



ROUGH MILNE MITCHELL
LANDSCAPE ARCHITECTS

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Proposed Private Plan Change Request

157 Levi Road, Rolleston

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



07 March 2024

Contents

Project
Proposed Private Plan Change
Address
157 Levi Road, Rolleston
Client
Foodstuffs South Island Ltd
Document
Graphic Attachment to Landscape Assessment Report
Status
Evidence
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Prepared By
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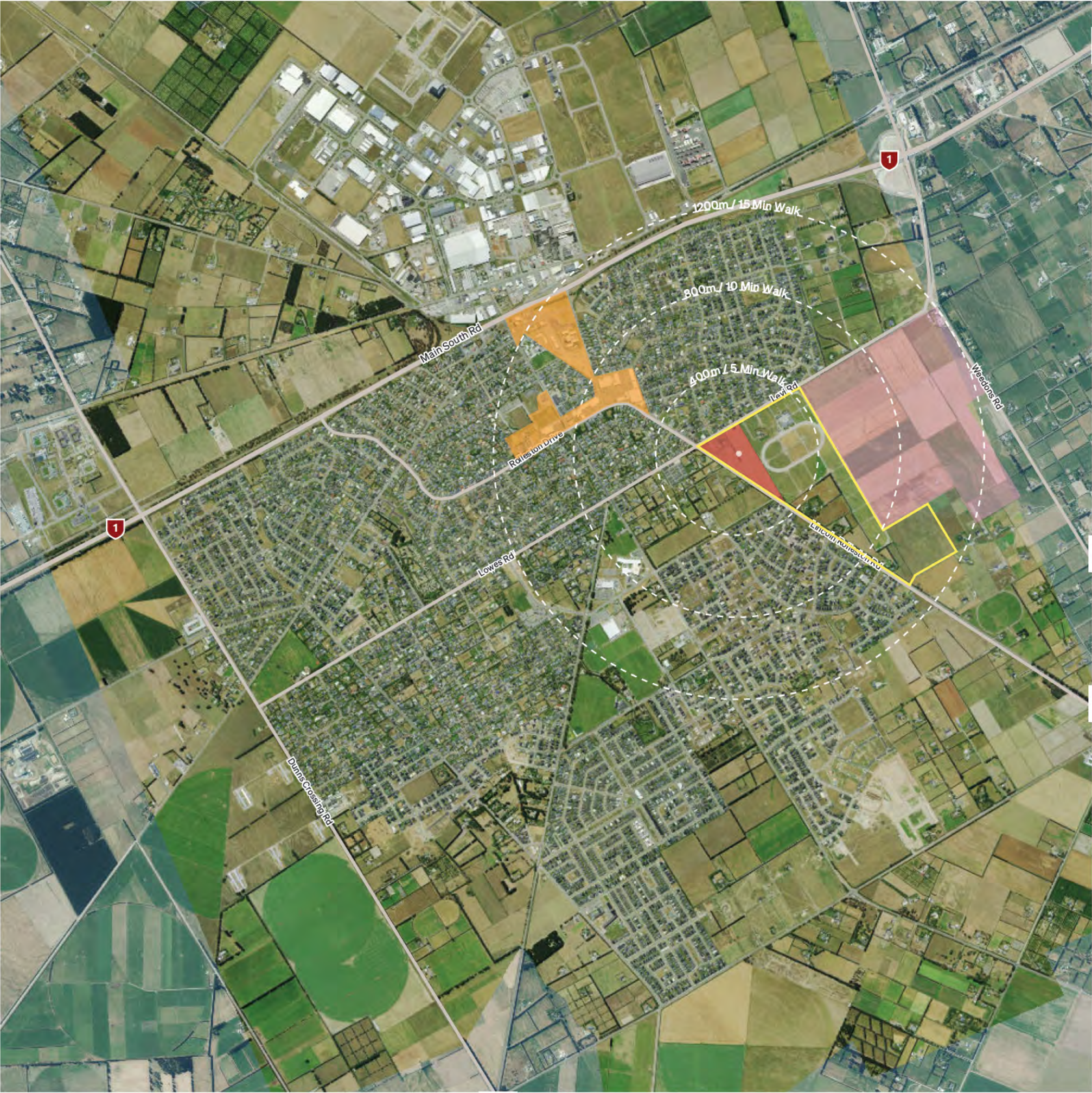
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Location Context Plan

Legend	
<div></div>	The Site
<div></div>	Proposed Selwyn Regional Park
<div></div>	Town Centre
<div></div>	Future Medium Density Residential



Scale 1:25,000 @ A3
Data Source: canterburymaps.govt.nz



Partially Operative Selwyn District
Plan (PODP)

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)

RMM

Foodstuffs South Island Limited

Proposed Private Plan Change - 157 Levi Road, Rolleston

04

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 at :)
 - Medium Density Residential zone



Not to Scale
Data Source: eplan.selwyn.govt.nz



Proposed ODP

Legend

PRINCIPAL ENTRANCE

PRINCIPAL ENTRANCE WITH ROAD LINKS

SUPPLEMENTARY ENTRANCE

SUPERMARKET SERVICE ENTRANCE ONLY

FUTURE PRIMARY ROAD
(AS PART OF FUTURE RESIDENTIAL ACTIVITY)

INDICATIVE PEDESTRIAN CONNECTIVITY
(INTERNAL)

INDICATIVE CYCLE /PEDSTRIAN ROUTE
(AS PART OF FUTURE RESIDENTIAL ACTIVITY)

3M (MINIMUM) LANDSCAPE TREATMENT

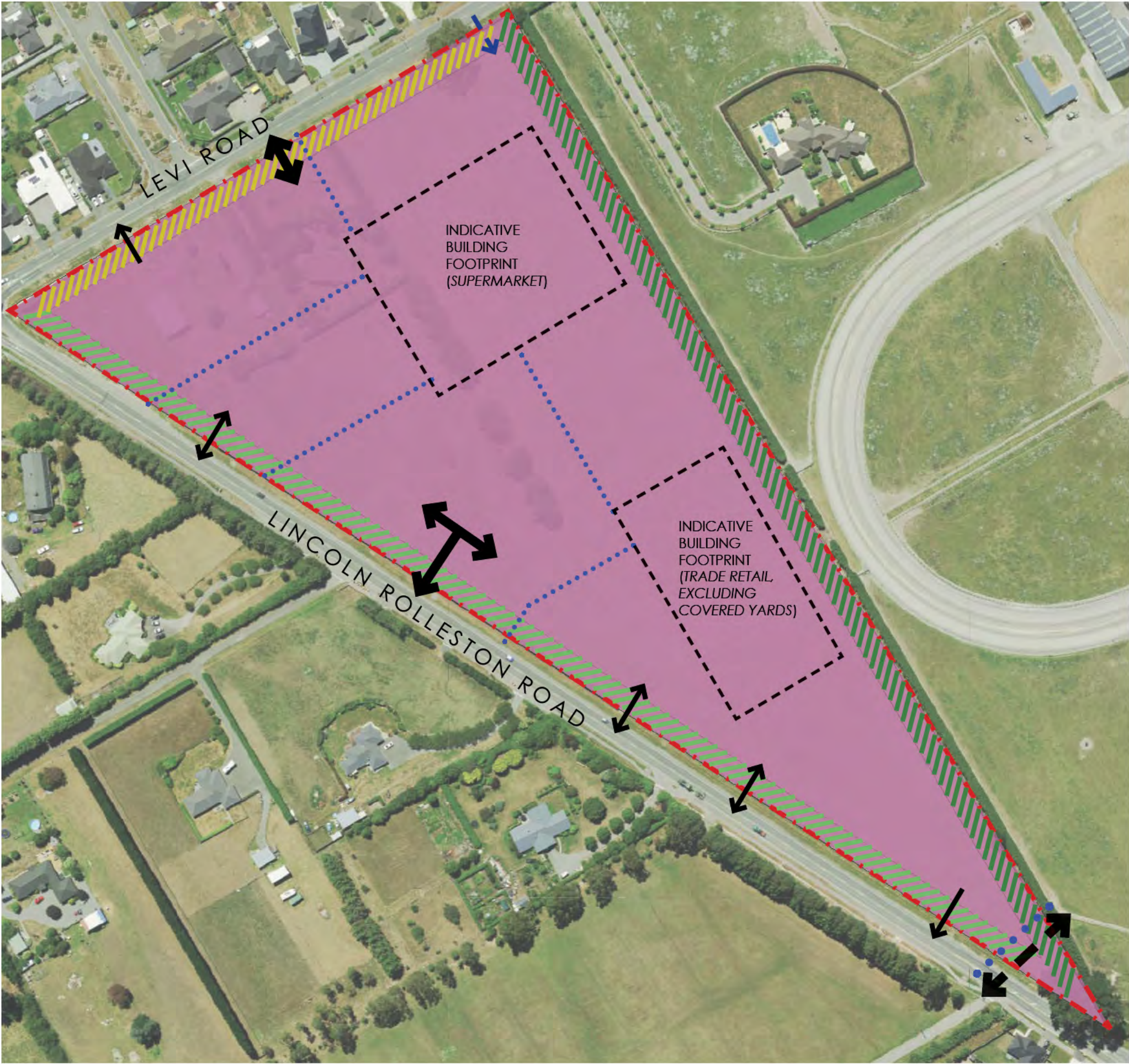
5M (MINIMUM) LANDSCAPE TREATMENT

10M LANDSCAPE TREATMENT AND ACOUSTIC TREATMENT
(2M FENCE ON BOUNDARY AND 2.5M FENCE APPROX. 6M FROM BOUNDARY)

SITE BOUNDARY


LFRZ (PREC13)

Not to Scale




Site Context Plan


Legend



Site Photograph Location



The Site



Consented Supermarket

Site Context Activities

- A.

Future Medium Density Residential
- B.

Lifestyle Block Residences
- C.

Roundabout of Levi, Lincoln -
Rolleston, Lowes Roads &
Mansfield Drive.
- D.

Residential Developments



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



Site Photographs

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



Site Photographs

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



Site Photographs

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



Site Photographs

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



Site Photographs

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



Site Photographs

- 11. From Lincoln Rolleston Road looking North across the Site.
- 12. From Lincoln Rolleston Road looking North across the Site.



Site Photographs

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



Variation to Consented (RC216016) Supermarket Landscape Plan

Legend

- Boundary
- Select Paving
- Asphalt
- Low retaining wall / freestanding wall
- Pylon and welcome signs
- Evergreen & deciduous trees
- Cabbage & Lancewood trees
- Low hedging adjacent to taller pleached hedging
- Mixed shrub planting
- Mixed tussock / grass planting
- Arbor with climbing plants above pedestrian pathway
- Rock Boulders
- Seating

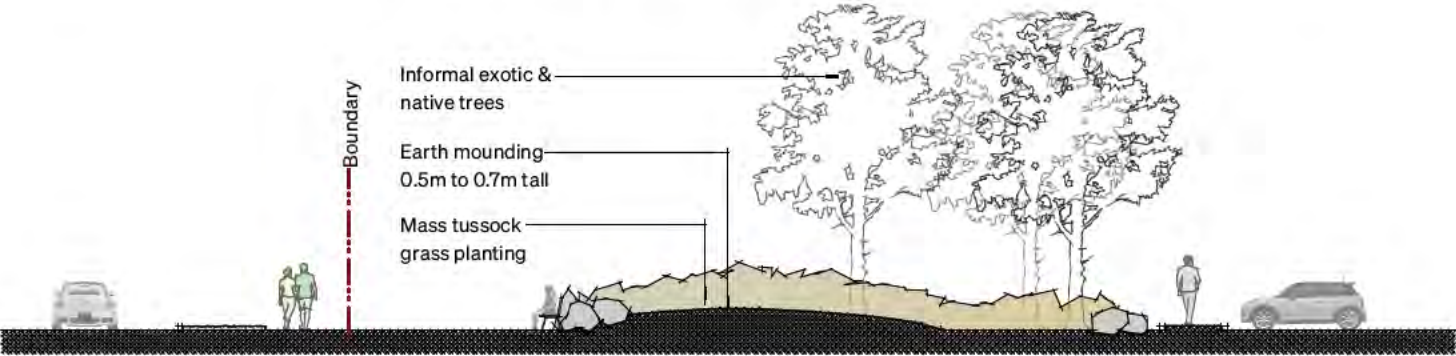
Notes

Landscape consent plan shows the proposed SDC intersection upgrade between Lincoln - Rolleston and Levi Roads

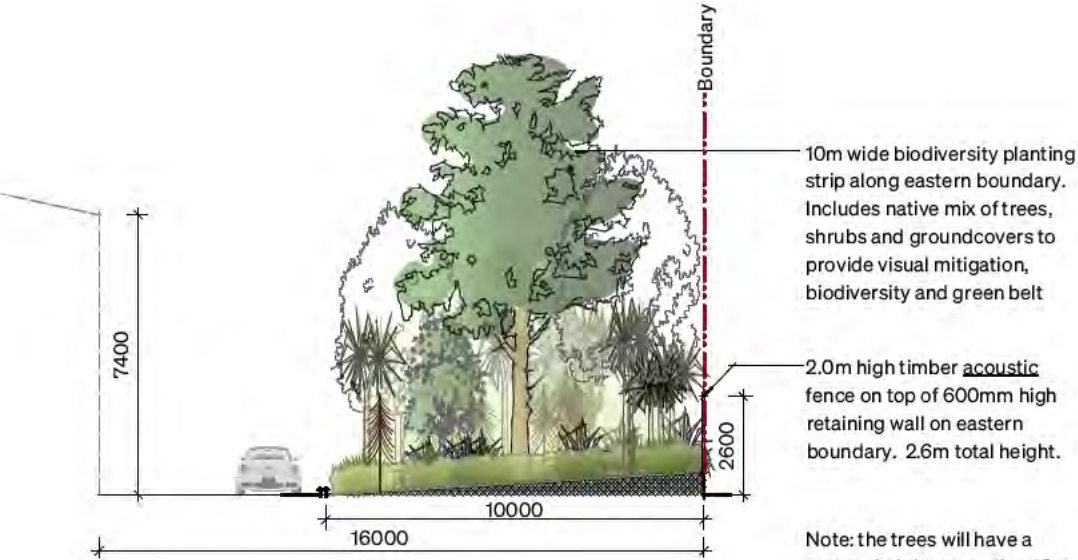


Scale 1:1,000 @ A3

Consented (RC216016) Supermarket Building Interface Cross Sections

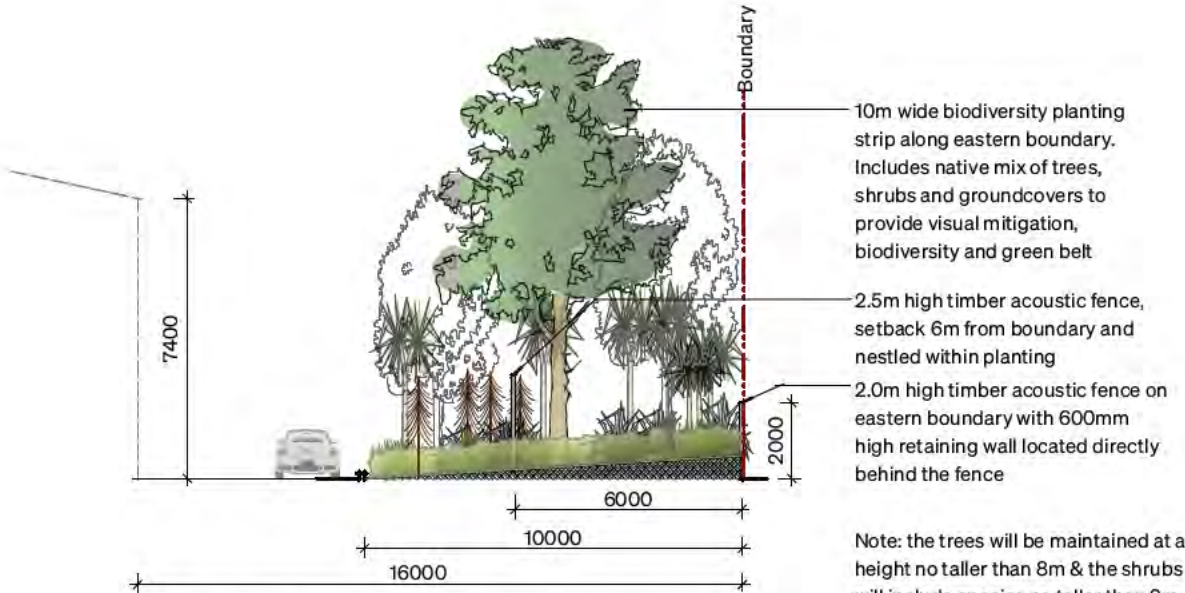


1 CROSS SECTION A-A



4 CROSS SECTION C-C (OPTION A)

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

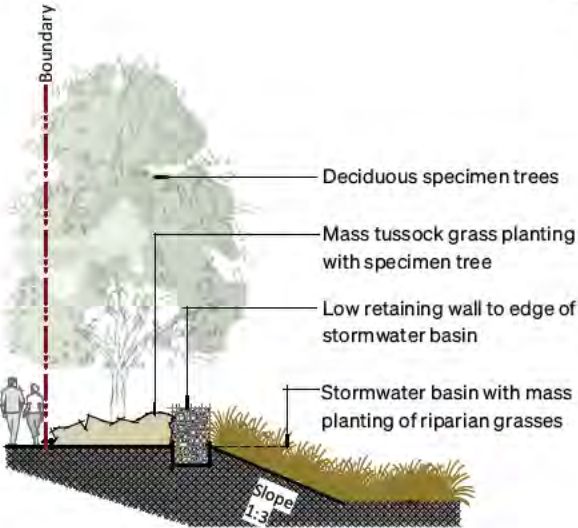


5 CROSS SECTION C-C (OPTION B)

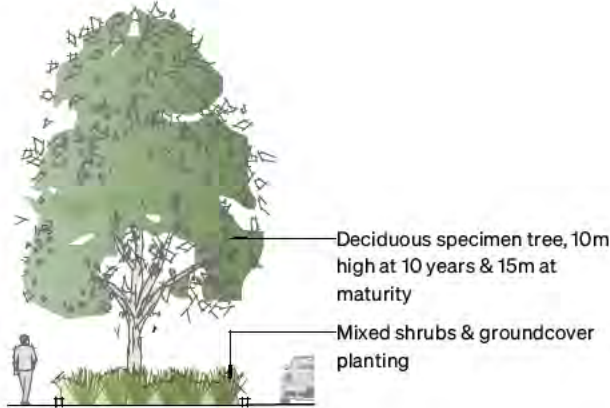
Note: the trees will be maintained at a height no taller than 8m & the shrubs will include species no taller than 2m high.



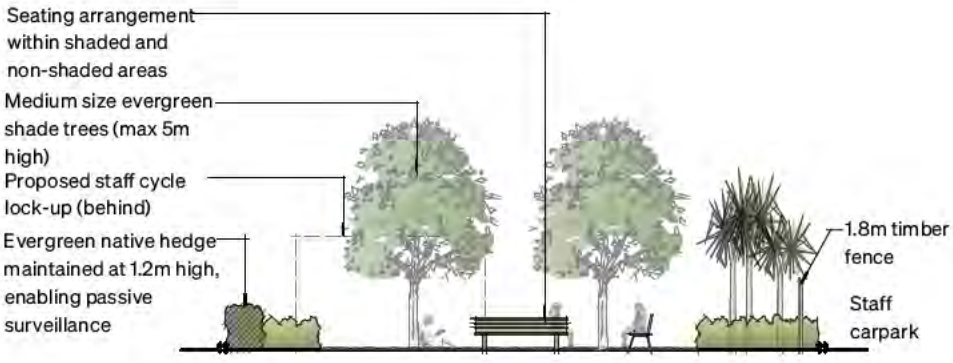
6 CROSS SECTION B-B



7 CROSS SECTION D-D



8 CROSS SECTION E-E



9 CROSS SECTION F-F

Scale: 1:200 @ A3

Tree Species

- A *Fuscospora cliffortiodes* (Mountain beech)
- B *Alnus jorullensis* (Mexican Alder)
- C *Plagianthus regius* (Ribbonwood)
- D *Corokia 'Geentys Green'* (Green Corokia)
- E *Lireodendron tulipifera 'fastigiata'* (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 *Corokia 'Geentys Green'*.
Mixed shrub planting - *Arthopodium cirratum*, *Astelia 'Westland'*, *Dianella nigra*, *Echinacea 'White Swan'* etc.
Groundcover planting - *Muehlenbeckia axillaris*, *Coprosma acerosa*, *Carex testacea*, etc.

Lincoln – Rolleston Road Frontage
Tree planting - *Alnus jorullensis* (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'*, *Lireodendron tulipifera 'fastigiata'*, & *Sophora microphylla* (kowhai).
Pleached hedge - *Carpinus betulus* (Hornbeam).
Clipped hedge - *Griselinia littoralis 'Broadway Mint'*.
Mixed shrub planting - *Arthopodium cirratum*, *Astelia 'Westland'*, *Dianella nigra*, etc.
Low groundcover planting - *Phormium spp*, *Hebespp*, *Astelia spp*, *Brachyglottis spp*, etc.

Attenuation Basin
Informal tree planting - *Plagianthus regius* (Ribbonwood), *Cordyline australis* (Cabbage Tree) & *Pseudopanax crassifolius* (Lancewood).
Mixed flax, grasses, and sedges - *Carex secta* (pukio), *Carex virgata*, *Juncas spp*, *Chionochloa rubra*, *Apodasmia similis* (oiol), *Phormium cookianum*, *Carex flagellifera*, *Carex geminate*, *Eleocharis acuta*, etc.

Car Parking Areas
Tree planting - *Alnus jorullensis* (Mexican Alder), *Platanus 'Autumn Glory'*, *Lireodendron tulipifera 'fastigiata'*, *Cordyline australis* (Cabbage Tree) & *Pseudopanax crassifolius* (Lancewood).
Low groundcover planting - *Dianella 'Tas Red'*, *Dianella 'Little Rev'*, *Muehlenbeckia axillaris*, *Coprosma acerosa*, *Carex testacea*, etc.

Stormwater Basin/ Overland Flow Area
Informal tree planting - *Quercus coccinea* (Scarlet Oak), *Kunzea ericoides* (Kanuka), *Quercus coccinea* (Scarlet Oak), *Podocarpus totara* (Totara), & *Sophora microphylla* (kowhai).
Mixed tussock grass planting- *Poa cita* (tussock), *Chionochloa rubra*, *Chionochloa flavicans*, *Carex buechanani*, *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 - *Fuscospora cliffortiodes* (Mountain beech), *Plagianthus regius* (Ribbonwood), *Sophora microphylla* (kowhai), *Pittosporum eugenioides* (Lemonwood) & *Cordyline australis* (Cabbage Tree).
Mixed shrub planting - *Olearia paniculata*, *Griselinia spp*, *Pseudowintera colorata* (Horopito), *Pseudopanax lessonii*, *Coprosma robusta*, etc
Understorey planting - *Anemanthele lessoniana*, *Dianella nigra*, *Astelia spp*, etc.



A



B



C



D



E



F



G

Supermarket Tree Exemplars

Exotic Specimen Trees within Car Park

	Location	Species	Size
A	St Martins New World	Pin Oak <i>Quercus palustris</i>	4 - 5m wide, 6m high
B	Ilam New World	Japanese Elm <i>Zelkova serrata</i>	3m wide, 5m high
C	Prestons New World	Oriental Plane <i>Platanus orientalis</i> 'Autumn Glory'	2m wide, 4 - 6m high
D	Wainoni PAK'nSAVE	European Ash <i>Fraxinus excelsior</i> 'Green Glow'	2 - 3m wide, 3 - 4m high



A



B



C



D

Native Trees within Car Park

	Location	Species	Size
E	St Martins New World	South Island Kōwhai <i>Sophora microphylla</i>	2m wide, 4m high
F	St Martins New World	Fierce Toothed Lancewood <i>Pseudopanax ferox</i>	1m wide, 3 - 6m high
G	Ilam New World	Cabbage Tree <i>Cordyline australis</i>	2m wide, 3m high



E



F



G

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)



Source: DCM Urban Design Limited

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