

LEGEND

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



1 Proposed Waterway Buffer
Scale: 1:3000

Barters Road 5m landscape buffer to start from internal edge of network waterway and continue towards the site for 5m. Location of network waterway shown is approximate and final buffer location will be based on survey/site observation of internal waterway edge. See S53.02 for 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.

B	18/12/2025	s53 comments response
A	13/06/2025	For resource consent
REV	DATE	STATUS

DRAWING
Barters Road Landscape Buffer

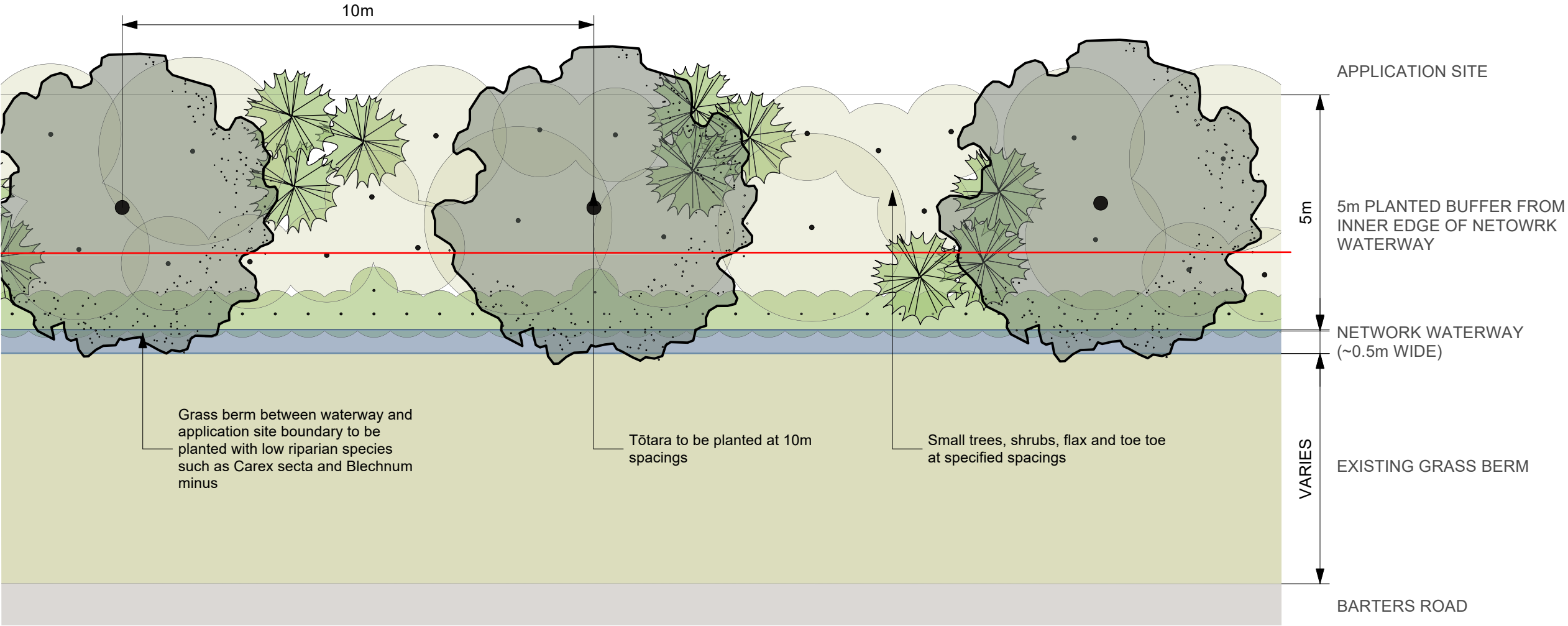
PROJECT
Pound Road Industrial Development FTA

CLIENT
NTP Development Holdings Limited

PROJECT NO. 383004	DRAWN ECF
SCALE 1:3000	DATE 18/12/2025
SHEET NO. S53.01	REVISION NO. B
STATUS For resource consent	



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



LEGEND

- Application Site Boundary
- Network waterway
- Grass berm
- Road
- Grasses / ferns
- Flax / toe toe
- Shrubs / small trees
- Tōtara

- NOTES:**
- 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).
 - Where plant loss exceeds 10%, these should be replaced with species from the plant list provided.
 - All plants are to be maintained by the applicant for 1 year or until the Lots are sold. Planting must be maintained by future Lot owners in perpetuity as per consent conditions.

1 Vegetation Buffer Example Layout (approximate measurements)
Scale: 1:100

Indicative Plant List									
Botanical Name	Common Name	Mature H	Mature W	Grade	Spacing	Drainage	Type	Growth rate	Notes
<i>Austroderia richardii</i>	South Island Toe Toe	2m	2m	RT	1.2m	D/M/W	Grass	Rapid	
<i>Blechnum minus</i>	Swamp kiokio	0.5m	1m	1L	1m	M/W	Fern	Medium	Particularly next to waterway
<i>Carex secta</i>	Makura sedge	1.5m	1.5m	RT	1m	M/W	Grass	Very rapid	Particularly next to waterway
<i>Coprosma crassifolia</i>	Mingimingi	4m	2m	1L	1.2m	D/M	Shrub	Medium	
<i>Hoheria angustifolia</i>	Narrow-leaved Lacebark	6m	3m	6L	1.5m	D/M	Tree	Medium	
<i>Kunzea ericoides</i>	Kānuka	10m	3m	2L	1.2m	D/M	Tree	Rapid	
<i>Olearia paniculata</i>	Akiraho/Golden Ake Ake	4m	2.5m	2L	1.2m	D/M	Shrub	Rapid	
<i>Phormium tenax</i>	Harakeke	3m	2m	RT	1.2m	D/M/W	Strappy	Rapid	Not within 2m of waterway
<i>Plagianthus regius</i>	Ribbonwood	12m	4m	6L	1.5m	D/M/W	Tree	Rapid	
<i>Podocarpus totara</i>	Tōtara	15m	8m	10L	10m	D/M	Tree	Medium	10m spacings along length of planting

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B	18/12/2025	PLANT SPECIES & DETAILS
A	21/11/2025	PLANT SPECIES & DETAILS
REV	DATE	STATUS




DRAWING
Barter's Road Landscape Buffer - Planting details

PROJECT
Pound Road Industrial Development FTA


CLIENT
NTP Development Holdings Limited

PROJECT NO. 383004	DRAWN ECF
SCALE 1:100	DATE 18/12/2025
SHEET NO. S53.02	REVISION NO. B
STATUS FOR RESOURCE CONSENT	







South Island Toetoe
Austroderia richardii




Swamp kiokio
Blechnum minus




Pukio
Carex secta




Mingimingi
Coprosma crassifolia




Hungere/Narrow-leaved Lacebark
Hoheria angustifolia




Kānuka
Kunzea ericoides




Akiraho / Golden Ake Ake
Olearia paniculata



Harakeke/NZ flax
Phormium tenax



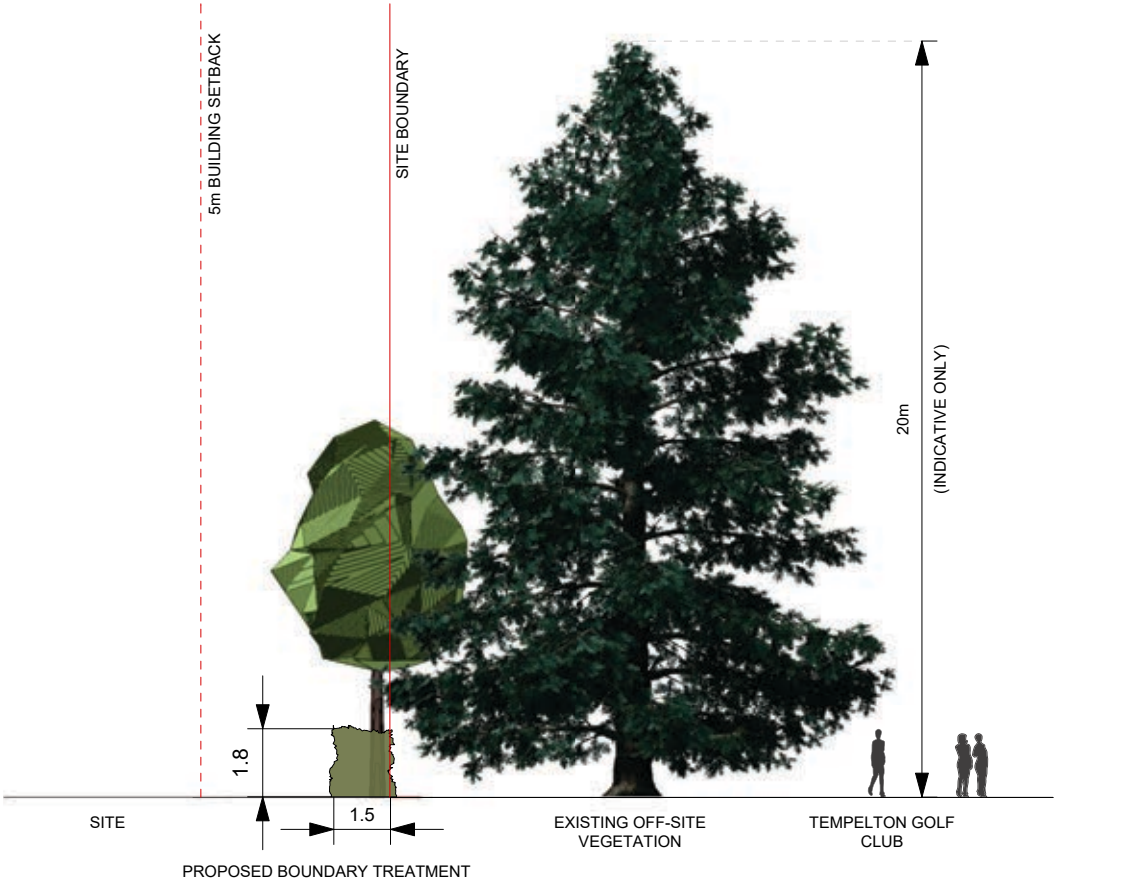
Tōtara
Podocarpus totara



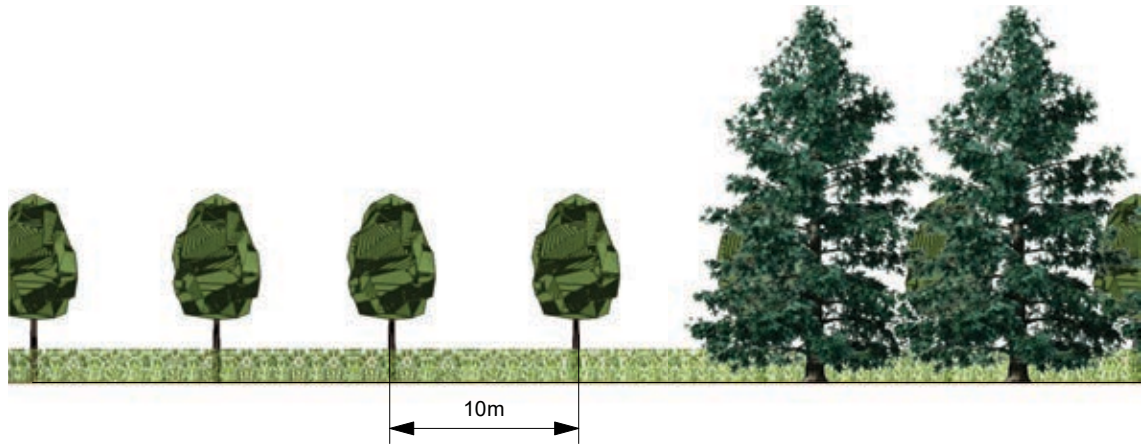
Manatu/ Ribbonwood
Plagianthus regius



1 Indicative boundary treatment
Scale: 1:500



2 Indicative boundary section
Scale: 1:200



3 Indicative boundary elevation
Scale: 1:400



4 Images from within Templeton Golf Club
Scale: N/A



LEGEND

- Proposed Application Site boundary
- 5m building setback
- Indicative building
- Proposed 1.5mW x 1.8mH landscape strip
- Proposed trees at 10m spacing (indigenous species locally sourced)
- Existing off-site trees



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A	18/12/2025	S53 comments response
REV	DATE	STATUS

DRAWING
Templeton Golf Course Boundary

PROJECT
Pound Road Industrial Development FTA

CLIENT
NTP Development Holdings Limited

PROJECT NO. 383004	DRAWN ECF
SCALE See drawings	DATE 18/12/2025
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STATUS For resource consent	