

Site Overview



Elevated Perspective of Site



A. ELEVATED PERSPECTIVE A - LARGE FORMAT RETAIL ZONE

- Medium Density Residential Zone (MRZ)
- General Rural Zone (GRUZ)
- Christchurch Airport contour boundary

Current View of Site Looking South from Levi Road



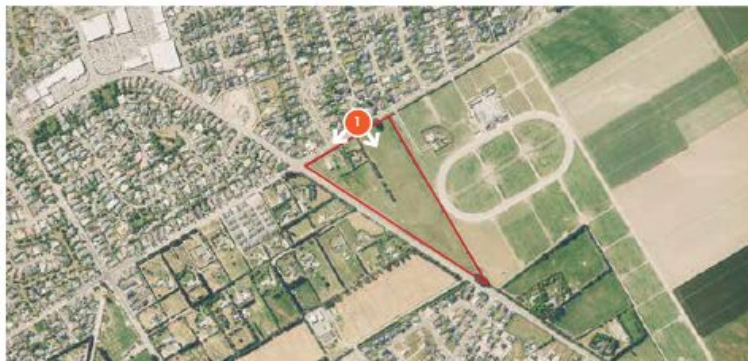
A. IMAGE LOCATION



B. EXISTING VIEW

LEVI ROAD

Future View of Site Looking South from Levi Road



A. IMAGE LOCATION



B. PROPOSED VIEW AFTER 10 YEARS

LEVI ROAD

Current View of Site Looking South East from Lincoln Rolleston Road and Levi Road Intersection



A. IMAGE LOCATION



B. EXISTING VIEW

MASEFIELD DRIVE

Future View of Site Looking South East from Lincoln Rolleston Road and Levi Road Intersection



A. IMAGE LOCATION



B. PROPOSED VIEW AFTER 10 YEARS

MASEFIELD DRIVE

Current View of Site Looking North East from Lincoln Rolleston Road



A. IMAGE LOCATION



B. EXISTING VIEW

LINCOLN - ROLLESTON ROAD

Future View of Site Looking North East from Lincoln Rolleston Road



A. IMAGE LOCATION

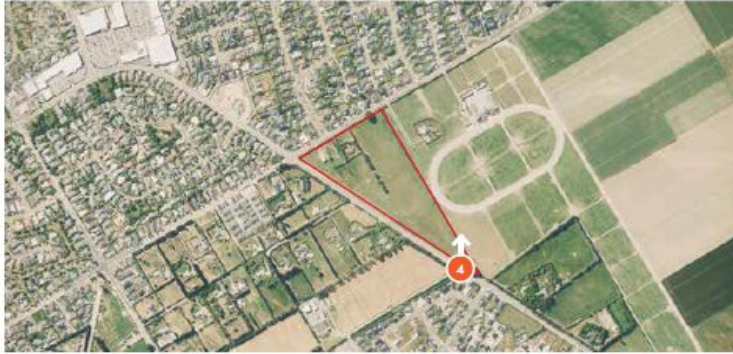


PLAN CHANGE AREA

B. PROPOSED VIEW AFTER 10 YEARS

LINCOLN - ROLLESTON ROAD

Current View of Site Looking East from Southern Corner



A. IMAGE LOCATION



B. EXISTING VIEW

LINCOLN - ROLLESTON ROAD

Future View of Site Looking East from Southern Corner



A. IMAGE LOCATION

PLAN CHANGE AREA



B. PROPOSED VIEW AFTER 10 YEARS

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

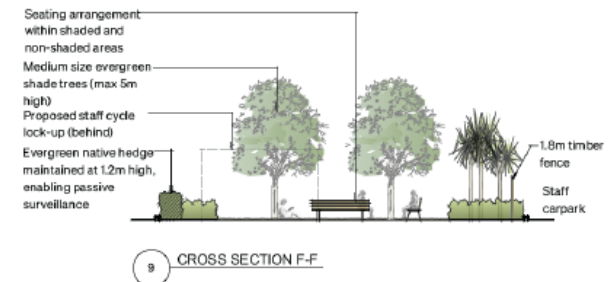
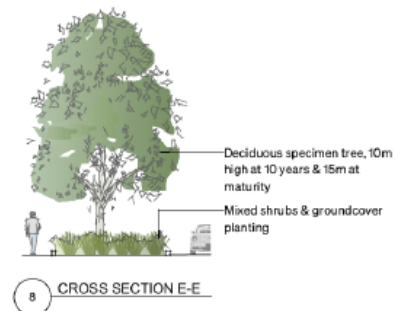
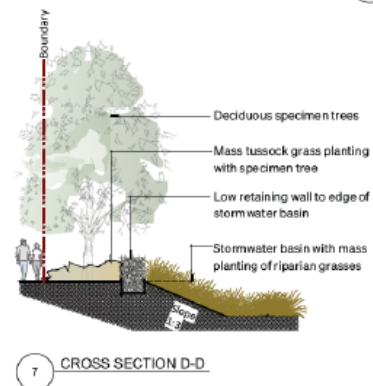
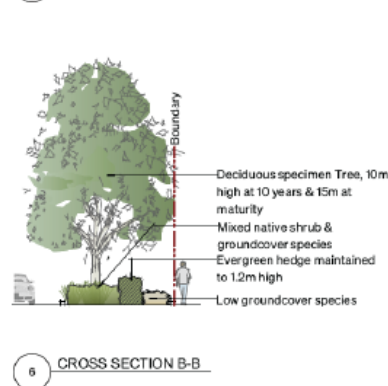
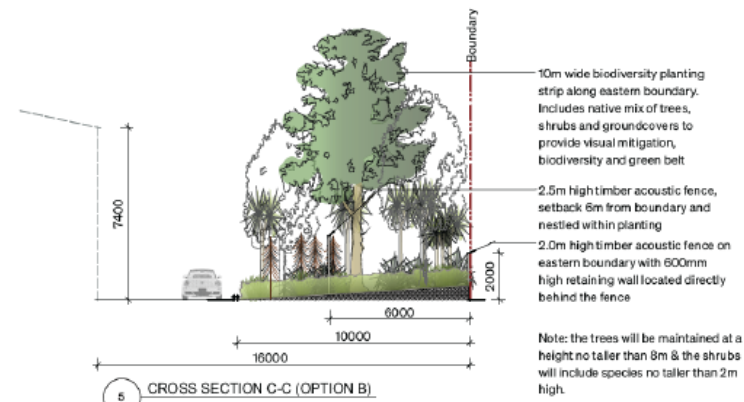
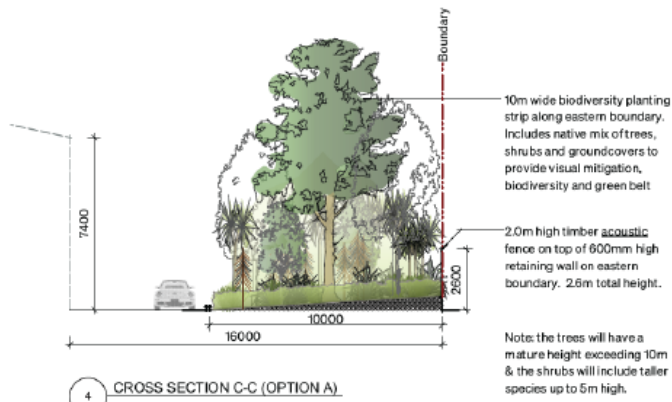
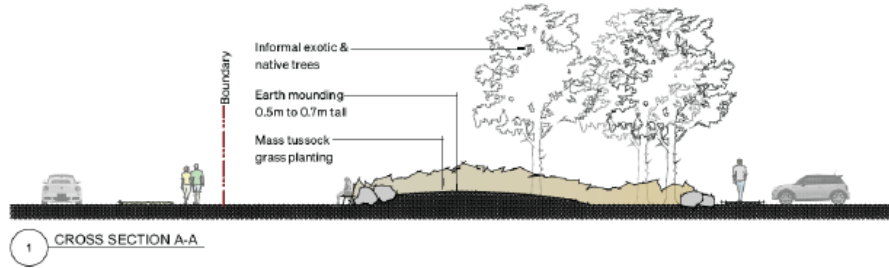
Notes

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



Scale: 1:200 @ A3

Tree Species

- A *Fuscospora cliffortioides* (Mountain beech)
- B *Alnus jorullensis* (Mexican Alder)
- C *Plagianthus regius* (Ribbonwood)
- D *Corokia 'Geentys Green'* (Green Corokia)
- E *Liriodendron tulipifera 'fastigiata'* (Upright Tulip Tree)
- F *Carpinus betulus* (Peached 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'*, *Liriodendron 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.*, *Hebe spp.*, *Astelia spp.*, *Brachyglottis spp.*, etc.

Attenuation Basin

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

Car Parking Areas

Tree planting - *Alnus jorullensis* (Mexican Alder), *Platanus 'Autumn Glory'*, *Liriodendron tulipifera 'fastigiata'*, *Cordylina 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 cocinea* (Scarlet Oak), *Kunzea ericoides* (Kanuka), *Quercus cocinea* (Scarlet Oak), *Podocarpus totara* (Totara), & *Sophora microphylla* (Kowhai).
 Mixed tussock grass planting - *Poa cita* (tussock), *Chionochloa rubra*, *Chionochloa flehicans*, *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 cliffortioides* (Mountain beech), *Plagianthus regius* (Ribbonwood), *Sophora microphylla* (Kowhai), *Pittosporum eugenioides* (Lemonwood) & *Cordylina australis* (Cabbage Tree).
 Mixed shrub planting - *Olearia paniculata*, *Griselinia spp.*, *Pseudowintera colorata* (Horopito), *Pseudopanax lessonae*, *Coprosma robusta*, etc.
 Understorey planting - *Anemathelle 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

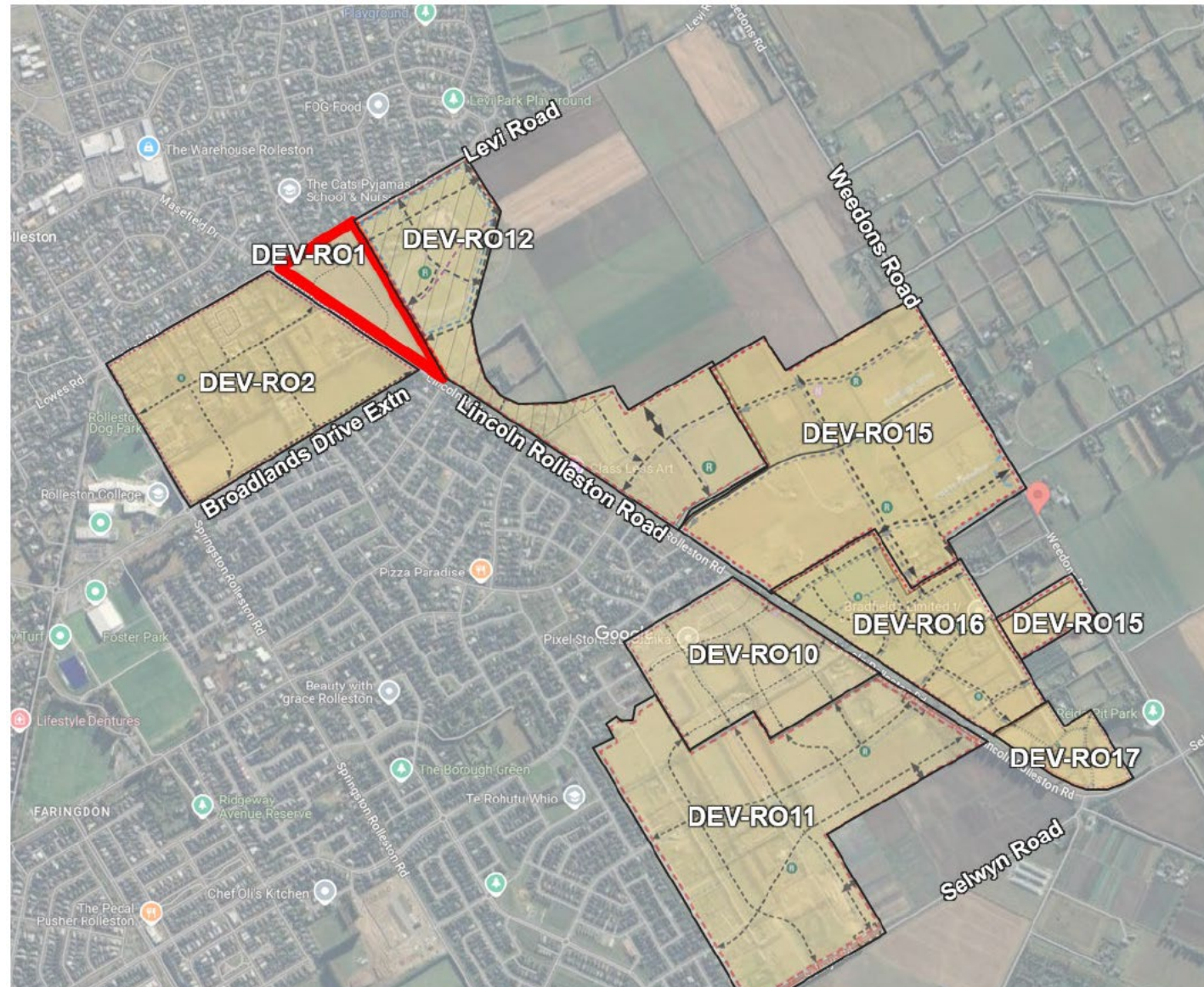


F



G

Outline Development Plans South East Rolleston “(Figure 1, Andrew Metherell Summary Statement)”



Local area changes “(Figure 2, Andrew Metherell Summary Statement)”

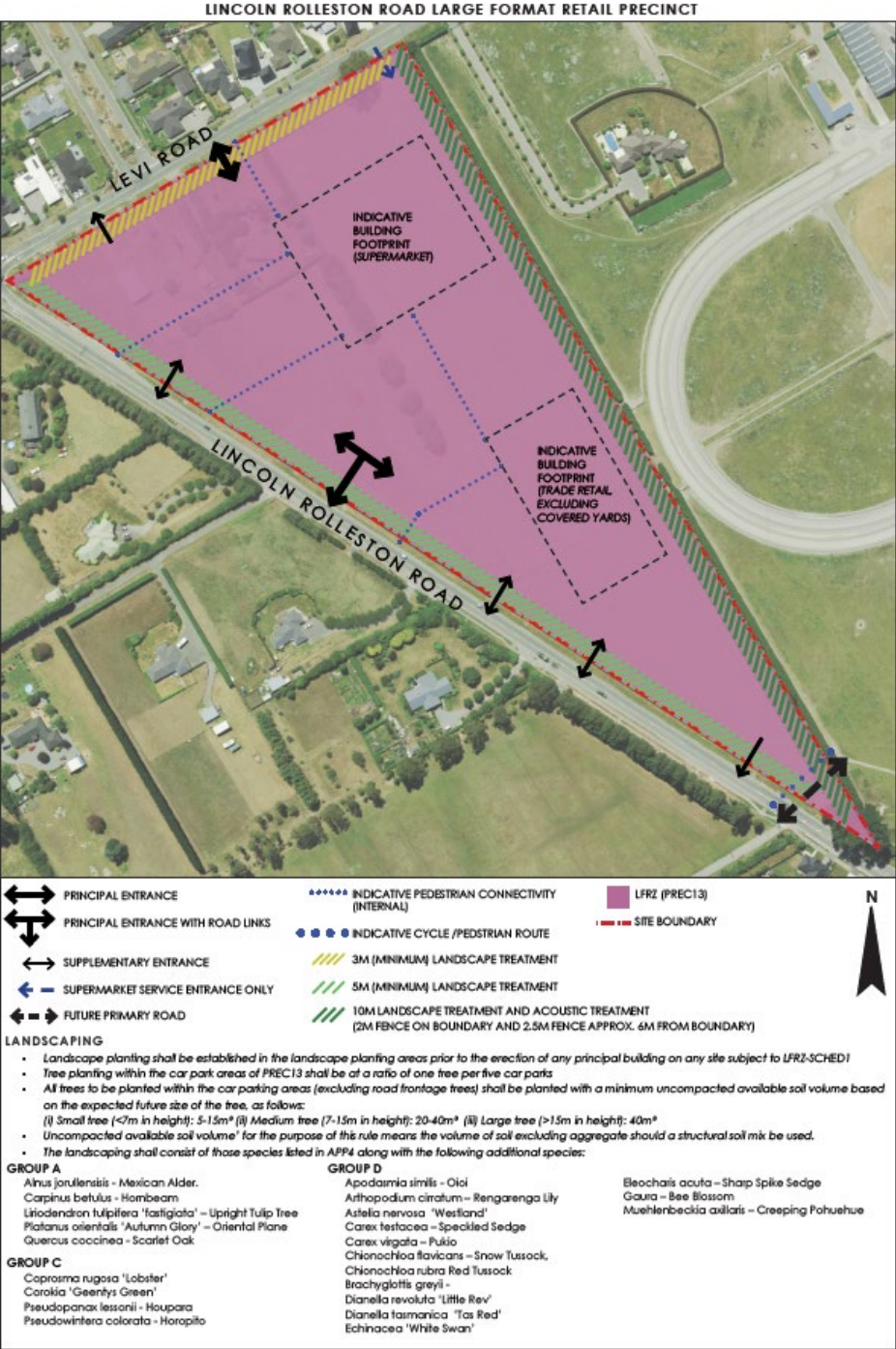


Weekday PM Peak Volume and Intersection Performance with Plan Change “(Figure 3, Andrew Metherell Summary Statement)”



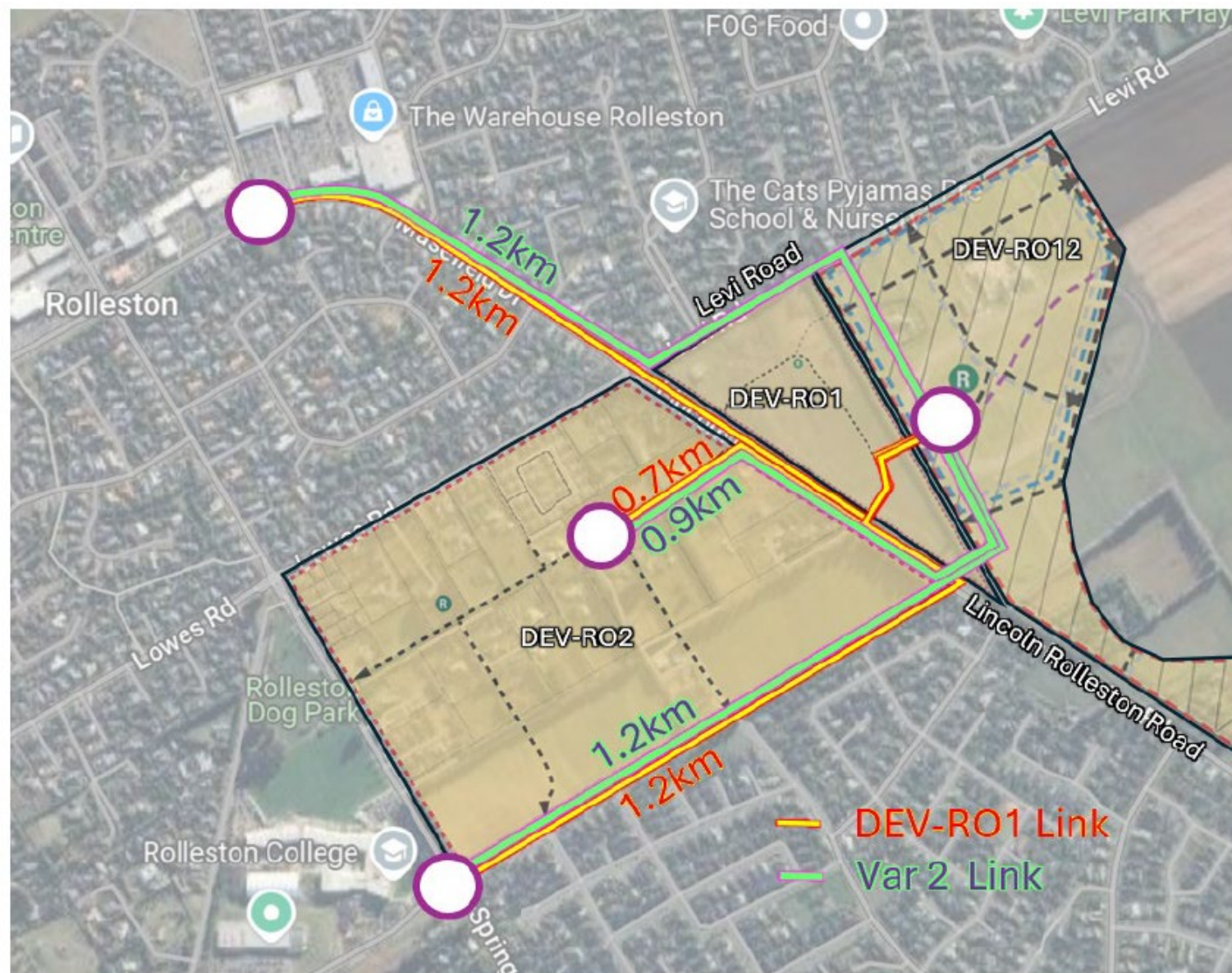
Extracted and adapted from outputs in Appendix A of Integrated Transport Assessment

Proposed Outline Development
Plan “(Figure 4, Andrew Metherell Summary
Statement)”

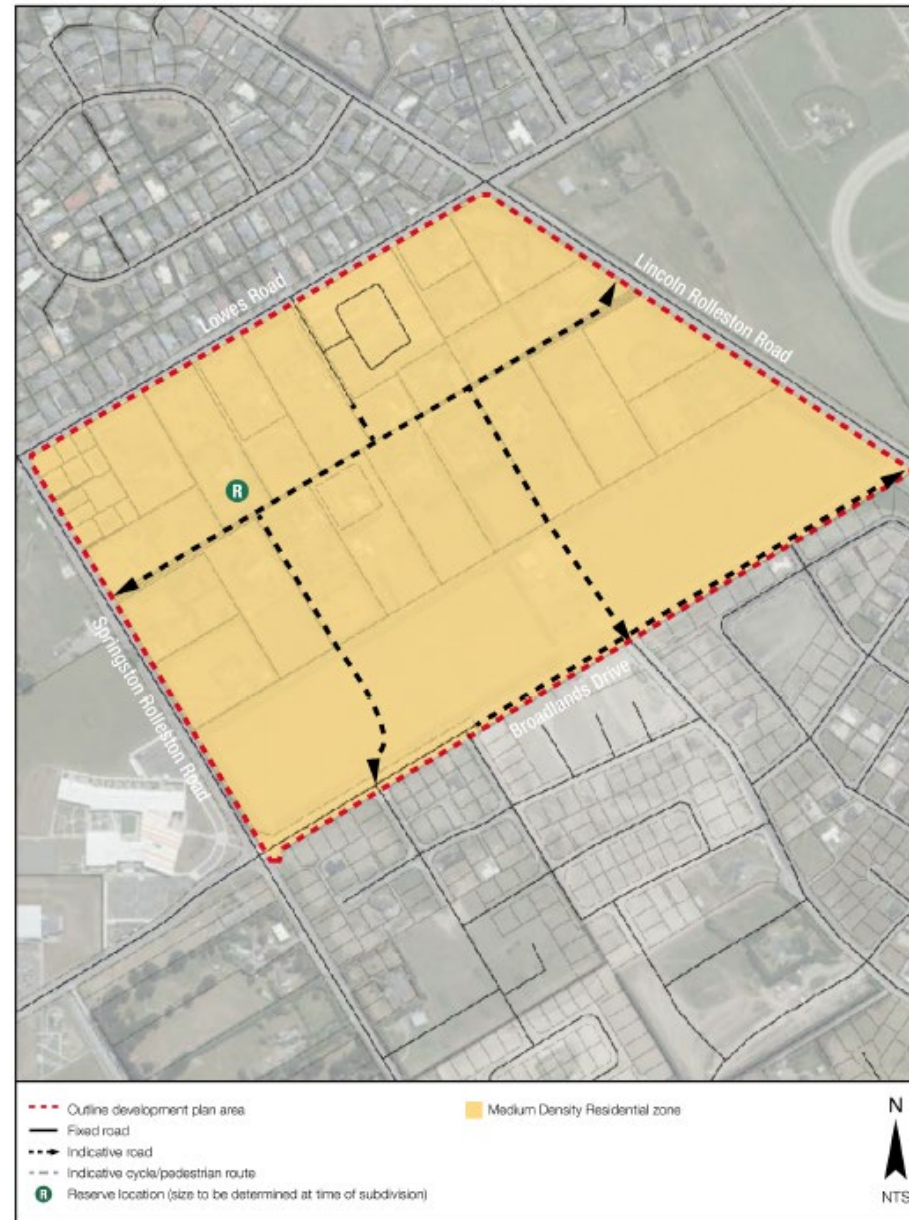


Version as appended to Mark
Allan's Evidence

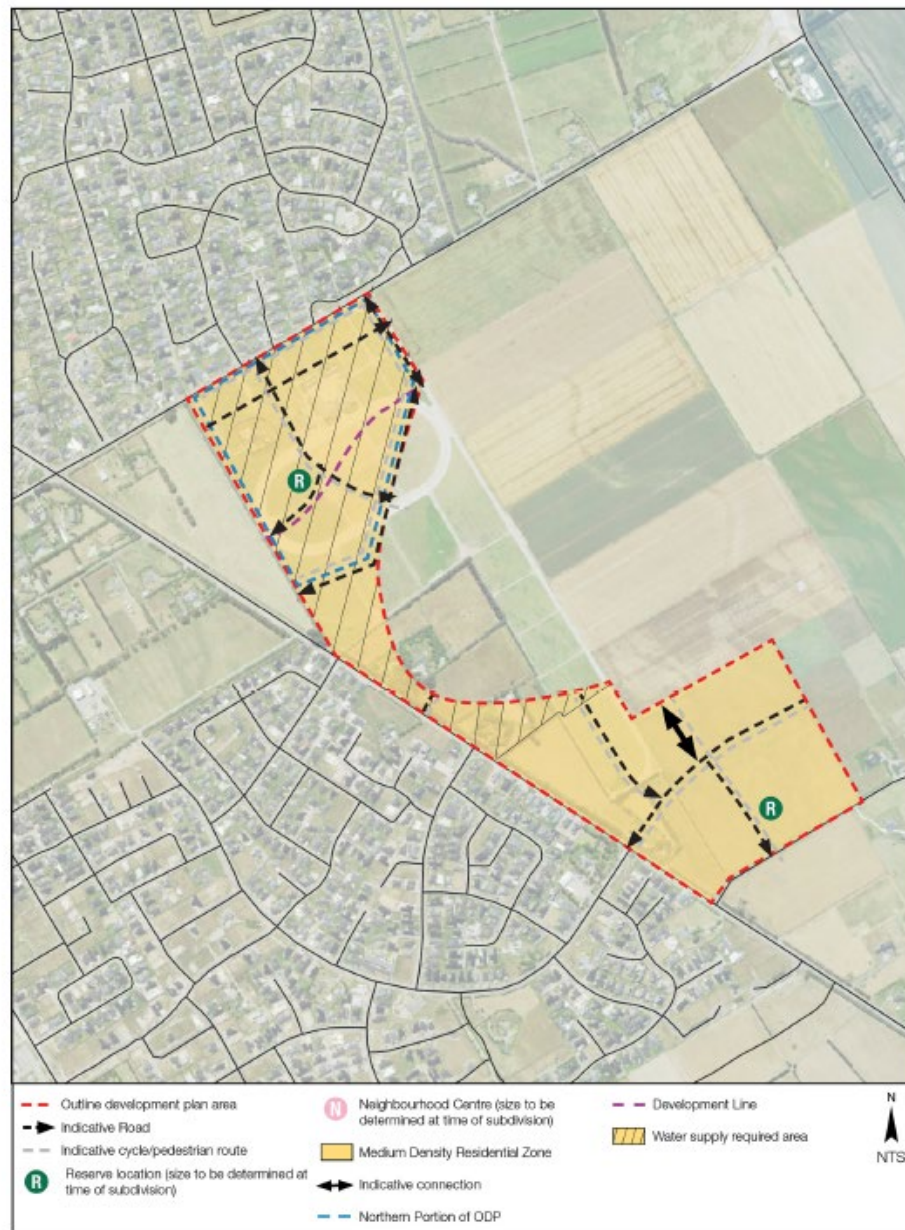
Walking Distance Changes “(Figure 5, Andrew Metherell Summary Statement)”



Rolleston 2 Development Area



Rolleston 12 Development Area



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Submitter Location Plan

