

## Appendix F: Landscape design statement and concept

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## Felton Development – Stage 2-5 | Landscape Design Statement

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### INTRODUCTION

Felton Developments Limited has engaged Walker Landscape Architecture Limited (WLA) to prepare a landscape proposal to accompany a resource consent application for a proposed commercial development at Sandhurst Drive, Papamoa.

This design statement should be read in conjunction with the drawing sheets that form the preliminary package and include:

- 1240 A-101 I
- WLA Landscape Concept Plan 01
- WLA Image Sheet/Plant Schedule 02

### EXISTING SITE

The site comprises a near flat generally rectangular parcel which is flanked by Franks Way, Gloucester Road and Sandhurst Drive on the north, east and southern boundaries respectively. Sandhurst Drive adjoins the southern site boundary. Sandhurst Drive is a two-lane collector which links to the Eastern Arterial four lane motorway via the Mangatawa Interchange and also provides direct access to Papamoa Beach Road.

Land on the northern and eastern sides consists of relatively recent residential development. Land on the western and southern sides is undeveloped and zoned residential. Footpaths are located along both sides of Sandhurst Drive and Gloucester Road and in front of along the existing childcare building on the corner of Gloucester Road and Franks Way.

Generally the surrounding neighbourhood is a mix of single and two level residential dwellings set in a context of wide streets with good street tree planting amenity. The adjacent *Coast* neighbourhood is slightly higher density with more two story dwellings and higher levels of landscape amenity including a local park.

An existing single-level childcare facility is located at the northern corner of Gloucester Road and Franks Way.

### PROPOSED DEVELOPMENT

Proposed is a mixed use development comprised of small and large retail, childcare services and residential components. The massing of buildings will be single level and three-level. The remained of the site is predominately used for access and car parking areas with associated landscaping.

The overall footprint of buildings will be "T" shaped. A New World Supermarket and associated service areas is proposed at the western side. The building will have a typical high-stud form and will be effectively two-level in scale. Along the western boundary will buffer landscaping and a service entry. The building will be set back from the boundary by approximately 13 metres.

Perpendicular to the supermarket will be a three-level mixed use building located centrally within the site and set back 25 metres from the northern boundary. The upper two levels will be residential and the lower level retail. To the east stepping down in height from this will be a single level building which comprises the existing childcare centre and proposed retail. A stand-alone single story building is proposed for the eastern corner of the site at the roundabout on Sandhurst Drive and Gloucester Roads. The intended use of the building is for food and beverage, ie restaurant or café.

The new buildings will be set back from the boundaries with car park areas and landscaping fronting the street, the exception being the corner food and beverage tenancy which will only have a small landscaped setback. This building provides an active building frontage for the corner of the development.

There are five entry/exit points within the site for vehicles, two for service vehicles and three for public vehicles. Service vehicle access (for New World supermarket) is provided via an entrance on the southern end of Sandhurst Drive. The exit for this service area is one third of the way along Franks Way frontage to the north.

The main vehicular access is midway along the Sandhurst Drive road frontage. Car parking is accessed to the south and east of this entry with the New World supermarket situated to the south of this entrance. The second public vehicle access is provided midway along the frontage of Gloucester Road. Car parking is accessed to the northwest and southwest of this entry and allows more direct access to the eastern retail, childcare centre and the cafe. The third public vehicle access to the residential apartment car parking zone is located midway along Franks Way. Vehicle access will be from Franks Way to a 30 bay car park.

The main car park area will contain 126 bays and will be accessed from Sandhurst Drive and Gloucester Road. The childcare car park can be accessed from either of these entrances with the Gloucester Road access being the most direct. A one-way supermarket service land entrance is at the south-western corner of the site from Sandhurst Drive with the exit at Franks Way.

Pedestrian access points will be located variously around the site and are positioned to provide logical connections to the internal path layout and building frontages.

The pedestrian access from Sandhurst Drive to the supermarket entry and retail has been aligned to coincide with the southern 'gateway' building. Additional pedestrian access is provided approximately three quarters of the way along the Sandhurst Drive frontage linking the corner gateway building (food and beverage tenancy) to the main retail building on the corner of Sandhurst and Gloucester Road. Again this access has been aligned to connect the gateway building with the main retail development.

Another pedestrian entrance is adjacent the vehicle entry from Gloucester Road. It links directly into the frontage of the retail development and forms a small plaza area within the site. An existing pedestrian entrance for the childcare facility exists along Franks Way and will connect to the proposed retail development. A pedestrian access way to the residential apartment complex is provided two thirds of the way along Franks Way and directs pedestrians to the building entrance. This car park area associated with the residential apartments contains 29 bays.

The proposed landscape treatment seeks to complement the architectural design and contribute positively to the streetscape character and general amenity of the local area. The landscape proposals address 5 key character areas as follows:

- Sandhurst Drive entrance and road frontage

- Gloucester Road entrance and road frontage
- Franks Way apartment building entrance
- Car park treatment
- Residential boundary treatment (south western boundary)

### **Sandhurst Drive entrance and road frontage**

The general arrangement of hard and soft landscape features around the buildings is intended to create a clearly legible entrance and a sense of arrival.

Groupings of native trees are proposed at pedestrian and vehicular entry point reinforcing the legibility. Clusters of Pohutukawa (crown lifted *Metrosideros excelsa* 'Maori Princess') are arranged to direct movement into the site and visually identify the entrance.

A single large totum sign is proposed. Rustic timber slat feature fencing will flank the vehicle entrance and tie into the corner detail of the existing childcare facility.

Tree groupings will be underplanted with a richly textured mix of native shrubs in contrast to the internal simple mass planting. This will also strengthen the legibility of entry points. Shrubs will range in height from 300mm to 1 metre. The tree and low shrub planting will improve the streetscape character of Sandhurst Drive and Gloucester Road without compromising visibility or passive surveillance objectives.

On the boundary along Sandhurst Drive it is proposed to plant a range of low growing native species to maintain visual permeability into the site thus enabling passive surveillance from the footpath / road and to create a spacious generous landscape frontage for the site, thereby enhancing the general streetscape amenity of both Sandhurst Drive and Gloucester Road.

Pedestrian links from the street network into the site will be formed in the contrast paving material to give the effect of the main building entrance space extending out into the wider site. The use of the contrast paving material for pedestrian paths where they cross over vehicular routes will reinforce pedestrian priority both visually and experientially as a consequence of the relatively rough texture or rumble strip type effect arising from the coarse textured concrete surface treatments.

The use of high quality paving materials (exposed aggregate concrete with a contrast paving treatment) detailed to complement vertical building lines, will further structure the space and direct pedestrians into the development. Paving materials will be selected and detailed to visually integrate and / or coordinate with the building's exterior materials.

Climbers on proprietary wire systems are proposed as a green wall effect to the facade along the eastern elevation of the food and beverage tenancy. This introduces a distinctive green element without compromising visibility of shop frontages or CPTED principles. The climbers will be planted in flush planter beds with pebble mulch which will be visually consistent with the exposed aggregate concrete mix used throughout the site.

### **Gloucester Road entrance and road frontage**

The general arrangement of both hard and soft landscape features are consistent with the Sandhurst Drive design. A clearly legible building entrance is developed using clusters of Pohutukawa (crown lifted *Metrosideros excelsa* 'Maori Princess') arranged to direct movement into the space and in contrast to the tree species used throughout car park areas.

A large totum sign is also proposed for this entrance. Rustic timber slat feature fencing will flank the vehicle entrance and ties into the detail of the existing childcare facility.

Adjacent the generous pedestrian entry are flush planters mass planted with a range of low growing native species. These will reinforce the lines of pedestrian movement into the development and provide three dimensional structure to the space without compromising visibility or passive surveillance objectives. The same high quality paving materials (exposed aggregate concrete with a contrast paving treatment) as described above are utilised in this area.

Again the use of the contrast paving material for pedestrian paths where they cross over vehicular routes will reinforce pedestrian priority both visually and experientially as a consequence of the relatively rough texture or rumble strip type effect arising from the coarse textured concrete surface treatments.

The Gloucester Road boundary planting will be consistent with Sandhurst Drive with low growing native ground covers to ensure sight lines are kept open into the development to avoid CPTED concerns.

### **Franks Way apartment entrance**

The Franks Way entrance into the residential apartment car park utilises the existing (second) entry at the rear of the childcare centre. This car park is intended to be for the use of residential apartment dwellers.

Claret Ash (*Fraxinus oxycarpa* 'Raywoodii') is proposed to flank the boundary along Franks Way set in a mass planting of low shrubs to provide the appropriate scale to the front entrance of the residential apartments. Within the car park Magnolia (Magnolia 'Little Gem') provide amenity tree planting. Internal fences between the childcare and supermarket service areas are screened with self-clinging climbers to provide increased amenity.

### **Car park treatment**

Discontinuous rows of standard Olive trees (*Olea sp.*) are proposed throughout the centre of car parking areas to reinforce pedestrian circulation, to soften the expanse of hard paving seen from Sandhurst Drive and Gloucester Road and break the car parks into smaller scale zones. The trees will be planted into flush planters mass planted with low growing native species. Lighting will be integrated into the footpath and tree planting layout as necessary.

Pedestrian paths will be formed in fine textured exposed aggregate concrete. Vehicular areas will be surfaced in asphalt.

Trolley store areas, simple plinth type seating, cycle racks and litter bin(s) will be integrated into the space as required with the planting arrangement detailed to reinforce spatial function and circulation routes.

### **Residential boundary treatment (south western boundary)**

A series of trees line the south western boundary and provide softening to the development from the adjacent residential zoned land. Pohutukawa (crown lifted *Metrosideros excelsa* 'Maori Princess') (7m high mature) are interspersed with the faster growing Claret Ash (*Fraxinus oxycarpa* 'Raywoodii') (10m mature height) to form a 4.5m wide planted strip. The scale of these trees is considered appropriate to provide a buffer between the retail development and future residential neighbours. These trees are under planted with low

growing natives to ensure CPTED principles are achieved. The boundary fence is a 2m height timber closed board fence. The second security fence 4.5m inside the boundary is high to meet acoustic constraints.

The building façade on the south west face is softened with the use of self-clinging climbers on proprietary wire systems. This proposed green wall effect introduces a distinctive green element without compromising visibility of shop frontages or CPTED principles. The climbers will be planted in flush planter beds with pebble mulch which will be visually consistent with the exposed aggregate concrete mix used throughout the site. A climber green wall has been used successfully in other recent New World supermarkets (as seen below in Kumeu, Auckland).



*Example of 'green wall' approach using native climbers on wire supports.*

### **Mulching/Irrigation**

All planting beds will be mulched with an organic compost based mulch such as Living Earth 'More than Mulch' or similar. All planting beds will be fitted with an automatic irrigation system.

In summary it is my opinion the development is well articulated into clearly defined zones with the appropriate landscape treatment. It allows clear sight lines for CPTED functions whilst providing softening of the large car park expanse and building bulk beyond.

The development will present a coherent and distinctive retail centre and will provide a retail hub destination and 'sense of place' to the local area that is currently lacking.

### **Conclusion**

The site is located on a new connector road leading directly to the Tauranga Eastern Link. It is ideally positioned for a development of this type in a large existing residential community. The scale of the proposed buildings reflects other similar retail centres of this type.

I have been actively involved during the development of the design in relation to landscape, car park layouts, vehicle and pedestrian entry and exits, building form and materiality.

The proposed landscape plantings will provide a dense green edge to the development, whilst the green walls (to some of the buildings) will provide a visual softening of the built forms.

In my opinion the proposed development is visually sympathetic with the surrounding residential area. Any adverse effects on visual amenity values and neighbourhood character will be minor.

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March 2017



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-  Exposed aggregate '10mm Hawkes Bay mix' (or similar) concrete with 6kg charcoal oxide
-  Contrast paving treatment to key areas with sawcuts to form rectilinear blocks
-  Exposed aggregate '10mm Hawkes Bay mix' (or similar) concrete with 6kg charcoal oxide to continue across pedestrian crossings to reinforce pedestrian priority
-  Asphalt
-  Standard concrete to Council berms
-  Timber feature wooden entrance fences to match existing on corner of Gloucester Road and Franks Way
-  Entry 'Totem' signage
-  Shopping trolley storage bays
-  Pedestrian accessway within carpark area
-  Flush kerb concrete (with potential drainage function) to define parking bays
-  Timber bench seating, rubbish bins and bike racks in plaza area
-  Pohutukawa specimen: *Metrosideros excelsa* 'Maori Princess' (400 litre grade) to entrance zones
-  Pohutukawa specimen: *Metrosideros excelsa* 'Maori Princess' (45 litre grade) to southern boundary
-  Claret Ash specimen: *Fraxinus angustifolia* Raywoodii (45 litre grade)
-  Olive specimens: *Olea europaea* Ascolano (160L grade) clear stemmed as carpark trees
-  Magnolia specimen: *Magnolia* 'Little Gem' (45 litre grade)
-  Puka specimen: *Meryta sinclairii* (45 litre grade)
-  Cabbage tree specimen: *Cordyline australis* (45 litre grade in carpark)
-  Cabbage tree specimen: *Cordyline australis* (25 litre grade) in mixed beds
-  Entrance feature mixed shrubs
-  Boundary mixed shrubs (in bold blocks of texture)
-  Carpark under planting shrubs
-  Franks Way boundary mixed shrubs
-  Service area mixed shrubs
-  Green wall utilising *Muehlenbeckia complexa* on wire support frame
-  Site boundary





TREES



Pohutukawa



Claret Ash



Olive



Magnolia



Puka



Cabbage tree

SHRUBS



Dietes



Lomandra



Liriope



Phormium



Escallonia



Gazania



Coprosma

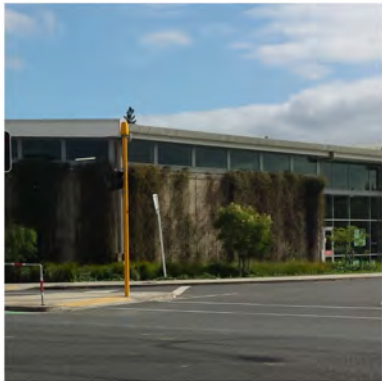


Grevilla

HARD LANDSCAPE



Hawkes Bay mix concrete



Green wall to soften building facades



Concrete crossing to prioritise pedestrians



Flush kerb



Timber entry fences



Bike stands and bench seating to plaza areas

Common Name	Botanical Name	Size	Spacings
TREES:			
Pohutukawa	Metrosideros excelsa 'Maori Princess	400 litre	As shown
Pohutukawa	Metrosideros excelsa 'Maori Princess	45 litre	As shown
Claret Ash	Fraxinus angustifolia Raywoodii	45 litre	As shown
Olive	Olea europaea Ascolano	160 litre	As shown
Magnolia	Magnolia 'Little Gem'	45 litre	As shown
Puka	Meryta sinclairii	45 litre	As shown
Cabbage Tree	Cordyline australis	45 litre	As shown
Cabbage Tree	Cordyline australis	45 litre	As shown
SHRUBS:			
Entrance feature mixed shrubs:			
Phormium black	Phormium 'Dark delight	Pb5	700 crs
Lomandra	Lomandra Nyalla	Pb5	700 crs
Escallonia	Escallonia 'Red dream'	Pb5	850 crs
Gazania	Gazania 'Takatu Red'	Pb3	200 crs
Grevillea	Grevillea Bronze Rambler	Pb5	700 crs
Boundary mixed shrubs:			
Escallonia	Escallonia 'Red dream'	Pb5	850 crs
Coprosma	Coprosma 'Middlemore'	Pb5	600 crs
Coprosma	Coprosma 'Hawera'	Pb5	600 crs
Coprosma	Coprosma repans 'Green Rocks'	Pb5	600 crs
Callistemon	Callistemon 'Rocky Rambler'	Pb5	600 crs
Renga renga	Arthropodium cirritum	Pb5	400 crs
Car park under planting shrubs:			
Liriope	Liriope spicata	Pb3	300 crs
Franks Way boundary mixed shrubs:			
Phormium	Phormium 'Green dwarf'	Pb5	700 crs
Lomandra	Lomandra Nyalla	Pb5	700 crs
Coprosma	Coprosma 'Middlemore'	Pb5	600 crs
Coprosma	Coprosma 'Hawera'	Pb5	600 crs
Coprosma	Coprosma repans 'Green Rocks'	Pb5	600 crs
Service area mixed shrubs:			
Coprosma	Coprosma 'Middlemore'	Pb5	600 crs
Coprosma	Coprosma 'Hawera'	Pb5	600 crs
Green wall:			
Pohuehue	Muehlenbeckia complexa	Pb12	600 crs