

LANDSCAPE DESIGN STATEMENT
FLEMINGTON COMMERCIAL DEVELOPMENT

June 2019

INTRODUCTION

The purpose of this design statement is to provide a background to the development from a landscape design perspective. The statement should be read in conjunction with the Landscape Plans.

SCOPE AND SITE CONTEXT

The development will provide a much-needed commercial hub in the rapidly growing north-west area of the Lincoln township. The inclusions of retail such as supermarket and cafes will provide an offering for the local community right on their doorstep.

The site is located on Birches road, in a convenient location, particularly for commuters travelling home to Lincoln from Christchurch. It is also adjacent to 2 new large residential developments and would be within walking distance for a number of residents. Vehicle access to the site will be directly from Birches Road, as well as from the proposed road, making it well connected into the existing and proposed roading network. There is a significant cycle trail that runs adjacent to the development, providing a good cycle connection between the development and the Lincoln township, located to the south-west.

VERNACULAR

The landscape design takes cues from the local and surrounding landscape, it's rural context and the Lincoln and Flemington communities. Materials, planting, fencing and pedestrian nodes are all influenced by the local vernacular. The use of timber post and rail, durable paving material and plants endemic to the local area will strengthen the design in this space.



Post and rail fencing located in earlier stages of Flemington



Chunky hardwood timber seating, paving and boulders.

REFINED MATERIAL PALETTE

A refined palette of concrete finishes and hardwood timbers would be locally sourced where suitable to strengthen the local aesthetic and build upon the palette already established in earlier stages of Flemington. The aim is to provide a visual and material connection to the already established community of Flemington and create seamless transition into the new development.

ACCESSIBILITY

The goal is to create a beautiful, sheltered and welcoming destination for all. All ages and abilities would be well catered for. Pedestrian spaces will be defined from vehicle zones with the use of materials, fencing and planting. Minimal level changes, flush kerbs and level entries where possible, will ensure a safe space for all.

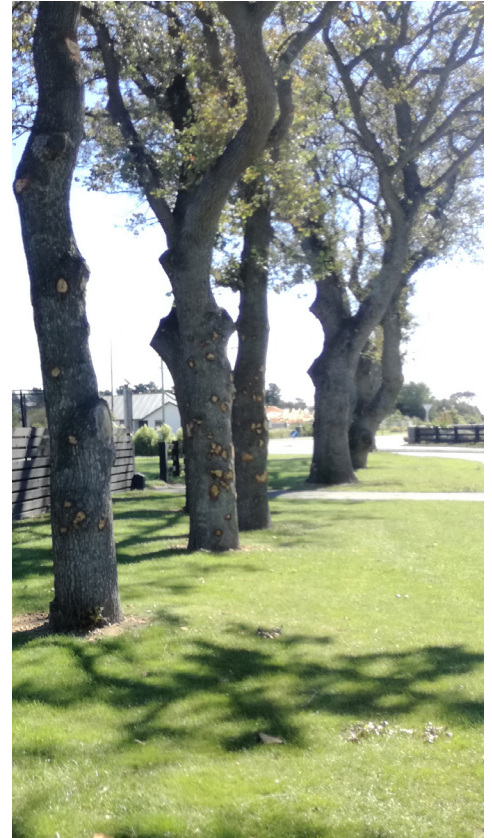
PRESENCE AND VISIBLE

Trees and planting within the commercial area are carefully selected and located to ensure the development is visible, while softening the large areas of paving such as in the carpark. It is important to maintain visibility through and across the commercial site to the retail stores ensuring a development that stands out. The trees in reserves are grouped together to provide a natural 'park like' feel and maintain views below the canopies when trees are matured. Larger exotic species are also used along new roads to tie in with the existing species in earlier stages.

PLANTING PALETTE

A mixture of native and exotic tree species will be used to soften the built form, reduce the scale of the architecture and landscape structures to a more human scale and provide year-round colour and texture.

A predominantly New Zealand native plant species palette is proposed for the supermarket car park areas. The planting palette will largely tie in with previous stages of the Flemington development to enhance that seamless connection with the surrounding context.



Existing oak trees located at the main entrance to Flemington