

3 October 2025

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MEMO

TO: Georgia Brown | Senior Planner | Novo Group

FROM: Anne Wilkins | Principal Landscape Architect
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PROJECT REF: 0383012

RFI REPONSE POUND ROAD INDUSTRIAL DEVELOPMENT FAST TRACK

Urban design framework

1. See **Appendix 1** of this document for urban design connection framework diagrams.

Rural amenity values

2. The site's overall rural amenity is fragmented, with the highest values retained along the Templeton Golf Course and Barters Road boundaries, while the eastern and southern boundaries are dominated by industrial and urban influences. Existing vegetation is primarily exotic shelterbelts and hedgerows, with limited native biodiversity and ecological value. On-site vegetation is proposed to be removed.
3. **East and Southern Boundaries:** The rural amenity value is **non-existent** due to the presence of existing industrial land (Waterloo Business Park), busy arterial roads, and some residential areas. These areas are dominated by built form and vehicle traffic, resulting in a landscape character that is urban/industrial rather than rural.
4. **Northeast Boundary (Templeton Golf Course):** The rural amenity value is **high** here, as the golf course retains significant open space and clusters of large, mature trees. This area provides a strong sense of rural character and visual separation from industrial activities, with recreational open space and established vegetation acting as buffers.
5. **Northwest Boundary (Ruapuna Raceway and Quarry):** The rural amenity value is **low** due to the influence of the Ruapuna Motorsport Zone and quarry activities. The landscape is characterised by expansive dirt areas, tracks, and recreational uses, with limited



residential presence. The one abandoned dwelling is council-owned, reflecting the impact of noise from the raceway.

6. **Barters Road Boundary (West):** The rural amenity value is **moderate to high**. This boundary is largely enclosed by substantial exotic hedgerows and clusters of large rural-associated trees (e.g., Eucalyptus, Macrocarpa). The area features low-density rural-residential dwellings, with properties set back from the road and screened by vegetation, contributing to a rural character and sense of enclosure.

Assessment of visual impact on rural amenity (including boundary treatment mitigation)

7. Reflecting the amenity values outlined above, a range of boundary treatments and setbacks have been applied to minimise potential visual impacts and support the transition between industrial and rural environments.
8. **Barters Road (West) – Moderate to High Rural Amenity:** A 5m-wide native landscaping strip is proposed along the Barters Road boundary, creating a minimum 5m setback. In practice, this setback may vary pending how future lot owners develop their site (i.e. some may build against the landscaping strip, others may provide a separation for yard area. Nonetheless, accounting the 5m building setback provided by way of the landscaping strip, it is not considered necessary to enforce any additional building setback along this frontage.
9. The planting palette includes fast-growing native trees capable of reaching 10+ metres in height, such as *Plaginathus regius* (manatu / ribbonwood), *Hoheria angustifolia* (hungere / narrow-leaved Lacebark), and *Pittosporum eugenoides* (tarata / lemonwood), which will provide effective visual screening and ecological enhancement. This buffer is designed to filter and soften views from adjacent rural-residential properties, maintaining a sense of enclosure and rural character. It is noted that the existing boundary treatment is exotic hedgerows, and once proposed species have reached at least 6m the proposed buffer will carry out a similar role but with indigenous species (See the original LVA and Table 2 of this document for further detail on proposed species).
10. The substantial landscaping buffer and setback will significantly reduce impacts on rural amenity values for adjacent rural-residential properties, maintaining privacy and rural character. The use of tall native species ensures long-term screening and ecological benefit, resulting in a **low-moderate** landscape effect at most.



11. **Hasketts Road and Pound Road (Northwest & East) - Low/Non-Existent Rural Amenity:** A 1.5m landscaping strip is proposed along Hasketts Road and Pound Road, in accordance with the existing Christchurch District Plan Industrial General built form standards (and as adopted by CCC Condition 5). While not originally shown at scale, this amenity planting will include a mix of softening species, with provision for some taller species in later design phases. These boundaries are adjacent to existing industrial (Waterloo Business Park) and quarry activity, so the visual sensitivity is lower as the proposed development is of equivalent character. The landscaping here is intended to soften the built form and provide a modest green edge, rather than full screening. The level of landscaping along these two boundaries is consistent with what the District Plan would otherwise anticipate for an Industrial General Zone within this context.
12. The narrower landscaping strips are appropriate given the lower amenity value and existing industrial context. These treatments will soften the transition and reduce the starkness of new built form; rural amenity effects will be **very low**.
13. **Templeton Golf Club (Northeast) - High Rural Amenity:** 10m-spaced trees, and a 3m building setback requirement is proposed along the boundary with the Templeton Golf Club. These trees will not fully screen the anticipated built form, but will filter and soften views, maintaining a visual connection to open space and clusters of mature trees. Furthermore, the irregular boundary alignment results in staggered building placement rather than a uniform line, which lowers perceived bulk and maintains a rural edge.
14. Change will be apparent, but trees will filter views and introduce a green foreground that ties the development to the golf course's open, recreational character. Because the Templeton Golf Club presents a broad, expansive landscape and golfers are transient viewers (with intermittent, often oblique views of short duration), viewer sensitivity and the perceived magnitude of change are lower. On that basis, the effect on rural amenity from the golf course is **low–moderate** at most.
15. Overall, the proposed boundary treatments and setbacks are tailored to the amenity value of each boundary, ensuring that the most sensitive interfaces receive the highest level of mitigation. This approach supports the integration of the industrial development into the surrounding landscape, minimising adverse visual effects and protecting rural amenity where it is most valued. I agree with the statement on page 31 of the application document that:



“At an area wide level Novo group has assessed the landscape and visual amenity effects as low to moderate. Using the above scale of effects (7-point scale) this equates to a minor and acceptable effect on the wider environment”.

Effects on neighbouring properties

16. There are nine rural residential dwellings identified along Barters Road. The table below outlines the viewing distances, intervening offsite existing vegetation and orientations of the dwellings. It includes an assessment of visual effects (as per the *Te tangi a te Manu* 7-point scale) both before and after mitigation planting is established. **1 Maddisons Road** and **75, 61, 45, 41 and 33 Barters Road** have a significant amount of amenity and / or large rural hedges providing complete screening. This combined with a general NW building orientation mean despite the relative proximity the proposal will not be visible from the dwellings. The proposed development will be visible for a short period upon arrival and departure of these rural residential properties. Therefore, there will be a **very low** visual effect on these audiences once the mitigation buffer establishes.
17. **79 Barters Road** has a smaller hedge (~2m high) and **55 Barters Road** has a timber fence approximately 1.5m high. Whilst the dwelling orientations are generally NNW both dwellings do have large east facing windows. Without mitigation the visual effect is anticipated to be **moderate-high** for **79 Barters Road** and **high** for **55 Barters Road** due to proximity and lack of intervening screening. Once the 5m mitigation buffer is established this is expected to reduce to **low (minor)** for both properties. See **Appendix 1** of this document for field of view analysis from these affected properties.

Table 1. Visual effect on Barters Road rural residential properties

Address	Distance from site boundary to closest point of dwelling	Orientation of dwelling main living area	Offsite vegetation / screening between dwelling & site	Extent of view	Effect without mitigation buffer	Effect with mitigation buffer
1 Maddisons Rd	66.5m	NW	<ul style="list-style-type: none">Large rural hedgeExtensive amenity plantingRural shed	Fully screened	Low	Very low
79 Barters Rd	26m	NNW	<ul style="list-style-type: none">Residential hedge ~2m HSingle medium sized tree	Partial	Moderate - High	Low (minor)
75 Barters Rd	Dwelling 1: 39.7m	NNW	<ul style="list-style-type: none">Large rural hedgeExtensive well established amenity plantingRural shed	Fully screened	Low	Very low
	Dwelling 2: 67.2m	NNW				



61 Barbers Rd	77.1m	NE	<ul style="list-style-type: none">• Large rural hedge• Cluster of amenity trees	Fully screened	Low	Very low
55 Barbers Rd	28.3m	NNW	<ul style="list-style-type: none">• ~1.5m high fence	Open	High	Low (minor)
45 Barbers Rd	60m	NNW	<ul style="list-style-type: none">• Extensive well established amenity planting	Fully screened	Low	Very low
41 Barbers Rd	52.3m	NNE	<ul style="list-style-type: none">• Extensive well established amenity planting	Fully screened	Low	Very low
33 Barbers Rd	98.7m	NNW	<ul style="list-style-type: none">• Large rural hedge• Extensive amenity planting	Fully screened	Low	Very low

18. All existing vegetation on site is proposed to be removed. Therefore, the proposed planted bund around Lot 400 will not affect any existing vegetation¹.

Landscaping buffer strip detail

19. Further detail on the 5m wide landscaping buffer strip is provided in **Table 2** below. The original proposed indicative plant palette (Sheet LO.02) has range of growth rates, with two tree species with a rapid growth rate (*Cordyline australis* and *Plagianthus regius*). Generally, the buffer is anticipated to reach ~3-4m high within 5 years and the potential to reach ~12m+ high at maturity, based on the tree information in the table below which includes an additional rapid growth tree species (*Pittosporum eugenioides*).
20. To secure these outcomes, the 5m landscaping buffer will be implemented at the earliest practicable stage, commencing as site works begin and in all cases prior to any building on adjoining lots. Early establishment provides one or more growing seasons ahead of occupation, allowing planting to start filtering views and forming a green foreground during construction, thereby shortening the duration and reducing the intensity of temporary effects on the properties identified in **Table 1**. Given the anticipated incremental build-out, construction-related effects will occur in discrete locations and for shorter periods, while the continuous buffer matures progressively to deliver a consistent level of mitigation along the edge. Routine establishment care and replacement of any losses will help ensure the buffer reaches the indicative ~3–4 m height within approximately five years, with further height and density developing toward maturity.

¹ For completeness, the planted bund around Lot 400 is proposed as part of an agreement with this landowner (who forms a part of the application) and is not formed or required as mitigation.



Table 2. Landscaping buffer strip tree species details

Species	Growth rate	Scheduled planting size	5-year height	Potential mature height
Ti Kouka / Cabbage Tree <i>Cordyline australis</i>	Rapid	12L (~80cm tall)	4m	12m+
Hungere / Narrow-leaved Lacebark <i>Hoheria angustifolia</i>	Medium	6L (~1.5m tall)	3m	12m+
Akiraho - Golden Ake Ake <i>Olearia paniculata</i>	Rapid	6L (~1m tall)	3m	6m+
Mānatu / Ribbonwood <i>Plagianthus regius</i>	Rapid	6L (~1.5m tall)	4m	15m+
Tarata / Lemonwood <i>Pittosporum eugenoides</i>	Rapid	12L (~1.2m tall)	4m	12m+



Appendix 1: Graphic Attachment



Pound Road Industrial Development

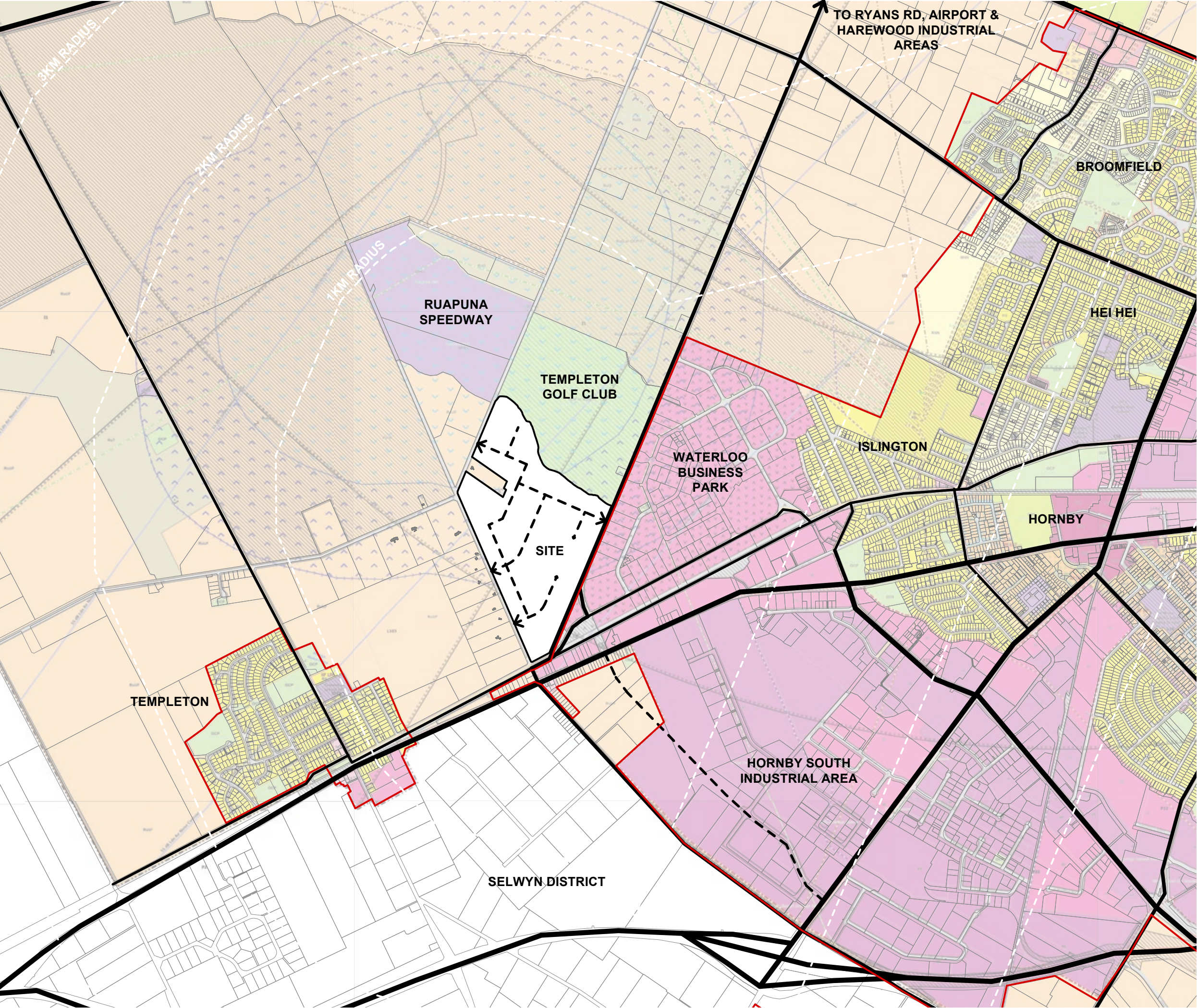
RFI 01 (31/07/25)

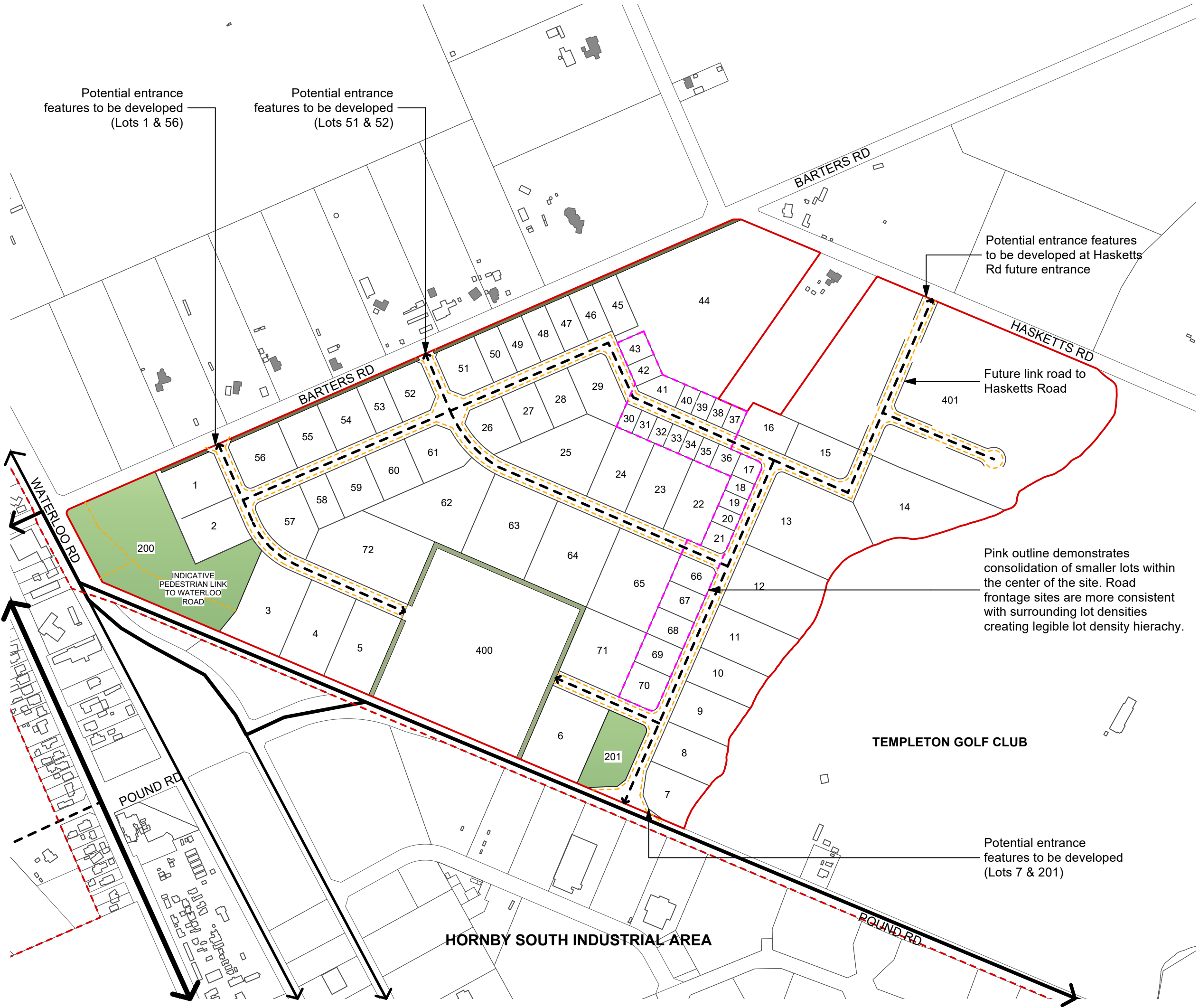
LANDSCAPE DESIGN

ADDRESS: 173 Pound Road, Islington, Christchurch, 7676
PROJECT NO.: 383004
CLIENT: NTP Development Holdings Limited

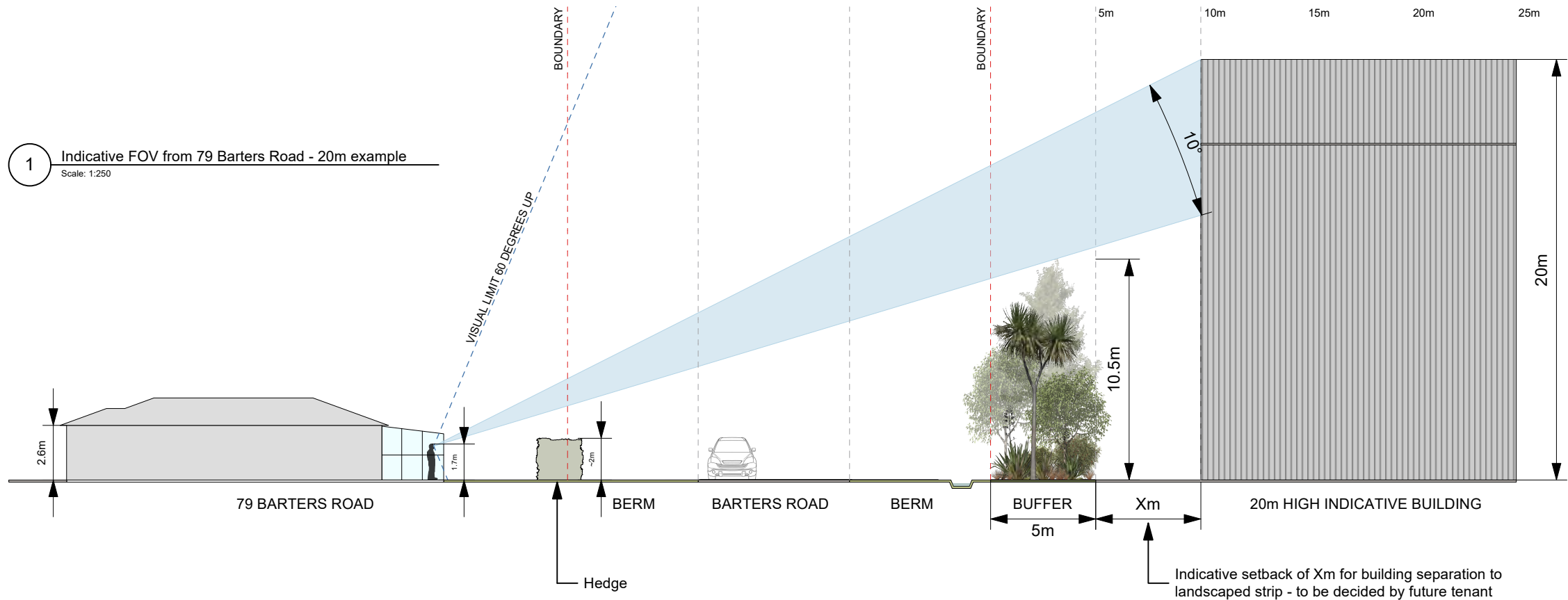
STATUS: FOR RESOURCE CONSENT
REVISION NO.: A
DRAWN/REVIEWED: ECF/AW

Sheet List	Rev	Name
RFI.1.0	A	Urban Design - Wider Context
RFI.1.1	A	Urban Design - Site Context
RFI.2.0	A	Landscape Offset Enhancement - Sections
RFI.2.1	A	Landscape Offset Enhancement - Sections 2

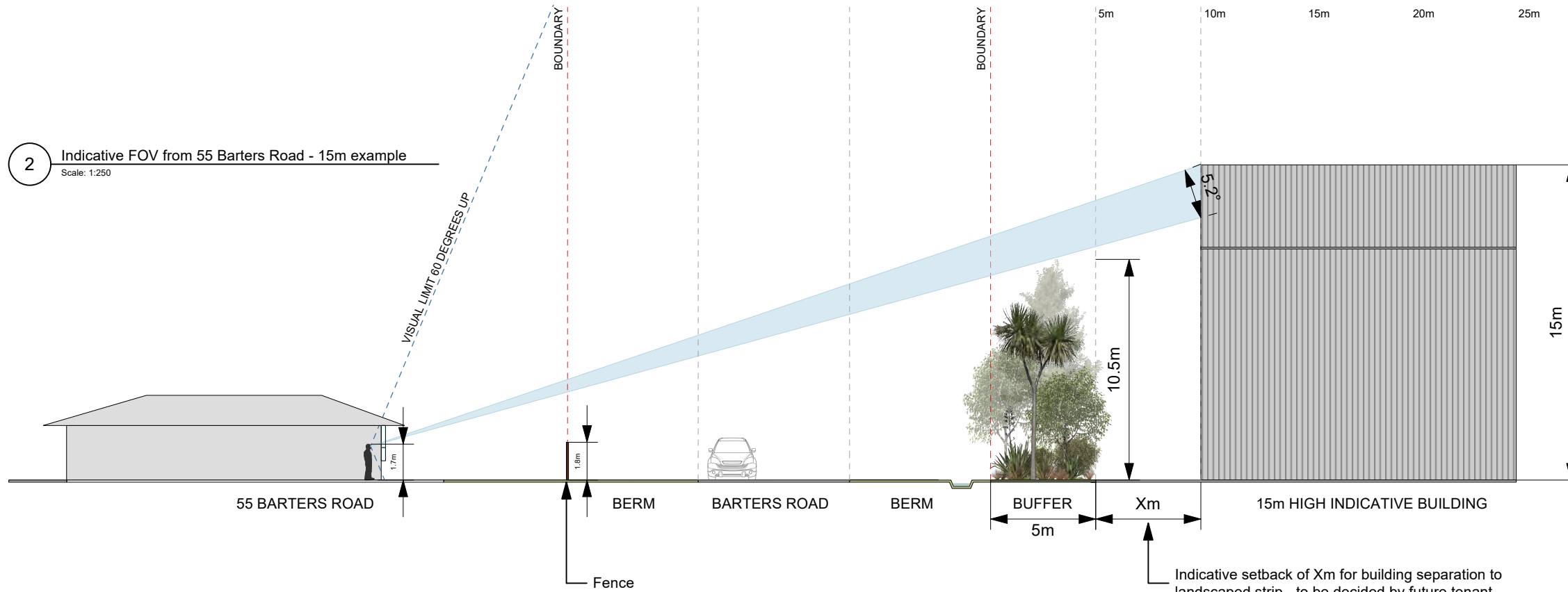




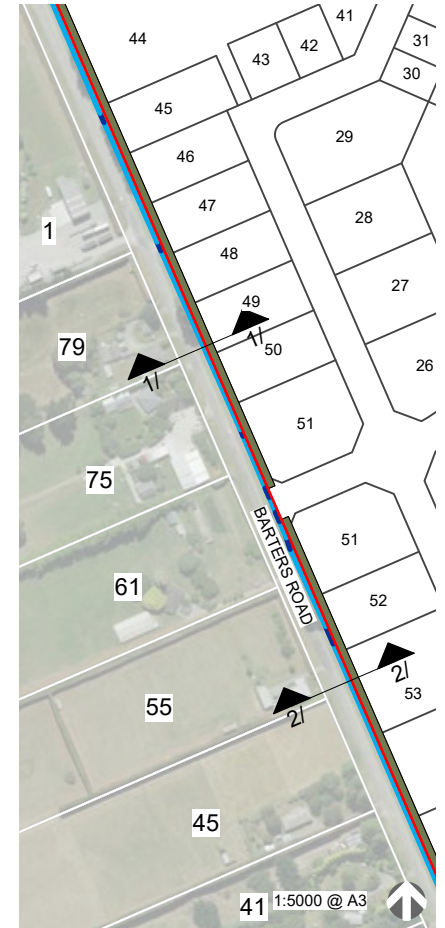
1 Indicative FOV from 79 Barters Road - 20m example
Scale: 1:250



2 Indicative FOV from 55 Barters Road - 15m example
Scale: 1:250



LOCATION



PLAN NOTES

1. Address numbers based on Canterbury Maps data.
2. Building configuration is approximate and based on imagery and observation only.

GENERAL NOTES:

- A. THE CONCEPT PLAN IS BASED ON INFORMATION PROVIDED ON BEHALF OF/ BY THE CLIENT.
- B. THE PLANS HAVE BEEN PREPARED TO ACCOMPANY THE RESOURCE CONSENT. THE PLANS ARE TO BE READ IN CONJUNCTION WITH ALL ASSOCIATED DOCUMENTS.
- C. INTENDED SOLELY FOR THE USE OF THE CLIENT IN ACCORDANCE WITH THE AGREED SCOPE OF WORKS.
- D. INFORMATION CONTAINED WITHIN THIS DRAWING IS THE SOLE COPYRIGHT OF NOVO GROUP AND IS NOT TO BE REPRODUCED WITHOUT THEIR PERMISSION.
- E. CONSTRUCTION DRAWINGS AND SPECIFICATION ARE NOT INCLUDED AS PART OF THIS STAGE OF WORK.

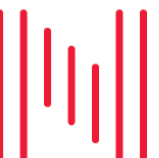
A	10/09/2025	RFI RESPONSE (31/07/25)
REV	DATE	STATUS

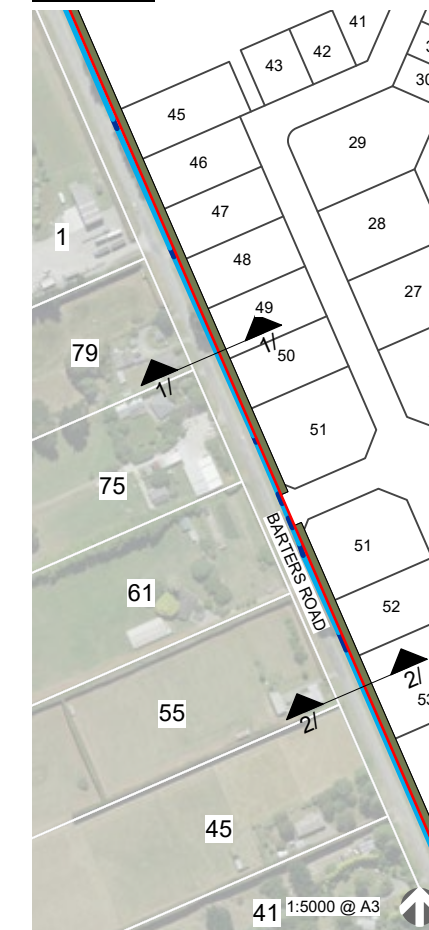
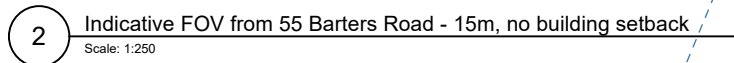
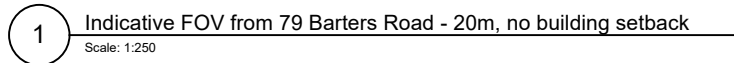
DRAWING
Landscape Offset Enhancement - Sections

PROJECT
Pound Road Industrial Development

CLIENT
NTP Development Holdings Limited

PROJECT NO. 383004	DRAWN ECF
SCALE 1:250	DATE 10/09/2025
SHEET NO. RFI.2.0	REVISION NO. A
STATUS For Resource Consent	





PROJECT NO. 383004	DRAWN ECF
SCALE 1:250	DATE 1/10/2025
SHEET NO. RFI.2.1	REVISION NO. A
STATUS For Resource Consent	

