

**BEFORE INDEPENDENT HEARING COMMISSIONERS
APPOINTED BY THE TIMARU DISTRICT COUNCIL**

UNDER: the Resource Management Act
1991

IN THE MATTER OF: Submissions and further
submissions in relation to the
Proposed Timaru District Plan

**STATEMENT OF EVIDENCE OF CHRISTOPHER GRAHAM GREENSHIELDS
ON BEHALF OF CHRIS & SHARON MCKNIGHT
(SUBMITTER NO. 30)**

HEARING STREAM G – REZONE REQUEST FOR GROWTH

Dated: 27 June 2025

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1 INTRODUCTION

- 1.1 My full name is Christopher Graham Greenshields.
- 1.2 I hold the position of Principal Landscape Architect at DCM Urban Design Limited. I have 17 years' experience as a Landscape Architect. I have worked at DCM Urban since 2021, and prior to this, I worked at the Christchurch City Council for 13 years. DCM Urban provides advice on all scales of development and assessment work relating to landscape management and urban planning. Our office is based in Christchurch, but we work throughout New Zealand on urban design and landscape projects.
- 1.3 I hold a degree of Bachelor of Landscape Architecture (hons) from Lincoln University. I have been a Registered Landscape Architect of the New Zealand Institute of Landscape Architects (**NZILA**) since 2019.
- 1.4 My work as a landscape architect has covered a wide range of skills within the landscape profession ranging from high level master planning, landscape assessment, expert evidence, detailed design and construction delivery. During this time, I have worked for both local authorities and private consultancies, providing landscape and visual impact assessments on a range of major infrastructure and development proposals, including the following relevant projects:
 - (a) In November last year, I was engaged by Stantec on behalf of Christchurch City Council's Three Waters Team to provide expert evidence in the hearing for the Akaroa Treated Wastewater Irrigation Scheme which proposed 10 irrigation tanks on a mid-slope plateau within the Rural Banks Peninsula Zone.
 - (b) In early 2024, I was engaged by Road Metals Company Limited to provide expert evidence on landscape matters at the hearing of its proposed 12-hectare quarry extension in Christchurch.
 - (c) In 2021, I was engaged by Gibbston Valley Station to undertake a landscape and visual assessment of their development named "The Reserve" within the Gibbston Valley Resort Zone under the Queenstown Lakes Proposed District Plan. After assessment of the proposal, I provided guidance on mitigation measures in relation to

development height controls, building appearance, landscape strips, bunding and indigenous planting for screening.

- (d) During my tenure at Christchurch City Council, I provided landscape and visual assessment of four sites along the Sumner (Main Road) Corridor following the Canterbury Earthquakes, where various geotechnical risks and the associated engineering solutions required landscape mitigation.

- 1.5 I have been engaged by Chris & Sharon McKnight (the **Submitters**) to provide expert evidence on landscape and visual effects matters in relation to their submission on the Proposed Timaru District Plan (**PDP**). I confirm that I visited the site on Thursday 19 June 2025.

2 CODE OF CONDUCT

- 2.1 Whilst this is not an Environment Court proceeding, I confirm that I have read the Code of Conduct for Expert Witnesses set out in the Environment Court Practice Note 2023. I have complied with the Code of Conduct in preparing this evidence and will continue to comply with it while giving oral evidence. Except where I state I am relying on the evidence of another person, this written evidence is within my area of expertise. I have not omitted to consider material facts known to me that might alter or detract from the opinions expressed in this evidence.

3 SCOPE OF EVIDENCE

- 3.1 My evidence addresses the landscape and visual amenity considerations relating to the rezoning sought by the Submitters. My evidence is structured as follows:
 - (a) Description of the receiving environment, including the Site;
 - (b) The existing landscape values of the receiving environment;
 - (c) The key landscape elements of the rezoning request;
 - (d) Assessment of the request's landscape and visual effects; and
 - (e) Response to the Section 42A Report (prepared by Yvonne Pflüger).

3.2 In preparing this evidence, I have reviewed:

- (a) Te Tangi a Te Manu: Aotearoa New Zealand Landscape Assessment Guidelines;
- (b) The relevant provisions of the PDP, and associated section 32 RMA reports;
- (c) The relevant parts of the National Policy Statement on Urban Development 2020 (**NPS-UD**), and the relevant provisions of the Canterbury Regional Policy Statement 2016 (**CRPS**);
- (d) Private Plan Change 20 (**PPC20**) AEE and decision;
- (e) Subdivision Application 101.2022.280 (currently on hold) and the associated Further Information Request;
- (f) The Submitter's submission and further submission on the PDP;
- (g) The Preliminary Section 42A Report: Hearing G – Rezoning to Accommodate Growth, Preliminary Report – Information to assist in Assessment, authored by Matt Bonis and dated 29 October 2024 (**Preliminary s42A Report**) and the attachments to that Preliminary s42A Report;
- (h) The Submitter's Response to the Preliminary Section 42A Report;
- (i) The Section 42A Report: Hearing G – Growth, Report on Submissions and Further Submissions authored by Matt Bonis and dated 04 June 2025 (**s42A Report**) and associated relevant appendices;¹
- (j) The expert evidence prepared in relation to the Submitters' submission on the following matters:
 - (i) Mr Andrew Rabbidge – Site/Development History;

¹ Appendix 2: Recommended Responses to Submissions; Appendix 3: Cultural Review of Properties Seeking Rezoning as part of Hearing G, authored by Kylie Hall and dated 31 March 2025; Appendix 4: Response to Submission Packages received by TDC on Growth Chapter (as related to Landscape matters) authored by Yvonne Pflüger and dated 29 May 2025; ; and Appendix 9: Subdivision 101.2022.208 – 60 Landsborough Road – Gifting of Open Space to Council, authored by Bill Steans and dated 20 May 2025.

(ii) Mr Ian Millner – Highly Productive Land; and

(iii) Mr Andrew Ross – Planning;

3.3 The primary focus of my evidence is the 2.6ha area of land which the Submitters seek be rezoned Rural Lifestyle Zone (**RLZ**) RLZ with the Brookfields SCA Overlay, adjacent to the existing Brookfield Heights development. I refer to this area within the wider overall site as the **RLZ extension**.

3.4 My evidence has been informed by my site visit and by **Attachment 1** to my evidence - Landscape Graphic Supplement, dated 27 June 2025.

4 RECEIVING ENVIRONMENT

4.1 60 Landsborough Road (the **Overall Site**) is located on the outskirts of Timaru approximately 3 kilometres from the city centre. The Overall Site comprises 25.0388 hectares of Rural 1 zoned land (under the Operative Timaru District Plan (**OTDP**)) and is legally described as comprising of Lot 6 DP 502319, Lot 104 DP 569251, and Lot 2 DP 613665 (commonly held under RT 1222011). The Overall Site is bounded by Brookfield Road, Landsborough Road, Centennial Park and adjacent rural and OSZ land as well at Ōtipua Creek.

4.2 As noted above, the primary focus of my evidence is the proposed RLZ extension within the overall Site, as shown by the Proposed Zone Extension Map, attached to my evidence and labelled **Attachment 2**. The RLZ extension would enable the creation of five allotments.

4.3 Land cover of the proposed RLZ extension is characterised as vacant grassed land used for periodic grazing, albeit this is limited somewhat by the steep topography and soil type, with post and wire farm fencing defining paddock areas within the Overall Site. Directly adjoining the RLZ extension area to the west is the Brookfield RLZ, which has been consented and developed as the 'Bluestone Rise' subdivision. This development provides allotments of approximately 5000m², with stained timber post and rail fencing defining the lots that contribute to the rural-lifestyle character.

4.4 To the north of the Overall Site is Centennial Park (a historic quarry site), and to the east the Overall Site drops considerably in elevation down to

Ōtipua Creek. An esplanade reserve owned by Timaru District Council defines the edge of the Overall Site. Ōtipua Creek is predominantly planted with indigenous vegetation and a mixture of exotic deciduous and evergreen tree species, and has an associated walkway. The School Park sports grounds also add to the open space feel of the area.

- 4.5 Further to the east, approximately 300m from the proposed RLZ extension, is the urban boundary of Timaru. This boundary directly relates to the change in topography and is separated from the Overall Site by the Open Space Zone of Centennial Park and Ōtipua Creek.
- 4.6 To the south and wider receiving environment, the landscape consists of compartmentalised and fragmented rural and rural-lifestyle land use. This has created a landscape appearance of manicured farms with shelterbelts, coppices, small forestry patches, and some ornamental specimen trees.
- 4.7 The main access roads through this area such as Fairview and Landsborough Roads, and the rural residential lifestyle dwellings with associated gardens, create a compartmentalisation of varying lot sizes and landscape complexity (spatial arrangement) in this rural landscape that is reflective of RLZ character, and a transition zone between suburban and rural land.

5 EXISTING LANDSCAPE VALUES OF THE RECEIVING ENVIRONMENT

- 5.1 I agree with the descriptions and values attributed to the receiving environment in the PPC20 Assessment of Environmental Effects² (AEE), particularly the AEE's identification of how biophysical elements, patterns and processes, sensory or perceptual qualities, and associative meanings and values contribute to the character of the landscape and its significance or meaningfulness to people. I particularly agree with the following descriptions of the Site contained within the AEE:

- (a) *"...The landform consists of a series of valleys meandering between gentle ridges and spurs. The site itself includes land located on the brow of the hill and on three sides of the property the land slopes*

² PPC20 AEE, page 11-12.

steeply away towards the Ōtipua Creek, Centennial Park and surrounding properties.”

- (b) *“Beyond the creek the housing is of mixed age and architectural style typical of the outer suburbs of Timaru City. It is noted that whilst the Ōtipua Creek defines the descending slopes of the site at this point, the land development associated with the proposed Plan Change remains at the top of the brow of the hill.”*

5.2 I consider these descriptions are also consistent with the proposed RLZ extension, also being located at the top of the brow of the hill.

5.3 Moreover, I agree:

- (a) *“...there is some diversity in terms of landscape values in the locality. There are lifestyle rural residential dwellings and gardens along roads in this area creating a fine grain of lot sizes and landscape complexity. Centennial Park is an historic quarry site that was used for the construction of the harbour area and excavation and bridge remnants of this history are apparent along with more recent facilities such as a BMX park, playgrounds, picnic areas, amenity pond, walkways and cycle tracks. Centennial Park is accordingly described as having a mixed landscape character.*
- (b) *“Planting in the Park [Centennial Park] is also mixed. Rural character plantings of Pinus, Eucalyptus and Populus species are common whilst amenity plantings of deciduous and coniferous species are present within the lower areas of the valley. Some plantings of native riparian species are present along the creek banks adding to the natural and ecological values of the Park. Overall, the natural character of the river corridor appears low due to landform modifications, removal of indigenous vegetation, and surrounding urban and rural land uses.”*

5.1 Since PPC20, the esplanade reserve has been further planted with indigenous species that enhance the natural and cultural values of Ōtipua Creek. The walking track alongside the Ōtipua Creek North branch, which connects to Centennial Park, provides recreational opportunities enjoyed by the local community, enhancing amenity values of the area.

- 5.2 The Brookfield RLZ is now consented and developed as Bluestone Rise subdivision. To date, one house has been built with the development and a global land use consent authorises construction on the remaining lots. All of the roading and fencing for the development is in place. It has been considered appropriate for the development of rural lifestyle sections to be carried out in the area through the PPC20 process. This RLZ now forms part of the landscape values of the receiving environment, where low density rural lifestyle dwellings and associated structures and activities are able to be established.

6 KEY LANDSCAPE ELEMENTS OF THE REZONING REQUEST

- 6.1 As noted above and for clarity, the landscape elements of the request refers solely to the context of the RLZ extension (i.e., the additional development that would be enabled if the rezoning request is granted). I have not considered the landscape elements of the part of the Overall Site proposed to remain GRUZ on the basis that this is no longer opposed by the Submitters.
- 6.2 In my opinion, the proposed RLZ extension area is highly modified (having been used for grazing for many years) and is devoid of any vegetation, holding little natural value. The modification and resulting landscape character directly relates to the historic pastoral farming land use.
- 6.3 Consequently, and appropriately in my opinion for aesthetic coherence, the Submitter's rezoning request also seeks the extension of the Brookfield Road Specific Control Area (**Brookfield SCA**) to the RLZ extension. The Brookfield SCA provides standards deemed able to achieve the outcomes of the RLZ and have regard to building height, coverage, setbacks, boundary fencing treatments, colour reflectance, exterior building materials and trees.

7 ASSESSMENT OF THE PROPOSAL'S LANDSCAPE AND VISUAL EFFECTS

Assessment Methodology

- 7.1 My assessment methodology has been informed by Te Tangi a Te Manu - Aotearoa New Zealand Landscape Assessment Guidelines (Tuia Pita Ora New Zealand Institute of Landscape Architects, July 2022). The process

followed to assess potential landscape and visual effects of the rezoning request included the following:

- (a) Desktop Research and Site Visit: A combination of the two allowed me to familiarise myself with the background information to the request, and to gather baseline data on the landscape's physical, perceptual and associative values. The site visit provided a comprehensive understanding of the landscape character and visual context of the receiving environment. Photos were taken from particular viewpoint locations while visiting the site and surroundings.³
- (b) Consideration of the Relevant Statutory Matters.
- (c) Landscape Character and Visual Context Analysis and Assessment: The Site's landscape character and values, including potential visual impacts, were analysed within the visual context of the receiving environment. The visual context of the receiving environment considers key viewers such as nearby residents, road and recreation users, and how the proposal is more or less visible from different aspects, depending on the presence of existing vegetation, topography, elevation and distance.
- (d) Recommendations / Mitigation Measures: Identification of potential mitigation measures was undertaken to address adverse and residual effects associated with the request.

Assessment Conclusions

- 7.2 The proposed RLZ extension area has already undergone a great degree of modification through pastoral farmland activities. Adjoining the requested RLZ extension to the west is the Brookfield RLZ (Bluestone Rise Subdivision) which allows rural residential living. As an already modified environment, and accounting for the type of development that is able to take place within Bluestone Rise Subdivision, I consider that the receiving landscape holds further capacity to accommodate the proposed RLZ extension. The size of the allotments that would be enabled by the proposed

³ Attachment 1, Landscape Graphic Supplement, 27 June 2025.

RLZ extension, relative to the receiving environment and in particular the adjoining Bluestone Rise subdivision, are comparable. In my opinion the proposed RLZ extension will not result in development that would detract from or meaningfully alter the landscape character and values currently perceived or emerging in the area.

- 7.3 The Overall Site is not in an identified area of high natural character. The PPC20 process for the Brookfield RLZ considered it appropriate for the development of lifestyle sections to be carried out in this environment. This Brookfield RLZ now forms part of the landscape character and values of the receiving environment. Further to this, the proposed RLZ extension will adjoin this development, remaining at the top of the brow of the hill and supporting coherent and connected rural-residential living, rather than isolated and fragmented development.
- 7.4 Overall, the landscape context is made up of a mixture of landform and land use activities which contribute to the landscape character typical of a transition zone (urban fringe) between urban and rural land.
- 7.5 To assess the potential visual effects of the proposed RLZ extension, the extension site has been viewed from surrounding public locations. Photos have been 'stitched' together to form panoramic views showing the RLZ extension area within its visual context. Using contour information, cross sections have been prepared from representative locations at lower elevations which show that dwellings within the proposed RLZ extension will extend above the ridgeline.
- 7.6 Given the topography of the proposed RLZ extension, building platforms will likely be positioned close to the top of the ridge to maximise lot layout and the availability of sunlight and outlook, while limiting the extent of earthworks. Mitigation planting, recessive colours and building restrictions required by the Brookfield SCA rules will, in my opinion, soften any contrast or dominance on the skyline.
- 7.7 Viewpoints at or above the elevation of the proposed RLZ extension, such as the available views from the existing urban edge (VP2), will also have views overlooking the consented Bluestone Rise subdivision. From these viewpoints, I consider effects on landscape and visual amenity due to the

RLZ extension will be low with these two areas visually integrating as one overall development due to the existing RLZ and proposed extension being at the same elevation and due to the proposed extension of the Brookfield SCA over the area sought to be rezoned RLZ. The rural lifestyle character and amenity will be retained from these viewpoints.

- 7.8 Viewpoints from the Ōtipua Creek walkway, Centennial Park and School Park sports grounds will be subject to more of a visual change due to those views being at a considerably lower elevation than the proposed RLZ extension. The dwellings that would be enabled by the RLZ extension (and any associated auxiliary buildings) would likely be viewed as sitting on the brow of the hill, breaking the skyline when viewed in an unmitigated form from these viewpoints, as shown in my cross sections⁴.
- 7.9 The School Park viewpoint (VP3) will have open views towards the proposed RLZ extension. However, the cross sections illustrate that some roof tops of buildings within the existing RLZ and Bluestone Rise subdivision may also be seen from this viewpoint.
- 7.10 Only partial views of the RLZ extension area from Ōtipua Creek walkway and Centennial Park (VP5) are possible. From these viewpoints, any view of the RLZ extension will be intermittent through gaps in the intervening vegetation; this reduces the overall visibility of the RLZ extension from these areas.
- 7.11 Given the nature of the receiving environment, which visually reflects modification with a variety of land uses, the proposed RLZ extension and subsequent development of buildings on that land is unlikely to be perceived as visually unexpected or out of place. In my opinion, having the RLZ extension area adjoin the Bluestone Rise subdivision will allow it to appear visually connected and well-integrated rather than out of place. The environment will retain a high-level of open space relative to built-form. The proposed RLZ extension is relatively modest when compared with the overall 30 lot development within the adjoining Bluestone Rise subdivision.
- 7.12 The proposed RLZ extension will modify the existing landscape character of this portion of the site, but it will maintain a high level of amenity and visual

⁴ Attachment 1, Landscape Graphic Supplement, 27 June 2025, page 11-12.

quality through the use of the same Brookfield SCA for the adjoining Brookfield RLZ (Bluestone Rise subdivision). When viewed from surrounding rural and suburban areas, the RLZ extension area (when developed) will appear as a low density and well-treed/landscaped development with continuous garden areas devoid of solid or high fencing. These landscape elements will maintain the visual transition distinguishing the proposed RLZ extension from adjacent rural land, Centennial Park, and the suburban edge of Timaru.

8 SECTION 42A REPORT

- 8.1 I have read the Landscape Report prepared by Ms Yvonne Pflüger⁵.
- 8.2 I disagree with Ms Pflüger that the current building platform setback of 20m off the Brookfield RLZ eastern boundary maintains a distinction to the main urban area. In my opinion the setback does not provide this distinction, it is the appearance of the Brookfield RLZ in combination with the Brookfield SCA, this visual difference generates a distinction to the main urban area creating a much lower density and low height housing development with well-treed/landscaped garden areas devoid of solid or high fencing. The proposed RLZ extension will exhibit an aesthetic coherence with the Brookfield RLZ, which in turn is assisted by the requested extension of the Brookfield SCA. The 'green buffer' of Ōtipua Creek North Branch, as well as School Park and Centennial Park will be maintained. The land proposed by the Submitters to remain GRUZ (between the proposed RLZ extension and Ōtipua Creek) maintains this 'green buffer', therefore maintaining the visual quality of the area.
- 8.3 I disagree with Ms Pflüger that the rezoning may result in the perception of urban encroachment. In my opinion the RLZ extension area will by no means be 'urban' and will not be of a scale and density typical to suburban housing found within the General Residential Zone of Timaru. The RLZ extension area will be consistent with the adjoining Brookfield RLZ and relevant Brookfield SCA. In my opinion, the Brookfield RLZ and proposed RLZ extension is better termed 'urban fringe', where the visual scale and density

⁵ Section 42Aa Report, Appendix 4: Landscape Report, at [30].

of development will be a transition between suburban areas and rural land beyond.

- 8.4 I agree with Ms Pflüger, as shown through the cross sections within my graphic supplement⁶ and as stated above, that from the lower elevations of the Ōtipua Creek walkway, School Park and Centennial Park, the additional dwellings enabled within the proposed RLZ extension will be visible on the skyline when viewed in an unmitigated form. However the cross sections show that some roof tops of buildings within the existing RLZ and Bluestone Rise subdivision may also be seen from the School Park viewpoint.
- 8.5 From Ōtipua Creek walkway and Centennial Park only partial views of the RLZ extension area are possible due to the intervening vegetation.
- 8.6 In the cross sections, I have identified that the provision of a landscape buffer of clustered trees along the eastern boundary of the RLZ extension would appropriately mitigate the visual effects of the RLZ extension on the skyline from Ōtipua Creek walkway, School Park and Centennial Park.

Landscape planting and mitigation can be dealt with as part of the subdivision consent application (noting that the matters of discretion in Rule SUB-R3 are broad and include consideration of location, form, scale, materials and landscaping). This will enable a holistic approach to dwelling and lot design, and not solely rely on landscaping elements to integrate and maintain landscape character.

9 CONCLUSION

- 9.1 The requested RLZ extension, which would enable 5 additional RLZ allotments, will not compromise the existing and emerging landscape character of the receiving environment due to the RLZ extension area having the same minimum lot size requirements as the existing RLZ and the requested extension of the provisions of the Brookfield SCA, which will enable the integration of the RLZ extension area with the adjoining Brookfield RLZ (Bluestone Rise Subdivision). The RLZ extension will exhibit the same openness, high level of amenity, outlook, and rural residential

⁶ Attachment 1, Landscape Graphic Supplement, 27 June 2025, page 11-12.

lifestyle as the existing RLZ zone. The open rural character and visual quality of the surrounding rural area will be maintained.

- 9.2 I do not consider the proposed RLZ extension will give rise to cumulative effects. In my opinion, the scale and character of the surrounding receiving environment is able to successfully absorb this change, and future development of the land sought to be rezoned RLZ will integrate with the adjoining Bluestone Rise subdivision. This is due to the RLZ extension exhibiting an aesthetic coherence with Bluestone Rise, which in turn is assisted by the requested extension of the Brookfield SCA. The sense of openness, low density and well-treed development will maintain and integrate the rural residential lifestyle character and amenity.
- 9.3 I consider the Rural production value of the Overall Site is compromised due to its area (25.0388 hectares), and the rural production potential is further restricted due to the surrounding fragmented allotments (as identified in Figure 5 on page 5 of the Submission) and proximity to existing dwellings and future building platforms. This opinion is further supported within Mr Millner's statement of evidence. Consequently, amenity values of the Overall Site reflect those of a rural residential lifestyle area.
- 9.4 Viewpoints at or above the elevation of the proposed RLZ extension will view the RLZ extension and future dwellings in the context of the adjoining Bluestone Rise subdivision. Viewpoints from the Ōtipua Creek walkway, Centennial Park and School Park sports grounds will be subject to more visual change due to their considerably lower elevation than the proposed RLZ extension.
- 9.5 The School Park viewpoint will have open views towards the proposed RLZ extension which will also include views of the existing fencing and some houses built within the existing RLZ⁷. The cross sections illustrate that some roof tops of buildings within the existing RLZ and Bluestone Rise subdivision may also be seen from this viewpoint.
- 9.6 Only partial or intermittent views from Ōtipua Creek walkway and Centennial Park will be possible through gaps in the intervening vegetation, reducing the overall visibility of the RLZ extension area from these locations.

⁷ Attachment 1, Landscape Graphic Supplement, 27 June 2025, page 12 Cross section 2-2.

- 9.7 As illustrated in my graphic attachment cross sections, mitigation through the use of clustered trees along the eastern boundary of the proposed RLZ extension and down slope of the dwellings will provide a softening to the visual prominence of additional dwellings on the skyline. Trees behind the dwellings along the western boundary will also provide a softened backdrop further integrating the dwellings when viewed from the lower elevations. Overall, I conclude that the developed RLZ extension would appear as a mix of trees and low-level houses with areas of landscaping and open space of the same scale and treed appearance of the Brookfield RLZ (Bluestone Rise).
- 9.8 There will likely be a short duration of temporary effects on those viewpoints which have a lower elevation than the proposed RLZ extension area while the trees mature to a comparable height of the dwellings. However, when established, the trees will help to integrate the structures into the landscape and any views of the structures will be visually filtered.
- 9.9 I consider any mitigation measures such as planting can be dealt with as part of the subdivision consent application.

Christopher Greenshields

27 June 2025

**ATTACHMENT 1 – LANDSCAPE GRAPHIC SUPPLEMENT, DATED 27 JUNE
2025**



60 LANDBOROUGH ROAD, TIMARU

ATTACHMENT 1 - LANDSCAPE GRAPHIC SUPPLEMENT

FOR CHRIS MCKNIGHT

PROJECT NO. 2025_107 | 27 JUNE 2025 | REVISION B

60 LANDSBOROUGH ROAD, TIMARU

Project no:	2025_107
Document title:	ATTACHMENT 1 - LANDSCAPE GRAPHIC SUPPLEMENT
Revision:	B
Date:	27 JUNE 2025
Client name:	CHRIS MCKNIGHT
Author:	Zoe Hughes, Anca Belu, Chris Greenshields
File name:	2025_107_McKnight 60 Landsborough Rd Timaru_LGS_B

DOCUMENT HISTORY AND STATUS

REVISION	DATE	DESCRIPTION	BY	REVIEW	APPROVED
A	25/06/2025	Issue for Comment	ZH/AB	CG	CG
B	27/06/2025	Finalised for Evidence	ZH/AB	CG	CG



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LEGEND

VIEWPOINT LOCATIONS

- 1 View looking South West from Centennial Park Scenic Drive
- 2 View looking North West from 25 Quarry Road
- 3 View looking North West from School Park
- 4 View looking South West from Centennial Park Scenic Drive BMX track
- 5 View looking South from Centennial Park Swing Bridge
- 6 View looking South from Northern most point of the proposed Rural Lifestyle Zone (RLZ) extension

CHARACTER PHOTO LOCATIONS

- A Rural and rural-residential land use
- B Suburban edge of Timaru
- C Ōtipua Creek walkway
- D Brookfield RLZ (Bluestone Rise Subdivision)
- E Transition zone example

KEY

- Overall Site Boundary
- - - Proposed Rural Lifestyle Zone (RLZ) Extension
- ⦿ Cross Section Locations

A. CHARACTER PHOTO LOCATIONS & VIEWPOINT LOCATIONS MAP (1:7,000 @A3)

Map / image source: Canterbury Maps 2025



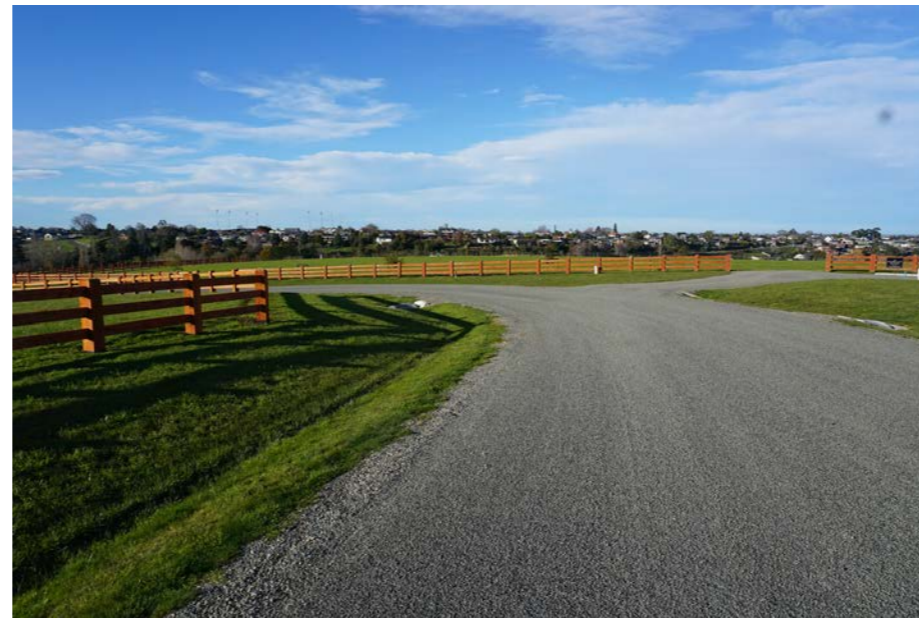
A Typical fragmented rural and rural-residential land use with manicured farms with shelterbelts, coppices, small forestry patches, and some ornamental specimen trees, topography, built form and open space contributing to the character of the landscape.



B View back towards the suburban edge of Timaru across the proposed RLZ extension. This shows the distinction of the suburban edge and the Brookfield RLZ (Bluestone Rise Subdivision) further reinforced by the topography which drops down to Ōtipua Creek North Branch before rising up to a similar elevation.



C Ōtipua Creek walkway provides a recreational and amenity feature, while previous revegetation of the esplanade strip provides enhanced indigenous biodiversity that improves the natural values and cultural associations of the creek. The vegetation is a mix of indigenous and exotic trees and shrubs, which partially screens views of the proposed RLZ extension, only intermittent views of which are available from the walkway.



D Brookfield RLZ (Bluestone Rise Subdivision): This photo shows the look and feel of the Rural Lifestyle Zone with low impact roading and swales, high quality fencing to delineate the separate RLZ allotments. Trees within lots, once matured, will provide a high level of amenity and integration of the dwellings.



E This view shows the transition zone between Ōtipua Creek, rural land and the RLZ at the brow of the hill, combining to act as a 'green buffer' between the suburban edge of Timaru (behind the camera). You can see the post and rail fencing of the Brookfield RLZ (Bluestone Rise Subdivision) on the skyline indicating that at certain viewpoints the Brookfield RLZ is visible. The proposed RLZ extension will be seen in this the context of the Brookfield RLZ and could be considered an appropriate extension.

CONTEXT - EXISTING CHARACTER



Distance to proposal site: 307m
 Approximate Horizontal Field of View: 80°
 Approximate Vertical Field of View: 38°

Image captured on Sony ILCE-6000 (Alpha 6000) digital camera
 Focal length 35mm (52.5mm full frame equivalent)
 Date: 19 June 2025, 1pm
 Height of 1.70 metres
 Photos merged in Photoshop CS to create panorama
 Coordinates: X: 1458522, Y: 5082632

A. IMAGE LOCATION



Proposed Rural Lifestyle Zone (RLZ) Extension
 and Existing Brookfield RLZ in The Background

B. EXISTING VIEW

VP1 - VIEW LOOKING SOUTH WEST FROM CENTENNIAL PARK SCENIC DRIVE



Distance to proposal site: 647m
 Approximate Horizontal Field of View: 80°
 Approximate Vertical Field of View: 38°

Image captured on Sony ILCE-6000 (Alpha 6000) digital camera
 Focal length 35mm (52.5mm full frame equivalent)
 Date: 19 June 2025, 1.05pm
 Height of 1.70 metres
 Photos merged in Photoshop CS to create panorama
 Coordinates: X: 1458799, Y: 5081918

A. IMAGE LOCATION



B. EXISTING VIEW

VP2 - VIEW LOOKING NORTH WEST FROM 25 QUARRY ROAD



Distance to proposal site: 385m
 Approximate Horizontal Field of View: 80°
 Approximate Vertical Field of View: 38°

Image captured on Sony ILCE-6000 (Alpha 6000) digital camera
 Focal length 35mm (52.5mm full frame equivalent)
 Date: 19 June 2025, 1.10pm
 Height of 1.70 metres
 Photos merged in Photoshop CS to create panorama
 Coordinates: X: 1458566, Y: 5082037

A. IMAGE LOCATION



Proposed Rural Lifestyle Zone (RLZ) Extension (post and rail fencing in the existing Brookfield RLZ is also visible)

B. EXISTING VIEW

VP3 - VIEW LOOKING NORTH WEST FROM SCHOOL PARK



Distance to proposal site: 181m
 Approximate Horizontal Field of View: 80°
 Approximate Vertical Field of View: 38°

Image captured on Sony ILCE-6000 (Alpha 6000) digital camera
 Focal length 35mm (52.5mm full frame equivalent)
 Date: 19 June 2025, 1:15pm
 Height of 1.70 metres
 Photos merged in Photoshop CS to create panorama
 Coordinates: X: 1458421, Y: 5082423

A. IMAGE LOCATION



Proposed Rural Lifestyle Zone
 (RLZ) Extension

B. EXISTING VIEW

VP4 - VIEW LOOKING SOUTH WEST FROM CENTENNIAL PARK SCENIC DRIVE



Distance to proposal site: 18m
 Approximate Horizontal Field of View: 80°
 Approximate Vertical Field of View: 38°

Image captured on Sony ILCE-6000 (Alpha 6000) digital camera
 Focal length 35mm (52.5mm full frame equivalent)
 Date: 19 June 2025, 1:20pm
 Height of 1.70 metres
 Photos merged in Photoshop CS to create panorama
 Coordinates: X: 1458286, Y: 5082528

A. IMAGE LOCATION



Proposed Rural Lifestyle Zone (RLZ) Extension (post and rail fencing in the existing Brookfield RLZ is also visible)

B. EXISTING VIEW

VP5 - VIEW LOOKING SOUTH WEST FROM CENTENNIAL PARK SWING BRIDGE



Distance to proposal site: 0m
 Approximate Horizontal Field of View: 80°
 Approximate Vertical Field of View: 38°

Image captured on Sony ILCE-6000 (Alpha 6000) digital camera
 Focal length 35mm (52.5mm full frame equivalent)
 Date: 19 June 2025, 1:50pm
 Height of 1.70 metres
 Photos merged in Photoshop CS to create panorama
 Coordinates: X: 1458224, Y: 5082478

A. IMAGE LOCATION



Proposed Rural Lifestyle Zone (RLZ) Extension (post and rail fencing in the existing Brookfield RLZ is also visible)

B. EXISTING VIEW

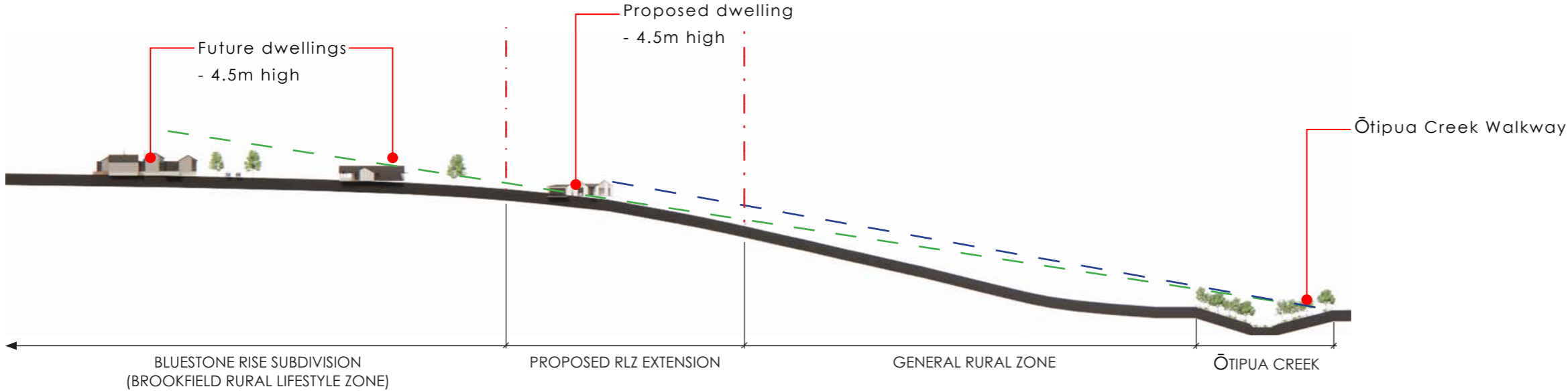
VP6 - VIEW LOOKING SOUTH FROM NORTHERN-MOST POINT OF THE SITE



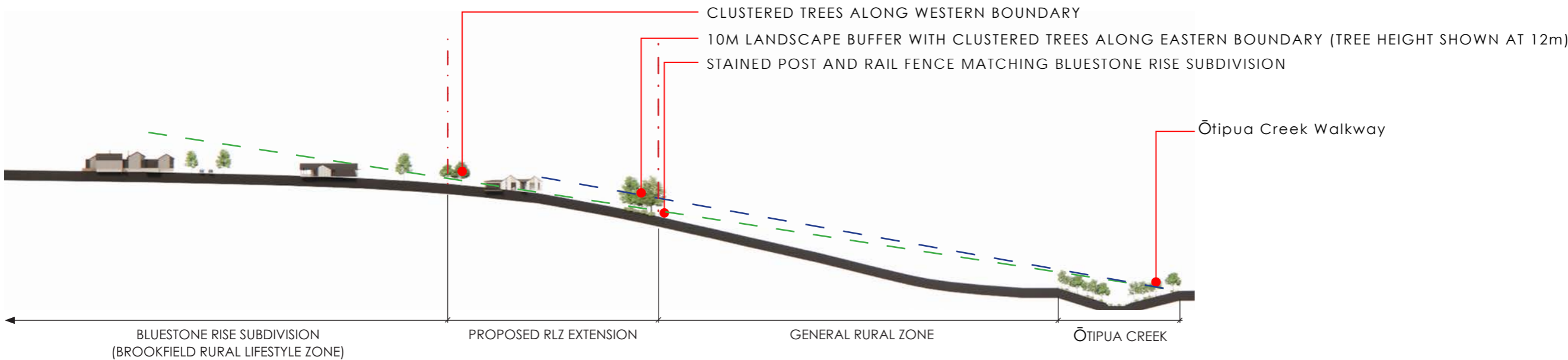
LEGEND

- Property boundary
- Existing sightline at 1.7m in height seen from Ōtipua Creek Walkway
- Sightline showing dwellings proposed within RLZ extension at 1.7m in height seen from Ōtipua Creek Walkway

A. SECTION LOCATION



B. SECTION 1-1 UNMITIGATED PROPOSAL (SCALE 1:1500@A3)



C. SECTION 1-1 MITIGATED PROPOSAL (SCALE 1:1500@A3)

client / project name: MCKNIGHT LANDBOROUGH RD TIMARU
drawing name: **SECTION 1-1**
designed by: AB
drawn by: AB
original issue date: 25 JUNE 2025
scale: 1:1500 @ A3

revision no:
A
B
amendment:
Issue for Comment
Finalised for Evidence

approved
DCM
DCM
date
25/06/2025
27/06/2025



REGISTERED
LANDSCAPE
ARCHITECT



DCM URBAN DESIGN LIMITED
10/245 ST ASAPH STREET
CHRISTCHURCH 8011
WWW.DCMURBAN.COM

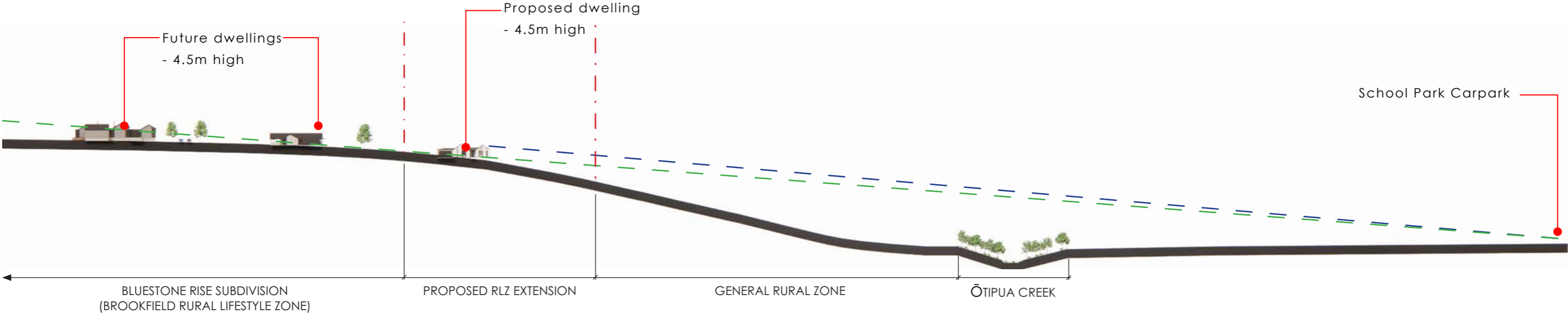
project no / drawing no: **2025_107/11** revision: **B**



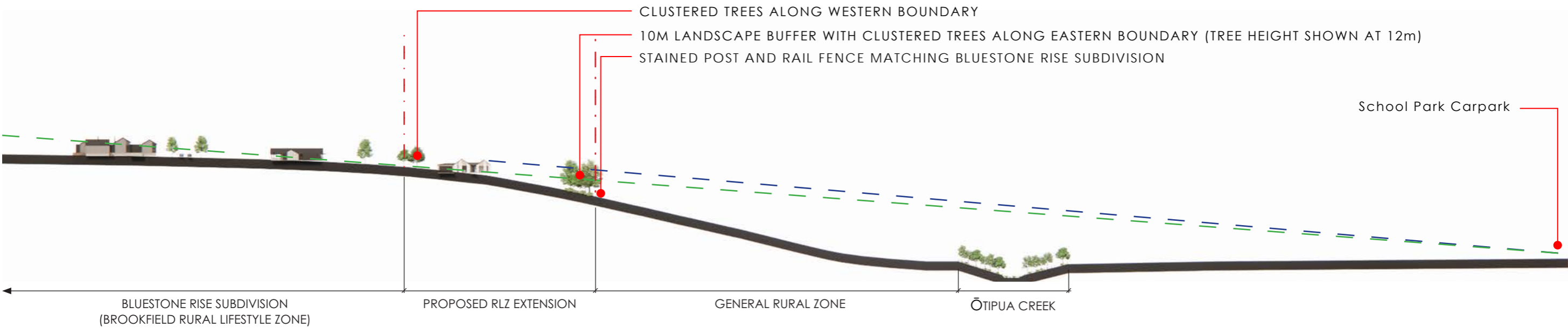
LEGEND

- Property boundary
- Existing sightline at 1.7m in height seen from school park sports ground
- Sightline showing dwellings proposed within RLZ extension at 1.7m in height seen from School Park sports ground

A. SECTION LOCATION



B. SECTION 2-2 UNMITIGATED PROPOSAL (SCALE 1:1500@A3)



C. SECTION 2-2 MITIGATED PROPOSAL (SCALE 1:1500@A3)

client / project name: MCKNIGHT LANDSBOROUGH RD TIMARU
drawing name: **SECTION 2-2**
designed by: AB
drawn by: AB
original issue date: 25 JUNE 2025
scale: 1:1500 @ A3

revision no:
A
B

amendment:
Issue for Comment
Finalised for Evidence

approved
DCM
DCM

date
25/06/2025
27/06/2025



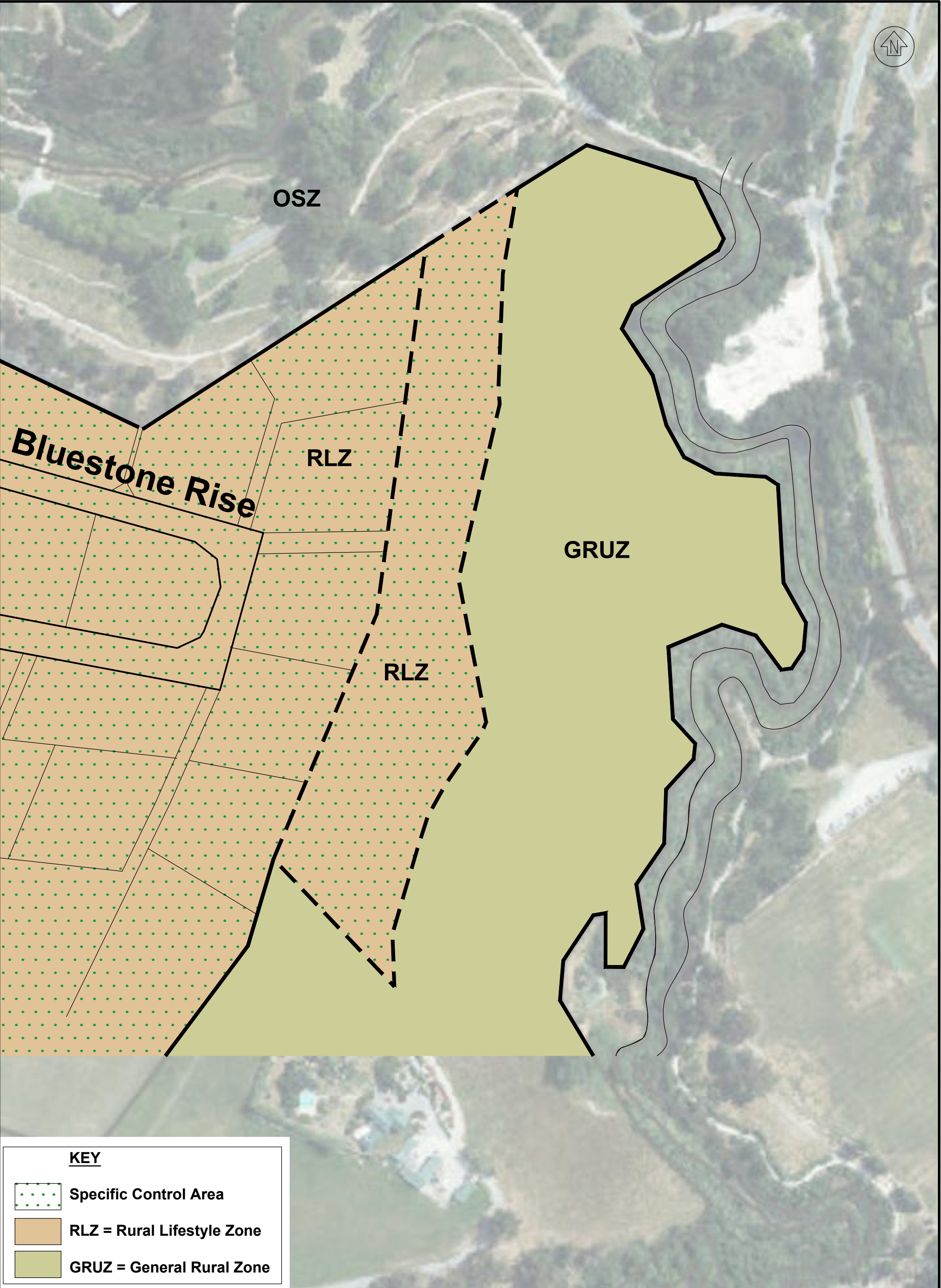
REGISTERED
LANDSCAPE
ARCHITECT



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WWW.DCMURBAN.COM

project no / drawing no: **2025_107/12** revision: **B**

ATTACHMENT 2 – PROPOSED ZONE EXTENSION MAP



KEY

Specific Control Area

RLZ = Rural Lifestyle Zone

GRUZ = General Rural Zone

SCALE : 1: 2,000 @ A3	Date : June 2025
Applicants: CJ & SO McKnight	Surveyed ASR
60 Landsborough Road RD 4	Drawn VCJ
TIMARU 7974	Amended

Proposed Rural Lifestyle Zone Extension

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157822/10
Sheet 2 of 2