



ARTIST IMPRESSION

N.T.S.



PROPOSED WOOLWORTHS SUPERMARKET RMA
Woolworths Madras Street, Christchurch, New Zealand

SCALE: AS SHOWN
DATE: 17 July 2025
JOB NO: 2028-15
DWG NO: RMA-000 REVISION-B

**WOODHAMS
MEIKLE
ZHAN
ARCHITECTS**



ARTIST IMPRESSION

N.T.S.

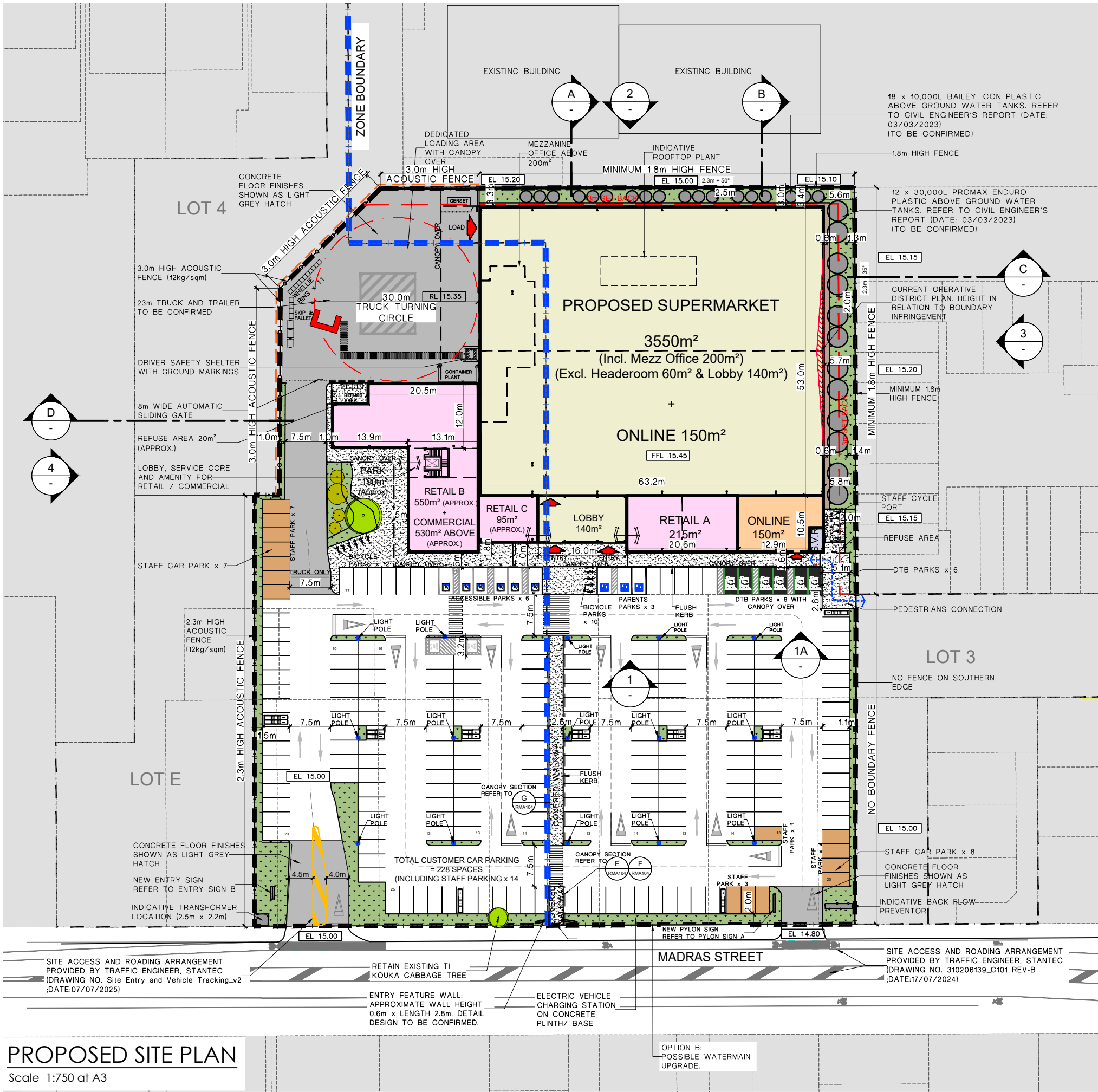


PROPOSED WOOLWORTHS SUPERMARKET RMA

Woolworths Madras Street, Christchurch, New Zealand

SCALE: AS SHOWN
DATE: 13 September 2024
JOB NO: 2028-15
DWG NO: RMA-100

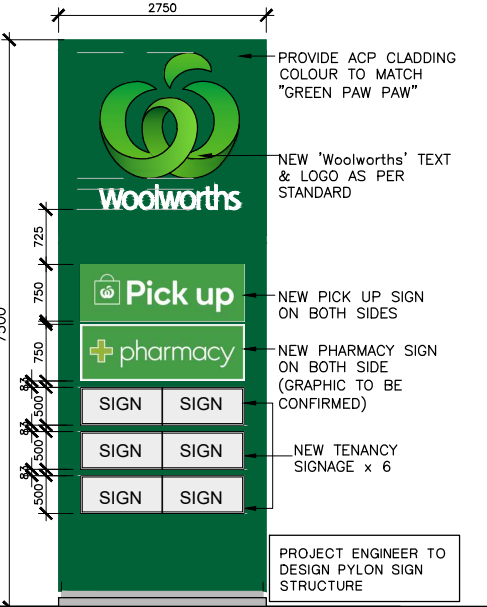
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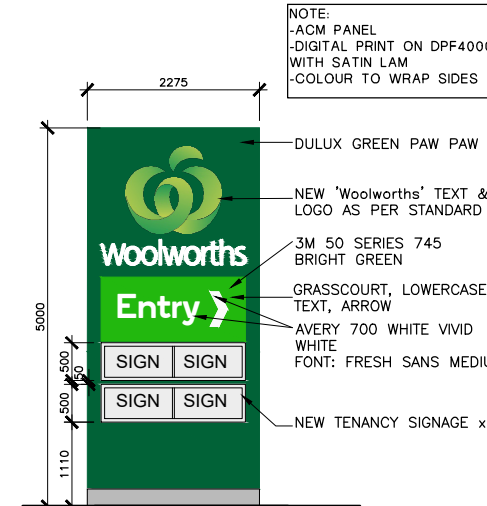
PROPOSED SITE PLAN
Scale 1:750 at A3

DEVELOPMENT SUMMARY:	
①	SUPERMARKET DEVELOPMENT SITE AREA = 14430m² (APPROX.)
②	SUPERMARKET AREA = 3550m² (1:20) (Incl. Mezz Office 200m²)
③	LOBBY = 140m² (APPROX.)
④	HEADROOM = 60m² (APPROX.)
⑤	ONLINE = 150m² (1:50)
⑥	RETAIL A + B + C = 860m² (1:30) (INCL. CORE + AMENITY = 70m²)
⑦	COMMERCIAL (ABOVE RETAIL B) = 530m² (1:30)
⑧	S.V.R. = 13m² (APPROX.)
⑨	TOTAL BUILD GFA = 5303m² (APPROX.)

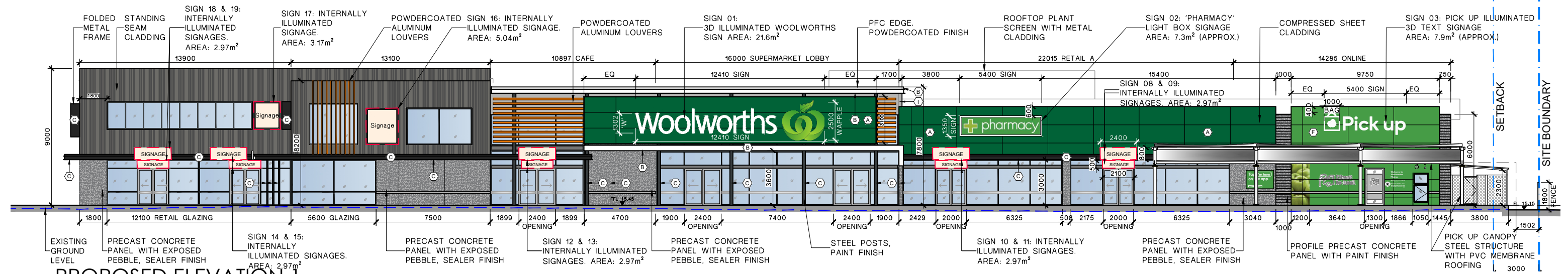
PARKING SUMMARY:	
①	TOTAL CAR PARKING = 228 SPACES CONSISTS OF :
	STANDARD PARK = 197 SPACES
	ACCESSIBLE PARK = 6 SPACES
	PARENTS PARK = 3 SPACES
	STAFF PARK = 15 SPACES
	DTB PARK = 6 SPACES
	DROP OFF PARK = 1 SPACE
②	TOTAL CYCLE PARK = 32 SPACES CONSISTS OF :
	SUPERMARKET VISITOR CYCLE = 10 SPACES (SUPERMARKET FRONT ENTRANCE)
	RETAIL VISITOR CYCLE = 12 SPACES (NEXT TO THE PARK)
	SUPERMARKET STAFF CYCLE = 10 SPACES (NEXT TO S.V.R.)



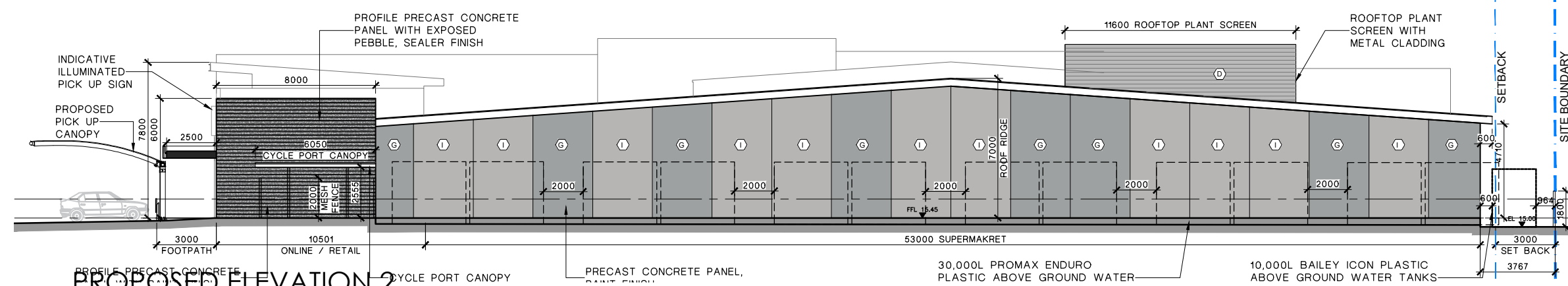
PROPOSED PYLON SIGN A
Scale 1:100 at A3



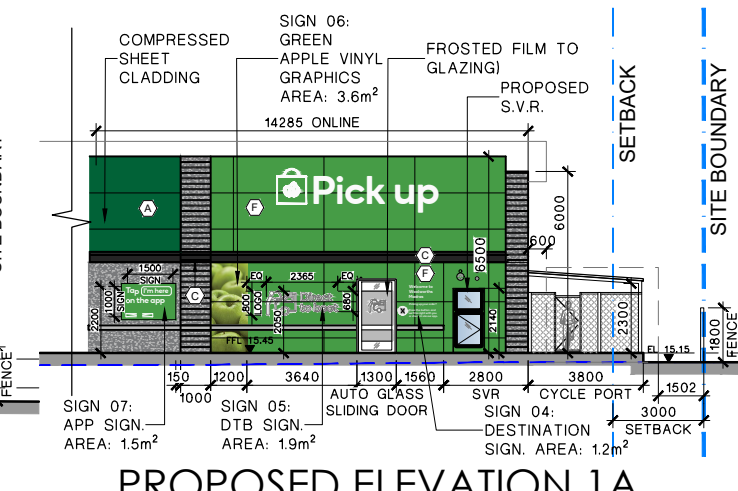
PROPOSED ENTRY SIGN B
Scale 1:100 at A3



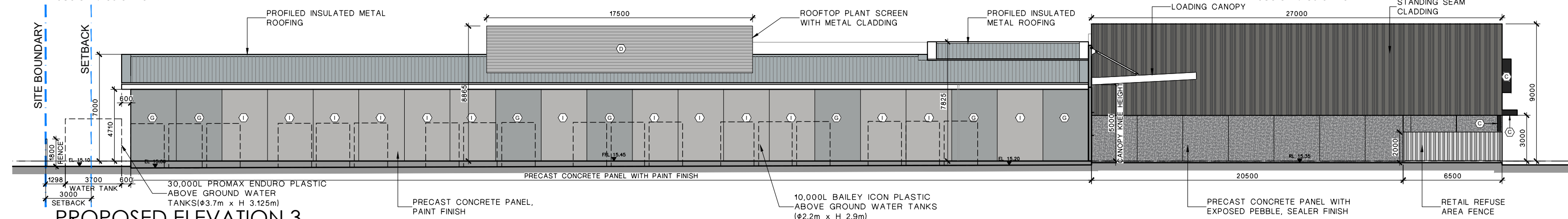
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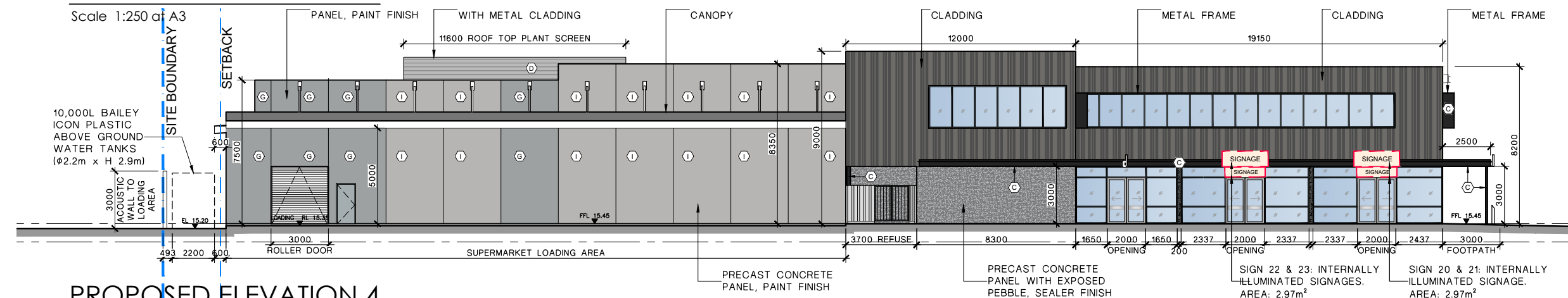
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Scale 1:250 at A3



Scale 1:250 at A3

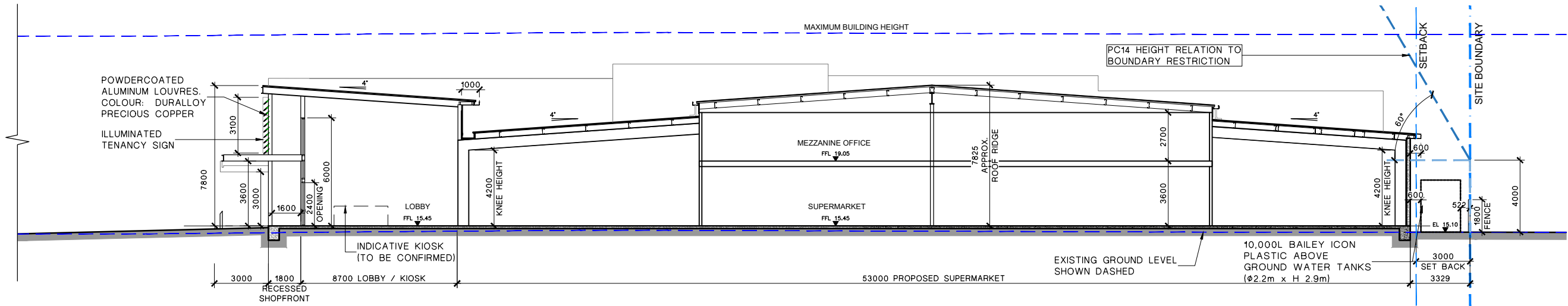


Scale 1:250 at A3

LEGEND	
	DULLX 'GREEN PAWPAW'
	DULLX 'CHINA BEIGE'
	DULLX 'MATT BLACK'
	DULLX 'GULL GREY'
	RESENE 'MALAY GREY'
	DULLX 'GRASS COURT'
	DULLX 'ENDLESS DUSK'
	DULLX 'WESTERN MYALL'
	DULLX 'SILKWORT'
NOTES	
1. OPENING HOURS TO BE CONFIRMED WITH STORE MANAGER.	
2. ALL SHOP FRONT ALUMINIUM JOINERY TO BE POWDERCOATED IN 'MATT BLACK' UNLESS NOTED OTHERWISE.	

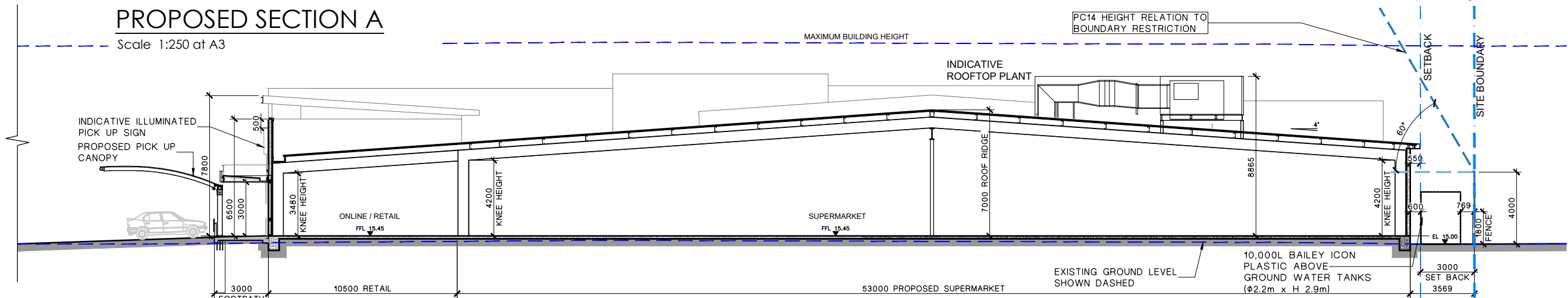
NOTES

1. OPENING HOURS TO BE CONFIRMED WITH STORE MANAGER.
2. ALL SHOP FRONT ALUMINIUM JOINERY TO BE POWDERCOATED IN 'MATT BLACK' UNLESS NOTED OTHERWISE.



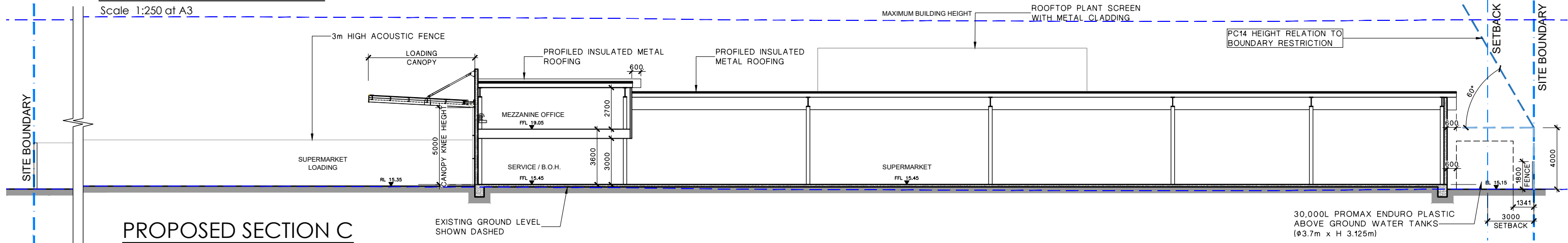
PROPOSED SECTION A

Scale 1:250 at A3



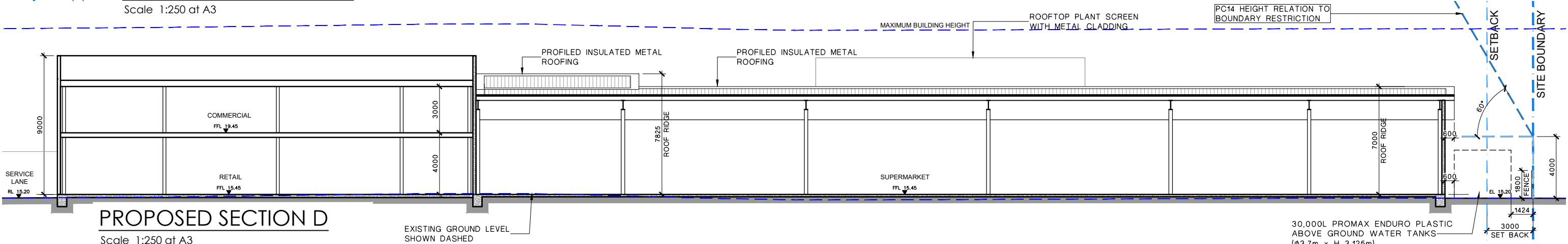
PROPOSED SECTION B

Scale 1:250 at A3



PROPOSED SECTION C

Scale 1:250 at A3



PROPOSED SECTION D

Scale 1:250 at A3



PROPOSED WOOLWORTHS SUPERMARKET RMA
Woolworths Madras Street, Christchurch, New Zealand

SCALE: AS SHOWN
DATE: 16 July 2025
JOB NO: 2028-15
DWG NO: RMA-101 REVISION-B

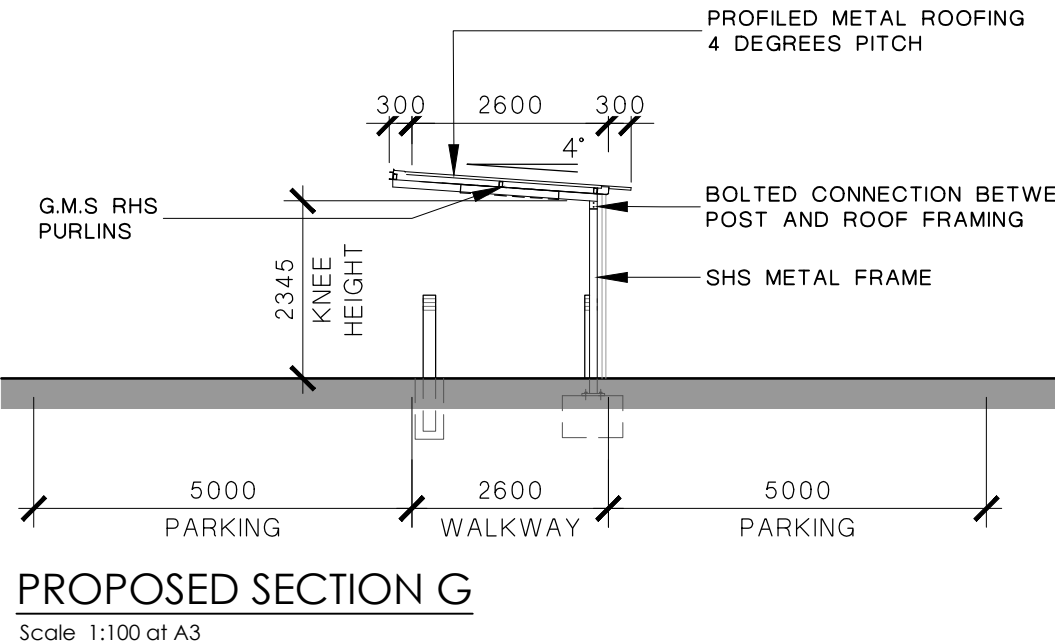
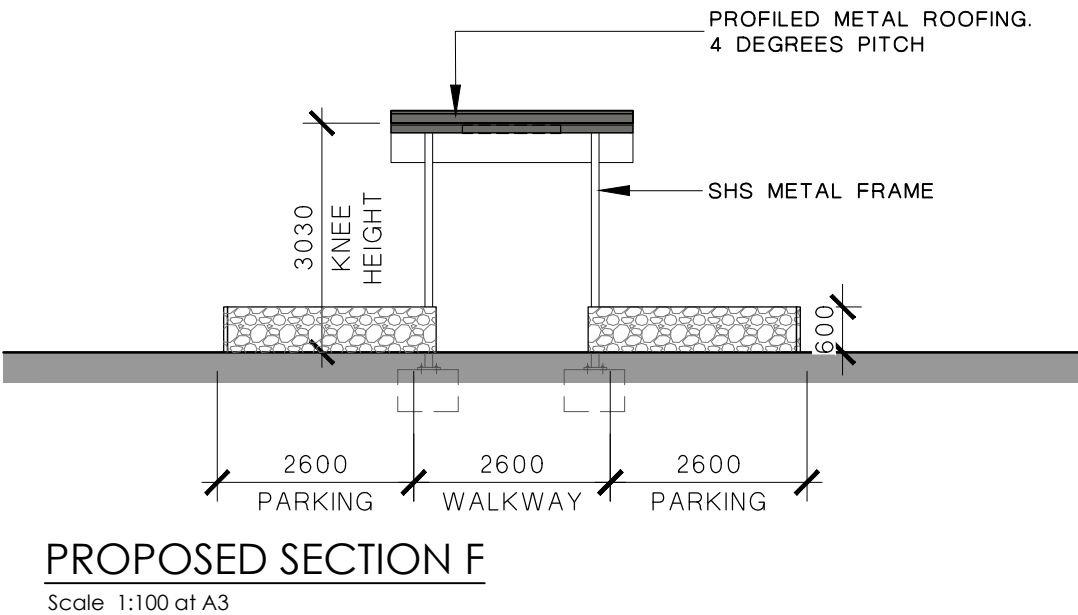
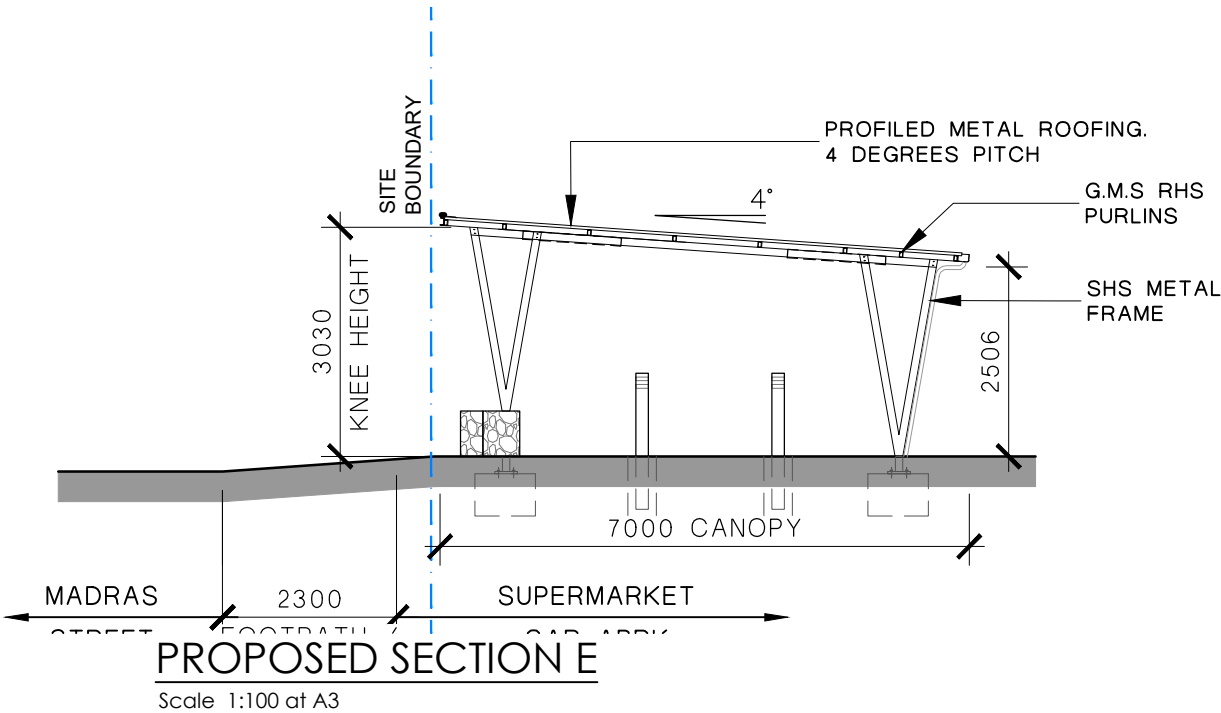
**WOODHAMS
MEIKLE
ZHAN
ARCHITECTS**



ARTIST IMPRESSION- ENTRY WALKWAY CANOPY
N.T.S.



ARTIST IMPRESSION- MAIN WALKWAY CANOPY
N.T.S.



PROPOSED WOOLWORTHS SUPERMARKET MADRAS STREET

LANDSCAPE DESIGN REPORT - RESOURCE CONSENT

REVISION E - 25 AUGUST 2025





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DOCUMENT QUALITY ASSURANCE

BIBLIOGRAPHIC REFERENCE FOR CITATION:

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PREPARED BY:	Rory Gray Landscape Architect Boffa Miskell Ltd		
REVIEWED BY:	Mark Brown Landscape Architect / Associate Partner Boffa Miskell Ltd		
STATUS: RC ISSUE	Revision / version: Resource Consent Issue Rev E Revised to include Visibility Splays (Blue Clouds)	Issue date: 25 August 2025	Note: Orange Revision Clouds show changes from S42A condition updates, Revision D - July 18, 2025

File ref: BM240194B1_Landscape_Design_Report_Resource_Consent_RevE

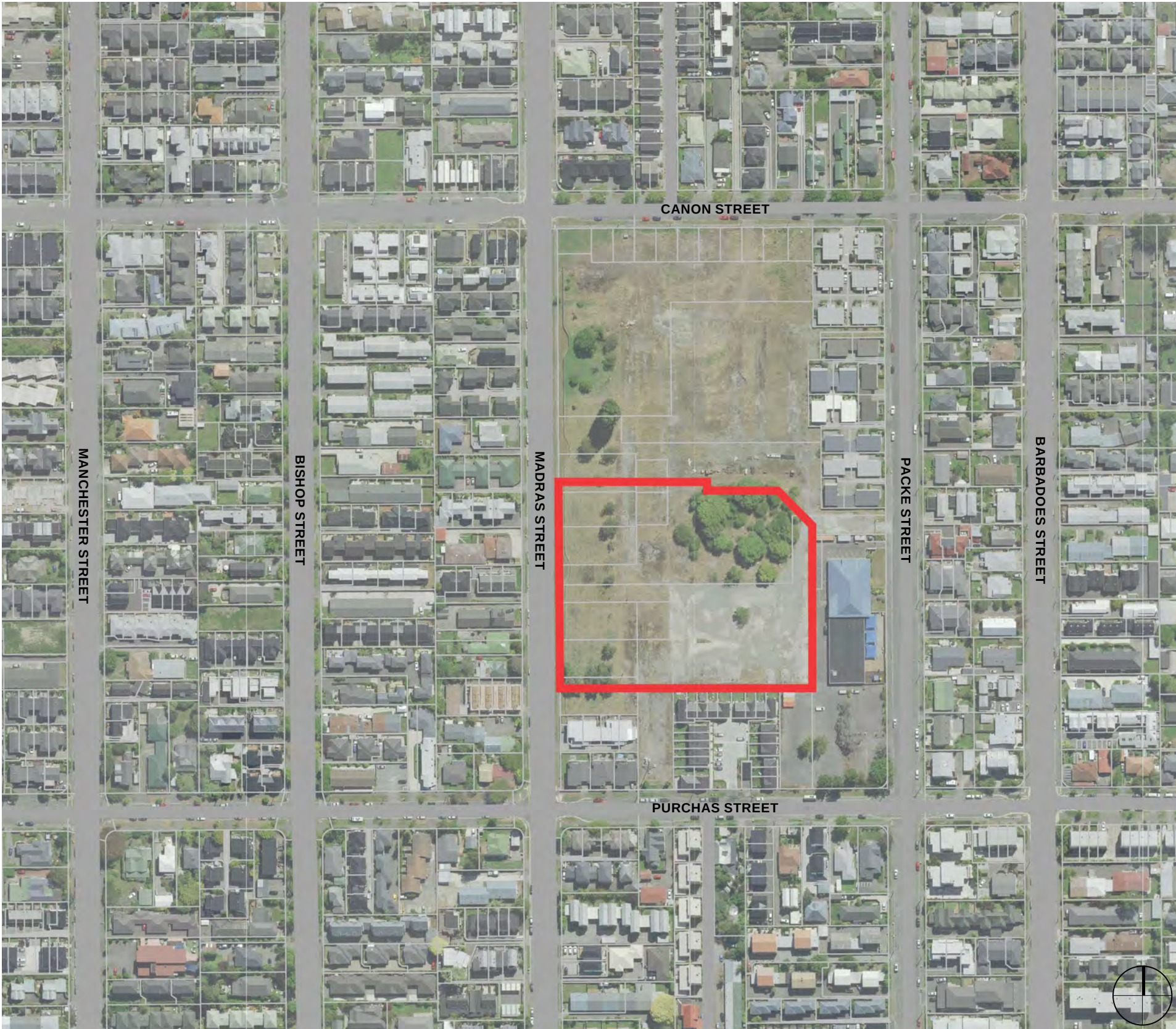
Cover photograph: Boffa Miskell Render Image - Park / Plaza

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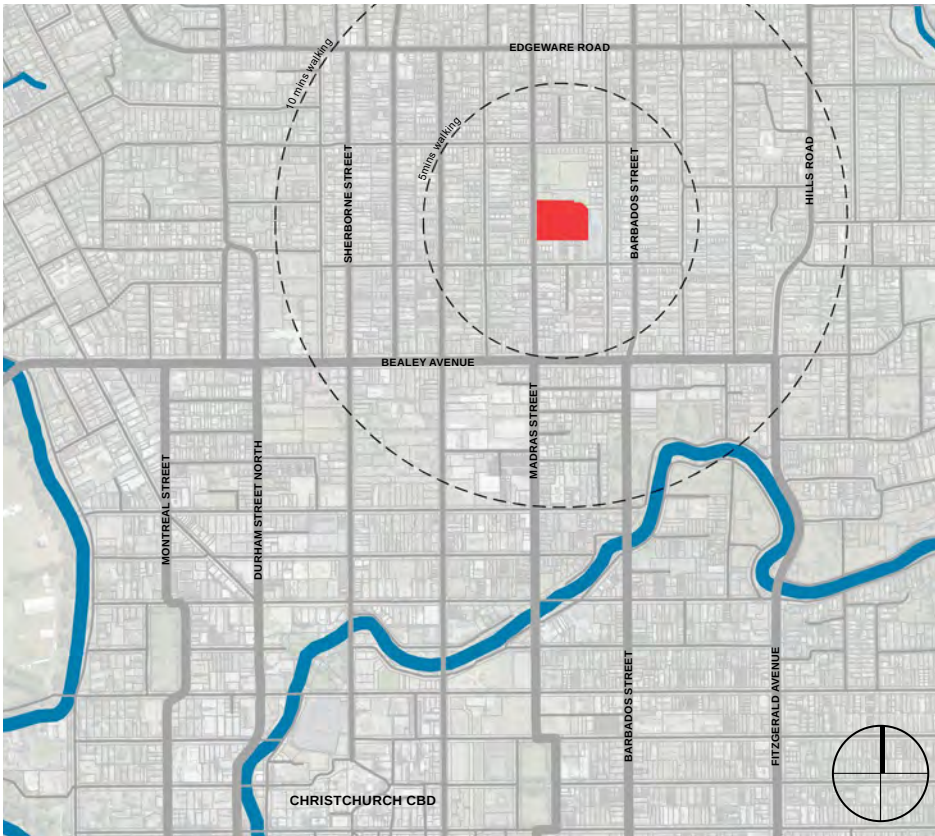
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LANDSCAPE SITE CONTEXT

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.



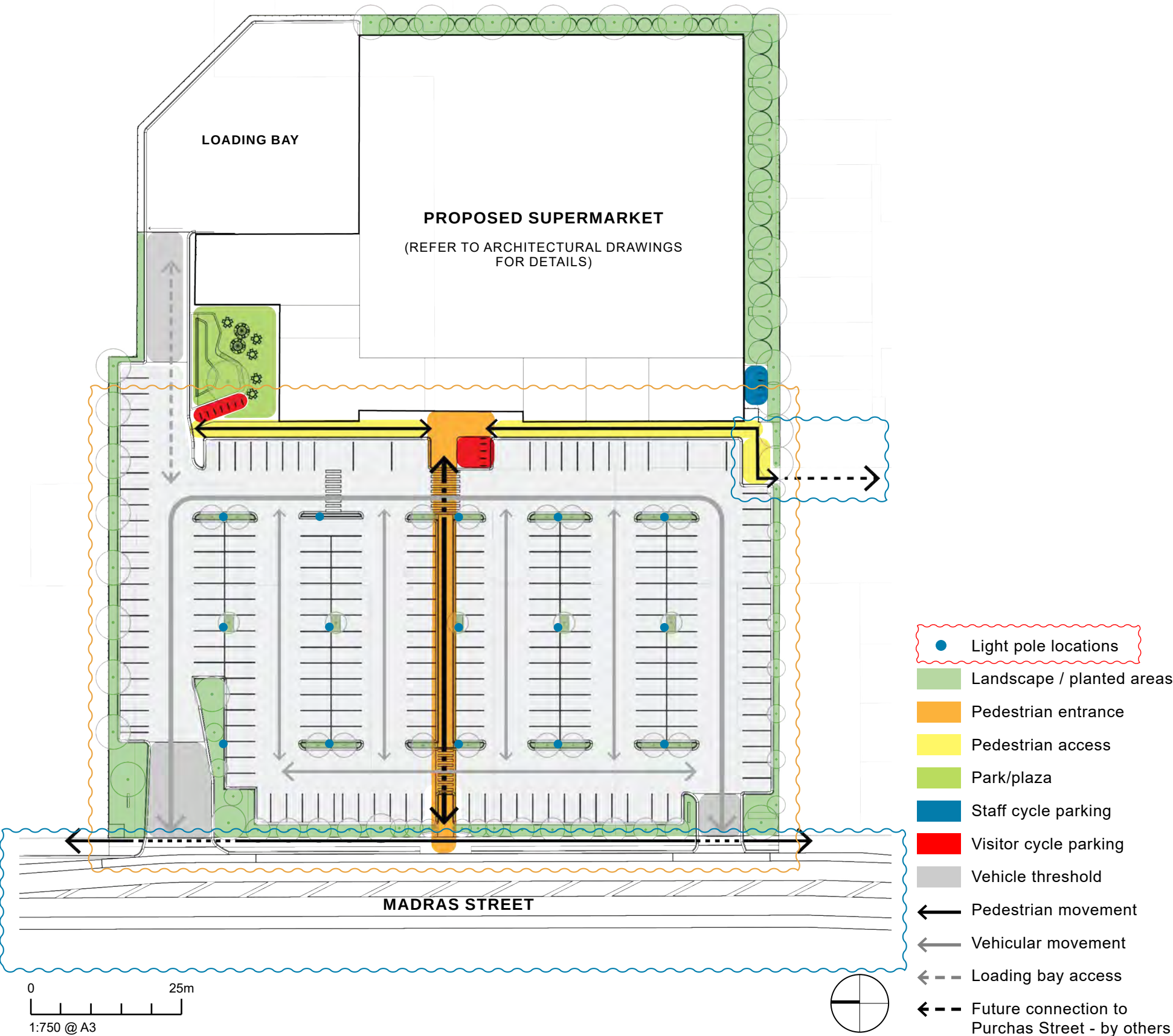
Subject Site - An internal view from the east side of the subject site to the southwest showing existing hardstand area.



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



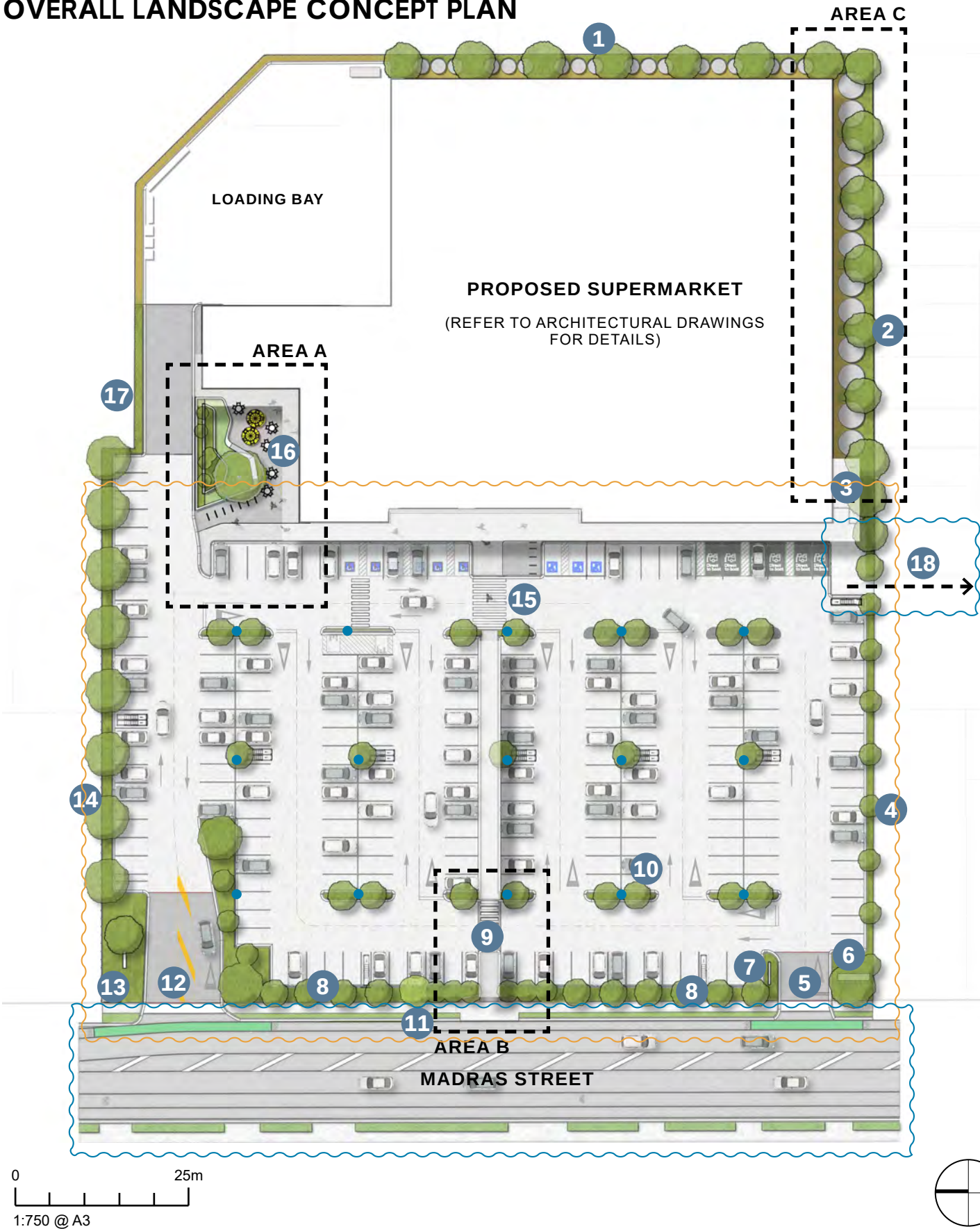
LANDSCAPE DESIGN STRATEGY

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



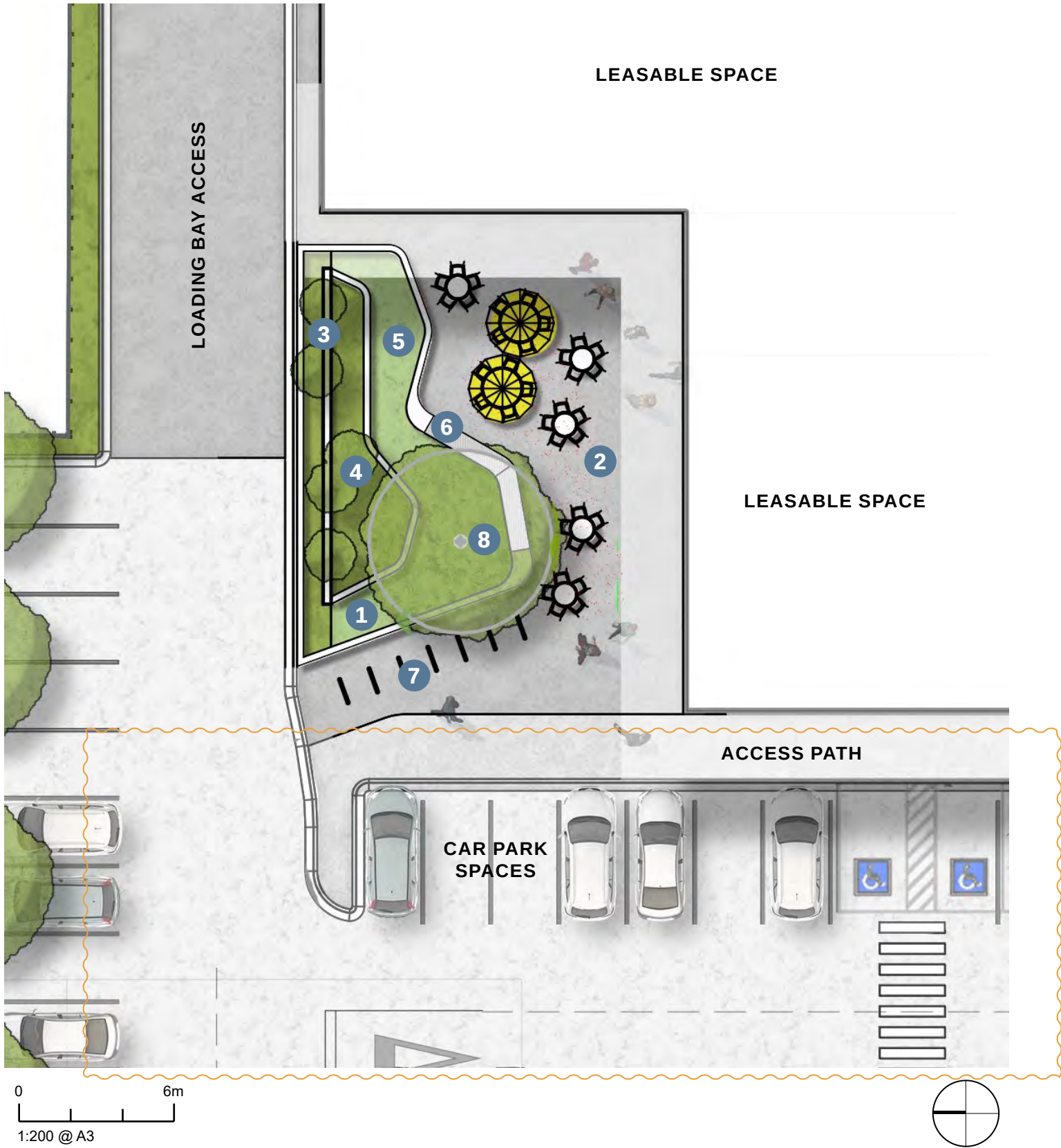
LANDSCAPE DESIGN FEATURES

- 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.
- 18 Future pedestrian access to Purchas Street - by others.

● Light pole locations

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 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 planted 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



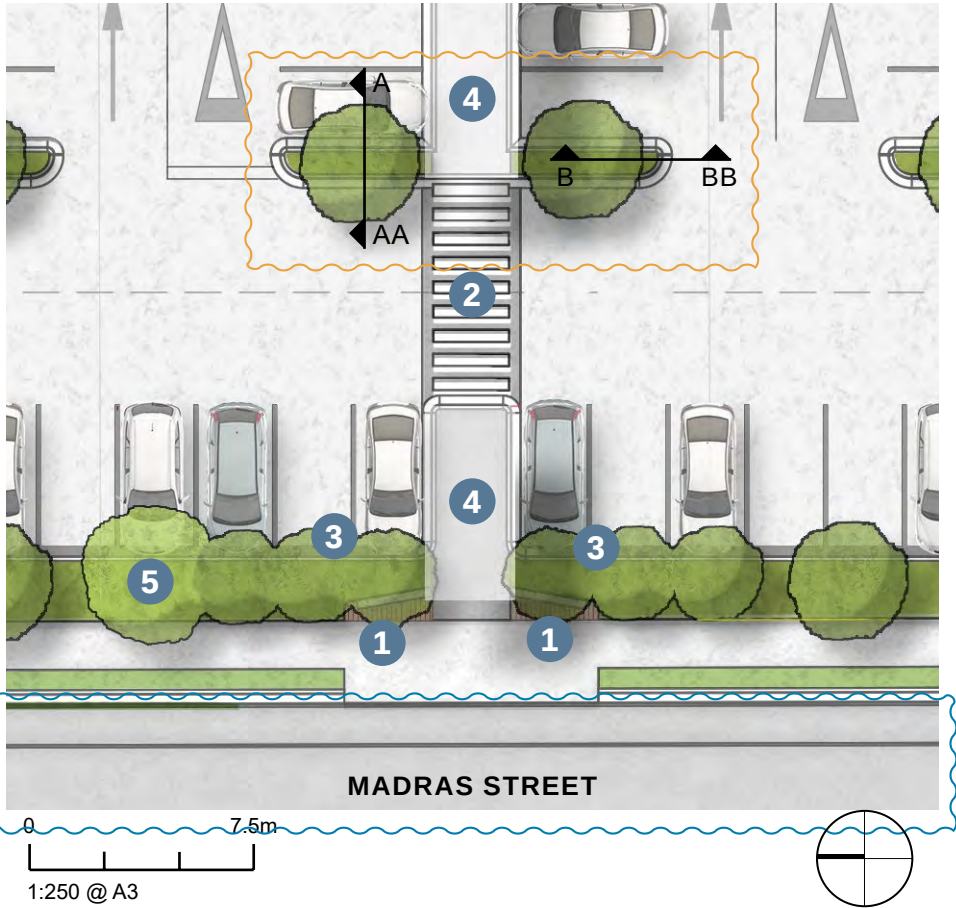
LANDSCAPE CONCEPT

DETAIL AREA A - PARK / PLAZA RENDER

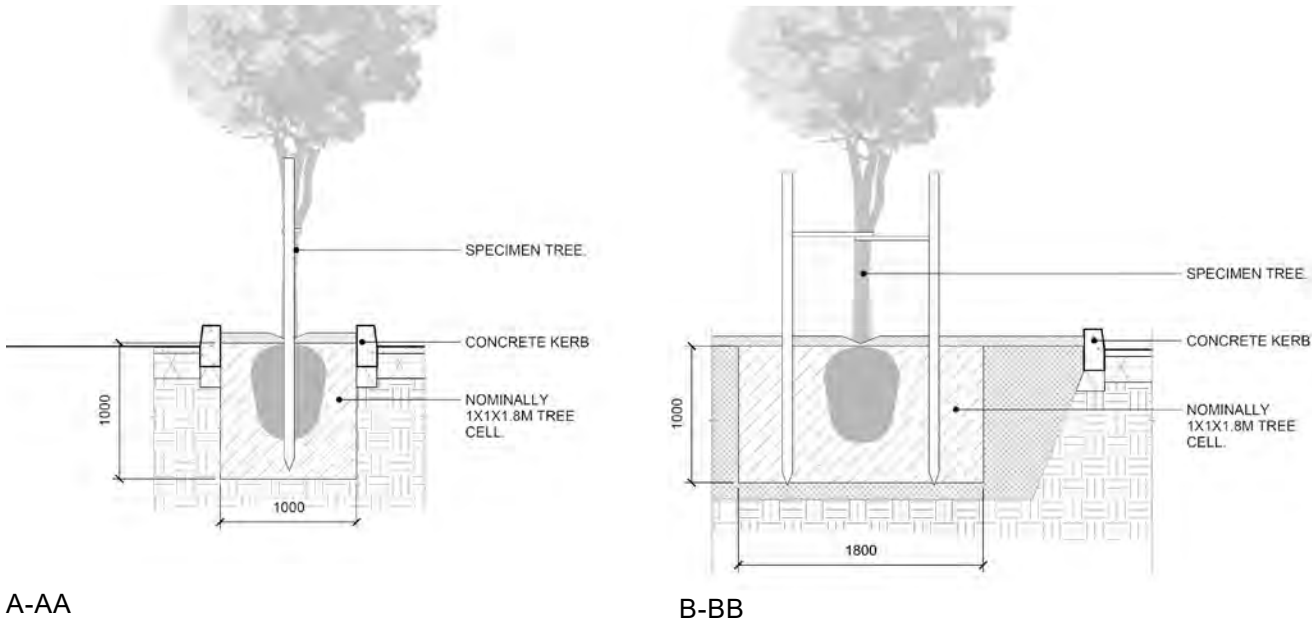


LANDSCAPE CONCEPT

DETAIL AREA PLAN B MADRAS STREET PEDESTRIAN ENTRANCE



CROSS SECTIONS - TYPICAL AISLE END PLANTER



PEDESTRIAN ENTRY DESIGN FEATURES

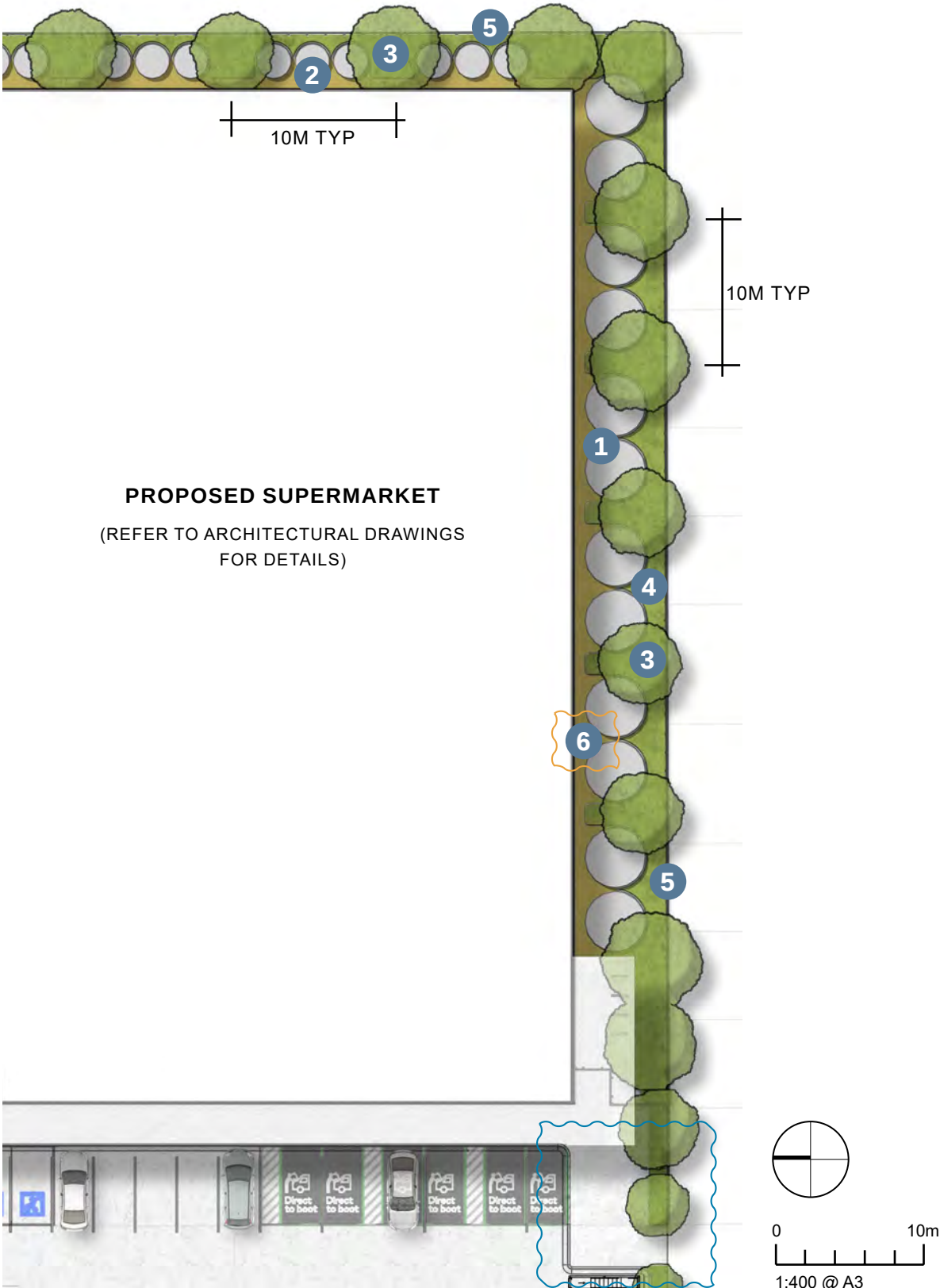
- 1 Bench seats, providing a waiting / pause point, as well as a wider more generous pedestrian entry into the propose supermarket site
- 2 Crossing points over car park aisles demarcated with crossing markings and a brush finished concrete surface.
- 3 Specimen trees to either side of the proposed pedestrian 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

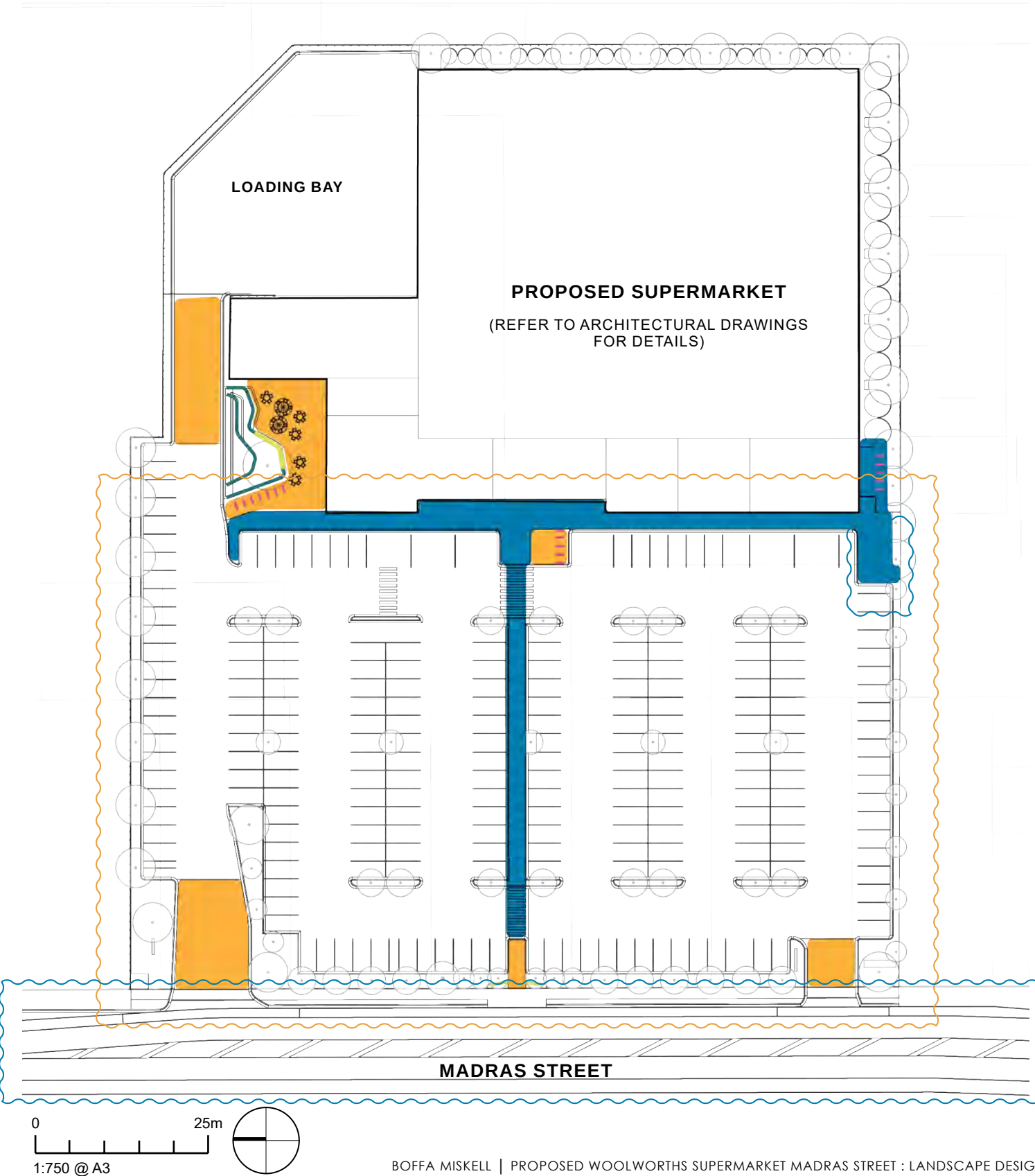
- 1 Proposed above ground stormwater detention tanks, grey colour, to the southern setback (nominally 30,000L, 3.66m diameter and 3.125m high), spaced along the boundary in pairs and set 600mm off the building wall.
- 2 Proposed above ground stormwater detention tanks, grey colour, to the eastern setback (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.
- 6 Area between tanks and building will have a pebble surface.

DETAIL AREA PLAN C
STORMWATER DETENTION TANKS / SETBACK RENDER



LANDSCAPE MATERIALS & PLANTING

HARD LANDSCAPE MATERIAL STRATEGY



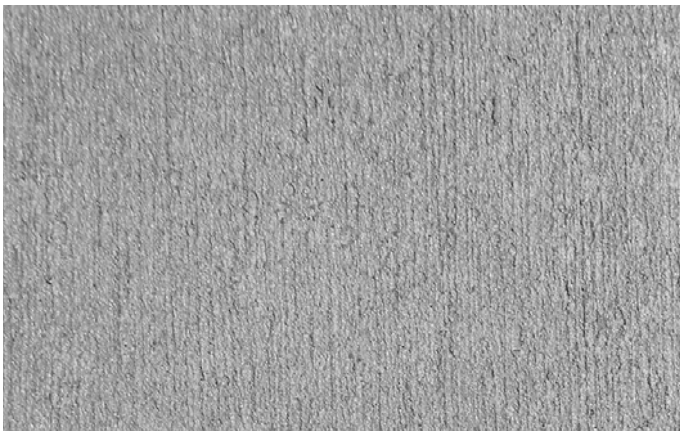
Stainless steel bike stand



Concrete terrace wall



Timber seating edge



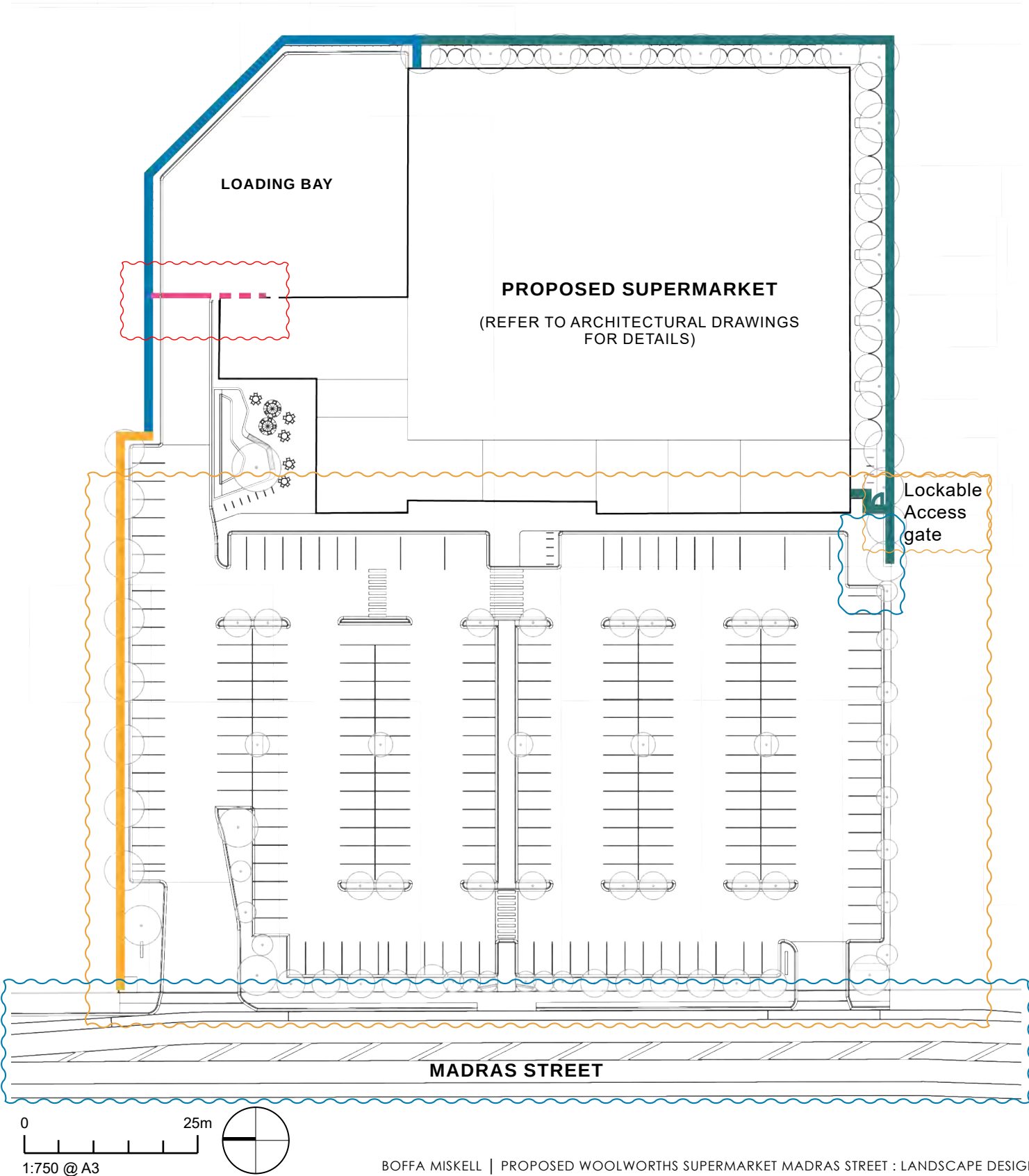
Brush finished concrete



Exposed aggregate concrete / feature paving / vehicle threshold paving

CONCEPT

FENCING PLAN



Automated sliding security gate at loading dock entry

1.8m minimum high fence (retain existing where appropriate). New fence and existing fence to be made unscalable on the 'outside' so the setback area can not be climbed into, reducing the potential for unauthorised access.

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



Precedent Images: Lapped and Capped Timber Paling Fence

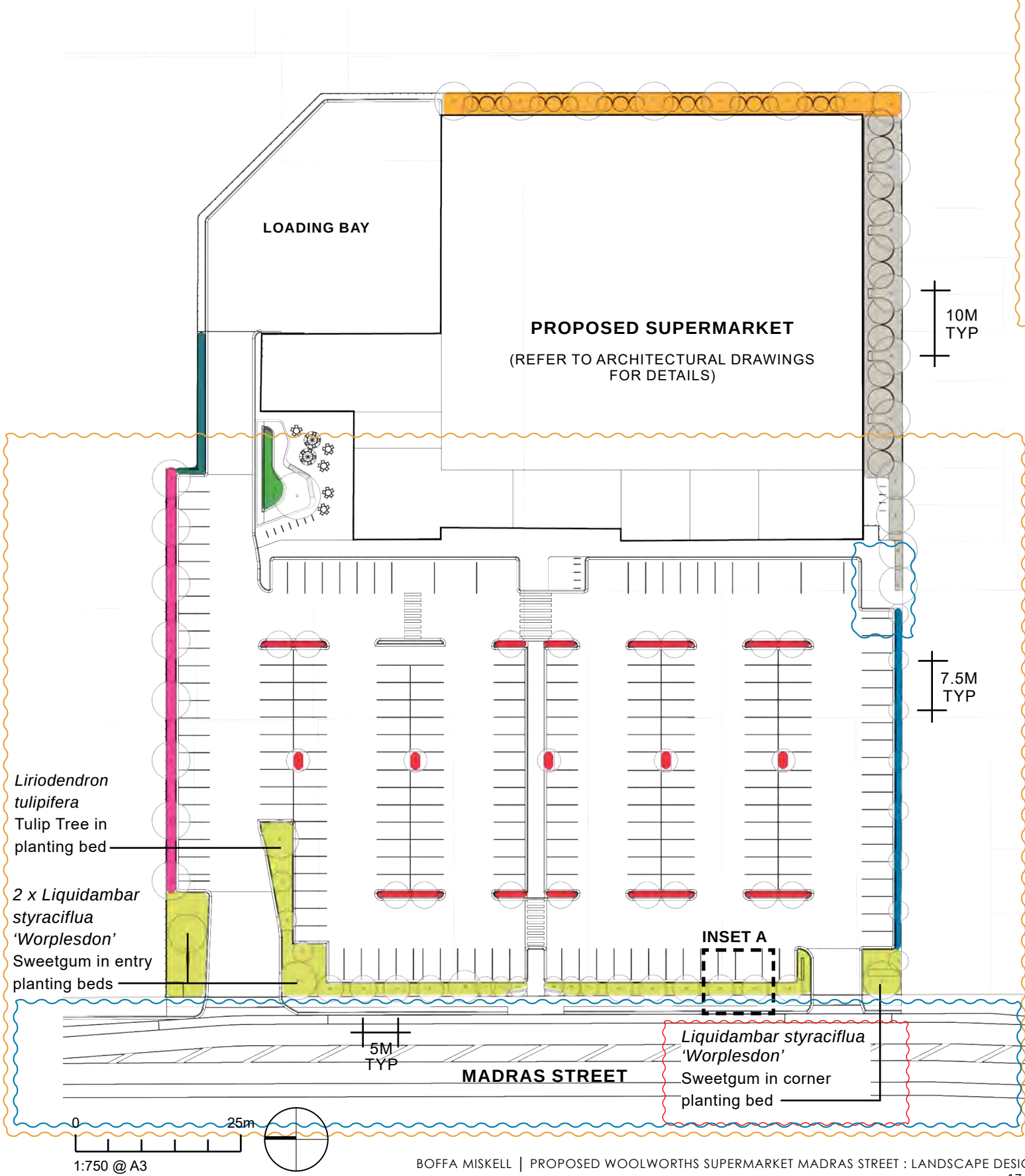
3.0m high acoustic timber fence.



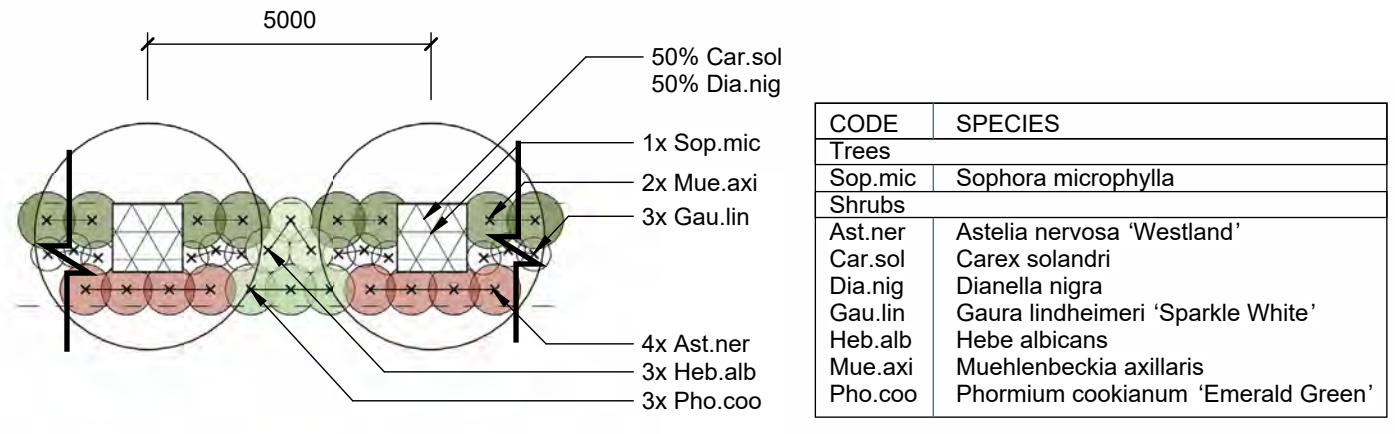
Precedent Images: Timber Acoustic Fence - Horizontal Palings

LANDSCAPE MATERIALS & PLANTING

PLANTING PLAN & STRATEGY



INSET A - TYPICAL SECTION PLANTING PLAN - MADRAS STREET FRONTAGE



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	Spacing
Area A – East Boundary Planting				
Trees				
Plagianthus regius	Manatu / Ribbonwood	8 - 10m	3m	10m
Screen / Hedge				
Griselinia littoralis ‘Canterbury’	Kapuka / Broadleaf	4m	2m	1m
Area B – South Boundary Planting – Building Setback				
Trees				
Plagianthus regius	Manatu / Ribbonwood	8 - 10m	3m	10m
Screen / Hedge				
Griselinia littoralis ‘Canterbury’	Kapuka / Broadleaf	4m	2m	1m
Area C – South Boundary Planting – Car Park Setback				
Trees				
Hoheria angustifolia	Houhere / Narrow-leaved Lacebark	6m	3m	7.5m
Sophora microphylla	South Island Kōwhai	6m	4m	7.5m
Screen / Hedge				
Griselinia littoralis ‘Canterbury’	Kapuka / Broadleaf - Hedge	2m	2m	1m
Lophomyrtus obcordata	Rohutui - Hedge	2m	2m	1m
Area D – Madras Street Frontage				
Trees				
Liquidambar styraciflua ‘Worplesdon’	Sweet Gum	8m	4m	N/A*
Liriodendron tulipifera	Tulip Tree	15m	8m	N/A*
Psuedopanax crassifolius	Horoeka / Lancewood	8m	2m	5m
Sophora microphylla	South Island Kōwhai	6m	4m	5m
Low Shrubs/Groundcovers /Ferns				
Astelia nervosa ‘Westland’	Bronze Bush Flax	1m	1m	0.8m
Carex solandri	Forest Sedge	0.5m	0.5m	0.4m
Dianella nigra	Tūrutu / NZ Flax Lily	0.5m	0.5m	0.4m
Gaura lindheimeri ‘Sparkle White’	Bee Blossom, Butterfly Gaura	0.6m	0.6m	0.5m
Hebe albicans	Mt Arthur Hebe	0.5m	1m	0.8m
Libertia ixioides	NZ Iris / Mikoikoi	0.3m	0.3m	0.2m
Libertia peregrinans	Creeping Iris	0.5m	0.5m	0.4m
Muehlenbeckia axillaris	Pohuehue / Creeping Wire Vine	0.2m	1m	0.8m
Phormium cookianum ‘Emerald Green’	Dwarf Mountain Flax	1m	1m	0.8m

*Spacings not applicable for individual specimen trees – refer to Planting Plan for locations

Area E – North Boundary Planting – Car Park Setback				
Trees				
Magnolia grandiflora “Blanchard”	Evergreen Magnolia	7m	4m	10m
Plagianthus regius	Manatu / Ribbonwood	8 - 10m	3m	10m
Screen / Hedge				
Griselinia littoralis ‘Canterbury’	Kapuka / Broadleaf - Hedge	2m	2m	1m
Lophomyrtus obcordata	Rohutui - Hedge	2m	2m	1m
Pseudopanax ‘Cyril Watson’	Hedge	2m	2m	1m
Low Shrubs/Groundcovers /Ferns				
Carex solandri	Forest Sedge	0.5m	0.5m	0.4m
Dianella nigra	Tūrutu / NZ Flax Lily	0.5m	0.5m	0.4m

Area F – Car Park				
Trees				
Hoheria angustifolia	Houhere / Narrow-leaved Lacebark	6m	3m	N/A*
Magnolia grandiflora “Blanchard”	Evergreen Magnolia	7m	4m	N/A*
Low Shrubs/Groundcovers /Ferns				
Dianella nigra	Tūrutu / NZ Flax Lily	0.5m	0.5m	0.4m
Libertia ixioides	NZ Iris / Mikoikoi	0.3m	0.3m	0.2m
Libertia peregrinans	Creeping Iris	0.5m	0.5m	0.4m
Muehlenbeckia axillaris	Pohuehue / Creeping Wire Vine	0.2m	1m	0.8m

Area G – North East Boundary Planting – Loading Area				
Screen / Hedge				
Griselinia littoralis ‘Canterbury’	Kapuka / Broadleaf	4m	2m	1m
Lophomyrtus obcordata	Rohutui	4m	2m	1m
Pseudopanax ‘Cyril Watson’		3m	2m	1m

Area H – Park				
Trees				
Liriodendron tulipifera ‘Arnold’	Upright Tulip Tree	12m	6m	N/A*
Sophora microphylla	South Island Kōwhai	6m	4m	N/A*
Screen / Hedge				
Griselinia littoralis ‘Canterbury’	Kapuka / Broadleaf	4m	2m	1m
Low Shrubs/Groundcovers /Climbers				
Acacia ‘Limelight’	Dwarf Wattle - PVR	0.8m	0.8m	0.6m
Chionochloa flavicans	Dwarf Toe Toe	1.2m	1.5m	1.3m
Gaura lindheimeri ‘Sparkle White’	Bee Blossom, Butterfly Gaura	0.6m	0.6m	0.4m
Libertia peregrinans	Creeping Iris	0.5m	0.5m	0.4m
Muehlenbeckia axillaris	Pohuehue / Creeping Wire Vine	0.2m	1m	0.8m
Trachelospermum jasminoides	Star Jasmine	5m	4m	2m

LANDSCAPE MATERIALS & PLANTING

PLANTING PALETTE IMAGES

TREES



UPRIGHT TULIP TREE

Liriodendron tulipifera 'Arnold'



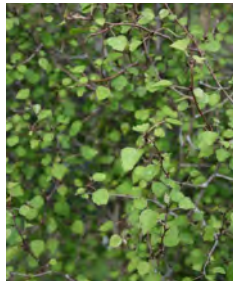
TULIP TREE

Liriodendron tulipifera



SOUTH ISLAND KŌWHAI

Sophora microphylla



MANATU / RIBBONWOOD

Plagianthus regius



HOUGHERE

Hoheria angustifolia



HOROEKA / LANCEWOOD

Psuedopanax crassifolius



SWEET GUM

Liquidambar styraciflua 'Worplesdon'



EVERGREEN MAGNOILA

Magnolia grandiflora 'Blanchard'



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



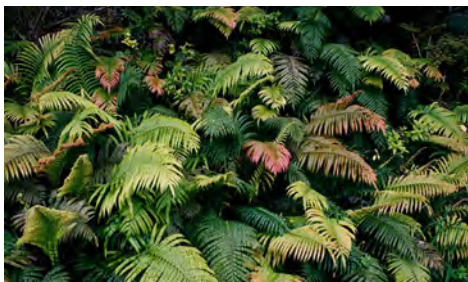
FOREST SEDGE

Carex solandri



POHUEHUE

Muehlenbeckia axillaris



KIOKIO

Parablechnum novae-zelandiae



MT ARTHUR HEBE

Hebe albicans



BUTTERFLY GAURA

Gaura lindheimeri 'Sparkle White'

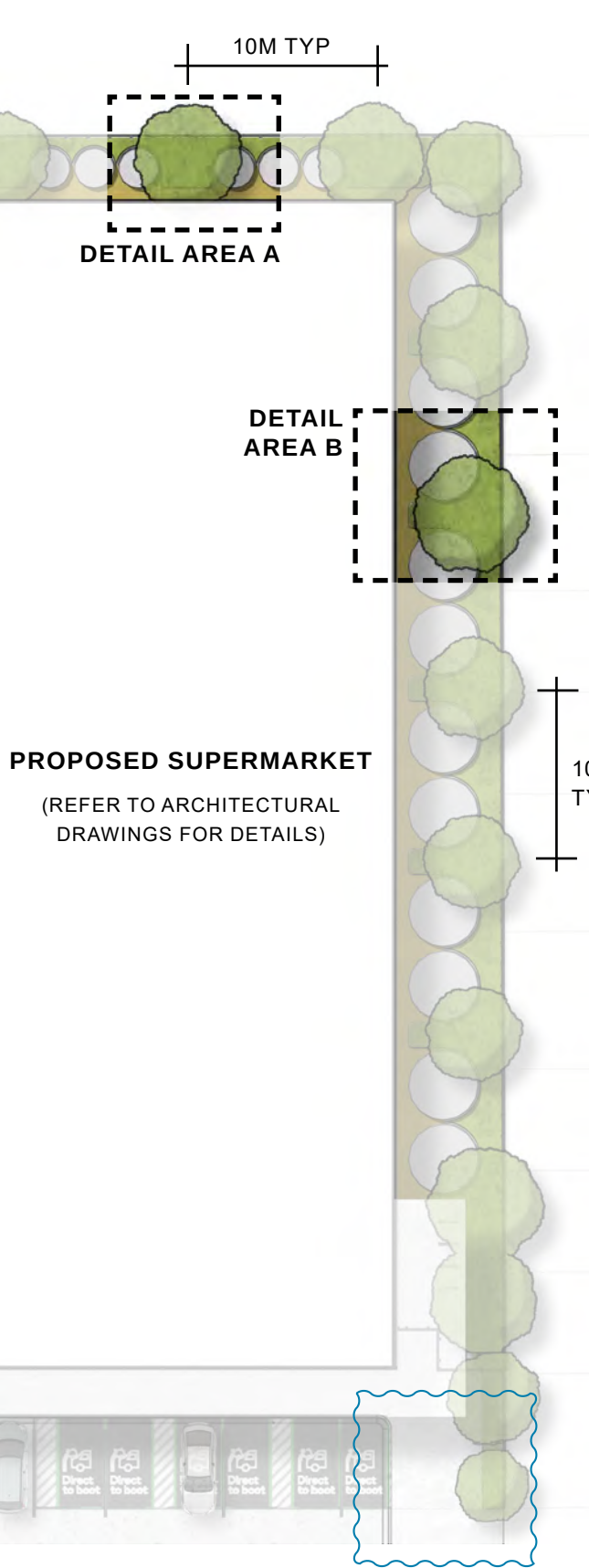


STAR JASMINE

Trachelospermum jasminoides

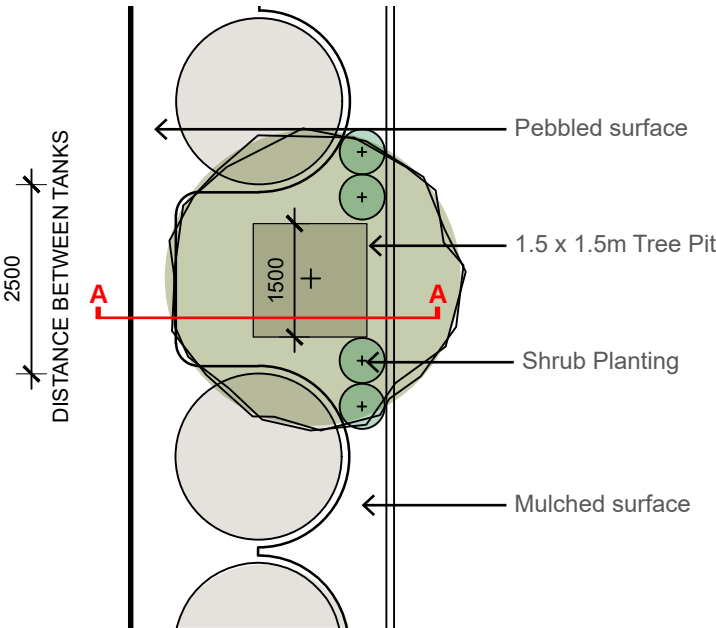
APPENDIX 1: DETAIL AREA PLAN C

DETAIL PLANS AND X-SECTIONS

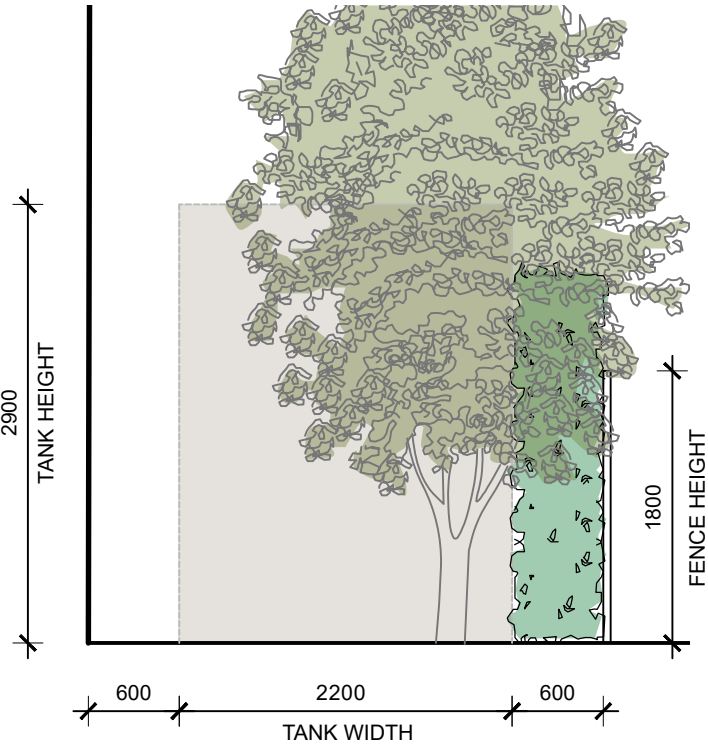


PROPOSED SUPERMARKET
(REFER TO ARCHITECTURAL
DRAWINGS FOR DETAILS)

DETAIL AREA A: EASTERN SETBACK

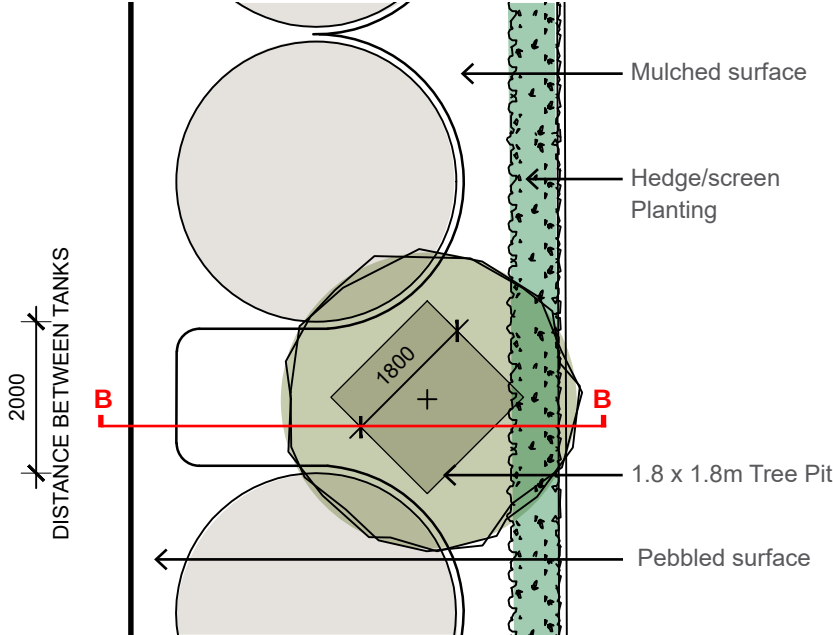


PLAN
1:100 @ A3

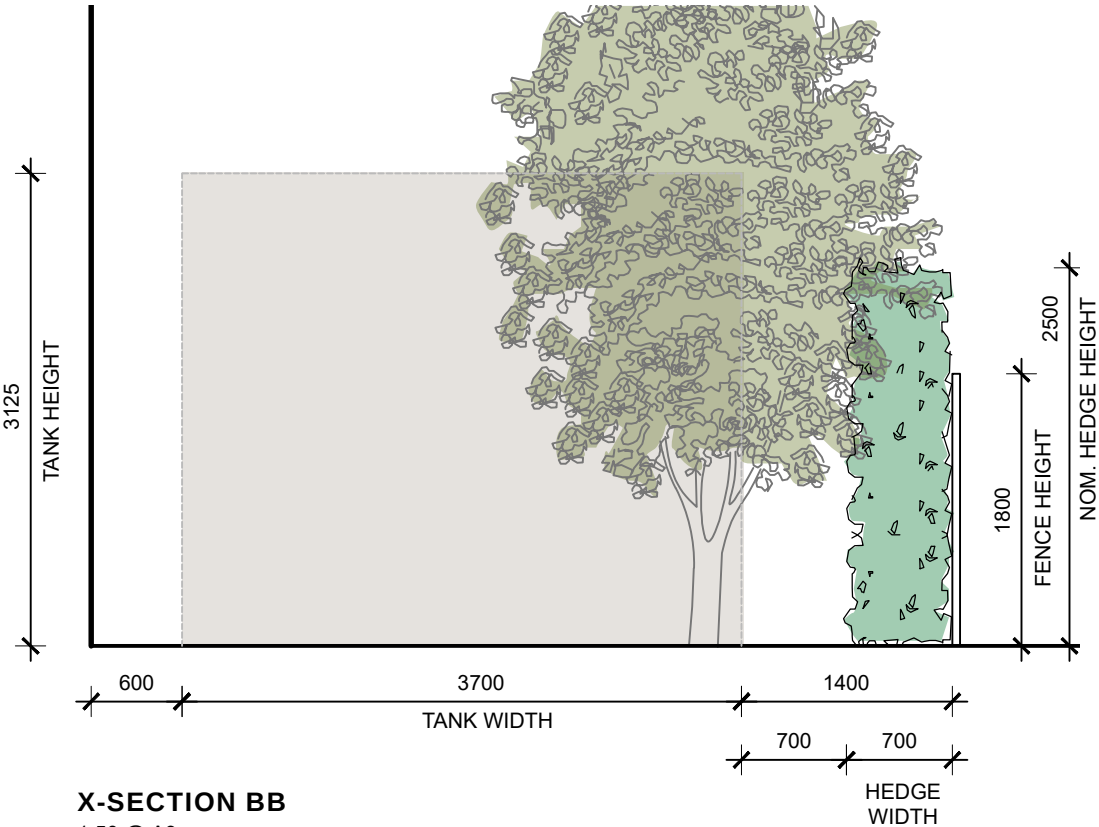


X-SECTION AA
1:50 @ A3

DETAIL AREA B: SOUTHERN SETBACK



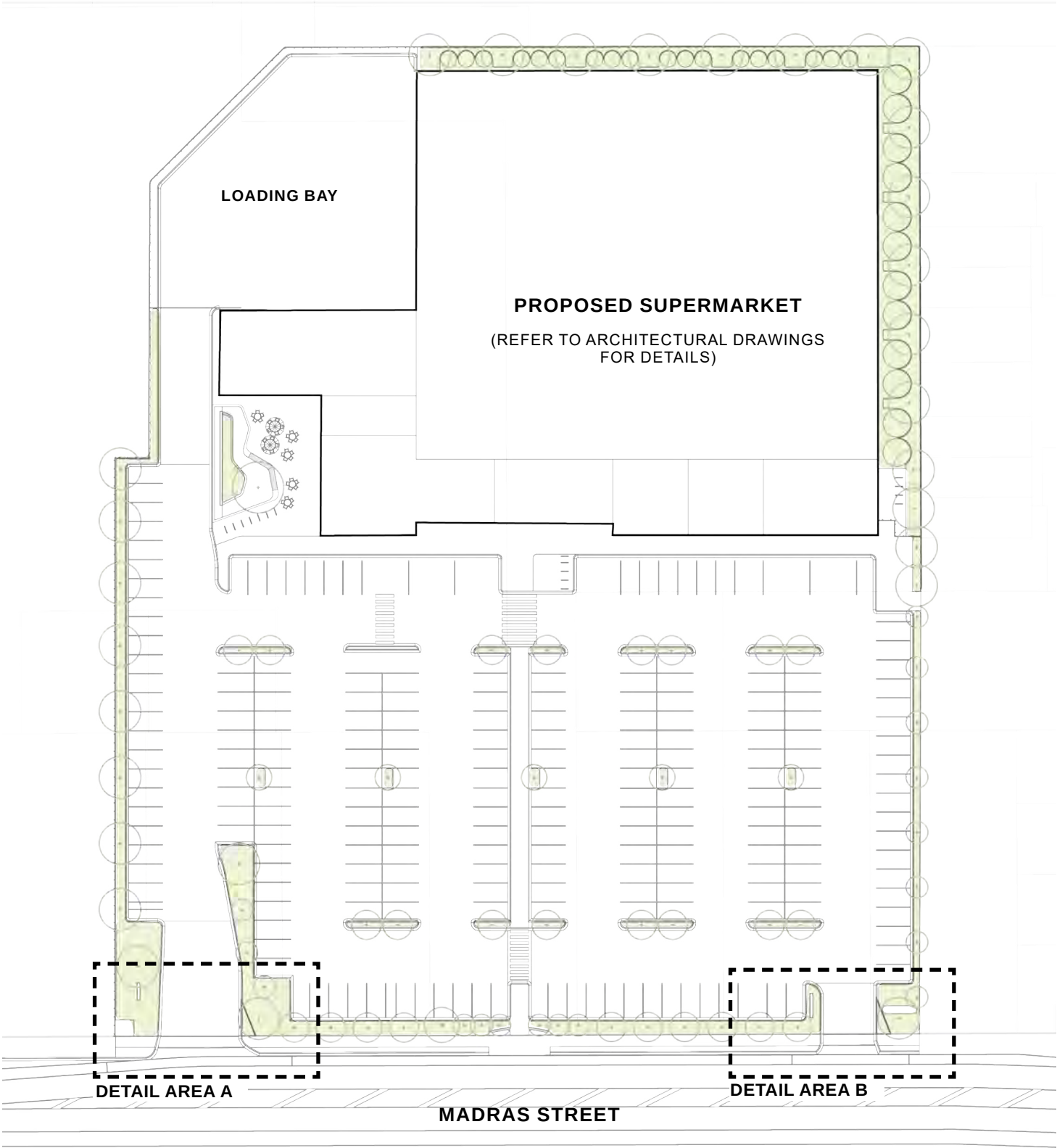
PLAN
1:100 @ A3



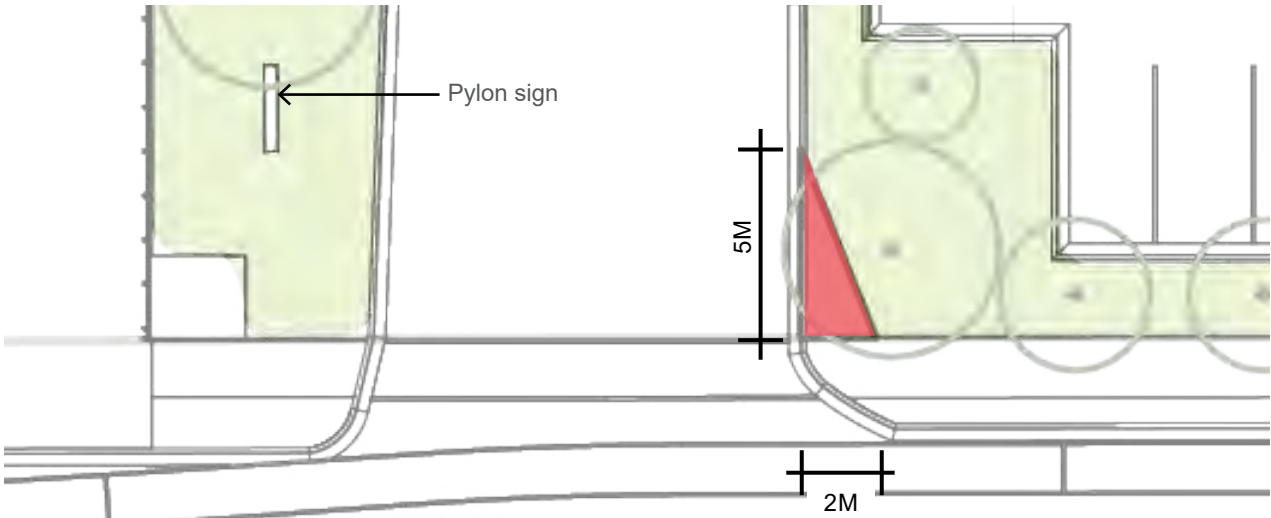
X-SECTION BB
1:50 @ A3

APPENDIX 2: SIGHTLINE / VISIBILITY SPLAYS

DETAIL PLANS

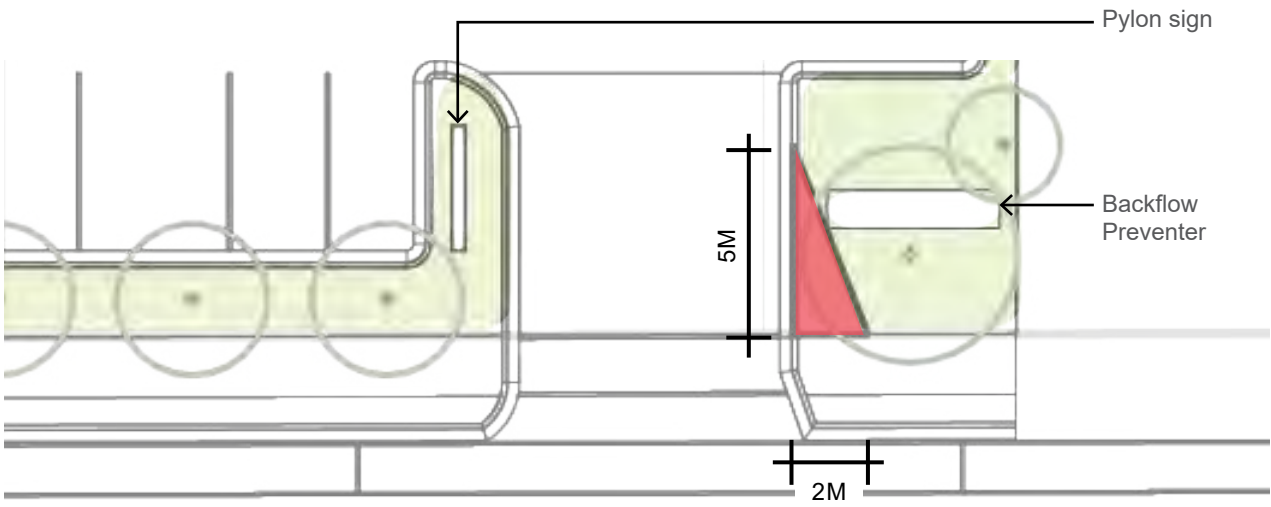


DETAIL AREA A: NORTH ENTRANCE



PLAN
1:200 @ A3

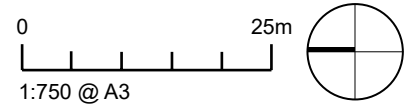
DETAIL AREA B: SOUTH ENTRANCE



PLAN
1:200 @ A3

NOTES:

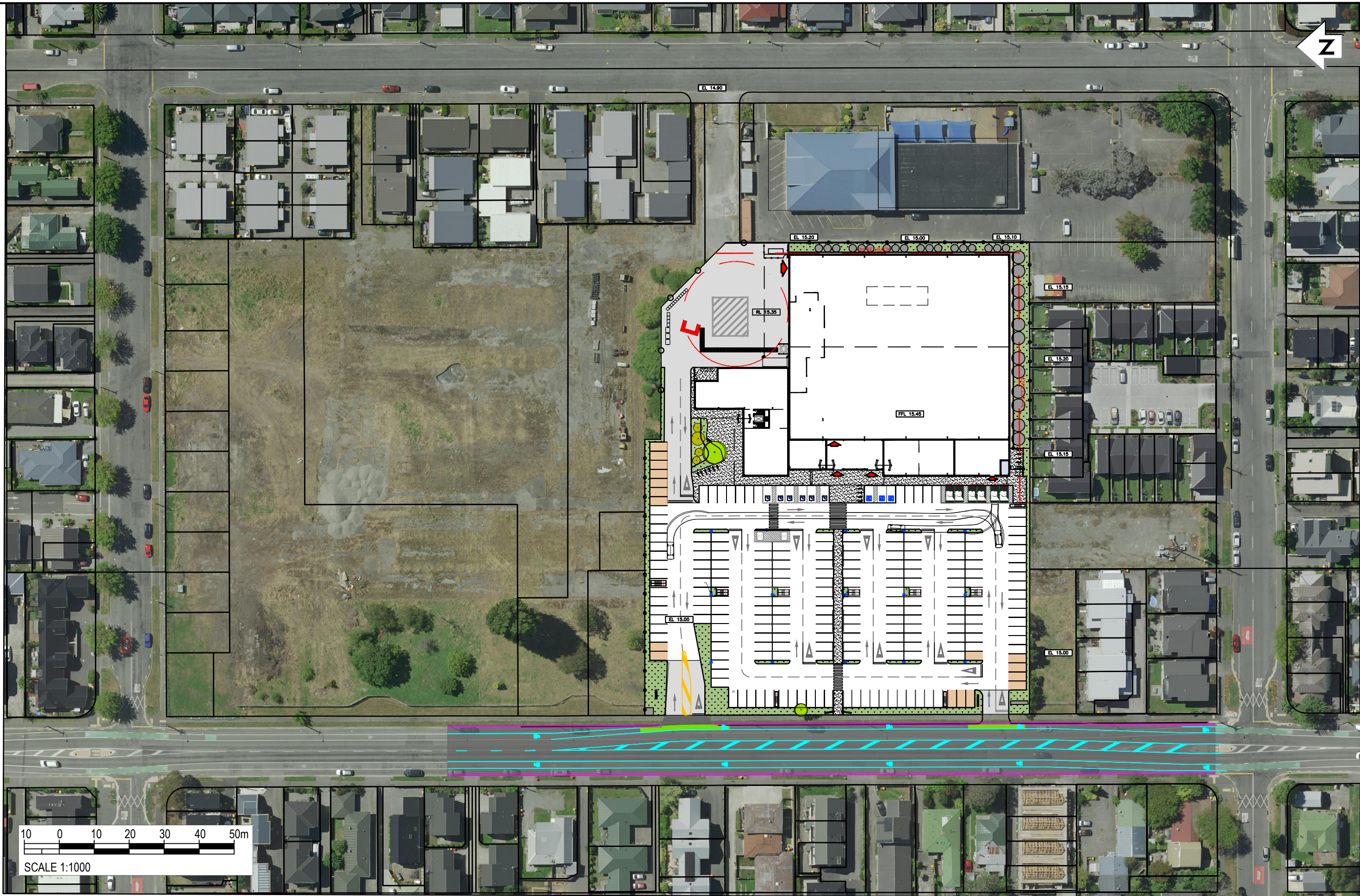
- All plant species specified within visibility splay areas shall have a mature height of no more than 900mm.
- All tree canopies over hanging splay areas shall be trimmed to 3.0m clearance from ground level. No tree trunks shall be located within the splay areas.



Together. Shaping Better Places.

Boffa Miskell is a leading New Zealand environmental consultancy with nine offices throughout Aotearoa. We work with a wide range of local, international private and public sector clients in the areas of planning, urban design, landscape architecture, landscape planning, ecology, biosecurity, Te Hīhiri (cultural advisory), engagement, transport advisory, climate change, graphics and mapping. Over the past five decades we have built a reputation for creativity, professionalism, innovation and excellence by understanding each project’s interconnections with the wider environmental, social, cultural and economic context.





NOT FOR CONSTRUCTION

A	08/25	AKJ	ISSUE FOR INFORMATION
REV	DATE	DRN	DESCRIPTION

WOOLWORTHS MADRAS STREET, CHRISTCHURCH
SITE PLAN

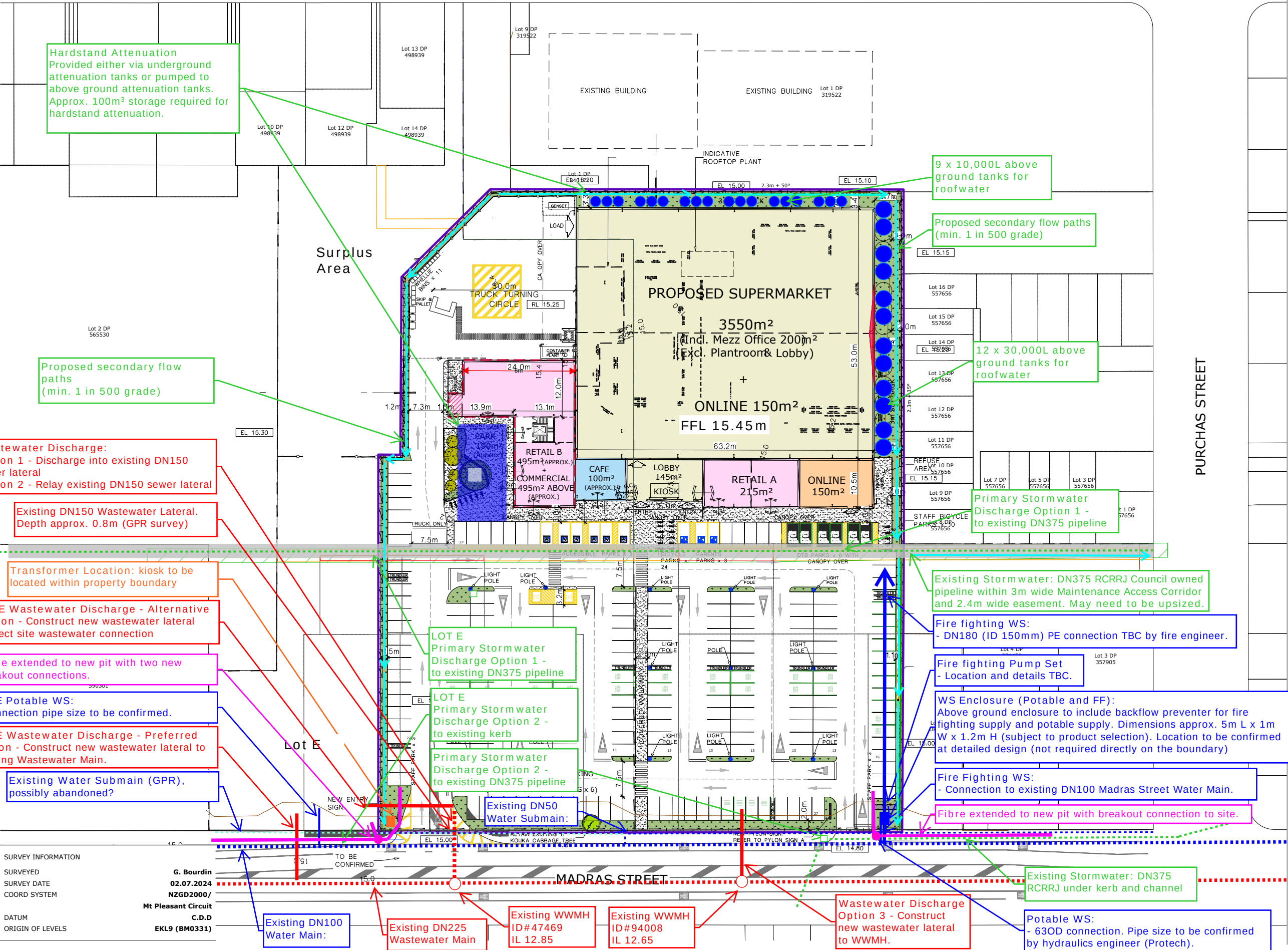
CLIENT LOGO



SCALE: 1:1000 @ A3	FIGURE No. 1
DRAWN: A JAGODZINSKI	
DATE: 19/08/2025	
DESIGN: C CROSSITER	OF 1



PACKE STREET



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B	GG	07.08.24	Revised servicing options
A	GG	24.07.24	Preliminary Issue
REV.	DRAWN	DATE	NOTE



DESIGNED	SCC
DRAWN	GG
REVIEWED	DK
APPROVED	24.07.24 LJJ
STATUS	PRELIMINARY
SCALE	1:400 [A1] 1:800 [A3]

PROPOSED SUPERMARKET

484 MADRAS STREET
CHRISTCHURCH 8014

PRELIMINARY SERVICING PLAN

PROJECT	SET	SHEET	REV.
532253	C1	C400	B





0 8m 16m 24m 32m 40m
1:400

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NOTES

1. Original ground surface based on topographical survey dated July 2024 by Eliot Sinclair & Partners.
2. Drawings to be read as a complete set with Civil Packages.
3. The design surface shown is for estimating approximate earthwork volumes only.

LEGEND

- Construction Boundary
- Existing Ground Level
- Proposed finished surface major contour - 1.0 m interval
- Proposed finished surface minor contour - 0.1 m interval
- Secondary Flow Path
- Existing 3.0m wide stormwater / pipeline maintenance access corridor
- Stormwater easement
- Proposed easement (assuming stormwater pipeline ownership to remain with CCC)

A GG 07.08.24 Preliminary Issue
REV. DRAWN DATE NOTE

CLIENT



DESIGNED SCC
DRAWN GG
REVIEWED DK
APPROVED 07.08.24 LJ

STATUS PRELIMINARY
SCALE 1:400 [A1] 1:800 [A3]

PROPOSED SUPERMARKET

484 MADRAS STREET
CHRISTCHURCH 8014

PRELIMINARY DESIGN FINISHED
SURFACE PLAN

PROJECT SET SHEET REV.
532253 C1 C101 A



PACKE STREET

PURCHAS STREET

MADRAS STREET

SURVEY INFORMATION

SURVEYED G. Bourdin
SURVEY DATE 02.07.2024
COORD SYSTEM NZGD2000/
Mt Pleasant Circuit
DATUM C.D.D
ORIGIN OF LEVELS EKL9 (BM0331)



CUT DEPTH		FILL DEPTH	
0.10	to 0.00m	0.00	to 0.10m
0.20	to 0.10m	0.10	to 0.20m
0.30	to 0.20m	0.20	to 0.30m
0.40	to 0.30m	0.30	to 0.40m
0.50	to 0.40m	0.40	to 0.50m
0.60	to 0.50m		
0.70	to 0.60m		
0.80	to 0.70m		
0.90	to 0.80m		
1.00	to 0.90m		

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- NOTES
1. Depths shown are calculated from existing ground level with 300mm site strip to design subgrade level.
 2. Original ground surface based on topographical survey dated July 2024 by Eliot Sinclair & Partners.
 3. Drawings to be read as a complete set with Civil Packages.
 4. All dimensions are in metres unless noted otherwise. All levels, meterages, stations and coordinates are expressed in metres.
 5. All easements, covenants and other legal instruments associated with this site may not be shown on this plan. An investigation of the most current legal records should be undertaken prior to design and construction commencing.
 6. This plan is issued for a specific project and may not be altered or used for any other purpose without the prior written consent of Eliot Sinclair.
 7. Cut/fill depths are based on preliminary bulk earthworks design and is subject to detailed design of the finished ground levels.
 8. Any measurements taken from information which is not dimensioned on the electronic copy are at the risk of the recipient.
 9. This plan has been prepared for resource consent purposes only. No liability is accepted if the plan is used for any other purposes.
 10. This plan is subject to the granting of resource consents and should be treated as a proposal until such time as the necessary consents have been granted by the relevant authorities.

B	GG	11.09.24	Building EW's removed
A	GG	07.08.24	Preliminary Issue
REV.	DRAWN	DATE	NOTE

CLIENT



DESIGNED	SCC
DRAWN	GG
REVIEWED	DK
APPROVED	07.08.24 LJJ

STATUS	PRELIMINARY
SCALE	1:400 [A1] 1:800 [A3]

PROPOSED SUPERMARKET

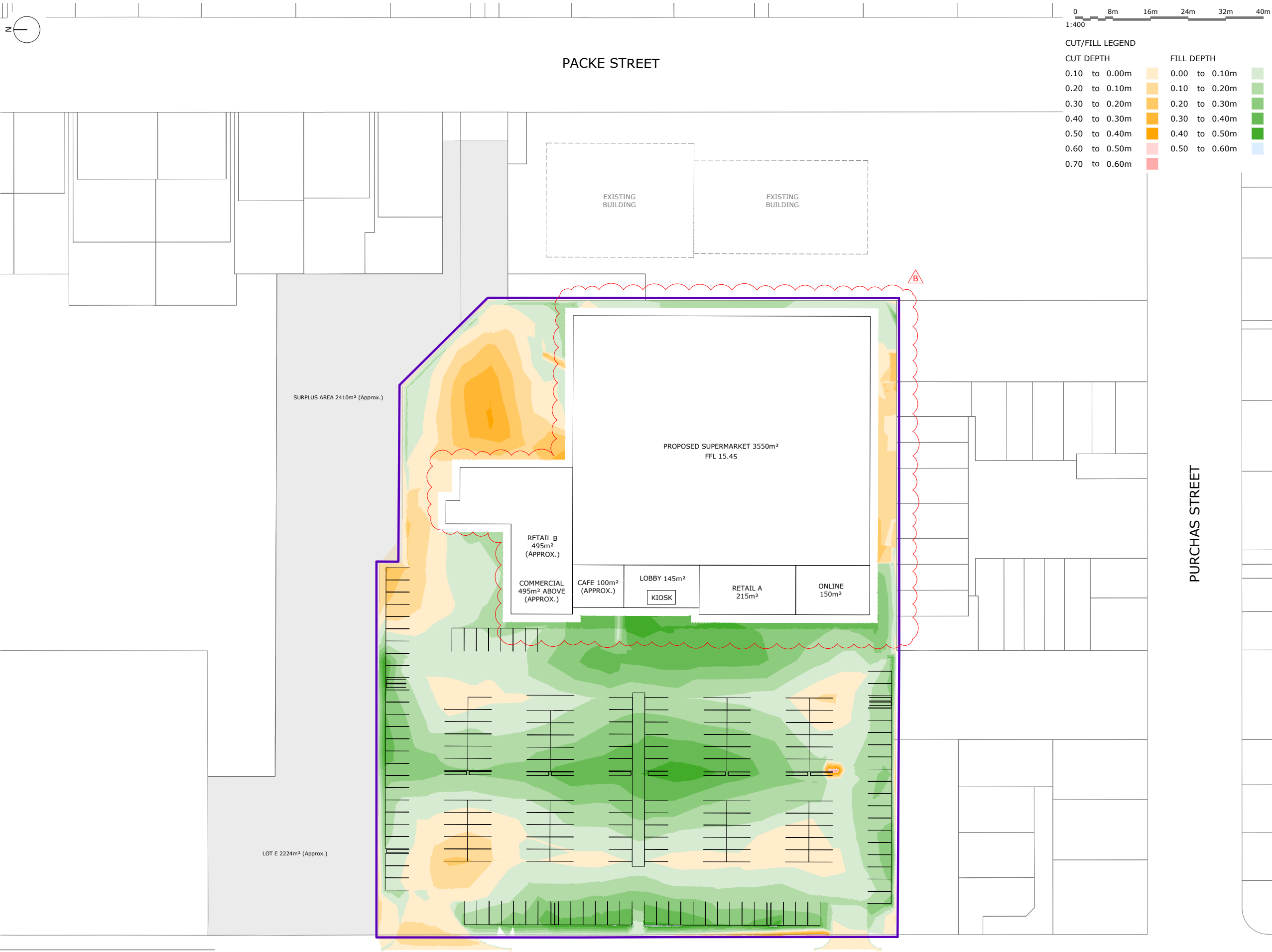
484 MADRAS STREET
CHRISTCHURCH 8014

CUT/FILL FROM EXISTING GL WITH
SITE STRIP TO DESIGN SUBGRADE

PROJECT	SET	SHEET	REV.
532253	C1	C102	B

SURVEY INFORMATION	
SURVEYED	G. Bourdin
SURVEY DATE	02.07.2024
COORD SYSTEM	NZGD2000/ Mt Pleasant Circuit
DATUM	C.D.D
ORIGIN OF LEVELS	EKL9 (BM0331)





DISCLAIMER
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- NOTES
- Depths shown are calculated from existing ground level to design finished surface level.
 - Original ground surface based on topographical survey dated July 2024 by Eliot Sinclair & Partners.
 - Bulk earthworks quantities**
Total Cut 4,700m³
Total Fill 5,600m³
Total Earthworks 10,300m³
Net Earthworks 900m³ FILL
 - Design subgrade level is based on:**
 - Earthworks within 1.8m of building foundations excluded.
 - 300mm site strip.
 - 550mm pavement thickness for car park areas below design finished surface.
 - 1075mm below finished floor level for buildings.
 - 500mm below design finished surface level for proposed concrete pavements on the loading area to the north-east side of the building and at proposed vehicle entrances.
 - 700mm pavement thickness for the loading lane between the proposed northern vehicle access and the loading area.
 - 300mm below design finished surface level for non-trafficked pavements and landscaped areas.
 - Volumes are solid volumes, no adjustment for reject material, consolidation, compaction or bulking.
 - No allowance has been made for the excavation of services/utility trenches or building foundations.
 - Drawings to be read as a complete set with Civil Packages.
 - All dimensions are in metres unless noted otherwise. All levels, meterages, stations and coordinates are expressed in metres.
 - All easements, covenants and other legal instruments associated with this site may not be shown on this plan. An investigation of the most current legal records should be undertaken prior to design and construction commencing.
 - This plan is issued for a specific project and may not be altered or used for any other purpose without the prior written consent of Eliot Sinclair.
 - Cut/fill depths are based on preliminary bulk earthworks design and is subject to detailed design of the finished ground levels.
 - Any measurements taken from information which is not dimensioned on the electronic copy are at the risk of the recipient.
 - This plan has been prepared for resource consent purposes only. No liability is accepted if the plan is used for any other purposes.
 - This plan is subject to the granting of resource consents and should be treated as a proposal until such time as the necessary consents have been granted by the relevant authorities.

B	GG	11.09.24	Building EW's removed
A	GG	07.08.24	Preliminary Issue
REV.	DRAWN	DATE	NOTE

CLIENT



DESIGNED	SCC
DRAWN	GG
REVIEWED	DK
APPROVED	07.08.24 LJJ

STATUS	PRELIMINARY
SCALE	1:400 [A1] 1:800 [A3]

PROPOSED SUPERMARKET

484 MADRAS STREET
CHRISTCHURCH 8014

CUT / FILL FROM EXISTING GROUND TO DESIGN FINISHED SURFACE

PROJECT	SET	SHEET	REV.
532253	C1	C103	B



SURVEY INFORMATION

SURVEYED	G. Bourdin
SURVEY DATE	02.07.2024
COORD SYSTEM	NZGD2000/ Mt Pleasant Circuit
DATUM	C.D.D
ORIGIN OF LEVELS	EKL9 (BM0331)