Memorandum

To: Listed Projects Team – Ministry for the Environment

From: Joseph McCready – Barker & Associates Limited

Date: 06 May 2025

Re: **Landscape and Visual Effects Memorandum for Rogerson Block**

1.0 Introduction

Rogerson Block Development is a combined residential and industrial development within the wider Southern Links 1 ('SL1') area.

Graeme Rogerson is part of a well-established group of developers involved in a consortium that has been established for some time that represent the bulk of the SL1 growth cell, recognised by Future Proof and the development community in the Waikato. Strong synergies with the listed (Southern Links 1 Stage 1 Industrial and Stage 1 Residential), Fast-Track project exist.

The Rogerson Block comprises circa 43 hectares, which will be split into approximately 13 hectares of medium density residential development and 28 hectares of industrial development. The residential component of the proposal will comprise circa 200 residential units, primarily medium-density (300m2 allotments), of varying typologies such as terraced, duplex and detached dwellings. The industrial component of the proposal will comprise circa 35 industrial allotments of varying size, including less than 5,000m2 (small lots), 5,000m2 to 10,000m2 (medium lots), and over 10,000m2 (large lots), to provide for a range of uses from small-scale manufacturing or workshops to light industrial workshops and warehouses. The Rogerson Block masterplan is shown in Figure X [attached], and contained within the Urban Design Memorandum.

The residential development is underpinned by a series of design principles, which focus on creating a well-connected, legible and integrated community on Hamilton City's urban fringe. The proposed transport network utilises the existing connection points, specifically on Tuhikaramea Road and Karen Crescent, to ensure the community is supported by local roads, cycle connections and pedestrian pathways to create an accessible and legible development. As aforementioned, a range of housing typologies and densities are proposed to meet the growing and changing needs of the housing market to ensure there are options for future residents. Each typology has been thoughtfully located, based on opportunities and constraints, with density ranging from terraced, duplex, and detached dwellings to ensure integration with the adjoining urban footprint.

A thoughtful open space network will buffer the residential component of this proposal from the industrial component, with a proposed 20-metre-wide green buffer and artificial wetlands, to provide amenity for residents and create a functional development. A series of four artificial wetlands will provide both a stormwater function and amenity function.

The larger east-to-west spine road, of approximately 27.8 metres in width, will provide for the movement of people and vehicles through the site. Two additional transport corridors will be provided from this spine road to provide logical access for the industrial allotments. The industrial allotments have been thoughtfully located, with the small lots adjoining the proposed residential development and the larger lots integrating with the neighbouring proposed industrial development of the wider SL1 development and adjoining rural land.

The development will be appropriately serviced via a robust infrastructure strategy, which includes utilisation of existing services, stormwater artificial wetlands, and if required new water bores.

Barker & Associates (B&A) has been commissioned to prepare a landscape and visual effects memorandum for the Rogerson Block – a proposed mixed-use development in southern Hamilton. The concept integrates a range of land uses including medium-density residential neighbourhoods, light industrial precincts, stormwater infrastructure, and open space corridors.

The project masterplan reflects staged growth and provides flexibility for industrial and residential demands. This assessment considers landscape character, visual catchment, key viewpoints, and identifies approaches to minimise adverse effects while integrating the development into its rural setting.

1.1 Proposal Description

Key features of the Rogerson Block development include:

Residential Areas:

- Medium-density residential lots averaging ~300m²;
- A mix of terraced homes, duplexes, and detached dwellings; and
- Estimated total yield: Circa 200 dwellings.

Industrial Areas:

- Small to large lots for light industrial use; and
- Total industrial development area: Circa 27ha.

Transport Infrastructure:

- East–west collector roads (e.g., Road 1 ~27.8m wide);
- Local roads (~16.8m wide), pedestrian and cycle connections; and
- Proposed roundabouts and future integration with Southern Links.

Stormwater and Green Infrastructure:

- 5.8ha of stormwater infrastructure, including green buffers and treatment zones;
- Retention and realignment of rural drains; and
- 1ha of greenway/green buffer (20m width) to soften interfaces and provide ecological value.

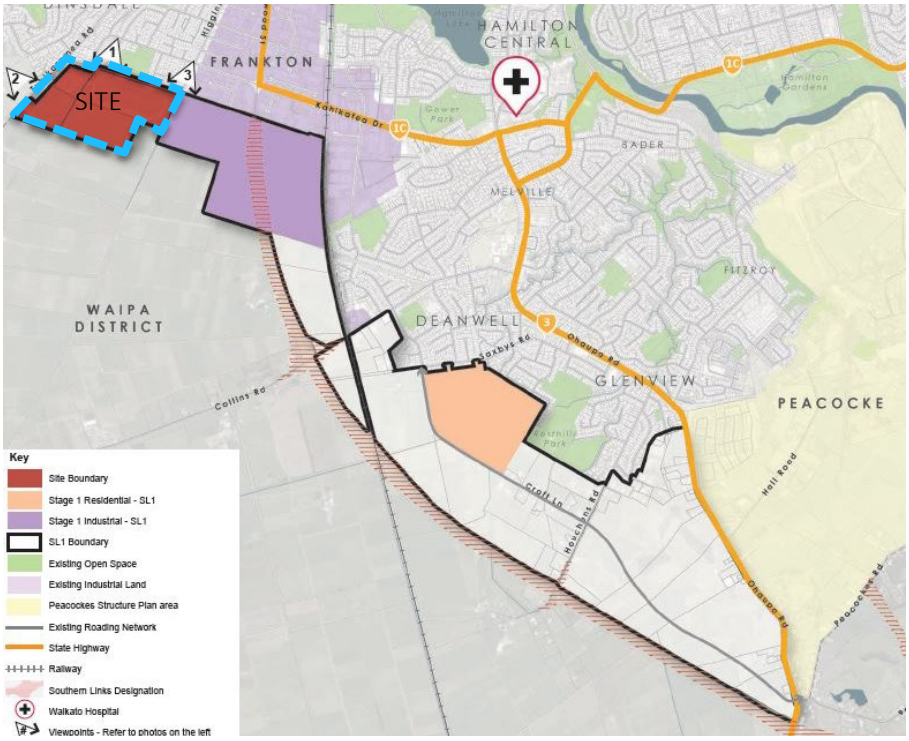

Figure 1. SL1 Concept Plan showing location of the Site (Source: B&A).

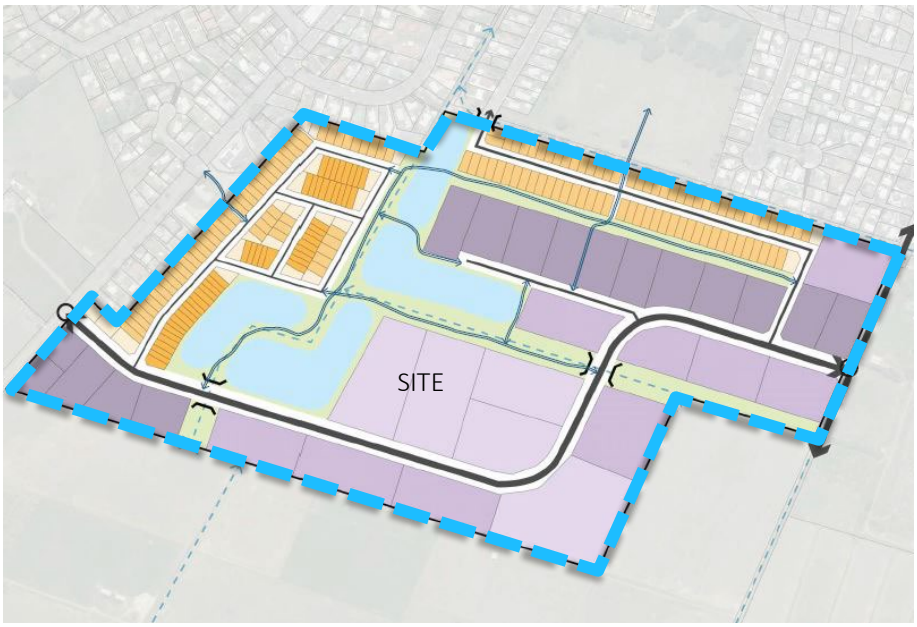

Figure 2. Snip of concept plan showing the location of the Site (Source: B&A).

1.2 Existing Site Description

The subject Site includes 183 and 293 Tuhikaramea Road (excluding a small portion fronting onto Tuhikaramea Road) on the southwestern edge of Hamilton. It is a significant landholding known historically as Rogerson Farm. Covering approximately 43.15 hectares, the Site is strongly associated with New Zealand's equestrian heritage and exemplifies a transitional landscape where traditional rural land use patterns intersect with the advancing edges of urban development.

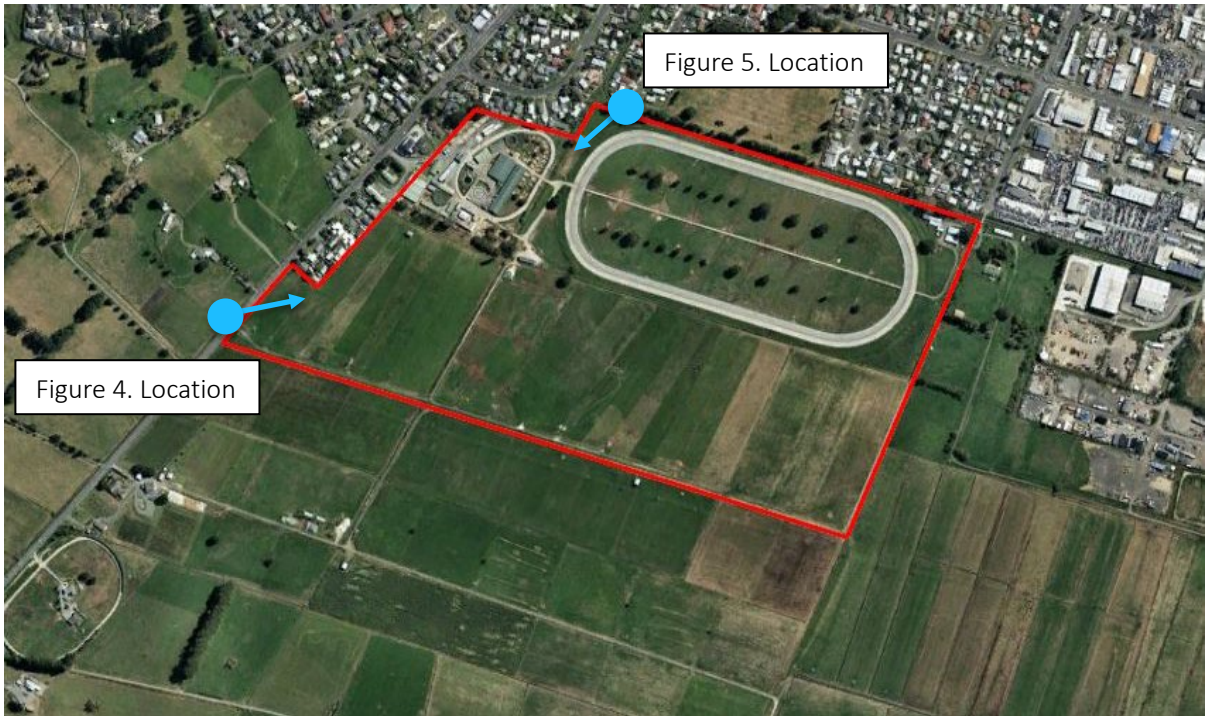

Figure 3. Aerial image showing the Site and photograph locations (Source: Google Earth).

Topographically, the Site is largely flat to gently undulating, a typical characteristic of Hamilton City. The soils are fertile and well-drained, supporting a productive agricultural regime that has focused historically on equestrian activities. The physical structure of the landscape comprises open grassed paddocks, internal fencing, and purpose-built equine training infrastructure. Vegetation is primarily introduced pasture species, supplemented by shelterbelts and hedgerows of exotic species. Scattered mature trees contribute additional structure and enclosure, reinforcing the Site's long-standing utilitarian configuration and its legibility as a rural working landscape.

The perceptual qualities of the Site are shaped by a strong sense of openness and spatial order. Long views across paddocks, framed by low vegetation and minimal built form, establish a clear visual rhythm and foster a sense of calm and spaciousness. The sensory experience is largely rural, marked by subtle ambient sounds such as wind movement through vegetation, distant traffic, and intermittent equestrian activity.

Culturally, the Rogerson property holds significant associative value. Operated by the same family for over fifty years, it embodies a legacy of rural enterprise and equine excellence. The Site's longstanding relationship with horse racing and training has cemented its status within the local and national consciousness. This heritage is layered over deeper cultural narratives likely associated with mana whenua, although specific engagement has not been documented. Nevertheless, the principles of Te Tangi a te Manu encourage the recognition of underlying whakapapa, cultural narratives, and place-based meanings that

may reside within the whenua. Integrating mātauranga Māori and tikanga into the understanding of the landscape would be essential for a complete and inclusive assessment.

Figure 4. Photograph looking north from the south-west corner of the Site (Source: Google Streetview).

Figure 5. Photograph looking south from the northern boundary of the Site (Source: Google Streetview).

2.0 Receiving Environment

2.1 Landscape Character

The landscape character of the Rogerson area is shaped by a combination of its biophysical features, sensory experiences, and deep cultural associations.

From a biophysical standpoint, the broader Rogerson landscape is defined by its natural landforms, vegetation patterns, and hydrological features. The topography includes gently rolling hills, expansive plains, and river valleys, each contributing to the area's visual coherence and land use patterns. Vegetation ranges from remnant indigenous forest to introduced shelterbelts and pasture grasses, reflecting both ecological heritage and contemporary farming practices. Hydrological elements such as streams and wetlands play a critical role in shaping the ecological character and land use of the area. Soil types and underlying geology further influence productivity and landform expression, reinforcing the area's distinct physical identity.

Figure 6. Aerial image showing the Site in the broader context (Source: Google Earth).

The perceptual qualities of the Rogerson area add another layer to its character. Visually, the landscape is marked by long-range views, varied textures of pasture and forest, and strong horizon lines defined by hilltops or tree rows. Auditory and olfactory cues, such as birdsong, rustling wind, or agricultural sounds, contribute to an immersive environmental experience. The overall atmosphere ranges from tranquil and contemplative in more natural settings to dynamic and industrious in areas dominated by human activity.

Cultural and associative values are integral to a landscape's identity. The area may contain Sites of historical significance (although not necessarily formally recorded) that should be understood. Connections to mana whenua are particularly important, with place names, oral histories, and cultural practices anchoring the

landscape in whakapapa and mātauranga Māori. Mana whenua engagement will continue to be an important part of this project moving forward.

2.2 Visual Catchment Description

Using a viewpoint analysis, we can assess the viewing audience catchment for key locations surrounding the Site at 183 and 293 Tuhikaramea Road, specifically from Tuhikaramea Road roundabout, Wallace Road, Kahikatea Park, Wickham Street, and Collins Road. This analysis considers the nature of each viewpoint, the audience sensitivity, duration and frequency of views, and the experiential and cultural context of each location. A more detailed visual assessment is recommended as the proposal progresses through future stages of the consenting process.

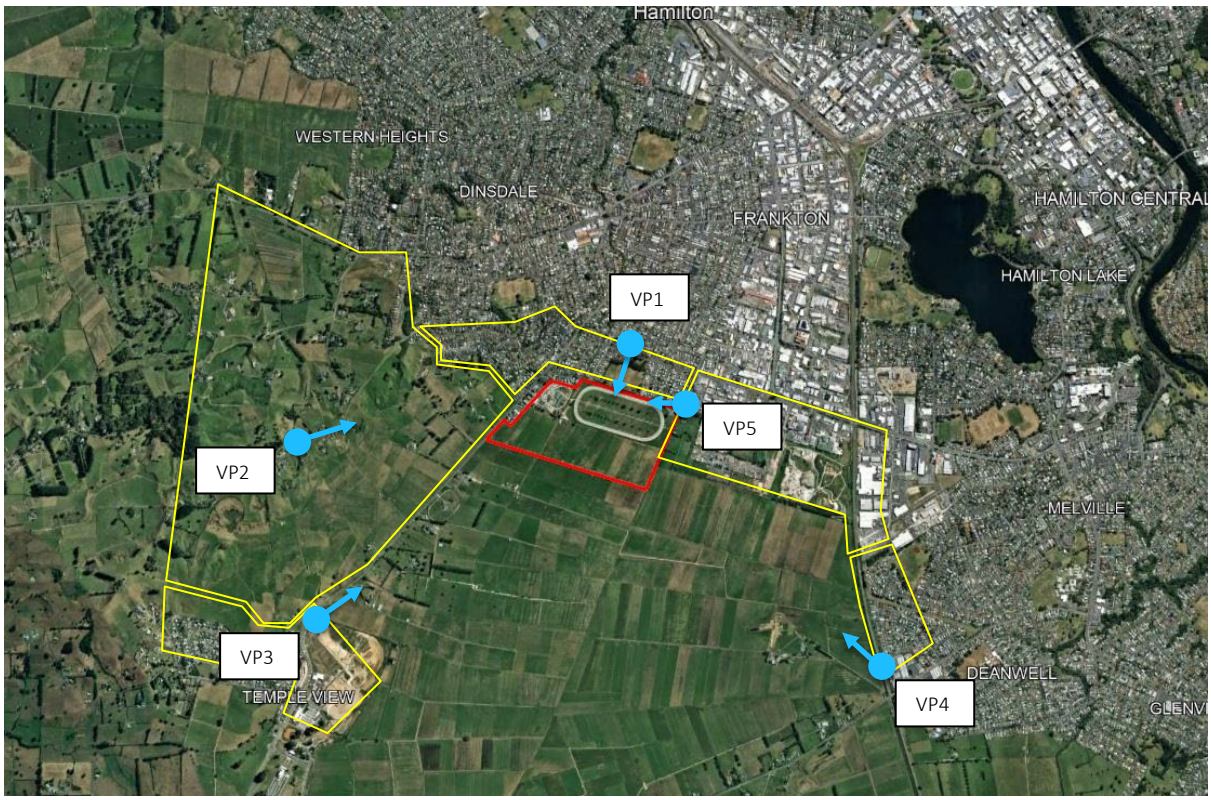

Figure 7. Map showing viewpoint photograph locations and viewing audiences (yellow boundaries) (Source: B&A).

Viewpoint 1 - Kahikatea Park

Kahikatea Park is a recreational public space, and the audience here is largely pedestrian-based and includes local families, walkers, and recreational users. Views from the park towards the Rogerson Site are typically filtered or oblique, mediated by vegetation and intervening built form. However, in places where views open, users can visually connect with the broader rural context, particularly in relation to the backdrop of pastoral land and its vegetated boundary patterns. The viewing experience here is stationary or slow-moving, allowing for extended visual engagement. The landscape may provide a restorative visual context, especially where park users perceive the rural backdrop as a contrast to the suburban environment.

- **Viewer Sensitivity:** High: Viewers include both residents with fixed outlooks over the Site and recreational users (walkers, families, sports participants). The expectation of visual amenity and landscape quality is high for both groups.

- **View Type:** Elevated, direct views from housing and open space over the northeastern edge of the Site. Limited vegetative screening means current views encompass open pastureland and distant ranges, with a strong sense of rural character and spatial openness.
- **Effect:** The transition to medium-density residential will introduce built form, roads, and urban landscaping near the park and residential edge. If unmitigated, this could reduce the perceived openness, alter the visual catchment, and reduce amenity values, particularly for residents with upper-storey views or park users appreciating the rural backdrop. However, the opportunity exists to reinforce the edge with green buffers, appropriately scaled housing (e.g. duplexes rather than three-storey blocks), and integration of pedestrian/cycling linkages to maintain visual and physical permeability.
- **Magnitude of Change:** High: This interface will experience substantial visual change in terms of form, scale, and intensity. Without mitigation, the change may be adverse, but with sensitive edge treatment, such as vegetated buffers, the transition can become a positive interface between nature, recreation, and housing.

Figure 8. Kahikatea Park - Viewpoint photograph 1, VP1 (Source: Google Streetview).

Viewpoint 2 - Wallace Road

Wallace Road runs perpendicular to the western side of the Site and provides frontal and perpendicular views into the rural landscape. The audience here includes both residents and passing vehicles, though at a lower traffic volume than Tuhikaramea Road. The views are more sustained and repetitive, particularly for residents and daily users, allowing for deeper visual engagement and potential emotional attachment. Due to the relative openness of the paddocks and low levels of screening, there is a high degree of landscape transparency, reinforcing perceptions of openness and rural identity. This road also provides partial views of the distant urban edge, which subtly contrasts with the pastoral foreground. The viewpoint may hold increased experiential value due to slower travel speeds and greater opportunities for visual absorption.

- **Viewer Sensitivity:** Moderate: Predominantly rural-residential viewers and occasional road users. While traffic is intermittent, rural residents may have greater sensitivity to landscape change due to the expectation of open and low-density surroundings.

- View Type: Oblique to direct views across open paddocks and undeveloped land. View corridors are relatively open due to limited shelterbelts and low fencing. Views may include parts of the indicative industrial block and proposed greenway.
- Effect: The shift from an open, pastoral character to industrial land uses and transport corridors will be visually prominent if unmitigated. The bulk, scale, and horizontal form of light industrial buildings can create perceived visual encroachment if boundary treatments and setbacks are not sensitively applied. However, the proposed greenway buffer (20m) and stormwater areas offer opportunities to soften this transition with ecological and vegetative screening.
- Magnitude of Change: Moderate: The land use change is significant from rural to urban uses, including new road networks, relatively dense housing, and large industrial blocks. However, well-integrated green infrastructure and edge treatment can reduce perceived visual disruption. The duration and extent of views mean that viewer experience can still be positively shaped.

Figure 9. Wallace Road - Viewpoint photograph 2, VP2 (Source: Google Streetview).

Viewpoint 3 - Tuhikaramea Road Roundabout

The Tuhikaramea Road roundabout is a high-traffic vehicular node and serves as a prominent visual gateway to the area. The viewing audience here consists primarily of motorists and cyclists who experience the Site at speed and from elevated positions within vehicles. Views are often glimpsed or transitional in nature but occur frequently due to the commuter and local traffic flow. The roundabout offers oblique and sequential views into the paddocks and rural structures, particularly across open frontages. As a transitional interface between peri-urban and rural zones, the perceptual experience is one of entering a more open, green, and spacious environment, which may contribute to perceived legibility and character distinction. This is a public viewpoint, accessible to all, and provides an early cue of landscape change for those approaching from the city.

- Viewer Sensitivity: Low to Moderate: Primarily experienced by transient road users (private vehicles, freight, public transport). Exposure duration is brief, but this is a key point of arrival into Hamilton, increasing the importance of visual quality at this node.

- View Type: Oblique and transient views from the roundabout approach and exit legs. Views toward the Site are open due to the flat terrain and sparse vegetation. The roundabout also acts as a navigational landmark, enhancing visual focus.
- Effect: The development introduces industrial buildings and associated infrastructure (e.g. signage, fencing, stormwater features) into a previously rural-vegetated setting. Without mitigation, hard edges or large blank façades could visually dominate this entrance point. However, there is a strong opportunity to create a gateway landscape treatment, such as feature planting, signage, or integrated stormwater design, that enhances visual amenity and urban legibility.
- Magnitude of Change: Moderate: The physical change is noticeable and may contrast with the existing character, but the visual sensitivity is tempered by viewer type and duration. Well-executed gateway design can improve the perception of the entrance rather than degrade it.

Figure 10. Tuhikaramea Road Roundabout - Viewpoint photograph 3, VP3 (Source: Google Streetview).

Viewpoint 4 - Collins Road

Collins Road is an arterial route that accommodates both local and through traffic, forming a major visual corridor along the southern boundary of the Site. The viewing audience includes commuters, agricultural traffic, and logistics-related vehicles. Views are typically extended and sweeping, especially eastward and westward along the corridor. Given the road's alignment and open paddock structure, viewers experience a broad visual interface with the Site, especially during travel at moderate speeds. These are transitional views with frequent repetition, and they reinforce the rural-productive character of the area. The landscape may be perceived as emblematic of the Hamilton rural fringe, offering identity cues and legibility for those navigating between urban and rural zones.

- Viewer Sensitivity: High: Viewers include both residents with fixed outlooks over the Site and recreational users (walkers, families, sports participants). The expectation of visual amenity and landscape quality is high for both groups.
- View Type: Elevated, direct views from housing and open space over the northeastern edge of the Site. Limited vegetative screening means current views encompass open pastureland and distant ranges, with a strong sense of rural character and spatial openness.

- **Effect:** The transition to medium-density residential will introduce built form, roads, and urban landscaping near the park and residential edge. If unmitigated, this could reduce the perceived openness, alter the visual catchment, and reduce amenity values—particularly for residents with upper-storey views or park users appreciating the rural backdrop. However, the opportunity exists to reinforce the edge with green buffers, appropriately scaled housing (e.g. duplexes rather than three-storey blocks), and integration of pedestrian/cycling linkages to maintain visual and physical permeability.
- **Magnitude of Change:** Moderate: This interface will experience substantial visual change in terms of form, scale, and intensity. Without mitigation, the change may be adverse, but with sensitive edge treatment, the transition can become a positive interface between nature, recreation, and housing.

Figure 11. Colins Road - Viewpoint photograph 4, VP4 (Source: Google Streetview).

Viewpoint 5 - Wickham Street

Wickham Street offers local residential views, and the audience catchment consists mainly of residents, pedestrians, and occasional through traffic. Views towards the Rogerson Site are typically intermittent, constrained by built development, fencing, and vegetation, but may open at certain property boundaries or intersections. The character of the view is more domesticated, and while direct visual connection to the landscape may be limited, the sense of proximity to open space still contributes to local amenity values. As these are private or semi-private viewpoints, the landscape is experienced more intimately and frequently, potentially holding higher associative value for nearby residents.

- **Viewer Sensitivity:** High: Viewers include both residents with fixed outlooks over the Site and recreational users (walkers, families, sports participants). The expectation of visual amenity and landscape quality is high for both groups.
- **View Type:** Elevated, direct views from housing and open space over the northeastern edge of the Site. Limited vegetative screening means current views encompass open pastureland and distant ranges, with a strong sense of rural character and spatial openness.

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- **Magnitude of Change:** High: This interface will experience substantial visual change in terms of form, scale, and intensity. Without mitigation, the change may be adverse, but with sensitive edge treatment, the transition can become a positive interface between nature, recreation, and housing.

Figure 11. Higgins Road - Viewpoint photograph 5, VP5 (Source: Google Streetview).

3.0 Key Effects & Approaches to Address Key Effects

3.1 Changes to Local Character

The proposed development of the Rogerson Block will result in a pronounced transformation of the local landscape character, shifting it from a predominantly rural and peri-urban condition to an integrated urban environment featuring both residential and light industrial land uses. This change is consistent with Hamilton's strategic southern growth objectives but introduces a level of built intensity, formality, and land use complexity that departs significantly from the Site's current open, pastoral qualities.

The character effects will be most pronounced at the interface with surrounding rural and low-density residential areas, where the existing openness, vegetated field patterns, and long-range views contribute to a sense of rural tranquillity and spatial legibility. The introduction of roads, built form, and urban infrastructure will inevitably reduce this openness and introduce elements of visual and functional contrast. Areas where medium-density housing or industrial buildings abut existing rural land are at risk of presenting hard urban edges if not sensitively designed. The perceived coherence and continuity of the landscape may

also be affected if natural or cultural features, such as rural drains, view corridors, or historic shelterbelts, are removed or poorly integrated into the urban form.

Potential Approach to Addressing Effects on Character:

- Follow NZILA best practice by retaining and reinforcing the Site's landscape structure, including shelterbelts, drainage corridors, and stream networks;
- Use these natural features to provide ecological continuity and anchor the development in its spatial context;
- Manage land use transitions with graded densities and vegetative buffers, such as setbacks near rural edges and greenways between zones;
- Design built form using local vernacular—muted tones, natural materials, and simple rooflines—to visually integrate with surroundings;
- Preserve key viewshafts to landmarks like Pirongia Maunga and Hakarimata Ranges through road and open space alignment;
- Approach public open spaces as contributors to landscape identity, not just recreation, incorporating parks, reserves, and stormwater areas; and
- Embed cultural narratives by partnering with mana whenua on naming, planting, artworks, and applying Te Aranga design principles.

3.2 Impacts on Visual Amenity

The proposed development will alter the existing visual environment of the Rogerson Block and its surrounds, particularly for nearby residents, road users, and open space users who currently enjoy a largely open, rural outlook. The change from open pastureland and scattered shelterbelts to a mix of residential blocks, industrial buildings, and new infrastructure introduces a more enclosed, structured, and visually complex landscape. Without sensitive design, this transition risks diminishing the perceived openness and legibility of the area, especially at sensitive interfaces with existing housing and public viewpoints.

The most affected audiences are likely to be residents along Higgins Road, Kahikatea Park, and Wallace Road, who currently experience wide-angle or elevated views across the Site. These residents are accustomed to a visual environment dominated by green, undeveloped land, with minimal built form and long-range visibility toward regional landmarks. The introduction of medium-density housing, roads, and industrial structures into these sightlines may be perceived as visually intrusive if not softened through appropriate spatial and landscape design.

Likewise, public open space users—particularly those in Kahikatea Park and the future stormwater or ecological reserves—may experience a reduction in visual amenity if the interface between parkland and built development is abrupt or lacking in vegetative structure. The same applies to key travel routes such as Collins Road, Tuhikaramea Road, and the proposed roundabout gateway, where motorists and cyclists will have repeated, directional views into the development. In these locations, the potential for large building footprints, fencing, or unarticulated façades to dominate the streetscape must be carefully managed.

Potential Approach to Addressing Effects on Visual Amenity:

- Apply principles of visual permeability, softness, and spatial relief through layered native planting, landscape buffers, and transitional open spaces like pocket parks and stormwater corridors;
- Concentrate taller or denser buildings internally on the Site; use lower-profile structures at edges and articulate architecture with varied forms, colours, and materials to reduce visual dominance;
- Ensure a high-quality public realm with canopy trees, swales, rain gardens, and clear pedestrian infrastructure to enhance legibility, comfort, and visual richness; and
- Aim for a coherent, contextually appropriate built environment that evolves into a visually integrated and place-responsive neighbourhood as landscaping matures.

3.3 Impacts on Mana Whenua Values

The Rogerson Block is situated within the rohe of Waikato-Tainui, and the Site forms part of a broader cultural landscape that holds significance to mana whenua. While there may be no currently identified wāhi tapu or archaeological features on the Site, the presence of natural water systems, remnant rural landforms, and historical land use patterns suggests a strong potential for underlying cultural values associated with whenua (land), wai (water), and mahinga kai (traditional food gathering). As such, the development has the potential to affect not only the physical landscape but also the cultural identity and whakapapa embedded within it.

Key areas of concern include the modification of natural hydrological systems, such as the existing rural drains and stream corridors, which are closely linked to the mauri (life force) of the land and water. Urbanisation, if not carried out with sensitivity, risks further degrading these systems through hard engineering, loss of ecological function, or severing of traditional water flows.

Potential Approach to Addressing Effects on Mana Whenua Values:

- Engage early and meaningfully with mana whenua, including Ngāti Wairere and Ngāti Mahanga, empowering iwi in decisions on landscape design, stormwater management, naming, and cultural interpretation;
- Restore and enhance waterways and wetlands using indigenous species and tikanga-based methods, aligning stormwater systems with natural hydrology, and applying Te Aranga Design Principles;
- Embed cultural narratives and visibility through place names, interpretive signage, and design elements that express tangata whenua identity as integrated features, not mere decoration; and
- Adopt a values-based, partnership-driven approach to co-design, supporting cultural restoration and environmental wellbeing while honouring long-standing mana whenua stewardship.

Conclusion

The development of the Rogerson Block will reshape the local landscape, transitioning from a rural-peri-urban fringe to a mixed urban environment incorporating medium-density residential and light industrial zones. This transformation is consistent with Hamilton's strategic growth objectives, yet it introduces visual, ecological, and cultural change that must be carefully managed.

Changes to local character will be most evident at rural and low-density residential interfaces, where the current openness, shelterbelts, and long views to regional landmarks contribute to a tranquil and legible landscape. The introduction of denser built form and urban infrastructure risks disrupting this character, especially where development edges lack sensitivity. Mitigation includes retaining existing landscape structure, introducing vegetated buffers, aligning open spaces with historic field patterns, and integrating local materials and Te Aranga cultural design principles to foster a place-responsive, legible urban identity.

The visual amenity of the Site and its surroundings will also be affected. Residents and park users, particularly from Higgins Road, Kahikatea Park, and Wallace Road, currently enjoy uninterrupted rural views. Without intervention, new built form may appear abrupt or dominant. Strategies to address these effects include positioning higher-density structures away from sensitive boundaries, using native planting for year-round visual screening, and embedding open space networks and stormwater corridors to preserve spatial relief and permeability. The public realm should emphasise quality, cohesion, and comfort through green infrastructure and clear visual organisation.

In terms of mana whenua values, the Site sits within the rohe of Waikato-Tainui and holds potential cultural significance associated with whenua, wai, and mahinga kai. Urbanisation risks degrading natural systems and disconnecting iwi from the landscape if undertaken insensitively. To address this, early and meaningful engagement with iwi (e.g., Ngāti Wairere, Ngāti Mahanga) is essential. Cultural values should be embedded through ecological restoration of water systems, indigenous planting, and the application of Te Aranga Design Principles. Interpretation, naming, and visible cultural expression throughout the development will also support long-term cultural reconnection and identity.

In summary, while the Rogerson Block development presents unavoidable changes to character, amenity, ecology, and cultural values, the effects can be moderated through careful planning, context-sensitive design, and ongoing collaboration with mana whenua and community stakeholders.

Qualifications and Experience

Joseph McCready is a registered landscape architect with more than 16 years of practice experience including as a team leader.

He has worked for various firms including Beca, Jasmax, Auckland Council, Thomas Consultants Ltd and Barker & Associates. He has varied experience across a wide range of projects at various scales from large scale infrastructure to subdivisions and parks carrying out both landscape design and landscape and visual assessment roles.

Qualifications

BCom, University of Auckland.

BLA (hons), Unitec.

NZILA Registered Landscape Architect.

Relevant Projects

- Drury East Residential Masterplan, Auckland, encompassing approximately 102 Ha and accommodating up to 1500 dwellings, a new school, small neighbourhood centre and parks (Fulton Hogan Land Development Ltd).
- Wellsford North Masterplan, Auckland, encompassing approximately 48 Ha and accommodating up to 1,000 dwellings, small neighbourhood centre and parks (Wellsford Welding Club Ltd).
- Rotokauri Masterplan, Hamilton, encompassing approximately 130 Ha and accommodating up to 3,100 dwellings and several neighbourhood parks and esplanade reserves (multiple clients).
- Frankton Ladies Mile Masterplan, Queenstown, encompassing 17 Ha and accommodating up to 750 dwellings in terraced housing and apartment typologies (Maryhill Ltd).

Joseph McCready

Registered Landscape Architect / Associate, Barker & Associates Limited