

LANDSCAPE FRAMEWORK PLAN

PROPOSED DEVELOPMENT FRAMEWORK FOR STIKLAND SOUTH HOSPITAL SITE, ERF 6300



Viridian conducted a tree survey of the existing trees on the site and a high-level landscape analysis and assessment to determine landscape design informants.



The Landscape Framework Plan (LFP) proposes measures to manage development impacts, such as enhancing biodiversity through planting with indigenous species, maintaining a green connection. The LFP proposes the following design guidelines and requirements for the various sections of the development and is summarised as follows:

TYOLOGY D

School Ground / Sports Recreation:

- Sports fields and recreational surfaces must be water-wise and durable, as well as be available for community use outside of school hours.
- Green-belt with continuous cycle/jogging track must pass through the school and be available during appropriate hours.
- Safe and durable materials must be used for the play equipment.
- Irrigation must use a well-point water tank.

TYOLOGY B

Mixed use 4-Storey:

- Screen utility areas and use permeable fencing for development borders.
- Incorporate overlooking features for solid walls and provide a landscape buffer around building perimeter.
- Locate parking areas centrally and plant trees.

TYOLOGY A

Botanical Conservation Areas within Hospital Grounds:

- Mowing to be in consultation with specialist and conservation management plan for high sensitivity areas.

TYOLOGY I

Botanical Conservation Areas:

- Follow design management guidelines. High-medium to high sensitivity areas must not be disturbed and managed for long-term conservation.
- Medium sensitivity areas must also be managed as conservation areas as loss may trigger a need for biodiversity offsets.
- Focus on minimising ecological disturbance and enhancing biodiversity with minimal impact footpath designs.

TYOLOGY H

De La Haye Park:

- Retain existing trees and ensure connection with the green belt along the eastern boundary.
- Adhere to wetland buffers and setbacks in the LFP, with the development of passive recreational spaces including boardwalks, walking paths, bird hides, signage and seating.
- Provide a vehicular entrance for maintenance and emergency access.
- Use visually permeable fencing along the perimeter and allow for interfaces for visual surveillance.
- Entrances on De La Haye Rd must be legible with defined gateways and signages, and green belt access must be controlled at certain times.

TYOLOGY E

Green Belt with Cycle/Jogging Track:

- Continuous public right of way across land for extended recreational use, with extensive tree planting to provide shade, wind shelter, and visual screening for the psychiatric hospital.
- Development interfaces with green belt must have visually permeable fencing.
- Access control at night for security and provision of signage for users.
- Must have continuous pathways that prevent conflict between cyclists and pedestrians.

TYOLOGY G

Eucalyptus Forest Adventure Park:

- Tree management plan by a qualified arborist is required.
- Infrastructure development in the forest must respect the tree protection zones and critical root zones.
- The green belt will be continuous along the southeastern boundary from the stormwater swale.
- The park must have a management and service node with ablution facilities, management offices, events pavillion and parking.
- Visually permeable fencing along De La Haye Rd boundary and the hospital interface.

TYOLOGY C

Four-storey Walkups Landscape:

- Screen utility areas next to public open spaces and use permeable fencing.
- Implement features on solid walls and provide landscape buffers around the building perimeters.
- Position parking areas centrally and plant trees.
- Develop small private recreational spaces within walkup clusters and use high-quality, durable and low maintenance paving.

TYOLOGY F

Southern Stormwater Management Swale:

- Must be integrated into the green belt, but tree planting restricted due to overhead power lines.
- Non-motorised transport route must be provided along the edge of the swale.
- Vegetation must follow the CoCT SUDS planting list.

