



Design Controls

October 2017



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An architectural rendering of a lively urban street. The foreground features a wide, brick-paved pedestrian walkway with two parallel metal tracks running down the center. People of various ages are walking, including a man in a red shirt walking a large black dog, a woman in a blue dress, and a group of children playing with small white dogs. The street is lined with lush green trees and modern, multi-story buildings with large windows and balconies. The sky is blue with scattered white clouds. The overall atmosphere is bright and inviting.

01

Introduction and Overview

Waterloo Business Park

This document has been developed and updated by Waterloo Business Park Limited and Boffa Miskell Limited and is based on original design guidelines produced by the following Harrison Grierson staff:

Megan Tongue - Senior Landscape Architect, Associate
Sam Coles - Urban Designer
Ian Craig - manager: Urban Design Senior Principal

This document set sets out controls for development and landscaping on lots within Waterloo Business Park. These controls will need to be considered and met as part of the development of lots at Waterloo Business Park.

The Master Plan concepts illustrated in this document are subject to detailed engineering design for the development of the Business Park.

How to Use the Controls:

The Waterloo Business Park Design Controls have been prepared as a tool to assist landowners to optimise the development of their land at Waterloo and meet the vision of the wider development.

Any purchase and development of land at Waterloo requires the landowner of a lot to submit proposal plans and gain approval from Waterloo Business Park. Consideration of these design controls is a key component of preparing a development proposal.

The review of design proposals and feedback provided by Waterloo Business Park is intended to primarily ensure the landowner is optimising the use of their land and meeting the vision of the whole Business Park, ensuring quality development outcomes.

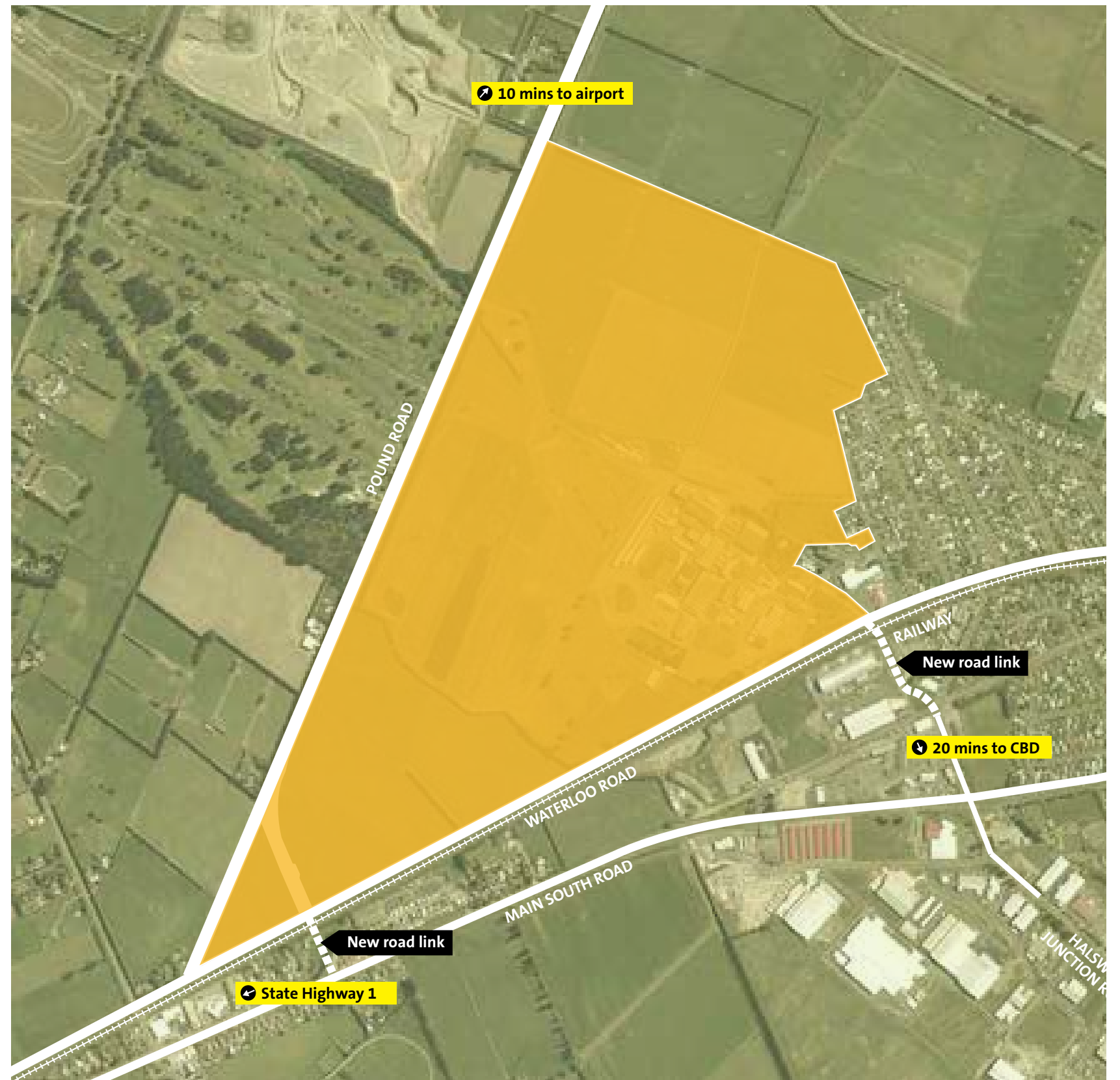
The experienced team at Waterloo Business Park are happy to provide their insight and knowledge to landowners as part of the review process.



Location

Waterloo Business Park is a 114 hectare landholding bounded by Pound Road and Waterloo Road, at the western edge of Christchurch. This is a significant area currently being developed in stages.

It is located within 9.7km of Christchurch Airport, 26km of the Port of Lyttleton, and 12.6km of the western CBD fringe. There is easy connection to State Highway 1 (Main South Road). The site benefits from a great strategic location at the very edge of the Christchurch urban area, enabling on-going visual connection to the rural hinterland to the west, on the opposite side of Pound Road.



The Vision

The vision is to create a Business Park which is both flexible and memorable, is a great place for industry and business, and is focused on a central 'Hub'. The development is unique and unlike anything seen in Canterbury to date.

The "Hub" is comprised of a park, to be known as Islington Green and Islington Square. Islington Green will be developed by Waterloo Business Park as part of Stage 5 and will provided unparalleled amenity to those that work at Waterloo and the surrounding community. Islington Square is a separate lot that will be developed by Southpark Corporation, a partner in the Waterloo Business Park development. This document applies only to lots in the "Core and Periphery" areas as shown on the Master Plan Opposite (also refer to page 8).

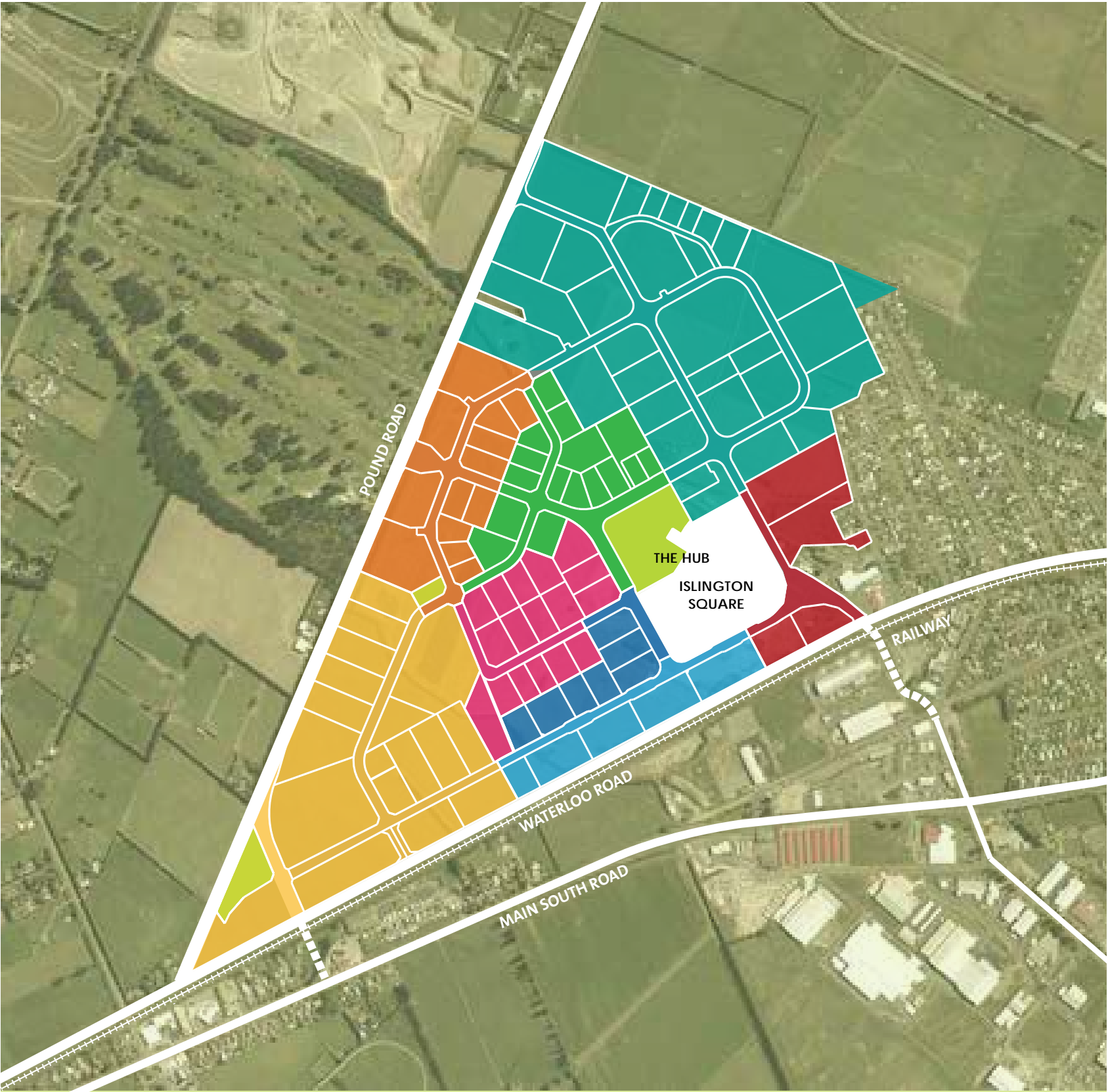
The block and road structure follows a simple rectilinear pattern. This structure allows regular shaped lots to be created. Blocks are sized to allow for lots of varying sizes, sized to purchaser needs, without the need to utilise rear lots, and with the option of through lots (with two road frontages) if desired. The grid varies to reflect also the alignment of Pound Road, which is typical of the patchwork pattern of the Canterbury countryside. Boulevard and avenue style roads signal the connections to the Hub area from the balance of the internal road pattern. It is intended that Waterloo Business Park will offer relatively unconstrained opportunities for business development (expected to focus on industry and distribution, often on large sites) around its "Periphery" areas.

The "Core" of the development, particularly around the Hub, is expected to have a higher proportion of higher amenity users, such as showrooms and associated offices and "high tech" and research based users and/or smaller combined warehouse and office spaces. Uses with higher staff levels will be encouraged to locate in the most central part of the development, to provide life and vibrancy within the public spaces of the Hub.

The Waterloo Business Park also includes a network of open park spaces. There are particular guidelines dealing with lots that interface with these open spaces.

STAGING

- STAGE 1
- STAGE 2A
- STAGE 2B
- STAGE 3
- STAGE 4A
- STAGE 4B
- STAGE 5
- STAGE 6
- PARK OPEN SPACE



Objectives of the Controls

The objectives of the Controls are:

- To attract high calibre long term occupiers and tenants by providing a quality business environment offering the opportunities for work life balance
- To attract to a broad spectrum of users by achieving a gradation of amenity levels from the Hub out to the Periphery
- To ensure that design effort is focused on the interface between, and area between, the front of the building and the street boundary of the lot, leaving the balance of the lot with the potential for lower amenity outcomes if required for the particular user
- To ensure that the use and enjoyment of the Park spaces, which are a key public amenity within the Business Park, are not compromised by poorly considered design on the interfacing lots
- To ensure that where lots abut properties zoned and used for residential purposes appropriate design devices are utilised to minimise adverse effects on those properties
- To achieve a landscaping regime on lots which responds to local conditions and reinforces the landscaping regime for the public spaces of Waterloo Business Park
- To ensure that lighting and signage complement rather than detract from building and site design
- To support the future creation of a memorable and iconic heart for Waterloo Business Park by ensuring building development in and close to the Hub is of the highest standard

The Controls are set out under EIGHT main design elements:

- Street Interface
- Open Space and Walkway Interface
- Pound Road Interface
- Residential Interface
- Building Design and Materials
- Signage
- Lighting
- Landscaping

Each Design Element starts with an introductory discussion of the issues being addressed and the outcomes the related controls are setting out to achieve or avoid.

For each control it is noted whether it applies to the Core and Corner Sites or Periphery, and in some cases variations are noted within the text of the control or in the introductory discussion as to the outcomes acceptable within the Periphery as distinct from the Core.

Core, Corner and Periphery Sites are shown on the following page.

C

Applies to the Core and Corner Sites



P

Applies to the Periphery



Core & Periphery Sites

Core and Periphery Sites

- Core Sites are those clustered around the 'Hub' of Islington Square, Islington Green, Enterprise Avenue and the Waterloo Road and Pound Road Entry Features
- Corner Sites, which are bound by the same controls as Core Sites, are clustered around remaining entries at Halswell Junction Road, Waterloo Road, the intersection of Innovation Road and Islington Avenue, and Halswell Junction Road and Innovation Road.
- Periphery Sites are all remaining lots.

CORE AND PERIPHERY SITES



Relationship to the District Plan

The Waterloo Business Park is zoned Industrial General under the replacement Christchurch District Plan. This zone and the rules that apply to the site are now operative. This zone is a general zone which applies to many industrial areas across the City, however there are also some site specific provisions for the Waterloo Business Park land. In general, industrial and commercial uses are permitted activities, and no resource consent is required if proposals are in accordance with relevant built form standards and area specific rules. Special consent requirements apply to lots with frontage to Pound Road and at the residential interface.

Because the General Industrial rules are insufficient to achieve the design outcomes sought for Waterloo Business Park, some additional development restrictions have been developed, which are outlines in these Controls. The following page summarises key points of the Controls.

THE FOLLOW SUMMARY COMBINES THE KEY DISTRICT PLAN STANDARDS WITH MORE RESTRICTIVE WATERLOO BUSINESS PARK REQUIREMENTS:

Building height

- Maximum building height of 15 metres for buildings within 20 metres of a residential zone.

Building setbacks

- Minimum building setback of 6 metres from the boundary with a Principal Road.
- Minimum building setback of 3 metres from the boundary with a Secondary Road.
- Minimum building setback of 6 metres from all road boundaries for Corner Sites.
- Minimum building setback from Pound Road of 10 metres north of setback line (identified on the outline development plan in the Appendix), and 20 metres for south of setback

line.

- Minimum building setback from the boundary with a residential zone of 5 metres (or greater as set out in the Residential Interface section, pages 19-20).

Landscaping

- A minimum of 10% of each site area shall be landscaping, with a minimum 80% of total landscape area located between the building line and street frontage.
- The road frontage of all sites shall provide a landscaping strip of at least 3 metres in width.
- The road frontage of all sites opposite a residential zone shall have a minimum of 1 tree for every 10 metres of road frontage or part thereof.
- On sites adjoining a residential zone, trees shall be planted adjacent to the shared boundary at a ratio of at least 1 tree for every 10 metres of the boundary or part thereof.
- All landscaping / trees required by these rules shall be in accordance with the provisions in Appendix 16.6.1 of the District Plan.
- For the Pound Road frontage only, a landscaping strip shall be provided adjacent to the Pound Road frontage with a minimum width of 10 metres along and adjoining the allotment boundary with Pound Road, excluding vehicle crossings and rear sites.
- On sites with frontage to Pound Road and within the area identified as requiring specific landscape treatment on the outline development plan in the Appendices, all landscaping shall be in accordance with the relevant design in that Appendix.

Other

- The maximum coverage of a site by buildings and impervious surfaces shall be 90%.
- Recession planes apply at residential zone boundaries.
- Outdoor storage of materials shall not occur within the minimum building setback from road boundaries.
- Any outdoor storage area shall be screened by landscaping, fencing or other screening to a minimum of 1.8 metres in height from any adjoining residential zone, except where the storage of vehicles, equipment, machinery, and/or natural or processed products is for periods of less than 12 weeks in any year.
- The site is crossed by a Transpower electricity line, and additional restrictions apply in the transmission corridor.

The above summary is for information only and lot owners should make their own enquiries direct with Christchurch City Council as to any compliance issues with the District Plan. A lot owner should not apply for any resource consent or building consent prior to obtaining Waterloo Business Park Owners approval.

A photograph of a modern building with a glass facade and dark structural elements. In the foreground, there is a landscaped area with green grass, white flowers, and dark vertical poles. The building is reflected in the glass. The sky is clear and blue.

02

The Controls

Street Interface

It is important to ensure that design effort is focused on the interface between, and area between, the front of the building and the street boundaries of the lot, leaving the user with more flexibility as to the use of the balance of the lot.

The aim of this group of controls is to focus the designer on the experience of the unfamiliar visitor and passing member of the public, who should feel safe and comfortable in entering the site by car or on foot and making their way to an entrance which is weather-protected and architecturally obvious.

For those occupiers with an office component to an otherwise industrial/commercial or warehousing operation, these controls require the office to be located at the front of the building. The related controls below seek further architectural expression of this component. Ancillary retail and ancillary offices must have visually transparent glazing on the ground floor elevation facing the street for a minimum of 20% of that elevation where goods are displayed for sale within the building or where the retail/office activity fronts the street.

Similarly, the District Plan already places restrictions on the use of the front of the site for the storage of materials or waste, and the controls below expand on these.

Security is always an important issue in commercial areas and companies moving into the area are likely to want secure fencing to their properties. However, the controls nominate allowable fencing types forward of the line of the building, to maintain an attractive and open streetscape in combination with a Front Yard Garden.

Certain controls are applicable for the Core but not the Periphery because users with a more significant component of office or commercial activity and higher staff and visitor numbers are anticipated.

The controls are written in the first instance for lots with a single street frontage, and the final set of controls note specific matters of variation related to corner lots and through lots.

Further landscaping requirements in regards to the street interface and the Front Yard Garden is included in Section 2.7.



Street Interface

Principal and Secondary Roads

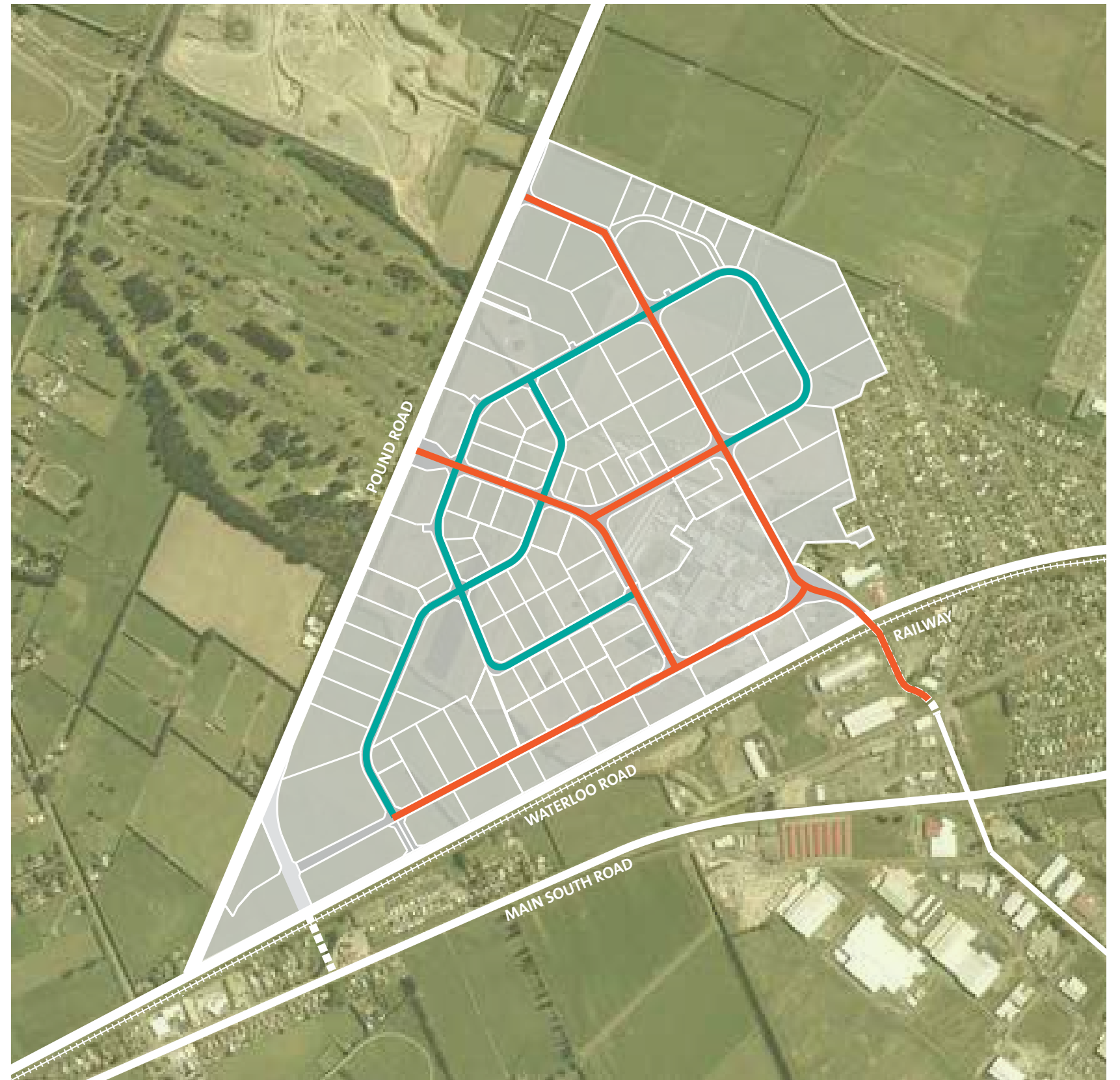
For the purpose of interpretation of the Street Interface controls overleaf, when applied to corner lots (with two adjoining road boundaries), or through lots (with two opposite road boundaries or three adjoining road boundaries) the applicant should refer to the Principal and Secondary Road figure opposite.

Where a lot has road frontages with two principal roads, Industry and Waterloo Avenues shall be considered the principal road.

Where a lot has two secondary, and no principal road frontages the applicant must nominate one frontage as the principal road frontage.

PRINCIPAL AND SECONDARY ROADS

— PRINCIPAL RD — SECONDARY RD



Street Interface

Corner Lots and Through Lots - P & C

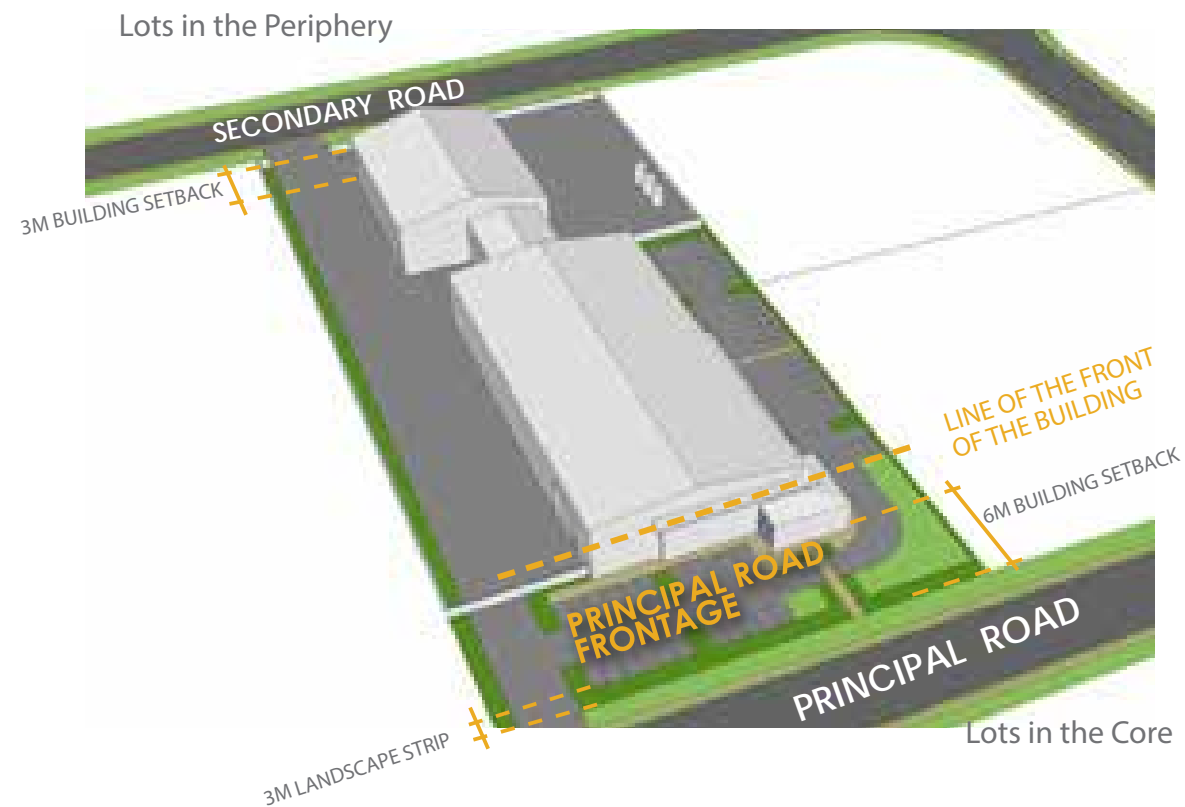
For corner lots the term “the line of the front of the building” is established by the position of the building relative to both road frontages.

For through lots the term “the line of the front of the building” is established by the position of the building relative to the principal road frontage.

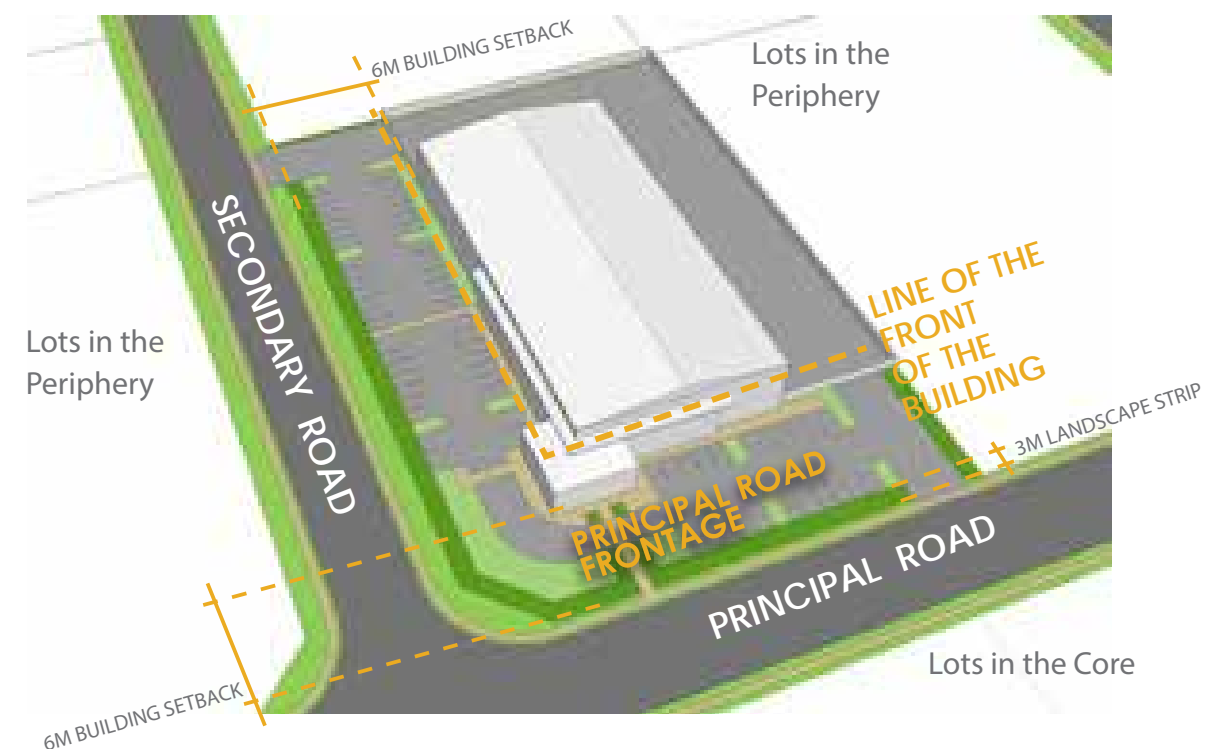
For through lots (or corner lots) adjoining Pound Road the word “road” in all the above controls will be taken to mean the internal subdivision “road”.

For the purpose of interpretation of the controls for fencing on all road boundaries, on corner or through lots (other than on Pound Road) it should be recognised that visually permeable high fencing on the boundary or boundaries which have not been identified as the principal road boundary will be acceptable if required for site security.

Through Lot Example



Corner Lot Example



Street Interface

Parking Location - P & C

Visitor parking shall take place between the road and the front of the building but behind the Front Yard Garden, and if necessary may also take place at the side of the building.

Visitor parking shall be close to the building entrance, and shall be easily identified from the vehicular entrance to the lot.

Car parking areas between the road and the front of the building should be arranged in rows that do not exceed 10 spaces in a line without a landscape feature or path with a minimum dimension of 1.5 metres separating these bays.

Front Door - P & C

The building shall have a principal pedestrian entrance which is clearly visible and easily accessible from the road and visually distinct from other entrances.

The position of the principal entrance shall be expressed by a canopy, recess or overhang, and shall be protected from adverse weather.

Pedestrian Path - C

A clear pedestrian path of a minimum width of 1.8m shall be provided from the footpath at the road frontage to the building's principal entrance.

Safe and clearly defined crossing points (e.g change in surface material) shall be provided where the path crosses areas in use by vehicles.

Where the pedestrian access is positioned alongside vehicular access to the site it shall be separated by a garden bed.

Office Location - P & C

In addition to any office component being located at the front of the building the location of the office area shall be expressed as distinct from the surrounding building when viewed from the road, by way of architectural variation. In the Core this variation shall include changes in material, extent and nature of glazing, and projections of all or part of the office area in plan form.

Loading - C

Loading shall take place at the rear or side of the building, but for lots in the Periphery it may take place at the front provided it is removed from the pedestrian entrance and office area.

Outdoor Storage - P & C

Outdoor storage of materials and waste (including associated bins) shall take place behind the line of the front of the building and shall be screened from direct view from any adjoining road or Living zone.

Outdoor Display of Goods - C

Outdoor storage and display of goods manufactured on site or sold/marketed/hired from the lot, shall take place behind the line of the front of the building.

Fencing - P & C

Fencing along all road boundaries is discouraged in the Periphery and shall not be permitted in the Core. If required in the periphery it should be entirely permeable fencing to a maximum height of 1.8m.

If fencing is proposed between the rear of the Front Yard Garden and the line of the front of building, it shall either be entirely permeable or utilise elements (columns, or plinths/bases of less than 1m in height) which give the impression of permanence and solidity such as:

- Stone faced concrete or blockwork
- Rendered or bagged concrete, brick or blockwork
- Keystone
- Brick (face or painted)

Razor wire fencing shall not be used between the rear of the Front Yard Garden and the line of the front of building.

Timber, cement sheet and corrugated steel fences shall not be used in any publicly visible location.

Hurricane wire fencing shall not be permitted in plain metal/steel and must have a recessive colour coating.

Street Interface



- 1 Outdoor storage area screened from public view
- 2 Front yard trees: 1 per lot plus 1 per 10m frontage, spaced 5m to 15m apart
- 3 Principal entrance to office area easily accessible from road, min 1.8m wide
- 4 Low wall based on columns
- 5 Loading area (preferred location)
- 6 Loading area (acceptable location)
- 7 Planting required along blank walls over 5m length and path required if more than 30 car park spaces in the balance front yard
- 8 1.5m wide landscape feature breaking up parking row
- 9 Main tenancy sign at principal site entrance, within 3m landscape strip

Open Space and Walkway Interface

The Master Plan for Waterloo Business Park includes a network of open park spaces and people friendly streets which will accommodate recreation, amenity and stormwater management functions. These open spaces will complement the more urban plaza spaces associated with Islington Square. These spaces are connected by cycleways and footpaths.

In some locations industrial lots back onto or have a side boundary common with an open space. It is important that development on these lots does not “turn its back” on these spaces. Instead, the controls facilitate development which presents a managed and tidy interface with the open space, and provides opportunities for surveillance (overlooking) of it, making it feel safer to use. It should be noted that outdoor spaces in lots overlooking outdoor spaces or walkways are required. Alternative positions may be considered if the requirement to overlook the open space results in this being an undesirable location for an outdoor area from a solar access perspective.

Further landscape controls in regards to open space interface are included in Section 2.8. They require a specific garden bed design along boundaries with open space, so it is important that any boundary fencing is permeable so these planted areas can be seen from the adjacent public open space (in addition to maintaining opportunities for overlooking the open space).

Office Location - P & C

Where a lot abuts a street at the front boundary and an open space on the side boundary, any office area shall be located close to or at the front corner closest to the open space boundary.

If lot orientation results in this being an undesirable location for offices from a solar access perspective, alternative means of providing glazing and activity at this building corner shall be proposed.

Outdoor Storage - P & C

Outdoor storage of materials and waste (including associated bins) other than finished goods available for sale or hire from the site shall be screened from direct view from the adjoining open space.

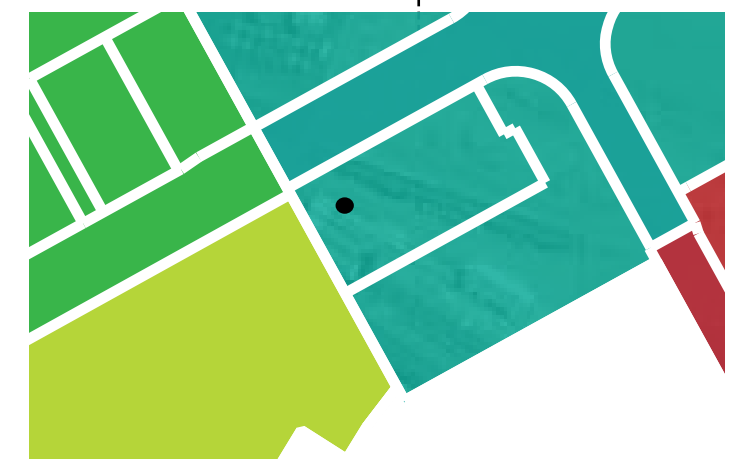
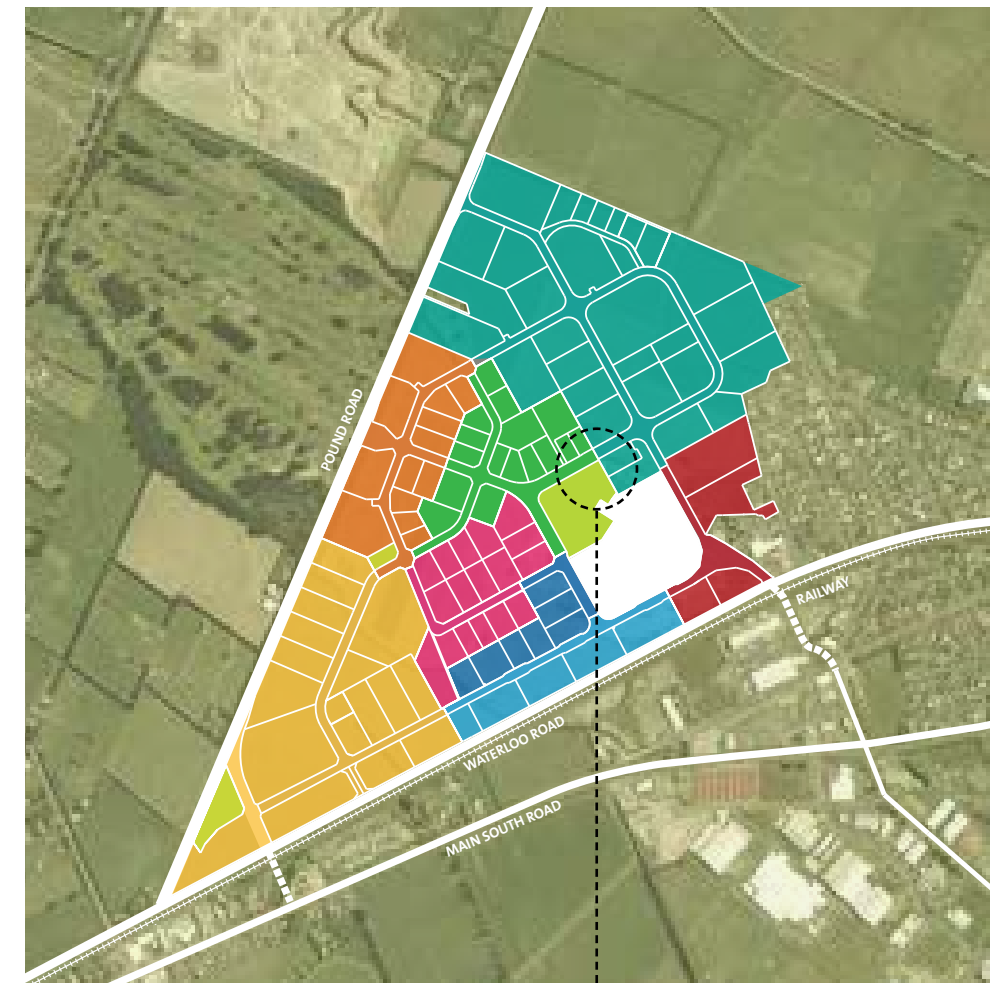
Fencing and Screening - P & C

Fencing on any boundary between a lot and an open space area shall be entirely permeable.

Overlooking Open Space - P & C

If outdoor space for staff or visitors (e.g. a lunch area) is provided it shall ideally be located so that users can overlook the open space and access it easily.

On any building elevation generally facing the open space, blank walls shall be avoided and sufficient glazing (in windows and/or doors) shall be provided to achieve a perception that the open space is being overlooked from within this part of the building.



Preferred location of office

Open Space and Walkway Interface



- 1 2m wide planted strip required
- 2 Permeable or low fencing only is permitted
- 3 Trees required: One per 15m minimum
- 4 Office, staff room and outdoor patio to ideally be located adjacent to open space

- 5 Windows required, to provide informal surveillance
- 6 Waste storage areas screened from public view
- 7 Direct access to public open space is recommended

Pound Road Interface

Rather than being expressed as a control, this section provides information for owners of lots adjoining Pound Road. These lots have a 10m wide landscape strip and 20m building setback off Pound Road. The legal road boundary will remain unfenced, but the rear of the 10m landscape strip (within the Lot) can be fenced with a maximum 1.8m high permeable wire fence. The planting will be implemented and maintained for a 24 month period by the Waterloo Business Park Owners.

The majority of the Pound Road landscaping strip will be typified by two rows of large grade specimen trees (Pin Oak, Upright Oak, Holly Oak and Italian Alder) at 10m spacings approximately, a Griselinia hedge row along the fence boundary and approximately six metres of the 10 metre width underplanted with shrub and tussock groundcovers.

At the completion of the 24 month maintenance period individual lot owners will take responsibility for the long term management and maintenance of the landscape strip, in accordance with good horticultural practices.

Maintenance issues to be addressed

- mowing the grassed strip adjoining the legal road boundary
- weed removal
- pest control
- rubbish removal
- watering during extended dry periods
- tree stake repairs and/or removal once trees are firmly established
- reinstatement of mulch levels
- reinstatement of garden edging (if any)
- formative or damage pruning
- fertilising for growth
- treatment for insect or fungal diseases
- tree death replacements



Residential Interface

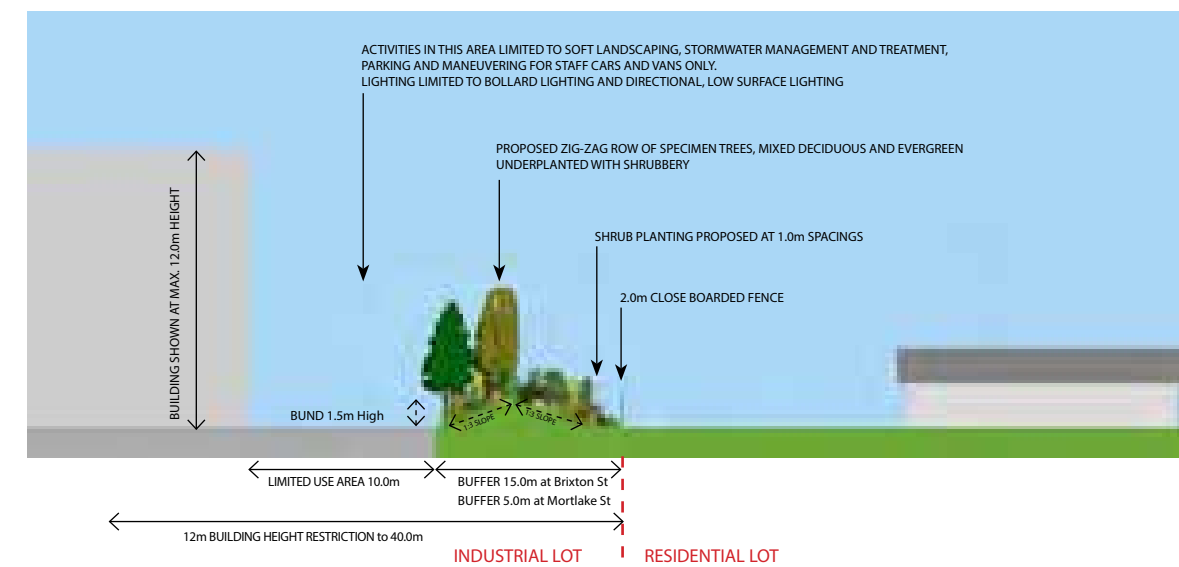
The eastern edge of Waterloo Business Park abuts residential streets. A resource consent related to the Master Plan layout was obtained in April 2013 and a further amendment obtained in 2015 which places certain restrictions (beyond those arising from the District Plan) on the use of lots with boundaries to Brixton Street or boundaries to residential lots served from Brixton Street and Mortlake Street. Rather than being expressed as a control, this section provides information for owners of lots in this area as to requirements under these consents.

As part of the subdivisional works implemented by the Waterloo Business Park Owners, fencing and planted bunds will be constructed as shown in Cross Sections AA and BB and maintained for a 24 month period.

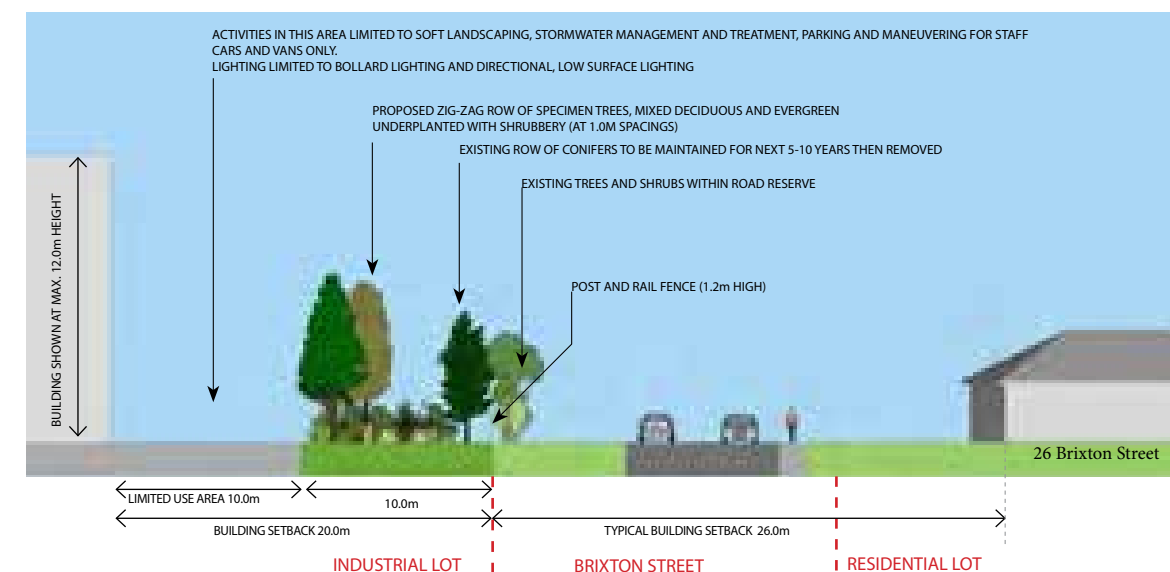
There is a row of conifers along the boundary with Brixton Street. The Waterloo Business Park Owners will include these conifers within the proposed landscape treatment buffer in Cross Section B. These conifers shall then be retained for a minimum period of five years from the date of the completion of the buffer planting.

At the completion of the 24 month maintenance period individual lot owners will take responsibility for the long term management and maintenance of the landscape buffers, in accordance with good horticultural practices, as described in Section 2.3.

BUFFER TREATMENT "A"



BUFFER TREATMENT "B"



Residential Interface

Restrictions on ongoing site development

- A Limited Use Area of 10m width (measured from the rear of the planted buffer) in which activities will be limited to soft landscaping, stormwater management and treatment, and car parking and manoeuvring for staff cars and vans only;
- A height limit of 12m applies for a distance of 40m measured from the rear boundary of the Limited Use Area;
- No external loading bays, rubbish storage areas and/or access and manoeuvring areas for non-staff vehicles (including forklifts, rubbish trucks and delivery trucks) shall be located between a building and the Limited Use Area;
- Only pedestrian access shall be provided to any wall of a building facing the Limited Use Area, and;
- Any security lights shall be directed into the site and away from residential neighbours.

SITES WITH A RESIDENTIAL INTERFACE

Buffer Treatment A

Buffer Treatment B



Building Design and Appearance

These controls pertain to the appearance of buildings on lots.

A higher level of scrutiny will be directed towards the specific architectural solution proposed in the Core, compared to the Periphery, and towards the façades visible from roads and open spaces, compared to other façades.

Style and Form - P & C

Building designs shall follow New Zealand contemporary industrial and commercial styles, typically using low pitched or flat roofs and wide spans.

Building design shall be neither residential nor “heritage” in character.

Street Façades - P&C

On building elevations visible from roads and open spaces:

- Blank walls lacking relief shall not be proposed;
- Plumbing and drainage work and external plant, vents etc shall not be proposed;

Rooftop plant shall not be visible.

Articulation and Modulation - C

Building design shall include articulation and modulation in plan form to break up the bulk of the building.

Front façades in particular shall provide visual interest, for example using panels of colour, banding, recesses and projections, mouldings, and where possible a high proportion of glazing.

Materials and colour - C

Buildings shall employ a simple mix of materials and colour. Colours shall be predominated by natural, earthy tones.

If utilised, concrete and fibre cement panelling shall include some texture, relief or pattern.

Unacceptable materials include:

- Plywood
- Horizontal weather board (timber or cement board) cladding (except as detail only)
- Tile roofs
- Sheet metal extending the full height of the building.
- Fluorescent or iridescent colours shall not be included in the colour scheme.

Use of stone as an architectural feature is encouraged, however, any stone use should be reflective of ‘place’ and materials used within the public areas of the Business Park. Sedimentary / greywacke river stones and basalt similar to that from the Port Hills are acceptable. Schist is not an acceptable material.



THE CONTROLS

Signage

This set of controls encourages sensitive and integrated design of building signage.

In the Core, it is important that signage is reasonably limited in extent, as it can detract from amenity if widely and arbitrarily used. In the Periphery, it is appropriate to allow also for additional signage that provides further information that relates to goods, material and services available from the site.

Main Sign - P & C

Each lot shall include, at or near the main vehicle or pedestrian entrance, a tenant's directory sign in general accordance with the concept opposite. The Main Sign should identify only the name and logo of that business on which the sign is located and the street number.

Purpose of Signage - C

All signs shall be for the purpose of identification of the building occupants and direction around the site.

Design of Signage - P & C

Building signage shall be integrated with the building and shall not project above façades, rooflines and parapets, or outwards from the building facade by greater than 0.5m.

Building signage painted directly onto the walls or roof of the building are not permitted. Three dimensional signage in the form of raised or recessed letters, logos, and graphics are encouraged. This includes backlit, halo lit and raised channel lettering.

Mounting hardware, structural supports, and wiring shall be concealed.

Advertising Signage - P & C

All signs should be related to the activity and operation of the building on the lot (not unrelated general product advertising).

Location - P & C

No sign shall be located within 25 metres of a Waterloo Business Park Entry Feature, Entry Sign, or Sculpture.

Unacceptable Signs - P & C

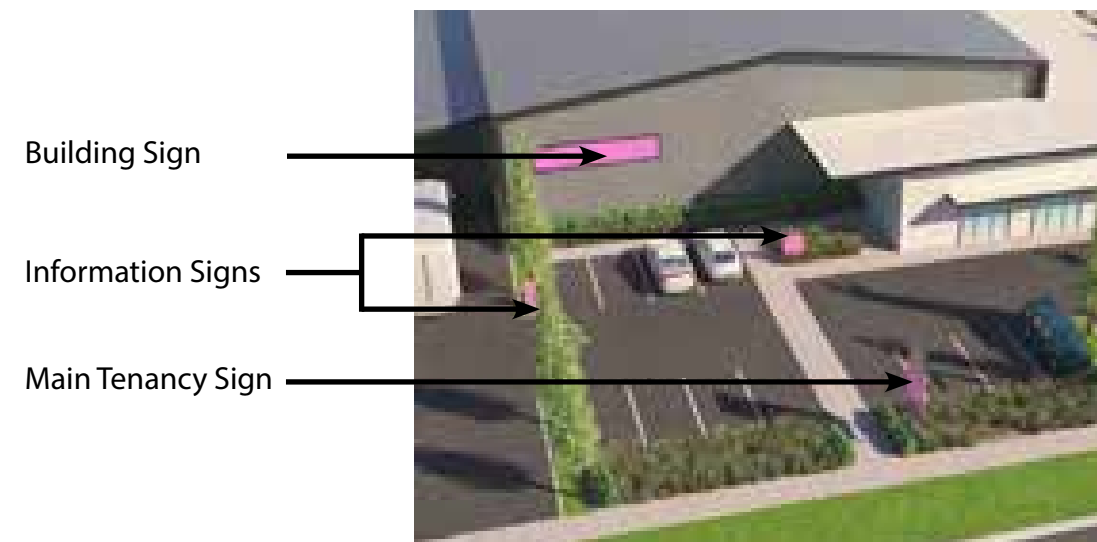
The following types of signs will not be permitted:

- Temporary or off site signs such as ladder signs, banners, balloons/inflatables, sandwich boards, with the exception of temporary for lease / for sale signs.
- Any vehicle, trailer or container with signage of graphics parked or located as to serve as a sign.
- Signage with flashing lights or movement
- Signage with fluorescent or dayglo graphics.

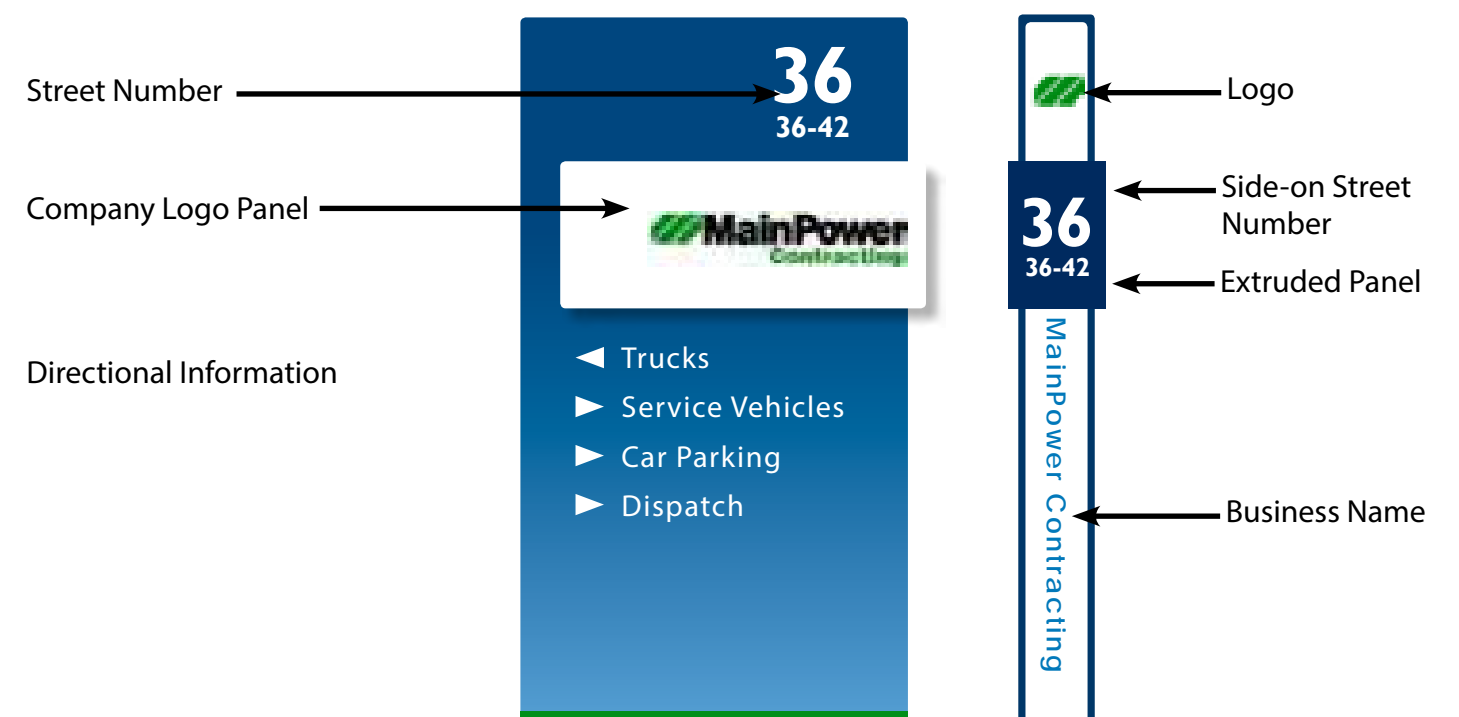
District Plan - P & C

Note that the above controls supplement the signage regulations as set out in the CCC District Plan. It is the responsibility of applicants to obtain any relative signage permit or consent.

ACCEPTABLE TYPES OF SIGNAGE - P & C



MAIN SIGN CONCEPT - P & C



THE CONTROLS

Lighting

Lighting

Designers are encouraged to give early consideration to appropriate type and levels of lighting on the building and around the lot. A control for night lighting is included so as to provided after hours security and discourage potential vandalism, graffiti and more serious crimes.

LIGHTING ON BUILDINGS

Lighting should not include lights which flash or move.

LIGHTING ON SITES

Night security lighting should be provided to all car park areas, pathways, recessed areas, entrances and enclosures.

District Plan

Note that the above controls supplement lighting regulations as set out in the CCC District Plan. It is the responsibility of applicants to obtain any relative lighting consent.

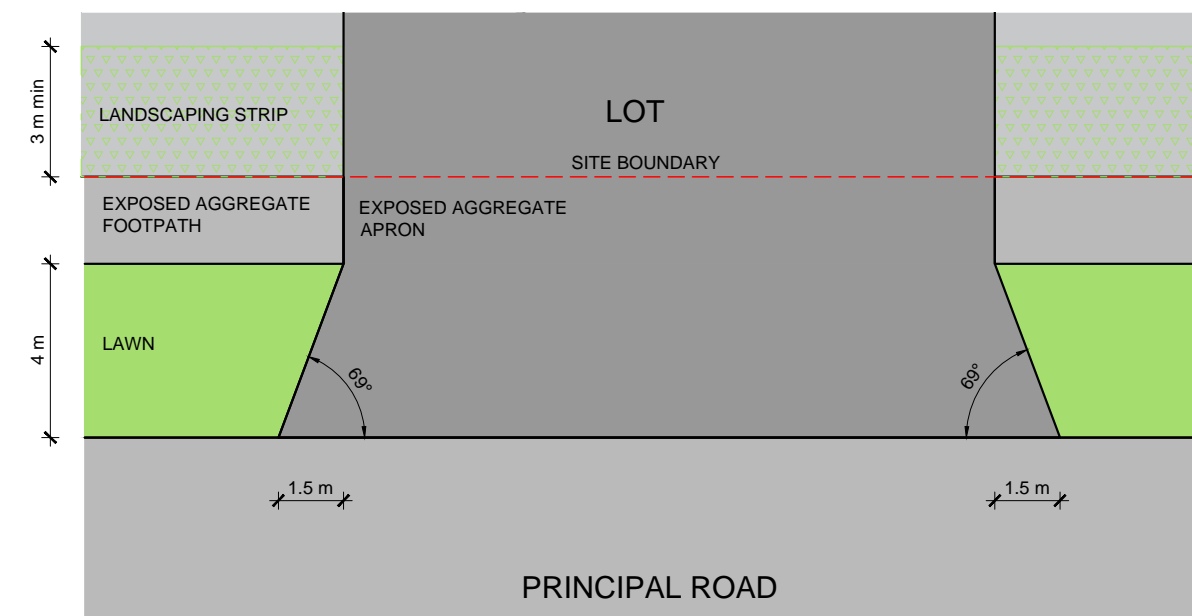
Vehicle Crossings

Vehicle Crossings

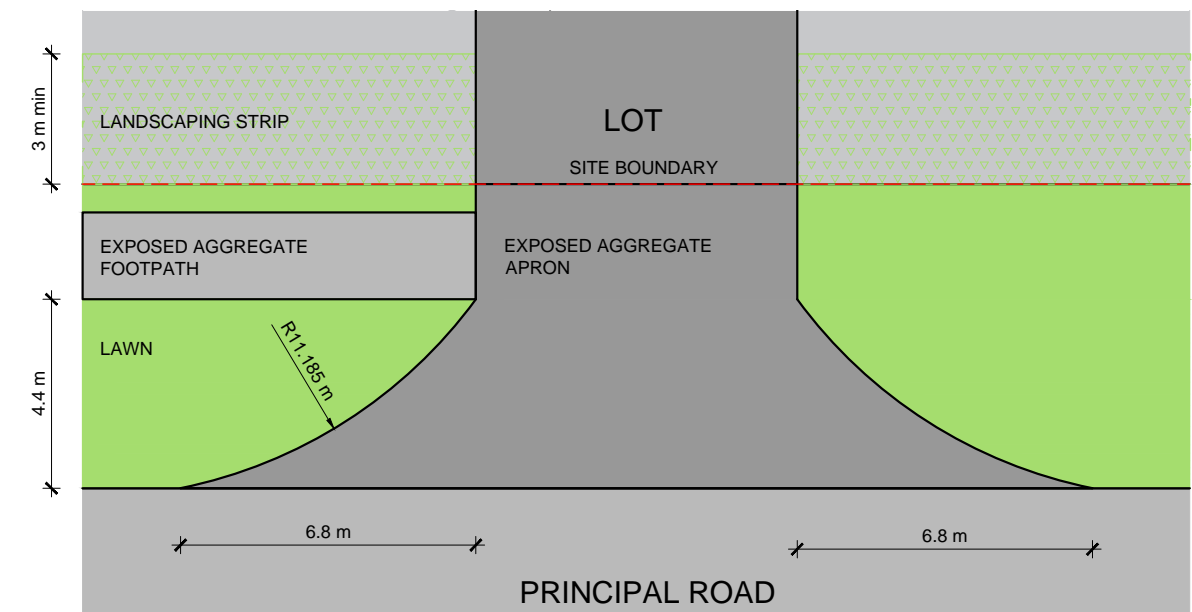
All vehicle crossings shall be exposed aggregate concrete to match the development footpaths.

Acceptable vehicle crossing splays are shown in the diagrams below.

VEHICLE CROSSING SPLAY OPTION 1



VEHICLE CROSSING SPLAY OPTION 2



Landscaping

Landscape Vision

Hard and soft landscaping on sites is expected to supplement and support the Waterloo Business Park Owners' vision for the public areas of the Business Park. It is intended that the hard landscape will have a consistent theme of crushed lime chip and aggrok paving, basalt unit paving throughout key areas and as a detail within exposed aggregate footpaths. River stones will be used to create built features within the park settings, i.e. bridge pillars, nib walls etc.

Other less consistent hard landscape features may include individualized land art/sculptures selected or commissioned to characterize the business park's brand, entities within the surrounding soft landscape and/or anchor tenants/occupiers.

The landscape is intended to be characterised by bold patterns and an asymmetrical layout, with a contemporary take on the old English landscape style mixed with and a Canterbury flavour while retaining an awareness of the future surrounding architecture and setting.

Typical tree species for public areas detailed within the Master Plan include: avenues of London Plane trees (boulevards and avenues), rows of Oak and Italian Alder (Pound Road), Red Oak and Tulip Trees (secondary streets, Halswell Junction Road and Waterloo Road), groves of flowering cherries and fruit trees (within park areas), and native plantings (stormwater detention areas).

Lower vegetation will be predominantly characterized by clipped hedges, (a solid formal vegetative character) and in contrast mass beds or rows of grasses and groundcovers, (a softer and moving vegetative character).

A key matter for consideration in developing acceptable plant and materials palettes for landscaping on lots is to reinforce the public landscape concepts (detailed above and within the Summary Plant Pieces List, Appendix 1). Scrutiny will be directed towards how well a proposal achieves this.

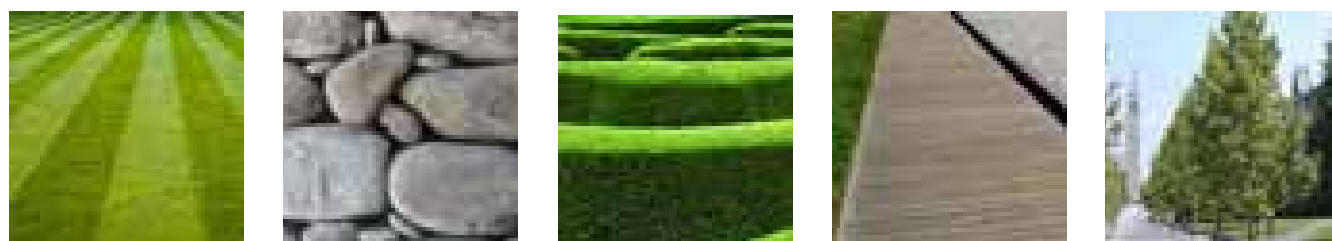
Relationship to District Plan

The Waterloo Business Park is zoned Industrial General under the replacement Christchurch District Plan. District Plan Rule 16.2.3.6 provides requirements for the minimum area and disposition of landscaped areas on lots from the District Plan perspective. Because the General Industrial rules are insufficient to achieve the design outcomes sought for Waterloo Business Park, some additional development restrictions have been developed.

In summary, the combined landscaping controls are:

- A minimum of 10% of each site area shall be landscaping, with a minimum 80% of total landscape area located between the building line and street frontage.
- The road frontage of all sites shall provide a landscaping strip of at least 3 metres in width.
- The road frontage of all sites opposite a residential zone shall have a minimum of 1 tree for every 10 metres of road frontage or part thereof.
- On sites adjoining a residential zone, trees shall be planted adjacent to the shared boundary at a ratio of at least 1 tree for every 10 metres of the boundary or part thereof.
- All landscaping / trees required by these rules shall be in accordance with the provisions in Appendix 16.6.1 of the District Plan.
- For the Pound Road frontage only, a landscaping strip shall be provided adjacent to the Pound Road frontage with a minimum width of 10 metres along and adjoining the allotment boundary with Pound Road, excluding vehicle crossings and rear sites.
- On sites with frontage to Pound Road and within the area identified as requiring specific landscape treatment on the outline development plan in the Appendices, all landscaping shall be in accordance with the relevant design in that Appendix.
- Tree Protection: Trees are required to be planted in a landscape strip or a minimum 1.5 metre dimension or diameter tree protection area. Carparking areas shall be provided with wheel stop barriers at least 1 metre from any tree or landscape strip. No more than 10% of any required landscape strip or planting protection area shall be covered with any impervious surface.
- Maintenance: All landscaping and trees are required to be maintained or replaced if dead/damaged/diseased.

Further requirements are detailed on the following pages that ensure a comprehensive and consistent high amenity environment is created throughout the Business Park.



Landscaping

Driveway and Path Crossings - P & C

No white concrete or loose/compacted gravel shall be used within vehicle areas forward of the street facing building line. Asphalt or exposed aggregate concrete is preferred.

All driveway crossings within the road reserves shall be finished with an exposed aggregate concrete surface to match the concrete footpaths. No white concrete should be installed.

A clear pedestrian path of a minimum width of 1.8m shall be provided from the footpath at the road frontage to the building's principal entrance. So that it enhances site legibility and adds to the site amenity, this path should be constructed in one or a combination of the following materials:

- exposed aggregate concrete
- stone unit pavers (basalt/bluestone is preferred)
- interlocking concrete pavers
- coloured concrete (natural earthy tones)

All crossing points (where the path crosses areas in use by vehicles), shall be clearly defined with a contrasting surface material including one or a combination of the above materials. There shall be no painted crossings.

Front Yard Garden - P & C

As illustrated on pages 13 and 14 of these controls, each lot is required to have a 3 metre wide landscape strip along the road frontage – referred to as the "Front Yard Garden".

The front yard garden shall be developed to retain clear sightlines between specimen tree canopies and areas of groundcovers/shrubbery, i.e. maximum 1.2 metre high groundcover/shrub/hedgerow and minimum 2.5 metre raised canopy for specimen trees (form pruned over time).

All plant species within the front yard garden shall be selected from the Summary Plant Species List included in Appendix 1 of these controls. The Plant Species List makes reference to particular road types. A plan indicating road types locations are shown on the following page.

The front yard garden should build upon and enhance the nature of the adjoining particular road type streetscapes. Therefore in addition to the District Plan Tree Rules an outline of controls is detailed below based on the varying road types.

Boulevard & Avenue Roads:

In addition to the District Plan Tree Rules, a minimum 30% of the front yard garden should be grassed. A minimum 70% should be planted with a simple configuration of low hedgerows and/or mass swaths of tussock/carex/dianella like plants.

Standard / Standard Minor & Pylon Roads:

In addition to the District Plan Tree Rules, a minimum 50% of the front yard garden should be planted with shrubs, groundcovers and low hedge rows.

Waterloo Road and Halswell Junction-Pound Road Link:

In addition to the District Plan Tree Rules, no grass areas should be incorporated. All of the front yards garden should be planted with shrubs, groundcovers and low hedge rows with exception of footpath and vehicular crossings.

Waterloo Business Park is planting London Plane and Tulip Trees within the front setback of properties on Waterloo Road, Halswell Junction Road, Enterprise Avenue, Waterloo Avenue and Industry Avenue. These trees shall be retained by the lot developer and integrated into the site design.

Balance Front Yard

The Balance Front Yard is located behind the front yard 3 metre landscape strip or Front Yard Garden (as detailed above) and the front building line. Soft and hard landscaping within the Balance Front Yard shall be comprehensively designed to continue on the Front Yard Garden themes/style.

The 1.8m wide minimum pedestrian path connecting between the road reserve footpath and the building's principal entrance will cross through this balance front yard. Where the pedestrian access is positioned alongside the sites vehicular access then it shall be separated by a garden bed with a minimum width of 1 metre.

If the Balance Front Yard has in excess of 30 carparks then a pedestrian path with a minimum 1.5 metre width shall also be incorporated adjoining the building frontage or the building planting strip (see below) creating a safe and legible pedestrian circulation separate from the vehicular area.

A minimum 1.5 metre planting strip shall be located adjoining the building frontage of any blank section of wall in excess of 5m length fronting the street. This may be used to accommodate some of the carpark specimen trees (see below).

As per the District Plan Rules one tree shall be planted for every five parking spaces. These trees shall be planted within or adjacent to the carparking area. These car parking areas shall be arranged in rows that do not exceed 10 spaces in a line without a planting strip or path separating these bays with a minimum dimension of 1.5 metres.

Clear sightlines shall be created and maintained between the specimen tree canopies and any areas of groundcovers/shrubbery, (i.e. maximum 1.2 metre high groundcover/shrub/ hedgerow and minimum 2.5 metre raised canopy for specimen trees (form pruned over time).

Stormwater management devices involving planted treatments (such as swales and raingardens) shall be accommodated within the Balance Front Yard in preference to the Front Yard Garden but may be located within the latter subject to compliance to the street planting rule of the District Plan and those identified above.

Landscaping

Road Classification

The plan on this page indicates the road classification and should be read in conjunction with he Summary Plant Species List included in Appendix 1 of these controls.

ROAD CLASSIFICATION

- | | | | |
|----------------------|-----------|--------|-----------------|
| POUND RD | BOULEVARD | AVENUE | NEW WATERLOO RD |
| HALSWELL JUNCTION RD | STANDARD | PYLON | STANDARD MINOR |



THE CONTROLS

Landscaping

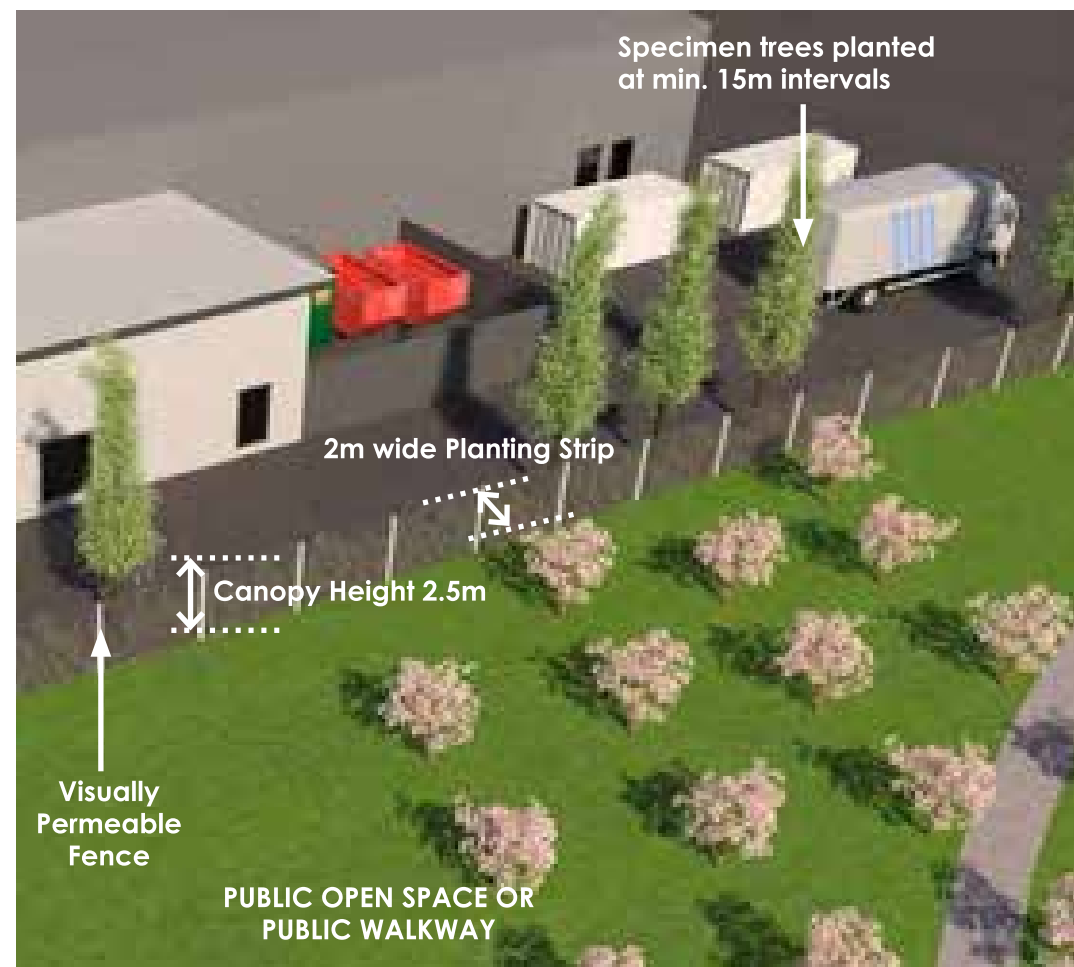
Open Space Boundary - P & C

A two metre wide landscape strip shall adjoin any Open Space Boundary, including any walkway. All plant species within this landscape strip shall be selected from the Summary Plant Species List included in Appendix 1.

The landscape strip shall be entirely planted with groundcovers and/or low shrubs/hedges maintained to a maximum height of 1.2 metres.

Specimen trees shall be located at a minimum 15 metre interval (or one tree for every five carparks if parking is included) and located within the centre of the 2m wide strip. Over time these trees should be canopy lifted to a minimum 2.5 metre clearance to enable open sightlines between the trees and the groundcovers/shrubbery between the Lot and the Reserve (Open Space).

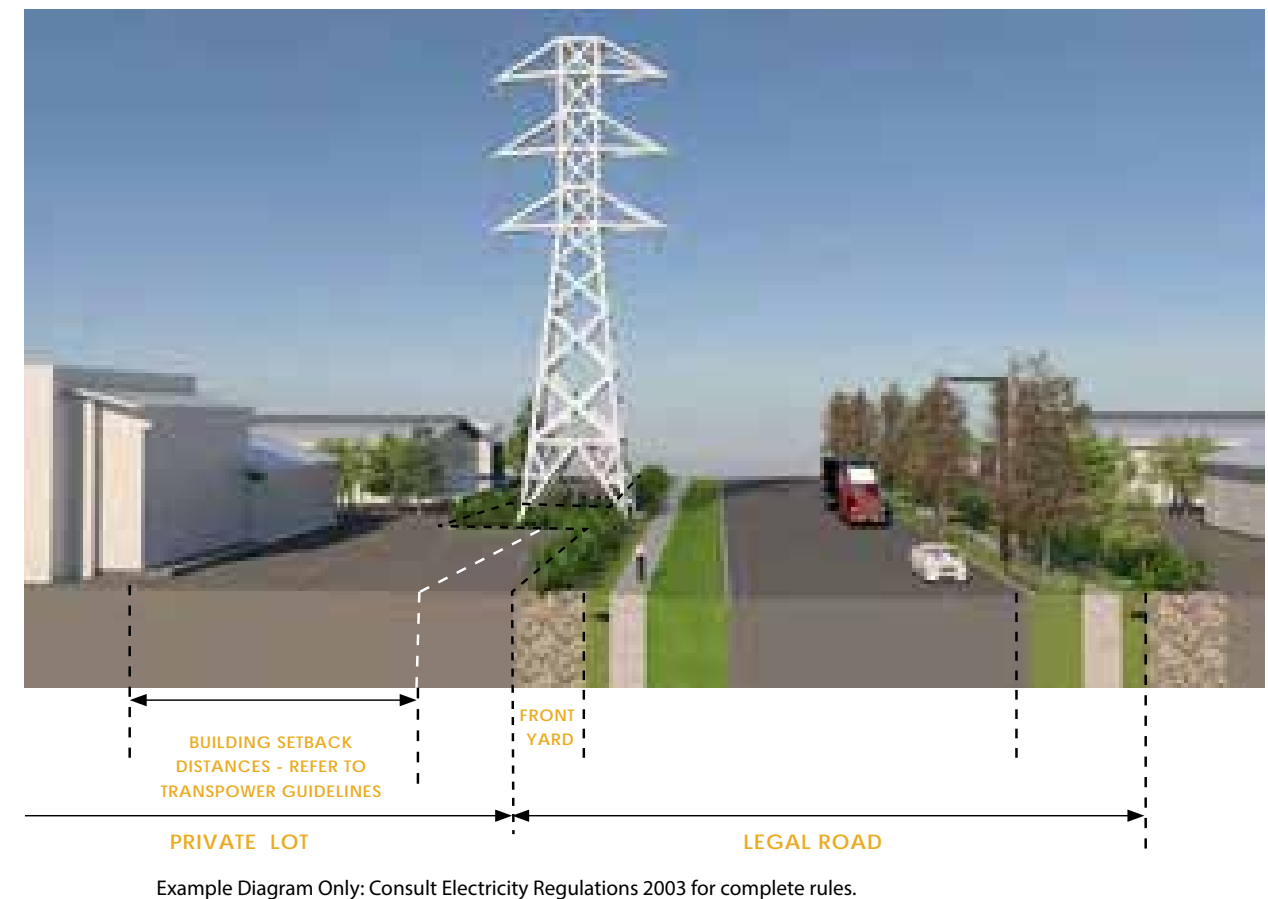
Only visually permeable fencing shall be implemented along these boundaries.



Transmission Power Lines - P & C

Any trees located within 18m of the centreline of the electricity transmission line should be species that have a maximum height of no more than 10m at maturity. Any vegetation located within the front yard area of Pylon Road Lots is subject to the Electricity (Hazards from Trees) Regulations 2003.

Developers should refer to the CCC District Plan and the New Zealand Electrical Code of Practice for Electrical Safe Distances relating to buildings and structures



Landscape Implementation - P & C

Landscape implementation shall be undertaken in accordance with the requirements outlined in Appendix 2.

A low-angle photograph of a modern building's exterior. The building features large glass windows reflecting the sky and a concrete balcony with a glass railing. The sky is a clear, vibrant blue. The text '03' is overlaid in a large, red, sans-serif font in the upper left corner.

03

Appendices

Plant Species Schedule

Botanical Name	Common Name	Grade	Spacing
BOULEVARD ROAD / AVENUE ROAD			
STREET			
Street Tree Berm			
Platanus x acerifolia	London Plane	160L	15m
Street Tree Medium			
Platanus x acerifolia	London Plane	160L	15m
Street Underplanting			
Dianella ‘Little Rev’	Dianella	PB2	0.5m
Libertia peregrinnans	NZ Iris	PB2	0.5m
Escallonia ‘White Profusion’	Escallonia	PB8	0.6m
FRONTYARD (minimum 50% grassed)			
Specimen Trees			
Magnolia grandiflora 'Ferruginea'	Magnolia	160L	5m
Platanus x acerifolia	London Plane	160L	15m
Hedge (<1.2m)			
Griselinia 'Broadway Mint'	Kapuka	PB18	0.7m
Escallonia ‘White Profusion’	Escallonia	PB8	0.6m
Shrubs & Groundcovers			
Carex buchananii	Carex	PB2	4/m²
Carex virgata	Carex	PB2	2/m²
Chionochloa flavicans	Miniture Toetoe	PB2	2/m²
Ophiopagon 'Black Dragon'	Black Mondo	RT	25/m²
Phormum 'Black Rage'	Black Flax	PB5	2/m²
Phormum Cookianum 'Green Dwarf'	Dwarf Mt Flax	PB5	2/m²
Dianella ‘Little Rev’	Dianella	PB2	0.5m
Libertia peregrinnans	NZ Iris	PB2	0.5m
RESERVE BOUNDARY			
Specimen Trees			
Magnolia grandiflora 'Ferruginea'	Magnolia	160L	5m
Platanus x acerifolia	London Plane	160L	15m
Hedge (Trimmed <1.2m)			
Griselinia 'Broadway Mint'	Kapuka	PB18	0.7m
Veronica toparia, albicans or wiri mist	Hebe	PB8	0.4m
Shrubs & Groundcovers			
Aceana purpurea	Aceana	PB2	4/m²
Carex buchananii	Carex	PB5	4/m²
Carex virgata	Carex	PB5	2/m²
Chionochloa flavicans	Miniture Toetoe	PB2	2/m²
Coprosma acerosa 'Red Rocks'	Coprosma groundcover	PB2	2/m²
Coprosma Hawera	Coprosma groundcover	PB2	2/m²
Ophiopagon Black Dragon	Black Mondo	RT	25/m²
Phormum 'Black Rage'	Black Flax	PB5	2/m²
Phormum Cookianum 'Green Dwarf'	Dwarf Mt Flax	PB5	2/m²
Libertia peregrinans	NZ iris	PB2	0.5m

Botanical Name	Common Name	Grade	Spacing
STANDARD ROAD / STANDARD MINOR ROAD			
STREET			
Street Tree			
Quercus rubra	Red Oak	160L	10m
Liriodendron tulipifera	Tulip tree	160L	10m
Street Underplanting			
Veronica toparia, albicans or wiri mist	Hebe	PB8	0.4m
FRONTYARD (minimum 70% planted) & RESERVE BOUNDARY			
Specimen Trees			
Magnolia grandiflora 'Ferruginea'	Magnolia	160L	5m
Liriodendron tulipifera	Tulip tree	160L	10m
Quercus rubra	Red Oak	160L	5m
Quercus robur 'Fastigiata'	Upright English Oak	160L	5m
Hedge (Trimmed <1.2m)			
Corokia 'Genties Green'	Corokia	PB18	0.5m
Griselinia 'Broadway Mint'	Kapuka	PB18	0.7m
Escallonia ‘ White Profusion’	Escallonia	PB8	0.6m
Veronica toparia, albicans or wiri mist	Hebe	PB8	0.4m
Shrubs & Groundcovers			
Aceana purpurea	Aceana	PB2	4/m²
Astelia 'Silver Spear'	Asteila	PB12	2/m²
Astelia 'Westland'	Astelia	PB12	2/m²
Brachyglotis 'Otari Cloud'	Daisy Bush	PB5	2/m²
Carex buchananii	Carex	PB5	4/m²
Carex virgata	Carex	PB5	2/m²
Carpodetus serrata prostrata	Putaputaweta	PB5	2/m²
Chionochloa flavicans	Miniture Toetoe	PB5	2/m²
Coprosma acerosa 'Red Rocks'	Coprosma groundcover	PB2	2/m²
Coprosma Hawera	Coprosma groundcover	PB2	2/m²
Cordyline 'Red Fountain'	Red Fountain	PB2	2/m²
Leptocarpus similis	Oioi	PB5	9/m²
Dianella “Little Rev’	Dianella	PB2	0.5m
Libertia peregrinans	NZ Iris	PB2	16/m²
Ophiopagon 'Black Dragon'	Black Mondo	RT	25/m²
Phormum 'Black Rage'	Black Flax	PB5	2/m²
Phormum Cookianum 'Green Dwarf'	Dwarf Mt Flax	PB5	2/m²
Veronica diosmifolia	Hebe	PB5	2/m²
Veronica pinguifolia ‘Sutherlandii’	Hebe	PB5	4/m²
Veronica toparia	Hebe	PB5	3/m²
Veronica 'Wiri Mist'	Hebe	PB5	2/m²

Botanical Name	Common Name	Grade	Spacing
WATERLOO ROAD + HALSWELL JUNCTION-POUND LINK ROAD			
FRONTYARD (no grassed areas) & RESERVE BOUNDARY			
Specimen Trees			
Magnolia grandiflora 'Ferruginea'	Magnolia	160L	5m
Plagianthus regius	Ribbonwood	PB95	5m
Liriodendron tulipifera	Tulip tree	160L	10m
Platanus x acerifolia	London Plane	160L	15m
Hedge (<1.2m)			
Corokia 'Genties Green'	Corokia	PB18	0.5m
Griselinia 'Broadway Mint'	Kapuka	PB18	0.7m
Photinia Red Robin		PB18	0.5m
Escallonia 'White Profusion'	Escallonia	PB8	0.6m
Veronica toparia or albicans	Hebe	PB8	0.4m
Shrubs & Groundcovers			
Aceana purpurea	Aceana	PB2	4/m ²
Astelia 'Silver Spear'	Asteila	PB12	2/m ²
Astelia 'Westland'	Astelia	PB12	2/m ²
Brachyglotis 'Otari Cloud'	Daisy Bush	PB5	2/m ²
Carex buchananii	Carex	PB5	4/m ²
Carex virgata	Carex	PB5	2/m ²
Carpodetus serrata prostrata	Putaputaweta	PB5	2/m ²
Chinochloa flavicans	Dward Toetoe	PB5	2/m
Coprosma acerosa 'Red Rocks'	Coprosma groundcover	PB2	2/m ²
Coprosma Hawera	Coprosma groundcover	PB2	2/m ²
Cordyline 'Red Fountain'	Red Fountain	PB2	2/m ²
Corokia cotoneaster		PB12	1/m ²
Leptocarpus similis	Oioi	PB5	9/m ²
Dianella 'Little Rev'	Dianella	PB2	0.5m
Libertia peregrinans	Iris	PB3	16/m ²
Muelenbeckia astonii		PB5	2/m ²
Ophiopagon 'Black Dragon'	Black Mondo	RT	25/m ²
Phormum 'Black Rage'	Black Flax	PB5	2/m ²
Phormum Cookianum	Mt Flax	PB5	2/m ²
Phormum Cookianum 'Green Dwarf'	Dwarf Mt Flax	PB5	2/m ²
Rhododendrom species	Rhododendrom	PB12	1/m ²
Veronica diosmifolia	Hebe	PB5	2/m ²
Veronica pinguifolia 'Sutherlandii'	Hebe	PB5	4/m ²
Veronica toparia	Hebe	PB5	3/m ²
Veronica 'Wiri Mist'	Hebe	PB5	2/m ²

PYLON ROAD

STREET			
Street Tree South Eastern Road Side			
Liriodendron tulipifera	Tulip Tree	160L	10m
Street Underplanting			
Libertia ixioides peregrinans	NZ Iris	PB2	10/m ²

Botanical Name	Common Name	Grade	Spacing
FRONTYARD (no grassed areas) & RESERVE BOUNDARY			
Specimen Trees South Eastern Road Side			
Malus spp	Crab Apple	160L	5m
Nothofagus fusca	Red Beech	160L	5m
Nothofagus solandrii var. cliffortioides	Moutain Beech	160L	5m
Plagianthus regius	Ribbonwood	PB95	5m
Prunus spp	Ornamental Cherry - Pink	160L	5m
Prunus spp	Ornamental Cherry - White	160L	5m
Pseudopanax arboreus	Five Finger	PB95	5m
Quercus robur 'Fastigiata'	Upright English Oak	160L	5m
Specimen Trees Under Pylon NOTE MUST COMPLY WITH TRANSPOWER STANDARDS			
Malus spp	Crab Apple	160L	5m
Plagianthus regius	Ribbonwood	PB95	5m
Prunus spp	Ornamental Cherry - Pink	160L	5m
Prunus spp	Ornamental Cherry - White	160L	5m
Pseudopanax arboreus	Five Finger	PB95	5m
Hedge (<1.2m)			
Corokia 'Genties Green'	Corokia	PB28	0.5m
Griselinia 'Broadway Mint'	Kapuka	PB28	0.7m
Photinia Red Robin		PB28	0.5m
Veronica toparia or albicans	Hebe	PB8	0.4m
Shrubs & Groundcovers			
Aceana purpurea	Aceana	PB2	4/m ²
Astelia 'Silver Spear'	Asteila	PB12	2/m ²
Astelia 'Westland'	Astelia	PB12	2/m ²
Brachyglotis 'Otari Cloud'	Daisy Bush	PB5	2/m ²
Carex buchananii	Carex	PB5	4/m ²
Carex virgata	Carex	PB5	2/m ²
Carpodetus serrata prostrata	Putaputaweta	PB5	2/m ²
Chinochloa flavicans	Dward Toetoe	PB5	2/m
Chionochloa rigida	Snow Tussock	PB5	2/m ²
Choisya ternata	Mexican Orange Blossom	PB12	1/m ²
Coprosma acerosa 'Red Rocks'	Coprosma groundcover	PB2	2/m ²
Coprosma Hawera	Coprosma groundcover	PB2	2/m ²
Cordyline 'Red Fountain'	Red Fountain	PB2	2/m ²
Corokia cotoneaster		PB12	1/m ²
Dodonea viscosa 'Purpurea'		PB12	1/m ²
Leptocarpus similis	Oioi	PB5	9/m ²
Libertia peregrinans	NZ Iris	PB2	10/m ²
Muelenbeckia astonii		PB5	2/m ²
Phormum Cookianum	Mt Flax	PB5	2/m ²
Phormum 'Black Rage'	Black Flax	PB5	2/m ²
Phormum Cookianum 'Green Dwarf'	Dwarf Mt Flax	PB5	2/m ²
Rhododendrom species	Rhododendrom	PB12	1/m ²
Veronica toparia	Hebe	PB5	3/m ²
Veronica 'Wiri Mist'	Hebe	PB5	2/m ²

Botanical Name	Common Name	Grade	Spacing
POUND ROAD			
REAR OF LOT			
Specimen Trees			
Quercus robur 'fastigiata'	Upright Oak	160L	6m
Quercus palustris	Pin Oak	160L	10m
Quercus ilex	Holm Oak	160L	10m
Alnus cordata	Italian Alder	160L	10m
Hedge			
Grislinia littoralis	Broadleaf	PB18	1.2m
Shrubs & Groundcovers			
Chionochloa flavicans	Miniture Toetoe	PB2	2/m ²
Coprosma acerosa	Sand Coprosma	PB2	2/m ²

Landscape Implemenation Requirements

Landscape Contractor

All soft landscape works shall be implemented by a reputable and experienced Landscape Contractor.

Plant Supply

All plant material should be of best nursery stock, healthy and vigorous, with well developed root systems, free of dis-ease, pests and physical damage. All plants should be locally sourced and if not then hardened off to the site conditions prior to implementation.
All specimen trees should be a PB150 or 160L minimum grade, with a minimum height of 2.5 metres when planted, (which is taller than the District Plan Rule of 1.5 minimum). All hedge plants should be a PB18 minimum grade. All shrubs and groundcovers should be a PB5 minimum grade unless specified otherwise within the Summary Plant Species List included in Appendix 1 of these controls.

Site Preparation

The entire site should be free of any weeds prior to commencement of landscape implementation. Prior to planting the soil medium in lawn and planting areas should be cultivated to provide good plant support and to encourage active root growth. Any site compaction should be remedied and a minimum 250mm depth of adequate friable topsoil must be provided within these areas.

Site implementation

All soft landscape works should be implemented following good horticultural practices. All plants should be planted with a suitable controlled release fertiliser. All specimen trees should be form pruned at the time of planting. All spec-imen trees located within one metre proximity to buildings or sealed surfaces should be implemented with a root protection guard.

Tree Stakes

All specimen trees must be staked with a minimum two 50 x50 ground treated black stained timber stakes and fastened with 50mm wide Hessian webbing ties stapled to the stakes at one third of the tree height. All stakes should be posi-tioned vertically with tops level with each other and located parallel with the road frontage (where applicable).

Irrigation

All soft landscape areas should be implemented with automatically controlled reticulated irrigation systems.

Plant Bed Edges

Plant bed edges can be installed between planting and lawn areas. The top of the plant bed edge should be finished level with the lawn (i.e. not protruding above the finished ground level). If concrete kerbs are used then a coloured oxide should be added, (i.e. no white concrete).
Alternatively a small ditch should be dug to form a tidy edge and restrict mulch overflowing onto grassed areas.

- bark mulch
- pebble rounds

A small ditch should be dug on the parameter of all planting areas to restrict mulch overflowing onto grassed, paved or sealed areas.
Weedmat lining can be installed below mulched areas. At no point should this weed mat be visible. It should be a biode-gradable material and pegged at regular spacings as per manufacturers instructions.

Maintenance Period

All soft landscape works should be maintained regularly for a minimum two year period by the implementing Land-scape Contractor and then included within the Lots Management and Maintenance Schedule.

Reinstatement

Any street trees, street gardens, footpaths, kerbs and or signage within the road reserve, parks or neighbouring lots damaged during the building or landscaping implementation works (including chemical herbicide spray drift or ve-hicular mishap) on individual lots should be reinstated at that Lot owners cost to the approved/existing standards and specifications

Management and Maintenance

Lot owners will take responsibility for the long term management and maintenance of all soft landscape works, in ac-cordance with good horticultural practices, including:

- mowing the grassed areas
- weed removal
- pest control
- rubbish removal
- watering during extended dry periods
- tree stake repairs and/or removal once trees are firmly established
- reinstatement of mulch levels
- reinstatement of garden edging
- formative or damage pruning
- fertilising for growth
- treatment for insect or fungal diseases
- death replacements

THANK YOU

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