



LANDSCAPING

- LANDSCAPING IN ACCORDANCE WITH DISTRICT PLAN REQ'S
- GENERAL LANDSCAPING (REFER LANDSCAPING PLAN)

- NOTES :-
- THE 5m LANDSCAPE AREA ALONG THE SOUTHERN ZONE BOUNDARY SHALL BE PROVIDED WITH:
 - a. A MINIMUM OF ONE NATIVE SPECIMEN TREE FOR EVERY 10m, PLANTED NO MORE THAN 10m APART, OR CLOSER THAN 8m; AND
 - b. AT LEAST 50% OF OTHER PLANTS CAPABLE OF GROWING TO AT LEAST 1.5m AT MATURITY SELECTED FROM THE FOLLOWING PLAN SCHEDULE (REFER TO DISTRICT PLAN).
 - TREE PLANTING SHALL BE PROVIDED ALONG THE SMITH STREET BOUNDARY AND THE COUNCIL RESERVE (WEST) BOUNDARY:
 - a. AT A MINIMUM OF ONE TREE FOR EVERY 15m;
 - b. NO MORE THAN 15m APART OR CLOSER THAN 13m; AND
 - c. THE DRIP LINE OF ANY TREE SHALL NOT ENCROACH WITHIN 2m OF THE CENTRE LINE OF ANY WATER OR STORMWATER PIPELINE.
 - TREES REQUIRED BY 1a. AND 2 ABOVE SHALL BE AT LEAST 1.8m HIGH AT THE TIME OF PLANTING AND OF A SPECIES CAPABLE OF GROWING TO AT LEAST 8m AT MATURITY.

AREAS

SITE AREA	7.69 _{Ha}
UNIT A	SUPERMARKET 4,000 _{m²}
UNIT B	DEPARTMENT STORE 5,400 _{m²} (INCL. 1000m² BOH)
UNIT CDEFG	PERMITTED ACTIVITIES or LARGE FORMAT RETAIL 4,710 _{m²}
UNIT XYZ	EXISTING CONSENTED ACTIVITIES 3,466 _{m²} (EXCL. SERVICE STATION CANOPY)
UNIT H	FOOD OUTLET 200 _{m²}
TOTAL GFA	17,776 _{m²}
CARPARKS	619
CYCLE PARKS	51
SITE PARCELS SEPARATE FROM APPLICATION	
PUBLIC ROAD	

- NOTES :-
- ALL LAYOUTS ARE PRELIMINARY ONLY AND SUBJECT TO VERIFICATION. THE OWNER RESERVES THE RIGHT TO MAKE ALTERATIONS AS CIRCUMSTANCES MAY REQUIRE.
 - ALL INDIVIDUAL TENANCY WALLS AND AREAS ARE INDICATIVE.
 - TENANT/ACTIVITY TYPES ARE INDICATIVE AND SUBJECT TO RESOURCE CONSENT CONDITIONS.
 - UNIT X1-4 UNDER SEPARATE RESOURCE CONSENT APPROVALS.
 - ROAD LAYOUT AND LINE MARKINGS INDICATIVE ONLY PLEASE REFER TO URBIS DRAWINGS.
 - PERMITTED ACTIVITIES, DEFINED AS TRADE SUPPLIERS, LARGE FLOOR PLATE OFFICE ACTIVITIES, FOOD & BEVERAGE OUTLETS WHERE THE TOTAL NET FLOOR AREA FOR FOOD & BEVERAGE OUTLETS IN THE ZONE DOES NOT EXCEED 700m² AND/OR THE DISPLAY AND SALE OF GOODS PRODUCED AND/OR PROCESSED ON THE SITE, INCLUDING ANCILLARY PRODUCTS AND GOODS NOT EXCEEDING 50% OF THE NET FLOOR AREA OF THE SUM OF ALL BUILDINGS ON ANY SITE.
 - LARGE FORMAT RETAIL, DEFINED AS ANY INDIVIDUAL RETAIL ACTIVITY TENANCY WITH A NET FLOOR AREA OF 400m² OR GREATER BUT EXCLUDES ANY SUPERMARKET.

