APPENDIX L: PLANNING ASSESSMENT

ASSESSMENT OF RELEVANT NATIONAL POLICY STATEMENTS AND NATIONAL ENVIRONMENTAL STANDARDS

1. NATIONAL POLICY STATEMENT ON URBAN DEVELOPMENT 2020 (NPS-UD)

TABLE 1: NPS-UD

Objective/Policy
Objective 1: New Zealand has well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.
Objective 3: Regional policy statements and district plans enable more people to live in, and more businesses and community services to be located in, areas of an urban environment in which one or more of the following apply: a) the area is in or near a centre zone or other area with many employment opportunities b) the area is well-serviced by existing or planned public transport c) there is high demand for housing or for business land in the area, relative to other areas within the urban environment.
Objective 4: New Zealand's urban environments, including their amenity values, develop and change over time in response to the diverse and changing needs of people, communities, and future generations.
Objective 5: Planning decisions relating to urban environments, and FDSs, take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).
Objective 6: Local authority decisions on urban development that affect urban environments are: a) integrated with infrastructure planning and funding decisions; and b) strategic over the medium term and long term; and c) responsive, particularly in relation to proposals that would supply significant development capacity.
Objective 7: Local authorities have robust and frequently updated information about their urban environments and use it to inform planning decisions.
Objective 8: New Zealand's urban environments: a) support reductions in greenhouse gas emissions; and b) are resilient to the current and future effects of climate change.
Policy 1: Planning decisions contribute to well-functioning urban environments, which are urban environments that, as a minimum: a) have or enable a variety of homes that: (i) meet the needs, in terms of type, price, and location, of different households; and (ii) enable Māori to express their cultural traditions and norms; and b) have or enable a variety of sites that are suitable for different business sectors in terms of location and site size; and c) have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport; and d) support, and limit as much as possible adverse impacts on, the competitive operation of land and development markets; and e) support reductions in greenhouse gas emissions; and f) are resilient to the likely current and future effects of climate change
Policy 2: Tier 1, 2, and 3 local authorities, at all times, provide at least sufficient development capacity to meet expected demand for housing and for business land over the short term, medium term, and long term.
Policy 6: When making planning decisions that affect urban environments, decision-makers have particular regard to the following matters: the planned urban built form anticipated by those RMA planning documents that have given effect to this National Policy Statement that the planned urban

built form in those RMA planning documents may involve significant changes to an area, and those changes: (i) may detract from amenity values appreciated by some people but improve amenity values appreciated by other people, communities, and future generations, including by providing increased and varied housing densities and types; and (ii) are not, of themselves, an adverse effect the benefits of urban development that are consistent with well-functioning urban environments (as described in Policy 1) any relevant contribution that will be made to meeting the requirements of this National Policy Statement to provide or realise development capacity the likely current and future effects of climate change.
Policy 8: Local authority decisions affecting urban environments are responsive to plan changes that would add significantly to development capacity and contribute to wellfunctioning urban environments, even if the development capacity is: unanticipated by RMA planning documents; or out-of-sequence with planned land release
Policy 9: Local authorities, in taking account of the principles of the Treaty of Waitangi (Te Tiriti o Waitangi) in relation to urban environments, must: involve hapū and iwi in the preparation of RMA planning documents and any FDSs by undertaking effective consultation that is early, meaningful and, as far as practicable, in accordance with tikanga Māori; and when preparing RMA planning documents and FDSs, take into account the values and aspirations of hapū and iwi for urban development; and provide opportunities in appropriate circumstances for Māori involvement in decision-making on resource consents, designations, heritage orders, and water conservation orders, including in relation to sites of significance to Māori and issues of cultural significance; and operate in a way that is consistent with iwi participation legislation.
Policy 10: Tier 1, 2, and 3 local authorities: that share jurisdiction over urban environments work together when implementing this National Policy Statement; and engage with providers of development infrastructure and additional infrastructure to achieve integrated land use and infrastructure planning; and engage with the development sector to identify significant opportunities for urban development.

ASSESSMENT:

The Site adjoins an existing Industrial Zone and adjoins roading infrastructure along the southern and eastern boundaries. The location of the industrial development is consolidated within a defined area, and enables growth which integrates into the surrounding environment.

The site adjoins key transport networks, both along Springs Road which connects Selwyn District townships of Prebbleton and Lincoln to Christchurch City, as well as State Highway 72 (Christchurch Southern Motorway), achieving Objective 1. The connection to State Highway 72 promotes distribution of movements onto established networks, particularly the southern motorway that joins Christchurch City, Lyttelton Port to the south of Christchurch and the Selwyn District. The project is located adjacent to a main bus network and existing bus stop, two key cycle routes, and roading networks, thus achieving Objective 3 by promoting active transport for future employees.

The size of the allotments reflects the demand in the region for Industrial General sites, which can be held in private ownership, and reflects the functional demands of an accessible industrial development, and associated job opportunities, in close proximity to housing (Policy 1). The location promotes employment opportunities that services two Districts, and complements an area of Selwyn with no Industrial Zoned land. The increase in business land supports demand in the region, acknowledging that local authorities must provide at least sufficient development capacity over the short, medium and long term. The proposal achieves Policy 2.

Infrastructure within the surrounding environment will be extended to the site, and subject to detailed engineering design, is anticipated to have sufficient capacity.

The location of the site is between the rural and industrial interface, and the proposal is a logical expansion over rural land that has limited production capacity. The development will require boutique building requirements through design guidelines to be more environmentally friendly. Objective 4 recognises that urban environments change over time, including amenity values, and react to the demands associated with industrial land in the region.

The assessment of environmental effects of the proposal, including demand and economic benefits, ensures the proposal achieves Objective 1 and Policy 1, and is furthermore considered to form a well-functioning urban environment, consistent with the outcomes sought under the NPS-UD.

2. NATIONAL POLICY STATEMENT FOR FRESHWATER MANAGEMENT 2020 (NPS-FM)

The National Policy Statement for Freshwater Management (NPS-FM) (2020), as amended, sets a national policy framework for the management of freshwater under the RMA. The NPS-FM contains objectives and policies for protecting ecosystems, indigenous species and the values of outstanding waterbodies and wetlands.

TABLE 2: NPS-FM

Objective/Policy
Policy 1: Freshwater is managed in a way that gives effect to Te Mana o te Wai.
Policy 2: Tangata whenua are actively involved in freshwater management (including decision making processes), and Māori freshwater values are identified and provided for.
Policy 3: Freshwater is managed in an integrated way that considers the effects of the use and development of land on a whole-of-catchment basis, including the effects on receiving environments.
Policy 4: Freshwater is managed as part of New Zealand's integrated response to climate change.
Policy 5: Freshwater is managed (including through a National Objectives Framework) to ensure that the health and well-being of degraded water bodies and freshwater ecosystems is improved, and the health and well-being of all other water bodies and freshwater ecosystems is maintained and (if communities choose) improved.
Policy 8: The significant values of outstanding water bodies are protected.
Policy 9: The habitats of indigenous freshwater species are protected.
Policy 12: The national target (as set out in Appendix 3) for water quality improvement is achieved.
Policy 13: The condition of water bodies and freshwater ecosystems is systematically monitored over time, and action is taken where freshwater is degraded, and to reverse deteriorating trends. National Policy Statement for Freshwater Management 2020

ASSESSMENT:

The Preliminary Ecological Assessment (**Appendix I**) considers there is no evidence of natural inland wetlands present within the site. In addition, there are no natural waterbodies within the site. The closest watercourse is a stormwater drainage channel on the Marshs Road boundary.

The Project seeks to protect groundwater quality through treatment of stormwater prior to discharge to ground and incorporation of best-practice stormwater management devices. Best practice erosion and sediment controls will minimise sediment discharges to receiving environments.

Overall, the system will be designed to manage runoff volumes, reduce contaminant loads and protect groundwater quality and subsequent receiving environments. Ongoing monitoring can ensure groundwater quality is not degraded. Accordingly, the proposal is consistent with Policies 1, 3 and 5 of the NPS-FM, which seek the integrated management and protection of freshwater resources and the maintenance of freshwater health and well-being.

3. NATIONAL POLICY STATEMENT FOR HIGHLY PRODUCTIVE LAND 2022 (NPS-HPL)

The National Policy Statement for Highly Productive Land 2020 (NPS-HPL), as amended in December 2025, seeks to ensure the most versatile soils are protected for land-based primary production.

TABLE 3: NPS-HPL

Objective/Policy
Objective: Highly productive land is protected for use in land-based primary production, both now and for future generations.
Policy 1: Highly productive land is recognised as a resource with finite characteristics and long term values for land-based primary production.
Policy 2: The identification and management of highly productive land is undertaken in an integrated way that considers the interactions with freshwater management and urban development
Policy 4: The use of highly productive land for land-based primary production is prioritised and supported.
Policy 5: The urban rezoning of highly productive land is avoided, except as provided in this National Policy Statement.
Policy 6: The rezoning and development of highly productive land as rural lifestyle is avoided, except as provided in this National Policy Statement.
Policy 7: The subdivision of highly productive land is avoided, except as provided in this National Policy Statement.
Policy 8: Highly productive land is protected from inappropriate use and development.
Policy 9: Reverse sensitivity effects are managed so as not to constrain land-based primary production activities on highly productive land.

ASSESSMENT:

In the absence of regional council mapping of highly productive land (HPL), the site is classified as LUC Class 1 and 2 as per Manaaki Whenua Landcare Research mapping. It is noted that the site is not identified as HPL as per draft maps of the Canterbury Regional Policy Statement (CRPS), of which the review process is currently on hold.

In terms of the productive capacity of the site in accordance with the objective and policies outlined above, an assessment applies only to 318, 320, 374 and 376 Springs Road, as the remaining land is zoned industrial and therefore is not applicable under the NPS-HPL.

The site has been assessed in the context of the NPS-HPL by Landvision Ltd (**Appendix P**). The assessment finds that the productive capacity of the site satisfies the requirements of clause 3.10, concluding that it is exempt as it is subject to permanent or long-term constraints relating to limited scale, high direct and fixed costs, lack of appropriate adjoining land for amalgamation. On this basis, Landvision Ltd considers that the site is not HPL as per the NPS-HPL definition.

It is also useful to note a recent decision under the FTAA, for the Pound Road Industrial Development in Christchurch, which provides guidance on the interpretation and applicability of the NPS-HPL in relation to the Rural Urban Fringe Zone (RuUF), which primarily applies to the subject site. In that decision, granted on 1st May 2026, the Panel considered that in the absence of regional mapping or adoption of the Zone Framework Standard by Christchurch City Council, the nearest equivalent zone to the RuUF is the Rural Lifestyle Zone, not the General Rural (GR) or Rural Production (RP) Zones.

This finding was based on the contrast between the RuUF and GR and RP zones in terms of lot sizes and prioritisation of rural residential, lifestyle and peri-urban activities in the RuUF. Accordingly, the Panel

found that the site is not highly productive land for the purposes of the interim definition in clause 3.5(7), and therefore the NPS-HPL does not apply to the application.

It is acknowledged that each application must be considered on its own merits, however the decision offers relevant context for considering if the NPS-HPL is relevant to the site.

4. NATIONAL POLICY STATEMENT FOR INDIGENOUS BIODIVERSITY 2023 (NPS-IB)

The National Policy Statement for Indigenous Biodiversity (NPS-IB), as amended in December 2025, seeks to prevent biodiversity decline, and ensure the protection, maintenance and restoration of New Zealand's indigenous terrestrial environment.

TABLE 4: NPS-IB

Objective/Policy
Objective 2.1: 1. The objective of this National Policy Statement is: a. to maintain indigenous biodiversity across Aotearoa New Zealand so that there is at least no overall loss in indigenous biodiversity after the commencement date; and b. to achieve this: i. through recognising the mana of tangata whenua as kaitiaki of indigenous biodiversity; and ii. by recognising people and communities, including landowners, as stewards of indigenous biodiversity; and iii. by protecting and restoring indigenous biodiversity as necessary to achieve the overall maintenance of indigenous biodiversity; and iv. while providing for the social, economic, and cultural wellbeing of people and communities now and in the future.
Policy 1: Indigenous biodiversity is managed in a way that gives effect to the decision making principles and takes into account the principles of the Treaty of Waitangi.
Policy 2: Tangata whenua exercise kaitiakitanga for indigenous biodiversity in their rohe, including through: a. managing indigenous biodiversity on their land; and b. identifying and protecting indigenous species, populations and ecosystems that are taonga; and c. actively participating in other decision-making about indigenous biodiversity.
Policy 3: A precautionary approach is adopted when considering adverse effects on indigenous biodiversity.
Policy 4: Indigenous biodiversity is managed to promote resilience to the effects of climate change.
Policy 5: Indigenous biodiversity is managed in an integrated way, within and across administrative boundaries.
Policy 6: Significant indigenous vegetation and significant habitats of indigenous fauna are identified as SNAs using a consistent approach.
Policy 8: The importance of maintaining indigenous biodiversity outside SNAs is recognised and provided for.
Policy 10: Activities that contribute to New Zealand's social, economic, cultural, and environmental wellbeing are recognised and provided for as set out in this National Policy Statement.
Policy 13: Restoration of indigenous biodiversity is promoted and provided for.
Policy 14: Increased indigenous vegetation cover is promoted in both urban and nonurban environments

ASSESSMENT:

There are no identified Significant Natural Areas (SNA) on the site. As per the Preliminary Ecological Assessment (**Appendix I**), one indigenous tree was identified on the site, with the remainder of the existing vegetation comprising exotic species. The Project will incorporate a comprehensive landscaping plan including biodiversity corridors, open space planting and the establishment of a variety of indigenous species throughout the development.

These measures will increase indigenous vegetation cover, enhance habitat values and contribute to the restoration and maintenance of indigenous biodiversity overtime, consistent with the overarching aim of the NPS-IB. Once established, the planting areas will be managed to ensure their ongoing health and ecological function. The proposal is considered consistent with the relevant provisions of the NPS-IB and is expected to result in a net positive biodiversity outcome for the site.

5. NATIONAL POLICY STATEMENT FOR NATURAL HAZARDS 2025 (NPS-NH)

TABLE 5: NPS-NH

Objective/Policy
Objective 2.1: Natural hazard risk to people and property associated with subdivision use and development is managed using a risk-based proportionate approach.
Policy 1: When considering natural hazard risk associated with subdivision, use or development, the risk level must be assessed using the risk matrix.
Policy 2: Natural hazard risk associated with subdivision, use and development must be managed using an approach that is proportionate to the level of natural hazard risk.
Policy 3: Where subdivision, use or development is assessed as having very high natural hazard risk, that risk must be avoided.
Policy 4: Where subdivision, use or development, including any associated mitigation measures, will create or increase significant natural hazard risk on other sites, that risk must be avoided or mitigated using an approach that is proportionate to the level of natural hazard risk.
Policy 5: Natural hazard risk assessment and decisions must be based on the best available information and must be made even when that information is uncertain or incomplete.
Policy 6: The potential impacts of climate change to at least 100 years into the future must be considered.

ASSESSMENT:

The Geotechnical Assessment Report prepared by Babbage Consultants Ltd (**Appendix Q**) considered that there are no areas of high natural hazard risk within the site, therefore Policy 2 and 3 are not applicable.

Areas prone to flood risk within the site can be appropriately managed through minimum finished floor levels, consistent with undertaking a proportionate approach as per Policy 2 of the NPS-NH.

The development will occur in accordance with geotechnical investigations with regard to site preparation and foundation and built form design, in accordance with Policy 4.

With regard to Policy 6, future climate change impacts, such as flooding, will be reflected through adherence to minimum floor levels and adequately sized stormwater management areas. Based on investigations undertaken so far, the risk of natural hazards is low. Further geotechnical investigation and incorporation of recommendations will support a risk-based and proportionate approach to managing natural hazard, in-line with the objective and policies of the NPS-NH.

6. CANTERBURY REGIONAL POLICY STATEMENT (CRPS)

The Canterbury Regional Policy Statement (CRPS) (2021) seeks to ensure that Canterbury's natural and built environment are managed to provide for the needs of current and future generations.

TABLE 6: CRPS

Chapter	Objective/Policy
Land-use and Infrastructure (Chapter 5)	**Objective 5.2.1 Location, design and function of development:** Development is located and designed so that it functions in a way that: 1. achieves consolidated, well designed and sustainable growth in and around existing urban areas as the primary focus for accommodating the region's growth; and 2. enables people and communities, including future generations, to provide for their social, economic and cultural well-being and health and safety; and which: a. maintains, and where appropriate, enhances the overall quality of the natural environment of the Canterbury region, including its coastal environment, outstanding natural features and landscapes, and natural values; b. provides sufficient housing choice to meet the region's housing needs; c. encourages sustainable economic development by enabling business activities in appropriate locations; d. minimises energy use and/or improves energy efficiency; e. enables rural activities that support the rural environment including primary production; f. is compatible with, and will result in the continued safe, efficient and effective use of regionally significant infrastructure; g. avoids adverse effects on significant natural and physical resources including regionally significant infrastructure, and where avoidance is impracticable, remedies or mitigates those effects on those resources and infrastructure; h. facilitates the establishment of papakāinga and marae; and i. avoids conflicts between incompatible activities.
	Policy 5.3.1 Regional growth To provide, as the primary focus for meeting the wider region's growth needs, sustainable development patterns that: 1. ensure that any a. urban growth; and b. limited rural residential development occur in a form that concentrates, or is attached to, existing urban areas and promotes a coordinated pattern of development; 2. encourage within urban areas, housing choice, recreation and community facilities, and business opportunities of a character and form that supports urban consolidation; 3. promote energy efficiency in urban forms, transport patterns, site location and subdivision layout; 4. maintain and enhance the sense of identity and character of the region's urban areas; and 5. encourage high quality urban design, including the maintenance and enhancement of amenity values.
	Policy 5.3.3 Management of development To ensure that substantial developments are designed and built to be of a high-quality, and are robust and resilient:

	1. through promoting, where appropriate, a diversity of residential, employment and recreational choices, for individuals and communities associated with the substantial development; and 2. where amenity values, the quality of the environment, and the character of an area are maintained, or appropriately enhanced.
	Policy 5.3.5 Servicing development for potable water, and sewage and stormwater disposal Within the wider region, ensure development is appropriately and efficiently served for the collection, treatment, disposal or re-use of sewage and stormwater, and the provision of potable water, by: 1. avoiding development which will not be served in a timely manner to avoid or mitigate adverse effects on the environment and human health; and 2. requiring these services to be designed, built, managed or upgraded to maximise their on-going effectiveness.
Recovery and Rebuilding of Greater Christchurch (Chapter 6)	**Objective 6.2.6 Business land development** Identify and provide for Greater Christchurch's land requirements for the recovery and growth of business activities in a manner that supports the settlement pattern brought about by Objective 6.2.2, recognising that: 1. The greenfield priority areas for business in Christchurch City provide primarily for the accommodation of new industrial activities; 2. Except where identified for brownfield redevelopment, areas used for existing industrial activities are to be used primarily for that purpose, rather than as a location for new commercial activities; 3. New commercial activities are primarily directed to the Central City, Key Activity Centres, and neighbourhood centres; 4. A range of other business activities are provided for in appropriate locations; and 5. Business development adopts appropriate urban design qualities in order to retain business, attract investment and provide for healthy working environments.
	Policy 6.3.6 Business land To ensure that provision, recovery and rebuilding of business land in Greater Christchurch maximises business retention, attracts investment, and provides for healthy working environments, business activities are to be provided for in a manner which: 1. Promotes the utilisation and redevelopment of existing business land, and provides sufficient additional greenfield priority area land for business land through to 2028 as provided for in Map A; 2. Recognises demand arising from the relocation of business activities as a result of earthquake damaged land and buildings; 3. Reinforces the role of the Central City, as the city's primary commercial centre, and that of the Key Activity Centres; 4. Recognises that new commercial activities are primarily to be directed to the Central City, Key Activity Centres and neighbourhood centres where these activities reflect and support the function and role of those centres; or in circumstances where locating out of centre, will not give rise to significant adverse distributional or urban form effects; 5. Recognises that new greenfield priority areas for business in Christchurch City are primarily for industrial activities, and that commercial use in these areas is restricted;

	6. Recognises that existing business zones provide for a range of business activities depending on: a. the desired amenity of the business areas and their surrounds; and b. the potential for significant distributional or urban form effects on other centres from new commercial activity. 7. Utilises existing infrastructure availability, capacity and quality; 8. Ensures reverse sensitivity effects and conflicts between incompatible activities are identified and avoided or mitigated against; 9. Ensures close proximity to labour supply, major transport hubs and passenger transport networks; 10. Encourages self-sufficiency of employment and business activities within communities across Greater Christchurch; 11. Promotes, where appropriate, development of mixed-use opportunities, within Key Activity Centres provided reverse sensitivity issues can be appropriately managed; and 12. Incorporates good urban design principles appropriate to the context of the development.
Freshwater (Chapter 7)	**Objective 7.2.4 Integrated management of freshwater resources:** Fresh water is sustainably managed in an integrated way within and across catchments, between activities, and between agencies and people with interests in water management in the community, considering: 1. the Ngāi Tahu ethic of Ki Uta Ki Tai (from the mountains to the sea); 2. the interconnectivity of surface water and groundwater; 3. the effects of land uses and intensification of land uses on demand for water and on water quality; and 4. kaitiakitanga and the ethic of stewardship; and 5. any net benefits of using water, and water infrastructure, and the significance of those benefits to the Canterbury region.
	Policy 7.3.7 Water quality and land uses: To avoid, remedy or mitigate adverse effects of changes in land uses on the quality of fresh water (surface or ground) by: 1. identifying catchments where water quality may be adversely affected, either singularly or cumulatively, by increases in the application of nutrients to land or other changes in land use; and 2. controlling changes in land uses to ensure water quality standards are maintained or where water quality is already below the minimum standard for the water body, it is improved to the minimum standard within an appropriate timeframe
Indigenous Biodiversity (Chapter 9)	**Objective 9.2.1 Halting the decline of Canterbury's ecosystem and indigenous biodiversity:** The decline in the quality and quantity of Canterbury's ecosystems and indigenous biodiversity is halted and their life-supporting capacity and mauri safeguarded.
	Policy 9.3.4 Promote ecological enhancement and restoration: To promote the enhancement and restoration of Canterbury's ecosystems and indigenous biodiversity, in appropriate locations, where this will improve the functioning and long term sustainability of these ecosystems.
Soils (Chapter 15)	**Objective 15.2.1 Maintenance of soil quality:** Maintenance and improvement of the quality of Canterbury's soil to safeguard their mauri, their life supporting capacity, their health and their productive capacity.
	Policy 15.3.1 Avoid remedy or mitigate soil degradation: In relation to soil:

	1. to ensure that land-uses and land management practices avoid significant long-term adverse effects on soil quality, and to remedy or mitigate significant soil degradation where it has occurred, or is occurring; and 2. to promote land-use practices that maintain and improve soil quality.

ASSESSMENT:

The site is in the Greater Christchurch Area, and partly within the Greenfield Priority Area (Business) which identifies urban growth areas for future business development, including new industrial activities. This part of the site is also within the Industrial Heavy Zone (Springs Road) Outline Development Plan, reflecting a long-term strategic intent for industrial development in this location. The site adjoins a Greenfield Priority Area to the west.

The Project will contribute to the supply of industrial land and employment opportunities within Greater Christchurch in a consolidated manner that supports the established urban growth pattern and utilises existing transport infrastructure, consistent with Objective 5.2.1 and Policy 5.3.1.

The Project will incorporate appropriate servicing and infrastructure consistent with Policy 5.3.5, including connection to reticulated supplies for wastewater and water, and on-site management of stormwater in accordance with best practice engineering design.

The Project is consistent with Objective 6.2.6 and Policy 6.3.6 through partial utilisation and development of a Greenfield Priority Area identified to support industrial activities. The relevant provisions state that these Areas are for primarily industrial activities, which is reflected in the site's partial industrial zoning. The Project presents a logical extension of the existing industrial zoned area and will result in an integrated industrial development between Marshs Road and Springs Road, both of which are key minor arterial transport routes. This presents efficient use of strategically located land, roading infrastructure and servicing networks while supporting business growth and employment opportunities. The Project is therefore broadly consistent with the key outcomes anticipated for the site.

Stormwater management will be designed to accommodate the proposed industrial land use and ensure the protection of groundwater quality, consistent with Policy 7.3.7. The proposed industrial land use consists of primarily warehousing and light industrial activities, with no hazardous substances anticipated.

With regard to Chapter 9, the preliminary Ecological Assessment considers there is limited indigenous vegetation or natural features within the site. Landscaping will be designed to incorporate indigenous plant species and variety, promoting biodiversity corridors and overall ecological benefit to the site, consistent with Policy 9.3.4.