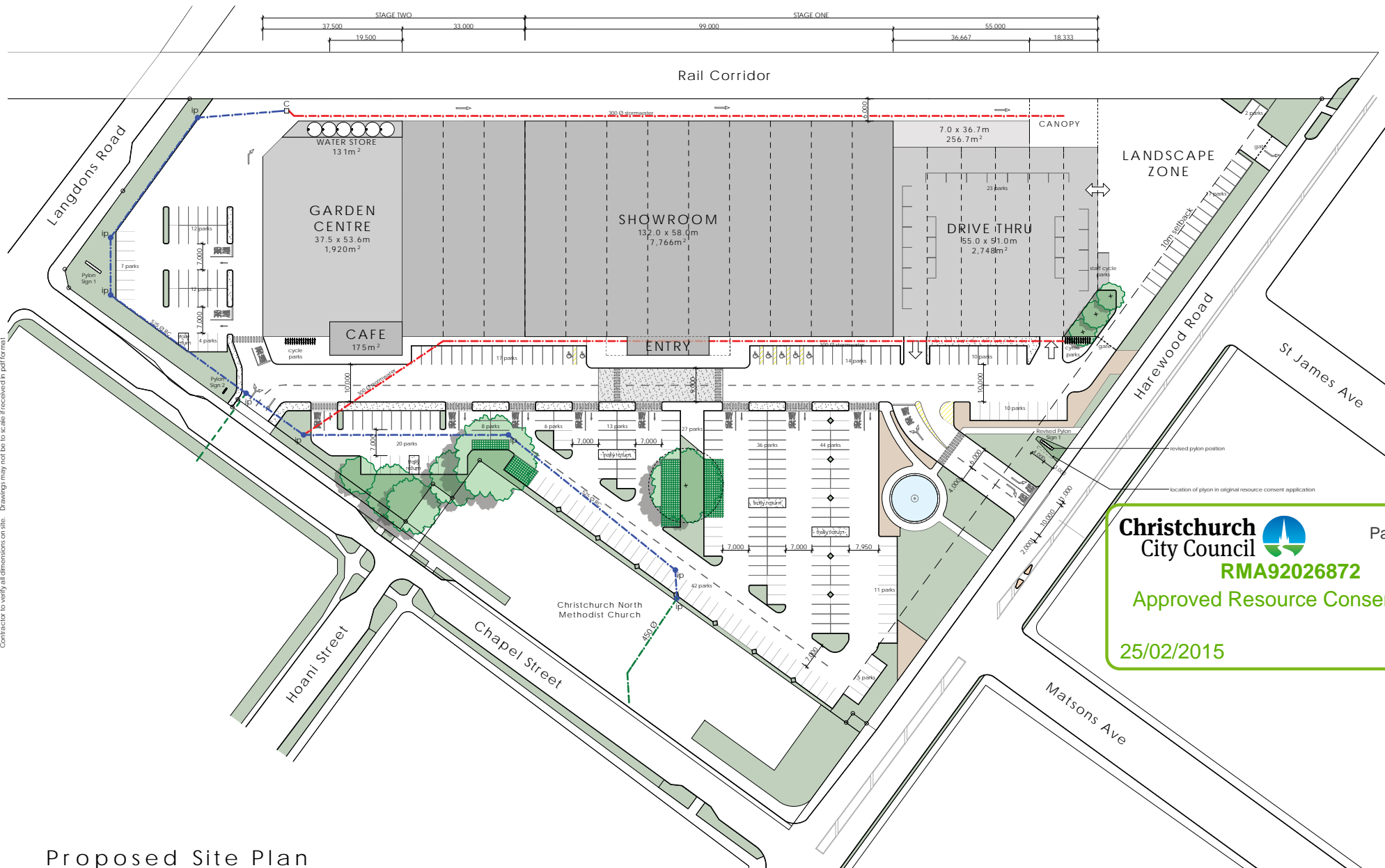


Contractor to verify all dimensions on site. Drawings may not be to scale if received in pdf format



## Proposed Site Plan

Scale 1:500 @ A1  
Scale 1:1000 @ A3

Christchurch  
City Council



Page 2 of 21

**RMA92026872**

Approved Resource Consent Plan

25/02/2015

BERNARD  
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### PROJECT STATUS:

Resource Consent  
9-7-2014

Revision 1  
22-9-2014

revision 2  
31-10-2014

revision 3  
19-02-2015

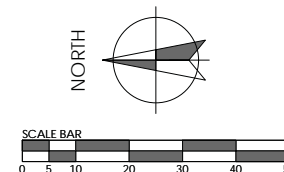
PROPOSED  
SITE PLAN  
STAGE 2

NEW  
DEVELOPMENT  
FOR  
R & H  
INVESTMENTS

SCALE : 1:500  
PRINTED : 19/02/15  
JOB NO : 1279  
DRAWN : GARETH

SHEET

A1.03

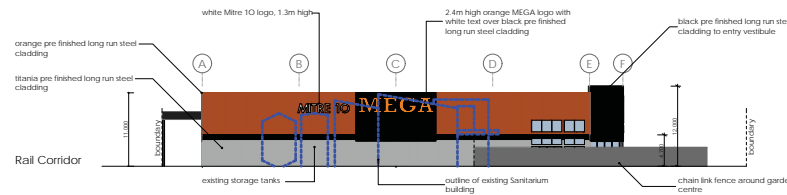




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**25/02/2015**



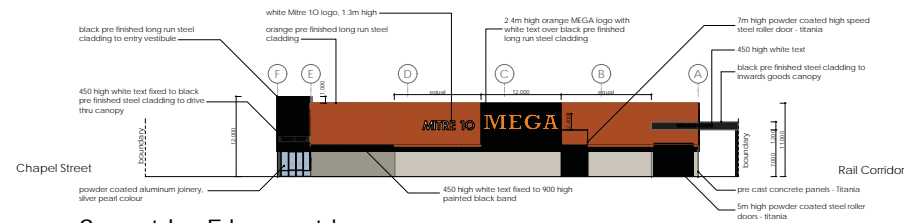
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Scale 1:800 @ A3



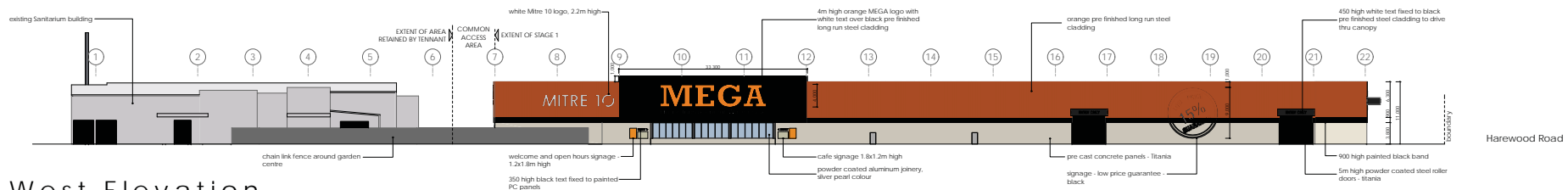
## East Elevation

Scale 1:400 @ A1  
Scale 1:800 @ A3



## South Elevation (Harewood Road)

Scale 1:400 @ A1  
Scale 1:800 @ A3



## West Elevation

Scale 1:400 @ A1  
Scale 1:800 @ A3

ELEVATIONS  
(STAGE 1)

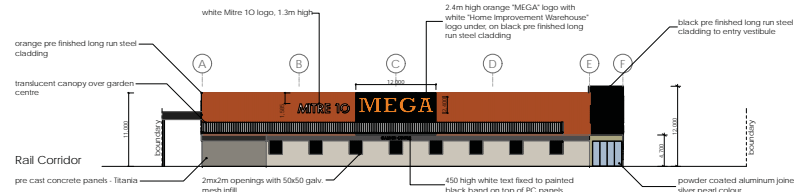
NEW  
DEVELOPMENT  
FOR  
R & H  
INVESTMENTS

SCALE : 1:400  
PRINTED : 19/02/15  
JOB NO : 1279  
DRAWN : GARETH

SHEET

**A3.01**

25/02/2015



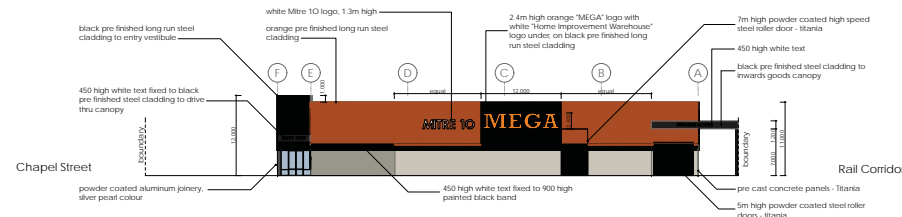
## North Elevation (Langdons Road)

Scale 1:400 @ A1  
Scale 1:800 @ A3



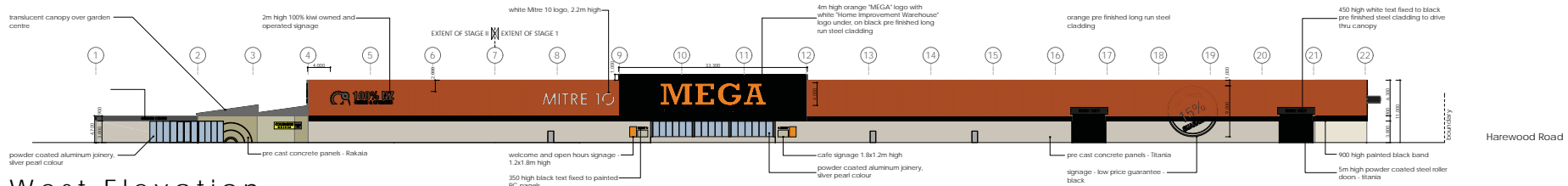
## East Elevation

Scale 1:400 @ A1  
Scale 1:800 @ A3



## South Elevation (Harewood Road)

Scale 1:400 @ A1  
Scale 1:800 @ A3



## West Elevation

Scale 1:400 @ A1  
Scale 1:800 @ A3

ELEVATIONS  
(STAGE 2)

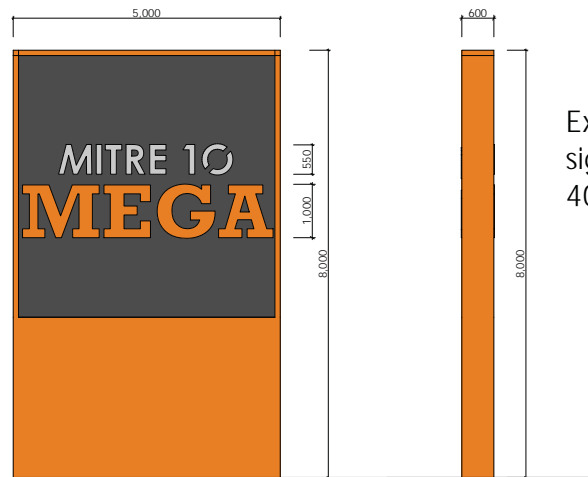
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DEVELOPMENT  
FOR  
R & H  
INVESTMENTS

SCALE : 1:400  
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JOB NO : 1279  
DRAWN : GARETH

SHEET

A3.02

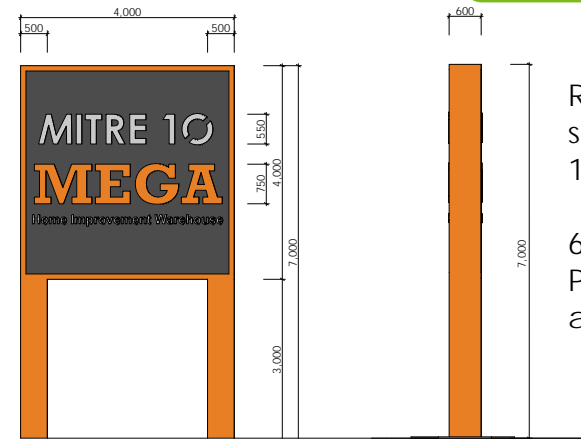




Existing Pylon 1  
signage area  
40.0m<sup>2</sup> per side

Existing Pylon Sign 1 (not used)

Scale 1:50 @ A1  
Scale 1:100 @ A3

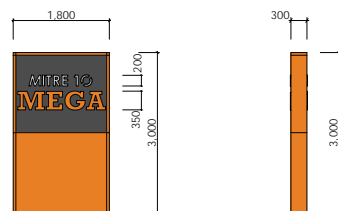


Revised Pylon 1  
signage area  
16.0m<sup>2</sup> per side

60% reduction in  
Pylon 1 signage  
area

Revised Pylon Sign 1

Scale 1:100 @ A1  
Scale 1:200 @ A3



Existing Pylon 2  
signage area  
5.4m<sup>2</sup> per side

Pylon Sign 2

Scale 1:50 @ A1  
Scale 1:100 @ A3

PYLON  
ELEVATIONS

NEW  
DEVELOPMENT  
FOR  
R & H  
INVESTMENTS

SCALE : 1:50  
PRINTED : 19/02/15  
JOB NO : 1279  
DRAWN : GARETH

SHEET

A3.03

Contractor to verify all dimensions on site. Drawings may not be to scale if received in pdf format



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PROJECT STATUS:  
Resource Consent  
9-7-2014  
Revision 1  
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revision 2  
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revision 3  
19-02-2015



Existing Signage Pylon 1

(viewed from Harewood Road East)



Revised Signage Pylon 1

(viewed from Harewood Road East)



Existing Signage Pylon 1

(viewed from Harewood Road West)



Revised Signage Pylon 1

(viewed from Harewood Road West)

SIGNAGE  
IMAGES

NEW  
DEVELOPMENT  
FOR  
R & H  
INVESTMENTS

SCALE : 1:0.5254  
PRINTED : 19/02/15  
JOB NO : 1279  
DRAWN : GARETH

SHEET



Existing Signage on Building

(viewed from Harewood Road East)



Revised Signage on Building

(viewed from Harewood Road East)

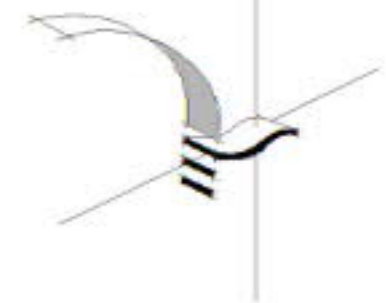
PROPOSED SIGNAGE SCHEDULE								
revision 1 - 18/2/2014								
LOCATION	Elevation	SIGN CODE	DESCRIPTION	SIZE (m)		AREA (m²)		NO. OF SIGNS
				W	H	Advertising	Directional	
	North		Mitre 10	7.90	1.30	10.27		1.00
			Mega	10.30	2.40	24.72		1.00
			Home Improvement Warehouse	10.30	0.50	5.15		
			Garden Centre	5.30	0.45	2.39		
			Entry Only	3.60	0.45		1.62	1.00
			Exit Only	3.00	0.45		1.35	1.00
	East		Mitre 10	11.90	2.00	23.80		1.00
			Mega	15.55	3.60	55.98		1.00
			Home Improvement Warehouse	15.55	0.45	7.00		
			Garden Centre	5.30	0.45	2.39		1.00
	South		Mega	10.30	2.40	24.72		1.00
			Home Improvement Warehouse	10.30	0.50	5.15		
			Mitre 10	7.90	1.30	10.27		1.00
			Entry Only	3.60	0.45		1.62	1.00
			Exit Only	3.00	0.45		1.35	1.00
			Inwards Goods	5.55	0.45	2.50		1.00
	South West		Building Supplies	5.50	0.45	2.475		1.00
	West		Garden Centre	5.30	0.45	2.39		1.00
			Columbus Coffee	4.80	1.20	5.76		1.00
			100% NZ Owned	9.30	2.00	18.60		1.00
			Mitre 10	13.25	2.20	29.15		1.00
			Mega	17.50	4.00	70.00		1.00
			Home Improvement Warehouse	17.50	0.85	14.88		
			Low Price 15%			63.20		1.00
			Café	1.80	1.20	2.16		1.00
			Café	1.80	1.20	2.16		1.00
			Hours of Operation	1.20	1.80	2.16		1.00
			Hours of Operation	1.20	1.80	2.16		1.00
			Entry	2.00	0.35		0.70	1.00
			Entry	2.00	0.35		0.70	1.00
			Entry Only	3.30	0.45		1.49	1.00
			Exit Only	2.70	0.45		1.22	1.00
			Smiths	2.00	0.45	0.90		1.00
Pylon 1	Harewood Road		5.00	8.00	40.00		1.00	
Pylon 2	Langdons Road		5.00	8.00	40.00		1.00	
	Chapel Street		1.80	3.00	5.40		1.00	
						475.71	10.04	32.00
Revised Pylon	Pylon 1	Harewood Road		4.00	4.00	16.00		1.00
		Langdons Road		4.00	4.00	16.00		1.00
	Pylon 2	Chapel Street		1.80	3.00	5.40		1.00
						427.71	10.04	35.00

# MITRE 10 MEGA HAREWOOD ROAD *Stage Two Landscape Plan & Imagery*

## MITRE 10 MEGA

### *HAREWOOD ROAD*

INTRADOS  
ARCHITECTURE



**EARTHWORK**  
landscape architects



## STAGE 2 - LANDSCAPE CONCEPT

**Existing Fence to Remain:** The existing high screen fencing shall be retained until the existing tenants transfer the site to Mitre 10 for redevelopment as per the overall landscape plan (between 1-5 years).



**Existing Council Planting:** remove existing tired plantings and replant council area to integrate area with new design style

**Tall Plantings:** To soften the southernmost edge of the building. Details to be confirmed

Extent of Existing Low Wall:

**Existing Water Fountain:** With open lawn area. Additional feature paving around the water feature and low hedging defines the pedestrian space and partially screens Asphalt carpark





**Old Sanitarium Entry To Be Retained :** Existing wall to frame new pedestrian connection to Mitre 10 Building,

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### Hardscape Key

- 
- Proposed Concrete Paving** : Details to be confirmed
- Permeable Paving** : Gobi blocks or similar installed to allow for water penetration through the carpark surface.
- Crazy Paving**: Utilise existing Halswell stone in feature areas as shown
- Resin Surfacing**: omnicrote or similar to define pedestrian areas




### Furniture and Feature Key

- |   |   |
|---|---|
|  | <b>Signage:</b> Refer to architects Plans for details, feature planting around base as shown                              |
|  | <b>Possible Seating:</b> Indicative only, details to be confirmed   |
|  | <b>Armourfence pallisade fencing or similar :</b> Refer to architects plans for details                                   |
|  | <b>Low Wall :</b> Existing wall to remain where possible and extended to accommodate new entranceways and path locations. |

### Softscape Shrub Key

- |   |  |
|---|--|
|  | <b>Gardenesque Shady Planting :</b> Utilise Existing Plantings such as astelia and renga renga lillies under existing trees to remain. Refer to Sheet 11 |
|  | <b>Gardenesque Planting :</b> Utilise and expand on the existing medium - high plantings. Refer to Sheet 11  |
|  | <b>Feature Planting :</b> Modern vibrant mass plantings in high profile areas, colours to compliment building. Refer to Sheet 11                         |
|  | <b>Proposed Hedging:</b> Lonicera nitida. To provide a break between the modern and gardenesque styles. Refer to Sheet 11                                |

## Softscape Tree Key

-  **Prunus Yedoensis** Refer to Sheet 11
-  **Magnolia kobus:** Refer to Sheet 11
-  **Existing Trees To Remain:**



**NORTH 1:1000 @ A3**





Figure 1. Draft view from St James Ave looking north west into the site



Figure 2. Draft view from Matsons Ave looking north east into the site



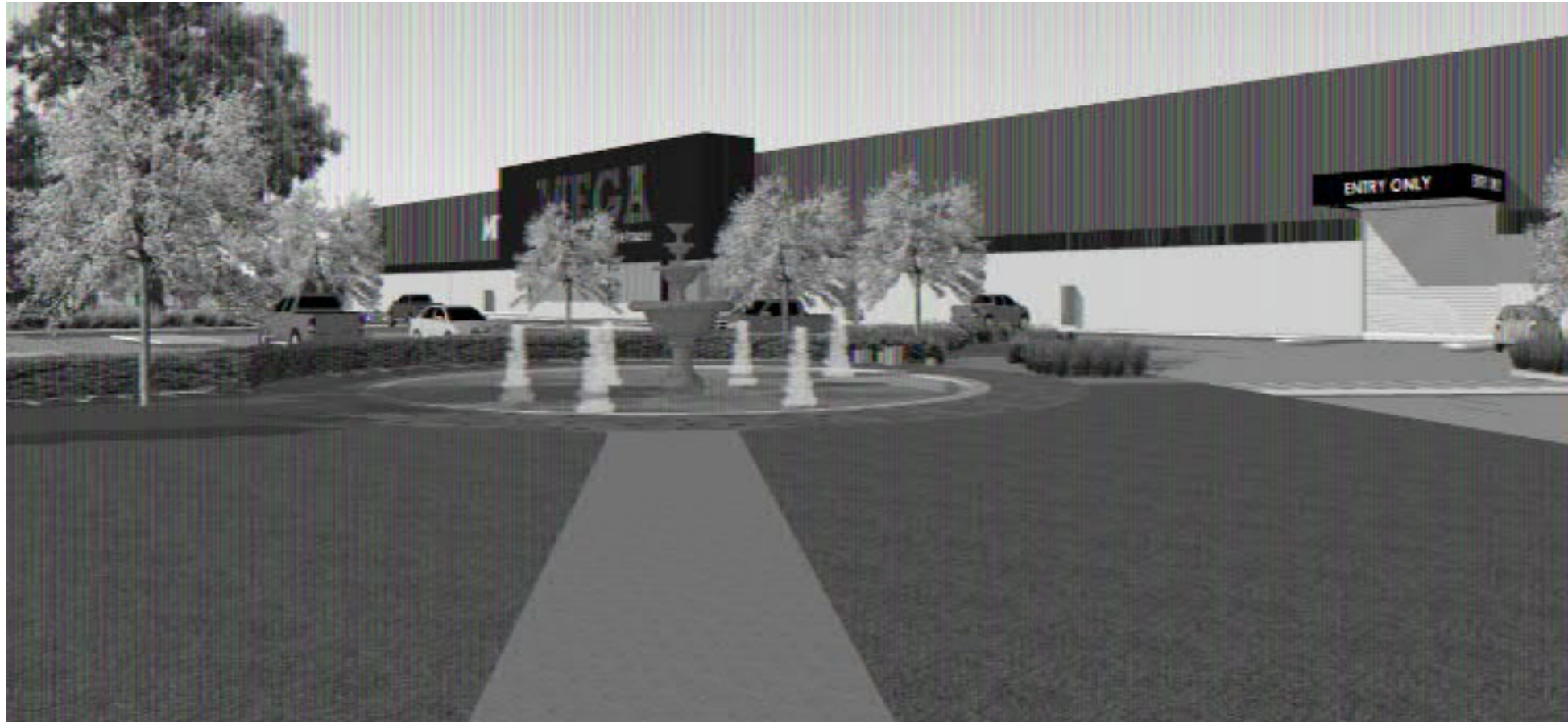


Figure 3. Pathway to water feature

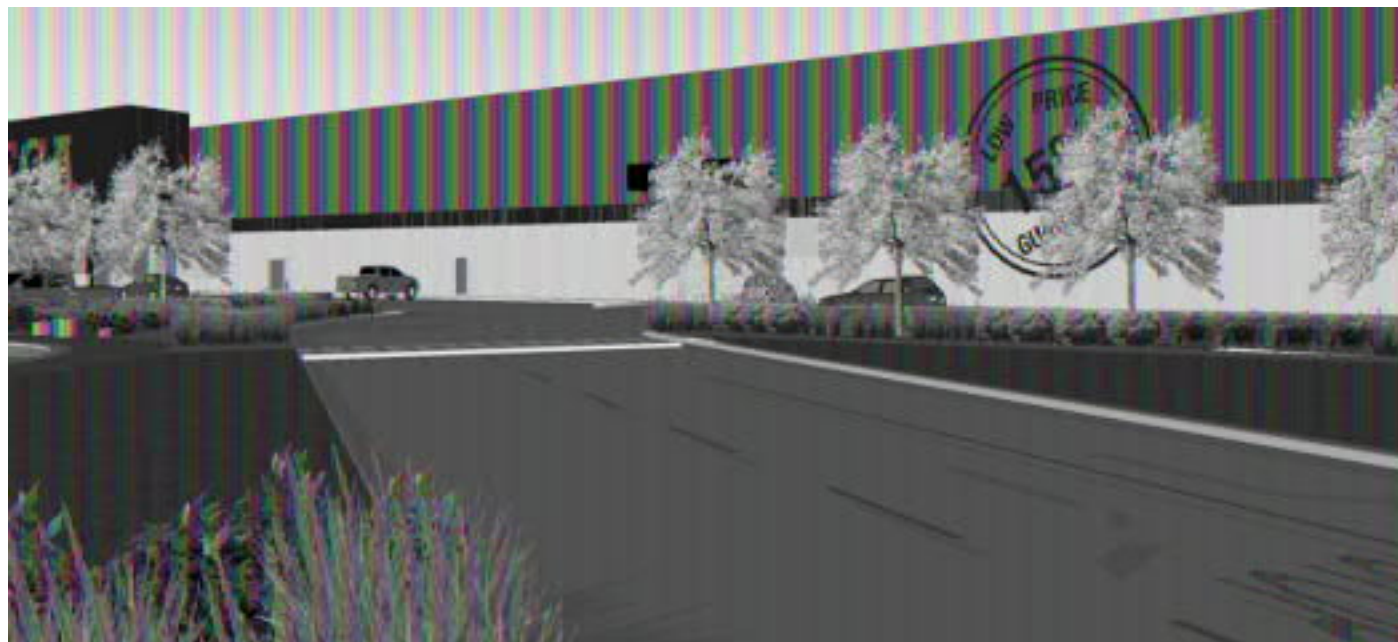


Figure 5. Harewood Road entry view 1



Figure 4. Harewood Road entry view 2

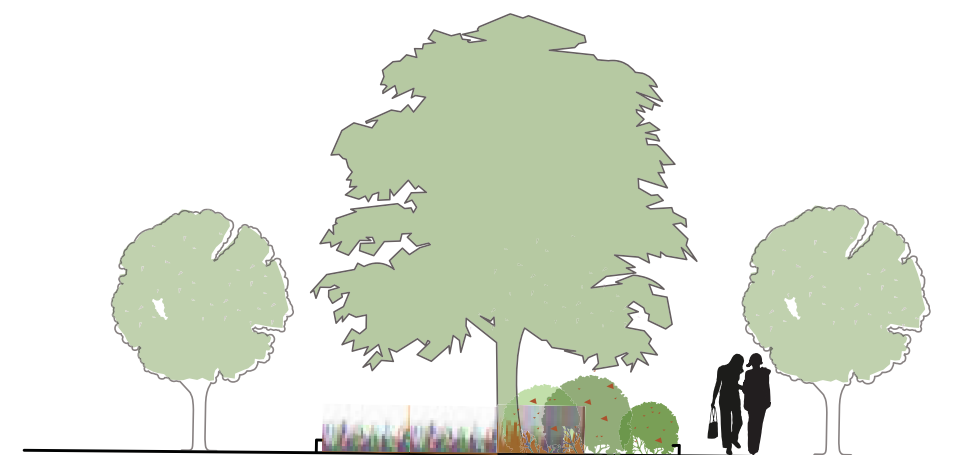




**Section A-AA Harewood Road Entrance:** Feature planting frames the entry and creates visual impact. The water fountain is complimented by gardenesque style amenity planting which will help to screen the carpark.



**Section B-BB:** Harewood Road boundary planting provides screening.



**Section C-CC:** Central Carpark garden bed provides protection around the existing tree.



**Section D-DD** Chapel Street Entrance is highlighted by feature planting to create visual impact . The amenity planting including the hedges work to provide a visual buffer for surrounding residents and to stop car lights shining into neighbouring properties from within the carpark

Not To Scale



MITRE 10 MEGA

HAREWOOD ROAD

INDICATIVE PLANTING PROPOSAL

TREES




Prunus Yedoensis Grade: 2.0m  
Mature Height: 4m




Magnolia Kobus Grade: 2.0m  
Mature Height: 10m


GARDENESQUE - HIGH




Fatsia Japonica Grade: PB5  
Mature Height: 2.0m




Loropetalum 'China Pink' Grade: PB5  
Mature Height: 1.5m



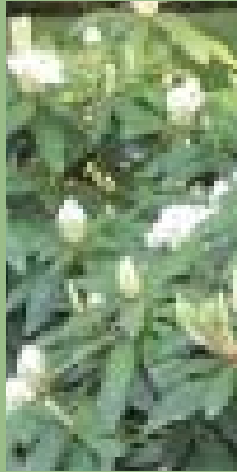
Viburnum Davidii Grade: PB5  
Mature Height: 1.5m



Camellia SPP Grade: PB5  
Mature Height: Varies




Corokia 'Bronze King' Grade: PB5  
Mature Height: Varies




Rhododendron SPP Grade: PB5  
Mature Height: Varies


GARDENESQUE - MED




Hebe traversi Grade: PB5  
Mature Height: 1.2m



Camellia "Dr Crisp" Grade: PB5  
Mature Height: 1.0

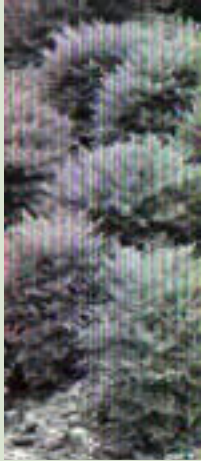


Astelia frgarans Grade: PB5  
Mature Height: 1.2




Daphne odora Grade: PB5  
Mature Height: 1.0


GARDENESQUE -LOW




Nandina domestica "Gulf Stream" Grade: PB5  
Mature Height: 0.6m




Phormium "Emerald Gem" Grade: PB5  
Mature Height: 0.7m



Erica "Springwood White" Grade: PB5  
Mature Height: 0.3m



Muehlenbeckia astoinii Grade: PB5  
Mature Height: 0.5m




Poa cita Grade: PB5  
Mature Height: 0.5m

HEDGING




Lonicera nitida Grade: PB5  
Mature Height: 0.75m

FEATURE PLANTING - HIGH




Cornus alba Grade: PB40  
Mature Height: 2.0m




Coprosma "Rainbow" Grade: PB18  
Mature Height: 1.5m

FEATURE PLANTING - MED



Phormium "Chocomint" Grade: PB5  
Mature Height: 1.2m


FEATURE PLANTING - LOW



Hebe topiara Grade: PB5  
Mature Height: 0.5m



Libertia "Taupo Sunset" Grade: PB3  
Mature Height: 0.5m



Coprosma "Lobster" Grade: PB5  
Mature Height: 0.6m

## MITRE 10 MEGA

### *HAREWOOD ROAD*







- Hardscape Key**
- Proposed Concrete Paving : Details to be confirmed
  - Permeable Paving : Gobi blocks or similar installed to allow for water penetration through the carpark surface.
  - Crazy Paving: Utilise existing Halswell stone in feature areas as shown
  - Resin Surfacing: omniconcrete or similar to define pedestrian areas

- Furniture and Feature Key**
- Signage: Refer to architects Plans for details, feature planting around base as shown
  - Possible Seating: Indicative only, details to be confirmed
  - Armourfence pallisade fencing or similar : Refer to architects plans for details
  - Existing Low Wall to Remain :All existing pedestrian gates into lawn areas shall remain.
  - Proposed New Sections of Low Wall: Existing wall shall be modified where required to accomodate new entranceways.

- Softscape Shrub Key**
- Gardenesque Shady Planting : Utilise Existing Plantings such as astelia and renga renga lillies under existing trees to remain. Refer to Sheet 11
  - Gardenesque Planting : Utilise and expand on the existing medium - high plantings. Refer to Sheet 11
  - Feature Planting : Modern vibrant mass plantings in high profile areas, colours to compliment building. Refer to Sheet 11
  - Proposed Hedging: Lonicera nitida. To provide a break between the modern and gardenesque styles. Refer to Sheet 11
- Softscape Tree Key**
- Prunus Yedoensis Refer to Sheet 11
  - Magnolia kobus: Refer to Sheet 11
  - Existing Trees To Remain:

 NORTH 1:1000 @ A3

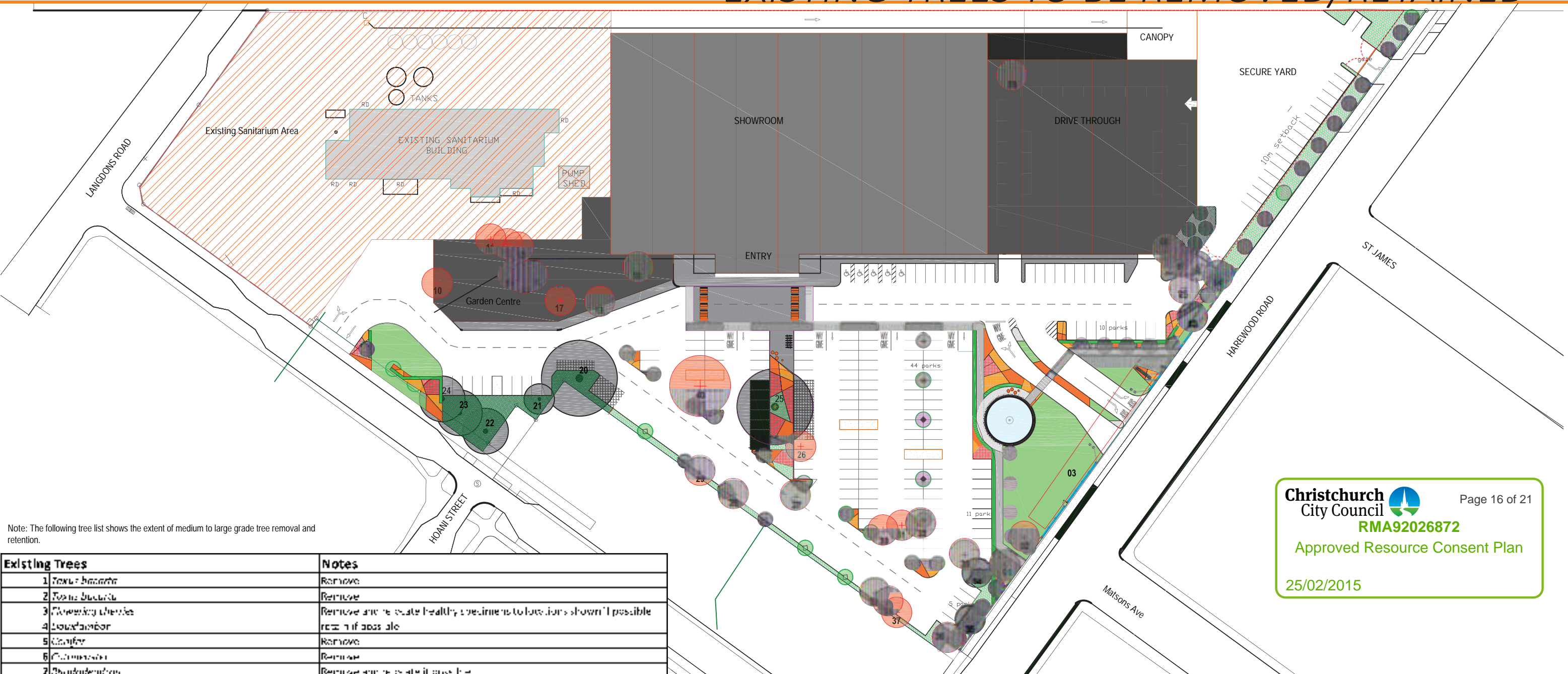
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MITRE 10 MEGA

HAREWOOD ROAD

EXISTING TREES TO BE REMOVED/RETAINED



Note: The following tree list shows the extent of medium to large grade tree removal and retention.

Existing Trees	Notes
1 <i>Yucca baccata</i>	Remove
2 <i>Yucca baccata</i>	Remove
3 Flowering cherries	Remove and relocate healthy specimens to locations shown if possible
4 Bougainvillea	Remove if possible
5 Camellia	Remove
6 Camellia	Remove
7 Rhododendron	Remove and relocate if possible
8 Eucalyptus sap	Remove
9 Camellia	Remove
10 Flowering cherry	Remove and relocate healthy specimens to locations shown if possible
11 <i>Prunus cerasifera</i>	Remove
12 Fern palm	Remove
13 Fern palm	Remove
14 Unknown tree	Remove
15 Rhododendron large	Remove
16 Rhododendron large	Remove
17 Camellia	Remove
18 Camellia	Remove
19 Camellia	Remove
20 Elm tree	To remain
21 Large camellia	Retain if possible
22 Large camellia	To remain
23 Large camellia	To remain
24 Large camellia	To remain
25 Holly tree	To remain
26 Elm tree	Remove
27 <i>Prunus cerasifera</i>	Remove

Existing Trees	Notes
28 Kauri pine	Remove
29 Silver Birch	Remove
30 Magnolia grandiflora	Remove
31 Camellia - Red variety	Remove
32 Rhododendron - large	Remove
33 Rhododendron - large	Remove
34 Flowering cherry	Remove and relocate healthy specimens to locations shown if possible
35 Camellia	Remove and relocate healthy specimens to locations shown if possible
36 Eucalyptus sap	To remain
37 Silver Birch	Remove
38 Large camellia	Remove
39 Unknown tree	Remove
40 Bougainvillea	Remove
41 Willow	Remove

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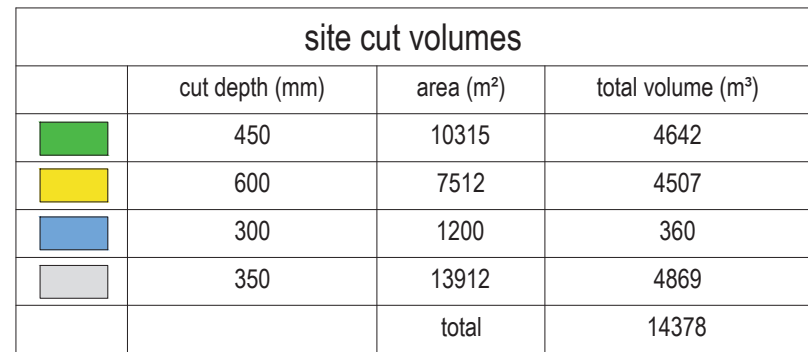
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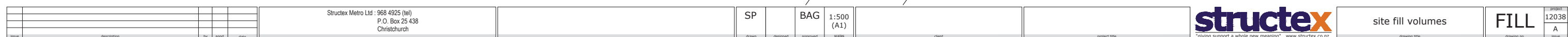
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## SEDIMENT CONTROL PLAN

25/02/2015



<b>Project</b>	Mitre 10 Papanui
<b>Client</b>	Mitre 10 Mega Ltd
<b>Job No.</b>	14011
<b>Date</b>	21/10/2014

### Site Location

54-64 Harewood Road, Papanui

### Description of Works

The site is currently used for commercial food production (Marmite and Weetbix factories), and is to be developed into a Mitre10 store. The site works involve:

- Piping of Kruses Drain, which currently flows in an open channel through the site
- Earthworks for site clearance and levelling:
  - Stage 1 – Demolition of existing Weetbix factory and construction of Mitre10 store, carpark and landscaping
  - Stage 2 – Demolition of existing Marmite factory and extension of Mitre10 store and carpark
- Decommissioning of an existing above-ground fuel storage tank
- Construction of services for the developed site, including possible dewatering of service trenches during construction

***This sediment control plan covers the works associated with the diversion of Kruses Drain.***

Existing and Proposed Site plans are included in Appendix A.

### Site Description

<b>Soil Type</b>	The existing site cover includes buildings, hardstand area and landscaping. The underlying soils on the site are deep silt loams (Kaiapoif and Matapihif).
<b>Site Topography</b>	The site is generally flat. The land in the immediate vicinity of Kruses Drain in the northern half of the site drops towards the drain relatively steeply.
<b>Soil Susceptibility</b>	Soils on site have slight to moderate susceptibility to erosion.
<b>Land Use</b>	The site is currently used for commercial food production, and is to be developed into a Mitre10 store. Commercial food production (Marmite factory) will continue in the northern part of the site during Stage 1 of the works.
<b>Existing Vegetation</b>	There is a landscaped area at the frontage of the site on Harewood Road. On the western side of the site, the riparian margin around Kruses Drain is also vegetated.
<b>Existing Overland Flow</b>	An open drain (Kruses Drain) enters the site in the south-west and flows north-east across the site. Stormwater runoff on the site is collected in a number of sumps and discharged into the CCC reticulated stormwater network.
<b>Area of Works</b>	The total site area is approximately 3.3ha.
<b>Volume of Material</b>	Stage 1 – 3,000m <sup>3</sup> approx. Stage 2 – 1,750m <sup>3</sup> approx.
<b>Site Access</b>	The main entry point to the site for construction traffic will be from the Chapel Street entrance.

### Site Requirements

<b>Timing of Works</b>	<ul style="list-style-type: none"> <li>• The diversion and piping of Kruses Drain is to occur before commencement of other earthworks on the site.</li> <li>• Works in the bed of Kruses Drain will only be undertaken in low flow conditions.</li> <li>• All other works on site are to be carried out at any time of the year with due care to erosion and sediment control.</li> <li>• Works are to be avoided in extreme weather conditions.</li> </ul>
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Approved Resource Consent Plan

25/02/2015

<p><b>Erosion and Sediment Proposal</b></p>	<ul style="list-style-type: none"> <li>Works to be installed as required to meet Environment Canterbury's <i>Erosion and Sediment Control Guidelines 2007</i>.</li> </ul> <p><b>Kruses Drain diversion</b></p> <ul style="list-style-type: none"> <li>Works in Kruses Drain to occur in low flow conditions.</li> <li>Construction methodology is as per ECan's <i>Erosion and Sediment Control Guideline 2007</i>, Chapter 8 (Stream works):             <ol style="list-style-type: none"> <li>Start construction of the new pipeline at the downstream end by installing a new manhole on the existing pipeline and laying pipes upstream until pipe installation works cannot be undertaken without affecting the existing drain.</li> <li>Relocate the shortfin eel population from the waterway to a suitable site downstream, prior to the completion of final piping of the waterway.</li> <li>De-watering of the streambed, if required, should be done gradually over several days to provide any remaining shortfin eels the opportunity to move downstream.</li> <li>A suitably qualified and experienced freshwater ecologist should then search the ponded areas for any stranded shortfin eels. These will need to be relocated to an appropriate alternative site, giving consideration to the local, resident eel population when selecting a suitable relocation site.</li> <li>When there is a clear weather forecast for at least a week, install a temporary coffer dam with diversion flume or over- pump flows from the existing 450Ø pipe outlet to create a 'dry' working environment.</li> <li>Remove any contaminated stream sediment as per the requirements of the Remedial Action Plan for the site.</li> <li>Install remaining pipework and final manhole 'in the dry' and complete the diversion and allow water to flow into new pipeline.</li> <li>Once diversion is complete, disconnect the existing outlet of Kruses Drain from existing piped network.</li> <li>Backfill Kruses Drain with suitable compacted fill.</li> </ol> </li> </ul> <p><b>General Site earthworks applicable to all stages</b></p> <ul style="list-style-type: none"> <li>Control of run-on water around excavations: provide barrier socks, excavated lined channels or similar to divert flows away from disturbed areas of the site during earthworks. Divert clean water flows into existing sumps on the site.</li> <li>Control dust on site by watering as required during excavations.</li> <li>Contractor to clearly demarcate where soil will be stockpiled. Any stockpiles of soil on site to be bunded with barrier socks or straw bales. Stockpiles should be watered in hot windy conditions to prevent wind erosion of soil.</li> <li>Promptly re-vegetate or seal disturbed areas. Disturbed areas that will be exposed and unworked for more than 2 weeks should be mulched with crushed rock or gravel for building site/carpark areas, or organic materials (e.g. cereal straw, hydromulch, compost, wood chip) for areas that will be landscaped.</li> <li>Provide inlet protection (e.g. barrier socks) around all sumps on site (including the new sump(s) once built).</li> </ul>
<p><b>Construction Restrictions</b></p>	<ul style="list-style-type: none"> <li>Sediment control measures are to be installed prior to construction commencement.</li> <li>All earthworks shall be sealed or vegetated as soon as possible.</li> <li>No stockpiles are to be left on site after construction.</li> <li>Temporary stockpiling of material is to be placed in locations free of run-off and material to be placed in final location as soon as possible.</li> </ul>



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Maintenance	<ul style="list-style-type: none"> <li>• All fences to be checked daily</li> <li>• All sedimentation areas/silt fences to be cleared of debris after each rain/ wind event.</li> <li>• All works to be assessed daily as to their effectiveness.</li> </ul>
<b>Site Erosion and Sediment Control</b>	
<p>The Contractor shall recognise its responsibility to minimise and, if possible, eliminate erosion and the chances of sediment reaching existing drains or waterways, as a result of construction processes. The Contractor shall ensure that:</p> <ul style="list-style-type: none"> <li>• They have a suitable erosion and sediment control quality procedure</li> <li>• Supervisors and operators are aware of the measures and requirements of Environment Canterbury's <i>Erosion and Sediment Control Guideline 2007</i></li> <li>• Site work and the removal of vegetation shall be limited to the smallest area possible at any one time</li> <li>• Prior to the commencing of work, an assessment of the risks and control measures shall be carried out and recorded. The records are to form part of the job file and a copy to be sent to the Engineer</li> <li>• An assessment of the suitability of the proposed sedimentation and erosion control measures is to be carried out at the start of the project. Where changes are proposed these are to be forwarded to the Engineer and approved prior to work construction</li> <li>• Regular worksite inspections shall include the identification of any sedimentation being caused and the efficiency of control measures in place</li> </ul> <p>Erosion and Sediment Control measures shall be placed in general accordance with the proposal outlined above. Additional measures may be required and are to be installed to suit the work proposal of the Contractor. All amendments are to be noted and forwarded to the Engineer.</p>	
<b>Limitations of Plan</b>	
<p>The preparation and supply of this sediment control plan does not negate the responsibility of the Contractor to carry out their own assessment and control measures to ensure that all runoff from the site is controlled and clean. The Contractor is to ensure that the site is under their control and if additional works are required to control the site these are to be carried out at no additional cost.</p>	
<p><b><i>This sediment &amp; erosion control plan has been prepared as part of the requirements for gaining a building consent. All erosion and sediment control will be assessed against this plan.</i></b>  <b><i>If the Contractor wishes to use a different proposal a separate application is to be made to Christchurch City Council prior to any works</i></b></p>	
Signed	AR
Date	21 October 2014