

**Before the Hearings Panel appointed by
the Christchurch City Council**

Under the Resource Management Act
1991 (**Act**)

And

In the Matter of an application under section 88 of
the Act for land use consent to
establish and operate a new
supermarket and associated small
scale retail including signage,
servicing, access, carparking and
landscaping

**Statement of Evidence of
Mark Malcolm Brown
for Woolworths New Zealand Limited**

Dated: 18 July 2025

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Table of Contents

INTRODUCTION	2
SCOPE OF EVIDENCE.....	3
SITE AND SURROUNDING ENVIRONMENT	4
THE PROPOSAL	4
LANDSCAPE DESIGN STRATEGY	5
DISTRICT PLAN ASSESSMENT.....	7
RESPONSE TO SUBMISSIONS.....	8
RESPONSE TO SECTION 42A REPORT	9
PROPOSED CONDITIONS OF CONSENT	12
CONCLUSION	12

INTRODUCTION

Qualifications and Experience

1. My full name is Mark Malcolm Brown.
2. I am a Landscape Architect and Associate Partner of Boffa Miskell Limited, a national firm of consulting planners, ecologists and landscape architects founded in 1972. I am a registered member of the New Zealand Institute of Landscape Architects (**NZILA**) and hold a Bachelor of Landscape Architecture (hons) from Lincoln University.
3. I have over 24 years' experience working within and leading landscape architectural teams on a wide range of commercial and public realm projects in both New Zealand and Australia.
4. Locally this has included design and implementation of key public realm projects such as Parakiore Recreation and Sport Centre (Metro Sports Facility), Taiora QEII Recreation and Sport Centre, Te Papa Ōtākaro Avon River Park, the ITB Plaza and Walkway at Christchurch International Airport, and the Waterloo and Hazeldean Business Parks. My team is currently working on Woolworths New Zealand Limited (**Woolworths**) supermarket development projects in Christchurch, Wanaka and Flaxmere.

Background and Involvement

5. My role in relation to the Woolworths application to establish and operate a new supermarket and associated retail (**Proposal**) at the Madras Street site in St Albans (**Site**), has been to provide landscape design advice. This has included collaboration with the Urban Designer, Mr Tim Church of Boffa Miskell Limited; the Architect Mr Victor Kueh of Woodham Meikle Zhan Architects; and Civil Engineer Mr Liam Jagvik of Eliot Sinclair, to develop the landscape design concept for the Site.
6. I have been a resident in St Albans' for the past 4 years living within a 10 minute walk of the proposed development. I pass the Site regularly, travelling to and from my residence and consequently am very familiar with the Site and surrounding context. During the course of this project, I have visited the Site twice (in July 2024 and again in January 2025), primarily to review the existing site conditions including vegetation cover, and the interfaces and connections to the surrounding urban context.
7. I led the preparation of the Landscape Design Report included in the application and responded to landscape design related Christchurch City Council (**CCC**) s92

requests for further information in February 2025 including preparing a revised landscape design report.¹

Code of Conduct for Expert Witnesses

8. Although this is not an Environment Court hearing I have read and agree to comply with the Code of Conduct for Expert Witnesses in the Environment Court Practice Note 2023. This evidence is within my area of expertise, except where I state that I am relying on material produced by another person. I have not omitted to consider material facts known to me that might alter or detract from the opinions that I express.

SCOPE OF EVIDENCE

9. The topics covered in my evidence are as follows:
- (a) the Site and surrounding environment;
 - (b) the Proposal;
 - (c) landscape design strategy;
 - (d) district plan assessment;
 - (e) response to submissions;
 - (f) response to Section 42A Report; and
 - (g) proposed conditions of consent.
10. I have read the Section 42A Report prepared by CCC and all accompanying reports, including the Landscape Memorandum prepared for CCC by Jeremy Head Landscape Architect.²
11. I have also read other pertinent evidence prepared for Woolworths which could be relevant to landscape matters. I explain in my evidence where I refer to or rely on that assessment or evidence for the purposes of my evidence.
12. I have also read all submissions lodged on the Proposal.

¹ S92 Request Landscape Response and Landscape Design Report Revision C – 21 February 2025.
² Dated 24 June 2025.

SITE AND SURROUNDING ENVIRONMENT

13. 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 a "*brownfield*" property, a former Orion Depot, which has been unoccupied for over 20 years and currently includes areas of hardstanding, some grassed spaces and a mixture of mature self-seeded predominantly exotic tree species including willow, silver birch, and poplar. A single mature *Cordyline australis* Tī Kōuka Cabbage is located on the western Madras Street boundary. There are no protected or listed trees on the Site.
14. 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 sized garden areas associated with each residential unit.
15. The Korean Presbyterian Church to the east of the proposed development includes more "*open space*" which consists of hard stand car park areas.

THE PROPOSAL

16. As is typical of many large format retail and supermarket developments the Proposal locates the buildings to the rear (eastern) side of the Site with a car park area on the road frontage facing Madras Street. The supermarket building, including supplementary retail space, and online shopping floor area is proposed at 5500 square metres and is supported by 222 car park spaces, including e-vehicle charging, online shopping collection, disability and caregivers with infant parking.
17. Two-way vehicle entries are located at both the north and south ends of Madras Street. The parking configuration consists of five rows of east-west parking along with rows of parking along the boundaries and frontage of the building.
18. The primary separate pedestrian entry bisects the Site in an east-west orientation, connecting through the main parking area to the principal entry of the supermarket. This access way is covered with the primary purpose 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.
19. A secondary canopy covered 3.0 - 4.4m wide pedestrian route extends along the western front of the building providing access to the proposed retail units sleeving the west and north sides of the supermarket.

20. The landscape concept included in the Landscape Design Report at **Appendix A** proposes that the perimeter of the Site is planted with a mix of trees, hedges, shrubs and ground covers in beds of varying widths. For consistency and overall appearance, this landscape concept includes trees around the perimeter of the Site, excluding the loading zone, with at a minimum 10m spacings, and closer where appropriate.
21. Where the building abuts existing residential properties on the east and south boundaries, it is setback from the boundary by 3.40m and 5.70m respectively. This setback accommodates a row of specimen trees with above ground water tanks spaced between them. Hedged screen planting extends along the southern boundary sections of the eastern boundary and will be trimmed to a height of 2m.
22. Within the parking area, planting islands bookend each parking row accommodating small trees, low shrubs and groundcover plantings.
23. A small 290 square meter park / plaza, providing a local green and paved amenity space within the proposed development is located adjacent to the proposed leasable units on the north-west side of the proposed supermarket. This space has a good aspect and will be well protected from prevailing north-easterly, easterly and southerly winds. A raised and stepped planting bed and lawn physically separates and visually screens this area from the loading bay access immediately to the north.

LANDSCAPE DESIGN STRATEGY

24. The form and layout of the proposed landscape design is designed to accommodate as much planting as feasible balancing the operational requirements of a retail supermarket environment. This includes maximising onsite parking availability and provision of safe and clearly legible pedestrian and vehicle circulation into and through the Site.
25. Planting is focused to the perimeter of the Site where larger planting beds can support a mixture of trees, shrubs, and groundcovers. This will provide a degree of visual and physical filtering and softening of views both into and out from the Site.
26. The proposed landscape design utilises a predominantly indigenous plant palette with exotic species included to provide foliage and flower accents. Proposed plants have been selected to be tolerant to the Site conditions including hot dry summers and wetter winters with a high-water table. The operational model of the supermarket encourages the use of evergreen species, which ensures a degree of visible tree foliage year round.

27. The planting layout strategically positions trees and shrubs to accommodate their mature form given the available soil volumes. Trees and shrubs are set back from parking overhangs and vehicle movement zones, while low-growing vegetation and clear-stemmed trees are selected to maintain visibility for both pedestrian and vehicular safety.
28. Hedging is employed selectively, where it serves a functional purpose—such as screening access to the loading area and reinforcing boundary treatments along the eastern and southern boundaries where space is limited.
29. This considered approach to planting minimises long-term maintenance requirements and enhances the potential for successful, healthy, long term plant growth.
30. To demarcate the vehicle entry points within the Site, larger specimen trees are proposed at the two entries. The Madras Street dedicated pedestrian entry is similarly flanked by three pairs of specimen trees in planting beds framing the covered walkway.
31. The existing mature *Cordyline australis* Tī Kōuka tree is retained as part of the Madras frontage planting bed.
32. Proposed hardscape treatments utilise brushed finished concrete on the primary pedestrian zones with feature areas of exposed aggregate concrete at key entries, cycle parking, and the retail plaza / park area.
33. Bench seat elements are used to frame the Madras Street pedestrian entry, visually reinforcing this along with providing a rest and waiting point for people entering and leaving the Site.
34. In the proposed park area, a plaza space allows for movable café outdoor seating bordered with stepped seating walls. These support a raised planted and lawn area with a large grade specimen tree providing shade and additional seating opportunities. The north westerly orientation and built form blocking the easterly winds will help create a comfortable sheltered space for visitors and staff to enjoy.
35. The proposed park area contributes to a high amenity landscape response as part of the Proposal and adds to the overall quality of the supermarket and associated small format retail development. I am not aware of an existing supermarket in the local area or central Christchurch that includes a park / plaza space of this type, that will provide this kind of additional amenity for people who visit the supermarket.

DISTRICT PLAN ASSESSMENT

36. The subject Site is spilt zoned, Neighbourhood Centre Zone (**NCZ**) and Residential Medium Density (**RMDZ**) under the Christchurch District Plan. The majority of the proposed retail space and approximately half of the carpark are located within the NCZ. The proposed village green pocket park, hospitality retail area, and back of house loading are located within the RMDZ.
37. Whilst the planning provisions will be comprehensively covered within the planning evidence of Jonathan Clease, there are a number of statutory considerations relevant to landscape, that I comment on below.
38. The proposed landscape design treats the Site in a cohesive manner, adopting the NCZ rules that require 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, perimeter trees are proposed around the entire site, excluding the loading zone, with a minimum of 10m spacings, and closer where appropriate.
39. Perimeter trees are located within boundary planting strips including a 1.5m planting strip along the northern boundary of the parking lot, 1.0m on the southern boundary, and 2.0m wide planting strip on the Madras Street boundary.
40. All trees will meet the minimum 1.8m height and 45L bag size at planting requirement.³ The park feature tree and trees between the building and eastern and southern boundaries shall be a minimum of 3m tall in an 80L planter bag size at planting.
41. Where the internal boundary adjoins an existing residential boundary, the building is setback nominally 3.4m from the eastern boundary, and 5.7m from the southern boundary⁴ exceeding the minimum 3m building setbacks⁵ required from residential zones.
42. The loading bay and associated outdoor storage area boundary are screened by a 3m tall timber acoustic fence dropping to a 2.3m tall acoustic fence on the balance of the northern boundary. A mixture of existing and new 1.8m tall boundary fences will enclose the remaining eastern and southern boundary abutting the new buildings.

³ 15.6.2.6 Landscaping and trees.

⁴ Refer to BM240194B_WWNZ_St_Albans_Landscape_S92_Response_20250221.pdf

⁵ 15.6.2.3 Minimum building setback from residential zones.

43. As the existing Site is an abandoned industrial brownfield landholding, the Proposal and associated proposed landscape design provide a high level of amenity that is a significant improvement when compared with the existing Site condition. The high level of landscape amenity is gained from the proposed landscape treatment of the external realm associated with the supermarket, comprising of perimeter planting including specimen trees at 10m spacings or less, planting beds, other specimen trees within the car park and park, a separate, safe covered pedestrian entry with seating, and the park / plaza space.
44. Although the Proposal differs in arrangement from the underlying Outline Development Plan (ODP), this inconsistency does not negatively impact any landscape outcomes anticipated by the District Plan. While in a different location, the Proposal includes a publicly accessible open space in the form of the park / plaza. The landscape areas and proposed planting to the development perimeter and Madras Street frontage are equal to landscape outcomes anticipated from the Area B Living 3 Zone, Area D and E Business Zone 1 Commercial Tenancy Areas, and Area G Main Access Circulation, Car Parking and Stormwater Management Areas.

RESPONSE TO SUBMISSIONS

45. The submissions related to landscape design matters are primarily focused on the loss of the existing perceived greenspace values and opportunity for the Site to be used for development of community greenspace.
46. In my opinion, the Site provides little landscape amenity value in its current state other than a perception of open space by virtue of the contrast with the relatively built-up surrounding residential context. While the clusters of self-seeded trees may provide some visual impression of a treed open space they are generally unmaintained, poorly formed, low value weedy species.
47. The Proposal will develop the privately owned and fenced brownfield Site complete with contaminated ground issues into a publicly accessible commercial space with intentional landscaping and I consider that this is a more positive landscape outcome than the status quo.
48. In regard to objections based on the opportunity lost for creating community greenspace, I understand these submissions to identify a preference for a community park rather than a supermarket development. The use of the Site for a park is not proposed or consistent with the underlying zoning.
49. As both a landscape architect and local resident, I appreciate the value of open space provision. The Site is within 10 to 12 minute walk (750-800m) to both the

Ōtakaro Avon River Corridor, St Albans Park, Abberley Park and the Packe Street Community Garden. These provide a range of high quality public open space and recreational opportunities for the community.

RESPONSE TO SECTION 42A REPORT

50. I have reviewed the Landscape Memorandum that accompanied the Section 42A Report (Appendix E). I understand that the author of the Section 42A has adopted the findings of the Landscape Memorandum, prepared by consultant Landscape Architect Jeremy Head on behalf of CCC.
51. Whilst the Landscape Memorandum generally agrees with the landscape design rationale for the Site, it also includes several proposed conditions.
52. Of the proposed Draft CCC Consent Conditions recommended by consultant Landscape Architect Jeremy Head on behalf of CCC as part of the Section 42A report, most are able to be incorporated in the updated Landscape Design Report, Revision D dated 18 July 2025, and attached as **Annexure A**. For completeness I respond to the recommended conditions as follows.

Landscaping generally

20. The Consent Holder must submit for certification the following amendments to the landscape concept plans pages 8. -9. of the Application Appendix 3:

(a) *Plant Spacings;*

Plant spacings have been added to page 18, Plant Palette Species List of the updated Landscape Design Report.

(b) *An annotated cross section of carpark planting strips;*

Annotated cross sections, illustrating the arrangement of tree planting and proposed tree pit soil volumes have been added to Page 12, Detail Area Plan B of the updated Landscape Design Report.

(c) *An increase in the numbers of and species of trees in the in the carpark;*

Page 8 Landscape Concept Strategy, Page 9 Overall Landscape Concept Plan, Page 17 Planting Plan and Strategy, Page 18 Planting Palette Species List of the updated Landscape Design Report have been amended to include increased areas of planting beds and tree plantings associated with the north car park entry to Madras Street, and to incorporate trees centrally in each aisle as well as those already proposed at each aisle end. The tree

species proposed in the car park have been amended, with smaller *Pseudopanax crassifolius* Horoeke Lancewood, replaced by the mid-sized *Magnolia grandiflora* 'Blanchard', which is specified elsewhere on Site.

- (d) and (e): *7.5m spacings of the kowhai at the southern boundary of the site;*

(Note recommended condition e) repeats d)) - Page 9 Overall Landscape Concept Plan, Page 17 Planting Plan and Strategy, Page 18 Planting Palette Species List of the updated Landscape Design Report have been amended to show the kowhai trees on the southern boundary adjacent to the car park at 7.5m minimum spacings.

- (f) *At the road boundary the Bronze bush flax and Dwarf mountain flax should form a continuous line; or some of the low growing species should be substituted with plants that would reach 1m in height in numbers that would achieve the same visual outcomes in f; or; i) a low clipped hedge; or ii) species reaching 1m in height;*

Page 17 Planting Plan and Strategy, Page 18 Planting Palette Species List of the updated Landscape Design Report have been amended, with a detailed plan inset included to illustrate a continuous line of *Astelia nervosa* "Westland" Bronze Bush Flax and *Phormium cookianum* "Emerald green" Dwarf Mountain Flax along the Madras Street frontage.

- (g) *At the road boundary - Liquidambar spp be replaced with native trees at 5m spacings;*

With reference to Jeremy Head's Landscape Memorandum that states; "It is noted that *Liquidambar spp* are proposed which will be ultimately larger than the native trees, providing good visual 'anchor points' at key locations. These trees are deciduous, and while providing attractive leaf colour, particularly during autumn and high levels of amenity, they will be bare over the winter months, and as such, increased native trees would be of benefit as suggested above", I have interpreted the recommended condition above to include the retention of the proposed *Liquidambar* trees where proposed the north and south corners adjacent to the Madras Street frontage as "anchor points", and have added additional native trees, *Pseudopanax crassifolius* Horoeke Lancewood and *Sophora microphylla* South Island Kowhai, at 5m spacing along the remainder of the frontage. These changes are illustrated on Page 9 Overall Landscape Concept Plan, Page 17 Planting Plan and Strategy, Page 18 Planting Palette Species List of the updated Landscape Design Report.

- (h) *Additional trees planted in islands near the Madras Street pedestrian entrance;*

Four additional trees are proposed adjacent to the Madras Street pedestrian entrance. These are illustrated on Page 9 Overall Landscape Concept Plan, Page 12 Detail Area B Madras Street Pedestrian Entrance Render, Page 17 Planting Plan and Strategy, Page 18 Planting Palette Species List of the updated Landscape Design Report.

- (i) *Trees in the south and east (gated) building setbacks all changed to Ribbonwood;*

This amendment is accepted and updated on Page 18 Planting Palette Species List of the updated Landscape Design Report.

- (j) *The hedge plants in the south and east (gated) building setbacks all changed to Griselinia littoralis 'Canterbury' / Kapuka / Broadleaf;*

This amendment is accepted and updated on Page 18 Planting Palette Species List of the updated Landscape Design Report.

- (k) *More trees between the proposed building and the south and eastern boundary where this is feasible;*

It is not feasible to introduce any more trees given the number of above ground tanks and storage volume required for stormwater retention. The layout of tanks and trees within the setback was accurately located as part of the concept development to ensure trees located adjacent to the east and south boundaries also meet the minimum 10m spacing rule, sufficient space to grow, and the required stormwater storage volume can be achieved. The arrangement and layout of the proposed tanks and trees within the south and east boundary setbacks is shown accurately in Appendix 1 of the Landscape Design Report.

- (l) *Boundary fencing at the area of the detention tanks that prevents unauthorised access to tank space while preserving the visual amenity of the adjoining residential properties. This might include pool style fencing upon review by the certifier;*

Page 16 Fencing Plan of the updated Landscape Design Report has been amended to include notation that all new fencing and existing fencing along the boundary of the south and east boundaries shall be made non-scalable from the "outside" so that the setback areas are unable to be easily climbed into, reducing the potential for unauthorised access. The access gate

adjacent to the south-west corner of the supermarket building shall also be lockable. I am not supportive of the suggestion to include a pool style fence to improve amenity of adjacent properties. I consider the permeable visual appearance of a pool style fence is not a suitable solution in these locations, and that the typical 1.8m high lapped and capped timber paling fence, which is common to many residential property boundaries, in combination with the proposed boundary planting within the proposed supermarket development is a preferable outcome.

- (m) *The three metre high acoustic fence painted in recessive colours.*

Given the acoustic fence will be screened by hedge planting in publicly accessible we support the fence remaining a natural timber finish. This will weather in time achieving a recessive visual appearance.

PROPOSED CONDITIONS OF CONSENT

53. The Landscape Memorandum prepared by consultant Jeremy Head on behalf of CCC, is in principle supportive of the landscape design rationale for the Site, and the majority of the recommended Draft CCC Consent Conditions have been incorporated into the updated Landscape Design Report, Revision D dated 18 July 2025 and attached as **Annexure A**.
54. Given the acceptance and inclusion of most of the Draft CCC Consent Conditions, the following Conditions of Consent for landscape are proposed;
 - (a) the public realm and landscape areas associated with the Proposal are implemented in accordance with the updated Landscape Design Report, Revision D dated 18 July 2025; and
 - (b) specimen trees must be planted to the bag sizes and heights specified, and in the locations shown on the approved drawings.

CONCLUSION

55. This resource consent will change the character and condition of the Site. The Site is a parcel of land that is located within a local context that is undergoing change and is an abandoned industrial brownfield landholding.

56. The proposed landscape design for the overall Proposal provides a high level of amenity that is a significant improvement on the current Site condition. The proposed landscape design rationale is appropriate for a Proposal of this scale and is complementary to the surrounding, evolving medium density residential area.



Mark Malcom Brown

18 July 2025

Annexure A

Landscape Design Report - Resource Consent

Revision D, 18 July 2025

PROPOSED WOOLWORTHS SUPERMARKET MADRAS STREET

LANDSCAPE DESIGN REPORT - RESOURCE CONSENT

REVISION D - 18 JULY 2025





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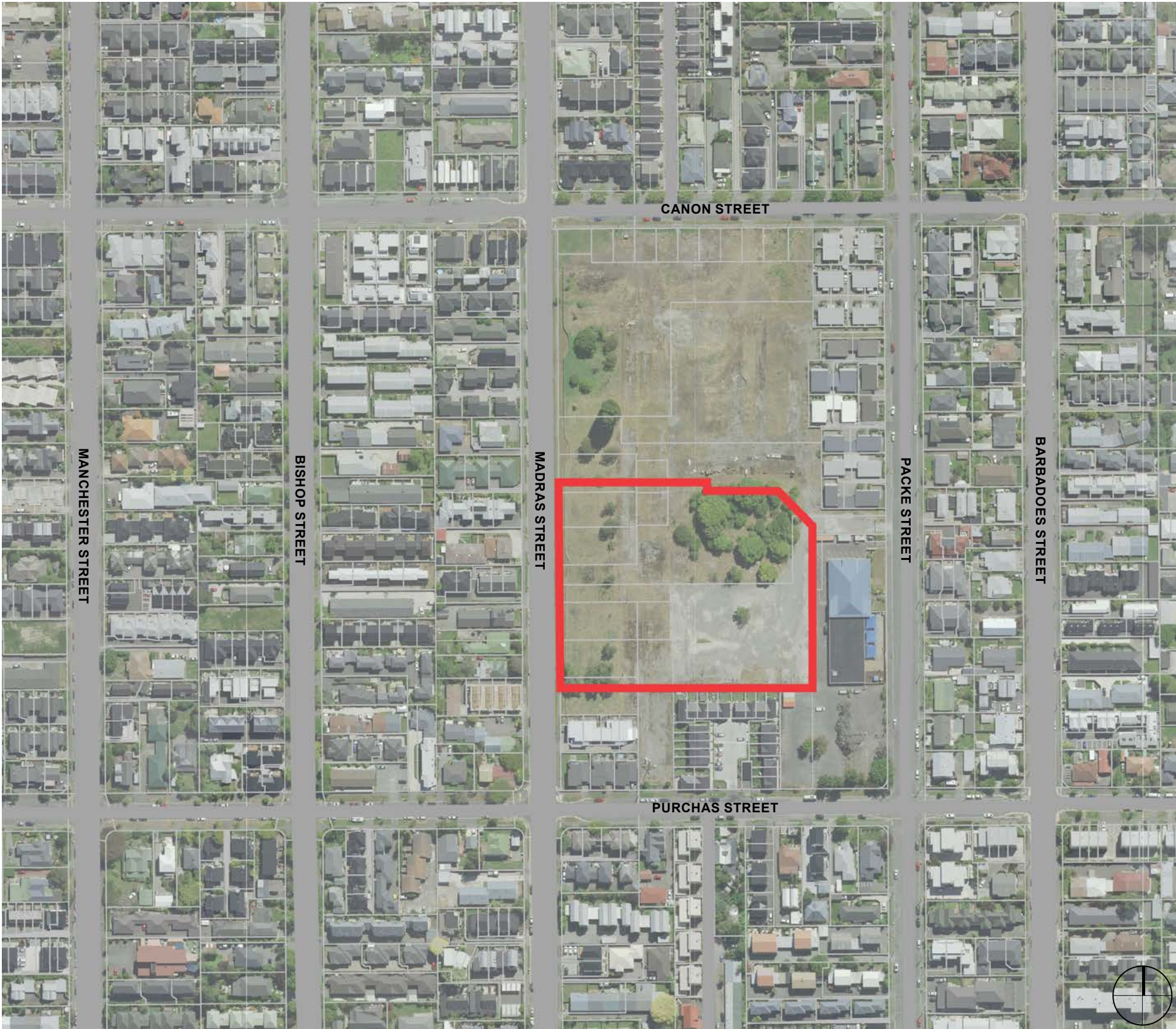
Cover photograph: Boffa Miskell Render Image - Park / Plaza

CONTENTS

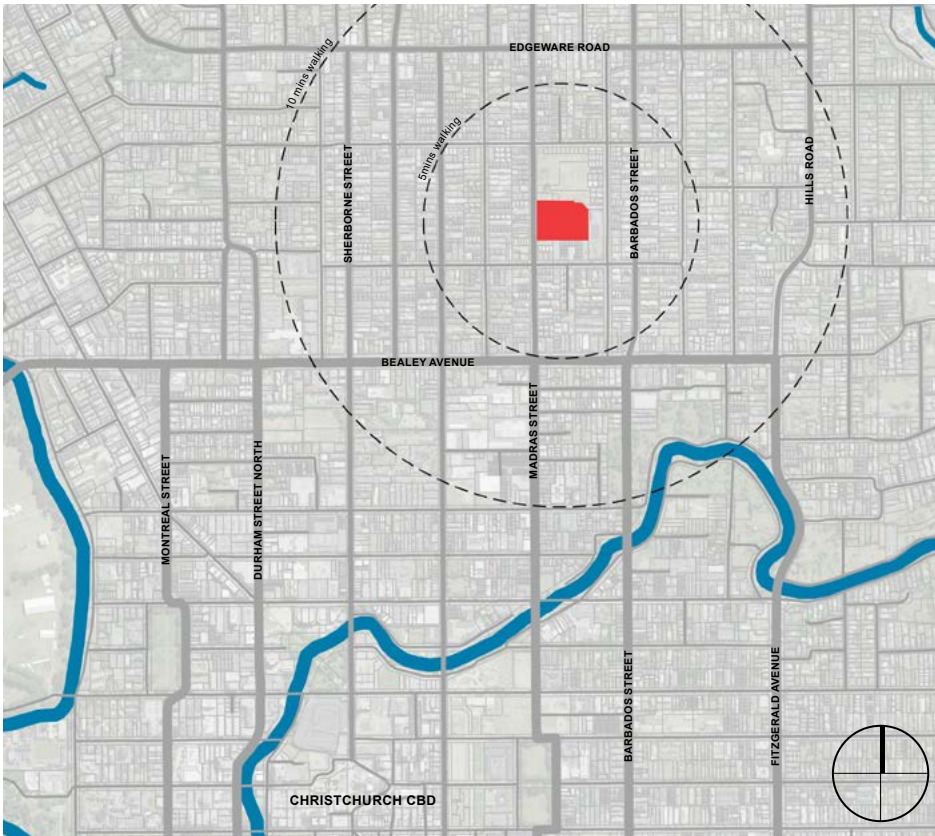
LANDSCAPE SITE CONTEXT	4
LANDSCAPE CONCEPT	7
LANDSCAPE MATERIALS & PLANTING	14
APPENDICES	20

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

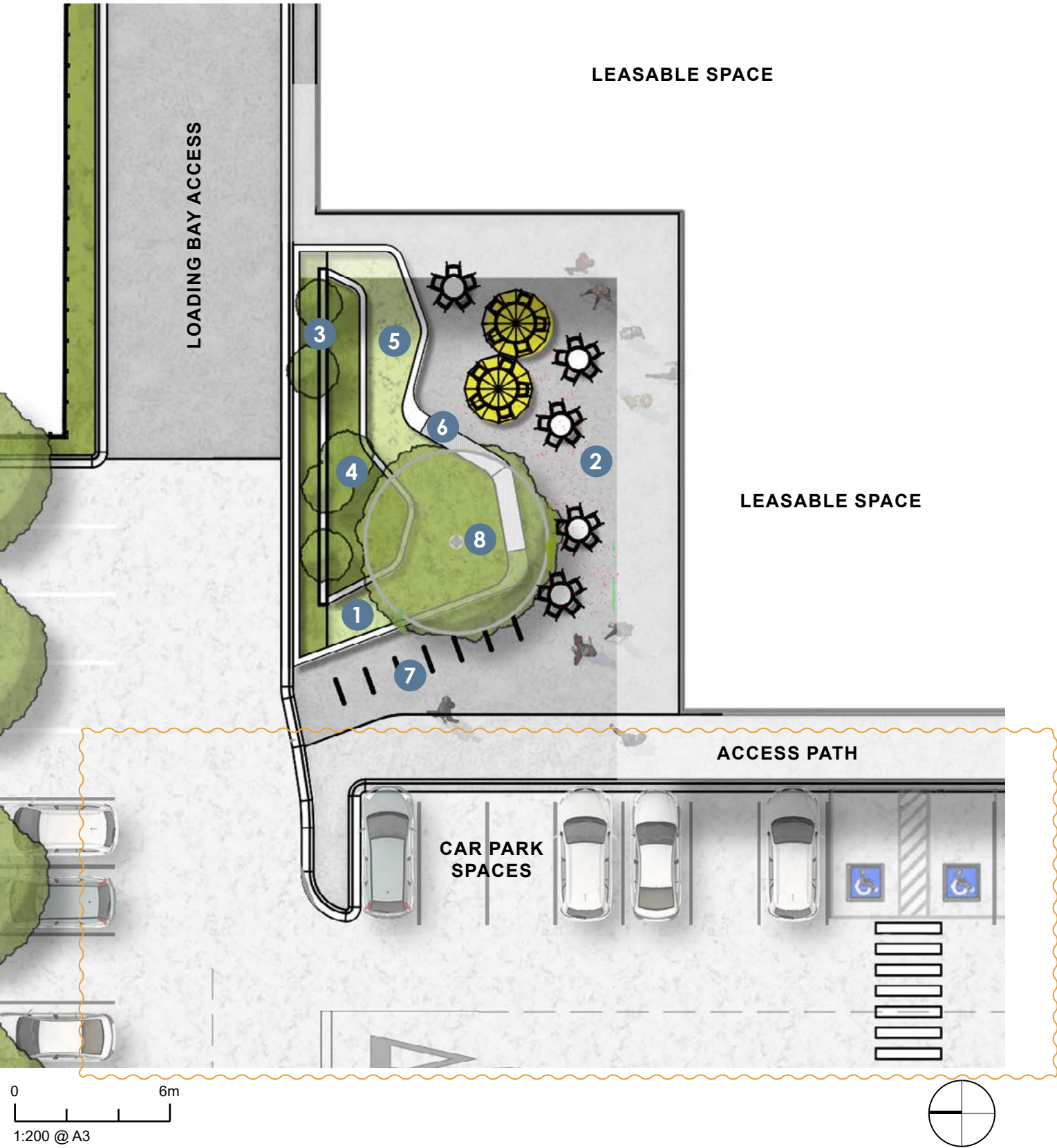


LANDSCAPE DESIGN FEATURES

- 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 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



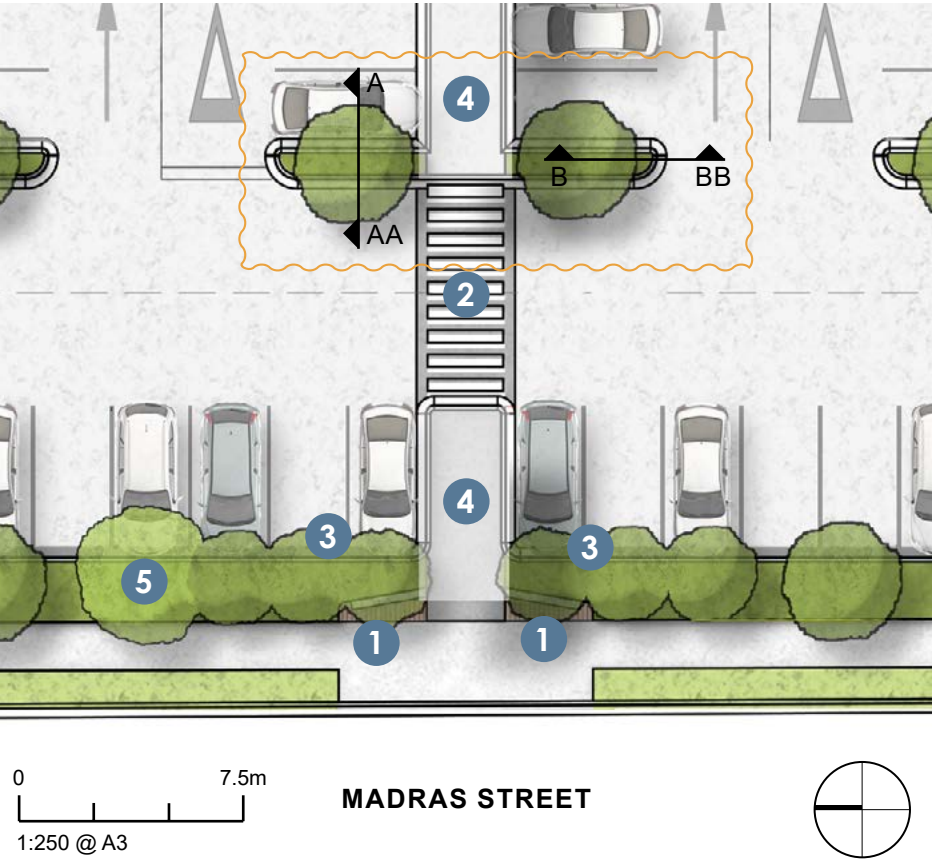
LANDSCAPE CONCEPT

DETAIL AREA A - PARK / PLAZA RENDER



LANDSCAPE CONCEPT

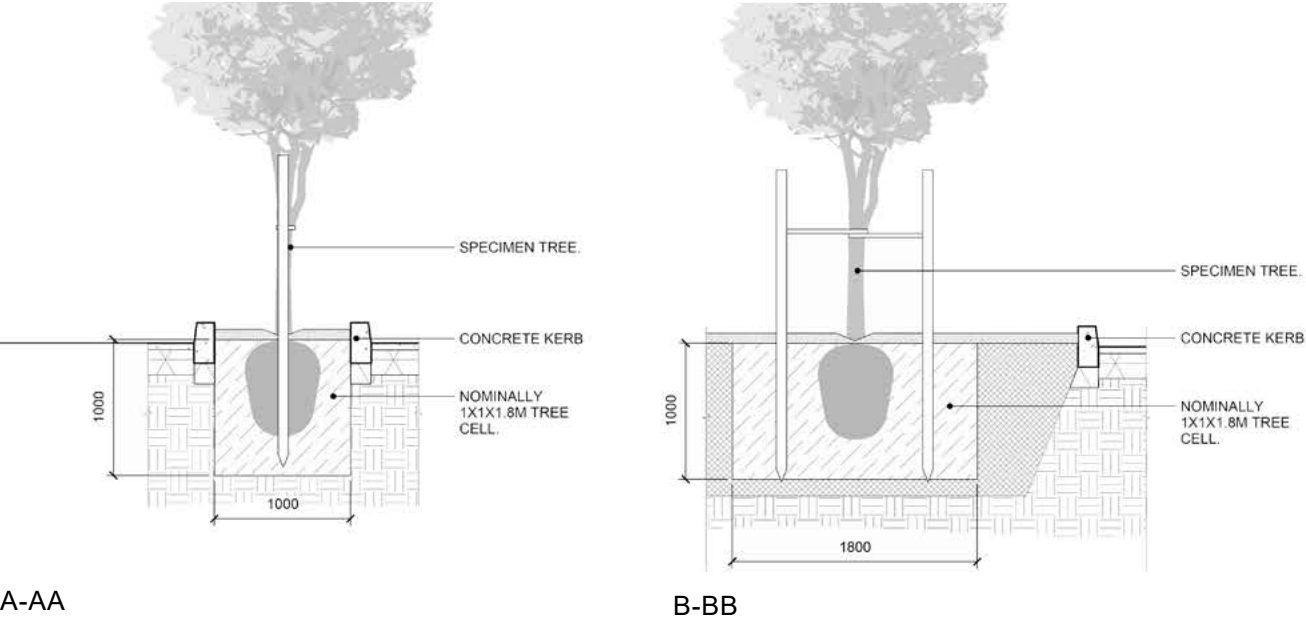
DETAIL AREA PLAN B MADRAS STREET PEDESTRIAN ENTRANCE



- ### 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.

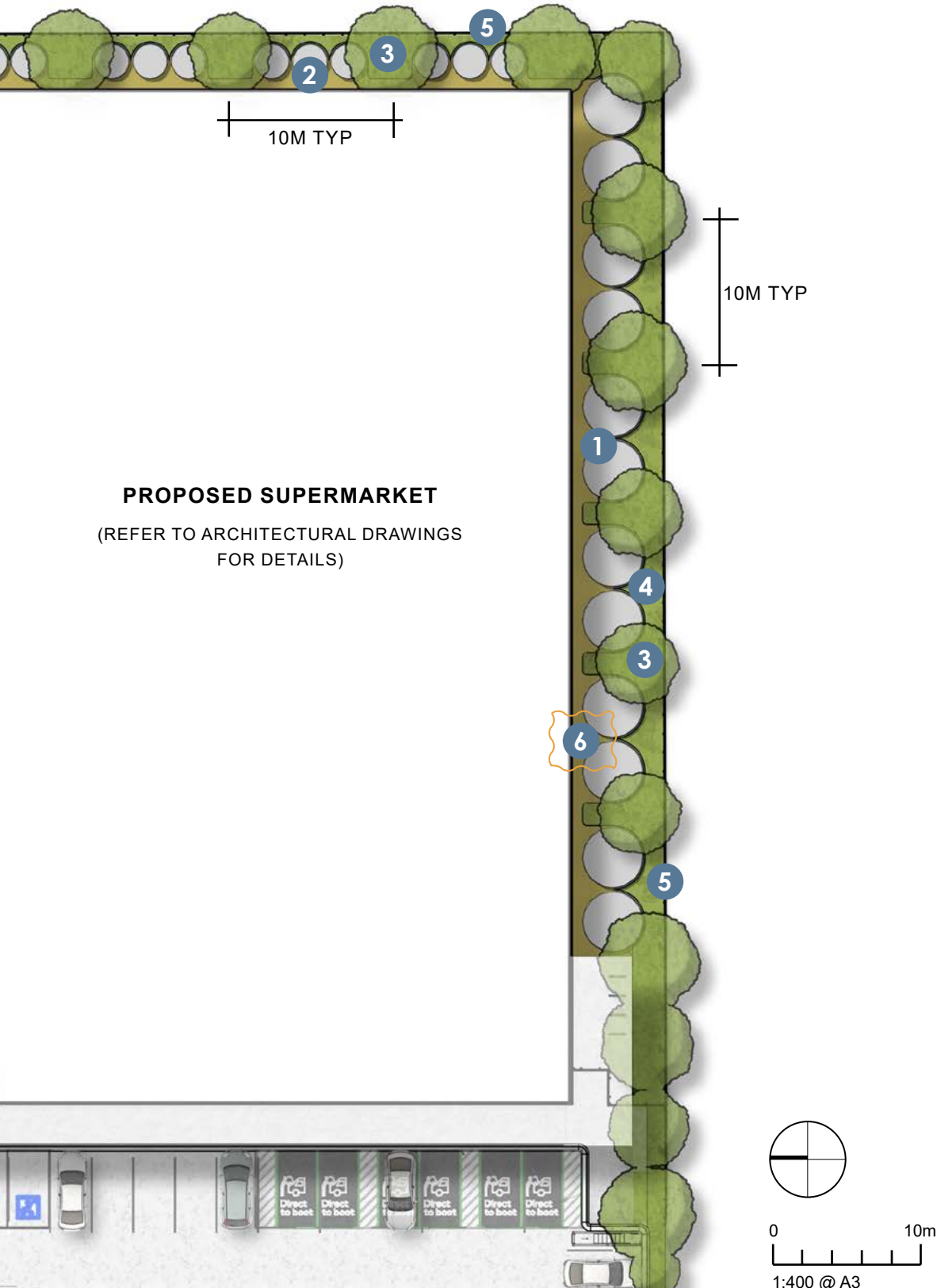
DETAIL AREA B MADRAS STREET PEDESTRIAN ENTRANCE RENDER

CROSS SECTIONS - TYPICAL AISLE END PLANTER



LANDSCAPE CONCEPT

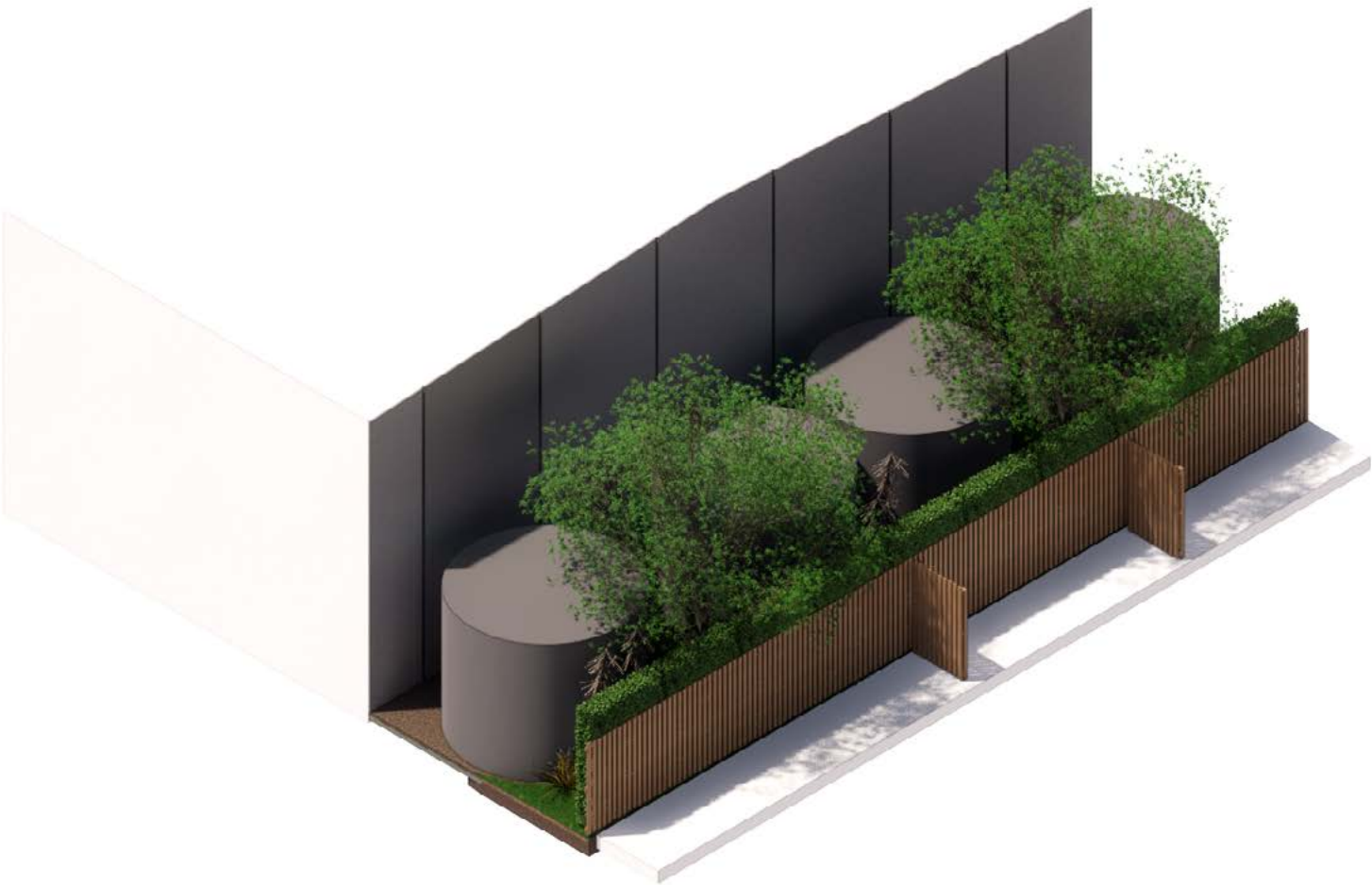
DETAIL AREA PLAN C STORMWATER DETENTION TANKS / SETBACK



SETBACK DESIGN FEATURES

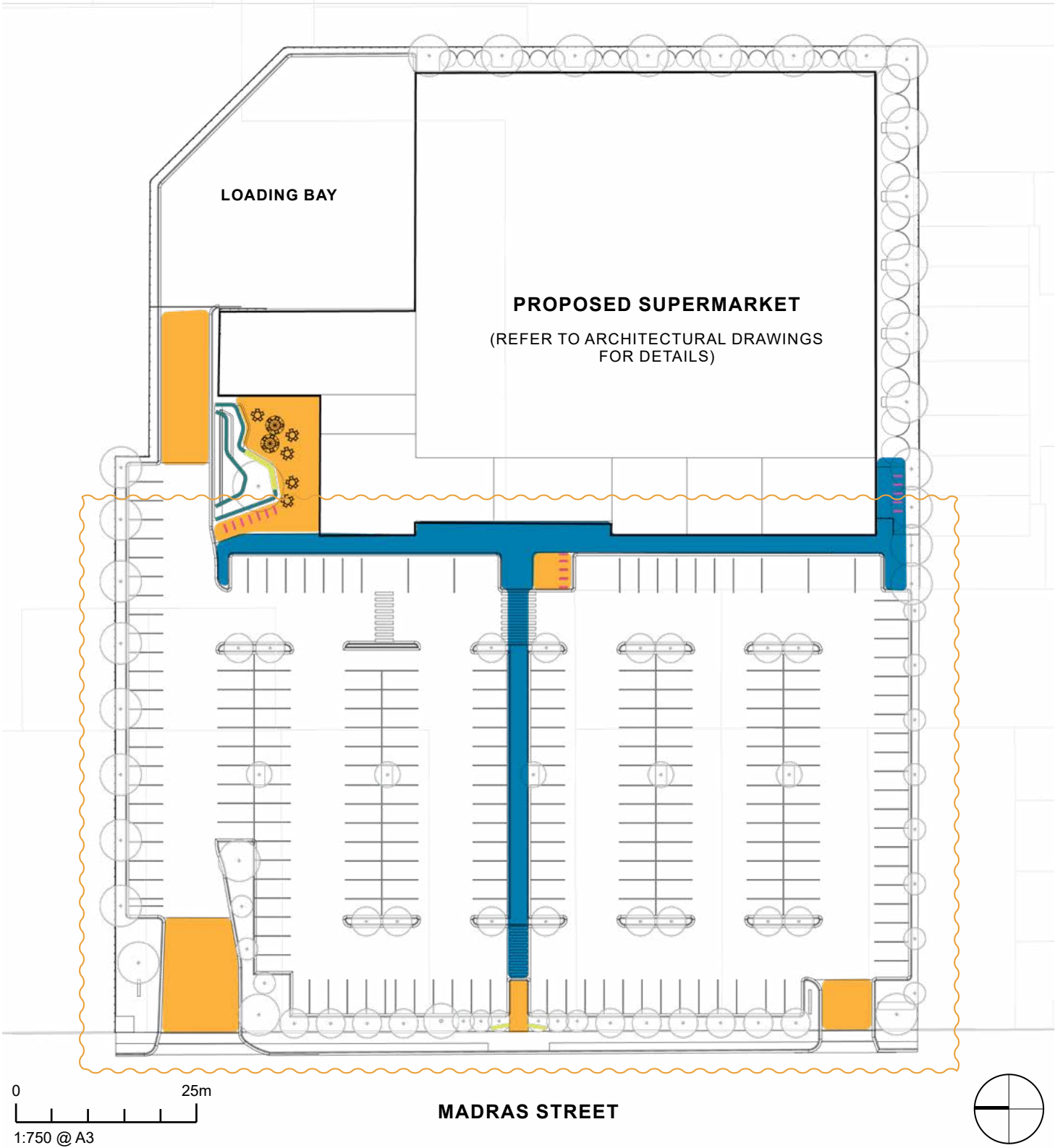
- 1 Proposed above ground stormwater detention tanks, grey colour, to the southern setback (nominally 30,000L, 3.66m diameter and 3.125m high), spaced along the boundary in pairs and set 600mm off the building wall.
- 2 Proposed above ground stormwater detention tanks, grey colour, to the eastern setback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



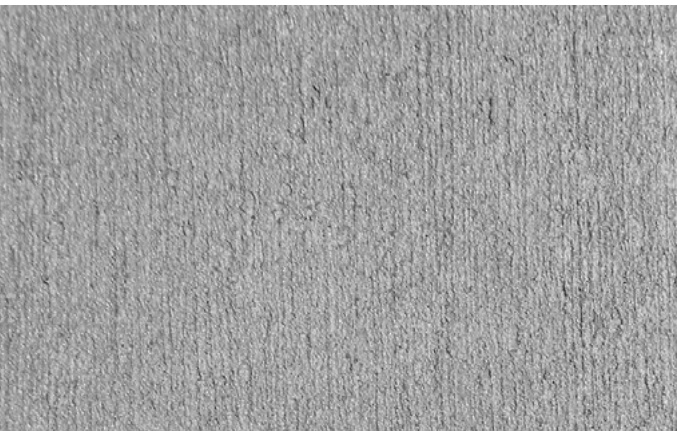
Stainless steel bike stand



Concrete terrace wall



Timber seating edge



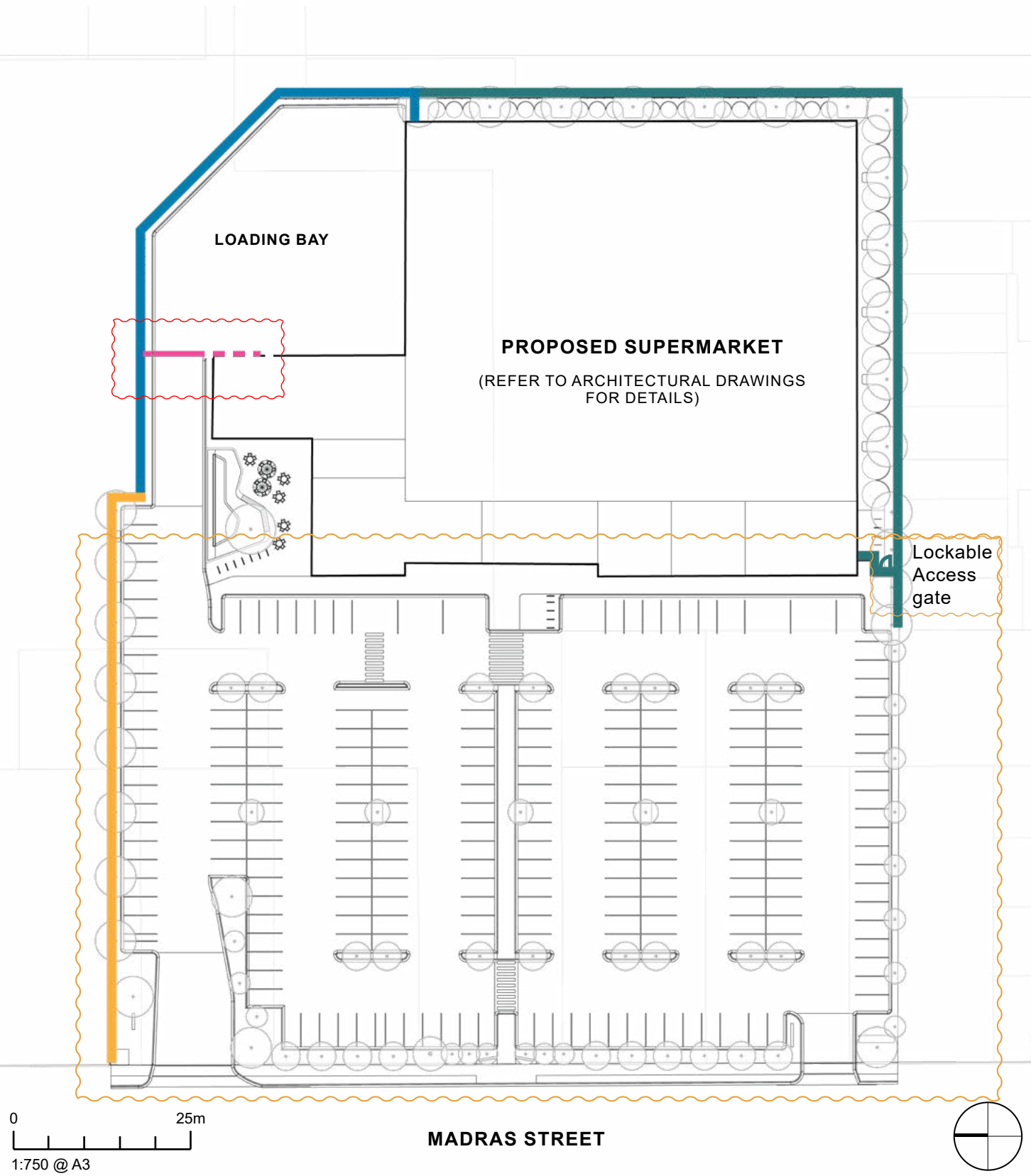
Brush finished concrete



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

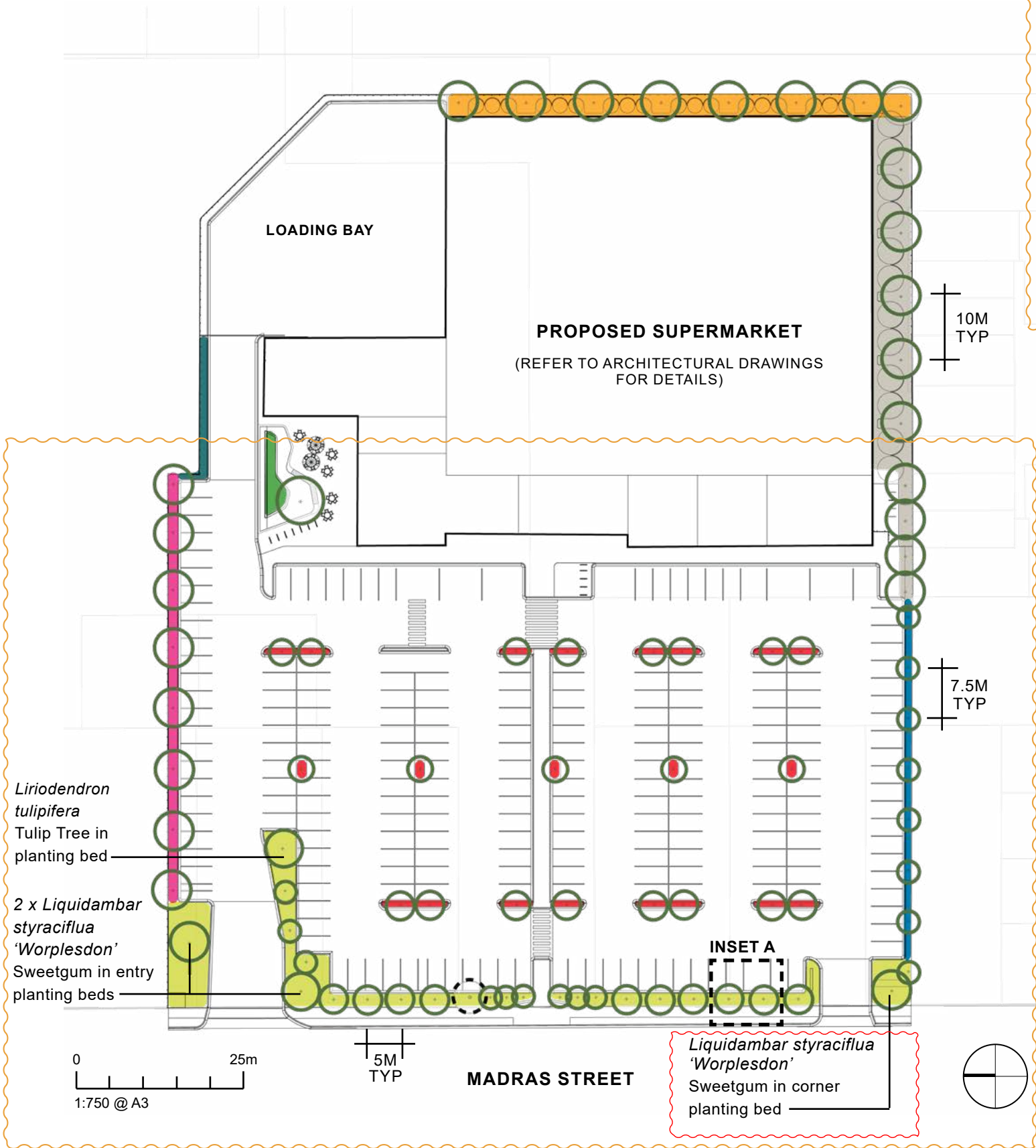
3.0m high acoustic timber fence.



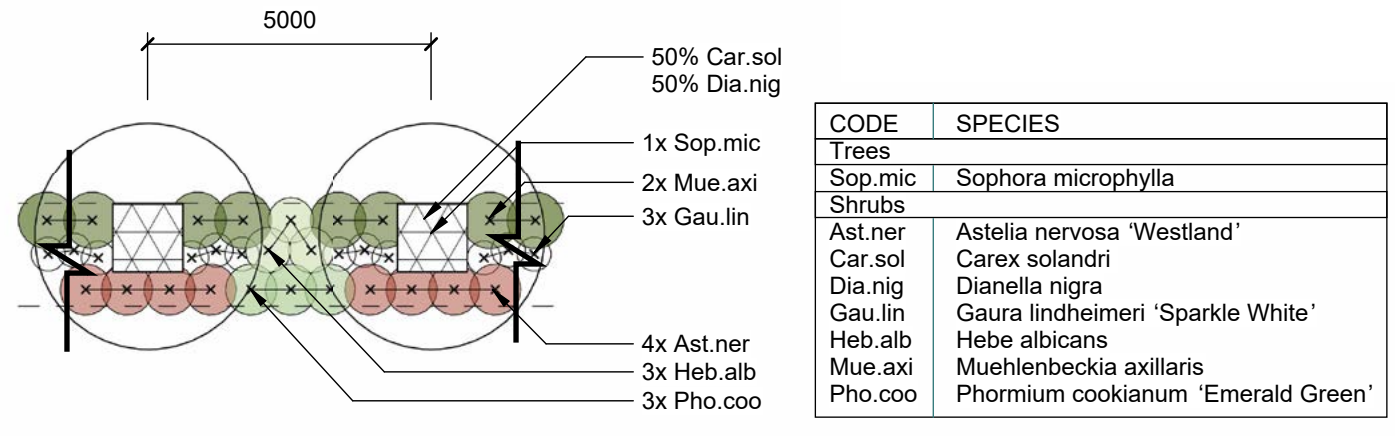
Precedent Images: Timber Acoustic Fence - Horizontal Palings

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



HOUHERE

Hoheria angustifolia



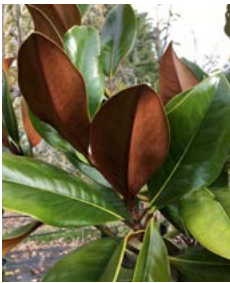
HOROEKA / LANCEWOOD

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'

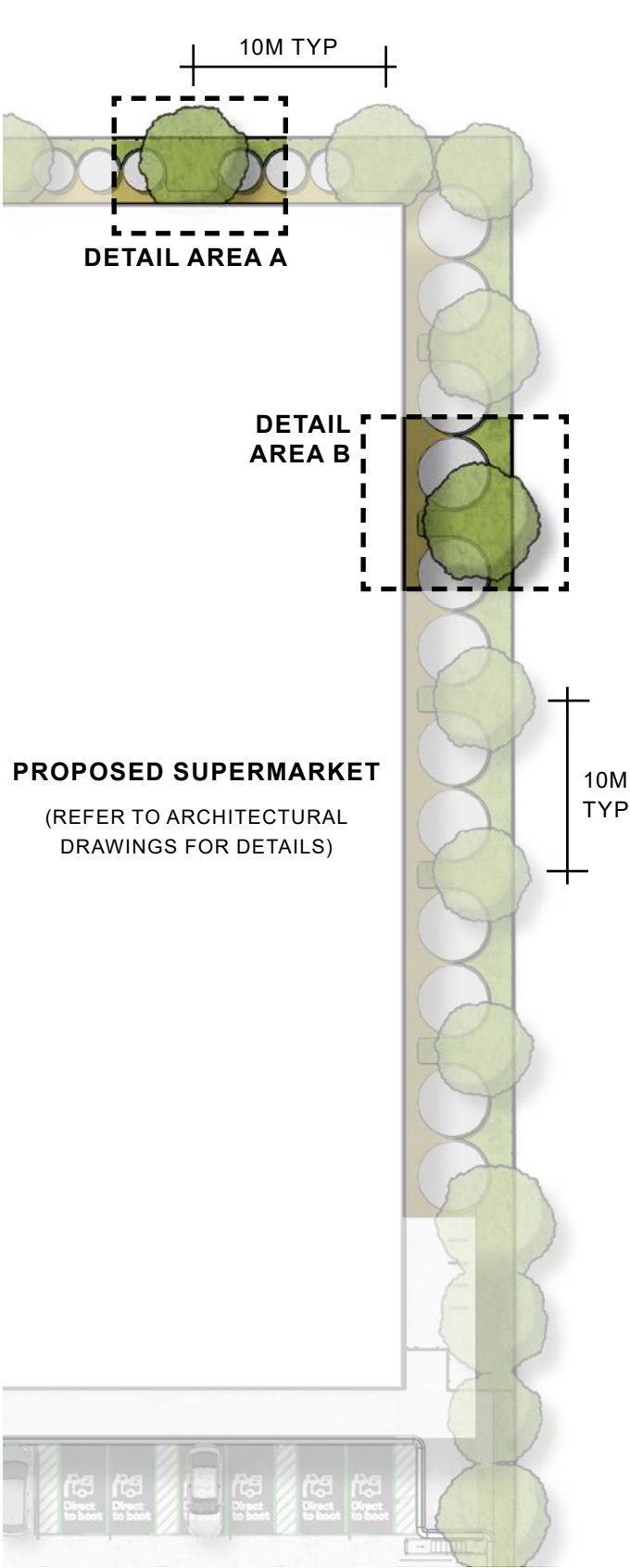


STAR JASMINE

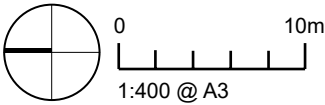
Trachelospermum jasminoides

APPENDIX 1: DETAIL AREA PLAN C

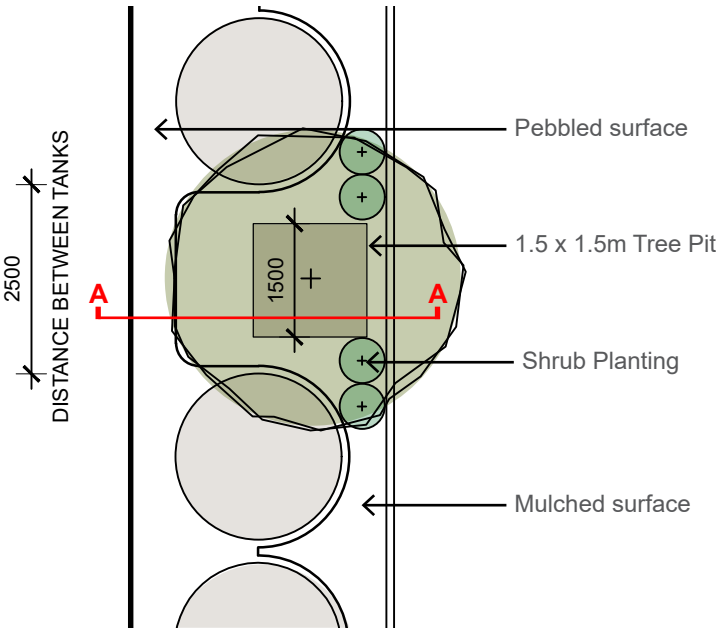
DETAIL PLANS AND X-SECTIONS



PROPOSED SUPERMARKET
(REFER TO ARCHITECTURAL
DRAWINGS FOR DETAILS)

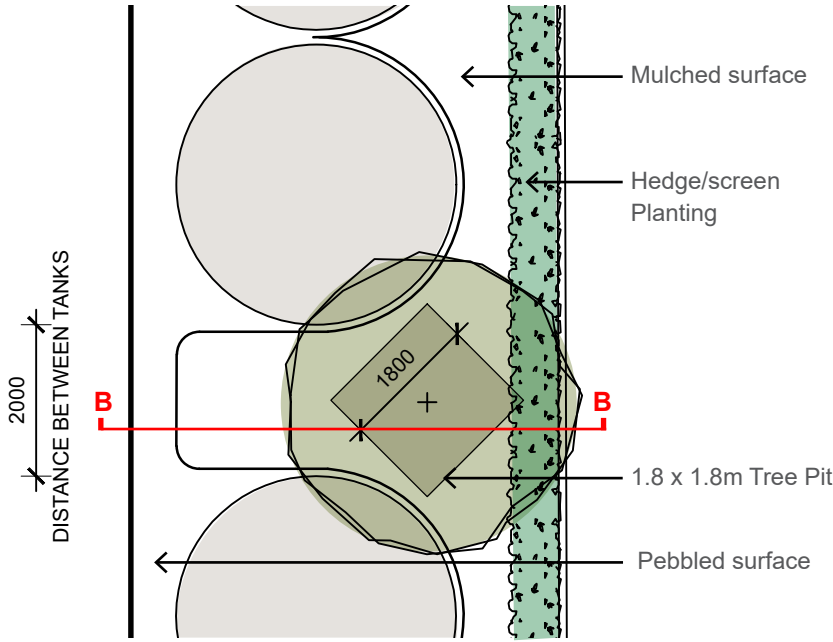


DETAIL AREA A: EASTERN SETBACK

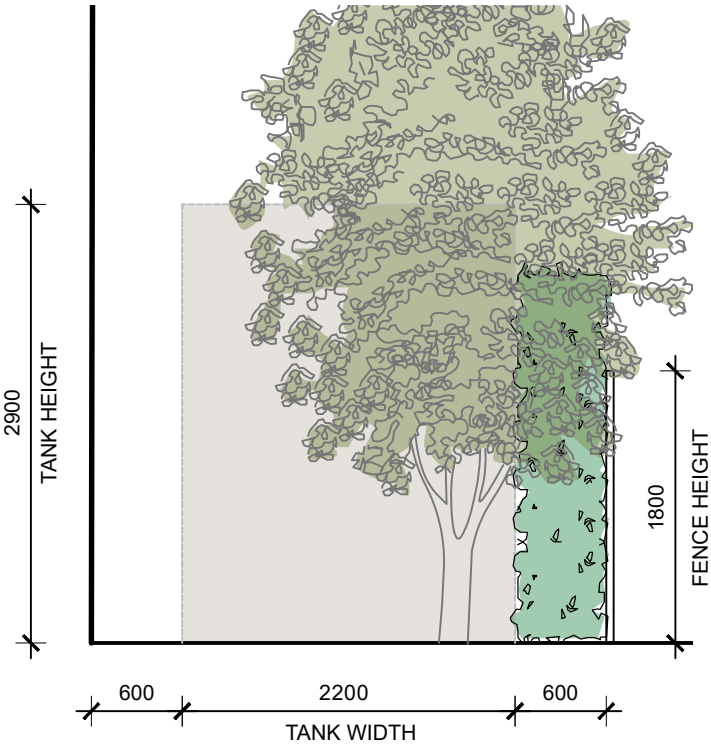


PLAN
1:100 @ A3

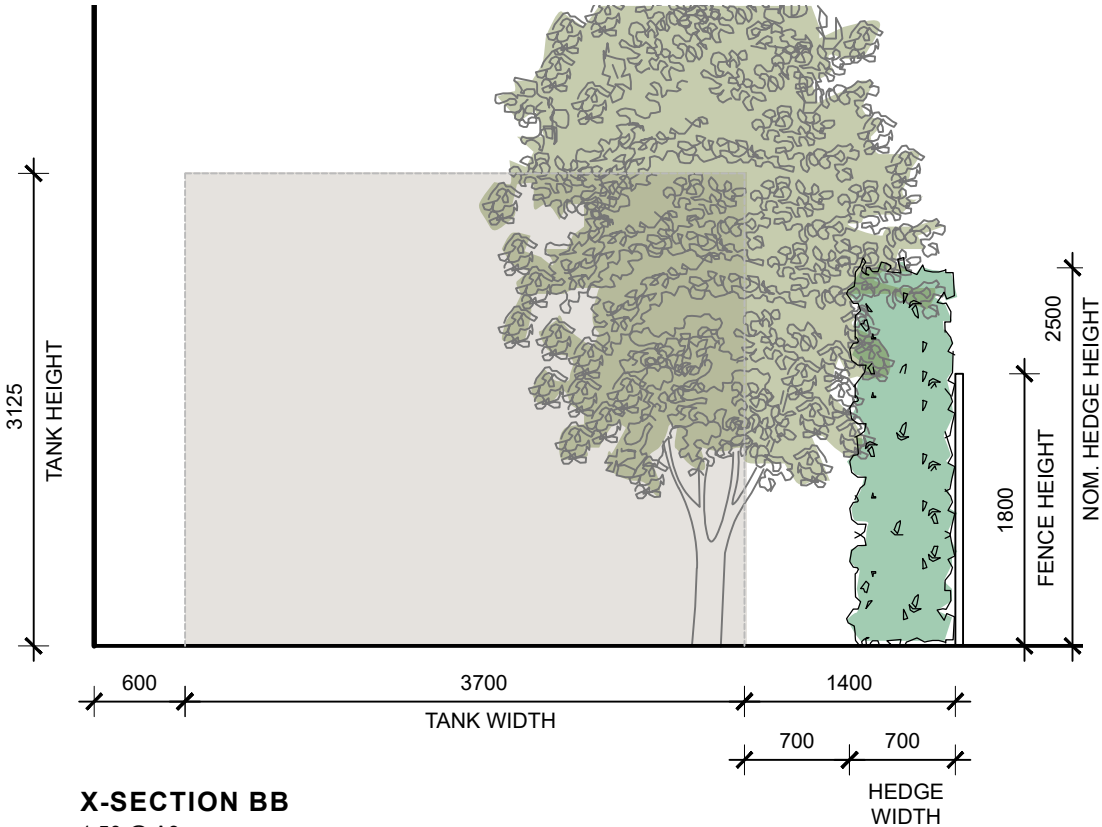
DETAIL AREA B: SOUTHERN SETBACK



PLAN
1:100 @ A3



X-SECTION AA
1:50 @ A3



X-SECTION BB
1:50 @ A3

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