

BANGOR VILLAGE

LANDSCAPE FRAMEWORK REPORT

Fast Track Consent
Rev F - 26 June 2026

Prepared by: Kamo Marsh Landscape Architects
Applicant: Hughes Developments Limited

BANGOR VILLAGE

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Expert Witness Declaration
Tim Scott - Senior Landscape Architect
Bachelor Landscape Architecture (BLA Honours)
Registered Member of the NZILA

Although this is not an Environment Court proceeding, I confirm I have read and am familiar with the Environment Court's Code of Conduct for Expert Witnesses, contained in the Environment Court Practice Note 2023, and agree to comply with it. My qualifications as an expert are Landscape Architect (Bachelor Landscape Architecture Honours) and registered member of NZILA. I have 15 years experience working as a Landscape Architect. Other than where I state that I am relying on the advice of another person, I confirm that the issues addressed in this assessment are within my area of expertise. I have not omitted to consider material facts known to me that might alter or detract from the opinions that I express.

Document record	
Project	Bangor Village
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Reviewed By	TS

INTRODUCTION & DESIGN DRIVERS



INTRODUCTION

Bangor Village is located within the Darfield Township in Canterbury, bordered by Bangor Road (SH77) to the south and the Westcoast Road/Great Alpine Highway (SH73) to the east. The purpose of this package is to illustrate the landscape design principles of the project and its intended outcomes.

The Landscape Framework builds on the masterplan developed by Davie Lovell-Smith and Urban Acumen and the ecological reports prepared by Effects Management Ecology & Aquatic Ecology. The landscape design responds to the inherent landscape qualities of the site and wider Canterbury Plains context. Best practice landscape and urban design principles are used to create a high-quality semi-rural residential environment that reflects the character of Darfield. The key design drivers used to achieve these outcomes include:

SENSE OF PLACE

Despite the site's urban zoning, its character is predominantly rural residential in nature. The existing rural character of the site and surrounding Canterbury Plains forms the basis of the developments identity. The landscape response seeks to retain and reinforce the openness, agricultural planting patterns, and informal character that define the wider region. The subdivision will:

- achieve a sympathetic transition between the wider rural landscape and the more urban interior of the development through a considered balance of lot sizes and associated fencing styles.
- utilise an informal rural parkland aesthetic incorporating open lawns, shelterbelt planting, and simple material palettes from the surrounding rural environment.
- retain and reinforce existing rural landscape features where practicable, including agricultural elements, established trees, shelterbelts and water races.
- integrate open space and streetscape design with the wider landscape setting to strengthen sense of place.
- maintain visual connections to surrounding rural landscapes and mountain ranges.

GREENSPACE

The subdivision is structured around an integrated network of green spaces that provide recreational, ecological, and amenity functions. Existing shelterbelts, vegetation, and water races are used as key organising elements within the masterplan, helping define movement corridors and the neighbourhood structure. Greenspace will:

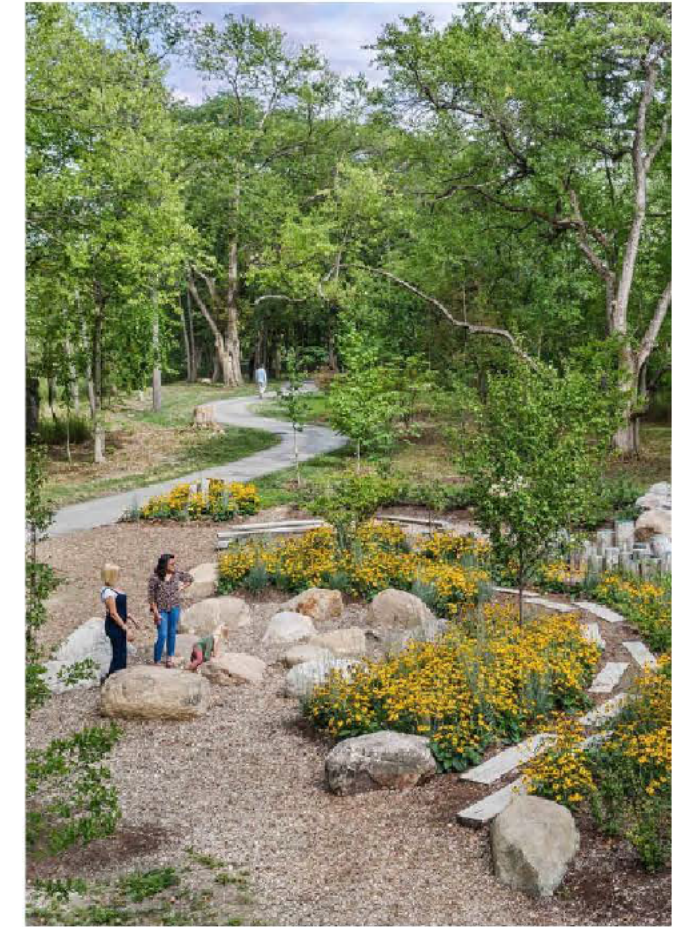
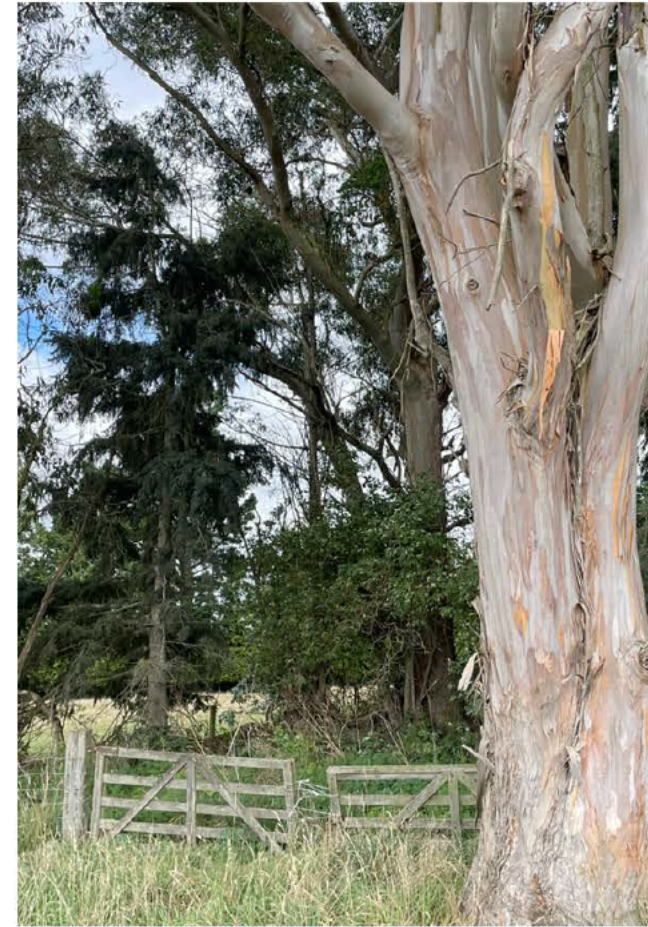
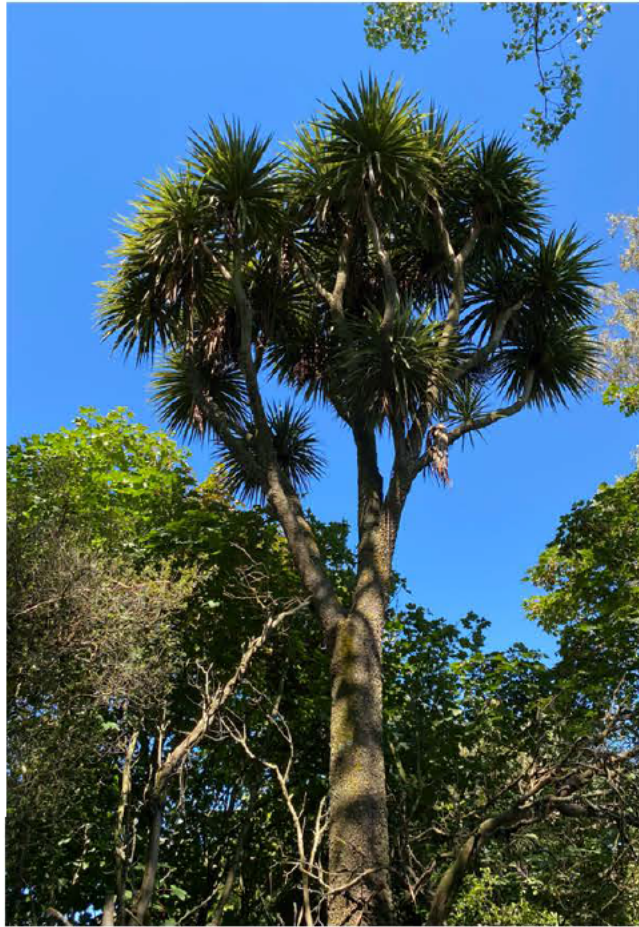
- retain existing vegetation and shelterbelts where practicable to provide immediate maturity, continuity, and wind protection.
- establish connected green corridors linking neighbourhood parks, reserves, and communal open spaces across the expansive site.
- integrate swales, water races, and stormwater infrastructure into the open space network.
- maintain passive surveillance and visual permeability through considered vegetation placement.
- provide a high amenity outlook for adjacent residential properties.

RECREATION & CONNECTIVITY

Open space areas are designed as flexible and multi-functional community assets that support a wide range of recreational and social activities. The reserve network strengthens connectivity throughout the subdivision while encouraging community interaction. The landscape design will:

- integrate pedestrian and cycle connections throughout the reserve and street network.
- create opportunities for informal recreation including open lawns, picnic areas, nature play, and bike tracks and the provision of seating, shade and shelter.
- incorporate recreational facilities such as playgrounds, shelters, sports courts, and sports fields within larger reserve areas.
- support safe and accessible public environments through highly visible and legible open space design.
- ensure public spaces are accessible and usable for a broad range of ages and abilities.

DESIGN DRIVERS



ECOLOGY

The landscape design incorporates ecological enhancement measures that build on the site's existing waterways and vegetation patterns. Water races, swales, and ponds are integrated into the public realm as functional and visual landscape features that contribute to environmental performance, biodiversity, and amenity.

The ecological strategy includes:

- retention of vegetation of ecological value where practical in collaboration with the project Ecologists and Arborist.
- native riparian planting associated with water race corridors and stormwater infrastructure to enhance habitat for insects and aquatic species.
- establishment of ecological stepping-stone planting that contributes to wider biodiversity connections identified through the Te Ara Kākāriki Greenway Canterbury project.
- integration of swales and stormwater management areas within reserve and streetscape design.

- use of planting typologies suited to local environmental conditions and the Canterbury Plains landscape.
- provision of habitat opportunities for birdlife, and lizards.
- exploration of opportunities for community participation in ecological restoration and planting initiatives.

CPTED

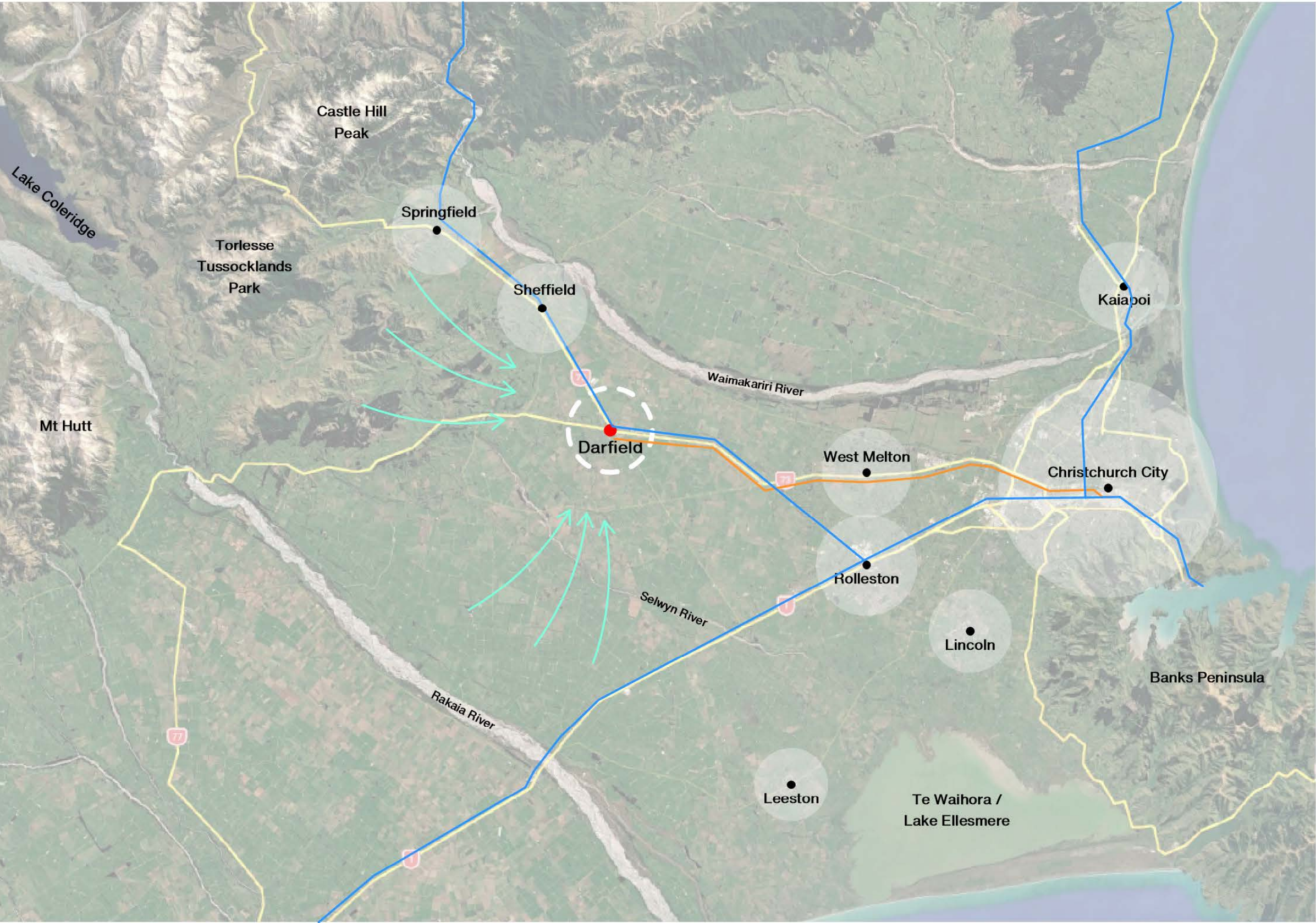
The landscape design incorporates Crime Prevention Through Environmental Design (CPTED) principles to support safe, legible, and well-used public environments throughout the development. The design approach promotes passive surveillance, visibility, and user comfort while responding to the environmental conditions of the Canterbury Plains through integrated planting, open space design, and shelter elements.

The CPTED strategy includes:

- maintaining clear sightlines and visual permeability within reserves, streets, and movement corridors.
- locating parks, pathways, and open spaces adjacent to residential development to encourage passive surveillance and regular activity.
- ensuring pedestrian and cycle connections are highly visible, legible, and well integrated with the wider neighbourhood structure.
- using planting design that balances amenity, shelter, and ecological outcomes with visibility and long-term safety considerations.

- incorporating seating, shade structures, and community amenities to encourage regular use of public spaces.
- minimising concealed spaces and avoiding vegetation layouts that restrict visibility or create isolated areas.
- reinforcing clear public and private space definition through planting, fencing, and landscape treatments.
- integrating lighting, wayfinding, and open space design to support accessibility, and safe movement throughout the development.
- considering long-term maintenance requirements to ensure planting and landscape elements continue to support CPTED outcomes over time.

REGIONAL CONTEXT

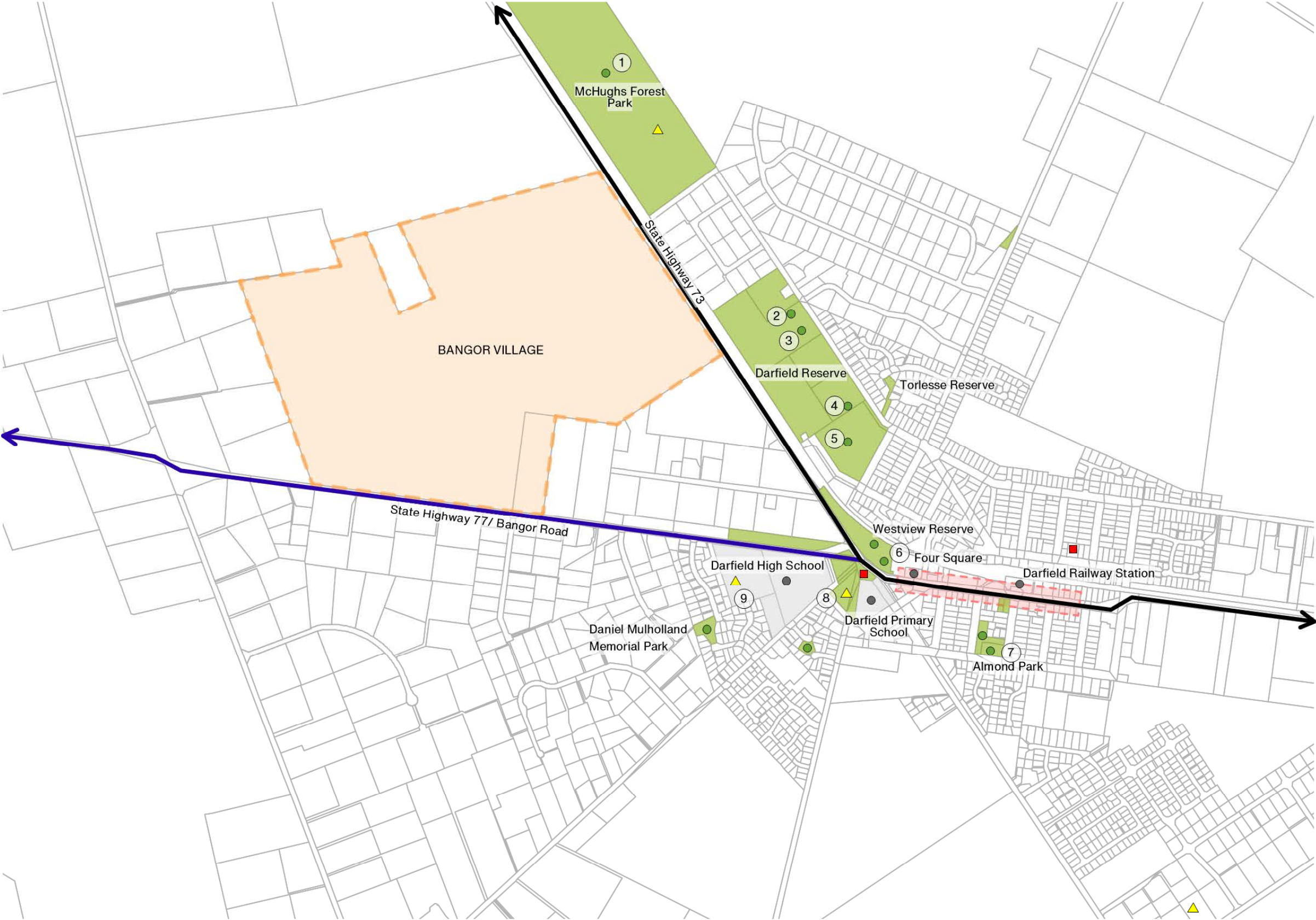


- LEGEND
- Site Location
 - Town/City
 - State Highway
 - Bus Route
 - Railway Route
 - Prevailing Winds

Darfield has a cool temperate inland climate with warm, dry summers and cold winters with regular frosts.

Located on the Canterbury Plains near the foothills of the Southern Alps, the area is influenced by hot north-west winds, relatively low rainfall, and high sunshine hours. The climate favours drought-tolerant and frost-resilient planting. The built and planted environment needs to withstand high wind exposure and seasonal temperature extremes.

TOWN CONTEXT



EXISTING SITE CHARACTER



- LEGEND
- View Shaft
 - Existing Shelterbelt - to be retained (where possible)
 - Existing Water race - to be retained/realigned
 - Existing trees - to be retained where suitable



View north from Bangor Road (SH77) at the existing entrance
A gravel driveway leads to the existing farm house bordered by shelter-belt planting and a large grove of eucalyptus trees.



View north west from the site towards the Southern Alps.
Shelter belt planting typical of the Canterbury Plains is visible in the foreground against a backdrop of the Southern Alps.



View towards the farm house
Typical farm fencing against a backdrop of the mature residential garden planting that surrounds the farm house.



View east from the farm house driveway
Mature residential garden planting and specimen trees surrounds the farm house and flanks the gravel driveway.

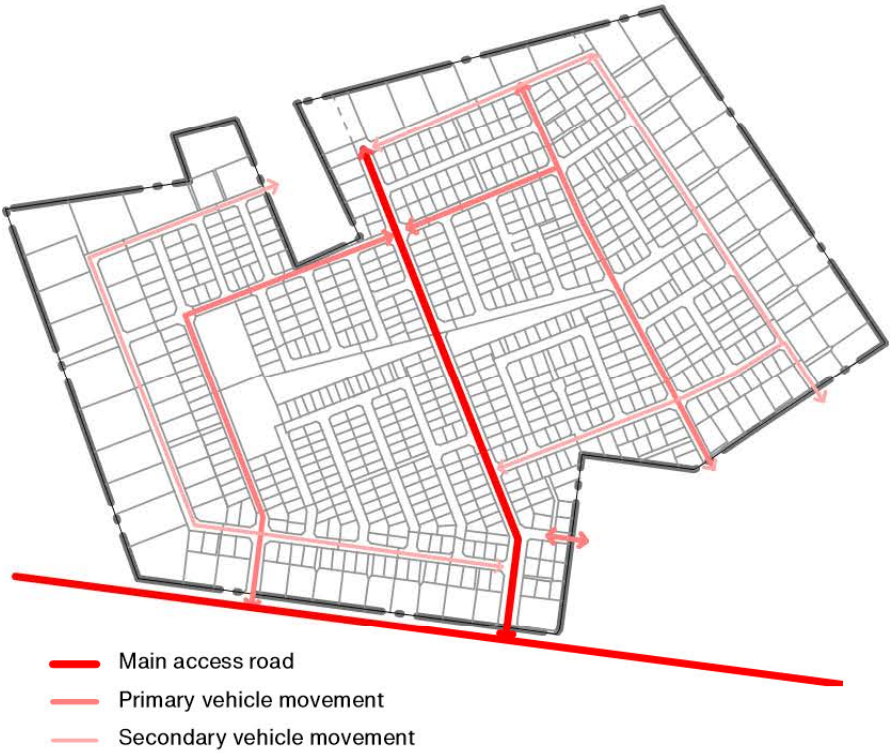


View west towards the farms homestead
Shelter-belt planting and the water race is visible in the foreground against a backdrop of farm sheds and eucalyptus trees.



View of the water race near the farm house

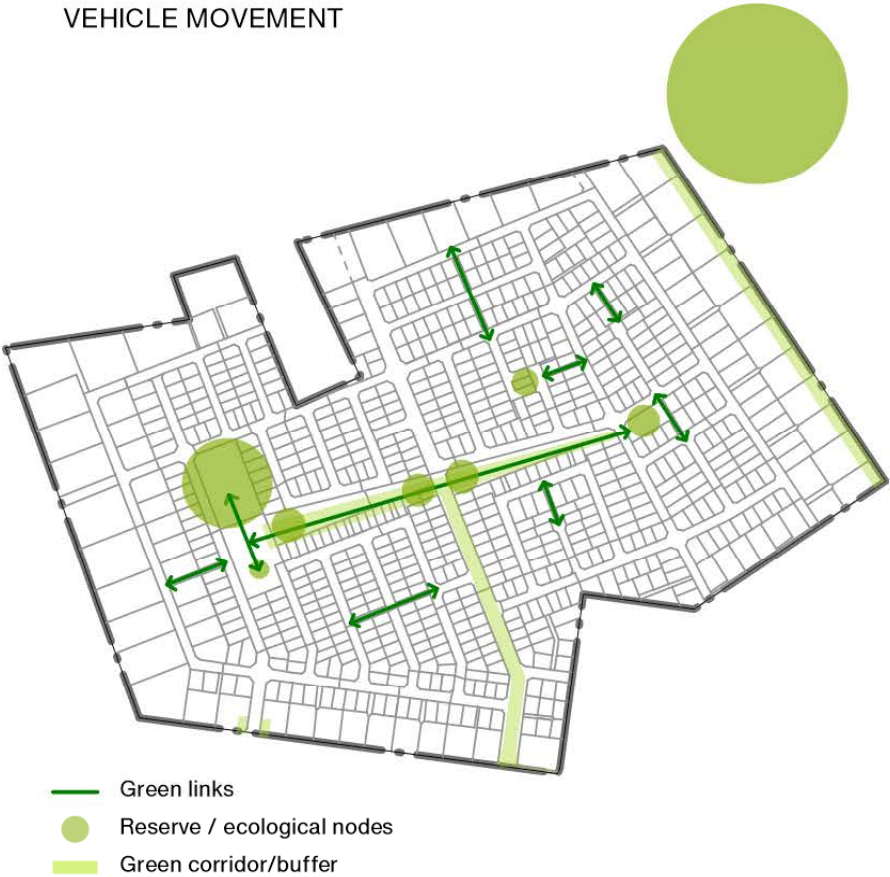
CIRCULATION & CONNECTIVITY.



VEHICLE MOVEMENT



PEDESTRIAN MOVEMENT



GREEN NETWORK



BLUE NETWORK

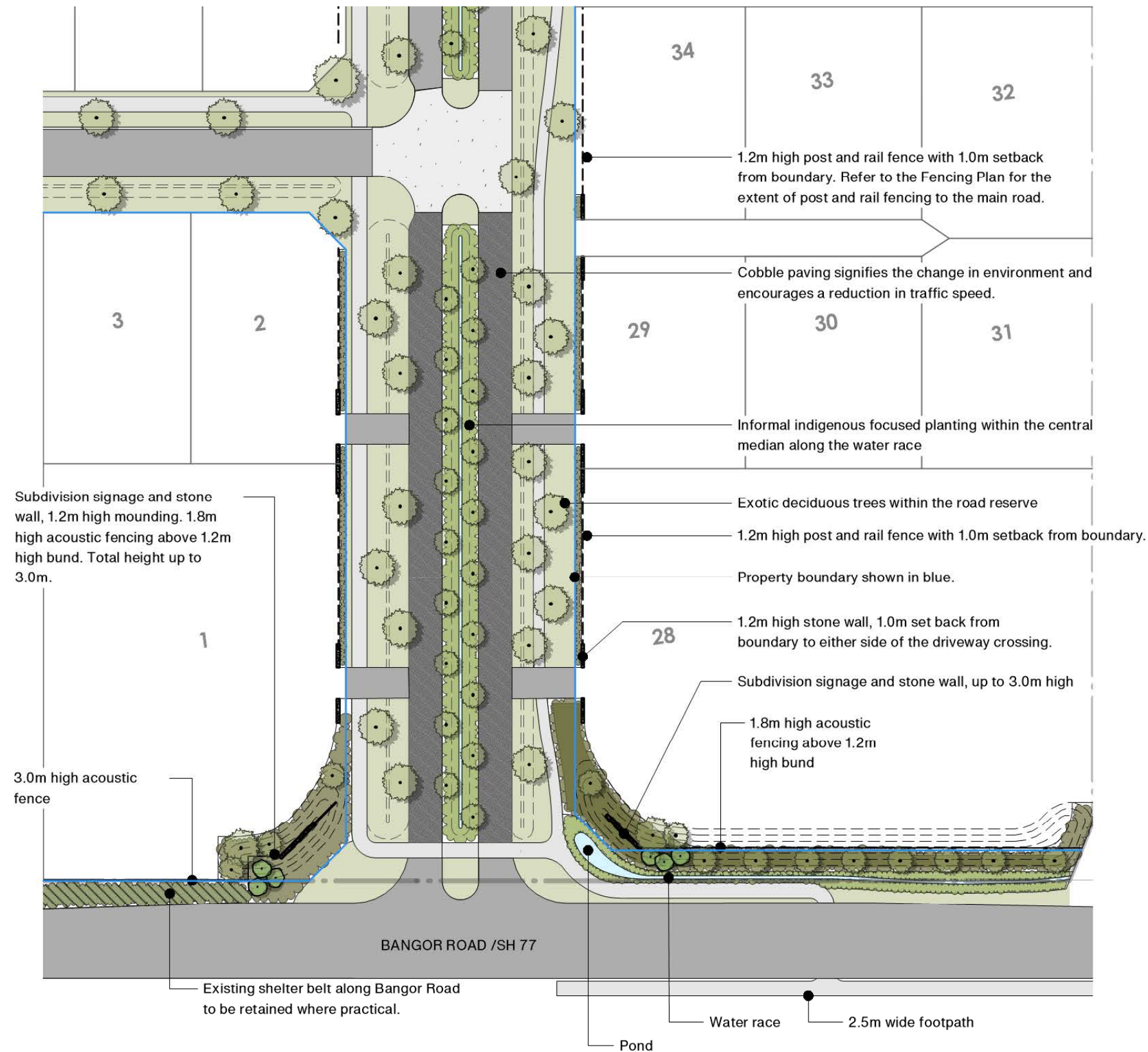
SITEWIDE MASTERPLAN

SCALE: 1:6000



EAST ENTRANCE

SCALE: 1:800



- Stage boundary
- Proposed Lot boundary
- Roading
- Path
- Exposed Aggregate
- Pavers
- Grass
- Garden bed
- Specimen Tree

1.8m High acoustic fencing located on the top of the 1.2m high bund. Indigenous planting to road side of mound within the Road Reserve.

Top of stone wall sits 3.0m above ground level on top of a planted mound providing an acoustic barrier to the lot.

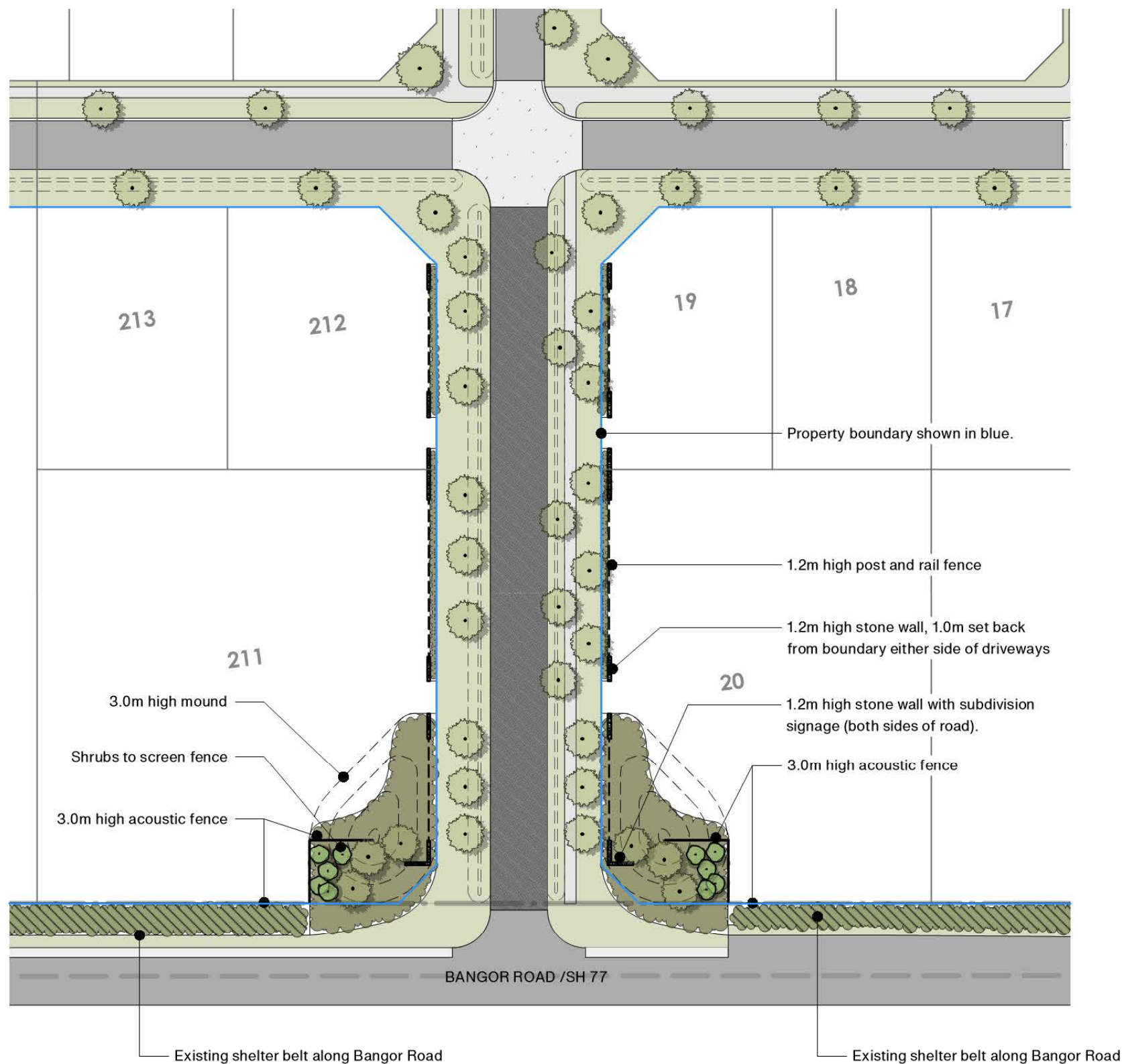


Water race with ponding at entrance

Development signage cut into steel panel (both sides of the road).

WEST ENTRANCE

SCALE: 1:800



Existing shelter belt planting to be retained along Bangor Road where practical.

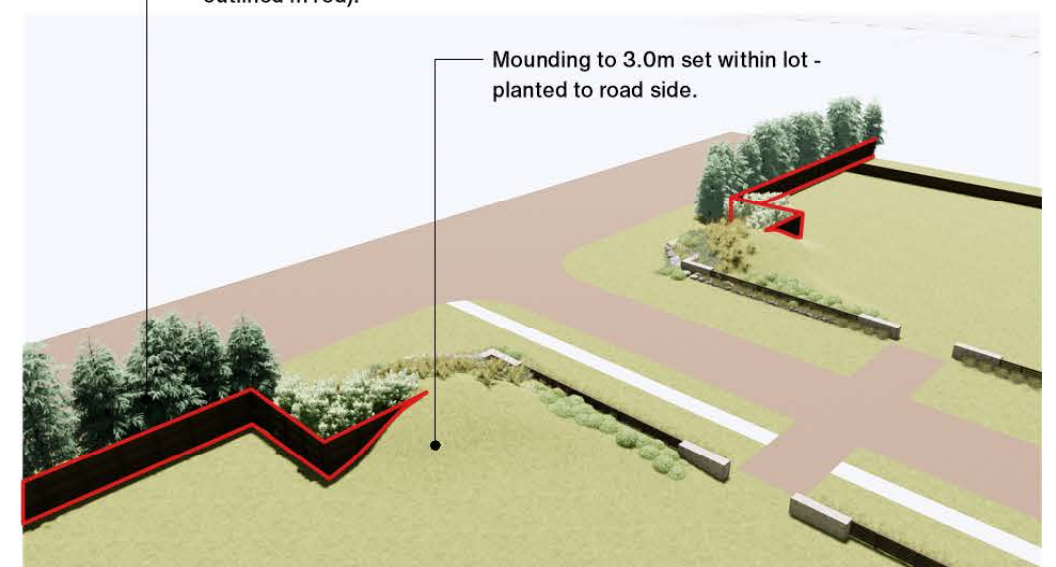
3.0m High acoustic fence to the lot boundary. Fencing abutts 3.0m high mounding at either side of the entrance.



1.2m high stone wall and post and rail fencing set within lots.

Shelterbelt retained. 3.0m High acoustic fence to lot side of shelter belt (fence outlined in red).

Mounding to 3.0m set within lot - planted to road side.



View south towards Bangor Road. Note: trees at entrance not shown for clarity

FARM PARK STYLE LANDSCAPE CONCEPT PLAN

SCALE: 1:1500

The centrepiece of the development is a large farm park-style reserve, organised around existing vegetation and informed by the rural landscape character of the wider Canterbury Plains. The park draws on informal agricultural elements to create a relaxed, welcoming space that reflects the surrounding countryside.

Many existing trees and shrubs will be retained to establish immediate maturity and shelter. The southern portion of the reserve is envisioned as an arboretum-style garden, where a mix of exotic and native trees forms a sheltered setting for informal recreation. This area will include picnic lawns, barbeque facilities, a tennis court or multi purpose sports court, a nature-focused playground, and sheltered seating.

The northern portion of the reserve has a stronger ecological focus, with the existing water race realigned and planted with native riparian species to improve aquatic habitat and reinforce the natural character of the park.

Existing eucalyptus trees will be selectively removed within 20 m of private lots and 10 m of the water race to reduce shading and minimise limb fall risk.

Along the eastern edge, an existing shelterbelt will be retained alongside a proposed junior cricket pitch. Adjoining residential lots will include access points to the reserve, providing good passive surveillance and encouraging regular community use.

1. Vegetation including eucalyptus trees to be retained where possible.
Informal grass walkway through Eucalyptus Grove.
Lizard habitat potential
Native riparian planting to water race
2. Pond provides aquatic habitat opportunities.
Logs embedded within the bank.
3. Existing tennis court resurfaced or multi-court option to be considered.
4. Shelter with BBQ, picnic tables & seating, drinking fountain and bike stands
5. Picnic area within existing garden setting.
6. Main development Playground with natural play focus
Catering for a range of abilities and ages.
Tree top fort.
7. Artificial turf cricket pitch for informal junior use.
8. Existing shelterbelt retained
4.0m access for maintenance provided on all sides.

Existing vegetation to be retained (shown with cross, indicative only).

Dryland planting, including pockets of matagouri and tussock. Lizard habitat constructed in collaboration with Ecologists.

Riparian planting along the water race edge.

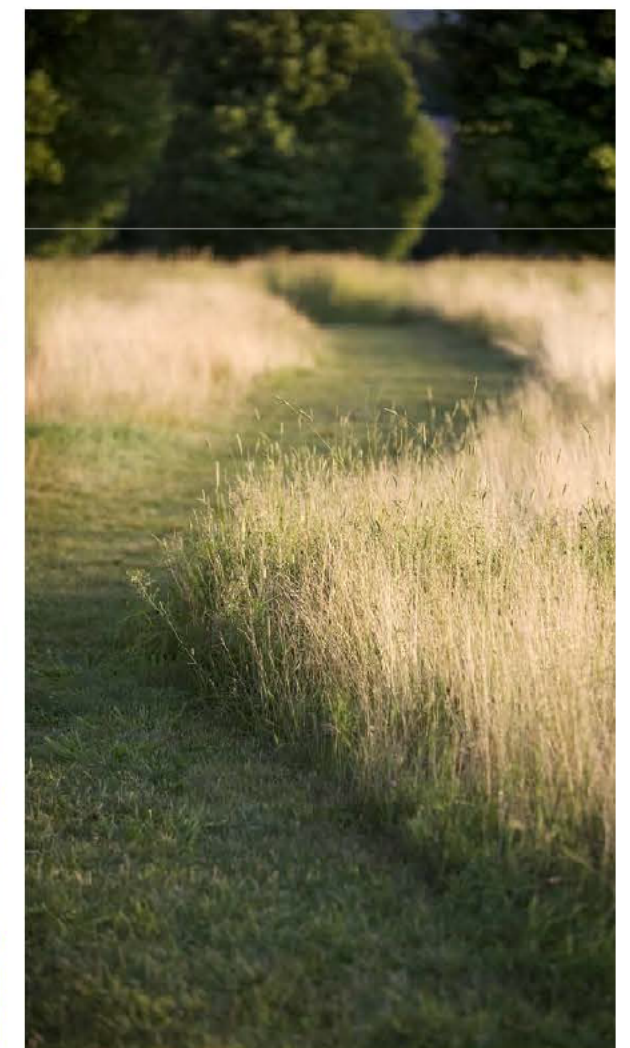
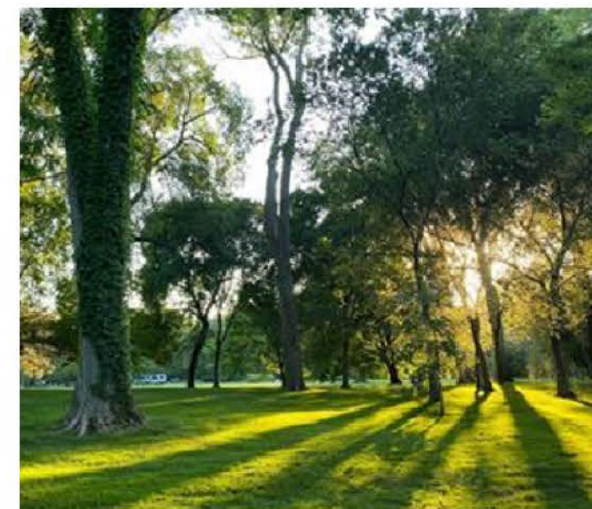
Water race realigned. Native riparian planting to waterway and pond.
Eucalyptus trees removed where within 10m of the water race or planting within 20m of the lot boundary.

Arboretum - existing native and exotic shrubs and trees retained where possible.

Pedestrian Link Reserve - Design to be confirmed.



FARM PARK STYLE LANDSCAPE IDENTITY



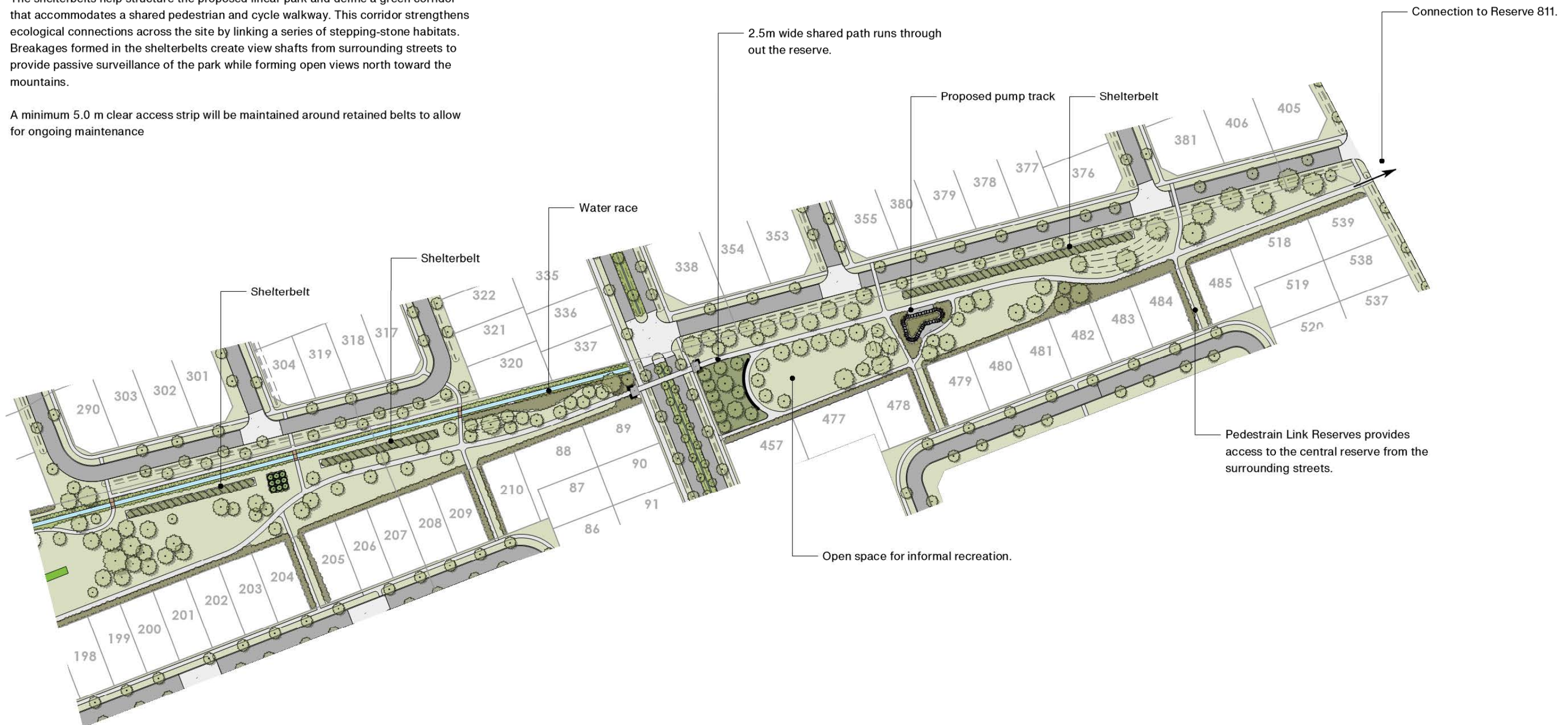
RESERVE 801 & 807 LANDSCAPE CONCEPT PLAN

SCALE: 1:2000

Existing shelterbelts (outlined in black) are retained where practical as a key element of the landscape framework, reinforcing the link to the rural history of the site and providing shelter from north-westerly winds typical of the Canterbury Plains. This shelter helps create more comfortable outdoor spaces for residents and supports the usability of adjacent parks and walkways.

The shelterbelts help structure the proposed linear park and define a green corridor that accommodates a shared pedestrian and cycle walkway. This corridor strengthens ecological connections across the site by linking a series of stepping-stone habitats. Breakages formed in the shelterbelts create view shafts from surrounding streets to provide passive surveillance of the park while forming open views north toward the mountains.

A minimum 5.0 m clear access strip will be maintained around retained belts to allow for ongoing maintenance



RESERVE 810 LANDSCAPE CONCEPT PLAN

SCALE: 1:500

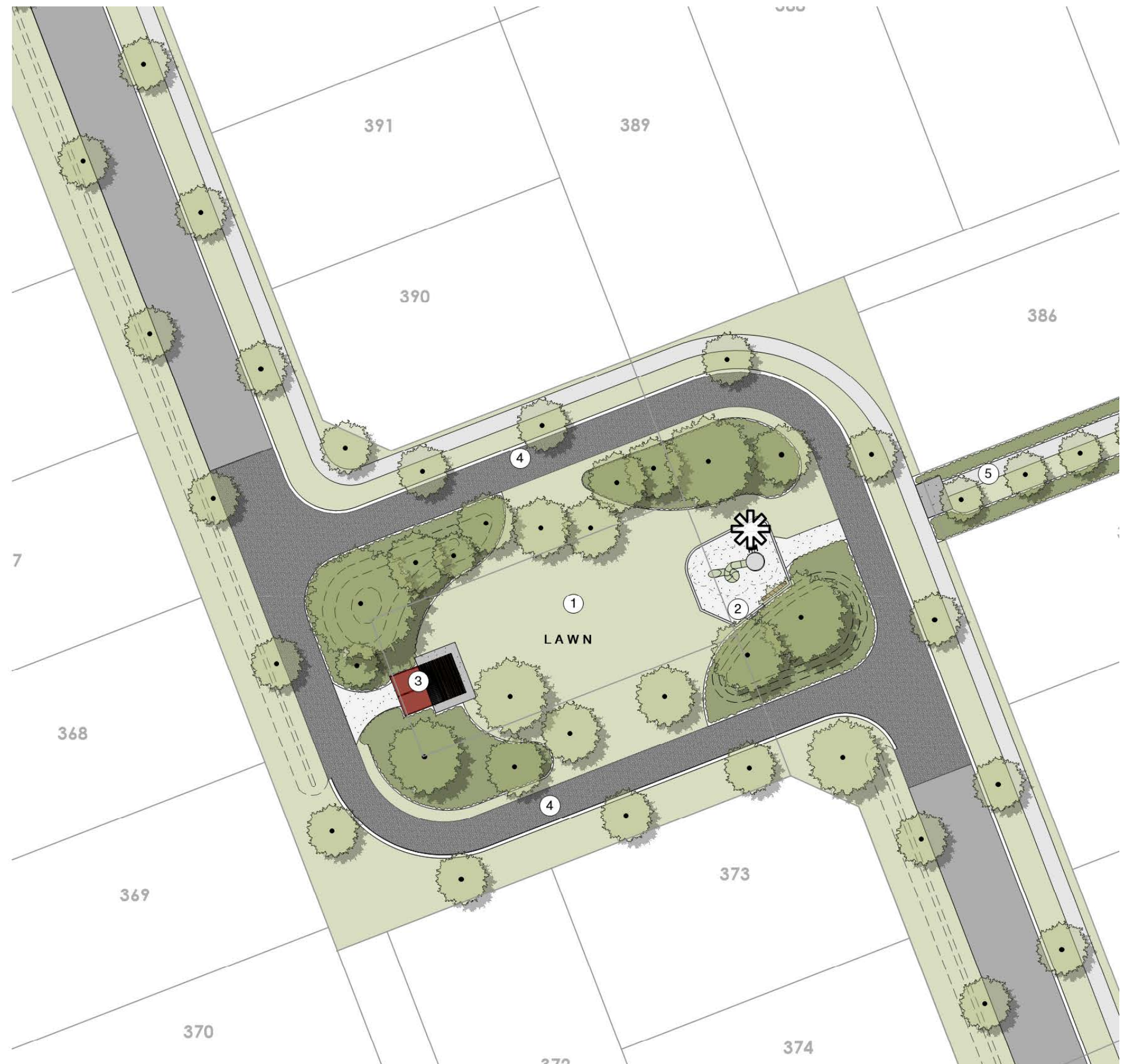
A small neighbourhood reserve provides an important amenity space for surrounding residents, creating opportunities for informal play, relaxation, and social interaction within the wider neighbourhood.

The reserve is anchored by a fort play structure that acts as a social hub for neighbourhood children while also providing a distinctive wayfinding element visible from surrounding streets and open spaces. A picnic shelter with seating offers shade and protection from wind, supporting casual gatherings and everyday use of the park.

Generous tree planting throughout the reserve enhances amenity and will help to establish long-term landscape character. Low mounding to the south-east and north-west edges creates a sense of enclosure while maintaining passive surveillance from surrounding roads and residential lots.

Roading adjacent to the reserve is narrowed to a single lane, with cobble paving used to slow and calm traffic, reinforcing a shared-space environment. Bollards to the perimeter of the reserve prevent vehicle access while maintaining pedestrian connectivity and openness.

1. **Central Lawn**
Open greenspace.
Bollards to perimeter to prevent cars parking.
2. **Neighbourhood Fort**
Fort amongst trees provides social space for children and also acts as visual wayfinding element.
3. **Picnic Area**
Pergola Structure provides shade and shelter
Picnic table and seating
4. **One Way Roading**
One way roading adjacent to the park
Cobble paving contributes to traffic calming measures
5. **Pedestrian Link Reserve**



RESERVE 811 LANDSCAPE CONCEPT PLAN

SCALE: 1:500

On the eastern side of the development a neighbourhood park provides a key recreational space for the community. The character of the reserve reflects the unfussy, informal rural qualities of the surrounding landscape, creating a relaxed and functional open space that sits comfortably within the wider setting.

The structure of the reserve is organised into several areas. The western portion has a strong connection to the east-west linear reserve that runs through the development, helping form a continuous open space corridor. This area also has a stronger ecological focus, providing stepping-stone habitat planting and a nature-based play space.

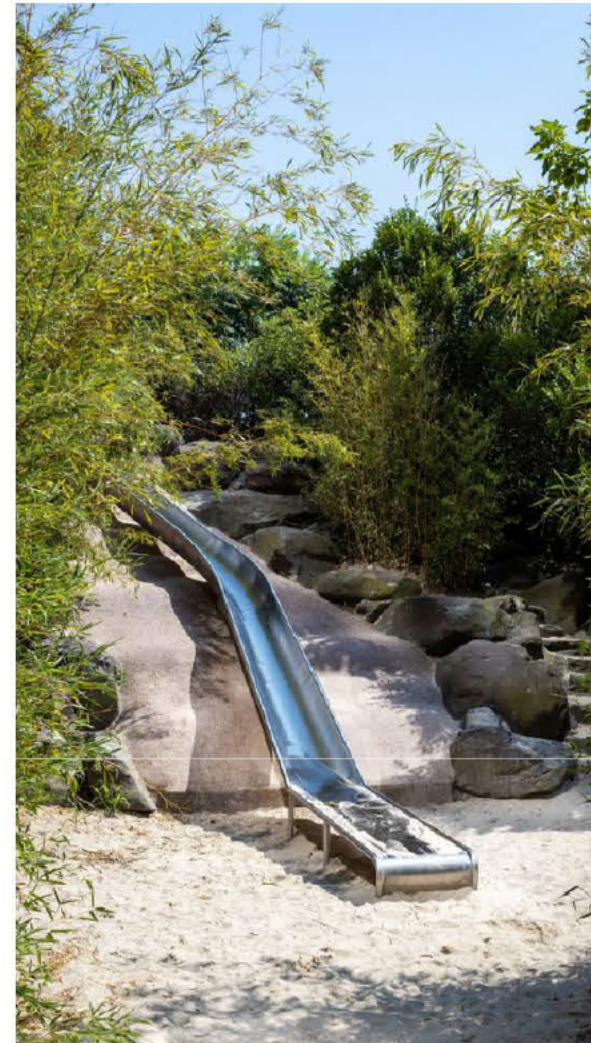
The central open space is designed as a flexible recreation lawn and includes an junior sized football field to cater for casual neighbourhood play. Towards the north-eastern end of the reserve a picnic space with seating and shelter, provides shade and protection from wind.

Access from surrounding residential lots is encouraged, while clear sightlines from adjacent streets are maintained to support passive surveillance and create a safe, welcoming community space.

1. **Central Lawn**
Open Greenspace with junior football field.
2. **Playground**
Activities and equipment for a wide range of ages
Natural play elements
Mounding to the western side provides shelter and sense of enclosure
3. **Picnic Area**
Pergola Structure provides shade and shelter
picnic table and seating
Drinking fountain
Bike stands
4. **Habitat**
Mounded area with ecological focused planting
provides 'stepping stone' habitat
5. **Way Finding Elements**
Sculptural vertical way finding elements clearly visible
from linear reserve



RESERVE 811 LANDSCAPE IDENTITY



SITEWIDE TREE STRATEGY



STREETSCAPE/ KEY ENTRANCE



Acer rubrum
'Brandywine'



Liriodendron
tulipifera 'Arnold'



Fuscospora
cliffortioides



Quercus robur
'Fastigiata'

STREETSCAPE / FEATURE TREES *



Quercus palustris



Fagus sylvatica
'Dawyck Purple'



Sophora microphylla



Pyrus calleryana 'Aristocrat'

STREETSCAPE



Carpinus betulus



Fraxinus excelsior
'Green Glow'



Podocarpus totara



Quercus ilex

RESERVES - ORCHARD TREES



Apple Tree



Pear Tree



Hazelnut Tree



Chestnut Tree

Note: Final tree species to be confirmed at Engineering Approval stage.

PLANTING PALETTE



Planting in the Reserve - planted to Reserve 801, 807, 810 & 811

Hoheria angustifolia, Sophora microphylla, Quercus robur, Acer x freemanii 'Jeffers Red', Lomandra 'Lime Tuff', Pittosporum 'Golf Ball', Griselinia littoralis, Hebe species, Chionochloa rubra, Austraderia, Coprosma species.



Planting in the Road Reserve/Link Reserve - planted to street garden bed, link reserve

Chionochloa rubra, Dianella 'Little Rev', Pittosporum 'Hedgehog', Carex testacea, Coprosma acerosa 'Hawera', Chionochloa flavicans



Riparian Planting - planted to the edge of water race in Reserve and Road reserve

Carex species, Juncus edgariae, Eleocharis acuta, Apodasmia similis, Phormium cookianum, and limited numbers of Pittosporum tenuifolium, Totara, Matai (Prumnopitys taxifolia) and Kahikatea (Dacrydium dacrydioides).



Forest planting - planted to infill the area with Existing understory planting

Cordyline australis, Plagianthus regius, Leptospermum scoparium, Kunzea robusta, Coprosma propinqua and Chionochloa rubra,



Dryland Planting - planted to the north-west of Reserve 801

Fuscopora cliffortioides, Podocarpus totara, Discaria toumatou, Chionochloa rubra, Muehlenbeckia astonii, Melicytus alpinus

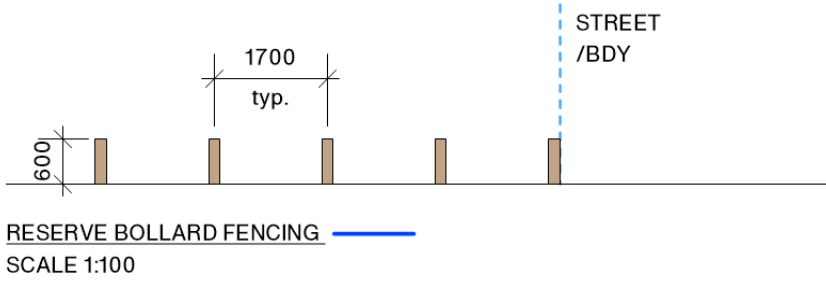
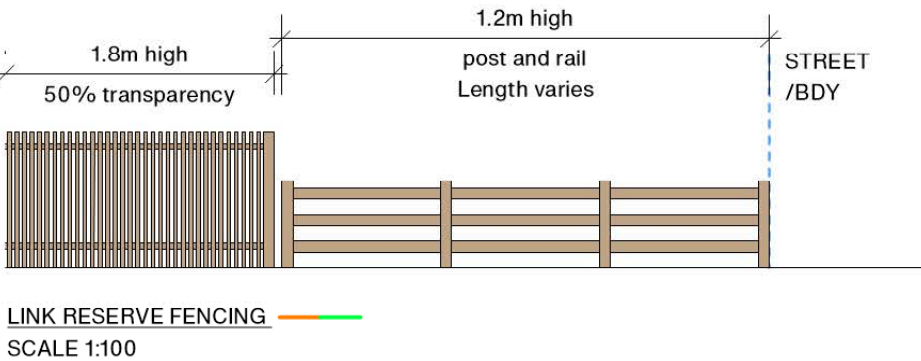
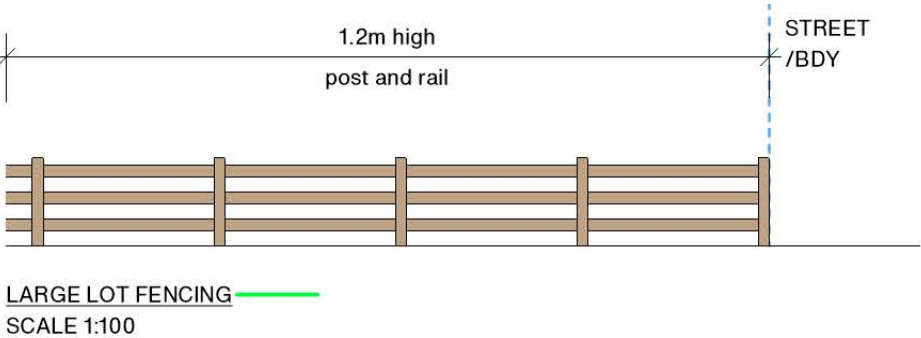
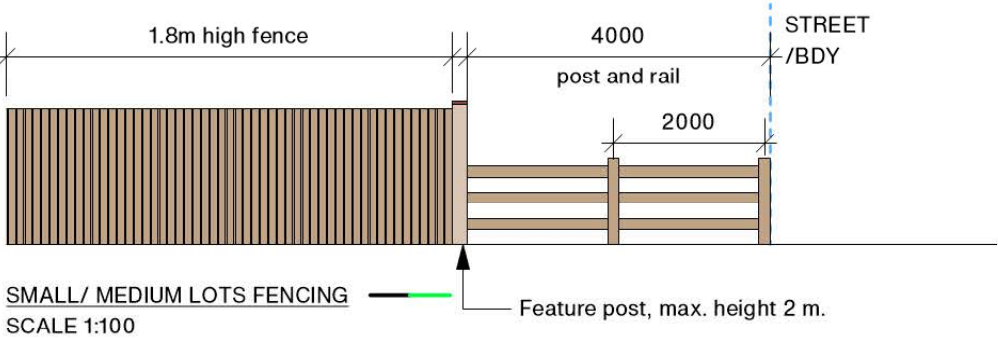


Native Planting on mound - planted to the state highway roadside at the entrance and in private lots

Poa imbecilla, Festuca ovina, Lolium perenne, Phormium tenax, Austraderia toetoe, Hebe salicifolia, Dodonaea viscosa, Muehlenbeckia astonii, Griselinia littoralis, Pittosporum tenuifolium, Olearia paniculata, Coprosma propinqua, Cordyline australis, Leptospermum scoparium



SITEWIDE FENCING PLAN



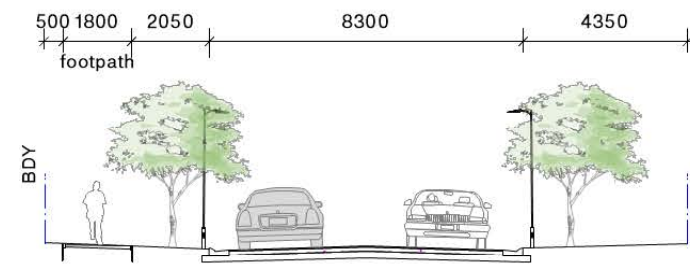
1.2m high post and rail fence with screening planting, set within the private lots.



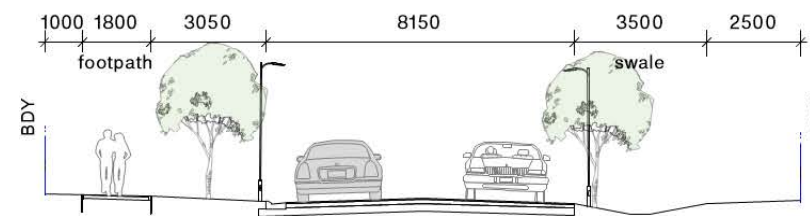
- 1.8m High solid timber paling fence
- 1.2m High post and rail fence
- 1.8m High 50% transparent timber batten fence
- 600mm high timber bollard fence
- 1.2m High open style pool fence(with accessible gate)
- 3.0m High acoustic fence
- 1.8m High acoustic fence (on bund)

ROAD SECTIONS

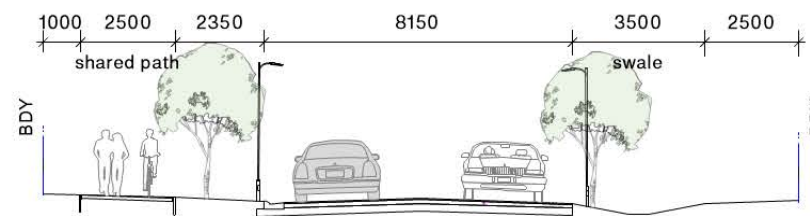
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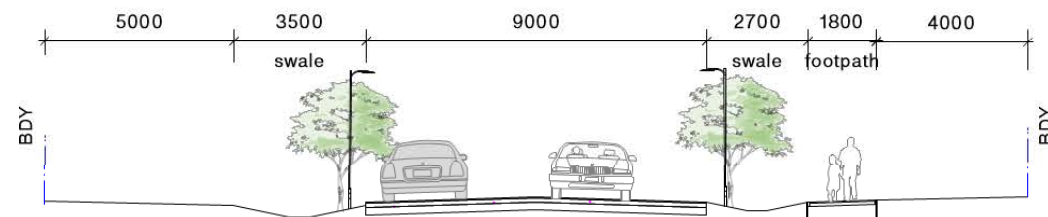
ROAD SECTION A - 17M



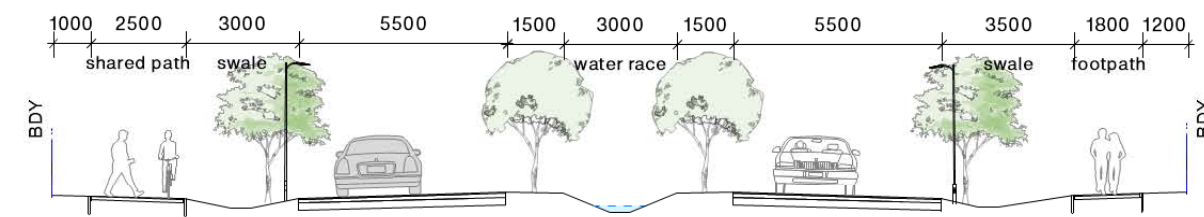
ROAD SECTION B - 20M - 1.8M WIDE FOOTPATH



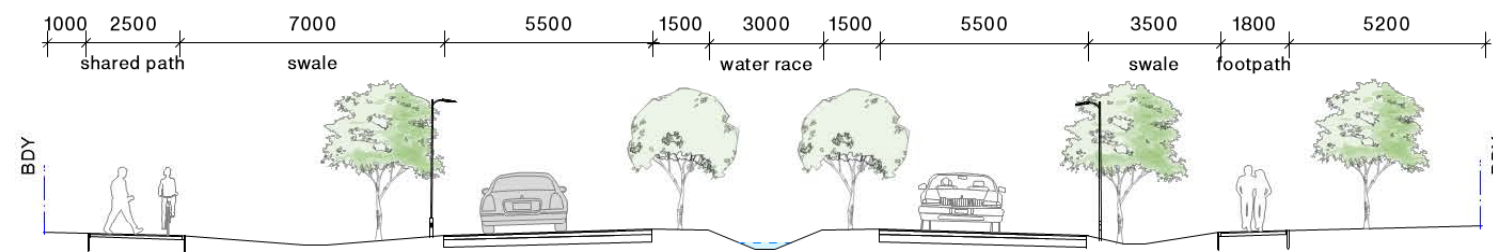
ROAD SECTION C - 20M - 2.5M WIDE SHARED PATH



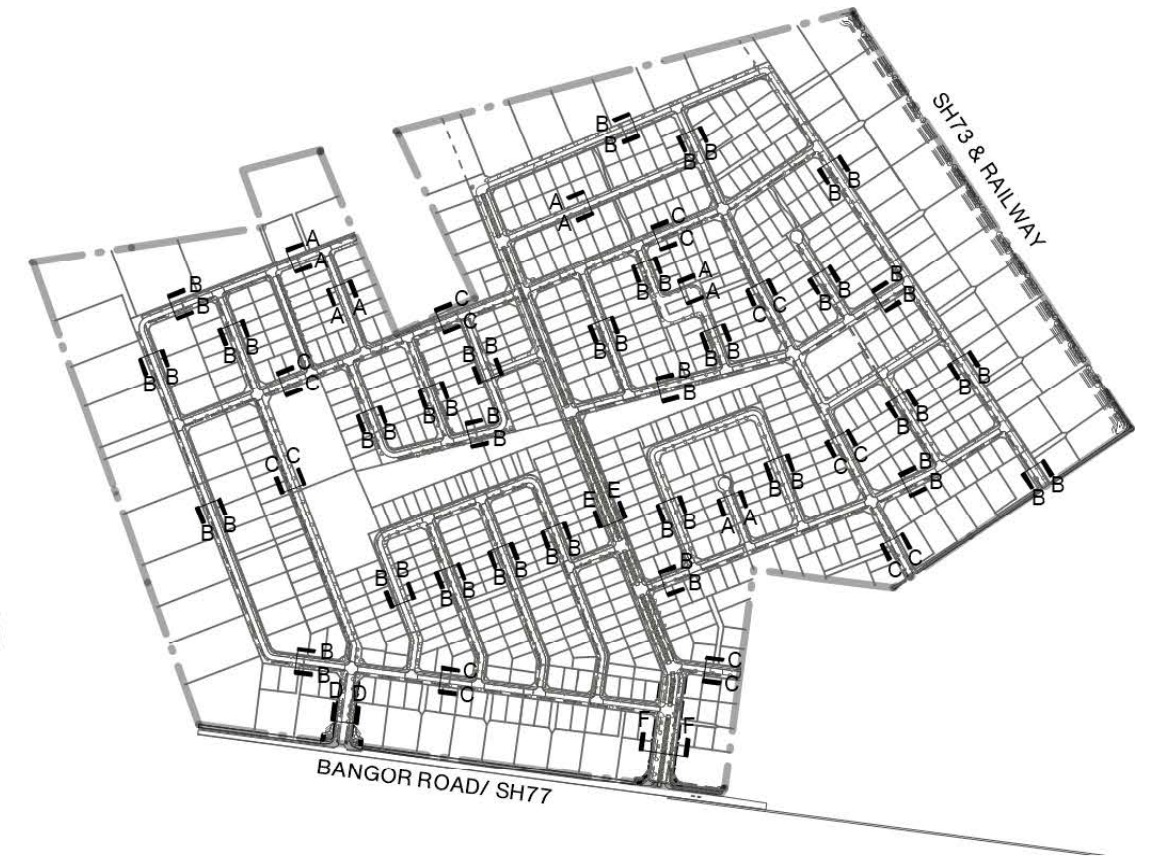
ROAD SECTION D - 26M - WEST ENTRANCE



ROAD SECTION E - 30M - EAST ENTRANCE WITH WATER RACE

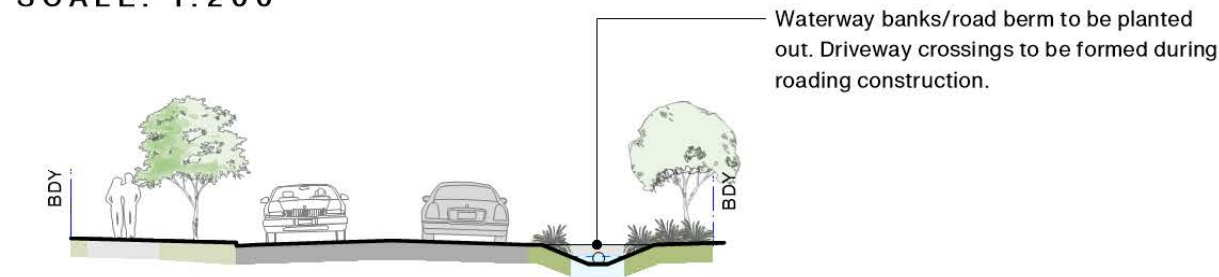


ROAD SECTION F - 38M - EAST ENTRANCE WITH WATER RACE

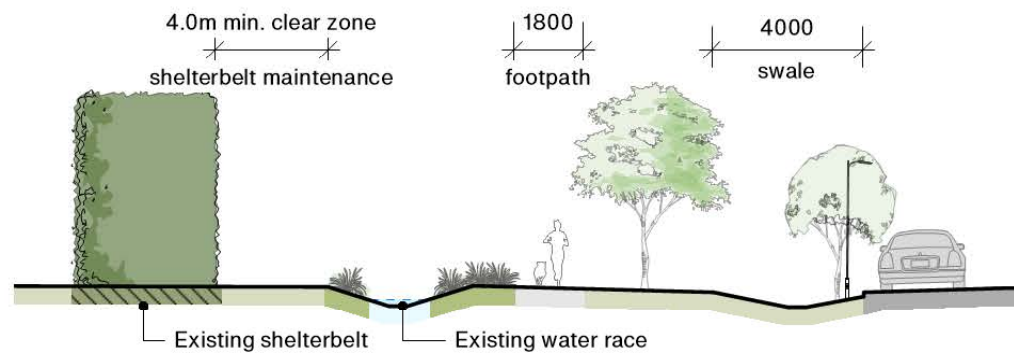


WATER RACE TREATMENT

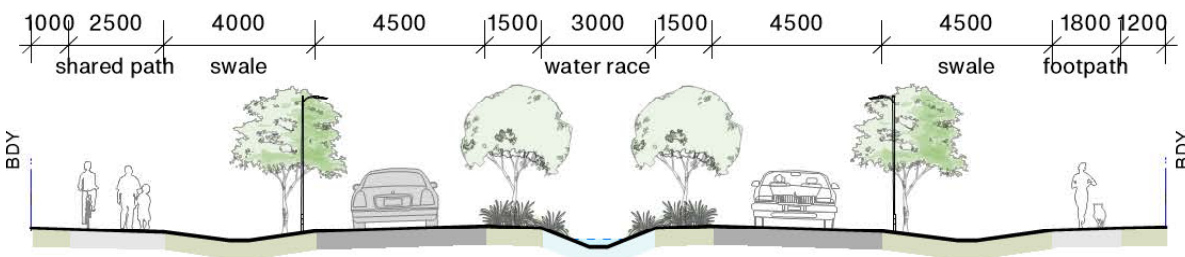
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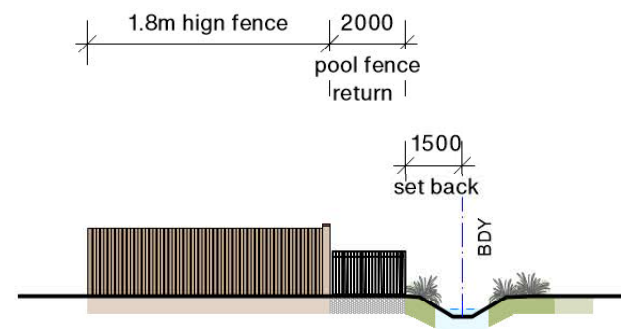
WATER RACE TREATMENT 1



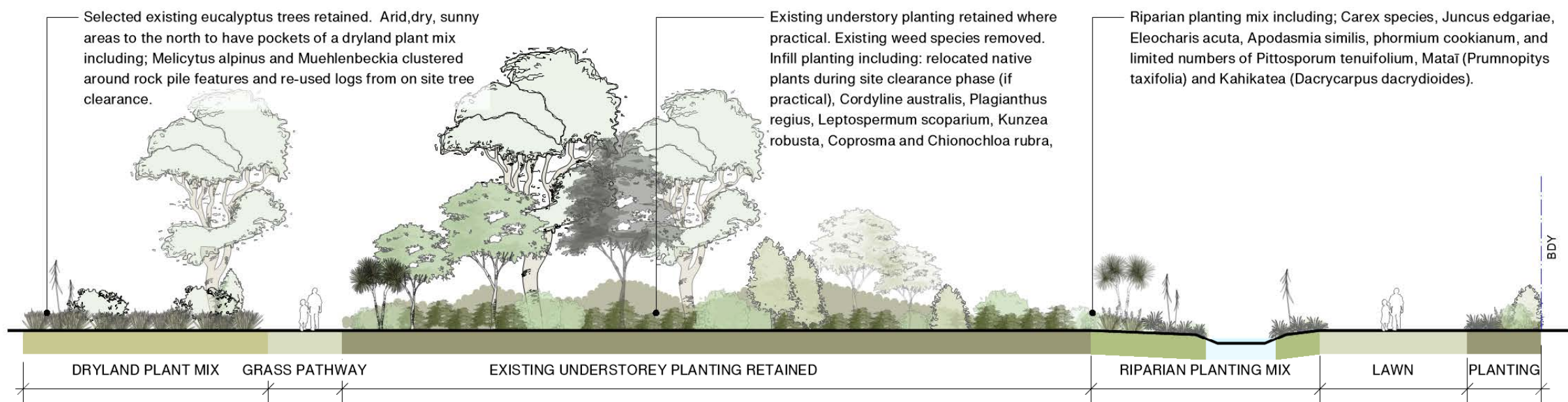
WATER RACE TREATMENT 2



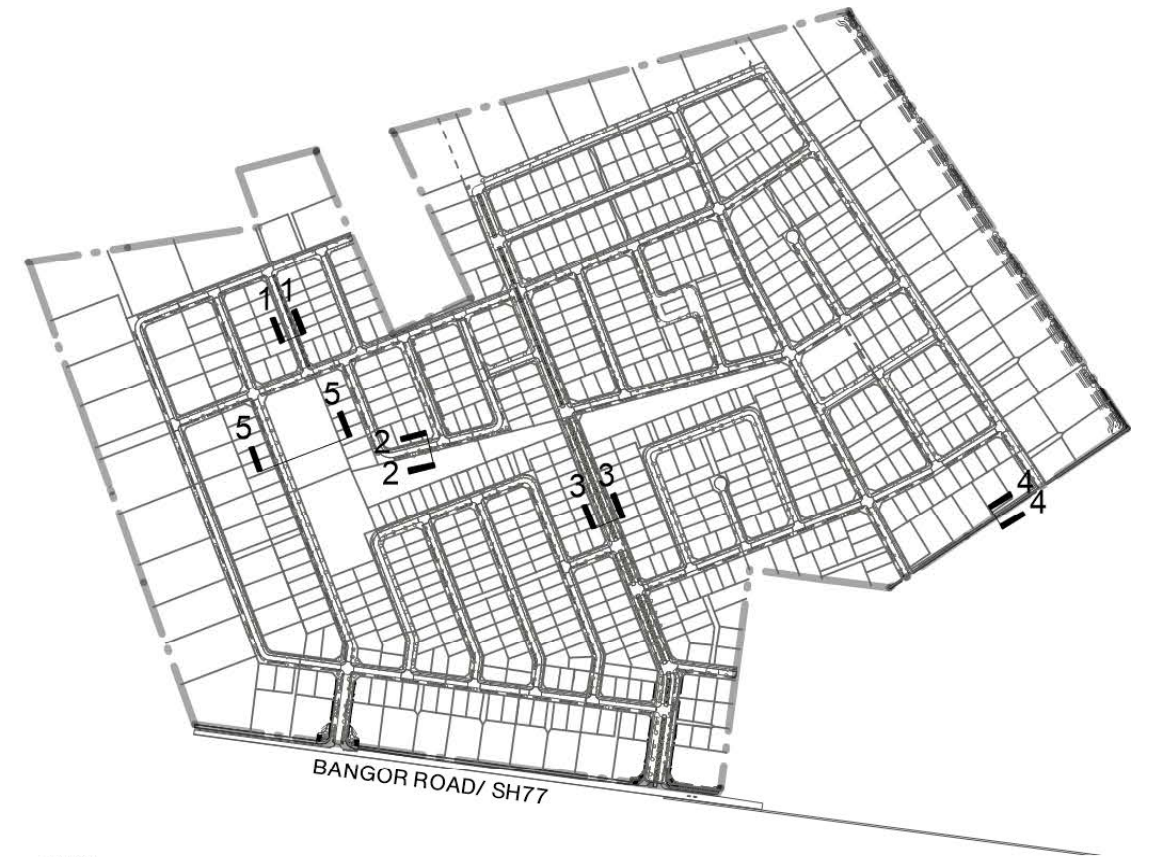
WATER RACE TREATMENT 3



WATER RACE TREATMENT 4

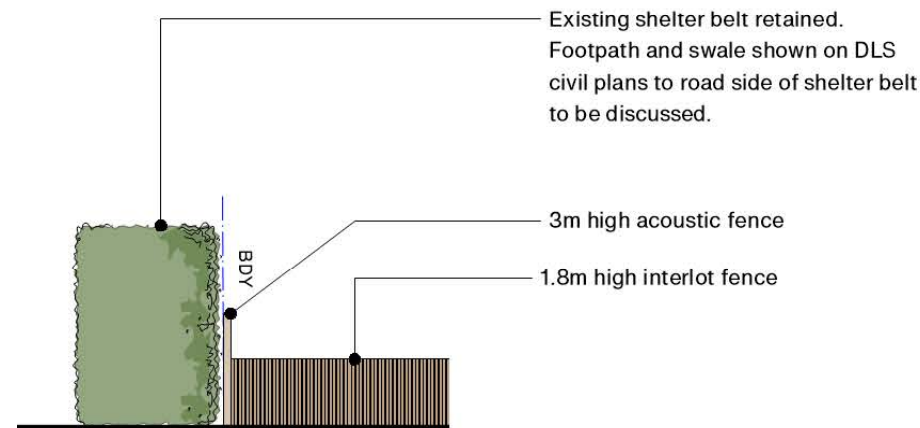


WATER RACE TREATMENT 5

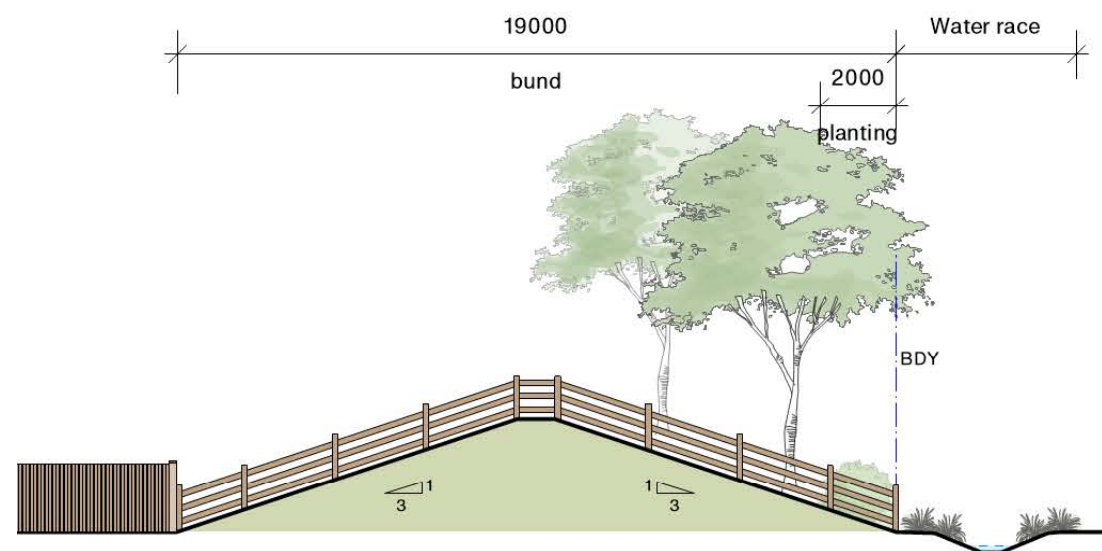


BOUNDARY FENCE TREATMENT

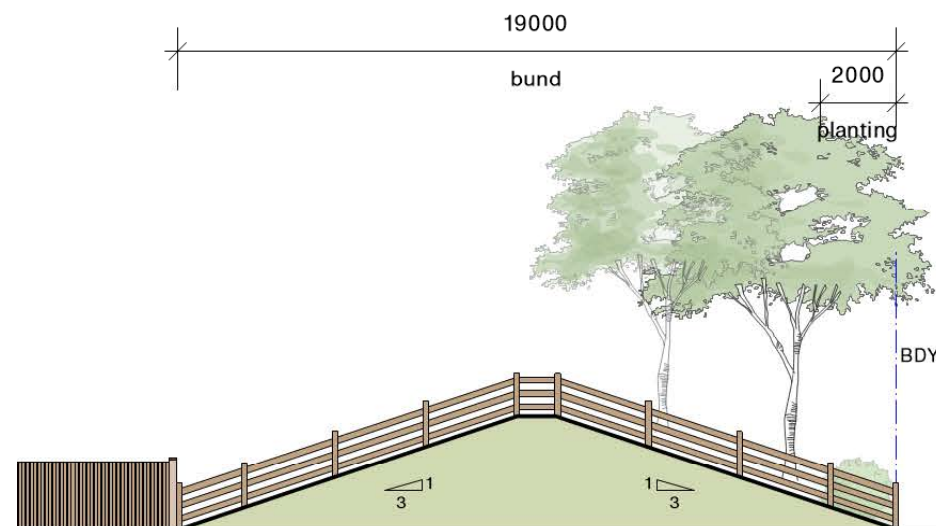
SCALE: 1:200



BOUNDARY TREATMENT - SECTION i - BANGOR ROAD



BOUNDARY TREATMENT - SECTION ii - WEST COAST ROAD



BOUNDARY TREATMENT - SECTION iii - WEST COAST ROAD



INDICATIVE IMAGE



INDICATIVE IMAGE

Crime Prevention Through Environmental Design (CPTED) Review

The below notes have been prepared in the context of the four key principles considered within CPTED as outlined by the National Guidelines (guideline text shown in blue):

- 1. Surveillance - people are present and can see what is going on.
- 2. Access management - methods are used to attract people and vehicles to some places and restrict them from others.
- 3. Territorial reinforcement - clear boundaries encourage community ownership' of the space.
- 4. Quality environments - good quality well maintained spaces that attract people and support surveillance.

The four principles lead on to the identification of seven qualities' that characterise well defined and safe spaces and these form the basis of the detailed assessment of the project:

- 1. Access: Safe movement and connections places with well-defined routes, spaces and entrances that provide for convenient and safe movement without compromising security.

Pedestrian pathways and reserve areas will be designed to allow for safe movement. Low planting is to be located adjacent to pathways to maintain sight lines and a feeling of safety and visibility. Sightlines into link reserve areas will be allowed for from the neighbouring private lots. Safe movement within the Road Reserve will be allowed for within the intersection pedestrian crossings points. Paving changes within the carriageway highlight the shared use nature of these area's and alert motorists to pedestrian movements.

- 2. Surveillance and sightlines: See and be seen places where all publicly accessible spaces are overlooked, and clear sightlines and good lighting provide maximum visibility.

Low planting will be located adjacent to pathways and all seating area's are to maintain sight lines and a feeling of safety, openness and visibility. Oversight from residential properties will result in a high level of passive surveillance reserve areas. Tree species can typically be limbed up over time to maintain sightlines across the reserve. Particular care has been taken to maintain sight lines to reserve pathways. The location of street trees away from driveway crossings, traffic signs and streetlights ensures sightlines for motorists and pedestrians are maintained.

- 3. Layout: Clear and logical orientation places laid out to discourage crime, enhance perception of safety and help orientation and way-finding.

The high degree of oversight from the neighbouring streets and housing will deter anti-social behaviour. Fencing choices allow for passive surveillance from residential lots. Wayfinding elements through the linear reserve will clearly highlight the pedestrian walkways.

- 4. Activity mix: Eyes on the street places where the level of human activity is appropriate to the location and creates a reduced risk of crime and sense of safety at all times by promoting a compatible mix of uses and increased use of public spaces.

Shared recreational assets in reserve area's incourgaes areas to be well used and fosters a sense of community amongst residents.

- 5. Sense of ownership: Showing a space is cared for places that promote a sense of ownership, respect, territorial responsibility and community.

Investment in quality reserve space will help to promote use and a sense of ownership and community in these spaces. Private and public spaces will be clearly defined through transparent residential fencing.

- 6. Quality environments: Well designed, managed and maintained environments places that provide a quality environment and are designed with management and maintenance in mind to discourage crime and promote community safety in the present and future.

We believe the investment in this space and in the quality assets that they include will foster a sense of pride in the community and as such these areas are less likely to be vandalised.

- 7. Physical protection: Using active security measures places that include necessary, well designed security features and elements.

Fixed bollard located centrally within the pathways and the perimeter bollard fencing to reserves restricts vehicle access. Road narrowing and changes in paving finish reduces car speed in hthroughout the roading network.

Safety in Design

The following hazards are noted as relevant to the Bangor Village site:

Hazard - Water Bodies Pond and Water Race

Planting and boulders proposed to discourage access to pond and water race edges. Visibility to water maintained from pathways and boardwalks for passive surveillance. Signage to reinforce child supervision near water. Boardwalks designed in accordance with NZBC F4 Safety from Falling where applicable.

Hazard - Existing Mature Eucalyptus Trees

Qualified arborist engaged to assess tree health and identify hazards. Selective removal and deadwood management proposed for retained trees near residential and pedestrian areas.

Hazard - Retained Existing Vegetation

Retained planting designed to maintain sightlines and passive surveillance around recreational areas and pathways.

Hazard - Shelterbelt Planting

Pathways located away from dense shelterbelt planting where practicable to reduce concealment opportunities.

Hazard - Vehicle and Pedestrian Conflict

Paving changes and raised crossing points used to signal pedestrian-priority areas and reduce vehicle speeds. Sightlines maintained at crossings and intersections. Low planting and appropriate tree clearances proposed within visibility areas.

Hazard - Climbing and Misuse of Structures

Shelter structures detailed to minimise climbing opportunities. Tree placement considered to avoid access onto structures. Passive surveillance maintained from surrounding areas where possible.

Hazard - Playground Safety

Playgrounds designed in accordance with relevant New Zealand safety standards. Independent playground auditing proposed during design and construction.

Hazard - Planting Within Road Reserve

Dense low-maintenance planting proposed to suppress weeds while maintaining visibility and safety clearances.

Hazard - Slip, Trip and Fall Hazards

Planting setback from pathways to reduce debris and trip hazards. Path materials selected for durability, slip resistance, and ease of maintenance.