

## LANDSCAPING

#### LANDSCAPING IN ACCORDANCE WITH DISTRICT PLAN REQ'S

## GENERAL LANDSCAPING (REFER LANDSCAPING PLAN)

1. 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 PLANT SCHEDULE (REFER TO DISTRICT PLAN)
2. 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 ENCRACK WITHIN 2m OF THE CENTRE LINE OF ANY WATER OR STORMWATER PIPELINE.
3. 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 m <sup>2</sup>
UNIT B	DEPARTMENT STORE	5,400 m <sup>2</sup> (INCL. 1000m <sup>2</sup> BOH)
UNIT CDEFG	PERMITTED ACTIVITIES or LARGE FORMAT RETAIL	4,710 m <sup>2</sup>
UNIT XYZ	EXISTING CONSENTED ACTIVITIES (EXCL. SERVICE STATION CANOPY)	3,466 m <sup>2</sup>
UNIT H	FOOD OUTLET	200 m <sup>2</sup>
TOTAL GFA		17,776 m <sup>2</sup>
CAR PARKS		619
CYCLE PARKS		51

NOTES :-  
ALL LAYOUTS ARE PRELIMINARY ONLY AND SUBJECT TO VERIFICATION. THE OWNER RESERVES THE RIGHT TO MAKE ALTERATIONS AS CIRCUMSTANCES MAY REQUIRE.  
ALL INDIVIDUAL RETAIL ACTIVITIES AS LISTED ARE THE TENANT'S RESPONSIBILITY.  
TENANT ACTIVITY TYPES ARE INDICATIVE AND SUBJECT TO RESOURCE CONSENT CONDITIONS.  
UNIT X-14 UNDER SEPARATE RESOURCE CONSENT APPROVALS.  
NOTWITHSTANDING THE ABOVE, THE TENANT MUST REFER TO UDRS DRAWINGS  
PERMITTED ACTIVITIES, DEFINED AS TRADE SUPPLIERS, LARGE FLOOR AREA ACTIVITIES,  
FOOD & BEVERAGE OUTLETS WHERE THE TOTAL NET FLOOR AREA FOR FOOD & BEVERAGE  
OUTLETS IN THE ZONE DOES NOT EXCEED 700m<sup>2</sup> AND FOR THE DISPLAY AND SALE OF GOODS  
NOT WITHSTANDING THE RESOURCE CONSENT, INCLUDING THE DISPLAY AND SALE OF GOODS  
NOT EXCEEDING 20% 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 450m<sup>2</sup> OR GREATER BUT EXCLUDES ANY SUPERMARKET.

