

BEFORE THE FAST-TRACK EXPERT PANEL

AT CHRISTCHURCH

IN THE MATTER of the Fast-track Approvals Act
2025

AND

IN THE MATTER of applications for Pound Road
Industrial Area [FTAA-2504-
1057]

WILLIAM HEMMING FIELD FOR COMMENTS BY CHRISTCHURCH CITY COUNCIL

Dated: 30 October 2025

Christchurch City Council

53 Hereford Street, Christchurch, 8011

PO Box 73016, Christchurch, 8154

Solicitor: BK Pizzey

Tel: [REDACTED]

Email: [REDACTED]

TABLE OF CONTENTS

INTRODUCTION	1
Qualifications and Experience	1
Code of conduct	2
Documents reviewed	2
 SCOPE OF COMMENTS	 3
RELEVANT STATUTORY FRAMEWORK	3
URBAN DESIGN-RELATED COMMENTS	4
LANDSCAPE-RELATED COMMENTS	5
CONCLUSIONS	18
 APPENDIX 1	
Summary of Recommended Amendments and Conditions of Consent	20

INTRODUCTION

1. My full name is William Hemming Field. I have provided expert urban design and landscape input to the Council's comments on 173 and 111 Pound Road, 570 and 578 Waterloo Road, 2, 38, 64, 86 and 94 Barbers Road and 4, 22, 30, 40 and 48 Hasketts Road, Industrial Area fast track application numbered [FTAA-2504-1054] (the application).
2. I am a Senior Urban Designer at the Christchurch City Council. I have been in this role for the past 5 years. Prior to this role, I was a Senior Landscape Architect at *Regenerate Christchurch* for approximately 2 years, and a Principal Landscape Architect at a New Zealand based multi-disciplinary environmental consultancy for 20 years.
3. From 2009-2012, I was a member of the Christchurch Urban Design Panel, providing independent urban design reviews of private and public sector developments.

Qualifications and Experience

4. I hold the qualifications of Bachelor of Landscape Architecture (1st Class Honours) from Lincoln University, and Bachelor of Fine Arts (University of Canterbury School of Fine Arts). I have received accredited advanced training in Crime Prevention Through Environmental Design (CPTED) from the ISMCPI.
5. My current role involves providing urban design advice (including landscape matters) for resource consent applications, district plan changes, and urban design input to Council projects. My broad experience includes providing policy advice, spatial and land use structure and outline development planning, plan change assessments of residential developments and industrial rezoning, resource consent preparation and assessment for residential and commercial developments and subdivisions, and infrastructure projects. I also have design experience in urban and rural landscape amenity, historic and natural settings, ecologically sensitive design projects, and project design development and construction. As part of the above experience, I have contributed to mana whenua cultural co-design integration.

6. I have previously provided expert advice to the Environment Court, the Christchurch Independent Hearings Panel (Christchurch Replacement District Plan and PC14), and at numerous Council hearings.
7. I am a member of the New Zealand Urban Design Forum and a registered member of the New Zealand Institute of Landscape Architects (NZILA). I have used the NZILA's 7-point scale to describe the magnitude of effects in these comments.
8. I visited the application site and surrounding area on Friday 19th September 2025 at approximately 1.00pm on a clear day.
9. I am not aware of outcomes from any consultation that may have been undertaken by the applicant with rural property owners within the site and in the surrounding Rural Urban Fringe Zone areas. I have prepared the following comments on that basis.

Code of conduct

10. Although this is not an Environment Court hearing, I have read the Code of Conduct for Expert Witnesses (contained in the Environment Court Practice Note 2023) and agree to comply with it. Except where I state I rely on the evidence of another person, I confirm that the issues addressed in this statement of evidence are within my area of expertise, and I have not omitted to consider material facts known to me that might alter or detract from my expressed opinions.

Documents reviewed

11. In preparing these comments, I have reviewed the following documents:
 - *Fast-Track Approval - Resource Consent Applications & Wildlife Act Permit prepared for NTP Development Holdings Limited, Pound Rd Industrial Development, July 2025 (Novo Group).*
 - *Appendix 3 Updated Scheme Plan, Sept 2025 (Davie Lovell-Smith).*
 - *Appendix 10 Integrated Transport Assessment (Novo Group).*
 - *Appendix 11 Urban Design and Landscape Visual Assessment (Novo Group), and RFI Response Memo - Pound Road Industrial Development Fast Track– 3 October 2025.*

SCOPE OF COMMENTS

12. In preparing my response to the application, I have:

- (a) relied on the project descriptions and plans in the application documents,
- (b) briefly described the existing environment with respect to landscape and urban design values and attributes,
- (c) reviewed the urban design outcomes of the proposal,
- (d) reviewed the likely landscape effects of the proposal,
- (e) recommended conditions of consent.

RELEVANT STATUTORY FRAMEWORK - URBAN DESIGN AND LANDSCAPE EFFECTS

National Policy Statement – Urban Development (NPS-UD); Well-Functioning Urban Environments: Ensuring urban areas enable social, economic, and cultural well-being, and provide for health and safety.

Christchurch City Plan

17.2.2.3 Policy - Contributing elements to rural character and amenity values

- a. Recognise that rural character and amenity values vary across the Christchurch District resulting from the combination of natural and physical resources present, including the location and extent of established and permitted activities.*
- b. Recognise that the elements that characterise an area as rural, from which desired amenity is derived, include the predominance of:*
 - i. a landscape dominated by openness and vegetation;*
 - ii. significant visual separation between residential buildings on neighbouring properties;*
 - iii. where appropriate, buildings integrated into a predominantly natural setting; and*
 - iv. natural character elements of waterways, water bodies, indigenous vegetation and natural landforms, including the coastal environment where relevant.*

17.2.2.5 Policy - Establishment of industrial and commercial activities

- a. Avoid the establishment of industrial and commercial activities that are not dependent on or directly related to the rural resource unless they:*

- i. have a strategic or operational need to locate on rural land; or*
- ii. provide significant benefits through utilisation of existing physical infrastructure; and*
- iii. avoid significant, and remedy or mitigate other, reverse sensitivity effects on rural productive activities;*
- iv. will not result in a proliferation of associated activities that are not reliant on the rural resource; and*
- v. will not have significant adverse effects on rural character and amenity values of the local environment or will not cause adverse effects that cannot be avoided, remedied or mitigated.*

URBAN DESIGN-RELATED COMMENTS

13. From an urban design perspective, I consider the proposal for a 60.4-hectare, industrial subdivision (generally as per Christchurch City Plan's IG Zone) to be reasonably well-located in association with the existing 'Waterloo Business Park' and existing transport links of the South Island Main Trunk railway line, Pound Road, Waterloo Road, and State Highway 1.
14. This area is peri-urban in character with a mixture of existing land uses surrounding the application site. To the east is 'Waterloo Business Park' (IG Zone (Waterloo Park)). To the north is the Templeton Country Club Golf Course (Open Space Community Parks or Rural Quarry (Templeton)), and to southwest and west is the Rural Urban Fringe (RUF) zoned land with rural dwellings and gardens and small-scale farming activities. In my opinion, this mix of surrounding land use should require localised, bespoke mitigation responses to the boundary treatments of the proposal.
15. The application site itself is zoned RUF, and as I understand, it is currently owned by a range of property owners. Internally the land is proposed to be developed in stages leaving existing neighbouring property owners with immediate boundaries to industrial activities. I consider that these internal boundaries may require additional visual and landscape mitigation treatments.
16. The proposed lot layout of the subdivision consolidates smaller lots (approximately 800m²) to the north/northwest of the central part of the site.

This appears to propose a finer grain of development pattern/use in this area than the remainder of the site. I understand that these smaller lots could be amalgamated as larger lots. In my opinion (should the consent be granted), it would be beneficial to co-locate this proposed fine grain development area with one of the proposed reserve areas to create a central area that has a higher degree of amenity (potentially with hospitality use) for future workers.

17. The applicant proposes providing a shared path linkage to extend through Reserve Lot 200 connecting to the passenger transport services on Waterloo Road as well as the 'South Express Major Cycle Route' which I consider, if well designed, would be a positive contribution to the area for pedestrian and cycle connectivity.
18. I question the need for two proposed access roads onto Barbers Road and consider that the proposed access road located between Lots 51 and 52 could be removed to avoid impacts on the neighbouring RUF residents.
19. The RUF Zone land to the southwest and west of the site is located beneath airport noise contours. I am aware that these contours may constrain residential use in this area in the future.

LANDSCAPE-RELATED COMMENTS

20. As previously mentioned, this site has a range of land uses and landscape characteristics around its boundaries. To assist with helping to determine an appropriate level of rural amenity mitigation for the proposal, I consider that a baseline assessment of the existing environment in relation to rural amenity values is useful. The following sections evaluate the existing landscape amenity values of the site and surroundings and respond to the application's proposed mitigation of potential landscape effects.

Northeast Boundary (Templeton Golf Course - Open Space Community Parks or Rural Quarry (Templeton))

21. To the northeast, the Templeton Golf Course will be appreciated by its members and users for the coherent and pleasant landscape quality of the course. This area contains manicured fairways and greens, and a centrally located clubhouse within an established treed landscape. I consider this area has a high magnitude of landscape amenity values. This area is also

identified as being 'high' in the applicant's landscape assessment¹.

22. Along this boundary, the application proposes trees at 10m spacings, and a 3m building setback. The landscape assessment states that the effect of the proposal on the golf course would be "low-moderate at most"².
23. In my opinion, this level of tree planting and landscape setback space is not sufficient to mitigate the potential adverse landscape visual effects of the proposal on the high landscape values of the Templeton Golf Course. Potentially large-scale industrial buildings and activities could still be visually apparent through and above the proposed trees along this boundary.
24. To effectively mitigate this, I consider that:
 - The building setback should be increased to 5m.
 - Tall evergreen, fast growing trees at close spacing should be planted that have enough canopy space to grow to a height capable of mitigating potential adverse visual effects. A row of exotic, evergreen *Cupressus x leylandii* 'Ferndown' in a linear spacing of 1.2m along the internal boundary would achieve this, in my opinion. This is a fast-growing tree that can achieve approximately 30m in height (7m width) at a vertical rate of approximately 7m after 5 years.³
 - Service areas should be screened from views with low level planting or fencing screens.
 - Potential signage and brightly coloured buildings should be avoided.
25. Depending on the scale and nature of the actual built development along this boundary, I estimate that (if this approach is taken) effective mitigation could be achieved in approximately 10 years resulting in a low magnitude of visual and landscape effect on the golf courses amenity values.

East Boundary (Industrial General Zone (Waterloo Park)).

26. To the east is the 'Waterloo Business Park' (IG Zone (Waterloo Park)). This area is typical of a commercial/industrial landscape character albeit with a higher standard of landscaping than usually anticipated, in my opinion. Along

¹ RFI Response Memo - Pound Road Industrial Development Fast Track– 3 October 2025, paragraph 4 – 'Northeast boundary' (Templeton Golf Course)

² ² RFI Response Memo - Pound Road Industrial Development Fast Track– 3 October 2025, paragraph 14

³ [Buy Cupressus x leylandii 'Ferndown' Online - Southern Woods](#)

the Pound Road boundary, a reasonably effective rural/industrial boundary planting treatment has been established with a mix of evergreen native planting and some deciduous amenity trees (these appear to be oak species). This treatment partially screens and softens most views of the industrial activities from Pound Road, along the extent of the application site boundary, and provides for rural boundary character complementing the existing rural character of the application site. In my opinion, this site boundary area (including the site itself) has a low moderate magnitude of rural landscape amenity.

27. This area is identified in the applicant's landscape assessment as having a "non-existent" degree of rural amenity⁴. I do not agree with this statement as I consider that the planted Pound Road boundary of the 'Waterloo Business Park' is likely to have been established in response to mitigating the effects of this site on the rural amenity values of the adjacent RUF Zone of the application site. Long, densely planted site boundaries of this scale are characteristic of rural environments.
28. A 1.5m landscaping strip is proposed along Pound Road, (IG Zone built-form standard. Given the proposed continuity of the industrial land use between these two sites, on either side of Pound Road, I consider this standard to be appropriate subject to the application specifying an adequate number and scale of trees along the boundary.

Southern Boundary

29. To the south, there is a short section of Waterloo Road that fronts the site. This area contains low industrial /commercial buildings, grass stormwater basins, traffic lights, a railway line and crossings, some residential buildings, and open views across the existing paddocks of the application site. This area has a very mixed landscape character giving it a low moderate magnitude of landscape amenity, in my opinion.
30. I consider that proposed open space of Lot 200 is likely to provide for adequate landscape amenity to this area although it is unclear in the application how this area is proposed to be given landscape treatment. I

⁴ RFI Response Memo - Pound Road Industrial Development Fast Track– 3 October 2025, paragraph 3 – 'East and Southern Boundaries'.

anticipate that this area will be part of the stormwater network and landscaped with generally low planting.

Southwestern and Western (Barters and Hasketts Roads)

31. To the southwest and west, along Barters Road and Hasketts Road, the existing landscape is clearly rural in character. The Barters Road boundary is predominantly characterised by established boundary shelterbelts and large trees, flush grass verges, low farm post and rail/wire fencing, and occasional views of surrounding paddocks.
32. Nine rural properties on approximately 2ha sized lots (7 with dwellings) plus one 4.5ha lot and dwelling and haulage yard, front onto Barters Road. All these lots contain some small-scale open paddocks. Most of the houses and gardens are located close to Barters Road and they often have thick planting along the street frontages screening some views to the application site. It is noted that numbers 55 and 79 Barters Road have direct open views toward the application site.



Figure 1 - Typical view looking south down Barters Road.

33. Hasketts Road has a similar rural character with two 4ha lots opposite the application site, one with a house and garden. Shelterbelt planting extends along both frontages.
34. The positive rural characteristics and amenity qualities of this area include sections of the visually and spatially open pastoral landscapes, roadside shelterbelts, tree planting and informal grass verges, and some farm buildings. In my opinion, these RUF zoned areas have a moderate high magnitude of existing rural amenity quality. I note that the applicant's

landscape assessment also evaluates this area as having moderate high magnitude of existing rural amenity⁵.

35. I consider that proposed planting mitigation of adverse visual effects of the proposed industrial use of the site should not be reliant on the existing residents having to retain their own existing garden planting over time. While this planting (as described in the application assessment) is part of the receiving environment, I do not consider it mitigation for the effects of the application proposal. Furthermore, as previously described, some houses on Barbers Road have direct open views to the application site.
36. A 5m-wide native landscaping strip is proposed as part of the application along the Barbers Road boundary creating a minimum 5m planted setback for buildings. A planting palette of medium-sized native trees is suggested in the application with *Plaginathus regius*, *Cordyline australis*, *Hoheria angustifolia*, and *Pittosporum eugenoides* (not specified on the planting plan⁶). The application identifies that these trees would reach 10.5m in height⁷ at growth rates of between 3 and 4m per 5-years⁸.
37. The visual effects assessment considers that the magnitude of adverse visual effects of 20m high buildings along Barbers Road would be "very low"⁹. Given that this area currently has an agreed existing moderate high magnitude of rural amenity and that the cross-sections show that the potential visible extent of 20m high buildings would be approximately 9-10m above the fully grown planting, I do not agree with this assessment. Furthermore, as I understand, no building height limit is proposed under the application which could potentially have an even greater visual impact.
38. It is also uncertain what continuous building lengths could extend along this boundary due to lots potentially being amalgamated and no site coverage or continuous building length rules being proposed as part of the application. Buildings could potentially have a high or even very high visual impact, especially until plants grow to effective screening heights.

⁵ RFI Response Memo - Pound Road Industrial Development Fast Track– 3 October 2025, paragraph 6 – 'Barbers Road Boundary (West)'.

⁶ Urban Design and Visual Amenity Assessment - Landscape Offset Enhancement - Planting Details, July 2025.

⁷ RFI Response Memo - Pound Road Industrial Development Fast Track– 3 October 2025, Landscape Offset Enhancement - Sections

⁸ RFI Response Memo - Pound Road Industrial Development Fast Track– 3 October 2025, Table 2

⁹ RFI Response Memo - Pound Road Industrial Development Fast Track– 3 October 2025, Paragraph 16.

39. In relation to the proposed plant growth-rate information provided¹⁰ in the application's RFI response, I consider that the "potential mature heights" of the proposed mitigation planting are optimistic, and not realistic for a south-facing, exposed development site on the Canterbury Plains.
40. The following are estimated growth rates of the proposed species from the Southern Woods Tree Nursery website which are more conservative overall than those estimated in the application.
- Hungere/Narrow-leaved Lacebark (*Hoheria angustifolia*) – evergreen.
Southern Woods estimated height and growth rates of 6m mature height with a growth rate of 3m in 5 years.¹¹ **Application estimates 12m+ height.**
 - Tī kōuka/Cabbage tree (*Cordyline australis*) – evergreen.
Southern Woods estimated height and growth rates of 10m mature height with a growth rate of 4m in 5 years.¹² **Application estimates 12m+ height.**
 - Manatu/lowland ribbonwood (*Plagianthus regius*) - semi-deciduous.
Southern Woods estimated height and growth rates of 12m mature height with a growth rate of 4m in 5 years.¹³ **Application estimates 15m+ height.**
 - Tarata / Lemonwood (*Pittosporum eugenioides*) – evergreen.
Southern Woods estimated height and growth rates of 12m mature height with a growth rate of 3m in 5 years¹⁴. **Application estimates 12m+ height.**
41. While the 'Southern Woods' website states that some of these species can grow to 10-12m heights, in my opinion, these tree heights would only be achieved in sheltered locations (such as in native bush), and under ideal conditions.
42. To achieve approximately 10.5m in height, as shown on the cross-sections (if this is possible), I consider that approximately 15 years of growth would be required (assuming any replacement planting is not required). In my opinion, the likely level of visual impact of tall and large buildings, once achieving this

¹⁰ RFI Response Memo - Pound Road Industrial Development Fast Track– 3 October 2025, Table 2

¹¹ [Buy Hoheria angustifolia Online - Southern Woods](#)

¹² [Buy Cordyline australis Online - Southern Woods](#)

¹³ [Buy Plagianthus regius Online - Southern Woods](#)

¹⁴ [Buy Pittosporum eugenioides Online - Southern Woods](#)

planting screening height on adjacent residential properties, could still potentially be moderate high depending on the scale of development that occurs on the application site. If future buildings or structures are smaller in scale, the impact could be significantly less, potentially to a moderate to low magnitude.

43. Initially, until planting fully establishes, I consider that the adverse visual effects of the proposed industrial development on the application site would potentially be of a very high magnitude on the neighbouring rural properties. This magnitude of adverse effect would progressively decrease with time as the planting establishes.
44. As an example of planting in a similar situation, along Marshs Road Waste Management site in Hornby, native species including some *Pittosporum eugenioides* and *Plagianthus regius* were planted approximately 10 years ago. These trees appear to have now established to heights of approximately 4-6m.



Figure 2 - 301 Marsh Road planting example - Google Earth 2025 March

45. To assist with further mitigating the landscape impacts of the application proposal along this boundary, I consider that the density of the proposed taller evergreen species should be increased (*Pittosporum eugenioides* and *Hoheria angustifolia* and *Plagianthus regius*) to 1 tree per 2m², and that the planting should also include evergreen *Podocarpus totara* at 5m² spacings. This would thicken the planting and provide for greater long-term effectiveness by providing for taller evergreen screening.
46. In summary, I consider that the potential magnitude of visual impact could be very high to high for an initial period of approximately 10-15 years while boundary planting grows. Beyond this period, the adverse visual effects are

likely to diminish as the planting grows. Fully grown, I consider the proposal is likely to have a moderate magnitude of adverse landscape effects (depending on the scale of development that occurs) on the existing level of rural amenity and peoples' appreciation of the pleasantness of this rural area along this boundary of the site.

Planting Maintenance and Management

47. I anticipate that if the application is approved, each section of the proposed planting strips will be maintained by 14 different site owners/operators along Barters Road and 5 along Pound Road. This could potentially create different degrees of maintenance standards being applied overtime and plant establishment and growth success. I consider this to be a risk to the effectiveness of the proposed planting which should be addressed through a condition of consent requiring a consistent landscape maintenance /management plan for the overall site to be prepared and made a requirement for each property owner/operator to undertake.
48. Furthermore, I recommend that the applicant should be required to prepare, plant and maintain, for an establishment period of two years (or two full growing seasons), all the site boundary landscape strips as part of the subdivision construction prior to the sale or leasing of individual lots. This would help to ensure that the comprehensive implementation and establishment of the landscape strips is achieved.

Building Heights

49. I do not consider that it is possible with boundary tree planting to mitigate the visual impacts of potential buildings of unlimited heights (as proposed) with enough certainty of the effectiveness of this as mitigation. In my opinion, the proposed heights along Barters Road and Haskett's Road should be reduced to 12m for a 15m setback area. Also, the maximum height of buildings and structures on the site should be limited to 20m. I consider that in time the proposed boundary mitigation is more likely to mitigate the visual impacts of potential buildings with these recommended building height limits.
50. These recommended building height controls are shown in the following indicative cross-section through Barters Road.

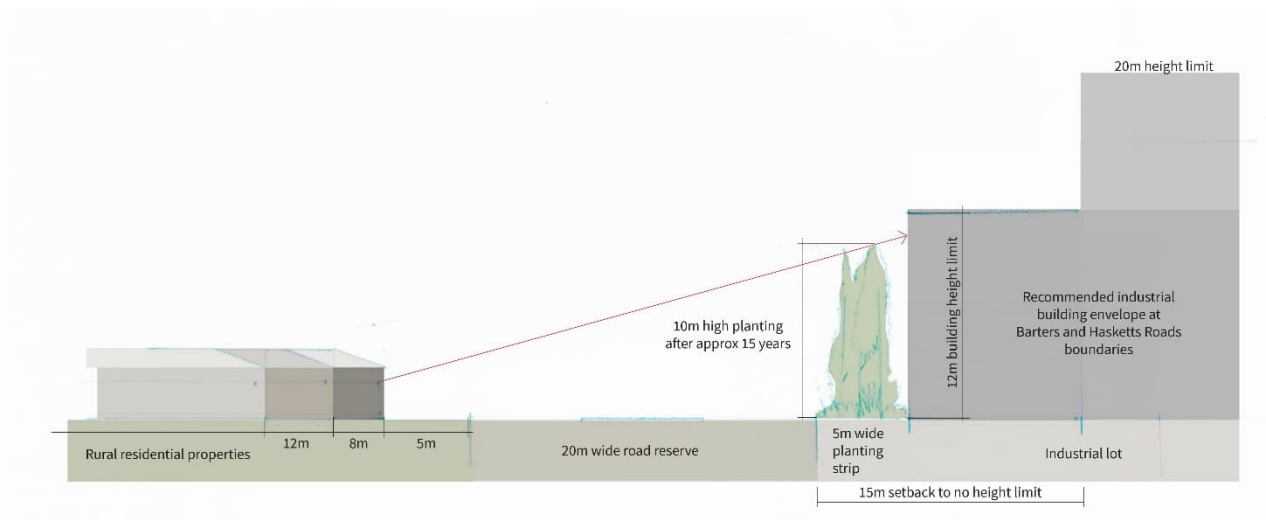


Figure 3 – Indicative cross-section illustrating the recommended rural boundary provisions along Barbers Road (and Haskett's Road) frontages of the application site.

51. I also note that unlimited or 20m high buildings located 5m from the Barbers Road boundary could potentially have shading effects on the neighbouring residential properties across the road, particularly in morning periods. As far as I am aware, this has not been assessed in the application.

Cumulative Appearance of Industrial Activities

52. I have concerns that the impacts of the cumulative appearance of industrial buildings and activities (including potential impacts of any brightly coloured large buildings and/or stacked containers, signage, lighting glare, fencing, services and storage areas, car parking locations and treatments, and accessways) on the rural character and amenity of the Barbers Road, Haskett's Road and the Templeton Golf Course facing the application site, have not been fully addressed through mitigation controls, particularly while proposed mitigation planting establishes. To address this, I recommend the following conditions of consent.

Appearance of industrial buildings

- *All building located within lots adjoining Barbers Road and Haskett's Road and the Templeton Golf Course shall be painted an earth-toned, recessive colour with a reflectance value of not greater than 30%.*

53. This recommended condition would reduce the risk of buildings, or parts of, being visually intrusive with brightly coloured or toned finishes.

Signage (for individual buildings and lots)

- *Signs shall not be located within the 5m wide landscape strip or adjacent to the proposed access roads off Barthers and Haskett's Roads.*
- *Signs on Barthers and Haskett's Roads buildings shall be limited to a maximum total area of per building of 4m² and positioned at a maximum height above ground level at top of sign of 4 metres or façade height, whichever is lower.*
- *Any signs proposed on along the Barthers and Haskett's Roads buildings shall not be illuminated.*
- *No free-standing signage or signage on buildings shall be located facing the Templeton Golf Course site.*

54. These recommended conditions would reduce the risk of the Barthers Road, Haskett's Roads and the Templeton Golf Course boundaries appearing commercialised with signage visible along the entire site boundary lengths.

Control of Light Spill and Glare

- *All fixed exterior lighting shall be aimed, adjusted and/or screened to direct lighting away from the residential properties in the adjacent Rural Urban Fringe Zone so that the obtrusive effects of glare on residents are minimised.*

55. This recommended condition would reduce the risk of glare from direct light sources affecting the night amenity of the adjacent rural properties.

Fencing

- *All fencing shall be located on the internal boundary of the 5m wide boundary landscape strip with an access gate provided for maintenance if not otherwise accessible.*

56. This recommended condition would avoid fences being installed in front of the proposed 5m wide landscape reducing the amenity benefits of the planting.

Services and Storage

- *Any services and storage areas shall be fully screened by landscaping,*

fencing or other screening to a minimum of 1.8 metres in height from Barters and Haskett's Roads, and the Templeton Golf Course.

- *Any sacked containers shall not be located within 20m of Barters Road and Haskett's Road road boundaries, and boundaries with the Templeton Golf Course.*

57. These recommended conditions would help to avoid unsightly storage being obtrusively visible from neighbouring rural and open space properties and the public realm of the roads.

Car Parking Treatment

- *Where car parking is located along the Barters Road and Haskett's Road lot frontages of a site, 1 tree shall be planted for every 5 car parking spaces (or part thereof) within any car parking area, in accordance with the provisions in Appendix 6.11.6 of Chapter 6.*

58. This recommended condition would help to enhance the appearance of any car parking areas visible from neighbouring rural properties and the public realm of the boundary roads while the proposed planting strips establish.

Vehicle Access Roads onto Barters and Haskett's Roads.

- *Landscape proposals for the intersections of the proposed subdivision road(s) onto Barters and Haskett's Roads shall be provided for certification and approval (if consent is granted) to ensure that a high level of landscape amenity addressing rural character is achieved.*

59. This recommended condition would help to manage the adverse visual impacts of visibility of urban roading, industrial/commercial activities on the affected neighbouring rural properties.

60. In my opinion, these recommended conditions of consent are likely to manage the risk of cumulative visual and landscape adverse effects of the proposed industrial elements and commercial appearance on the RUF Zone of both the Barters and Haskett's Road, and the Templeton Golf Course boundaries, particularly while mitigation planting progressively establishes.

61. At this stage it is unclear how the proposed lots facing onto Hasketts Road are proposed to be configured and given appropriate mitigation treatment to RUF properties across Hasketts Road. In my opinion, the Haskett's Road site boundary should have the same treatment as Barbers Road given the same nearby land use zoning and its current (and potential) rural activity that may include dwellings in the future.

The Site

62. The site itself is typical of other RUF zones around the peri-urban edge of the city with small-scaled paddocks, lifestyle blocks, shelterbelt and large-scale trees, open fencing and farming and horticultural activities (potatoes and onion crops). I consider the site itself to have low to high magnitudes of existing rural amenity value depending which part of the site is being considered. The Pound Road and Waterloo Road areas being at a low level of magnitude due to the presence of adjacent industrial use.
63. The internal layout of the proposed industrial subdivision would internalise access to the proposed lots off and internal loop network of roads. I consider this to be an effective layout to help avoid adverse visual and industrial activity effects on Barbers and Haskett's Roads. To ensure this is achieved, I consider that a condition of consent that requires all commercial frontage and access to the proposed lots to be from internal roads only.

Internal Boundaries

64. The internal boundaries within the application site adjoin several different property owners. I am not aware of any consultation or agreements the applicant may have made with these owners and have made the following comments on the basis that no agreements have been made. In my opinion, with the risk of 20m high industrial buildings (or greater) being located along an existing RUF zoned property boundary, further mitigation is required along these boundaries.
65. As I understand, the IG Zone rules for residential boundaries include:
- The maximum height of any building within 20 metres of a residential zone shall be 15 metres.
 - All buildings within sites which share a boundary with a residential zone shall have at least a 3 metres setback.

- A recession plane measured at any point 2.3m above the internal boundary in accordance with the relevant diagram in Appendix 16.8.11.
- On sites adjoining a residential zone, trees shall be planted adjacent to the shared boundary at a ratio of at least 1 tree for every 10m of the boundary or part thereof.
- These rules are illustrated in **Figure 4** below.

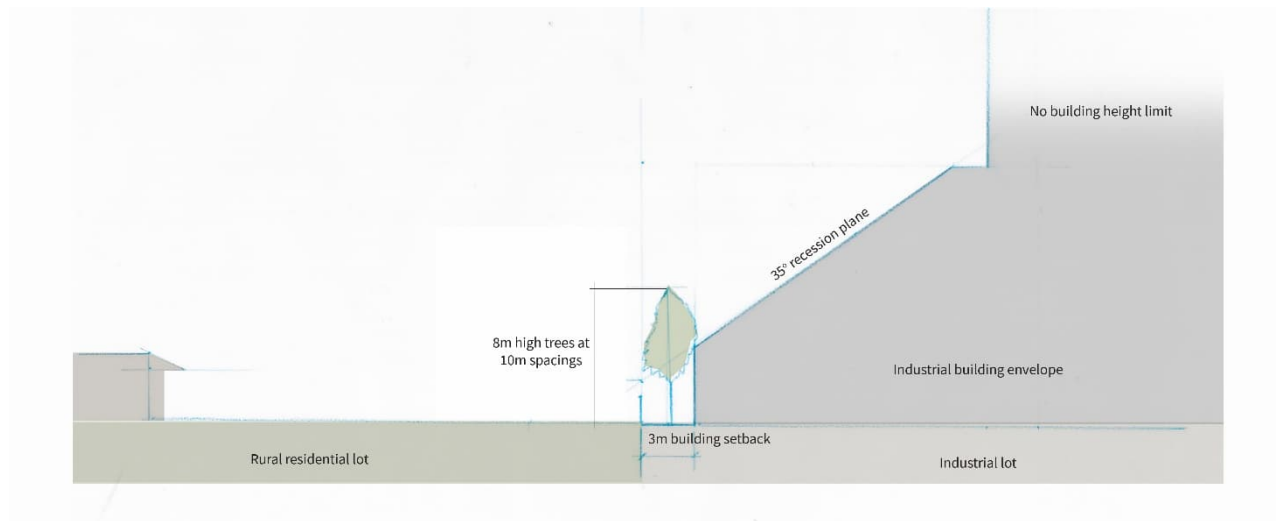


Figure 4 - Cross-section illustrating the IG industrial/residential boundary rules.

66. As I understand, these industrial/residential boundary provisions would not apply on this site where neighbouring dwellings are located. If they did apply, I would consider that they are not likely to adequately mitigate the potential visual and landscape effects on rural outlooks to industrial buildings from existing properties with dwellings.
67. To address this, I recommend that:
- Building heights should be limited to a maximum of 20m (as discussed previously).
 - Landscape strip (building setback) should be increased to 5m.
 - Evergreen trees, such as a row of exotic *Cupressus x leylandii* 'Ferndown' at 1.2m linear spacing, should be planted along the boundaries until such time (if at all), that industrial use of these rural residential sites is proposed.
68. I acknowledge that the scale of any future buildings adjacent to rural

properties within the application site may be constrained by the proposed smaller lots of 37-43 on the application site. However, these could potentially be amalgamated to accommodate larger buildings.

69. I note that bespoke treatment of Lot 400 (part of 111 Pound Road) is proposed as part of the application proposal by providing a 6.5m wide and 1.5m high planted bund within and along the lot boundary of Lot 73. I consider this to be an appropriate mitigation proposal, particularly if agreed between the landowner and applicant.

Internal Site Street Tree Planting

70. In relation to urban design and landscape effects within the site, I consider that the proposed level of street tree planting and the level of amenity is generally in accordance with that anticipated within an industrial subdivision (albeit, in this instance, within a RUF zone).
71. To ensure that the street tree species are suitable for this potentially exposed site after subdivision construction and the removal of existing shelter trees, I recommend a condition of consent requiring that a proposed Street Tree Planting Plan and specification be approved by the CCC Arborist for the proposed vested streets.

CONCLUSIONS

72. From an urban design perspective, I consider that the proposed location, site layout and new footpath connection are likely to function well.
73. I consider that the area currently has a range of low to high magnitudes of existing rural amenity due to the peri-urban mixed character of the area.
74. In my opinion, the application proposal would potentially have a high (potentially very high) magnitude of adverse landscape effects on the existing surrounding rural amenity until mitigation planting effectively establishes in approximately 10-15 years. After this time, I consider that the adverse effects are likely to be moderate (potentially high) in magnitude.
75. I have recommended a range of conditions of consent (summarised below in

Appendix 1) to help mitigate the potential impacts of the proposal. If these are adopted, I consider that the adverse landscape effects of the proposal could potentially be managed and diminished to around a moderate level once the mitigation planting reaches approximately 10 metres in height after approximately 10-15 years.

76. Overall, I consider that the proposal could, in time, adequately mitigate potential adverse landscape effects on the existing rural amenity of the surrounding area subject to the recommended conditions of consent being incorporated into the proposal.

William Field

Senior Urban Designer

Christchurch City Council

23 October 2025

APPENDIX 1

Summary of Recommended Amendments and Conditions of Consent

1. *The maximum building height within the application site shall be 20m.*
2. *Along Barters Road and Haskett's Road maximum building heights shall be 12m within a setback distance of 15m from the road boundary.*
3. *All industrial/commercial frontages and access to the propose lots shall be from internal roads only (not from Barters Road or Haskett's Road).*
4. *All boundaries of the application site and staged development lots shall be planted as part of completing the subdivision prior to lots being developed.*
5. *The applicant shall be required to prepare, plant and maintain, for the establishment period of at least one year (or one full growing season), all the required site and lot boundary landscape strips as part of the subdivision construction.*
6. *Tōtara (Podocarpus totara) shall be added to the Barters Road and Haskett's Road boundary planting species list at spacings of 5m apart.*
7. *Along the Templeton Golf Course boundaries, building setbacks shall be 5m and planted with a row Cupressus x leylandii 'Ferndown' in a linear spacing of 1.2m.*
8. *Along the internal site boundaries with neighbouring rural property boundaries, building setbacks shall be 5m and planted with a row Cupressus x leylandii 'Ferndown' in a linear spacing of 1.2m, until such time that these properties are used for industrial activities.*
9. *All buildings located within lots fronting onto Barters Road, Haskett's Road and facing the Templeton Golf Course shall be painted an earth-toned, recessive colour with a reflectance value of not greater than 30%.*
10. *Signs shall not be located within the 5m wide landscape strip or adjacent to any proposed access roads off Barters Road or Haskett's Road.*
11. *Signs on buildings facing Barters and Haskett's Roads shall be limited to a maximum total area of per building of 4m² and positioned at a maximum height above ground level at top of sign of 4 metres or façade height, whichever is lower (as per 6.8.4.2.4 Signs attached to buildings - All rural zones).*

12. *Signs shall not be located within the 5m wide landscape strip or adjacent to the proposed access roads off Barthers and Haskett's Roads.*
13. *No free-standing signage or signage on buildings shall be located facing the Templeton Golf Course site.*
14. *Any signs along the Barthers Road or Haskett's Road and on Lots 68-70 frontages shall not be illuminated.*
15. *All fixed exterior lighting shall be aimed, adjusted and/or screened to direct lighting away from the residential properties in the adjacent Rural Urban Fringe Zone so that the obtrusive effects of glare on residents are minimised.*
16. *All fencing shall be located on the internal boundary of the 5m wide landscape strips along the Barthers Road or Haskett's Road with an access gate provided for maintenance if not otherwise accessible.*
17. *Any services and storage areas along Barthers Road or Haskett's Road shall be fully screened by landscaping, fencing or other screening to a minimum of 1.8 metres in height (as per 16.4.2.5 Outdoor storage of materials).*
18. *Any proposed stacked containers shall not be located within 20m of Barthers Road or Haskett's Road boundaries or internal boundaries with the Rural Urban Fringe Zone not used for industrial use.*
19. *Where car parking is proposed to be located at the front of any lots along Barthers Road or Haskett's Road, 1 tree shall be planted for every 5 car parking spaces (or part thereof) within any car parking area, in accordance with the provisions in Appendix 6.11.6 of Chapter 6.*
20. *A Planting Maintenance/Management Plan shall be prepared by the applicant for the boundary mitigation planting around the site. Each property shall be required to consistently implement the Planting Maintenance /Management Plan.*
21. *The proposed location and number of street trees shall be in general accordance with 'Scheme Plan' and 'Exemplar Street Section', dated June 2025, in the 'Urban Design and Visual Amenity Assessment - Graphic Attachment'. The proposed tree species shall be approved by a CCC Arborist.*