

PROPOSED WOOLWORTHS SUPERMARKET MADRAS STREET

LANDSCAPE DESIGN REPORT - RESOURCE CONSENT

REVISION B - 08 OCTOBER 2024





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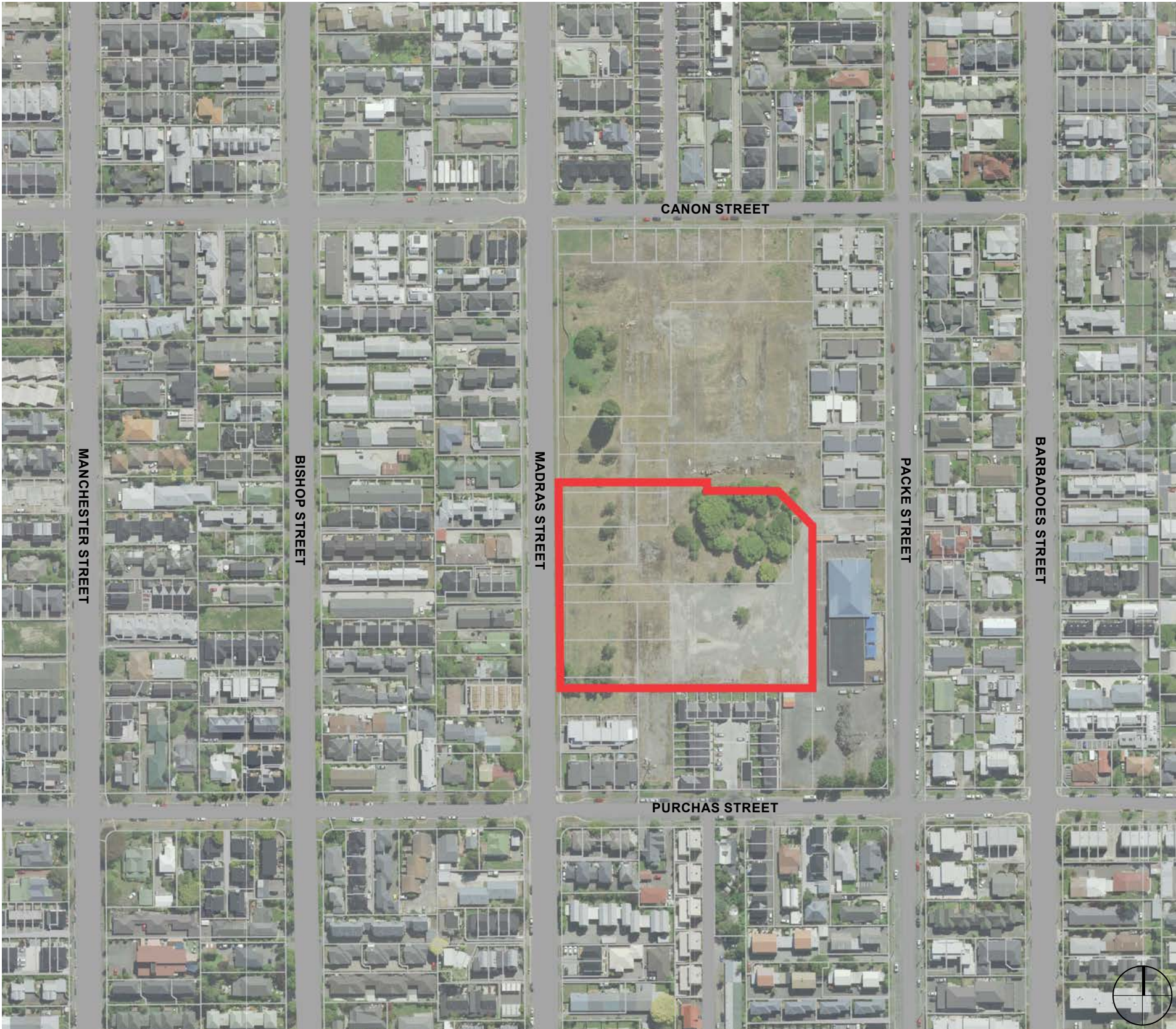
Cover photograph: Boffa Miskell Render Image - Park / Plaza

CONTENTS

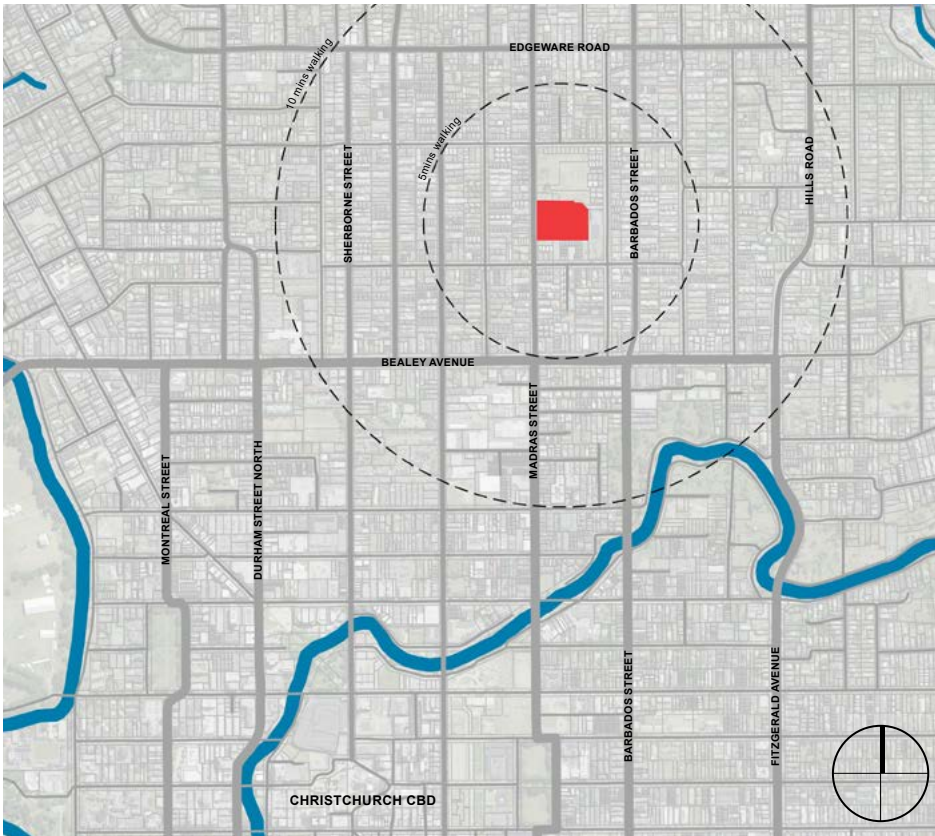
LANDSCAPE SITE CONTEXT	4
LANDSCAPE CONCEPT	7
LANDSCAPE MATERIALS & PLANTING	14

LANDSCAPE SITE CONTEXT

NEIGHBOURHOOD LOCATION PLAN



WIDER SCALE LOCATION PLAN



The proposed site for the Woolworths supermarket is located in St Albans, on Madras Street, to the north of Christchurch's central city. The site is the former Orion Depot, which has been unoccupied for over 20 years and currently includes hard stand areas, some grassed spaces and trees.

The surrounding area is predominantly residential, including a high percentage of newer medium density town house developments, and these inform the surrounding landscape context, which is predominantly smaller sizes garden areas associated with each residential unit.

The Korean Presbyterian Church to the east of the proposed development includes more 'open space' which consists of hard stand car park areas and some mature trees.

LANDSCAPE SITE CONTEXT

SITE AND NEIGHBOURHOOD PHOTOGRAPHS



Madras Street - View north with the subject site on the other side of the road. There are no street trees in Madras Street adjacent to the subject site



Madras Street - View to the southeast of the new residential medium density development to the north of the subject site. The image is representative of the nature of medium density development round the subject site and associated smaller size residential gardens.



Site from Madras Street - A view of the subject site from the west, including the mature specimen *Cordyline australis* Tī Kōuka Cabbage Tree, partially grassed area and existing exotic trees within the site.



Site Frontage - Madras Street - A view south including the mature specimen *Cordyline australis* Tī Kōuka Cabbage Tree, which is proposed to be retained as part of the landscape concept for the development.



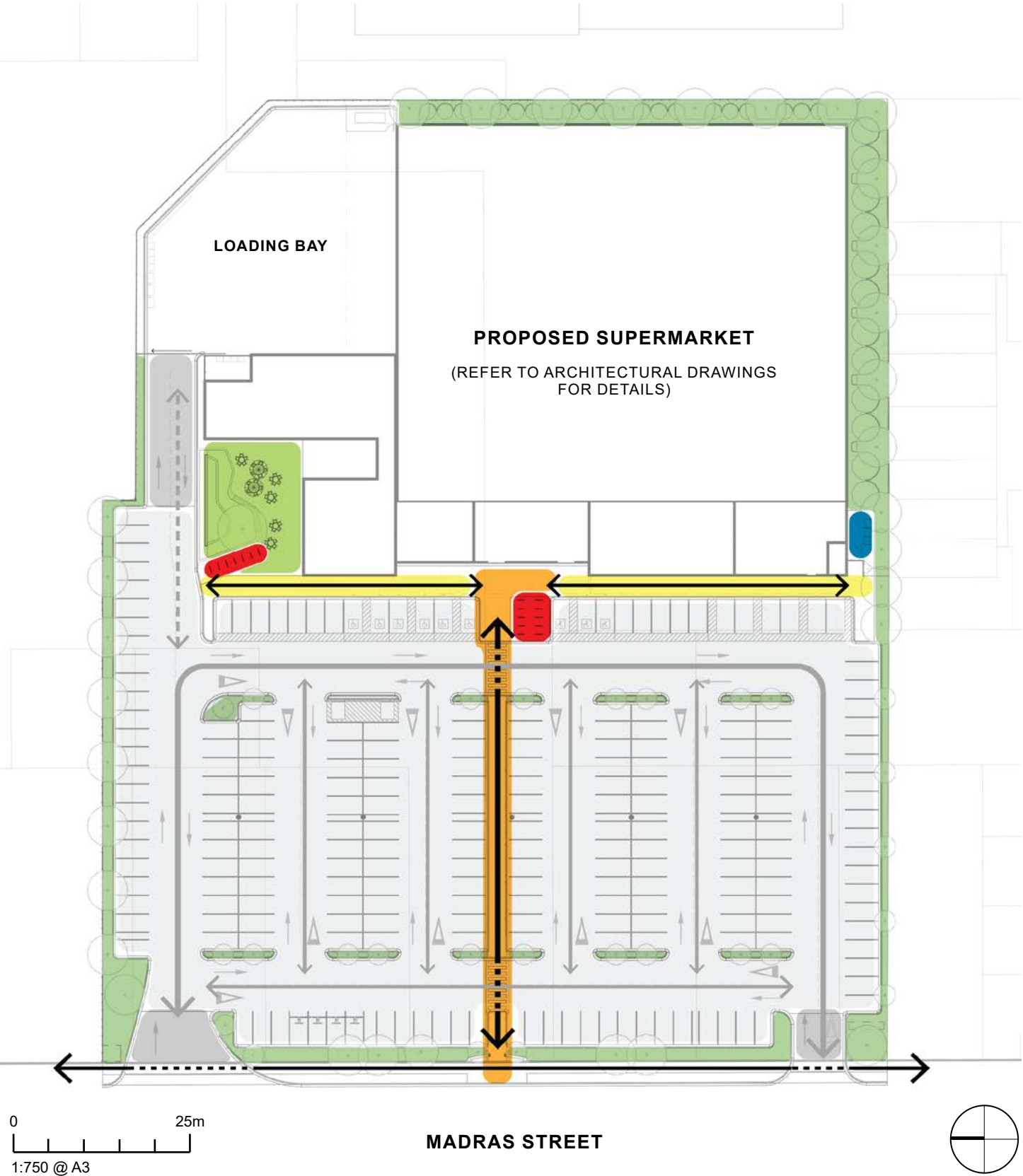
Subject Site - An internal view from the east side of the subject site to the southwest showing existing hardstand area.



Subject Site - An internal view from the southeast corner of the subject site to the north-west showing existing hardstand area and existing, unmaintained, exotic / weed species trees (willow, silver birch, poplar, etc) of varying condition that have self-seeded in the location of a previous workshop building. The trees are proposed to be removed.

LANDSCAPE CONCEPT

LANDSCAPE CONCEPT STRATEGY



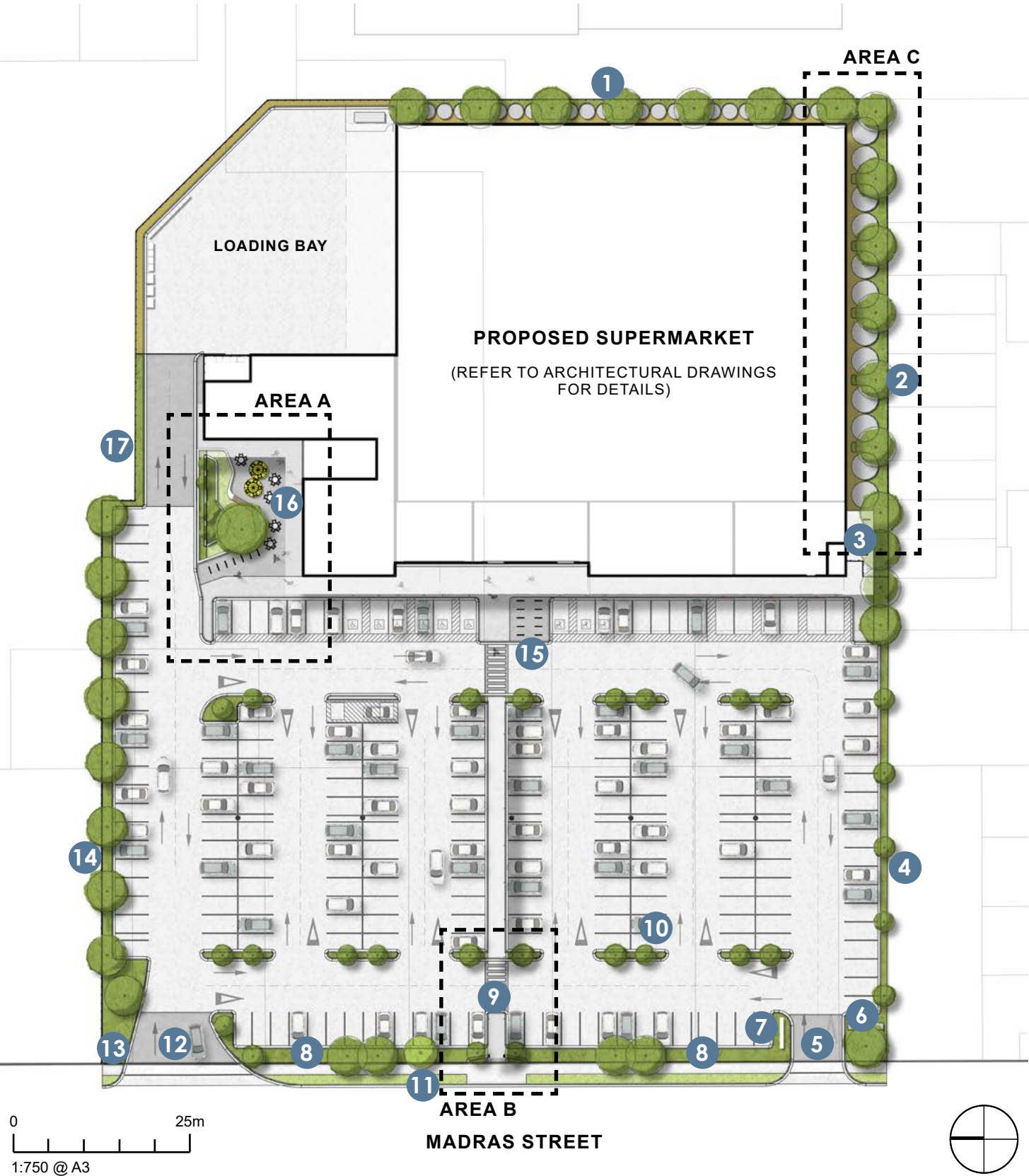
LANDSCAPE DESIGN STRATEGY

The main features of the landscape design approach to the proposed Woolworths Supermarket development on Madras are illustrated in the opposite diagram.

- Planted areas including trees, hedges, shrubs and ground covers are proposed to the perimeter of the subject site and within the proposed car park.
- Species selected are predominantly indigenous species that are appropriate for the subject site conditions. In this instance, that includes species that are hardy and suited to warm dry conditions in the summer, and noting the site's higher water table that can cope with wetter conditions through winter. A limited number of specific exotic species that are suitable for a supermarket car park environment have also been selected. Further detail of species selection for specific areas of the subject site are included in this document.
- There are no protected or listed trees on the subject site, however an existing good, mature specimen *Cordyline australis* Tī Kōuka Cabbage Tree will form part of the planting beds and landscape frontage of the development to Madras Street. These landscape areas help to define a strong, green edge to the proposed development.
- The subject site is covered by two zones, Commercial Local and Residential Medium Density. Part of the subject site includes Commercial Local Zone with an internal boundary with a residential zone. This requires *that trees shall be provided adjacent to the shared internal boundary at a ratio of at least 1 tree for every 10 metres of the boundary or part thereof, and evenly spaced.* For consistency and overall appearance, this landscape concept includes trees that are proposed to the perimeter of the site, excluding the loading zone at least 10m spacings, and closer where appropriate.
- A separated pedestrian access is provided, with direct access from Madras Street through the proposed car park, to the supermarket entry. It is proposed that the central and street front section of this pathway will be covered. The primary purpose of the covered walkway canopy is to provide clear visual legibility, and signal to supermarket visitors that there is a pedestrian route in this location. Additional benefits are the provision of a safe, partially weather protected route for pedestrians.
- A park, providing local green amenity space within the proposed development, is located adjacent to the proposed smaller leasable units on the north-west side of the proposed supermarket. This space has a good aspect and will be well protected from prevailing easterly and southerly winds.
- A separate staff cycle park location is proposed as the southwest corner of the proposed supermarket.
- Visitor cycle parks are also proposed adjacent to the supermarket main entry and park
- The park space, main supermarket entry, visitor and staff cycle park locations are all linked by a 3.0 - 4.4m wide canopy covered pathway on the western side of the proposed building. This defined pedestrian route that also links the proposed retail spaces that sleeve the west and north sides of the supermarket.

LANDSCAPE CONCEPT

OVERALL LANDSCAPE CONCEPT PLAN

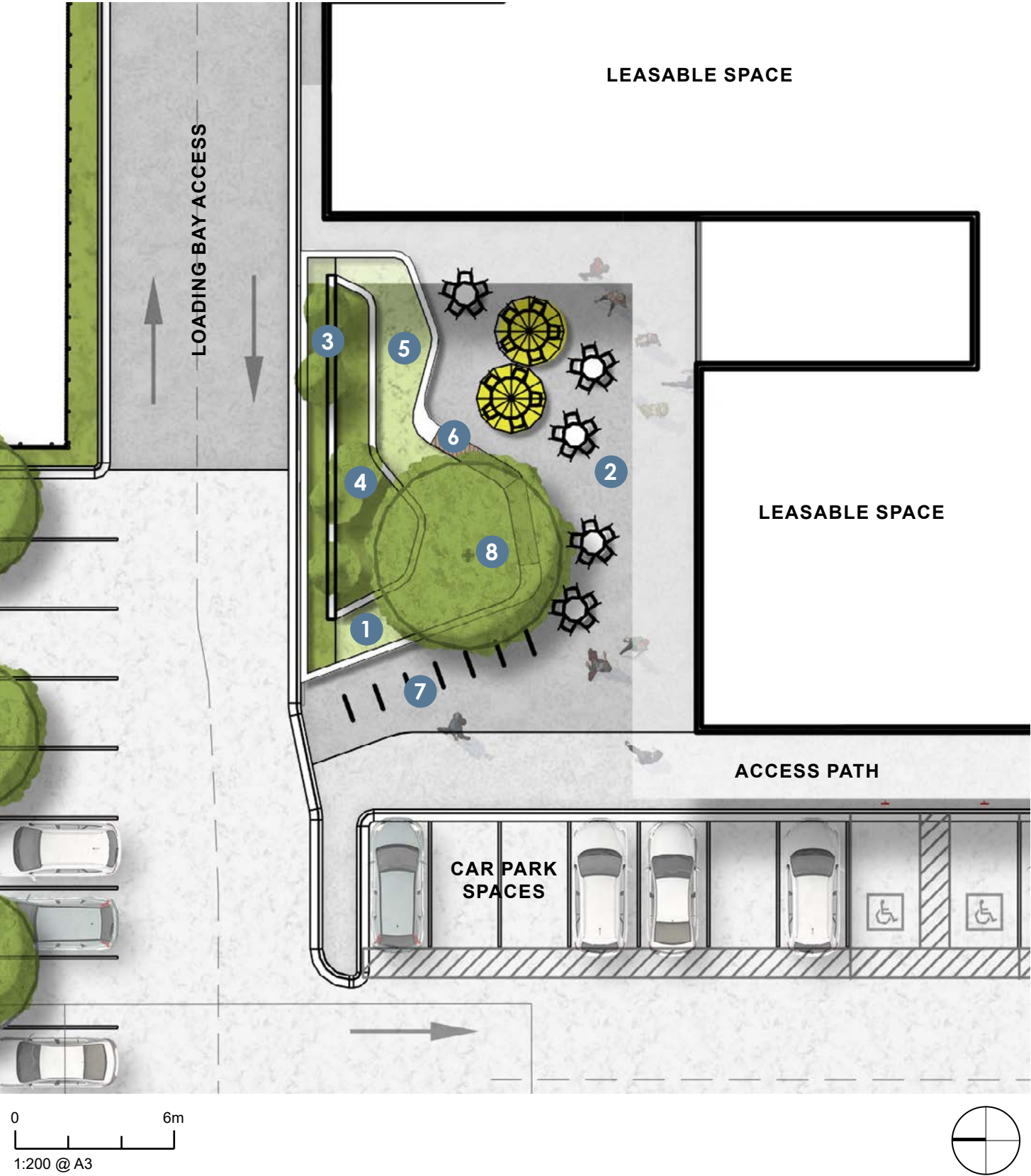


LANDSCAPE DESIGN FEATURES

- 1 Proposed above ground stormwater detention tanks (nominally 10,000L, 2.2m diameter and 2.9m high), are spread along the eastern building edge in groups of three, 600mm off the building wall. Tree planting is proposed between the tanks along the boundary. The 3.3m to 3.4m setback proposed is sufficient to achieve the proposed tree planting.
- 2 Proposed above ground stormwater detention tanks (nominally 30,000L, 3.66m diameter and 3.125m high), are spread along the southern building edge in pairs, 600mm off the building wall. Tree plantings are proposed in between, and screen planting is proposed adjacent to the tanks. Refer to Area C detail plan and rendered image for the proposed arrangement of the landscape treatment in this setback area.
- 3 Staff cycle stand location
- 4 Small tree and planting strip 1 metre width along the southern boundary between the car park and boundary.
- 5 Secondary supermarket vehicle entry
- 6 Indicative water pump / back flow preventer location
- 7 Proposed supermarket main blade sign location
- 8 Landscape frontage including tree, shrub and ground cover planting to the Madras Street frontage.
- 9 Separated pedestrian entry, crossing points over car park aisles demarcated with crossing markings and a concrete surface finish. Refer to Area B detail plan and rendered image for the proposed arrangement of the pedestrian entry at Madras Street
- 10 Tree and low planting islands within the proposed car park
- 11 Existing *Cordyline australis* Tī Kōuka Cabbage Tree to be retained.
- 12 Primary supermarket vehicle entry
- 13 Proposed transformer within easement in the north west corner of the subject site.
- 14 Tree and planting strip 1.5 metre width along the northern boundary between the car park and boundary.
- 15 Proposed visitor cycle stand location
- 16 Proposed park location, including planting beds, lawn area, low walls, fixed and informal seating and visitor cycle stands. Refer to Area A detail plan and rendered image for the proposed arrangement of park / plaza space.
- 17 Hedge planting to north side of the loading zone access.

LANDSCAPE CONCEPT

DETAIL AREA PLAN A - PARK/PLAZA



PARK / PLAZA DESIGN FEATURES

The following points describe design components of the proposed park space adjacent to the proposed smaller leasable units (commercial / hospitality / food and beverage)

- 1 The raised planted and lawn areas occupy the space in the park that will be most exposed to the prevalent and cool easterly wind.
- 2 Paved areas, including a clear accessible route next to the building frontage, and space for tables and chairs for external dining are located to make to the most of the sunny aspect, while offering some protection from easterly and southerly winds.
- 3 Low wall (no higher than 800mm high) to physically separate loading bay access from the park area.
- 4 A raised planter bed (nominally 500 - 800mm high) along the northern edge of the park, including small trees and screening planting, provides further visual separation from the loading bay access.
- 5 A raised lawn area (nominally 500mm high) provides opportunity for play or seating in warm, sunny weather.
- 6 The edge to raised planter bed and lawn area provides opportunity for informal seating
- 7 Cycle stands to the edge of the park, maintaining clear space for the path adjacent to the car park spaces.
- 8 Feature tree - *Liriodendron tulipifera* 'Arnold' Upright Tulip Tree 12m x 6m mature height and width. To be planted at minimum 3.5m high and 80 Litre Bag/ Pot size.

DETAIL AREA A - PARK / PLAZA RENDER



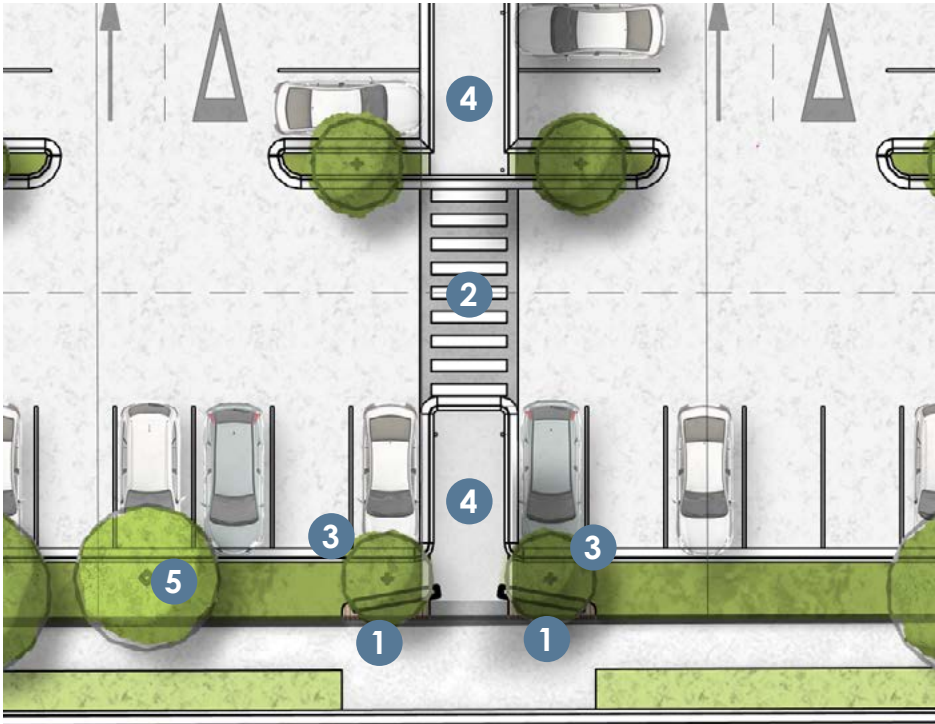
LANDSCAPE CONCEPT

DETAIL AREA A - PARK / PLAZA RENDER



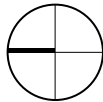
LANDSCAPE CONCEPT

DETAIL AREA PLAN B MADRAS STREET PEDESTRIAN ENTRANCE



0 7.5m
1:250 @ A3

MADRAS STREET



PEDESTRIAN ENTRY DESIGN FEATURES

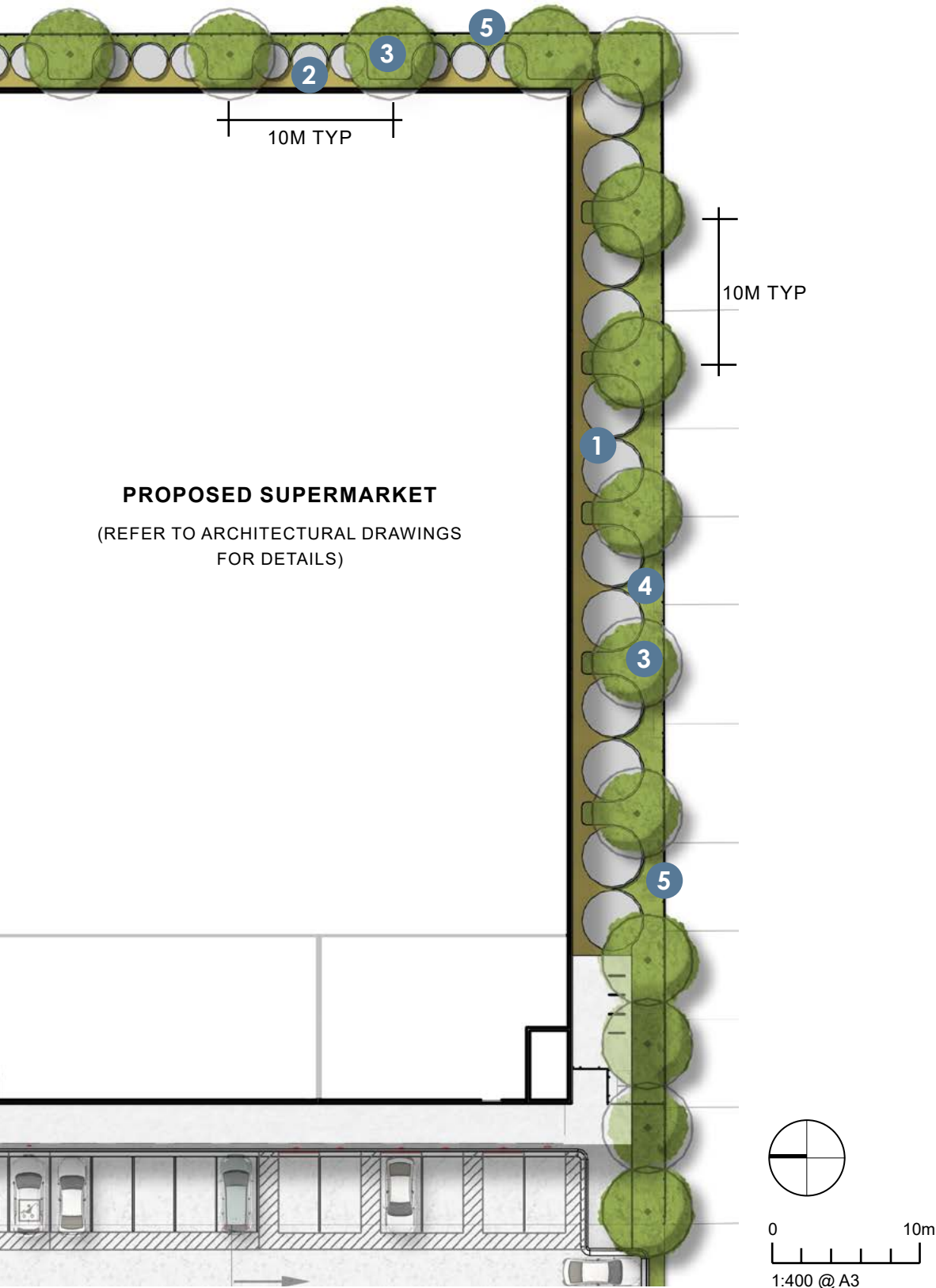
- 1 Bench seats, providing a waiting / pause point, as well as a wider more generous pedestrian entry into the propose supermarket site
- 2 Crossing points over car park aisles demarcated with crossing markings and a brush finished concrete surface.
- 3 Specimen trees to either side of the proposed pedestrian entry
- 4 Covered sections of the pedestrian path at the site entry and through the centre of the site, refer to Architects drawings for detail.
- 5 Existing *Cordyline australis* Tī Kōuka Cabbage Tree to be retained.

DETAIL AREA B MADRAS STREET PEDESTRIAN ENTRANCE RENDER



LANDSCAPE CONCEPT

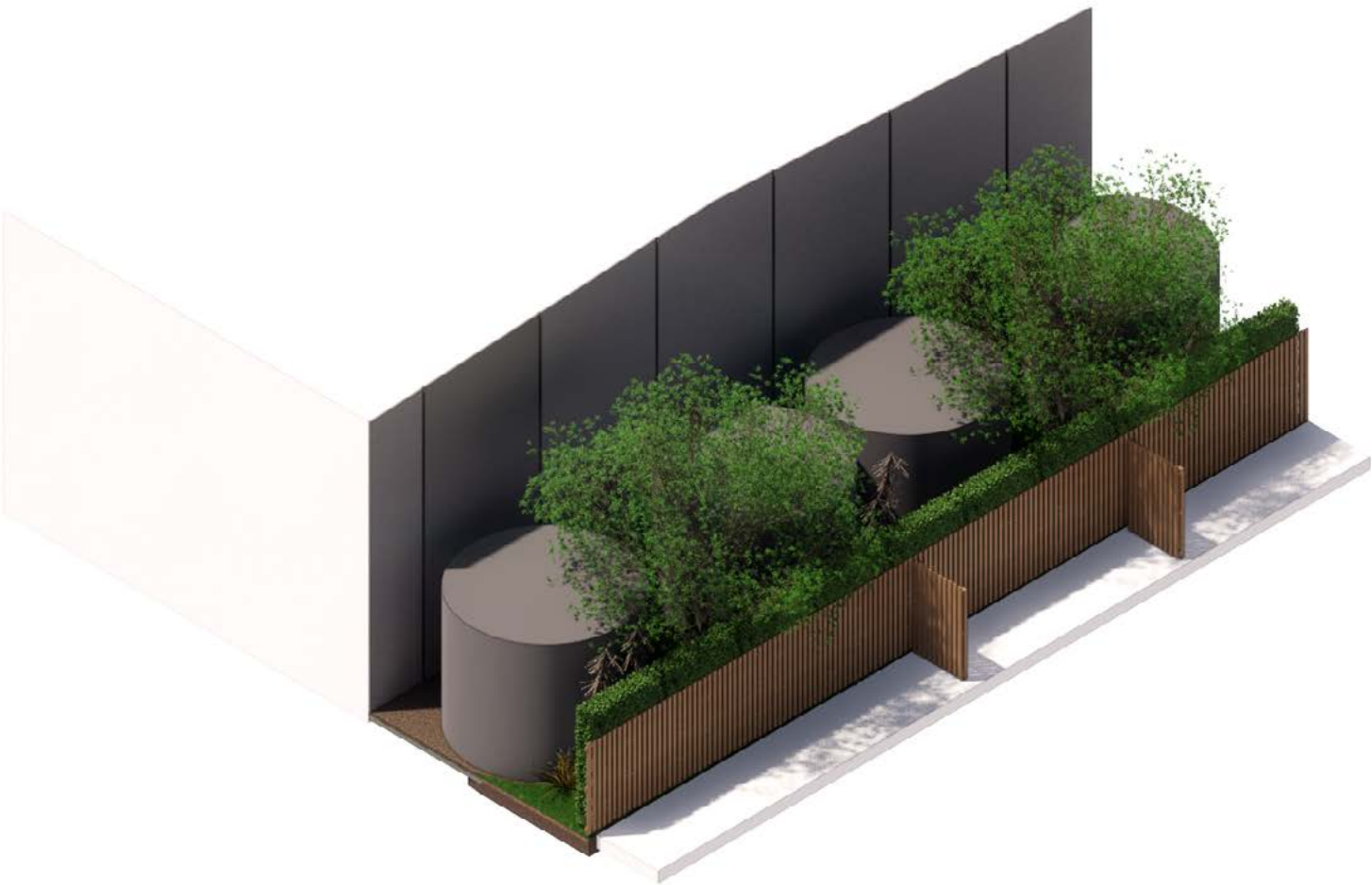
DETAIL AREA PLAN C STORMWATER DETENTION TANKS / SETBACK



SETBACK DESIGN FEATURES

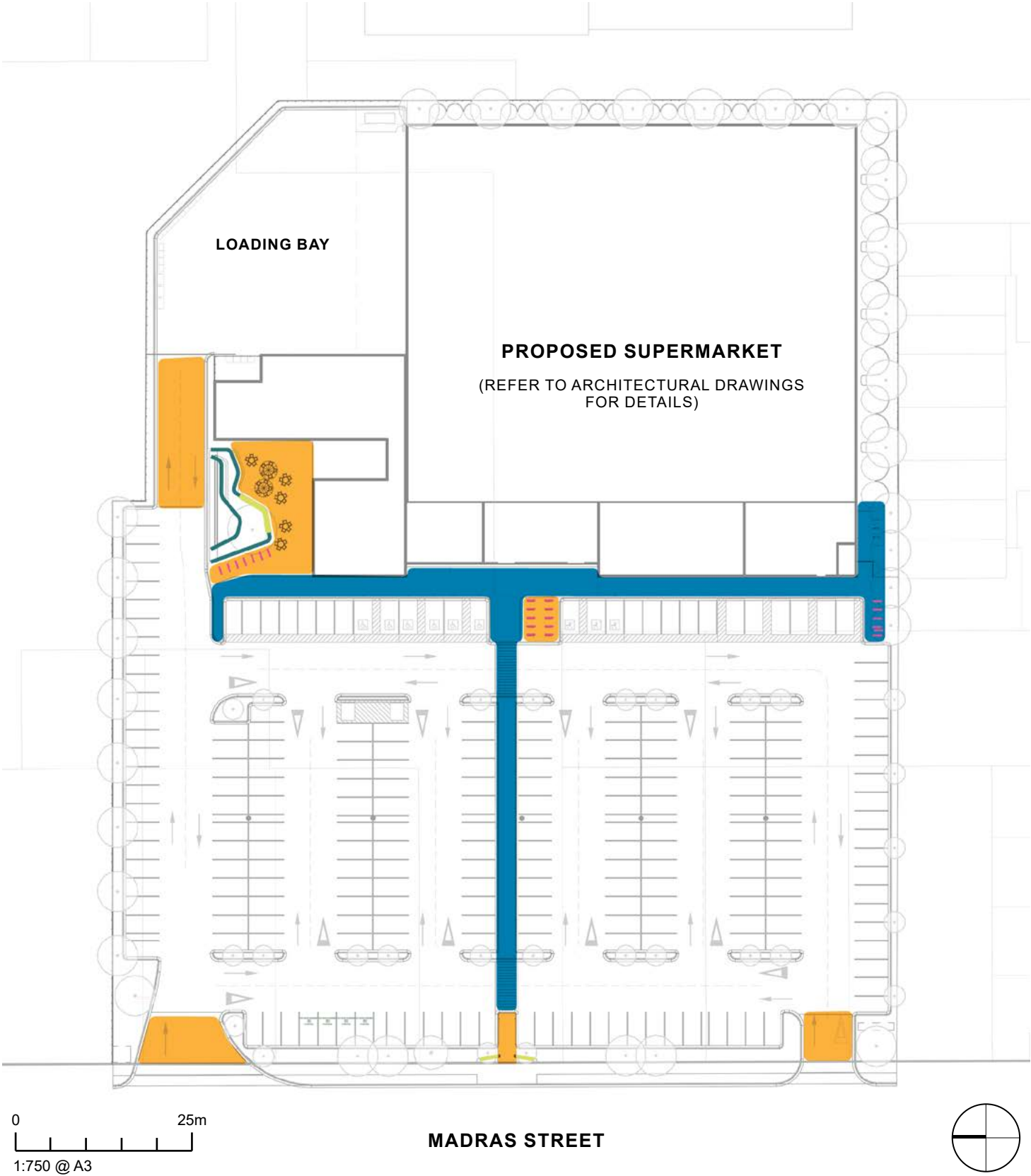
- 1 Proposed above ground stormwater detention tanks, grey colour, to the southern setback (nominally 30,000L, 3.66m diameter and 3.125m high), spaced along the boundary in pairs and set 600mm off the building wall.
- 2 Proposed above ground stormwater detention tanks, grey colour, to the eastern setback (nominally 10,000L, 2.2m diameter and 2.9m high), spaced along the boundary in groups of three, and set 600mm off the building wall
- 3 Tree plantings in spaces between the southern and eastern setback stormwater tanks, nominally at 10m spacings. Trees to be planted at minimum 3.0m high and 80 Litre Bag/ Pot size.
- 4 Hedge / screen planting immediately adjacent to the paired stormwater tanks, nominally 2.5m high and 700mm wide to allow access past tanks.
- 5 1.8m high lapped and capped timber paling fence

DETAIL AREA PLAN C STORMWATER DETENTION TANKS / SETBACK RENDER



LANDSCAPE MATERIALS & PLANTING

HARD LANDSCAPE MATERIAL STRATEGY



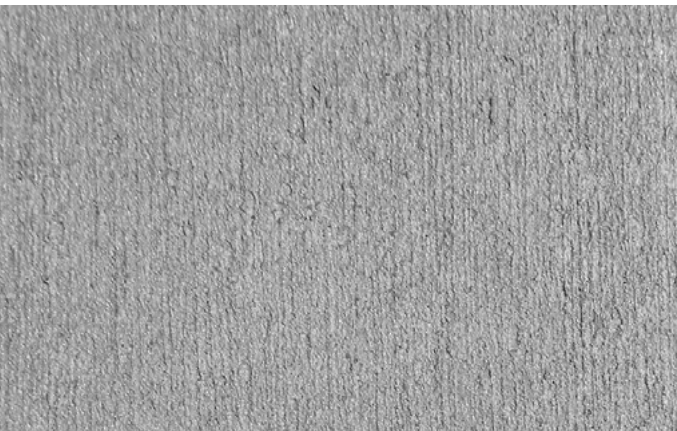
Stainless steel bike stand



Concrete terrace wall



Timber seating edge



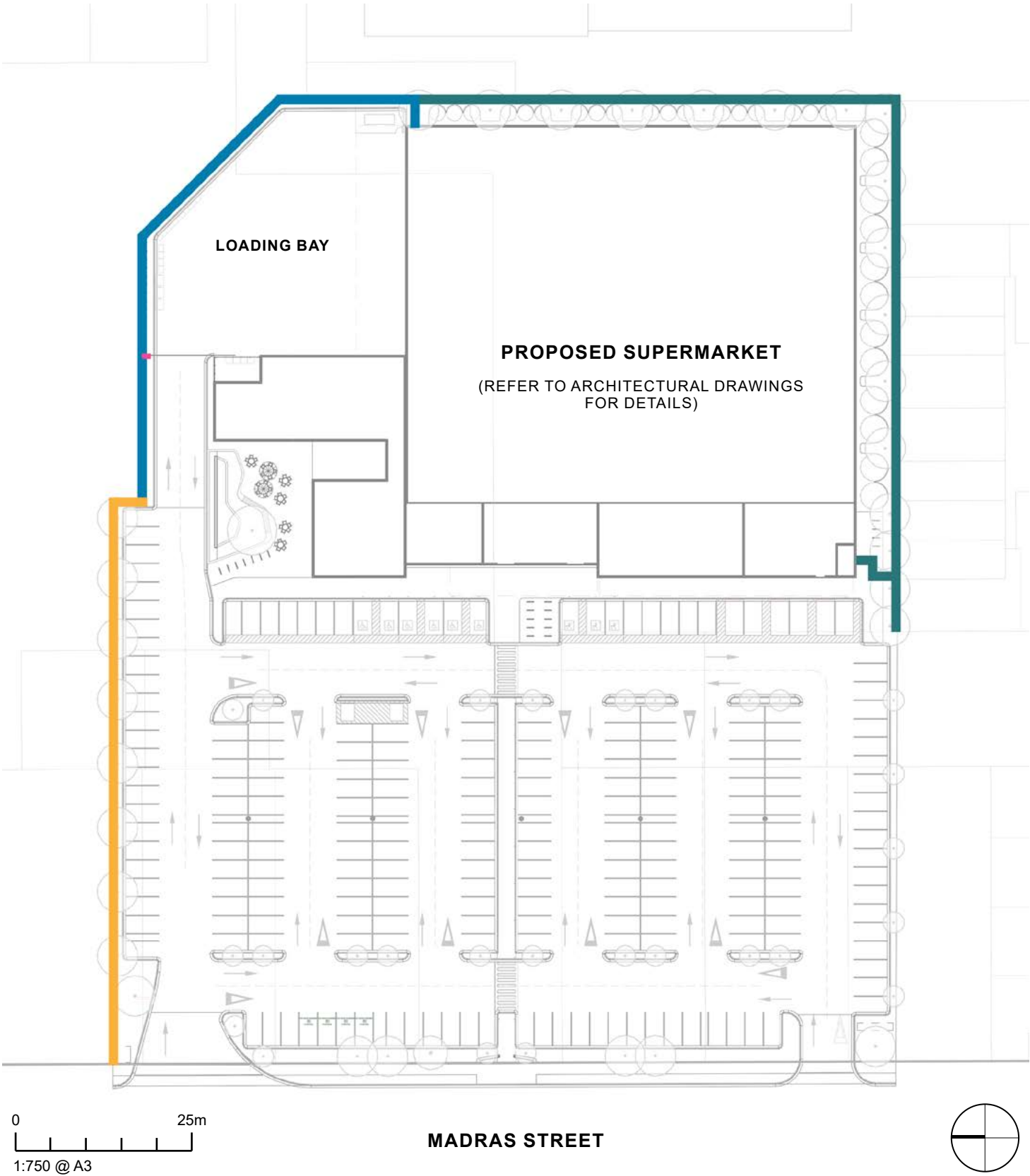
Brush finished concrete



Exposed aggregate concrete / feature paving / vehicle threshold paving

CONCEPT

FENCING PLAN



1.8m minimum high fence (retain existing where appropriate)

2.3m high acoustic fence lapped and capped timber paling fence. Nominal 25mm thick palings



Precedent Images: Lapped and Capped Timber Paling Fence

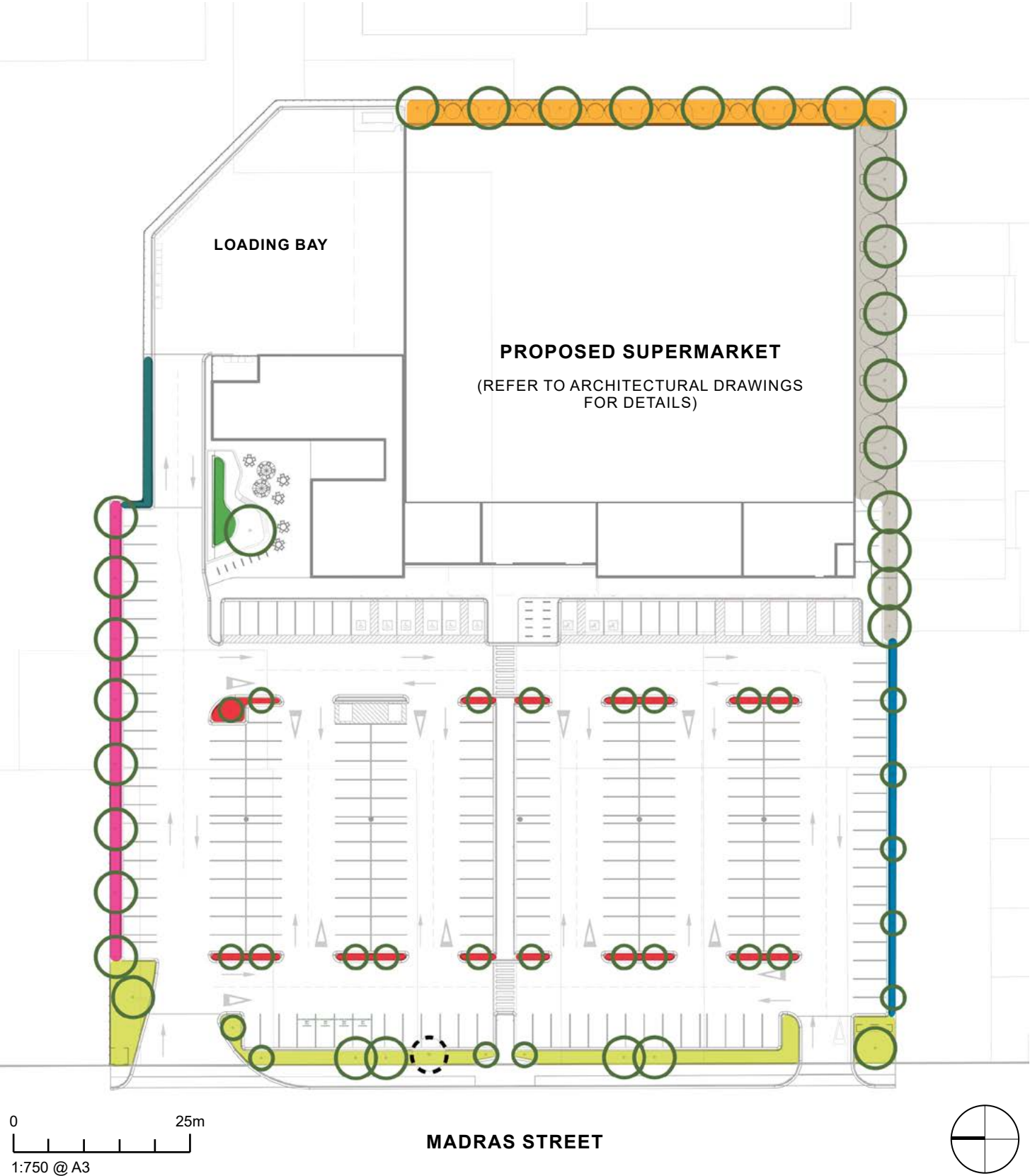
3.0m high acoustic timber fence.



Precedent Images: Timber Acoustic Fence - Horizontal Palings

LANDSCAPE MATERIALS & PLANTING

PLANTING PLAN & STRATEGY



- NOTES:
- This Planting Plan should be read in conjunction with the Planting Palette Species List and Images.
- All trees shall be minimum 1.8m high and minimum 45 Litre Bag size at the time of planting, excluding:
- The park feature tree, which shall be minimum 3.5m high and 80LT bag size.
 - Trees between the supermarket building and south and east boundary, which shall be a minimum 3.0m high and 80LT bag size.

- Existing Tree Retained
- Proposed Tree
- Area A – East Boundary Planting
- Area B – South Boundary Planting – Building Setback
- Area C – South Boundary Planting – Car Park Setback
- Area D – Madras Street Frontage
- Area E – North Boundary Planting – Car Park Setback
- Area F – Car Park
- Area G – North East Boundary Planting – Loading Area
- Area H – Park

LANDSCAPE MATERIALS & PLANTING

PLANTING PALETTE SPECIES LIST

Species	Common Name	Max Height	Width
Area A – East Boundary Planting			
Trees			
Elaeocarpus dentatus	Hinau	8 - 10m	3m
Plagianthus regius	Manatu / Ribbonwood	8 - 10m	3m
Psuedopanax crassifolius	Horoeka / Lancewood	8m	2m
Screen / Hedge			
Coprosma robusta	Karamu	4m	2 - 3m
Griselinia littoralis ‘Canterbury’	Kapuka / Broadleaf	4m	2m
Area B – South Boundary Planting – Building Setback			
Trees			
Elaeocarpus dentatus	Hinau	8 - 10m	3m
Plagianthus regius	Manatu / Ribbonwood	8 - 10m	3m
Psuedopanax crassifolius	Horoeka / Lancewood	8m	2m
Screen / Hedge			
Coprosma robusta	Karamu	4m	2 - 3m
Griselinia littoralis ‘Canterbury’	Kapuka / Broadleaf	4m	2m
Area C – South Boundary Planting – Car Park Setback			
Trees			
Hoheria angustifolia	Houhere / Narrow-leaved Lacebark	6m	3m
Sophora microphylla	South Island Kōwhai	6m	4m
Screen / Hedge			
Griselinia littoralis ‘Canterbury’	Kapuka / Broadleaf - Hedge	2m	2m
Lophomyrtus obcordata	Rohutui - Hedge	2m	2m
Area D – Madras Street Frontage			
Trees			
Psuedopanax crassifolius	Horoeka / Lancewood	8m	2m
Sophora microphylla	South Island Kōwhai	6m	4m
Low Shrubs/Groundcovers /Ferns			
Astelia nervosa ‘Westland’	Bronze Bush Flax	1m	1m
Carex solandri	Forest Sedge	0.5m	0.5m
Dianella nigra	Tūrutu / NZ Flax Lily	0.5m	0.5m
Gaura lindheimeri ‘Sparkle White’	Bee Blossom, Butterfly Gaura	0.6m	0.6m
Hebe albicans	Mt Arthur Hebe	0.5m	1m
Libertia ixioides	NZ Iris / Mikoikoi	0.3m	0.3m
Libertia peregrinans	Creeping Iris	0.5m	0.5m
Muehlenbeckia axillaris	Pohuehue / Creeping Wire Vine	0.2m	1m
Phormium cookianum ‘Emerald Green’	Dwarf Mountain Flax	1m	1m

Area E – North Boundary Planting – Car Park Setback			
Trees			
Elaeocarpus dentatus	Hinau	8 - 10m	3m
Fuscospora fusca	Red Beech / Tawairaunui	8 - 10m	5m
Screen / Hedge			
Griselinia littoralis ‘Canterbury’	Kapuka / Broadleaf - Hedge	2m	2m
Lophomyrtus obcordata	Rohutui - Hedge	2m	2m
Pseudopanax ‘Cyril Watson’	Hedge	2m	2m
Low Shrubs/Groundcovers /Ferns			
Carex solandri	Forest Sedge	0.5m	0.5m
Dianella nigra	Tūrutu / NZ Flax Lily	0.5m	0.5m
Area F – Car Park			
Trees			
Elaeocarpus dentatus	Hinau	8 - 10m	3m
Fuscospora fusca	Red Beech / Tawairaunui	8 - 10m	5m
Low Shrubs/Groundcovers /Ferns			
Dianella nigra	Tūrutu / NZ Flax Lily	0.5m	0.5m
Libertia ixioides	NZ Iris / Mikoikoi	0.3m	0.3m
Libertia peregrinans	Creeping Iris	0.5m	0.5m
Muehlenbeckia axillaris	Pohuehue / Creeping Wire Vine	0.2m	1m
Area G – North East Boundary Planting – Loading Area			
Screen / Hedge			
Griselinia littoralis ‘Canterbury’	Kapuka / Broadleaf	4m	2m
Lophomyrtus obcordata	Rohutui	4m	2m
Pseudopanax ‘Cyril Watson’		3m	2m
Area H – Park			
Trees			
Liriodendron tulipifera ‘Arnold’	Upright Tulip Tree	12m	6m
Sophora microphylla	South Island Kōwhai	6m	4m
Screen / Hedge			
Griselinia littoralis ‘Canterbury’	Kapuka / Broadleaf	4m	2m
Low Shrubs/Groundcovers /Climbers			
Acacia ‘Limelight’	Dwarf Wattle - PVR	0.8m	0.8m
Chionochloa flavicans	Dwarf Toe Toe	1.2m	1.5m
Gaura lindheimeri ‘Sparkle White’	Bee Blossom, Butterfly Gaura	0.6m	0.6m
Libertia peregrinans	Creeping Iris	0.5m	0.5m
Muehlenbeckia axillaris	Pohuehue / Creeping Wire Vine	0.2m	1m
Trachelospermum jasminoides	Star Jasmine	5m	4m

LANDSCAPE MATERIALS & PLANTING

PLANTING PALETTE IMAGES

TREES



UPRIGHT TULIP TREE
Liriodendron tulipifera 'Arnold'



HINAU
Elaeocarpus dentatus



SOUTH ISLAND KŌWHAI
Sophora microphylla



MANATU / RIBBONWOOD
Plagianthus regius



HOUHERE
Hoheria angustifolia



HOROEKA / LANCEWOOD
Psuedopanax crassifolius

SCREEN / HEDGE



RED BEECH
Nothofagus fusca



KARAMU
Coprosma robusta



KAPUKA
Griselinia littoralis 'Canterbury'



HOUPARA
Pseudopanax 'Cyril Watson'



ROHUTUI
Lophomyrtus obcordata

LOW SHRUBS / GROUNDCOVERS / FERNS



DWARF TOE TOE
Chionochloa flavicans



DWARF MOUNTAIN FLAX
Phormium cookianum 'Emerald Green'



BRONZE BUSH FLAX
Astelia nervosa 'Westland'



TŪRUTU
Dianella nigra



CREEPING IRIS
Libertia peregrinans



MIKOIKOI
Libertia ixioides



FOREST SEDGE
Carex solandri



POHUEHUE
Muehlenbeckia axillaris



KIOKIO
Parablechnum novae-zelandiae



MT ARTHUR HEBE
Hebe albicans



BUTTERFLY GAURA
Gaura lindheimeri 'Sparkle White'



STAR JASMINE
Trachelospermum jasminoides

Together. Shaping Better Places.

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