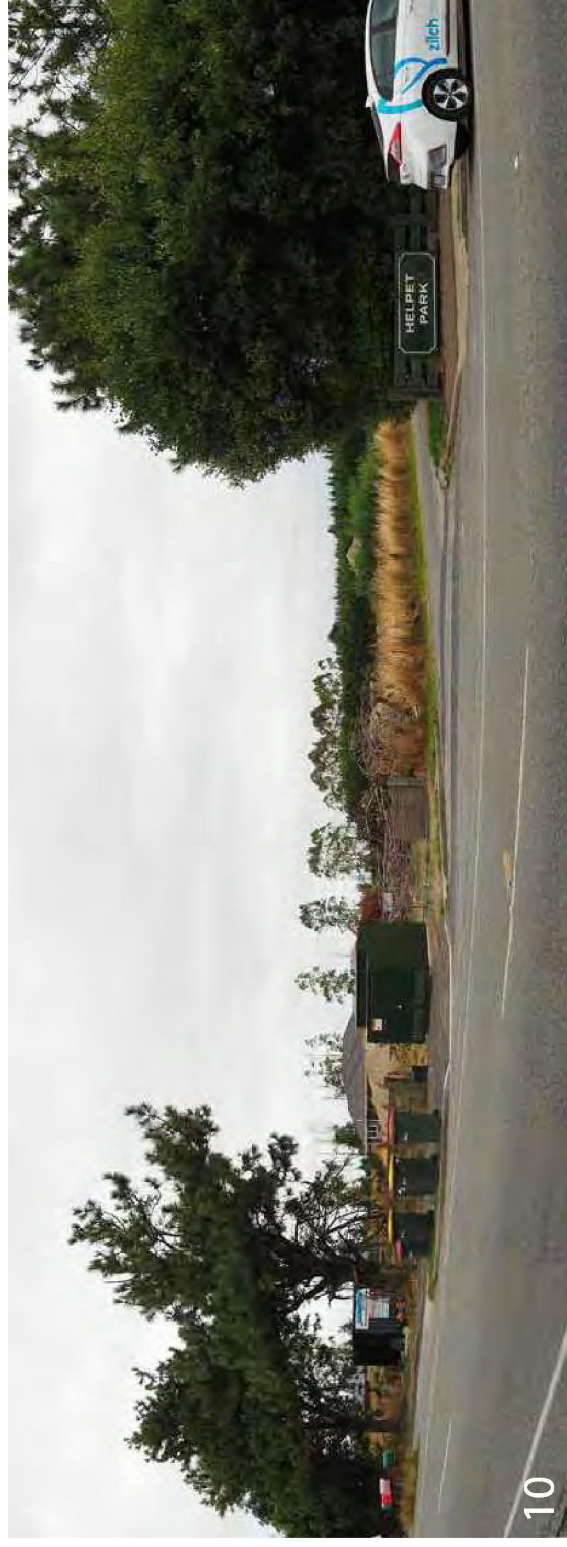


9. From Levi Road, looking northwest from the Site (consented supermarket) towards Beaumont Drive entrance.



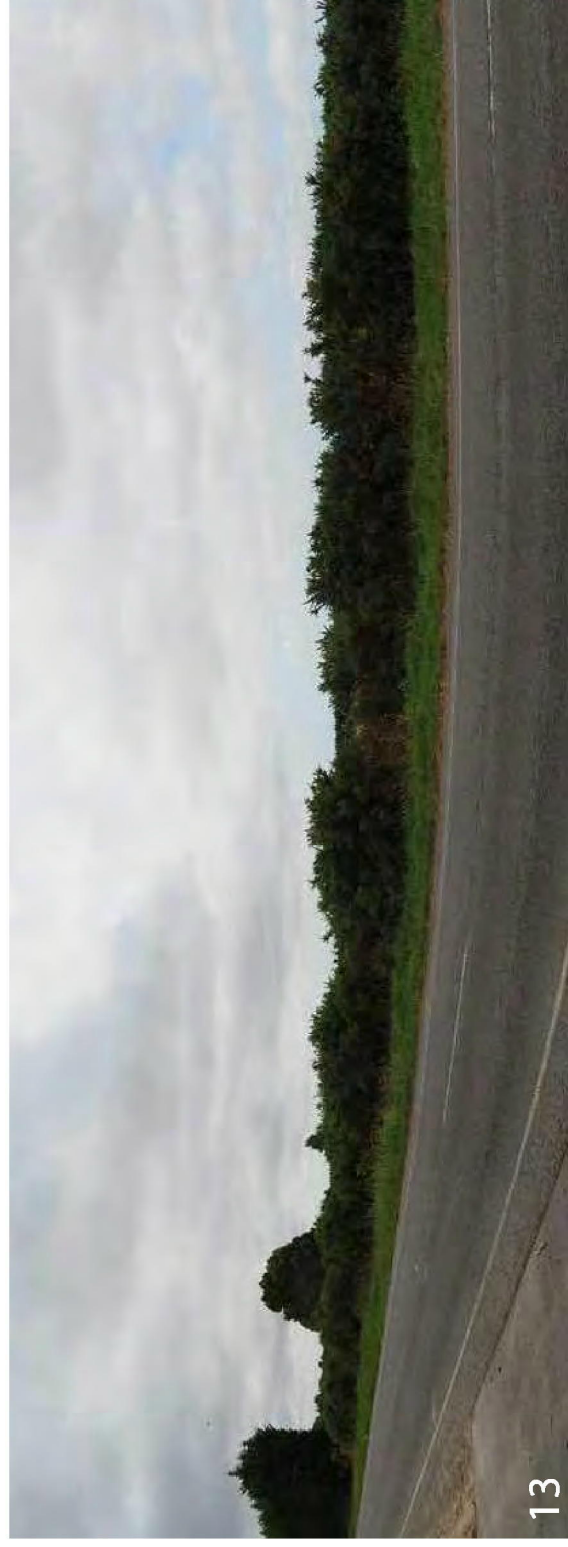
Site Photographs

10. From Lincoln Rolleston Road looking South from the Site (consented supermarket) towards an existing dwelling.
11. From Lincoln Rolleston Road looking North across the Site (consented supermarket).



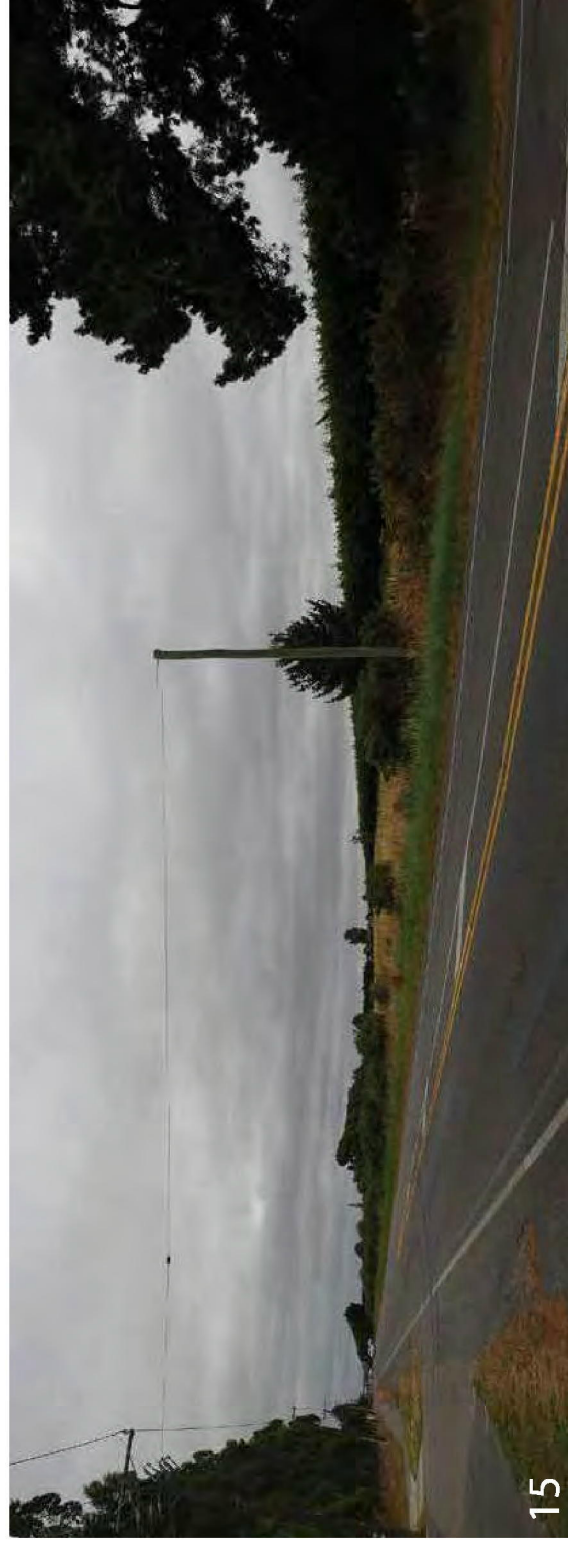
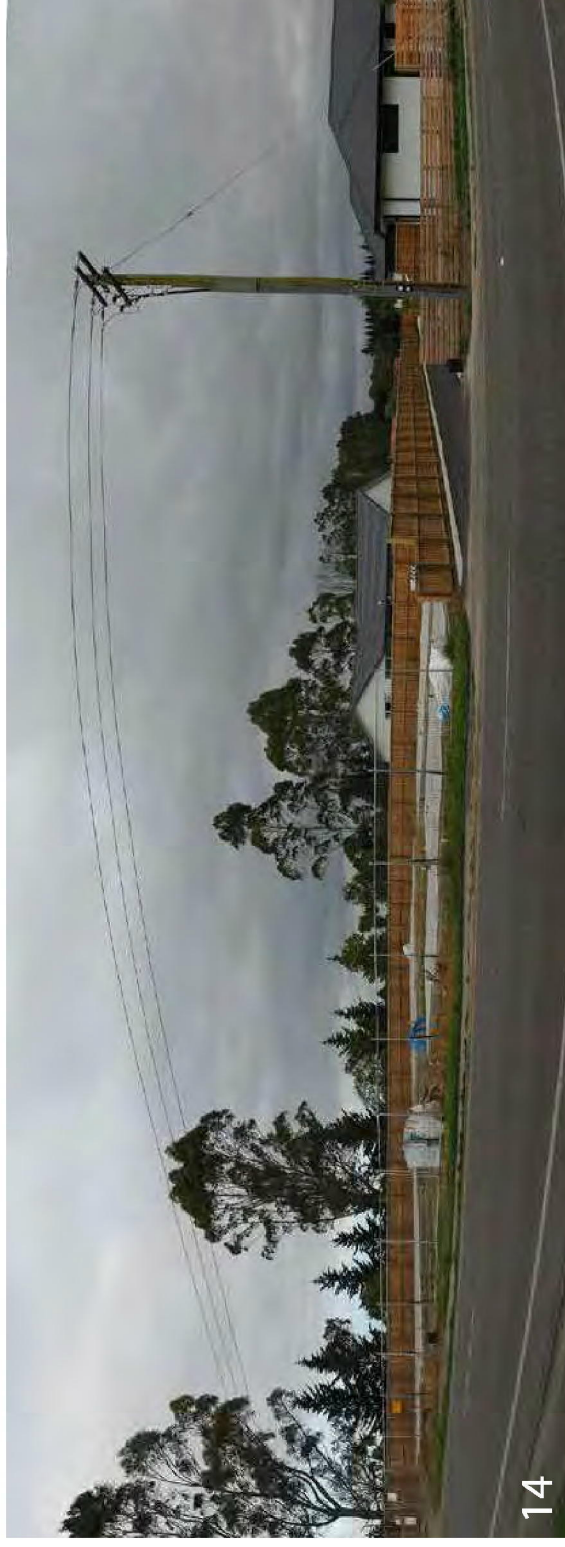
Site Photographs

12. From Lincoln Rolleston Road looking North across the Site.
13. From Lincoln Rolleston Road looking North across the Site.



Site Photographs

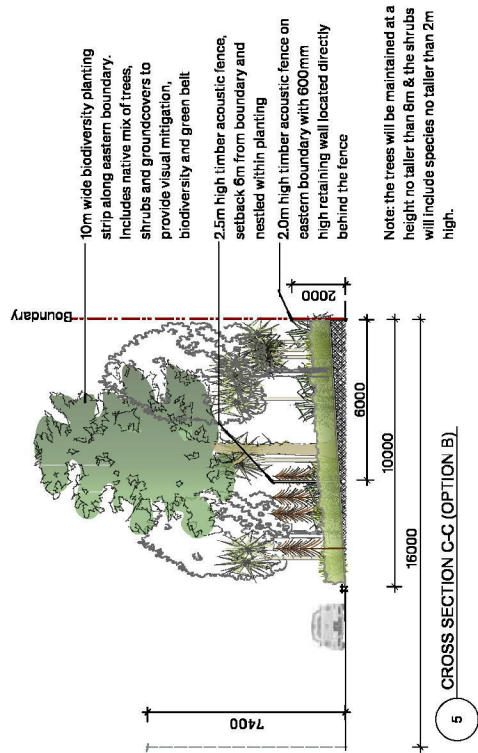
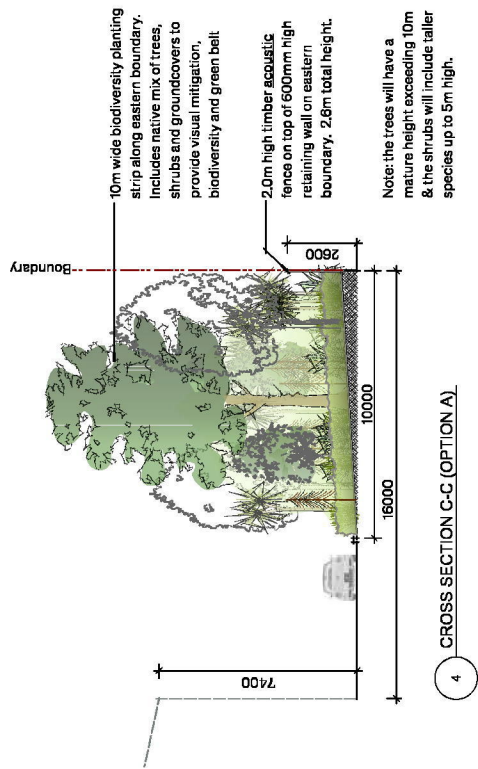
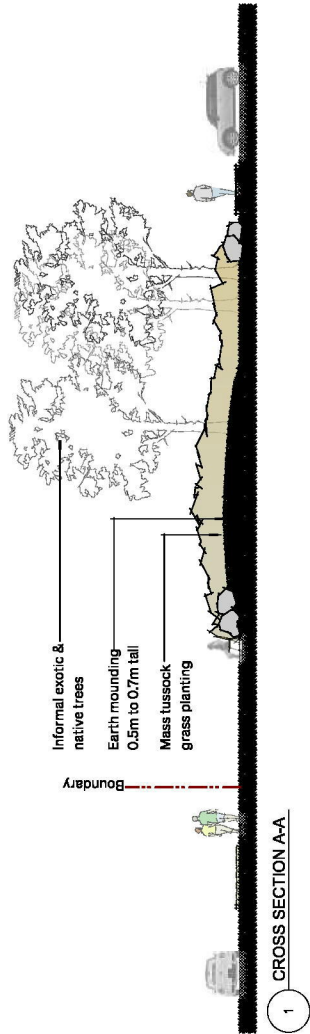
14. From Lincoln Rolleston Road looking South from the Site towards existing dwellings.
15. From Lincoln Rolleston Road looking northwest towards Lincoln Rolleston Road.



Consented (RC216016) Supermarket Landscape Plan

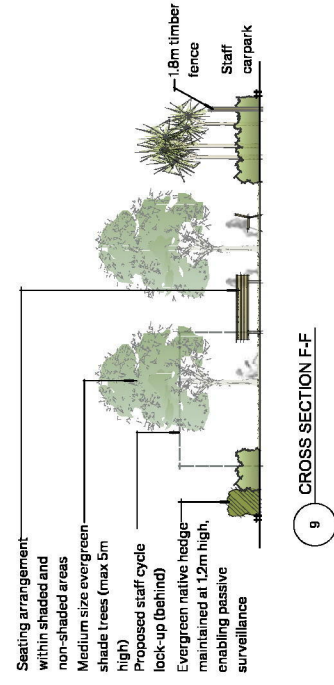
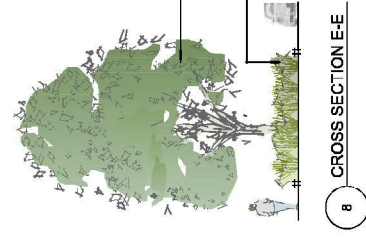
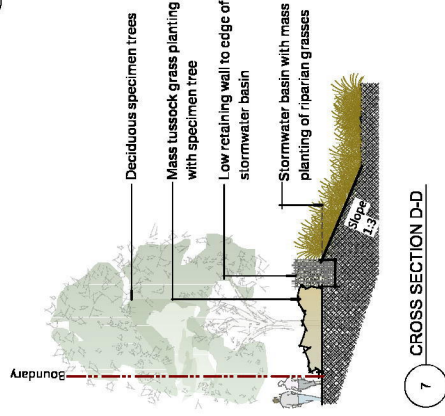
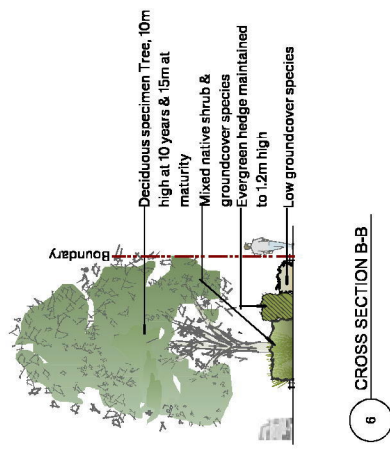


Consented (RC216016) Supermarket Building Interface Cross Sections



Note: the trees will be maintained at a height no taller than 8m & the shrubs will include species no taller than 2m high.

Note: the trees will have a mature height exceeding 10m & the shrubs will include taller species up to 5m high.



Scale: 1:200 @ A3

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Foodstuffs South Island Limited

Proposed Private Plan Change - 157 Levi Road, Rolleston

Tree Species

- A *Fuscopora cliffortodes* (Mountain beech)
- B *Alnus forlensis* (Mexican Alder)
- C *Platanus regius* (Ribbonwood)
- D *Corkia 'Geenys Green'* (Green Corkia)
- E *Lineodendron tulipifera 'fastigiat'* (Upright Tulip Tree)
- F *Carpinus betulus* (Pleached Hornbeam)
- G *Sophora microphylla* (Kowhai)

INDICATIVE PLANT SPECIES

Levi Road Frontage
Trees - *Platanus 'Autumn Glory'*
Clipped hedge - *Coprosma Lobster* or *Corkia 'Geenys Green'*
Mixed shrub planting - *Arthopodium cirratum*, *Astelia 'Westland'*, *Dianella nigra*, *Echinacea 'White Swan'* etc
Groundcover planting - *Muehlenbeckia axillaris*, *Coprosma acroa*, *Carex testacea*, etc

Lincoln - Rolleston Road Frontage
Tree planting - *Alnus forlensis* (Mexican Alder),
Mixed shrub planting - *Arthopodium cirratum*, *Astelia 'Westland'*, *Dianella nigra*, etc.
Low groundcover planting - *Phormium* spp, *Hebe* spp, *Astelia* spp, *Brachyglottis* spp, etc.

Southern Access Road & Staff Seating Area
Tree Planting - *Platanus 'Autumn Glory'*, *Lineodendron tulipifera 'fastigiat'*, & *Sophora microphylla* (Kowhai).

Pleached hedge - *Carpinus betulus* (Hornbeam).
Clipped hedge - *Griselinia littoralis* Broadway Mini.
Mixed shrub planting - *Arthopodium cirratum*, *Astelia 'Westland'*, *Dianella nigra*, etc.
Low groundcover planting - *Phormium* spp, *Hebe* spp, *Astelia* spp, *Brachyglottis* spp, etc.

Attenuation Basin
Informal tree planting - *Platanus regius* (Ribbonwood), *Cordylina australis* (Cabbage Tree) & *Pseudopanax crassifolius* (Lancewood).
Mixed flax, grasses, and sedges - *Carex secta* (pukio), *Carex virgata*, *Juncus* spp, *Chionochoa rubra*, *Apodasmia similis* (oia), *Phormium cookianum*, *Carex flagellifera*, *Carex geminata*, *Eleocharis acuta*, etc.

Car Parking Areas
Tree planting - *Alnus forlensis* (Mexican Alder), *Platanus 'Autumn Glory'*, *Lineodendron tulipifera 'fastigiat'*, *Cordylina australis* (Cabbage Tree) & *Pseudopanax crassifolius* (Lancewood).
Low groundcover planting - *Dianella 'Tas Red'*, *Dianella 'Little Rev'*, *Muehlenbeckia axillaris*, *Coprosma acroa*, *Carex testacea*, etc.

Stormwater Basin/ Overland Flow Area
Informal tree planting - *Quercus coccinea* (Scarlet Oak), *Kunzea ericoides* (Manuka), *Quercus coccinea* (Scarlet Oak), *Podocarpus totara* (Totara), & *Sophora microphylla* (Kowhai).
Mixed tussock grass planting- *Poa cita* (tussock), *Chionochoa rubra*, *Chionochoa flavicans*, *Carex buchanani*, *Carex Testacea*, etc.

Building Edges
Medium height groundcover planting (north) - *Hebe* spp, *Phormium* spp. & *Gaura* spp. (south), *Pseudowintera colorata* & *Dianella nigra*, etc.

10m wide Biodiversity Planting Strip
Mixed tree planting - *Fuscopora cliffortodes* (Mountain beech), *Platanus regius* (Ribbonwood), *Sophora microphylla* (Kowhai), *Pittosporum eugenioides* (Lemonwood) & *Cordylina australis* (Cabbage Tree).
Mixed shrub planting - *Olearia paniculata*, *Griselinia* spp, *Pseudowintera colorata* (Horopito), *Pseudopanax lessoni*, *Coprosma robusta*, etc
Understorey planting - *Anemanthella lessoni*, *Dianella nigra*, *Astelia* spp, etc.



A



B



C



D



E



G



F

PAKn'SAVE Rolleston - Perspective Renders

Perspective Render - From Levi Road
(Specimen trees shown at 5m spacings)



Perspective Render - From Lincoln-Rolleston Road
(Specimen trees shown at 5m spacings)



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