

LANDSCAPE DESIGN STATEMENT

WOOLWORTHS ROLLESTON SOUTH FARINGDON

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1. INTRODUCTION

1.1. Introduction

The purpose of this Landscape Design Statement is to provide support for the associated Landscape plans (dated 8/02/24) submitted for Resource Consent application as part of a Woolworth Rolleston South supermarket development in Faringdon, Rolleston, Canterbury.

1.2. Location

The development site is located in the south-west of Rolleston, Canterbury within the Faringdon Subdivision. It is located to the south-west of the Goulds Road and Shillingford intersection and measures approximately 13500m².

1.3. Site Context

EXISTING SITE CONTEXT CHARACTER

The existing character of the wider area to the west of the site is typical of the Canterbury plans in the sense that it generally consists of flat lying land, grassed paddocks, shelterbelts and occasional large eucalyptus trees, farmhouses and associated buildings and generally more manicured 'lifestyle blocks'. A retained water race running along Goulds Road to the north-east of the site hints at the rural history of the wider area.

The development site is within the fast-growing Faringdon subdivision, which to date covers approx. 230 hectares. The site is located in what is currently the western edge of Faringdon. This is a modern masterplanned suburban development with good pedestrian connectivity, small commercial areas, community gardens and many well cared for shared spaces and parks. To the north of the site there is a preschool and to the south-east on Goulds Road there is a primary school and a retirement home (currently under construction). Goulds Road to the east of the site provides a direct route to Rolleston Town Centre past Foster Park, home to many of Rolleston's sporting facilities.

FUTURE SITE CONTEXT

To the north, west and south of the supermarket site the existing land will be developed as part of the next stage of the Faringdon subdivision, as part of the existing Fast-track consent. Directly north of development site, the area consists of an extension to Shillingford Boulevard that includes a 20 meter wide roadside reserve which will contain public sculpture, swales and stormwater treatment and associated planting and extensive tree planting, shared pathways, boardwalks, and a section of a jogging circuit that runs through the development. The residential zone will border the south and western site boundaries.

1.4. Design Drivers

SENSE OF COMMUNITY

This development has the potential to be an important neighbourhood focal point where residents will meet and socialise and where a sense of community is formed. The landscape treatment of the site will support and encourage this new sense of community by providing high amenity space that fosters a sense of ownership and pride in the area. The landscape treatment shall also provide ample opportunities to spend time on site and to walk and cycle from the surrounding neighbourhoods.

LOCAL VERNACULAR

A unique palette of landscape materials, colours and planting generate visual interest and strengthens the connection to the Rolleston township character and in particular to the wider Faringdon development. The

landscape design takes cues from the local and surrounding landscape and vernacular. The use of Waimakariri River aggregate within paving, large river boulders, and plants endemic to the local area reflect the local conditions and help to integrate the development into the wider landscape setting.

CONNECTIVITY

The supermarket is well integrated into the wider development and is in close proximity to residential areas, schools, retirement homes, parks etc. Three pedestrian pathways into the site have been allowed for. Pedestrian connectivity is provided through the centre of the carpark by an approx. 2.6m wide covered pathway to Shillingford roadside reserve and shared pathway to the north. This pathway will also be a key connection to the supermarket by public transport users if a bus stop is established on Shillingford Boulevard in the future. The central pathway is complemented by pedestrian entrances at both the vehicle entrance points on Goulds Road and Shillingford Boulevard that include seating and bike stands.

BOUNDARY TREATMENTS

The proposed boundary treatments respond to the various context and interfaces of the surrounding areas. This includes:

Southern Boundary

To the south of the site the loading zone/back of house area is located adjacent to a future residential development. Consideration of the potential adverse effects in this area include noise and light associated with the day to day operation of the supermarket. The visual bulk and the location of the supermarket building has also been considered and the buildings visual prominence and shading effect assessed from the neighbouring properties. To aid in mitigating the potential adverse effects, the proposal includes a 2.3m high solid acoustic timber fence with a 3.0m wide plant bed, containing low-level planting and a combination of *Pittosporum eugenioides* shrubs (mature height 12m) planted at 5.0m centres and *Dodonaea viscosa purpurea* shrubs (mature height 6.0m) at 3.0m centres. The species chosen provide effective privacy for the adjacent private properties and softening of the development without unnecessarily shading of the neighbouring residential properties.

This landscape buffer on the southern boundary effectively mitigates the adverse effects associated with the loading zone/back of house areas by reducing the noise levels to the neighbouring properties, reducing the visual impact of the development and providing a suitable set back of the building. Therefore, it is considered that the privacy and amenity of the neighbouring private properties will be maintained.

Western Boundary

The western edge of the site consists of the supermarkets building located approximately 2.8m from the boundary and the smaller retail buildings located approximately 1.8m from the boundary. To the west of the site boundary future residential development is proposed. The potential adverse effects to the neighbouring properties are predominantly associated with the bulk and location of the buildings in relationship to the boundary. Issues associated with noise and light are not expected to the same degree as the southern boundary as there is no day to day access provided in these areas. To mitigate the visual effect of the buildings a 2.3m high acoustic fence is proposed in combination with a planted buffer ranging in width from approximately 1.8m – 2.8m. *Pittosporum eugenioides* shrubs are proposed at 5.0m centres adjacent to the supermarket building to effectively screen the building facade. *Dodonaea viscosa purpurea* shrubs at 3.0m centres are proposed adjacent to the smaller retail buildings to soften the interface of the two site. Shading of the neighbouring site by the buildings is limited due to the proposed layout. The proposed visual screening of this boundary interface effectively mitigates the effect on the neighbouring properties. The loading zone/back of house area is fenced with a 2.3 metre high acoustic fence setback approximately 3.0 metres from the street frontage. Evergreen trees and low planting ensure the fencing is screened while allowing for the required visibility splay at the vehicle crossing. The fencing provides a visual screen of the back of house area from the streetscape and future residential properties opposite.

Northern-western Boundary

The north-western boundary of the site consists of an outdoor area associated with the smaller retail building and the supermarket carpark. Beyond the site boundary lies Shillingford Boulevard that includes a future 20m wide Roadside Reserve that will contain a large number of specimen grade trees when the stage is developed. Street trees on Shillingford Boulevard are located on both sides of the road and within a approx. 3.0m wide planted traffic median strip. The potential adverse effects associated with the carpark area are primarily visual. Views of the development from the north-west are likely by passers-by and future residential properties on the opposite side of Shillingford Boulevard. To mitigate the visual effects of the development a landscape strip, typically 1.2m in depth, containing low planting runs along the edge of the carpark. This on site landscape treatment combined with the 20m wide road reserve and extensive street tree planting will provide a generous visual buffer and will integrate the development into the urban context. The supermarket development utilises the park side setting by providing an outdoor seating area, cycle stands and associated landscaping adjacent to the retail building. Pathways from the wider public sphere into the carpark also provide functional connection points for pedestrians. Taking into consideration the roadside reserve and the proposed use and activity of the development, visual screening is not considered necessary along the north-western boundary. Rather, the landscape intent is to visually soften views of the built form and carpark, while allowing sightlines into the site.

Northern Boundary

To the north of the site the developments carpark and associated signage is located adjacent to the 20m Road Reserve of Shillingford Boulevard and the Goulds Road roundabout. Views of the development from the north will typically be by passers-by from the Goulds Road roundabout intersection. A 3.6m wide plant bed to the perimeter of the site with low planting visually mitigates views of carpark while allowing for views to the building signage from the Goulds Road roundabout. The wide plant beds help to soften the boundary between the park and the wider development. The high amenity proposed within the road reserve consists of a planted swale and associated pedestrian boardwalk, a low grassed mound and sculpture. The general amenity of the area is supported by existing street tree planting and a planted mound on the eastern side of Goulds Road. The proposed landscape treatments within the site and beyond its boundary will ensure the visual effect of the supermarket is a positive feature of the wider urban context.

Eastern Boundary

The eastern boundary of the development consists of the carpark to the north and supermarket building and associated 'pickup area' to the south. Beyond the site boundary on the opposite side of Goulds Road existing residential sections have been developed. Although the residential sections are still to be constructed, the fencing, consisting of 1.8m high brick walls and open style fencing and hedging, has been constructed. Entry to these properties will be from Edgar Way and East Maddisons Road. Further south on Goulds Road a future retirement village is approved and soon to be constructed. Existing *Quercus robur* 'Fastigiata' street trees have been planted on the eastern side of Goulds road.

From the nearby residential properties, future retirement home occupants and passersby, the existing and proposed streetscaping and landscape boundary treatment has effectively mitigated the potential adverse visual effects by providing landscape strips and tree planting within the development site and on the perimeter of the carpark. The proposed landscape strips are typically 2.0m in depth containing low planting typically below 1.0m in height softens views of the carpark. In addition, larger specimen grade trees are located within this plant bed, providing supermarket shoppers with shade and shelter from the predominant easterly wind while providing a green visual buffer to the residential properties located on the eastern side of Goulds Road.

To the south of the site, views of the development, from the from the Edgars Road intersection, of the

shoppers 'pick-up area', are softened with 1.0m height hedging, consisting of *Griselinia littoralis* hedging planted at 600mm centres, low planting and locally sourced river boulders that reflect the local vernacular of the wider region. The back of house area and associated 1.8m high fencing is visually screened from the east with larger evergreen specimen grade trees and low planting. The main pedestrian and vehicle entrance points on this boundary are highlighted through the use of low stone walls and seating. The landscape treatment on the eastern boundary takes into consideration the residential setting and will ensure the development sits comfortably within the wider area.

1.5. **PLANTING STRATEGY**

A mixture of native and exotic tree species will be used to soften the built form, reduce the scale of the architecture to a more human scale and provide year-round colour and texture. The expanse of paved carpark is broken up with low planting and specimen trees that do not affect motorist or pedestrian sight lines negatively. Specimen grade trees provide shade, shelter and slow rainwater run-off following rain events. The tree species size and location has been chosen within the carpark to soften the built form of the supermarket without obscuring the brands signage and key building facades. Tree species have been chosen that are well proven to thrive in the often harsh local conditions. The planting palette will consist of primarily native plant species reflecting the local character of the region while providing ecological value. This landscape planting helps to maintain a good level of visual amenity within the car park and surrounding areas.

1.6. **SAFETY & CPTED**

To ensure the development is safe for all users, various best practice design elements have been incorporated into the landscape design. Paving material changes at the entrances indicate to motorists that they are now within a shared (pedestrian and motorist) space. Tree and planting selections have been made to maintain clear site lines across the site and clear visibility lines at pedestrian and vehicle entrances and exits. A 5 x 2m splay at vehicle entrances with no planting or structures higher than 0.5m ensures sight lines at these intersections are maintained. A visual connection to the wider area has been maintained to ensure passive surveillance over the carpark and surrounding area. Logical and functional pedestrian pathways are provided that are highlighted with paving material changes while the functional accessibility requirements for wheelchairs, prams and elderly have been catered for. The use of quality materials and establishment of a high amenity encourages a sense of community and feeling of safety.

1.7. **CONCLUSION**

The landscape treatment proposed within the supermarket site creates an attractive and safe development sympathetic to the local character of Rolleston. Careful consideration of how the development is integrated into the wider area ensures a cohesive and functional outcome with strong pedestrian and cyclist connections to the nearby residential areas, schools, retirement homes and parks. Assessment of how the development will affect the streetscape, existing and proposed residential areas and future retirement home occupants, has guided the proposed planting strategy and associated boundary landscape treatments to mitigate any adverse effects effectively softening the built form of the supermarket and associated carpark area. The landscape design is complemented by the existing and proposed landscape treatments in the wider area ensuring the development sits comfortably within the wider setting.