



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

Contents

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

Proposed Selwyn Regional Park

Town Centre

Private Plan Change 71 (PC71)

Scale 1:25,000 @ A3

Data Source: canterburymaps.govt.nz

RMM

Foodstuffs South Island Limited

Proposed Private Plan Change - 157 Levi Road, Rolleston

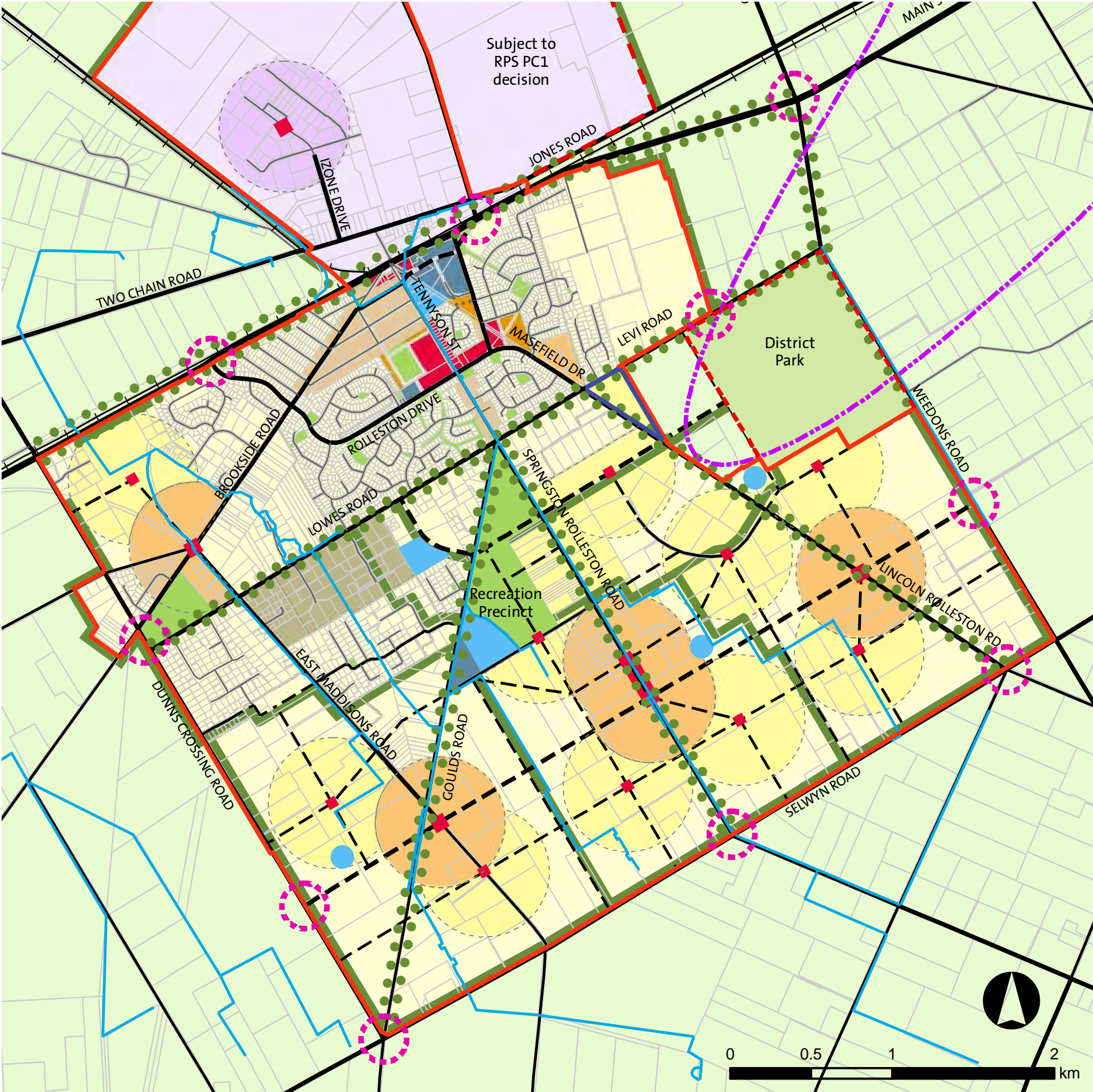
03

Rolleston Structure Plan -
September 2009

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

Data Source: Rolleston Structure Plan - September 2009



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

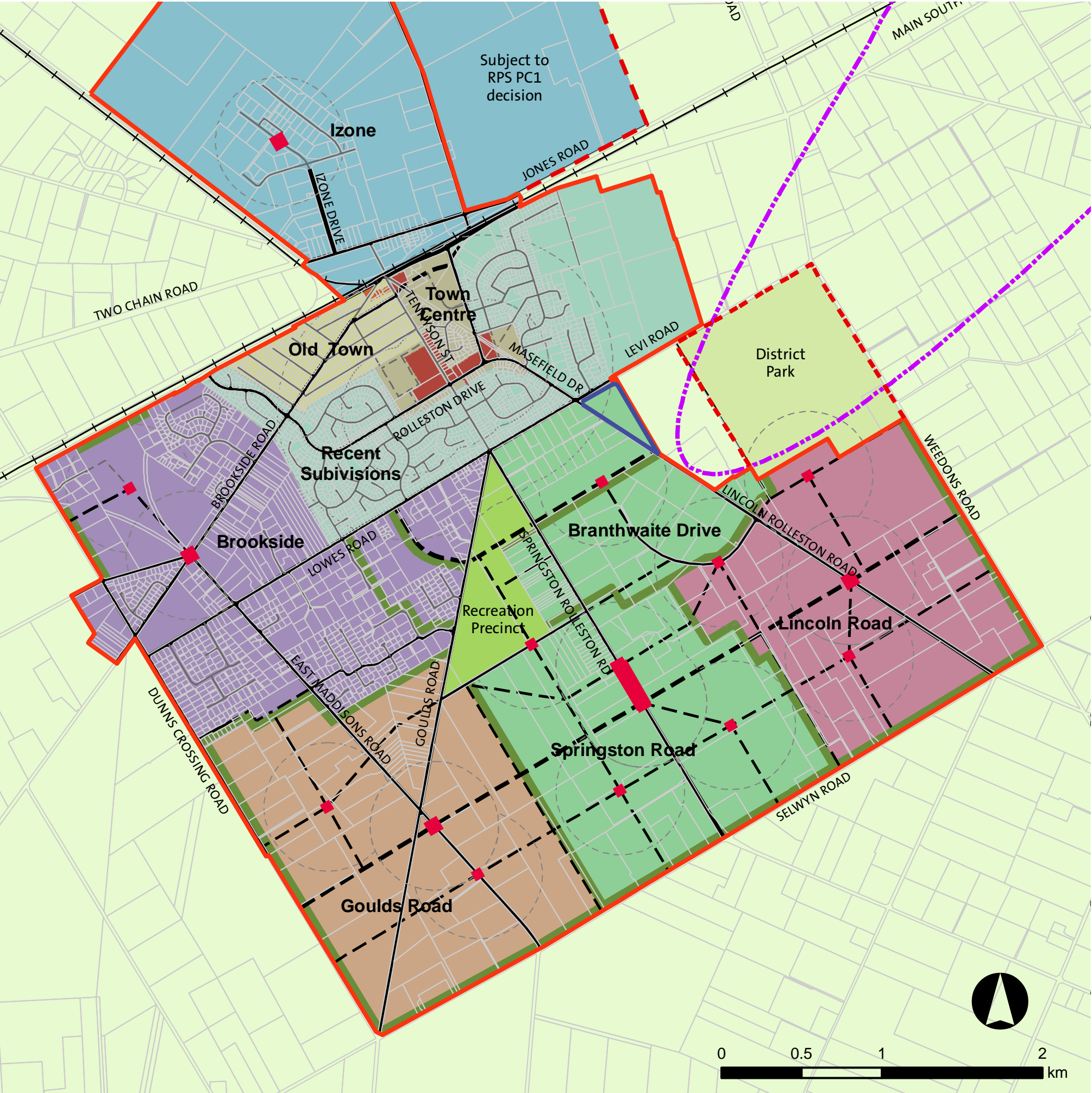
Lincoln Road

Old Town

Recent Subdivisions

Springston Road

Town Centre



Data Source: Rolleston Structure Plan - September 2009

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)

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Foodstuffs South Island Limited

Proposed Private Plan Change - 157 Levi Road, Rolleston

06

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 1
- Medium Density Residential zone

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

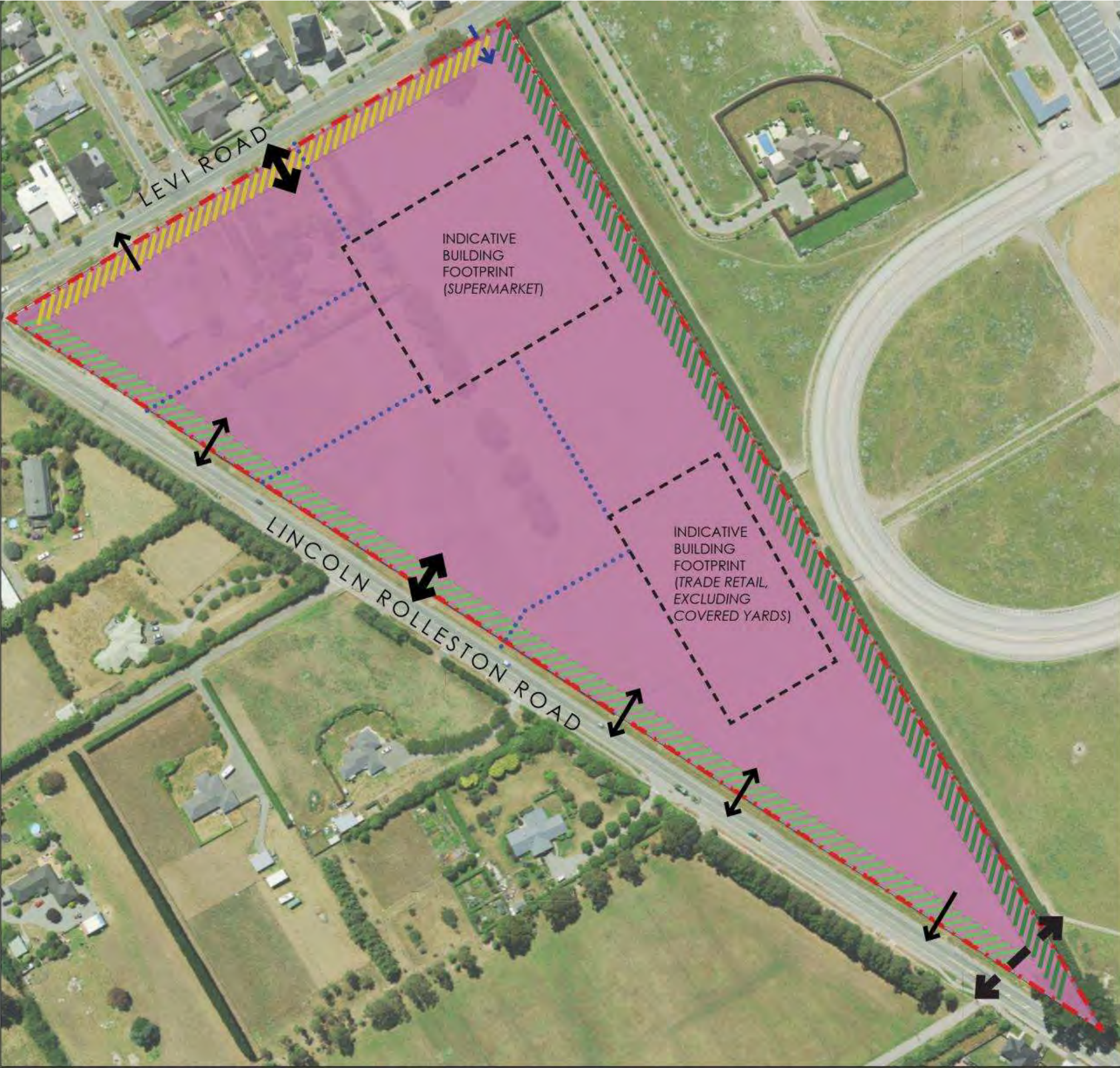


Proposed ODP

- 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
 - LFRZ (PRECz)




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



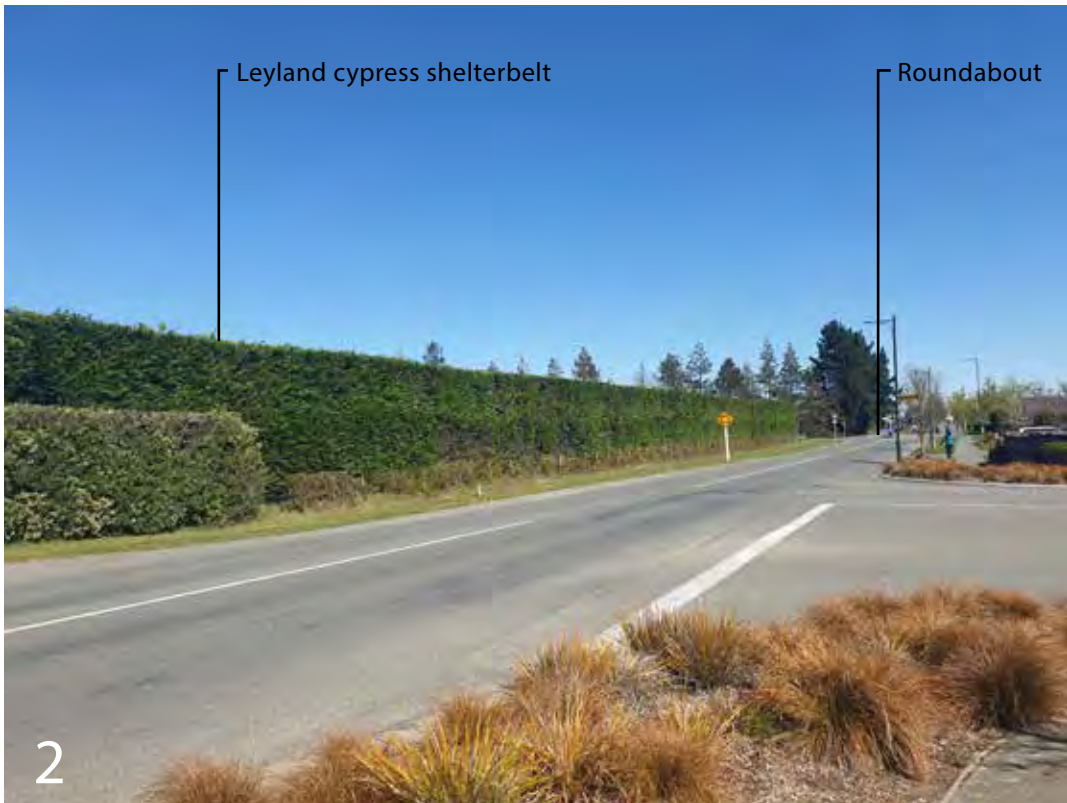
Scale 1:2,000 @ A3

Data Source: canterburymaps.govtnz



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

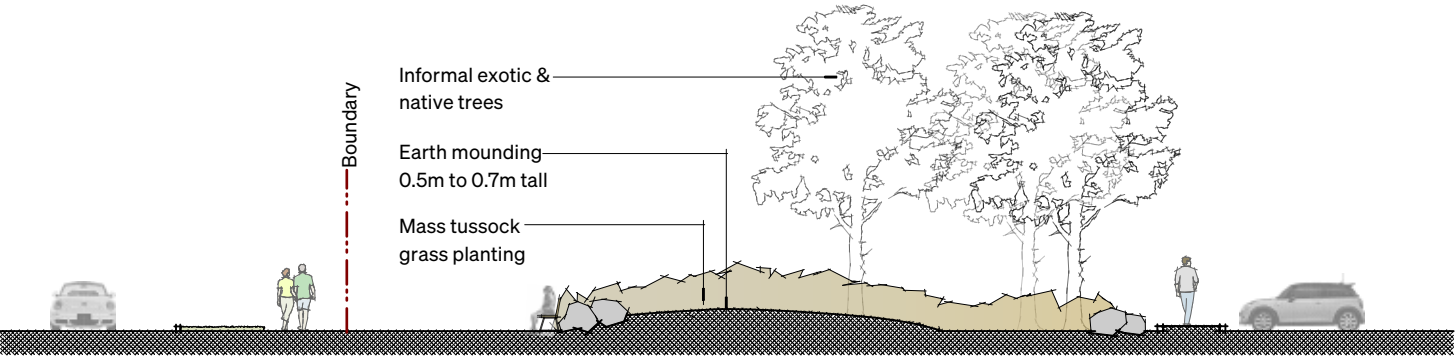
- 14. From Lincoln Rolleston Road looking South from the Site towards existing dwellings.
- 15. From Lincoln Rolleston Road looking northwest towards Lincoln Rolleston Road.



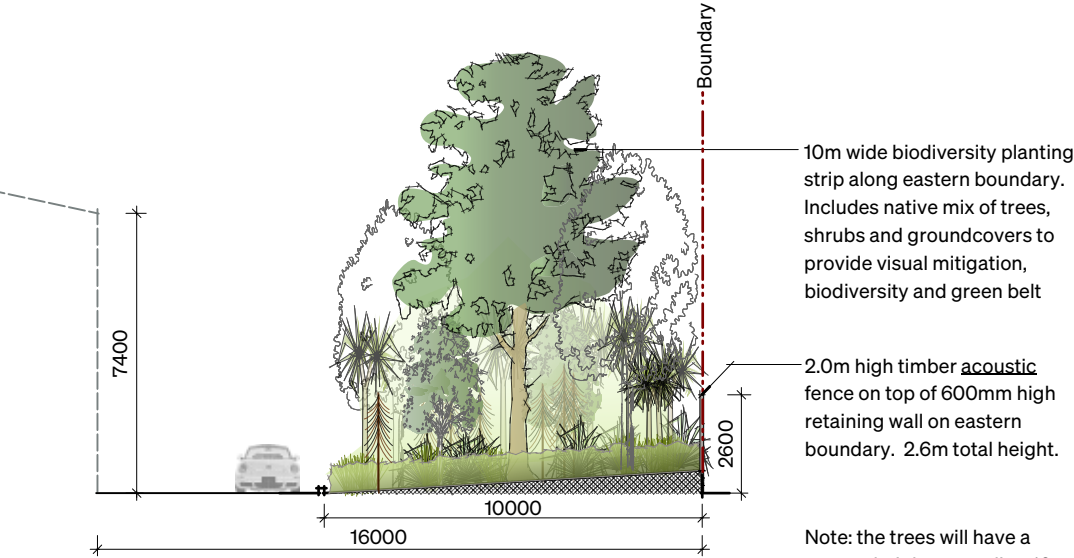
Consented (RC216016) Supermarket Landscape Plan



Consented (RC216016) Supermarket Building Interface Cross Sections

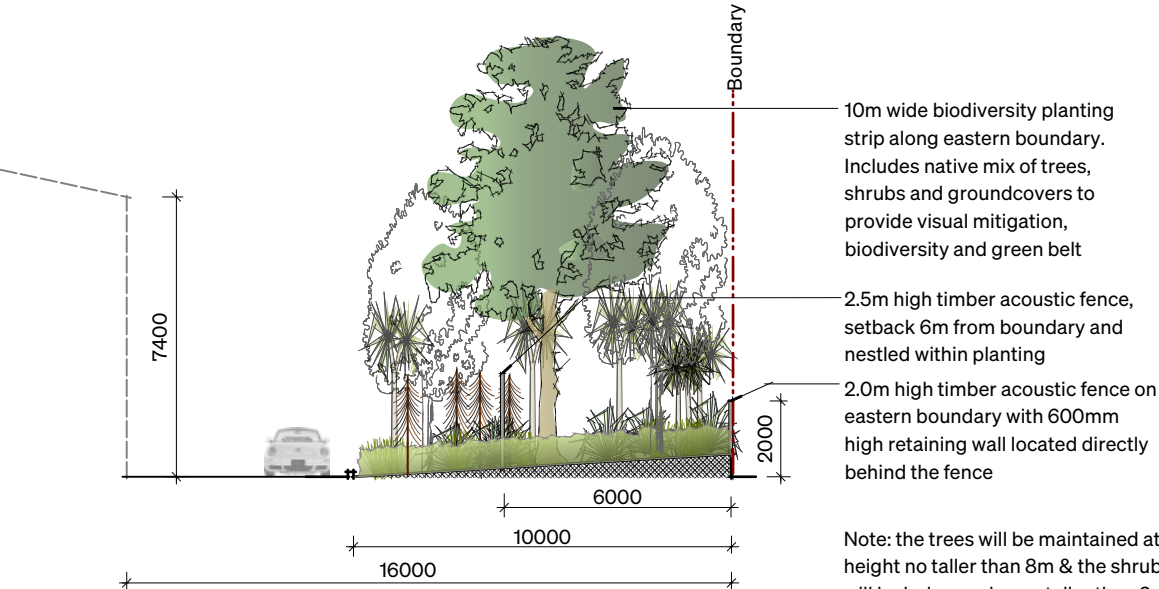


1 CROSS SECTION A-A



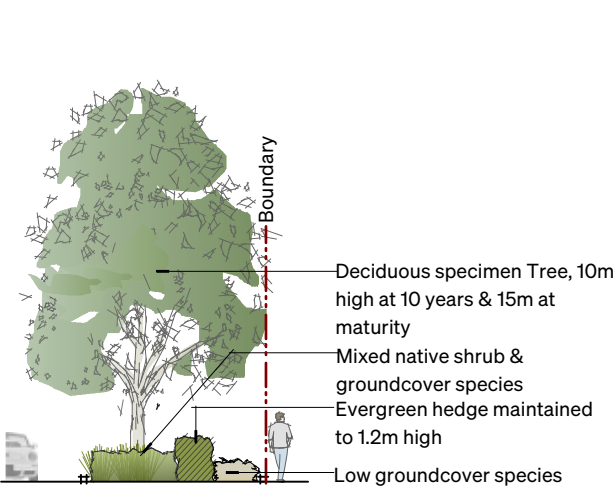
4 CROSS SECTION C-C (OPTION A)

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

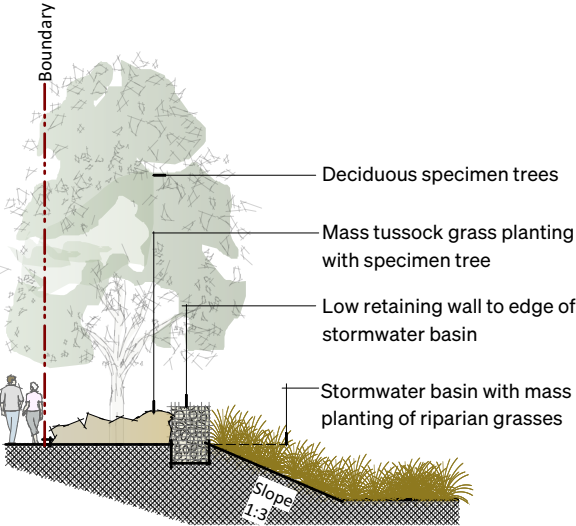


5 CROSS SECTION C-C (OPTION B)

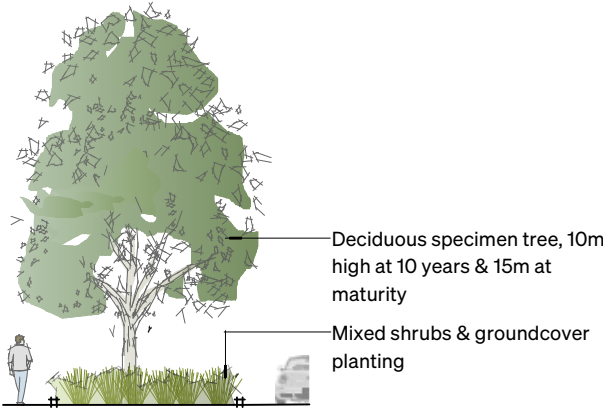
Note: the trees will be maintained at a height no taller than 8m & the shrubs will include species no taller than 2m high.



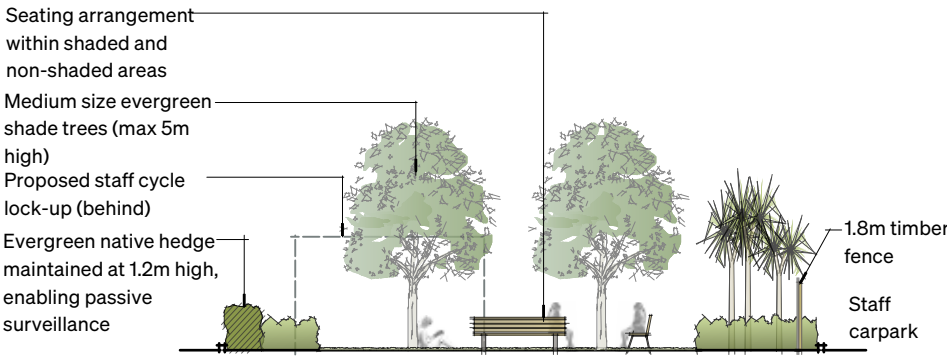
6 CROSS SECTION B-B



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 – *Arthropodium 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 – *Arthropodium 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 – *Arthropodium cirratum*, *Astelia 'Westland'*, *Dianella nigra*, etc.
Low groundcover planting – *Phormium spp*, *Hebe spp*, *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* (oioi), *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 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 – *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



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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