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Urban Design and Visual Amenity Assessment

prepared for

**POUND ROAD
INDUSTRIAL
DEVELOPMENT**

NTP Development Holdings Limited

July 2025

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| DOCUMENT: | URBAN DESIGN AND VISUAL AMENITY ASSESSMENT |
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| Document Date: | 09.07.25 |
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| Document Version/Status: | Final |
|---------------------------------|-------|

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| Project Reference: | 0383012 |
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| Prepared for: | NTP Development Holdings Limited |
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Appendix 1 Graphic Attachment



Qualifications and Experience

My name is Anne Eleanor Wilkins. I am the Principal Landscape Architect at Novo Group in Christchurch.

I hold a Bachelor of Landscape Architecture with Honours (BLA Hons) from Lincoln University. I am a fully Registered member of the New Zealand Institute of Landscape Architects (NZILA Registered).

I have over 18 years of experience as a Landscape Architect. During this time, I have undertaken a wide scope of landscape developments, including large scale infrastructure projects, coastal developments, master planning, mitigation planting plans, parks and reserves design, school developments, urban and streetscape projects, and commercial and residential designs. While my expertise spans across the full landscape architecture spectrum, I specialize in landscape planning with knowledge of the RMA requirements for landscape and visual assessments (LVIA), providing design advice and assessment for a variety of complex projects, from Plan Changes and masterplans, to electricity, solar panel, transport projects, and rural subdivisions. I prepare visual assessments, landscape character studies, amenity assessments, photo montaging, and expert evidence and advice for hearings and submissions. I have undertaken extensive urban design (UD) assessments for a range of urban, commercial, residential, civil and Plan Change projects across New Zealand. I am on a number of Landscape Assessment Review Panels across NZ, guided by my practiced knowledge of Te Tangi a te Manu to promote sustainable environmental management for protecting and enhancing our environments in Aotearoa.

Code of Conduct

I confirm that I have read the 'Code of Conduct' contained in the Environment Court Practice Note 2014. My assessment has been prepared in compliance with that Code. This assessment is within my area of expertise and will state where and if I am relying upon the specified evidence of another person. I have not omitted to consider material facts known to me that might alter or detract from the opinions that I express.



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Introduction

1. Novo Group (**NG**) have been engaged by NTP Development Holdings Limited (**the Applicant**) to prepare an Urban Design Assessment (**UD Assessment**) to accompany the Pound Rd Industrial Development application lodged under the Fast Track Approvals Act 2024 (the '**Act**'). The proposal is located at 173 Pound Road (**the site**).
2. The structure of the assessment outlines the urban design components alongside the proposal, site characteristics and the relevant statutory policy framework. The assessment addresses the following matters:
 - A description of the proposal, highlighting the aspects in consideration of the potential urban design effects.
 - A description of the receiving environment, including the site and the identification of existing visual amenity values.
 - A review of the proposal against the relevant statutory provisions.
 - An assessment of urban design effects, in association with the methodology outlined below.
 - Assessment of effects on visual amenity.
3. The assessment is informed by the overall Scheme Plan, which is contained within the A3 format Graphic Attachment (GA) associated with this report which also contains site plans and site photographs relevant to the above (to be read in conjunction).

Methodology

4. **Guides and Principals:** The New Zealand Urban Design Protocol has formed a basis for reviews as it identifies seven essential design qualities that create quality urban design. These are known as the seven C's: Context, Character, Choice, Connections, Creativity, Custodianship and Collaboration. The development has also been assessed alongside the Ministry for the Environment Principles (MfE), outlined in the document *People Places Spaces* document, which is endorsed by the New Zealand Urban Design Protocol. Also, in the context of the latest National Policy Statement on Urban Development (NPS-UD) which encourages well-functioning urban environments that meet the changing needs of communities.



5. **Statutory Framework:** The assessment will consider how the development aligns with the urban design-related objectives of the 'Industrial Zone' specified in the Christchurch District Plan. The nature of the Fast Track application is essentially seeking to adapt the land to an industrial receiving environment, from the current zoning ('Rural-Urban Fringe Zone').
6. **Amenity assessment:** The character and visual amenity review are based on the overriding principles of *Te Tangi a Te Manu Aotearoa New Zealand* Landscape Assessment Guidelines (May 2021).
7. **Investigation:** Several site visits have been undertaken to view the site and surrounds. Photos were taken during the visits at key locations for reference and assessment. Additionally, a desktop analysis of site surrounds including GIS, Google Earth and LINZ Maps has been undertaken.
8. **Inclusions:** A Graphic Attachment (**Appendix 1**) has been provided to illustrate the site context and character, including a basic road and allotment layout, existing and proposed planting, fencing treatments, and the typical street configuration. Additionally, the attachment features a study of key viewpoints from the site to aid in the assessment of potential effects.

Receiving Environment

9. The site is located in the outer extents of Christchurch about 13km West of the City Centre. The nearest township, Templeton, is located approximately 1.5km to the South-west. The site is approximately 60.4Ha in size located at the intersection of Pound Road and Barter Road. The existing site consists of 14 adjoining rural land parcels, varying in size between approximately 0.4Ha and 10.0Ha.
10. Under the oCDP the site is zoned as 'Rural Urban Fringe Zone' The area surrounding the site is varied in character and use, surrounded by a diverse mix of land uses. To the east is the Industrial General Zoned Land associated with Waterloo Business Park an industrial zone with an ODP outlined in Chapter 16 of the Christchurch City Council's District Plan. The land to the north is 'Open Space Community Parks' associated with the Templeton Golf Course, as well as the 'Specific Purpose' zoning, associated with the Ruapuna Motorsport site. To the southwest is a continuation of 'Rural urban Fringe' zoning. A resource consent has been granted for a Hindu temple at 14 Hasketts (albeit this site does not form part of proposal). Adjacent to the site is a water race extending down Hasketts Road. An existing stormwater retention basin is located adjacent to the south, outside of



the site, near the intersection with Pound Road. Overall, the site is well-connected to its local and wider surroundings via the roading network.

11. Although the site is not part of any outline development plans (ODP), it is adjacent to 'Islington Park'/Waterloo Park to the east. While the Islington Park ODP does not impose regulations on the proposed site, aligning with its principles will support cohesive integration with the surrounding area which include:
 - Road Placement: Ensure future connectivity and integration with the existing road network.
 - Stormwater Management: Provide adequate infrastructure for stormwater retention and treatment.
 - Pedestrian and Cyclist Access: Create safe, accessible pathways for non-vehicle traffic.
 - Public Transport: Designate potential locations for bus stops.
 - Pound Road Boundary Treatments: Implement landscape treatments along Pound Road as a buffer. The Islington Park ODP includes a 10m planted strip, fencing, and a minimum 20m building setback.

Site Description

12. The site landform is generally flat, with no significant landforms / topographical features. The site comprises of rural paddocks, which are exotic grass with linear stretches of tree stands, and shelter belts. The land uses are largely rural-residential lifestyle properties, particularly along the northwestern area. In the western area of the site, the lots are generally smaller, ranging from 0.4 to 5.0Ha in size. Along the eastern edge of the site, located at 173 Pound Road, is a vegetable farm, the 'Waterloo Farm Shop'. Overall, the site is predominantly rural paddocks, including a large deer paddock and horse paddocks
13. The sites vegetation is typical of the rural environment. The area contains several existing planted areas; primarily mature trees arranged in stands and shelterbelt formations along both internal and external boundaries. The planting is largely dominated by exotic species such as Macrocarpa, Pine, and Eucalyptus, often arranged in monocultural rows or hedges. This dominance of single-species plantings, combined with the minimal presence of native vegetation, results in limited biodiversity and low overall ecological value. In summary, the site does not exhibit any distinctive visual or landscape features.



Proposal

14. The application seeks to undertake an industrial subdivision of land currently zoned as 'Rural-Urban Fringe Zone' under the Operative Christchurch District Plan. The proposal is focused on obtaining fast-track approvals (including subdivision, land use, discharge consents and wildlife permits) to establish an industrial development at the site. The vision for the development is a comprehensively planned industrial site within a well-connected area adjacent to a major arterial road and other industrial uses of a similar nature to the east.
15. The current scheme plan includes a number of urban design mitigation measures which have been relied upon for the purposes of the assessment. Incorporating measures will enhance the proposal's alignment with local urban design standards and allow for absorption with the existing development surrounding. The proposal is as outlined in the 'Scheme Plan' in **Appendix 1** and is summarised in the following paragraphs.
16. **Subdivision:** The application site is to be subdivided to create 74 industrial lots (excluding transport corridors), ranging in size from approximately 800m² to 85,000m², intended for industrial activities which includes:
 - The subdivision has been designed to allow for a variety of lot designs and sizes which provide flexibility and choice for potential owners and future proofs its use in alignment with good urban design practice and principles.
 - The larger sites are typically concentrated on the northern and northwestern boundaries to reflect the larger area to the north (i.e. Templeton Golf Course). The smaller lots are generally located internally, along the proposed internal main road corridor and along Barbers Road to reflect a similar scale to the adjacent rural residential allotments.
 - A diversion of three large 'super lots' within the scheme. Two of these are located at the northern corner and western corner along Hasketts Road, while a third is located part way along the eastern boundary along Pound Road.
17. **Service roads and accessways** which links to the existing network at multiple points to ensure good connections and legibility and includes:
 - A main accessway which has been located off Pound Road, for ease of access and to ensure a wider connection to the arterial routes in the vicinity and to the adjacent industrial area.



- Two adjoining road connections along Barters Road.
- A future road connection has been allowed for onto Hasketts Road to allow for future environment considerations and development.
- Associated well provisioned internal road layout and associated improved transport infrastructure for pedestrians and cyclists will enhance accessibility in an area currently dominated by vehicle traffic. A pedestrian link has been allowed for to connect through to the adjacent bus stops / public transport links off Waterloo Road.

18. **Landscaping** (see **Appendix 1** for plans) across the site to be concentrated within streetscape /and public interface areas and includes:

- A 5-metre wide landscape amenity and ecological planting strip along the majority¹ length of Barters Road (approximately 818-metre length), resulting in approximately 4085m² of native riparian planting. Planting is to be layered and varied in height and texture, resulting in both ecological benefits² and visual amenity screening along the western boundary adjacent to the existing rural-residential dwellings along Barters Road. See Enhancement Planting Plan (**Appendix 1**).
- The creation of three large reserve spaces, for the establishment of green sectors and to allow for options on stormwater requirements. The green space reserves will allow for the retention of open public spaces at key nodes.
- Stormwater management to mitigate runoff and maintain or improve local stormwater storage capacity. The large lot located at Lot 200 is approximately 3Ha in size at the southern extent of the site. The location has been dictated by existing site levels with the natural fall towards the south of the site and to be in proximity to the adjacent offsite stormwater areas to reflect wider connections.
- The establishment of an extensive planted bund, approximately 1.5 metre high and 6.4 metres wide, around the perimeter of Lot 73 to allow for visual screening and planting enhancement, until such time as this site is developed further.

¹ Excluding the two proposed road entrances and the open space reserve site at Lot 200.

² Refer to Wildlands assessment report for further detail.



- An offset and street tree planting along the boundary with the Templeton Golf Course to allow for setback of potential built forms and landscape softening.
- The existing rural related vegetation within the site's interior will be removed and replaced with high quality streetscape planting, to a standard anticipated by the industrial general provision. This includes the provision for high quality tree lined internal streets. The trees are to be planted at 20 metre intervals which will introduce upwards of 240 new trees and canopy coverage to the area and assisting in supporting vegetated corridors.
- The allowance for entrance feature areas at the new road connection points, which could include place-making features with subdivision name / walls / markers and associated landscaping.
- A range of fencing typology exemplars for a variety of boundary treatments to allow for an appropriate balance of safety and privacy.

Statutory Framework

Fast Track Application

19. The application is to be lodged under the Fast Track Approvals Act 2024 (the '**Act**'), with the purpose of the Act being "[to] facilitate the delivery of infrastructure and development projects with significant regional or national benefits". The Act came into force on 23 December 2024; Schedule 2 lists 149 projects that the Government has determined meet the Act's purpose, granting them direct access to the Fast-track pathway without requiring Ministerial referral. This includes the Pound Road Industrial Development, which is subject to this assessment.

Resource Management Act

20. **Section 7 of the RMA** outlines:

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall have particular regard to-

(c) The maintenance and enhancement of amenity values.



National Policy Statement Urban Development 2020

21. The National Policy Statement for Urban Development (NPS-UD) 2020 outlines objectives and policies for creating well-functioning urban environments under the Resource Management Act 1991. It acknowledges the national importance of urban areas that support the social, economic, and cultural wellbeing of people and communities, as well as their health and safety, both now and in the future, while ensuring there is adequate development capacity to meet diverse community needs.

Canterbury Regional Policy Statement

22. The key Policy within the Canterbury Regional Policy Statement (CRPS) is:

| | |
|---------------------|---|
| 6.3.2 | <i>Business development, residential development (including rural residential development)</i> |
| Development | <i>and the establishment of public space is to give effect to the principles of good urban</i> |
| form and | <i>design below, and those of the NZ Urban Design Protocol 2005, to the extent appropriate</i> |
| urban design | <i>to the context:</i> |
| | <ol style="list-style-type: none"> 1. <i>Tūrangawaewae – the sense of place and belonging – recognition and incorporation of the identity of the place, the context and the core elements that comprise the [sic] Through context and site analysis, the following elements should be used to reflect the appropriateness of the development to its location: landmarks and features, historic heritage, the character and quality of the existing built and natural environment, historic and cultural markers and local stories.</i> 2. <i>Integration – recognition of the need for well-integrated places, infrastructure, movement routes and networks, spaces, land uses and the natural and built environment. These elements should be overlaid to provide an appropriate form and pattern of use and development.</i> 3. <i>Connectivity – the provision of efficient and safe high quality, barrier free, multimodal connections within a development, to surrounding areas, and to local facilities and services, with emphasis at a local level placed on walking, cycling and public transport as more sustainable forms of</i> 4. <i>Safety – recognition and incorporation of Crime Prevention Through Environmental Design (CPTED) principles in the layout and design of developments, networks and spaces to ensure safe, comfortable and attractive places.</i> 5. <i>Choice and diversity – ensuring developments provide choice and diversity in their layout, built form, land use housing type and density, to adapt to the changing needs and circumstances of the population.</i> 6. <i>Environmentally sustainable design – ensuring that the process of design and development minimises water and resource use, restores ecosystems, safeguards mauri and maximises passive solar gain.</i> |



-
7. *Creativity and innovation – supporting opportunities for exemplar approaches to infrastructure and urban form to lift the benchmark in the development of new urban areas in the Christchurch region.*
-

Figure 1: CRPS Urban Design

Christchurch District Plan

23. The framework for assessment is the Christchurch District Plan. Under the Operative Christchurch District Plan (oCDP), the site is currently zoned Rural Urban Fringe Zone. The review is against the design-related objectives, policy and provisions of the **Industrial Zone** as specified³ within the Christchurch District Plan as follows:

| Policy / Matter | Description |
|-------------------------|---|
| Policy 16.2.1.3 | <p>Range of Industrial Zones:</p> <p><i>Recognise and provide for industrial zones with different functions that cater for a range of industrial and other compatible activities depending on their needs and effects as follows</i></p> <p><i>i. Industrial General Zone:</i></p> <p><i>(A) Recognise and provide for industrial and other compatible activities that can operate in close proximity to more sensitive zones due to the nature and limited effects of activities including noise, odour, and traffic, providing a buffer between residential areas and the Industrial Heavy Zone.</i></p> |
| Assessment | <p>The proposal will increase the overall supply of land zoned for industrial activities. The site is appropriately located nearby existing industrial land, ensuring it can function as an extension of industrial activities already operating in the area.</p> |
| Objective 16.2.1 | <p>Recovery and Growth</p> <p><i>The recovery and economic growth of the district's industry is supported and strengthened in existing and new greenfield industrial zones.</i></p> |
| Assessment | <p>The proposal will support economic growth by providing new greenfield industrial zoned land.</p> |
| Policy 16.2.1.1 | <p>Sufficient Land Supply</p> <p><i>Maintain a sufficient supply of industrial zoned land to meet short, medium and long term supply needs of industrial activities, having regard to the requirements of different industries, and to avoid the need for industrial activities to locate in non-industrial zones.</i></p> |

³ Refer to Methodology Statement



| | |
|------------------------|---|
| Assessment | The proposal aims to expand the total amount of land designated for industrial use. Its location, adjacent to existing industrial zones, makes it well-suited to support and extend the industrial operations already established in the area. |
| Policy 16.2.3.2 | <p><i>Managing effects on the environment</i></p> <p><i>The effects of development and activities in industrial zones, including reverse sensitivity effects on existing industrial activities as well as, visual, traffic, noise, glare and other effects are managed through the location of uses, controls on bulk and form, landscaping and screening, particularly at the interface with arterial roads fulfilling a gateway function, and rural and residential areas, while recognising the functional needs of the activity.</i></p> |
| Assessment | <p>The proposal allows for controls and landscaping as required by the Industrial Zoning.</p> <p>Landscaping will be included, as there will be a significant amount of new native planting along the western boundary of Barters Road (Enhancement Planting). There will be bunding and planting established around the boundary of Lot 73 establishing significant band of planting around the larger lot fronting Pound Road. There will also be the provision of upwards of 240 newly established trees within the site, green open areas at key nodes, and landscaped entrance features at key nodes and along Waterloo Road (key route road). An offset and landscaping controls are to be applied along the Templeton Golf Course boundary to allow for softening of the interface and to manage open space values.</p> <p>Reverse sensitivity will not be apparent given the site is bounded largely by roads, apart from the Templeton Golf Course which is planted.</p> |
| Policy 17.2.2.1 | <p><i>Range of activities on rural land</i></p> <p><i>Provide for the economic development potential of rural land by enabling a range of activities that:</i></p> <ul style="list-style-type: none"> <i>i. have a direct relationship with, or are dependent on, the rural resource, rural productive activity or sea-based aquaculture;</i> <i>ii. have a functional, technical or operational necessity for a rural location; or</i> <i>iii. recognise the historic and contemporary relationship of Ngai Tahu with land and water resources;</i> <i>iv. provide for commercial film or video production activities and facilities on the rural flat land close to the main Christchurch urban area; and</i> <i>v. represent an efficient use of natural resources.</i> |
| Assessment | The proposal is to develop rural land into industrial land, however will allow for sought after industrial land in a suitable location that is appropriate for industrial use, given the proximity to similar land uses in the vicinity and its limited potential impact on overall amenity. |
| Policy 17.2.2.5 | <i>Establishment of industrial and commercial activities</i> |



| | |
|--|---|
| <p><i>Avoid the establishment of industrial and commercial activities that are not dependent on or directly related to the rural resource unless they:</i></p> <ul style="list-style-type: none"> <i>i. have a strategic or operational need to locate on rural land; or</i> <i>ii. provide significant benefits through utilisation of existing physical infrastructure; and</i> <i>iii. avoid significant, and remedy or mitigate other, reverse sensitivity effects on rural productive activities;</i> <i>iv. will not result in a proliferation of associated activities that are not reliant on the rural resource; and</i> <i>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.</i> | |
| Assessment | <p>The development proposal is tactically located in an area that is appropriate for this type of industrial development. Given the adjacent land uses there is minimal risk to overall character and amenity, and any localised effects will be mitigated by the extensive enhancement landscaping (etc). The amenity values of the Templeton Golf Course will be managed by the landscaping and offset controls along the boundary interface.</p> |

Figure 2: Statutory Assessment Urban Design

Urban Design Assessment

24. The development has been assessed under the following relevant urban design topics in alignment with the New Zealand Urban Design Protocol, specifically the seven C's: Context, Character, Choice, Connections, Creativity, Custodianship and Collaboration, and where appropriate, are specifically tailored to the proposed development as outlined in the following sections.

Context (Site and Surrounding Environment)

25. To the east, across Pound Road, is an established Industrial zone known as Waterloo Business Park. This is characterised by large warehouses, parking areas, and other industrial facilities. The site features several well-established Eucalyptus trees and coniferous shelter planting along the northern boundary.
26. To the south, along Waterloo Road there is a grassed detention basin with no significant planting. Across Waterloo Road, the landscape includes several industrial businesses with warehousing and yards. This industrial area transitions into smaller residential lots within the RuF zone further to the west. Additionally, the Main South Railway Line runs parallel to Waterloo Road.



27. To the northwest and west of the site, the area maintains a rural or rural living character. There are a number of adjacent properties across Hasketts Road, with stands of exotic shelterbelt planting and offsite planting. The boundary within the site includes six large rural lifestyle blocks, which feature numerous large tree specimens. To the west along Barthers Road, there are ten rural properties directly adjacent to the site. Currently, the boundary within the site features a mix of well-established shelter planting consisting of pine trees, with some additional species such as willows, eucalyptus, and pittosporums.
28. To the north lies the Ruapuna Motorsport Zone, characterised by expansive lawns and tracks and recreational uses. Also to the north of the site is the Templeton Golf Course. The site features undulating grassland interspersed with sporadic exotic plantings. The boundary between the golf course and the site is effectively screened by well-established pines on the golf course side. Additionally, there is a notable landform change at this boundary, with the land sloping down to the lower-lying golf grounds.
29. The Templeton Golf Course is situated adjoining the site. Largely two fairways lie adjacent to the site (being Hole 16 and 17). Fairway 16 is flanked by a large stand of pines and other vegetation and trees. Fairway 17 has a deep gully, a row of pine trees adjacent and a scattering of mature trees⁴. The wider golf course fairways and grounds lie to the west of this buffered by further trees and vegetation, with the Clubrooms being located in the mid-site approximately 250 metres from the site at its closest point. The Golf Course views are varying across the grounds but in parts already contain views towards the large area of industrial land (the Waterloo Business Park) to the south, acting as context to the adjacent proposed site. The existing environment contains a large section of boundary trees and adjacent offsite landscaping which creates a significant visual separation and buffer between the site and the golf course. Additionally, mitigation has been applied to the interface in the form of landscaping and offset requirements that will act to accommodate the open space and amenity values from the recreational area.

⁴ Information sourced from fairway website.



Figure 3: Templeton Golf Course and the site shown to the east in the context of the Waterloo Business Park. A large offset and landscaping controls will be applied along the boundary and the Lizard Habitat Area will be situated in the Golf Course area to the south⁵

Character

30. Although currently zoned as Rural Urban Fringe (**RuF**) the site is positioned at a notable intersection between a multitude of land uses in a dynamic area. The site lies at the urban fringe on the boundary between 'Industrial General' (**IG**) and RuF zones, with the Templeton Golf Club to the North-east, designated as 'Open Space Community Parks'. The area is also adjacent to specific purpose zoning and specific designations, creating a complex mixture of zoning intents in the area.
31. The proposal seeks to establish an industrial subdivision that will accommodate the full range of activities permitted and anticipated within the Industrial General (IG) Zone. Located immediately east of the site is the established Waterloo Business Park, which is zoned IG. The presence of this adjoining industrial area supports a seamless integration of the proposed subdivision into the existing industrial landscape. The proposal functions as an extension of Waterloo Business Park, reinforcing the character and functionality of the wider area. The development will result in a westward shift of the existing boundary between industrial and rural-urban zones.
32. While the site currently exhibits a rural-residential character it is surrounded by a diverse range of land uses, including active recreation at the Templeton Golf Course, the Specific Purpose (Ruapuna Motorsport) Zone to the north, IG zoning to the east, and RuF zoning to the west. The Christchurch District Plan clearly anticipates adjacency between the IG and RuF Zones, as demonstrated by the current interface between Waterloo Business Park

⁵ See Graphic Attachment for plans. Image sourced from Google Earth.



and the subject site. As such, the existing character of the area is considered capable of accommodating the proposed IG zoning. Furthermore, urban design and landscaping measures included in the proposal will assist in mitigating any potential adverse effects on amenity and character.

Growth (Choice)

33. The proposal can support choice and growth by allocating land for diverse industries within the 'Industrial General Zone' as outlined in **Objective 16.2.1** and **Policy 16.2.1.1**⁶. The proposal contains multiple allotments that are presented in a diverse range of sizes, shapes and locations. This will provide for greater diversity and adaptability and create a range of uses over time.

Connections

34. The site is located at a key junction between its surrounding roads and within the wider roading/transport network. Hasketts Road runs in a north-east/south-west direction and serves the rural fringe area to the north. It provides access to the Ruapuna Speedway, situated to the north of the site, as well as to various designated land zones, including the Rural Quarry Zone and the Open Space Community Parks Zone in the wider area.
35. Barters Road running in a north-west/south-east direction. Barters Road provides access to several rural properties adjacent to the site and connects to Waterloo Road to the south. Waterloo Road runs in a north-east/south-west direction connecting Barters Road to Pound Road. The road traverses approximately 400 meters along the site boundary, running parallel to the Main South Railway Line, and intersects two existing stormwater basins located to the north and south of the road corridor.
36. Pound Road running in a north-east/south-west direction. Pound Road currently delineates the boundary between the RuF and IG zones. It is a key route providing access to the Templeton Golf Club, located adjacent to the site, and connects to State Highway 1 to the south. The NZ State Highway 1 (Main South Road) runs in a north-east/south-west direction south of the site and is a primary route connecting surrounding settlements such as Templeton, Rolleston, and Burnham to Christchurch. The planned new interior roads will integrate with the existing transport network, promoting efficient movement and offering non-vehicular transport options while reducing traffic congestion to the south.

⁶ See Statutory Framework section.



37. The surrounding transportation network is predominantly designed for vehicle use. Of the four road corridors bordering the site, only Waterloo Road includes provisions for alternative modes of transport, such as painted cycle lanes and a footpath on its southern side. The other roads in the vicinity are designated for vehicular traffic only. The proposal links several existing roads via a roading network which grants access to and across the site. Depending on road design, there is capacity to provide for multi-modal transport. The design allows for new road network links and multi-mode transport opportunities not currently present onsite. There is a bus stop near corner Waterloo and Hasketts, and the proposal allows for a footpath through Lot 200 to provide pedestrian connection to this.

Urban Form (Creativity and Collaboration)

38. The proposal provides a collaborative approach to industrial development, allowing for a deliberate consolidation and distribution of lots across the site. By clustering similar-sized allotments in appropriate locations, the layout supports functional efficiency while encouraging design flexibility. Smaller lots along the Barters Road frontage reflect the established character of the neighbouring areas. These lots will contain a 5-metre wide landscaping buffer strip that will provide for significant screening and softening to the adjacent rural-residential area to the west.
39. The development enhances legibility and identity, positioning the site as a catalyst for industrial innovation within a growing urban landscape. It opens up new opportunities for greenfield development, enabling diverse industrial activities creating a zone that is purpose-built for such growth. The scheme (**Appendix 1**) is underpinned by a connected street network, designed to foster movement and interaction.
40. Landscaping elements, including buffer planting strips, carefully placed street trees and open green spaces will elevate amenity values and support ecological function. The result is a flexible, future-focused industrial environment that supports economic development while contributing positively to the wider urban fabric. A landscaped bund at Lot 73 will add to the buffering around the existing larger lot as the wider site develops over the future, working collaboratively with the current landowner. The planting along Barters Road acts to collaboratively work with and respect the current outlook for those rural-residential dwellings by adding in upwards of 4000m² of native planting.

Environmental Awareness (Custodianship)

41. The proposal responds to the subtle natural contours of the site, locating open space to the south where there is opportunity to locate stormwater retention ponds, reducing the overall



level of earthworks. The proposal will also include landscaping along internal streetscapes and defined landscaped entrances, which will enhance the streetscape environment.

42. Significant efforts have been made to allow for both offsite and onsite landscape enhancement. Whilst not forming a part of the application site, an enhancement area in the Templeton Golf Course, done in coordination with Wildlands ecologists, including an extensive areas of landscaped enhancement planting and habitat area for lizards at Templeton Golf Course will be established and contribute positively to the overall environmental health of the site.

Visual Amenity Assessment

43. The site visibility area includes the following areas as described in **Figure Four**:
 - i. The northern views are predominantly from the Templeton Golf Club which traverses along the entire northern boundary, being indirect / partially screened views, albeit from offsite mitigation, and from transient recreational viewing audiences. Views from the Golf Course vary in degree and exposure. Areas of the Golf Course already contain views to the large existing industrial Waterloo Business Park to the south.
 - ii. The entire eastern area and southern east area is predominantly industrial land being of a similar character and value of the proposed development. Viewing groups will be largely transient within industrial areas and of lower sensitivity.
 - iii. The nearest residential viewpoints are the 10 -12 rural properties along Barbers Road located to the west of the site, being largely fixed views of a higher sensitivity. These properties are adjacent to the proposed 5 metre wide landscape planted strip to create visual screening and filtering of views.
 - iv. Very limited wider residential views. Surrounding rural residential views are typically distant, perpendicular, indirect, and are often screened by (offsite mitigation) being existing vegetation, nearby buildings or rural or industrial activities in the foreground.



| Ref. | Location | Distance Boundary | Viewing audience | Existing View Description | Analysis |
|------|---|-------------------|------------------|---|---|
| A | 86 Barbers Rd (facing NE) | Within site | Residential | Open pasture contained by large exotic shelterbelts and divided by post & wire fencing. | Within application site (reference imagery). |
| B | Pound Rd, outside carpark at 11 Islington Ave (facing SW) | 10m | Residential | Site is currently screened by large existing trees and planting. | <p>Transient, 80km/hr, view dominated by busy road corridor (minor arterial).</p> <p>Existing industrial area to the east is evident.</p> <p>Views will be adapted but in keeping with the sites overall character due to proximity with Waterloo industrial site.</p> <p>Planted bund at Lot 73 will be evident and screen wider portions of the development.</p> |
| C | Corner of Pound Rd & Waterloo Rd (facing W) | 95m | Residential | Existing cadastral patterns and exotic shelterbelts from rural site seen. | <p>Open and transient, 80km/hr, view dominated by busy road corridor (minor arterial).</p> <p>Existing industrial area to the east is evident.</p> <p>Views will be adapted but in keeping with the sites overall character due to proximity with Waterloo industrial site.</p> <p>Open view to the corner of the site offset and mitigated by the large, proposed stormwater reserve site.</p> |
| D | Barbers Rd, outside no. 1 Maddisons Road (facing SE) | 10m | Residential | Boundary planting screens the view of the site for dwellings. | Fixed and permanent viewpoints. |
| E | Barbers Rd, outside no. | 15m | Residential | | Rural residential properties are adjacent on the southwestern side of Barbers Rd with varying degrees of offsite mitigation (fencing and planting), some completely screening dwellings from the road and some with partial or open views. |



| Ref. | Location | Distance Boundary | Viewing audience | Existing View Description | Analysis |
|-------|---|-------------------|------------------|--|--|
| | 45 (facing NW) | | | | Extensive 5 metre wide planting strip along Barbers Road interface will act to soften and screen views of future development. |
| F | Maddisons Rd, Barbers Rd end (facing E) | 130m | Residential | Rural view with existing exotic shelterbelt and cluster vegetation dominant. | <p>Open and transient, 80km/hr, vies from rural roads.</p> <p>Direct view of site at intersection with Barbers Rd.</p> <p>Extensive 5 metre wide planting strip along Barbers Road interface will act to soften and screen views of future development.</p> |
| G | Pound Rd, NE corner (facing W) | 5m | Residential | Site is currently screened by large existing trees and planting. | <p>Transient, 80km/hr, view dominated by busy road corridor (minor arterial).</p> <p>Existing industrial area to the east is evident.</p> <p>Views will be adapted but in keeping with the sites overall character due to proximity with Waterloo industrial site.</p> <p>Planted bund at Lot 73 will be evident and screen wider portions of the development.</p> |
| H / I | Hasketts Rd, NW corner (facing S) | 25m | Golf Club Road | Partially screened by established clusters of mature pine trees. These trees cover over half of the boundary, primarily in the central section, while the eastern and western edges remain mostly open | <p>Users along road are transient.</p> <p>The rural dwellings on Pound Road to the north, are about 1 km away, and are screened by vegetation from the Templeton Golf Course.</p> |

Figure 4: Viewpoint Assessment



Summary

44. The proposal seeks to undertake an industrial subdivision on the RuF zoned site, providing for the full range of industrial activities permitted by the IG zone. The proposal will support future industrial growth through the range of lot sizes and configurations, incorporating good urban design practices in alignment with the New Zealand Urban Design Protocol, the MfE Principles and the NPS-UD 2020. Extensive efforts have been made to include and allow for offsite and onsite landscape and mitigation. The urban design assessment concludes that the proposal can be integrated into the receiving environment without significant adverse effects from urban design and visual effects perspective.
45. Overall, in light of the above assessment, the proposed development of the site is considered appropriate. There are no adverse impacts that reach the threshold of a 'sufficiently significant adverse impact' such that they need to be taken into account in terms of an assessment under s85 of the Fast-track Approvals Act 2024.



Appendix 1

Graphic Attachment

Contents

| | |
|---|-----------|
| <u>Wider site location plan</u> | <u>2</u> |
| <u>Site location plan</u> | <u>3</u> |
| <u>District plan context</u> | <u>4</u> |
| <u>Scheme plan</u> | <u>5</u> |
| <u>Site character photos</u> | <u>6</u> |
| <u>Viewpoint photos</u> | <u>7</u> |
| <u>Existing vegetation typologies</u> | <u>13</u> |
| <u>Exemplar proposed plant palette</u> | <u>14</u> |
| <u>Exemplar proposed fencing</u> | <u>15</u> |
| <u>Exemplar street section</u> | <u>16</u> |
| <u>Landscape offset enhancement plans</u> | <u>17</u> |
| <u>Lizard release habitat plans</u> | <u>22</u> |

Graphic Attachment

Pound Road Industrial Development

173 Pound Road, Islington, Christchurch



Wider site location

Scale: 1:15,000 @ A3



Revision A - June 2025

Graphic Attachment

03830012 Pound Road Industrial Development

Novo Group

LEGEND

— Site Boundary



Site location

Scale: 1:10,000 @ A3



Revision A - June 2025

Graphic Attachment

03830012 Pound Road Industrial Development

Novo Group

LEGEND

— Site Boundary

ZONES AND DESIGNATIONS

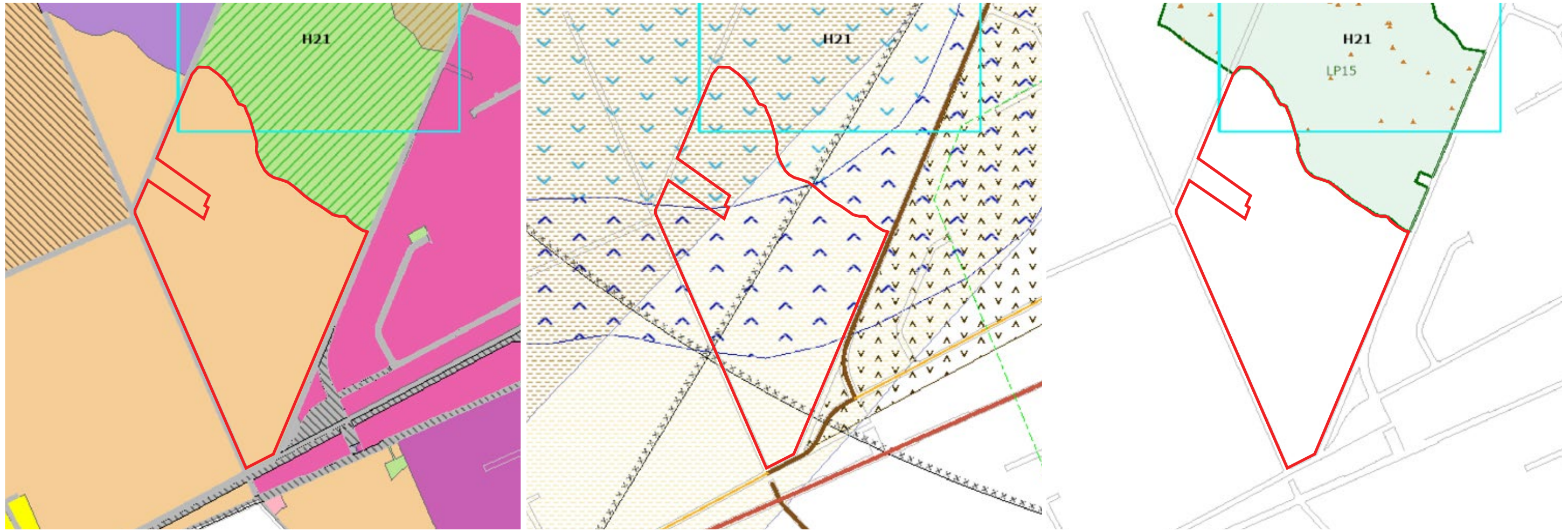
- Site Boundary
- Industrial General Zone
- Industrial Heavy Zone
- Open Space Community Parks Zone
- Open Space Community Parks or Rural
- Quarry (Templeton Zone)
- Residential Suburban Zone
- Rural Quarry or Open Space Community (Templeton Zone)
- Rural Urban Fringe Zone
- Specific Purpose (Ruapuna Motorsport) Zone
- Specific Purpose (School) Zone
- Neighbourhood Centre Zone

OTHER NOTATONS

- Site Boundary
- 50dB Ldn Air Noise Contour
- 55dB Ldn Air Noise Contour
- Christchurch International Airport Protection Surfaces
- Brownfield Overlay Area
- 220KV National Grid
- Collector Road
- Major Arterial Road
- Minor Arterial Road
- Ruapuna Inner Noise Boundary Overlay
- Rupuna Outer Noise Boundary Overlay

NATURAL AND CULTURAL HERITAGE

- Site Boundary
- Significant Park Tree
- Site of Ecological Significance



District plan context

Not to scale





Scheme plan

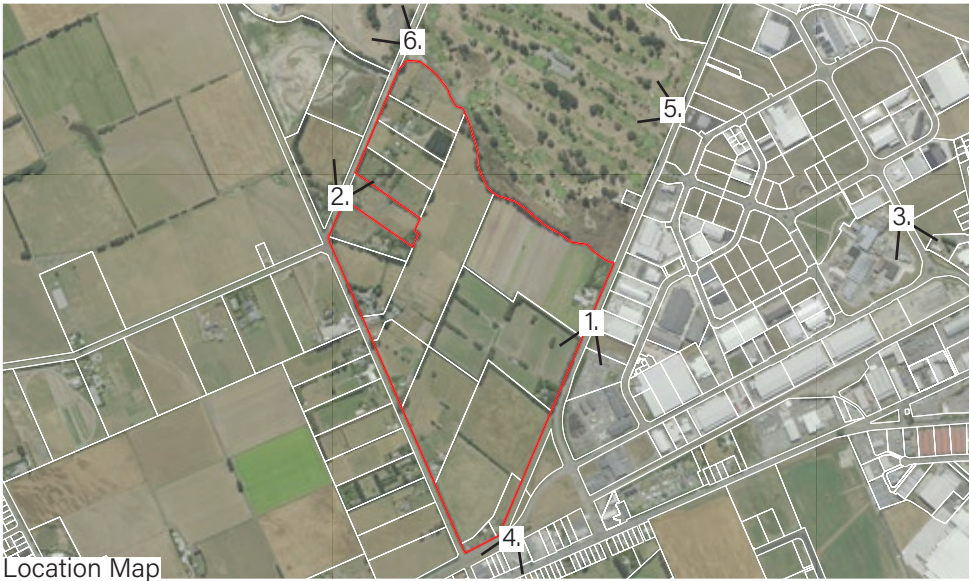
Scale: 1:5,000 @ A3



NOTE: Based on Davie Lovell-Smith E20739 R5. Subject to minor changes. To be confirmed.

- LEGEND
- Site Boundary
 - Proposed Road
 - Proposed 'Industrial General' Lot
 - Proposed Local Purpose Utility Reserve
 - Indicative Street Tree

Site character photos



Location Map

1.

Looking south-west down Pound Road, adjacent to Waterloo Business Park.
2.

Looking south-east down Barter's Road. Various hedge/shelter belt typologies along site boundary adjacent to rural residential areas.
3.

Look south along Enterprise Avenue, within Waterloo Business Park
4.

Looking South-west towards rail line and industrial land to the South of the proposal site
5.

View of Templeton Golf Course looking West from Pound Road
6.

Looking West from Hasketts Road toward Ruapuna Park



1.



2.



3.



4.



5.



6.



Site photos

Scale: 1:10,000 @ A3



Revision A - June 2025

Graphic Attachment

03830012 Pound Road Industrial Development

Novo Group

LEGEND

- Site Boundary
- X Photo location and orientation

VIEW A
Looking northwest towards the
golf course. Site is currently rural
paddock.



VIEW B
Looking southwest down Pound
Rd with the site to the right and
Waterloo Business Park to the left.



VIEW C
Looking west to the site from the corner of Pound Road and Waterloo Road from across the adjacent land. A large stormwater basin exists offsite adjacent to the subject site.



VIEW D
Looking southeast down Barthers Road. Adjacent is a rural residential zone with driveways, accessways and hedges interspersed with large exotic trees typical of the area.



VIEW E
Looking northwest along Barbers Road with adjacent rural residential areas set back off road.



VIEW F
View looking East while travelling along Madisons Road to the intersection with Barbers Road. Currently the site has low level bunding (assuming this is to be removed).



VIEW G
View from the northeastern extent of the site along Pound Road. View from the site boundary with the golf course and vegetation shown on the right.



VIEW H
View from the northern extent of the site along Hasketts road, looking south towards the site. Stockpiled soil / spoil can be seen in the foreground (assuming this is to be removed).



VIEW I
View from Hasketts Rd looking
northeast, adjacent to no. 22. The
site is to the right, screened by exotic
shelterbelts.





Existing vegetation typologies

Scale: 1:5,000 @ A3



NOTE: Assessment based on general site observations and desktop data only and is not subject to ecological review.

LEGEND

- Site Boundary
- Rural residential: Mixed vegetation within rural-residential areas as shown
- Shelterbelt: Rows of single species along boundaries for paddock shelter and shade
- Hedges: Trimmed hedgerows
- Large Trees: Clusters or single large trees

Exemplar proposed plant palette

1. Canterbury 'Dry Plains' ecosystems on site. Sourced from Christchurch Otautahi Indigenous Ecosystems, Lucas Associates, updated 2021

STREET TREES

2. Sophora microphylla (South Island Kowhai)

3. Hoheria angustifolia (Narrow-Leaved Lacebark)
4. Podocarpus totara 'Aurea' (Golden Totara)

RESERVE TREES

5. Podocarpus totara (Totara)

6. Plagianthus regius (Ribbonwood)

7. Olearia paniculata (Golden Akeake)

STREET PLANTING

8. Lophomyrtus obcordata (Rohutu)

9. Libertia ixioides (New Zealand Iris)

10. Dianella nigra (Turutu)

11. Poa cita (Silver Tussock)
12. Muehlenbeckia astonii (Shrubby Toroaro)

13. Dichondra repens (Dichondra)

RESERVE PLANTING

14. Phormium tenax (Harakeke)

15. Ozothamnus leptophyllus (Tauhinu)

16. Microlaena stipoides (Meadow rice grass)

17. Coprosma linearifolia (Linear-leaved coprosma)

18. Coprosma virescens (Mikimiki)



Exemplar proposed fencing

1.

Boundary fencing exemplar - 1.8m high solid fence.
2.

Boundary fencing exemplar - 1.5m high aluminium fin fence.
3.

Boundary fencing exemplar - 1.5m high semi permeable screen fencing.
4.

Commercial security fencing exemplar - 2.1m high 'SentryPanel' spear top fence with feature posts.
5.

Feature and internal fencing exemplar - 1.2m post and rail (three rails).
6.

Feature and internal fencing exemplar - 1.2m post and rail (two rails).



Exemplar street section

LEGEND

- 1. 8m wide asphalt carriageway.
- 2. 3.5m wide grass berms with a mix of street tree species at 20.0m intervals. Placement and species indicative only.
- 3. 1.8m wide concrete footpath
- 4. Street lights at 40m intervals. Placement and style indicative only
- 5. 1.5m wide grassed service strip.

Note: Not to scale. Conceptual drawing only.





Pound Road Industrial Development

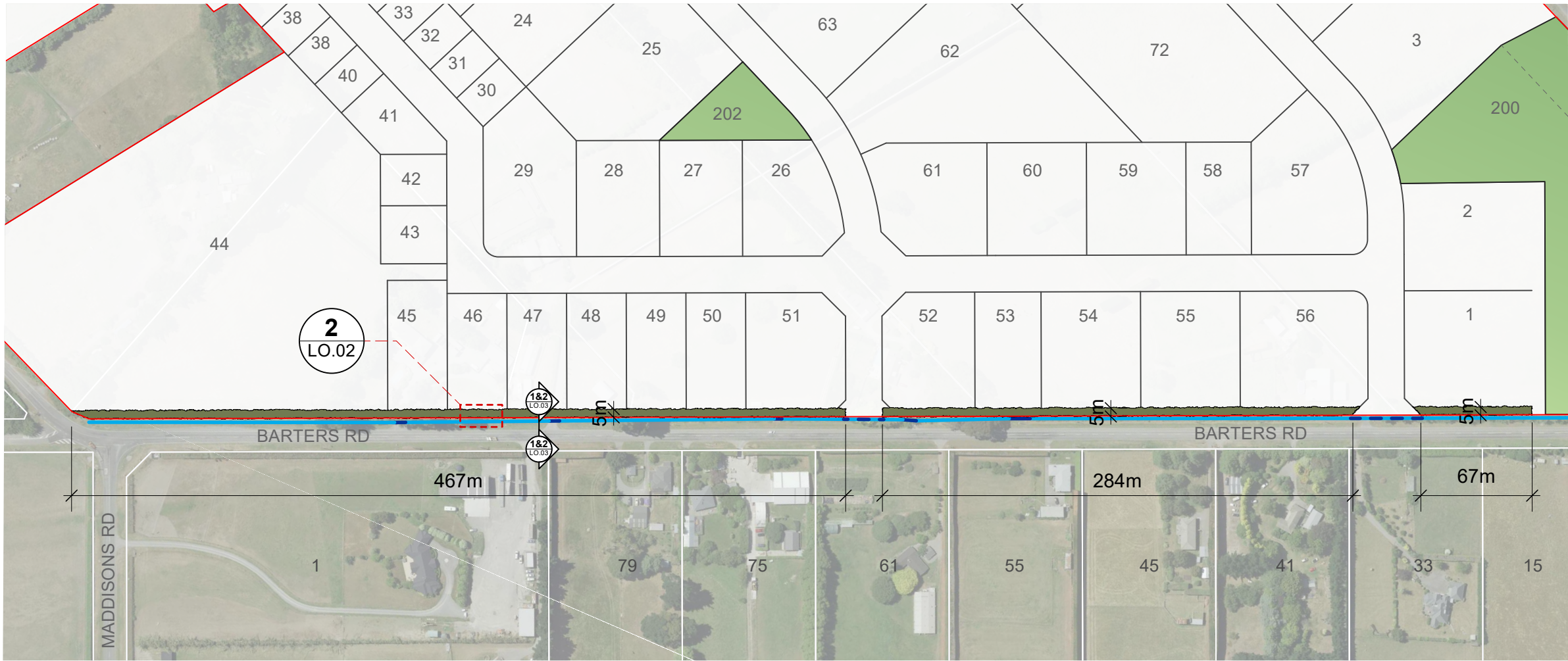
Landscape Offset Enhancement

LANDSCAPE DESIGN

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

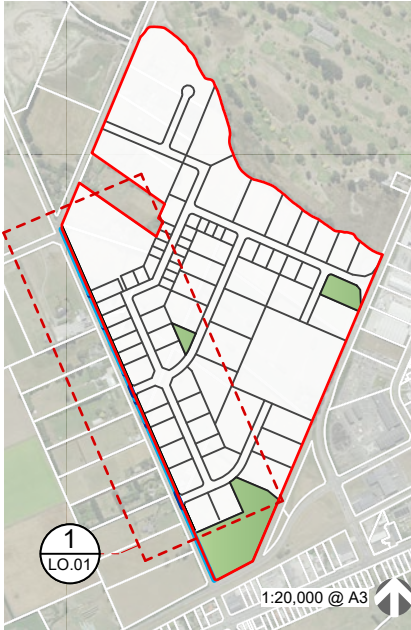
STATUS: For resource consent
REVISION NO.: A
DRAWN/REVIEWED: ECF/AW

| Offset Sheet List | | |
|-------------------|---|---|
| LO.01 | A | Landscape Offset Enhancement - Overall |
| LO.02 | A | Landscape Offset Enhancement - Planting details |
| LO.03 | A | Landscape Offset Enhancement - Sections |
| B.01 | A | Lot 73 Proposed Bunding/Buffer Planting |



LEGEND

- Proposed Application Site
- Drain - above ground
- Drain - culvert
- Drain - proposed cluvert
- Proposed 5m vegetation buffer



NOTES:

- Total area of proposed buffer planting ~4085m² (0.48ha).
- The buffer planting has the potential to provide secondary lizard habitat. See plant species and notes on LO.01.

GENERAL NOTES:

- THE CONCEPT PLAN IS BASED ON INFORMATION PROVIDED ON BEHALF OF/ BY THE CLIENT.
- THE PLANS HAVE BEEN PREPARED TO ACCOMPANY THE RESOURCE CONSENT. THE PLANS ARE TO BE READ IN CONJUNCTION WITH ALL ASSOCIATED DOCUMENTS.
- INTENDED SOLELY FOR THE USE OF THE CLIENT IN ACCORDANCE WITH THE AGREED SCOPE OF WORKS.
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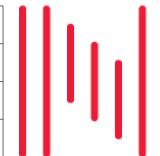
| | | |
|-----|------------|----------------------|
| A | 13/06/2025 | For resource consent |
| REV | DATE | STATUS |

DRAWING
Landscape Offset Enhancement - Overall

PROJECT
Pound Road Industrial Development

CLIENT
NTP Development Holdings Limited


| | |
|--------------------------------|--------------------|
| PROJECT NO. 383004 | DRAWN ECF |
| SCALE 1:3000 | DATE 13/06/2025 |
| SHEET NO. LO.01 | REVISION NO. A |
| STATUS For resource consent | |



1 Proposed Waterway Buffer
Scale: 1:3000




2 Images of existing Waterway/Drain
Scale: N/A




Oioi
Apodasmia similis

1m W x 1m H
Medium - Slow growth rate




South Island Toetoe
Austroderia richardii

L
2m W x 2m H
Rapid growth rate




Mingimingi
Coprosma crassifolia

L
2m W x 4m H
Medium growth rate




Ti Kouka
Cordyline australis

L
2m W x 10m H
Medium - Rapid growth rate




Manatu/ Ribbonwood
Plagianthus regius

4m W x 12m H
Medium - Rapid growth rate




Pukio
Carex secta

L
1.5m W x 1.5m H
Rapid growth rate



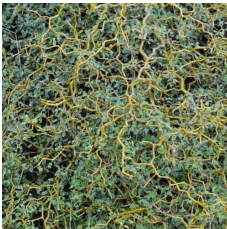
Harakeke/NZ flax
Phormium tenax

L
2m W x 3m H
Rapid growth rate




Akiraho / Golden Ake Ake
Olearia paniculata

2.5m W x 4m H
Rapid growth rate



Prostrate Kōwhai
Sophora prostrata

L
2m W x 2m H
Slow growth rate



Hungere/Narrow-leaved Lacebark
Hoheria angustifolia

3m W x 6m H
Medium growth rate

LEGEND

Proposed Application Site

Drain / Waterway

Grass berm

Road

Grasses / Sedges

Mid height / Shrubs

Canopy / Trees

- NOTES:**
1. No mulch, bark or woodchip to be used during implementation or maintenance.
2. All proposed plants are to be eco-sourced from the 'low plains' ecological district where possible (see Appendix 9.1.6.4 Ecological districts map from the CDP).
3. Plants should be kept free of weeds by hand weeding when possible (or weed eaters when absolutely necessary). Chemical spray use to be limited, as the effects herbicides and insecticides have on lizards are largely unknown.
4. Maintenance should take place on warm, sunny days when the daily temperature exceeds 16 degrees as this is when skinks are most active.
5. Where plant loss exceeds 10%, these should be replaced with species from the plant list provided.
6. Potential for rock/wood refugia piles to be added to the buffer planting ~20m. Will be addressed at the detailed design phase.

- 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.
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| A | 13/06/2025 | For resource consent |
| REV | DATE | STATUS |

DRAWING
Landscape Offset Enhancement - Planting details

PROJECT
Pound Road Industrial Development

CLIENT
NTP Development Holdings Limited

| | |
|--------------------------------|--------------------|
| PROJECT NO. 383004 | DRAWN ECF |
| SCALE 1:75 | DATE 13/06/2025 |
| SHEET NO. LO.02 | REVISION NO. A |
| STATUS For resource consent | |

1

Plant Palette

Scale: N/A

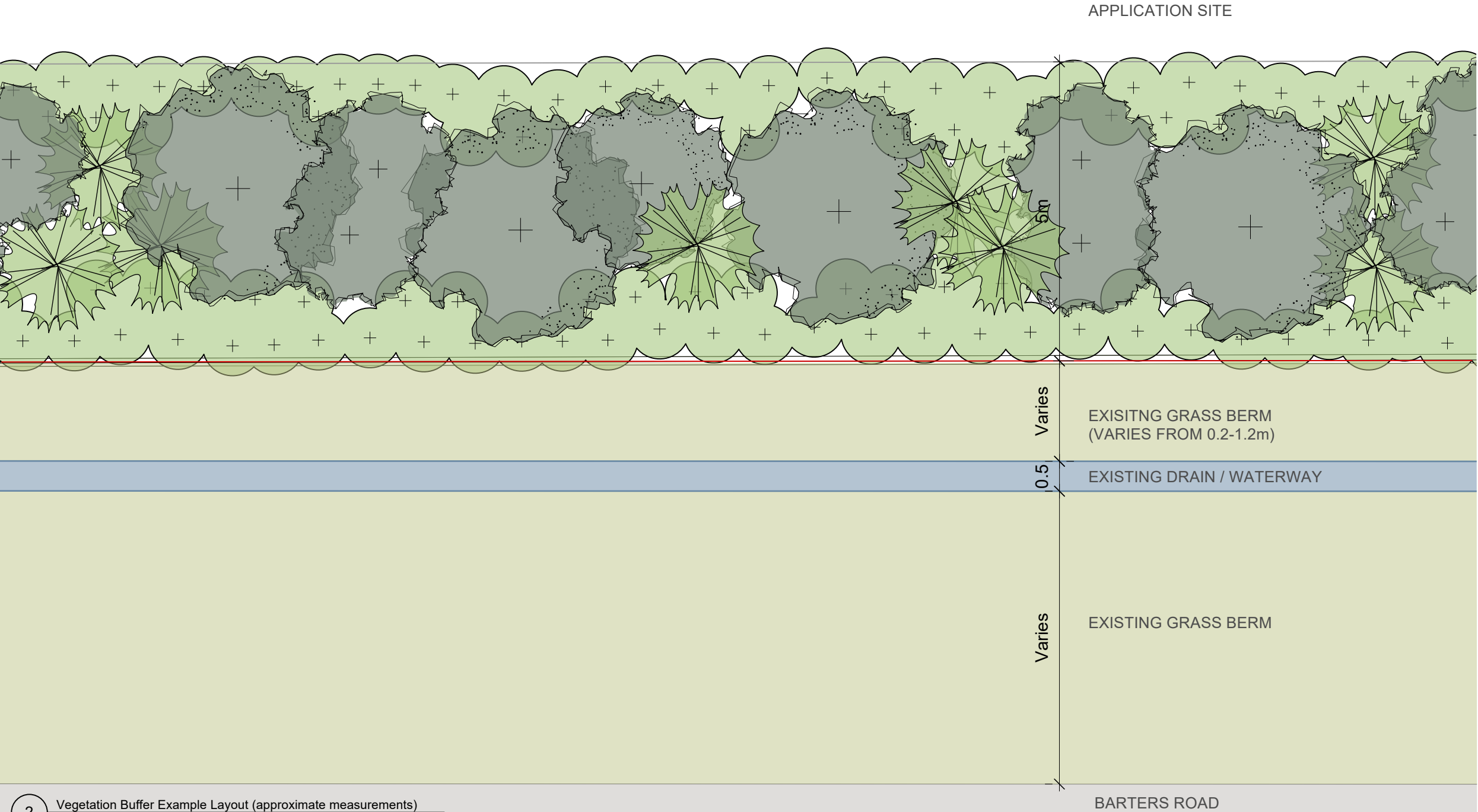
= Grasses / Sedges

= Mid height / Shrubs

= Canopy / Trees

L

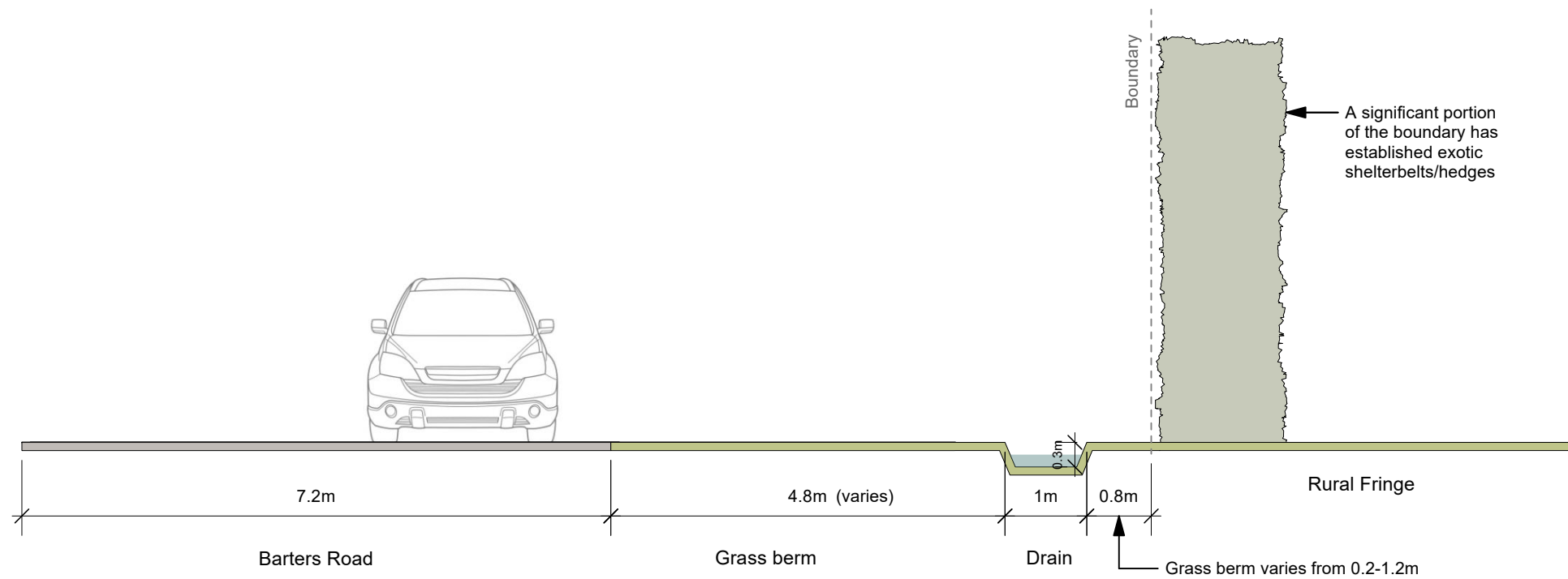
= Lizard friendly



2

Vegetation Buffer Example Layout (approximate measurements)

Scale: 1:75



1 Section - Existing (approximate dimensions)
Scale: 1:75

LEGEND

- Drain / Waterway
- Grass berm / Rural fringe
- Road
- Proposed 5m buffer

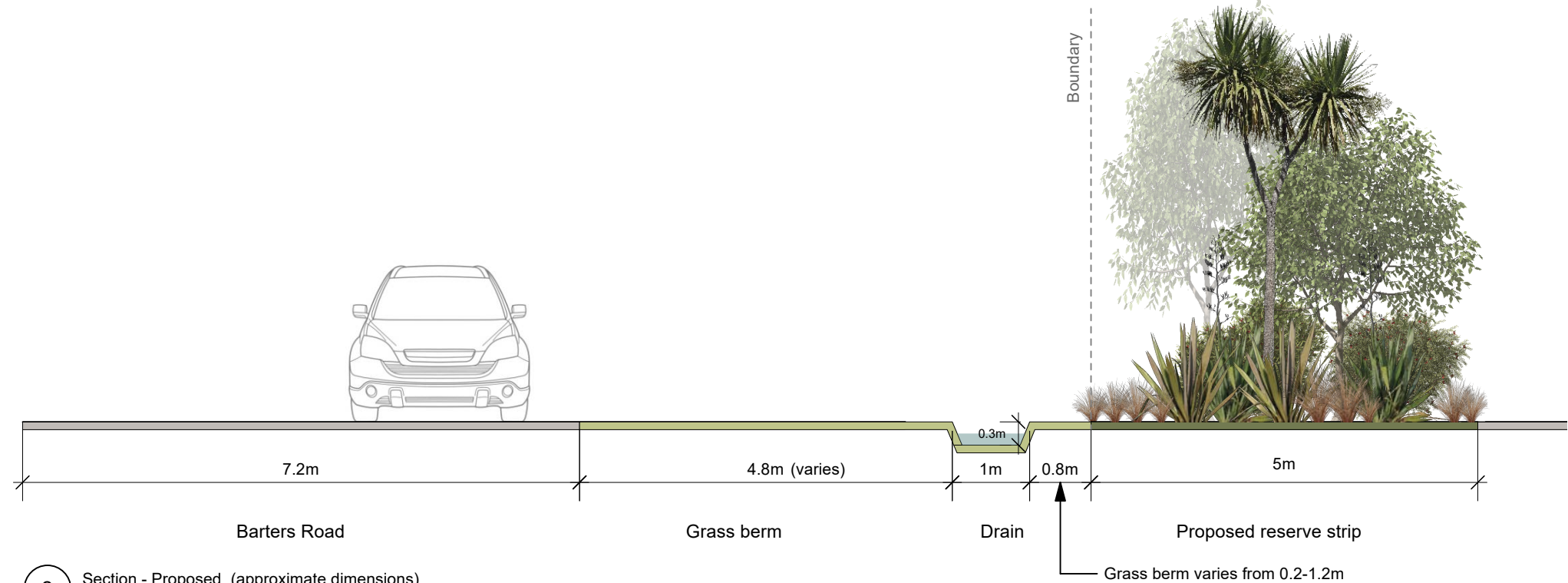
- GENERAL NOTES:
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|-----|------------|----------------------|
| A | 13/06/2025 | For resource consent |
| REV | DATE | STATUS |

DRAWING
Landscape Offset Enhancement - Sections

PROJECT
Pound Road Industrial Development

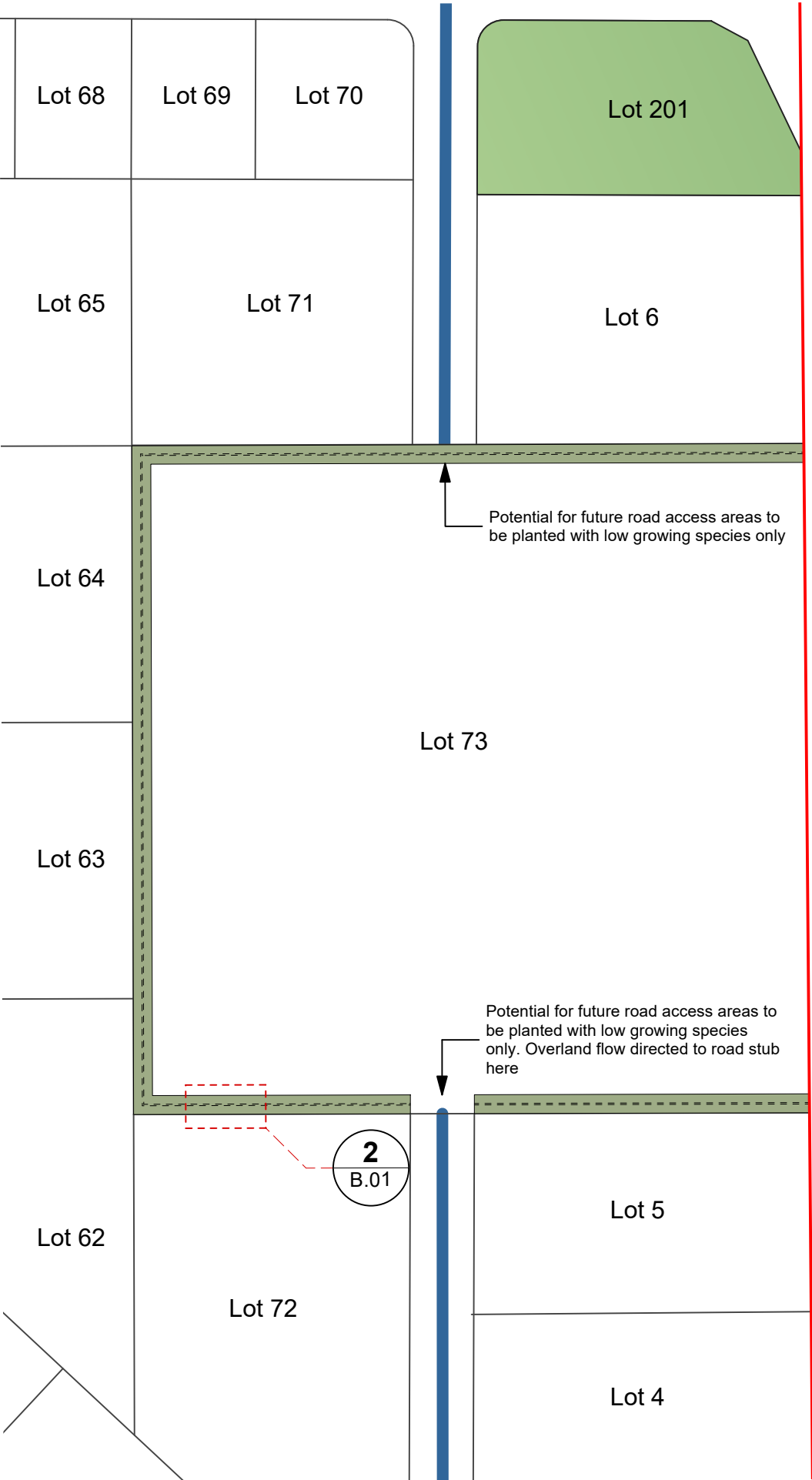
CLIENT
NTP Development Holdings Limited



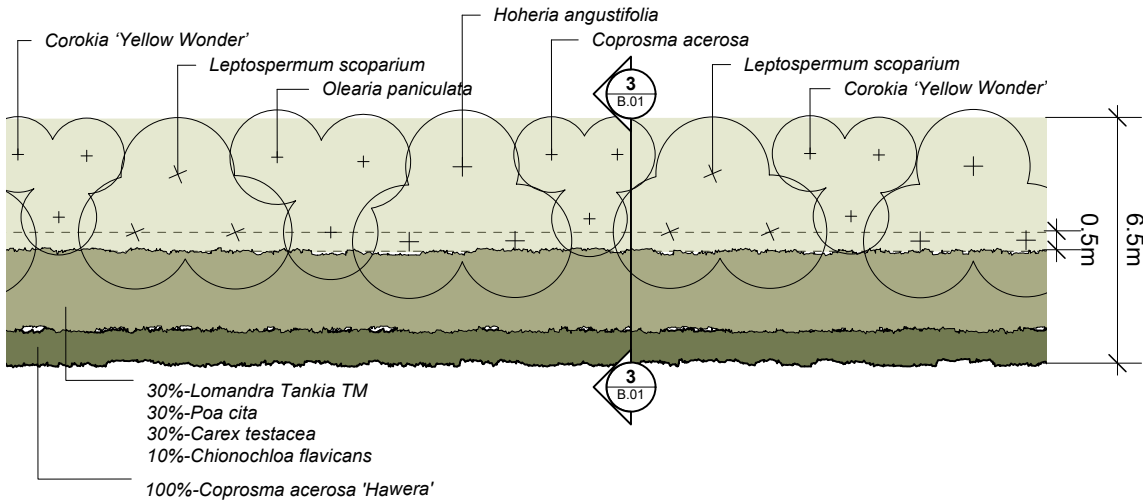
2 Section - Proposed (approximate dimensions)
Scale: 1:75

| | |
|--------------------------------|--------------------|
| PROJECT NO. 383004 | DRAWN ECF |
| SCALE 1:75 | DATE 13/06/2025 |
| SHEET NO. LO.03 | REVISION NO. A |
| STATUS For resource consent | |

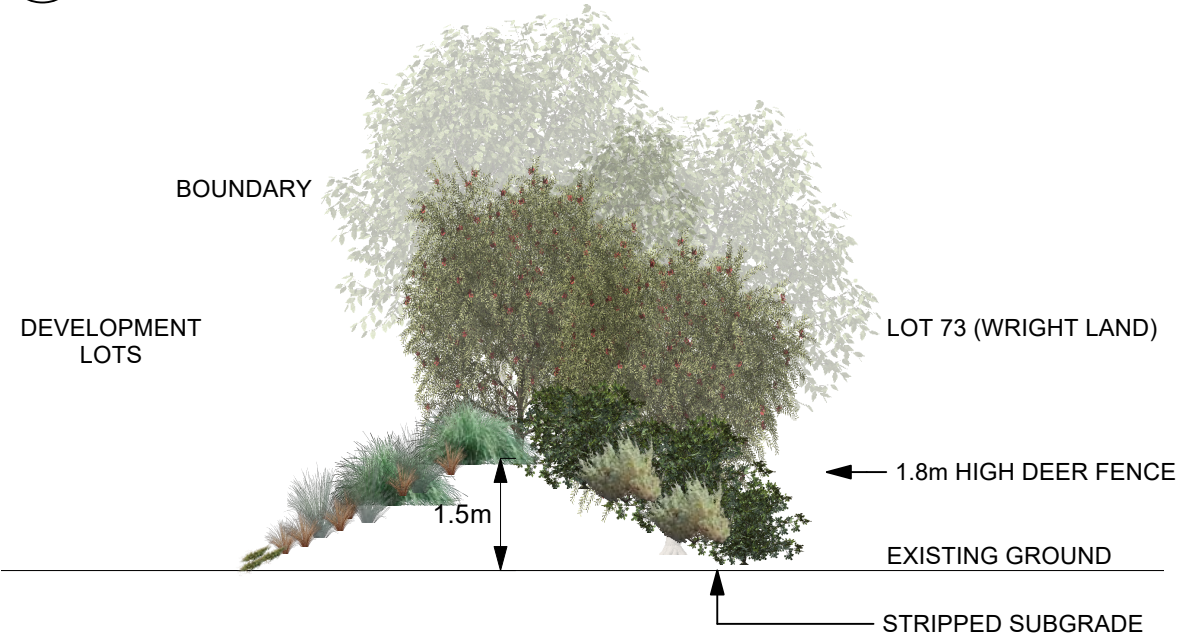




1 Proposed Bund Location
Scale: 1:2000



2 Typical Planting Layout
Scale: 1:200



3 Typical Cross Section of Bund
Scale: 1:100

| Indicative Plant List | | | | | |
|-----------------------|-----------------------------|----------------------------------|-------|--------|--------|
| ID | Common Name | Botanical Name | Schd. | Mature | Mature |
| | | | Size | Height | Spread |
| Trees | | | | | |
| Ho an | Narrow-leaved lacebark | <i>Hoheria angustifolia</i> | 2.5L | 6m | 3m |
| Le sc | Mānuka | <i>Leptospermum scoparium</i> | 0.2L | 4m | 3m |
| Shrubs | | | | | |
| Co ac | Sand coprosma | <i>Coprosma acerosa</i> | 2.5L | 2m | 2m |
| Co 'YW' | Yellow-berried Corokia | <i>Corokia 'Yellow Wonder'</i> | 2.5L | 3m | 2m |
| Ol pa | Akiraho - Golden Ake Ake | <i>Olearia paniculata</i> | 2.5L | 4m | 2.5m |
| Ground Covers | | | | | |
| Co 'Ha' | NZ Sand Coprosma | <i>Coprosma acerosa 'Hawera'</i> | 0.2L | 0.2m | 1m |
| Grasses | | | | | |
| Ca te | Orange sedge | <i>Carex testacea</i> | 0.2L | 0.6m | 0.6m |
| Ch fl | Mini Toe toe | <i>Chionochloa flavicans</i> | 0.2L | 1.2m | 1.5m |
| Lo Ta | Lomandra Tanika (LM300 PVR) | <i>Lomandra Tankia TM</i> | 0.2L | 0.7m | 0.7m |
| Po ci | Silver Tussock | <i>Poa cita</i> | 0.2L | 0.7m | 0.8m |

LEGEND

- Site boundary
- Proposed bund planting
- Top of bund (0.5m wide)



NOTES:

- None of the proposed plant species are hazardous to deer.

GENERAL NOTES:

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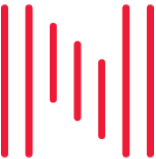
A 13/06/2025 For resource consent
REV DATE STATUS

DRAWING
Lot 73 Proposed Bunding/Buffer Planting

PROJECT
Pound Road Industrial Development

CLIENT
NTP Development Holdings Limited

| | |
|--------------------------------|--------------------|
| PROJECT NO. 383004 | DRAWN ECF |
| SCALE See drawings | DATE 13/06/2025 |
| SHEET NO. B.01 | REVISION NO. A |
| STATUS For resource consent | |



Pound Road Industrial Development

Lizard Relocation Habitat

LANDSCAPE DESIGN

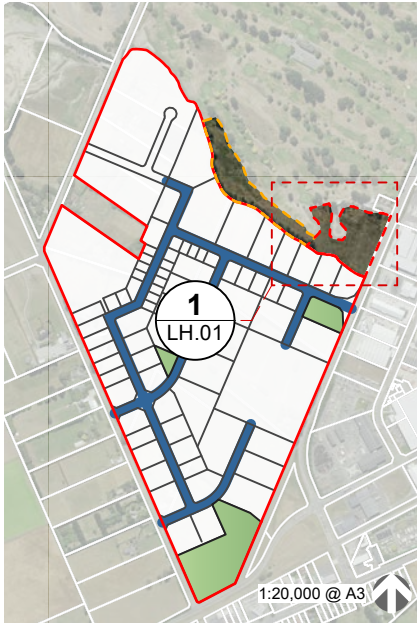
ADDRESS: 173 Pound Road, Islington, Christchurch, 7676
PROJECT NO.: 383004
CLIENT: NTP Development Holdings Limited

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

| Sheet List | | |
|------------|--|---|
| LH.01 | | Lizard Relocation Habitat - Overall |
| LH.02 | | Lizard Relocation Habitat - Details |
| LH.03 | | Lizard Relocation Habitat - Planting Schedule |



- LEGEND**
- Proposed Application Site
 - Proposed lizard relocation habitat (approx 2.3ha), with rabbit-proof fence around the boundary
 - 1m offset from fence
 - Proposed contingency habitat (2.19ha)
 - EXISTING**
 - Large pine tree/s
 - Rank grassland (see notes on LH.02 for woody weed removal)
 - PROPOSED**
 - Indicative planting ~8265m² (0.82ha)
 - Rock & wood piles ~70 piles



- GENERAL NOTES:**
- A. THE CONCEPT PLAN IS BASED ON INFORMATION PROVIDED ON BEHALF OF/ BY THE CLIENT.
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| | | |
|-----|------------|----------------------|
| A | 13/06/2025 | For resource consent |
| REV | DATE | STATUS |

DRAWING
Lizard Relocation Habitat - Overall

PROJECT
Pound Road Industrial Development

CLIENT
NTP Development Holdings Limited

| | |
|--------------------------|--------------------|
| PROJECT NO. 383004 | DRAWN ECF |
| SCALE 1:1000 | DATE 13/06/2025 |
| SHEET NO. LH.01 | REVISION NO. A |
| STATUS For discussion | |



Looking west from Pound Rd towards the proposed lizard habitat site. The proposed rezone site is behind existing vegetation to the left and the Templeton Golf Club is to the right/back.

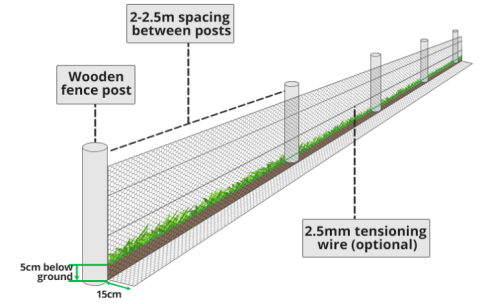


Example area of rank grassland and existing woody weed species in the proposed lizards release habitat (from Google Street View, April 2025).

1 Existing Site Images
Scale: N/A



Image from Waitaki District Council (2025)

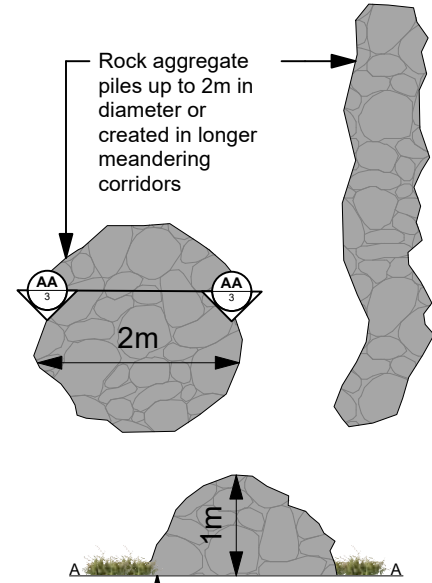


Detail example from Rabbit Watch

2 Fencing Details
Scale: N/A



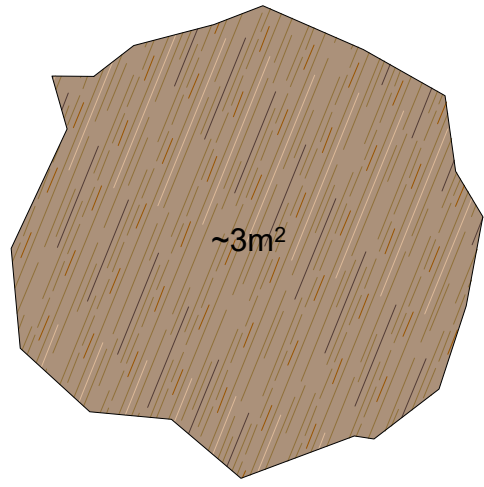
Piles to comprise of washed river rocks 50–200mm grade to provide optimal interstitial spaces amongst the piles for lizard occupation. Rocks will be sourced from a landscape supplier or local quarry prior to lizard release.



3 Rock Pile Details
Scale: 1:75



Each wood pile will consist of a combination of different sized logs and cover up to a 3m² area. Wood will be sourced from the site during vegetation clearance of the existing tree hedgerows within the Pound Rd industrial development site in non-lizard habitat.



4 Wood pile Details
Scale: 1:50

SITE PREP / MAINTENANCE NOTES

1. Woody weed species identified within the proposed relocation area include: Broom, wilding pines, gorse & blackberry. To be selectively removed to minimise disturbance of ground.

2. No mulch, bark or woodchip to be used during implementation or maintenance.

3. All proposed plants are to be eco-sourced from the 'low plains' ecological district where possible (see Appendix 9.1.6.4 Ecological districts map from the CDP).

4. To be planted in groups & spaced at 0.5-1m centres to facilitate effective ground cover in less time. (see species list on LH.03).

5. Plants should be kept free of weeds by hand weeding only (or weed eaters when absolutely necessary) to allow for better establishment and limit ground disturbance. No chemical sprays to be used, as the effects herbicides and insecticides have on lizards are largely unknown.

6. Maintenance should take place on warm, sunny days when the daily temperature exceeds 16 degrees as this is when skinks are most active.

7. Areas between plantings should be left to establish on their own, without maintenance to form a mosaic of ground cover.

8. Where plant loss exceeds 10%, these should be replaced with species from the plant list provided.

9. See Wildlands LMP for further detail.

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.

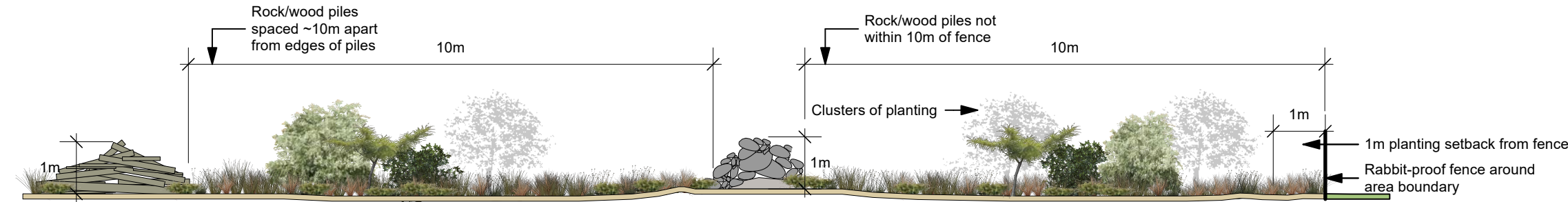
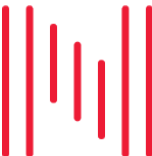
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|-----|------------|----------------------|
| A | 13/06/2025 | For resource consent |
| REV | DATE | STATUS |

DRAWING
Lizard Relocation Habitat - Details

PROJECT
Pound Road Industrial Development

CLIENT
NTP Development Holdings Limited

| | |
|--------------------------|--------------------|
| PROJECT NO. 383004 | DRAWN ECF |
| SCALE 1:1000 | DATE 13/06/2025 |
| SHEET NO. LH.02 | REVISION NO. A |
| STATUS For discussion | |



5 Example Section
Scale: 1:100



1 Indicative planting plan
Scale: 1:1200



South Island Toetoe
Austroderia richardii
2m W x 2m H
Rapid growth rate

S A W S



Thick-leaved mikimiki
Coprosma crassifolia
2.5m W x 5m H
Medium growth rate

S A W S



Hard tussock
Festuca novae-zelandiae
0.7m W x 0.7m H
Medium growth rate

S A W S



Shrubby Tororaro
Muehlenbeckia astonii
1.5m W x 2m H
Medium growth rate

S A W S



Wi/Silver tussock
Poa cita
0.5m W x 0.5m H
Rapid growth rate

S A W S



Ti Kouka
Cordyline australis
2m W x 10m H
Med - Rapid growth rate

S A W S



Mingimingi
Coprosma propinqua
2.5m W x 5m H
Med-Rapid growth rate

S A W S



Porcupine shrub
Melicytus alpinus
1.2m W x 0.8m H
Medium growth rate

S A W S



Creeping Pōhuehue
Muehlenbeckia axillaris
1m W x 0.2m H
Medium growth rate

S A W S



Prostrate Kowhai
Sophora prostrata
1.5m W x 1m H
Medium growth rate

S A W S

Yellow circle = Flowering/nectar Red circle = Fruiting (S) (A) (W) (S) = Summer, Autumn, Winter, Spring

2 Plant Palette
Scale: N/A

| Indicative Plant List | | | | | | | | |
|-----------------------|------------------------|--------------------------------|-------|---------------|---------------|----------|----------------------|-------------------------|
| ID | Common Name | Botanical Name | Schd. | Mature Height | Mature Spread | Quantity | Rate/Spacing | Percent of planted area |
| Trees | | | | | | | | |
| Co au | Cabbage tree; ti kouka | <i>Cordyline australis</i> | 0.2L | 10m | 2m | 411 | 1 Meters on center | 5 |
| Shrubs | | | | | | | | |
| Co cr | Thick-leaved mikimiki | <i>Coprosma crassifolia</i> | 0.2L | 4m | 2m | 827 | 1 Meters on center | 10 |
| Co pr | Mingimingi | <i>Coprosma propinqua</i> | 0.2L | 5m | 2.5m | 827 | 1 Meters on center | 10 |
| Me al | Porcupine Bush | <i>Melicytus alpinus</i> | 0.2L | 0.8m | 1.2m | 827 | 1 Meters on center | 10 |
| Mu as | Shrubby tororaro | <i>Muehlenbeckia astonii</i> | 0.2L | 2m | 1.5m | 827 | 1 Meters on center | 10 |
| So pr | Prostrate kowhai | <i>Sophora prostrata</i> | 0.2L | 2m | 2m | 411 | 1 Meters on center | 5 |
| Ground Covers | | | | | | | | |
| Mu ax | Creeping pohuehue | <i>Muehlenbeckia axillaris</i> | 0.2L | 0.3m | 1.2 - 2.0m | 1239 | 1 Meters on center | 15 |
| Grasses | | | | | | | | |
| Au ri | South Island Toe Toe | <i>Austroderia richardii</i> | 0.2L | 2m | 2m | 411 | 1 Meters on center | 5 |
| Fe no | Hard Tussock | <i>Festuca novae-zelandiae</i> | 0.2L | 0.7m | 0.7m | 4962 | 0.5 Meters on center | 15 |
| Po ci | Silver Tussock | <i>Poa cita</i> | 0.2L | 0.7m | 0.8m | 4962 | 0.5 Meters on center | 15 |
| Total | | | | | | 15704 | | |

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A 13/06/2025 For resource consent
REV DATE STATUS

DRAWING
Lizard Relocation Habitat - Planting Schedule
PROJECT
Pound Road Industrial Development

CLIENT
NTP Development Holdings Limited

| | |
|--------------------------|--------------------|
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| SCALE 1:1200 | DATE 13/06/2025 |
| SHEET NO. LH.03 | REVISION NO. A |
| STATUS For discussion | |

