Southern Link Inland Port

Landscape and Natural Character Effects Assessment

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Introduction

Southern Link Property Ltd (SLPL) is seeking approvals under the Fast-track Approvals Act 2024 to develop and operate the Southern Link Inland Port (SLIP) on a site located at 270-292 Dukes Road North, North Taiari (legally described as Part Section 9 Block V East Taieri Survey District, Part Section 10 Block V East Taieri Survey District, & Deposited Plan 5579 East Taieri Survey District) (the site).

This report addresses the landscape (including visual) effects of the proposed development. As Silver Stream / Whakaehu runs along the southern boundary of the site and the project includes activities that will interact with the waterway, a natural character effects assessment is also included. The report is structured as follows:

- Methodology.
- Site and area description.
- Landscape values.
- The proposed development, including integrated landscape mitigation measures
- Landscape effects assessment (LEA)
- Natural character effects assessment
- Conclusion.

Code of Conduct

The author of this report is Mike Moore. I am a (NZILA) Registered Landscape Architect and Principal of Mike Moore Landscape Architects, a landscape design and assessment consultancy based in Dunedin. I hold a BSc from the University of Canterbury, a Dip LA from Lincoln University, and a MRRP from the University of Otago. A brief CV is included in **Appendix A**.

I confirm that I have read the Code of Conduct for expert witnesses contained in the Environment Court Practice Note 2023. This report has been prepared in compliance with that Code, as if it was expert evidence presented in proceedings before the Environment Court. Unless I state otherwise, this report is within my area

of expertise, and I have not omitted to consider material facts known to me that might alter or detract from the opinions expressed in this report.

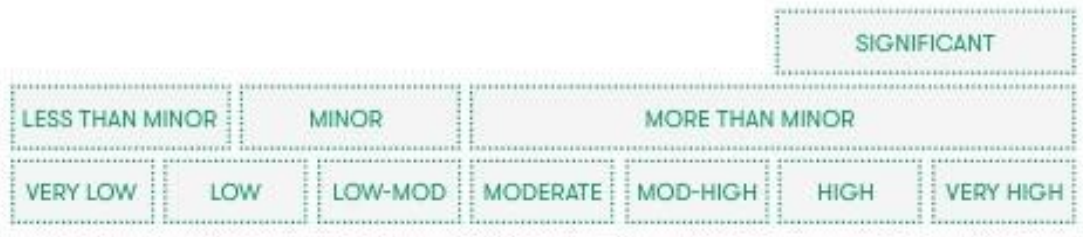
Methodology

This assessment is guided by the concepts and principles outlined in Te Tangi a te Manu, New Zealand Institute of Landscape Architects (NZILA) Landscape Assessment Guidelines[1], and has been informed by site visits on 17 December 2025 and 5 January 2026.

Whilst a Cultural Values Report has not been prepared by tangata whenua a bi-cultural lens has been facilitated by review of the (unendorsed) draft Treaty Impact Assessment (TIA)[2] and by advice from Dr Alayna Ra, facilitated by Koau Capital Partners[3]. Assessment of effects on cultural landscape values is acknowledged as the domain of mana whenua. Where appropriate, however, recognized values are noted and observations on effects are made.

When discussing effects on landscape values and natural character, I address both the nature (adverse or positive) of the effect, and its degree. In rating the degree of effects, I adopt the recommended 7-point rating scale in the Landscape Assessment Guidelines, which is related to RMA terminology as per the table below, copied from the guidelines.

Degree of effect assessment scale



[1] Te Tangi a te Manu, Aotearoa New Zealand Landscape Assessment Guidelines, Tuia Pito Ora NewZealand Institute of Landscape Architects, July 2022.
[2] (Unendorsed) Draft Treaty Impact Assessment for the Proposed Southern Link Inland Port, Prepared for Southern Link Property Ltd, January 2026.
[3] Pers Comm Alayna Ra on behalf of Koau Capital Partners including review of the draft LEA and verification of relevant content. Discussion via Teams on 15 January 2026 and written advice dated 24 February 2026

Site and area description

Physical Description

The site is an approximately 40ha block of rural land located adjacent to rural and industrial zoned land at Dukes Road North, North Taiari. The site is bounded by Dukes Road North to the north, the Taiari Branch railway and Stedman Road to the west, and Silver Stream to the south. Rural pastoral land lies to the east. **Figure 1** illustrates the site location.

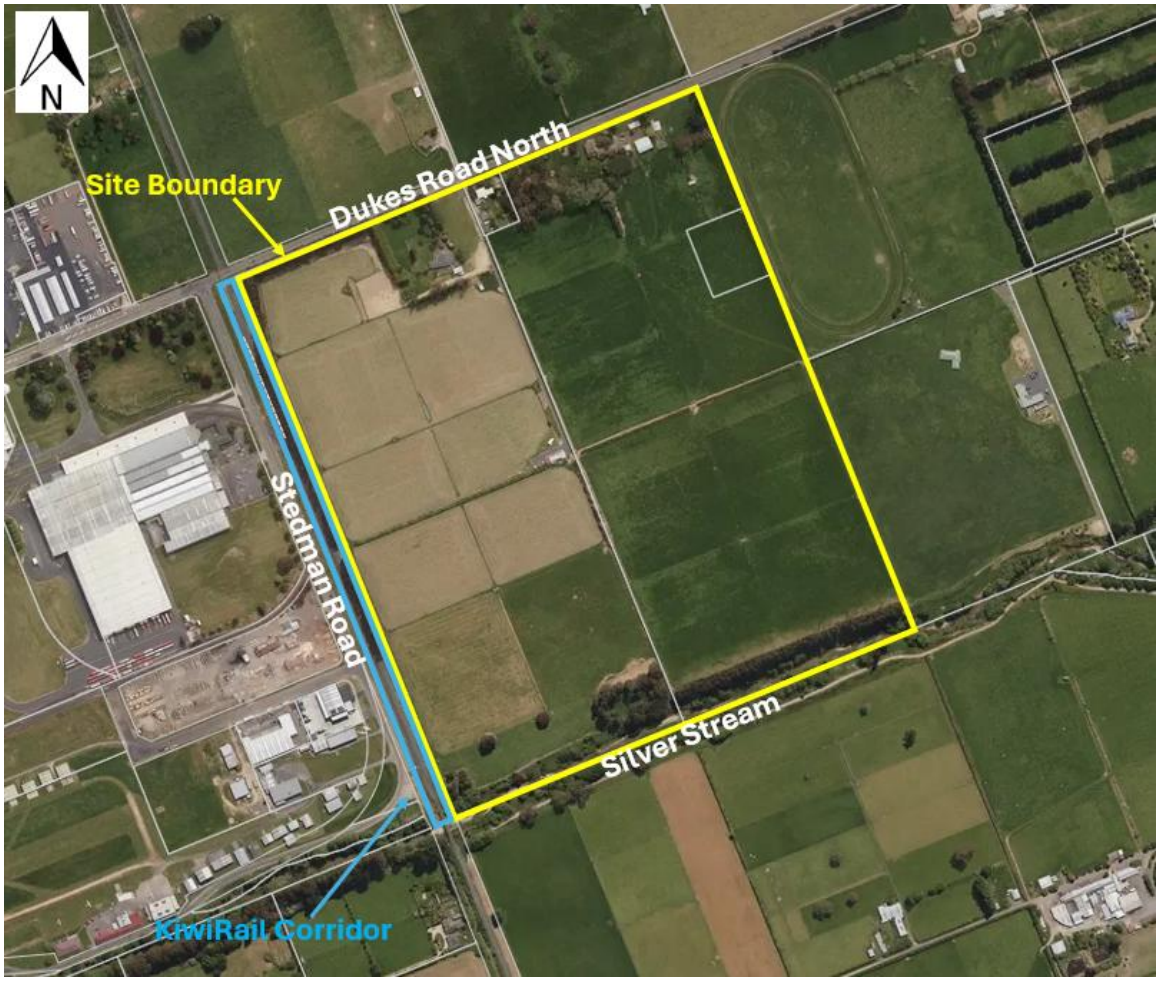


Figure A

Figure A, above, shows the SLIP site (outlined in yellow) and the adjacent KiwiRail corridor in which some ancillary activities are proposed (outlined in blue). These ancillary activities are considered as part of the assessment provided in this report.

The primary relevant landscape context of the site is identified as the northeastern end of the Taieri Plain, including Mosgiel and the rural land surrounding it. The broader context is the Taiari Plain as a whole, including the hills defining it on all sides. Given the flat topography and the high degree of screening provided by shelter vegetation, the more specific context is relatively confined and includes the site itself with adjoining areas within approximately 500m – 1km. This encompasses environments with rural, industrial, and rural residential character.

Taiari Plain is an alluvium filled valley located between the Otago Peneplain dissected plateau to the northwest and the coastal hills and those associated with the Dunedin volcano in the south and east, which extends south-westward to merge with Tokomairiro depression. Taiari Plain drains to the Taiari River but in the North Taiari area the three main tributaries are Mill Stream, Silver Stream / Whakaehu and Ōwhiro Stream. The elevation of the site is approximately 30m asl and the topography is essentially flat. There is a gentle south-westward fall across the site.

The site is on the north-eastern outskirts of Mosgiel and adjacent to an area zoned in the Dunedin City District Plan (District Plan) as ‘Industrial’. The site itself, along with the land to its north, east and south is zoned ‘Taieri Plain Rural’. Nearby, across Silver Stream / Whakaehu and between the site and residential zoned land in Mosgiel, is an area of Rural Residential zoning. The SLIP site is identified under the Dunedin City Council Future Development Strategy 2024 for the purposes of a ‘Logistics Park / Freight Hub’.

Currently, the site is characterised by rural paddocks and used for grazing and cropping. There are three dwellings with associated sheds and plantings located within the site and adjacent to Dukes Road North, and also a farm shed centrally located. The site landscape has a rectilinear pattern with roads, fences and hedges all linear and reinforcing the same grid layout. Visual access into the site is currently modest due to hedges and tree lines along the boundaries.

A natural feature of the site and its immediate landscape context is Silver Stream / Whakaehu, which defines the site’s southern boundary. The stream is incised approximately 7m into the surrounding plains surface and its straight alignment in conformity with the rectilinear landscape pattern suggests it has been modified. Bank top

to bank top, the stream corridor has a width of approximately 50m and the banks are typified by a cover of rough grass and wilding exotic trees, particularly willow, poplar and sycamore. The stream itself meanders slightly within its bed and there are pools and riffles with small areas of gravel beach. Along much of the site interface with the stream there are eucalyptus trees which provide a heightened sense of enclosure within the incised stream corridor. The Freshwater Ecological Impact Assessment[4] finds that Silver Stream in the reach adjacent to the site has high ecological values overall, due largely to the presence of two threatened fish species (Lamprey and Taieri flathead galaxias) and three at risk fish species (Longfin eel, īnanga and Giant kokopu).

The rural land to the north, east, and south has a similar character to that of the site with pasture and cropping land use, open paddocks often defined by shelterbelts and hedgerows and a rectilinear layout and scattered rural dwellings and sheds. To the west side of Stedman Road, however, the land use is industrial including large warehouse buildings, storage and parking areas and rail sidings. To the south-west of the site an area of rural residential zoning has similar character to the rural areas but with a higher settlement density. This rural residential area is visually well contained and separated from areas to the north of Silver Stream / Whakaehu (including the SLIP site) by the streamside trees.

Figures 2 - 10 illustrate the character of the site and area.

Cultural landscape context

As noted in the draft Treaty Impact Assessment (TIA) the Taiari catchment as a whole is of great significance to Ōtākou and Kāi Tahu whānui. The Crown has recognized this significance through the Ngāi Tahu Claims Settlement Act 1998 which includes Statutory Acknowledgement for the Waipouri – Waihola Wetland, the tōpuni for Mauka Atua (Maungatua) (both of which are distant from the site) and recognition of taoka species.

The SLIP site lies within a cultural landscape inscribed by the narrative of the taniwha Matamata, whose search for his master Te Rakitaueke shaped Whakaehu (Silver Stream) and the surrounding plains. Named places including Wai-pōtaka (a lagoon near

[4] E3 Scientific, 2026, Southern Link Inland Port, Freshwater Ecological Impact Assessment.

Whakaehu), Te Konika o Matamata (a depression in the land where Mosgiel now stands), and Te Korikori o Matamata (the last 500m before the Taiari River enters the gorge) carry enduring cultural significance. The Taiari Plain sustained a network of wāhi tupuna (significant sites), Mahika kai sites (places where food is produced or procured), ara tawhito (ancient trails), and kāika nohaoka (places of residence) that supported Kāi Tahu occupation and resource use over many generations. The waterways of the Lower Taiari, in particular Whakaehu, and its connections to the Taiari River and Waipouri – Waihola system, remain central to the cultural identity and kaitiakitaka obligations of Ōtākou.

Historically a diverse pattern of wetlands, lakes, and waterways covered the lower Taiari plain. The connected waterways and lakes provided a rich source of tuna, waterfowl, birds and plants to the Taiari and Peninsula settlements[5]. The TIA notes that '*Whakaehu functions as a critical arterial connection within the broader lower Taiari system. Its significance to Ngāi Tahu extends beyond its physical dimensions to encompass its role as contributor to the mauri of the receiving environment of the Lower Taiari, which includes the Waipouri – Waihola wetlands – a waterbody that the Crown has acknowledges in the NTCSA 1998 is significant to Kai Tahu'.*

Since European settlement the Taiari Plain environment has been significantly modified by agricultural development including drainage of wetlands and lakes. The TIA notes that '*the loss of habitat, waterways and specifically lakes such as Tatawai and Marama Te Taha is something Manawhenua will grieve forever.'*

Landscape values

Definitions

The Te Tangi a te Manu Guidelines[6] define 'landscape' as follows:

Landscape embodies the relationship between people and place. It is the character of an area, how the area is experienced and perceived, and the meanings associated with it.

[5] Ngāi Tahu Claims Settlement Act 1998, Schedule 70.

[6] Te Tangi a te Manu : Aotearoa New Zealand Landscape Assessment Guidelines, Tuia Pita Ora New Zealand Institute of Landscape Architects, July 2022.

Landscape values are defined in Te Tangi a te Manu as:
The reasons a landscape is valued.
Values are embodied in certain attributes.

Cultural landscape values of the wider Taiari (Taieri Plains)

This assessment acknowledges cultural landscape values as expressed in the draft TIA.

The TIA states that '*Whakaehu, North Taiari and Mosgiel areas hold profound cultural significance for Manawhenua. The landscape is not merely a physical environment but a cultural text inscribed with the movements of Matamata, under the gaze of Mauka Atua, with the knowledge of the footprints of tupuna, and generations of Mahika kai experiences'.* Beneath this encompassing significance, specific features have also been identified in the broader Taiari landscape as follows:

- Whakaehu (Silverstream)
  Whakaehu figures prominently in one of the most significant Māori korero of the area. Ka Huru Manu identifies Whakaehu (Silver Stream) as a named feature along with a traditional trail referred to as 'the old Māori Track' running alongside it. Whakaehu is related to the myths of the taniwha Matamata who slithered down Whakaehu and the lower Taiari searching for his chief, Te Rakitauneke. The District Plan identifies a Wahi Tūpuna overlay in the upper Whakaehu catchment (not extending to the site area) with values identified as wahi taoka (resources, places and sites treasured by Manawhenua), wahi māori (freshwater places important to Māori), and mahika kai (the customary gathering of food or natural materials and the places where those resources are gathered).

- Mauka Atua (Maungatua)
  Mauka Atua is a landmark of great cultural significance and is a tōpuni site in the Ngāi Tahu Claims Settlement Act 1998. Mauka Atua was a passenger on the Ārai-te-uru waka that crashed on the Otago coastline near Matakaea (Shag Point). After the waka capsized, many passengers went ashore to explore the land but needed to return before daylight. Mauka Atua did not make it back and instead transformed into the mountain range. The District Plan identifies a Wahi

Tūpuna overlay on the mauka with values identified as wahi tohu (features used as location markers within the landscape), spiritual values, wahi taoka (resources, places and sites treasured by Manawhenua), urupā (human burial site), and Ingoa tawhito (traditional ancestral names).

- Taiari River
  A mauri (life force) embodies all waters in this area. The river provided a rich source of tuna and waterfowl and its sinuous form was carved out by the taniwha Matamata. The District Plan identifies a Wahi Tūpuna overlay on the river with values identified as wai māori (freshwater areas important to māori), wāhi paripari (cliff areas), wāhi taoka (resources, places and sites treasured by mana whenua), tauraka waka (canoe mooring site), ara tawhito (ancient trails), and mahika kai (the customary gathering of food or natural materials and the places where those resources are gathered).

- Wai-pōtaka (a lagoon near Whakaehu)
  Pōtaka means spinning top, referring to the spinning and turning of Matamata in desperate search for his master Te Rakiauneke.

- Te Konika o Matamata (a depression in the land where Mosgiel now stands)
  A depression formed as the taniwha Matamata crawled across the landscape. The District Plan identifies a Wahi Tūpuna overlay in the Mosgiel area (not extending to the site area) with values identified as repo raupo (wetland or swamp) and ara tawhito (ancient trails).

- Te Korikori o Matamata (the last 500m before the Taiari River enters the gorge)
  Refers to the ‘turning of Matamata where the taniwha turned in frustration.

- Pukemakamaka & Turimakamaka (the humps of Saddle Hill)
  Where Matamata was caught in the sun and lies solidified. The District Plan identifies a Wahi Tūpuna overlay on these hilltops with values identified as mauka (mountain), wāhi taoka (resources, places and sites treasured by mana whenua), and wāhi tohu (features used as location markers within the landscape).

- Lakes Waipouri and Waihola
  Historically the wetlands were one of the most significant food baskets in the Otago region and the destination of seasonal visits from coastal settlements. The Waipori / Waihola Wetland System is included in Table 13.3A in the Clutha District Plan as a 'potentially outstanding landscape'.

- Whakaraupuka Pa
  A pa established by the important ancestor Tukiauau at Te Nohoaka o Takiauau (Sinclair Wetlands).

Cultural values are also associated with Mahika kai (traditional food gathering). Important species noted in the TIA include Tuna (Eels), Kanakana (Lamprey), Īnanga (Whitebait), Kōura (Freshwater crayfish), waterfowl and birds. Significant plant species include akeake (Olearia avienniafolia), harakeke (Flax), kahikatea (White pine), purei (Carex secta), toetoe (Austroderia richardii), ti kouka (Cabbage tree), kanuka (Kunzea robusta), manuka (Leptospermum scoparium), mingimingi (Coprosma propinqua), tōtara (Podocarpus totara), kōwhai (Sophora microphylla), kareao (Supplejack) and mahoe (Whiteywood).

Rural character landscape values

The District Plan has no landscape management overlays that cover the North Taieri Plan area. Objective 16.2.3 outlines attributes that contribute to rural character values including:

a. *a predominance of natural features over human made features;*
b. *a high ratio of open space, low levels of artificial light, and a low density of buildings and structures;*
c. *buildings that are rural in nature, scale and design, such as barns and sheds;*
d. *a low density of residential activity, which is associated with rural activities;*
e. *a high proportion of land containing farmed animals, pasture, crops, and forestry;*
f. *extensive areas of indigenous vegetation and habitats for indigenous fauna; and*
   other elements as described in the character descriptions of each rural zone located in Appendix A7.

Appendix A7.3 (Rural character values: Taieri Plain Rural Zone) outlines the recognized rural character values for this area. Attributes mentioned that are relevant to the contextual landscape of the site include the following:

- The area is described as a 'modified and managed landscape'.
- The 'typical pattern of development' is described as conforming to 'a grid-like layout, where fence lines, shelterbelts and consequent land use activity have a distinguishing rectangular regularity'.
- Silver Stream is identified as one of three main waterbodies with the others being Mill Stream (approx. 2.6km to the west of the site) and Owhiro Stream (approx. 900m to the south)

In terms of physical landscape values, the area has rural character but natural character is now highly modified with minimal indigenous vegetation. The most notable natural feature is Silver Stream / Whakaehu. This retains some natural character due to the presence of water and on-going riverine processes, but in general, the stream has been highly modified in this area. Modifications include a straightened alignment, agricultural runoff impacting water quality, and exotic rather than indigenous vegetation cover within the stream margins. There are no threatened or at-risk terrestrial plant or animal species present. The Freshwater Ecology report[7] assesses the freshwater ecological values of Silver Stream as 'high' based on the presence of two threatened and three at-risk fish species. These species (Longfin eel, Lamprey, Taieri Flathead galaxias, Īnanga, and Giant kokopu) are all culturally significant taoka species to local rūnaka.

As noted above, the draft TIA confirms that the wider Taieri Plain has features of cultural landscape significance and has associative landscape value for tangata whenua. In the area of the site, Whakaehu (Silver Stream) has cultural values in relation to creation myths, mahika kai (food gathering) and ara tawhito (ancient trails). Other associative landscape values relate to early European settlement and the use of the land for farming. In the wider Taiari Plain area there are homesteads and rural buildings of heritage significance[8] often surrounded by mature plantings which evoke this history.

[7] E3 Scientific, 2025, Southern Link Inland Port Freshwater Ecological Impact Assessment.
[8] For example Janefield house and barn, Duddingston house, and Salisbury house.

The landscape has perceptual values associated with its rural character. Whilst the area is highly modified, the North Taieri rural landscape has an attractive 'mature' character associated with well-ordered productive farmland, trimmed lineal hedgerows, straight roads, and homesteads surrounded by mature exotic trees. Where shelter plantings are close to the roads its scale is modest. As noted above, in the area of the site, adjacent industrial development southwest of Stedman Road reduces the rural landscape values.

Overall, noting the high level of modification and the impact of adjacent industry, I assess the rural character values of the relevant landscape as moderate.

The proposed development, including integrated landscape mitigation measures

The development will occur as described in the Project Description of SLPL's Substantive Fast-track Application which should be referred to for a complete description of the Inland Port development. In summary, the Inland Port will include:

- A new rail siding off the Taieri Branch Line to enable loading, unloading and operation of a rail freight shuttle service to Port Chalmers and the wider rail network;
- Approximately 155,000 m^2 of high stud warehousing (chilled and ambient) and associated yard and canopy areas;
- Two road exchange areas for the loading and unloading of container trucks;
- A container depot facility enabling the inspection, cleaning, upgrading and repair of containers including for food grade repacking;
- Approximately 9 ha of container terminal for storage and movement of empty and full containers including refrigerated containers;
- Approximately 1000 m^2 of onsite offices ancillary to the Inland Port;
- Road widening and construction of a new intersection onto Dukes Road North;
- 24/7 operation with flood and road lighting for nighttime operation;

- Ancillary activities to support the above including vehicle parking, truck waiting areas, onsite road network, three waters and power infrastructure, flood mitigation, landscaping, security measures, acoustic barriers and lighting; and
- Ongoing management and monitoring activities including ensuring establishment of landscaping, stream health monitoring, wildlife management and effects management.

Construction of the Inland Port is anticipated to be undertaken in three stages however the timing of the delivery of each stage, and discrete works within each stage, may change in response to demand for logistics capacity at the Inland Port. Each stage of works will involve site clearance, earthworks, construction of buildings, hardstanding and access, installation of infrastructure, landscaping and works and management activities necessary to manage environmental effects during construction including erosion and sediment controls and construction management activities:

- Stage 1 is estimated to be completed 1 to 3 years following commencement of the Project and will include clearance of the southern area of the site and construction of the 'Stage 1' container storage concrete pad, rail siding, container service area, warehouses, internal roading, parking and loading, road widening and construction of the new intersection on Dukes Road North, stormwater attenuation pond, Silver Stream stormwater outlets, servicing infrastructure, flood management measures, landscaping, acoustic barriers and eastern bund, and lighting.
- Stage 2 is estimated to be completed 3 to 5 years following commencement of the Project and will include clearance of the northern area of the site and construction of the 'Stage 2' container storage concrete pad, warehouses, ancillary offices, internal roading, parking and loading, landscaping, extension of the servicing infrastructure and lighting.
- Stage 3 is estimated to be completed 5 to 10 years following commencement of the Project and will include clearance of the eastern area of the site, including the eastern acoustic bund, and construction of the 'Stage 3' warehouses, internal roading, parking and loading, landscaping, extension of the servicing infrastructure and lighting

Figure 11 shows the masterplan for the project. Essentially, the project will entail the character of the site being changed from a rural environment to an industrial one, i.e. the extension of existing industrial landscape character north-eastward across Stedman Road. The elements that will influence rural landscape character include:

- Large, linked warehouse buildings generally up to approximately 14m high and with combined facades of up to approximately 400m long and large canopies. The exception to this is that warehouses 1b and 2a may be up to 18m in height.
- A large (approx. 440 x 300m) paved yard.
- Stacked containers up to 17.4m high.
- Lighting towers up to approx. 30m high.
- A 5 – 6m high topsoil bund along the eastern boundary.
- 3m and 5m high acoustic barrier walls along the Silver Stream and Dukes Road North boundaries.
- A stormwater attenuation pond (normally dry) in the southwest corner of the site.
- Outfall structures from the stormwater pond and overland flow drains within the Silver Stream margins.
- Transient presence and movement of trains, trucks, straddle carriers, forklifts and other machinery.

Development will necessitate the removal of almost all existing vegetation on the site except for trees along the Silver Stream boundary and possibly, some trees in the northeastern corner. It will also involve gradual removal of all the existing buildings.

Measures proposed to mitigate landscape and visual effects include the following, as detailed further in the subsequent sub-sections.

- Building / structures design controls
- Retention of existing trees
- Boundary plantings
- Silver Stream / Whakaehu Natural Character mitigation.

Figures 12 and 13a - d illustrate the landscape mitigation concept.

Building / structures design controls

To minimize the visual prominence of the buildings and acoustic walls on site it is proposed that the finished external colours of these structures are of a consistent pallete across the site. Acoustic walls and site buildings will be finished in colours with a mid-dark tone and light reflectance value (LRV) of 30% or less. The exception to this will be that the warehouse roofs will have to be lighter in tone due to internal heating issues. Resene Colour 'Gull Grey' is illustrated in the simulations. This has a LRV of approximately 48%.

Retention of some existing trees

Most of the trees and hedgerows on the site will be removed in order to enable the construction of the Inland Port, however, in those areas of the site where it is possible to retain existing plantings, best efforts will be made to do so (i.e. in the north-eastern corner of the site around the truck parking area). Further, adjacent to Silver Stream / Whakaehu, there are mature trees on the stream bank and along the top of the bank that are proposed to be retained. These contribute important screening from viewpoints to the south as well as river shading which has freshwater ecological benefits.

Boundary plantings

To soften the appearance of the SLIP from surrounding viewpoints, the following planting is proposed. This is further detailed in **Appendix B.**

- A line of Pittosporum tenuifolium (Kohuhu) and Pittosporum eugenioides (Lemonwood / Tarata) is to be established adjacent to the existing railway siding on Kiwi Rail land as shown in Figure 13b to screen and soften views from Stedman Road and the railway. This will be implemented as part of Stage 1.
- Planting to screen / soften the built elements is provided between the acoustic barrier walls and the Dukes Road North boundary. This planting will be indigenous and naturalistic in character and appropriate to the locality to support indigenous biodiversity. Appendix B includes a list of the proposed species. It is proposed that this planting is established as early as possible following the construction of the adjacent acoustic walls to provide visual screening and softening from surrounding viewpoints as the development progresses.

- In the area alongside Silver Stream / Whakaehu at the Stedman Road end, it is proposed that additional Eucalyptus trees are established on or near the top of the riverbank to extend the effective screening provided by the existing trees. This planting will be established as part of Stage 1.
- A Pittosporum tenuifolium (Kohuhu) and Pittosporum eugenioides (Lemonwood / Tarata) shelterbelt (mature height, approx. 12m) is proposed on the toe of the temporary bund on the eastern site boundary to assist to integrate the development with the adjacent rural landscape. This species will integrate well with the adjacent rural landscape character and will be of sufficient overall scale to mitigate the visual effects of the large Inland Port built elements. It is also fast-growing and will provide timely mitigation. This tree-line will be located to enable its retention when Stage 3 of the development takes place and will be implemented as part of Stage 1.

It is proposed that planting at the site is undertaken in accordance with the Landscape Concept Plan appended to this assessment. The planting detailed on the Landscape Concept Plan seeks to appropriately mitigate adverse effects on rural landscape character and associated visual amenity (i.e. screening / softening). Once planted this planting is to be maintained and managed including replacing any non-thriving or dead plants.

Silver Stream / Whakaehu Natural Character mitigation

The physical feature of most natural character and landscape significance in this area is Silver Stream / Whakaehu. The SLIP will establish two outflow structures within the stream margin which will have adverse natural character effects. Additionally, in the stream context (beyond the margin) rural landscape character will be replaced by more modified industrial character, which will also have adverse effects.

To assist in remedying these adverse effects it is proposed that a selection of natural character enhancement measures be implemented for the section of Silver Stream within the site. The proposed measures include targeted removal and control of weedy vegetation and establishment of locally appropriate indigenous vegetation (whilst retaining important screening trees). This proposed natural character enhancement

would also have associated positive visual effects which would be experienced by users of the public walking track located on the southern side of Silver Stream. I consider that these natural character enhancement measures are also likely to align well with mana whenua values relating to enhanced ecological function and Mahika kai. Much of the stream bed and all the northern (true right) bank are located within the site, allowing for on-going management and maintenance of this area.

Landscape effects assessment

Definitions

Landscape effects are defined in the Te Tangi a te Manu Guidelines[9] as follows:

'An adverse or positive outcome for a landscape value as a consequence of changes to a landscape's physical attributes'.

As noted in the Guidelines, visual effects are a subset of landscape effects, and a visual effect is described as *'a consequence for landscape values as experienced in views'*.[10] The Guidelines also confirm that "change itself is not an effect: landscapes change constantly. It is the implications of change for a landscape's values that is the effect.

I assess the landscape effects of the project including the mitigation elements discussed above against the landscape values discussed above. Landscape effects may be positive or adverse in nature and I rate the degree of effect in terms of the 7-point rating scale already introduced.

Physical effects

Whilst the draft TIA indicates that there are Kāi Tahu cultural values associated with the Taieri Plain / Taiari area generally and Whakaehu / Silver Stream in particular, the site and its immediate context has no particular landscape significance recognised by the

[9] Te Tangi a te Manu, Aotearoa New Zealand Landscape Assessment Guidelines, Tuia Pito Ora New Zealand Institute of Landscape Architects, July 2022.
[10] Te Tangi a te Manu para 6.08.

District Plan. The most notable natural feature is Silver Stream / Whakaehu and the only physical change within the stream margins associated with the development are the two outfall structures. The Freshwater Ecological Assessment confirms that effects on freshwater ecological values can be managed to be low. Implementation of natural character enhancement measures to manage the stream margins adjacent to the site as proposed, will positively contribute to its natural character values.

The proposed development will modify the contours and manage stormwater flows but the site topography is essentially flat and will remain so. The existing farmland vegetation will be largely replaced by paved surfaces and large buildings. Mitigation planting around the site perimeter will soften the visual effects of the development whilst positively contributing to indigenous biodiversity presence on the site.

The SLIP will result in a change in character on the site from rural to industrial. Whilst this will be a major change to the site itself, day-to-day it will most likely be perceived as an extension of the existing industrial character from the west rather than a completely new element with its impacts being perceived as less significant within the wider landscape context.

The existing grid pattern in the host landscape is reflected in the SLIP layout. The scale of the built elements will be larger than that of the Fonterra buildings to the west of Stedman Road but consistent with the general size, shape and appearance of industrial warehouses and not out of place in this setting adjacent to existing industrial buildings. Stacked containers, lighting towers and parked vehicles will have a highly utilitarian character but the warehouse buildings will assist in screening these elements from areas outside of the site, and a muted, consistent colour scheme will help to reduce visual prominence effects.

At night, lighting within the facility will result in a change to the currently low-lit rural character with lighting levels at the site boundaries resulting in slight exceedances of the District Plan lighting rules and standards[11] (being a maximum of 3 lux at site boundaries,

[11] [11] Pedersen Read, 2025, Port Otago Inland Port Application, Assessment of Environmental Effects (Lighting).

exceeding the 1 lux standard of the District Plan). There is already a lit environment in the industrial area west of Stedman Road and lighting effects will reinforce the extension of industrial character eastward.

Overall, considering the location of the site adjacent to existing industrial development, the modest landscape values associated with the existing working rural setting, and the change from rural to industrial land use, it is my assessment that the physical / landscape character effects of the proposed development on landscape values will be adverse in nature, and moderate (more than minor) in degree overall.

Visual effects

Public Viewpoints

The following tables provide an assessment of the visual effects of the proposed development from representative public viewpoints in the area surrounding the site. Photo-simulations prepared by Virtualview have been prepared and illustrate the likely visual effects from selected viewpoints.

Dukes Road North (see Figures 2 and 3 and Simulations 1 and 2)

Significance of viewpoint	Dukes Road is a secondary collector road which is directly adjacent to the site. Road users will be aware of the existing industrial area to the west of the site.
Distance to the site	Directly adjacent
Visual effect description	The existing rural character of the site as viewed from Dukes Road North will change to an industrial one. Initial works will include tree removal, road widening, erection of acoustic barriers and mitigation planting. Stage 1 development will mainly be on the southern side of the site. Stage 2 large warehouse structures will be visible over the acoustic barrier fences. The roadside mitigation plantings will provide screening and softening and the Stage 2 warehouses will help to screen containers, vehicles, and activity behind when erected.
Nature / degree of effects on landscape values	Adverse / moderate – initially. Adverse / low-moderate once mitigation plantings become effective. Key Reasons:

	• Current landscape values relate to rural character and this character will change to industrial. Industrial character is already present adjacent to the west and the development would be perceived as an extension of this. • The near proximity viewpoint allows for significant screening by the near elements i.e. planting and acoustic barrier walls.

Stedman Road / Railway (see Figure 4 and Simulation 3)

Significance of viewpoint	Stedman Road is a well-used road which is directly adjacent to the site. The railway is used by the Taieri Gorge Excursion train. Road and rail users will be aware of the existing industrial area on the opposite side of the road.
Distance to the site	Directly adjacent.
Visual effect description	Due to the proposed rail siding being located adjacent to the existing rail line the site is open to views from Stedman Road and the railway. The existing screening trees will be initially replaced by views of rail activity, container stacks, lighting towers, and port activity including straddle carrier and truck movements etc on the proposed large, paved yard area. The proposed planting will progressively provide effective screening as it matures (over approx. 10 years) Warehouse buildings will contain the views north-eastward as they are built. The stormwater ponds will be visible near the Silver Stream / Whakaehu boundary of the site.
Nature / degree of effects on landscape values	Adverse / high – initially Adverse / moderate – once mitigation plantings become effective Key Reasons: • Current landscape values of the site and the landscape eastward from the road / railway relate to rural character and this character will change to industrial. Industrial character is already present adjacent to the west and the development would be perceived as an extension of this.

Whakaehu / Silver Stream Trail (see Figure 5)

Significance of viewpoint	Location of a public (dead-end) walking track utilized for recreation.
Distance to the site	Approx 50m.
Visual effect description	The development site is significantly buffered by trees on both sides of Silver Stream (including large Eucalyptus trees within the site) from the walking track, but glimpses of the proposed development will be possible. There will be an awareness of industrial rather than open rural land use across the stream, including acoustic barrier walls, larger warehouse buildings and container stacks. The recommended natural character enhancement planting within the stream margin will have positive visual effects within the foreground landscape as the plantings establish and mature.
Nature / degree of effects on landscape values	Adverse / low-moderate Key Reasons: • There will be an awareness of change from rural to industrial character glimpsed through the trees. • The project will also result, however, in natural character enhancement within the Silver Stream margins in the medium – long term.

Rutherford Road (see Figure 6)

Significance of viewpoint	Rutherford Road is a minor use road however this viewpoint provides a view toward the site from within a rural-residential area. Effects of the development from this viewpoint will be generally indicative of those from nearby rural-residential properties.
Distance to the site	Approx 570m.
Visual effect description	Trees alongside Silver Stream / Whakaehu and in the area more generally provide significant screening between the site and this viewpoint. There may be some glimpses through vegetation to stacked containers, particularly when deciduous trees are not in leaf, and some awareness of night lighting.
Nature / degree of effects on landscape values	Adverse / low Key Reasons: • There is likely to be some small effect associated with lighting but

	in general, visual effects will be effectively screened by existing vegetation.

Factory Road (see Figure 7 and Simulation 4)

Significance of viewpoint	Factory Road is a major road in the wider vicinity of the site.
Distance to the site	Approx. 740m
Visual effect description	Buildings will be largely screened but stacked containers and lighting towers will be visible beyond the trees lining Silver Stream in the distance to the north from this viewpoint. The proposed additional Eucalyptus tree planting will provide effective screening of the containers after approximately 10 years. Screening of the lighting towers will take approximately 15 years, but lighting generally will provide some awareness of the Inland Port presence and activity. The view from this viewpoint is currently unaffected by industrial elements.
Nature / degree of effects on landscape values	Adverse / moderate - initially Adverse / low-moderate - as proposed screening becomes effective. Key reasons: • There will be awareness of the SLIP elements but effects on rural landscape values will be mitigated by the viewing distance and the existing and proposed screen planting.

Puddle Alley (see Figure 8 and Simulation 5)

Significance of viewpoint	Puddle Alley is a major road in the wider vicinity of the site.
Distance to the site	Approx. 420m
Visual effect description	The proposed development will be largely screened from this viewpoint by intervening trees, including the large eucalyptus trees on the site. The most visible elements will be the warehouse buildings (largely screened at Stage 1 but potentially more prominent at Stage 3). The proposed screen trees along the eastern site boundary, along with the proposed muted building colour finishes, will assist to mitigate visual effects.
Nature / degree of effects on	Adverse / low Key Reasons:

landscape values	• Viewing distance along with screening by existing and proposed trees will minimize the visual prominence of the proposed SLIP elements.

Milners Road (see Figure 9 and Simulation 6)

Significance of viewpoint	Milners Road is a well-used road in the wider vicinity of the site.
Distance to the site	Approx. 940m
Visual effect description	The proposed development will result in an immediate loss of trees. Stage 1 development will be toward the far side of the site but the proposed warehouse buildings, container stacks, and light towers etc will be visible approximately 1.28km distant. As Stage 2 develops warehouse buildings will screen the containers and much of the activity and this will reduce adverse effects on rural character values. From this distance the acoustic walls and boundary plantings will not have major visual impact. Night lighting will be visible and will draw attention to the industrial / port activity. Essentially, the proposed development will extend industrial landscape character eastward. Adverse landscape effects will be mitigated by distance, screening of containers and activity by the large buildings and the mainly muted / recessive colours of the warehouses.
Nature / degree of effects on landscape values	Adverse / moderate Key reasons: • Industrial elements and activity will extend a considerable distance eastward into the currently rural landscape and will be large scale. Viewing distance and (by Stage 2) screening of containers etc by warehouses of simple form and predominantly recessive colour finish will assist to mitigate.

Taiari Plains lookout, Three Mile Hill Road (see Figure 10)

Significance of viewpoint	A public lookout point overlooking northern Taieri Plain. Visual effects from here are generally indicative of those from other higher elevation viewpoints overlooking the Taieri Plain
Distance to the site	3.8km
Visual effect	Currently open rural land on the outskirts of Mosgiel will become

description	progressively urbanized and will have a large-scale industrial character. This will represent expansion toward the viewpoint of an existing area of industrial character. The mid-light colour roofs of the warehouse buildings will be moderately prominent. The proposed shelterbelt along the eastern side boundary will assist to mitigate adverse effects on landscape values. Views of the hills surrounding the Taiari Plain will not be impacted due to the elevation of the viewpoint.
Nature / degree of effects on landscape values	Adverse / low-moderate Key reasons: • The development will result in a relatively significant adjustment in the rural / urban pattern with the urban area enlarging. At this distance and understood in the context of Mosgiel / North Taiari, effects on landscape values will not be of great significance. There are no specially recognized landscape values associated with the North Taiari plains rural landscape in the District Plan.

Private viewpoints

The following assessments of the effects of the proposed development from private residences in close-moderate proximity to the site are made on the basis of viewing the site from the closest public location and consideration of aerial imagery. No site visits to these properties have been undertaken.

54 Rutherford Road

Significance of viewpoint	This is the closest dwelling to the site to the south,
Distance to the site	Approx. 190m (house to settlement ponds)
Visual effect description	This dwelling is well buffered from the site by trees on 54 Rutherford Road, the railway corridor and 176 Puddle Alley (across the railway line). There will be some loss of trees that buffer this property associated with the development of the stormwater pond and its outfall but proposed additional planting along the Silver Stream bank will eventually strengthen this buffer.
Nature / degree of effects on	Adverse / low Key reasons:

landscape values	• Visibility of the Inland Port development elements is likely to be minimal due to existing screening.

231 Dukes Road North

Significance of viewpoint	231 Dukes Road North has a residence in moderate proximity to the site.
Distance to the site	Approx. 280m (house to site north-west corner)
Visual effect description	This dwelling is located at the far side of 231 Dukes Road North from the site and borders an industrial zoned property. The proposed development will introduce port / industrial elements / activity to the area which are of significant scale and intensity, but the dwelling is visually buffered by trees (on 231 Dukes Road North) and the outdoor spaces associated with the dwelling appear to be on the north side orienting away from the site.
Nature / degree of effects on landscape values	Adverse / moderate Key reasons: • This rating reflects the increased scale of industrial elements / activity in the environs of this property that the development will bring but also recognizes the minimal visual effects from the dwelling itself.

273 Dukes Road North

Significance of viewpoint	273 Dukes Road North has a residence in close proximity to the site.
Distance to the site	55m
Visual effect description	The presently rural land on the opposite side of Dukes Road North from this dwelling will undergo a major change in character, becoming large scale port / industrial. The nearest elements will be an acoustic wall softened by native plantings with large warehouse buildings seen beyond (from Stage 2). The lighting and activity will not be entirely screened / buffered by the wall and planting, Additional vehicle movements on the road will also have a visual effect. There is some buffering provided by hedging and sheds but the dwelling is close to the Dukes Road North boundary. It is assumed that the main outlook from living areas within this house will be to the north (sunny side) and away from the site.

Nature / degree of effects on landscape values	Adverse / high Key reasons: • There will be a significant change from rural to large-scale industrial character in the landscape to the south from this residence – which is close to the road and minimally buffered.

340 Dukes Road North

Significance of viewpoint	340 Dukes Road North has a residence in moderate proximity to the site.
Distance to the site	Approx. 340m (house to site boundary)
Visual effect description	This residence is to the east of the site and approximately 560m from the closest part of Stage 1. Stage 1 will include erection of warehouse buildings which will assist to mitigate visibility of container storage and associated activity. Mitigation will also be provided by the proposed screen planting along the site eastern boundary as well as some existing trees on 340 Dukes Road,
Nature / degree of effects on landscape values	Adverse / low-moderate Key reasons: • Whilst industrial / port development will extend toward this residence it will be mitigated by distance and the proposed boundary planting.

347 Dukes Road North

Significance of viewpoint	347 Dukes Road North has a residence in moderate proximity to the site.
Distance to the site	Approx. 420m (house to site boundary)
Visual effect description	This residence is well buffered by its associated amenity plantings and there will be no visibility of the proposed development. The dwelling also appears to orientate northward and away from the site.
Nature / degree of effects on landscape values	Adverse / very low Key reasons: • This dwelling is well separated and visually buffered from the site.

Effects on cultural landscape and associative values

Whilst acknowledging that the effects on cultural landscape values are appropriately assessed by tangata whenua, I make the following observations.

The development of the site involving change from open (but highly modified) rural character to a built / industrial character, will further modify the legibility of the natural landforms. I consider adverse effects associated with this will be modest, however, because the natural form of Whakaehu / Silver Stream is already modified by channelization and whilst the development involves earthworks, the site is essentially flat and will remain so.

Viewshafts from the roads to the culturally significant hill forms will not be particularly impacted as roadside shelterbelts and amenity trees already impact these. The development will not block views toward Mauka Atua from the Taieri Plains Lookout on Three Mile Hill Road, nor any other significant viewpoint.

Potential adverse effects on mauri and mahika kai practices could arise from the SLIP development if water quality in Whakaehu reduces. I note that the Freshwater Ecological Impact Assessment concludes that with the mitigation measures proposed, any adverse effects of site development and associated discharge of stormwater to the freshwater ecology of Silver Stream to be low, or less than minor.

Key landscape effects mitigation measures include boundary plantings and natural character enhancement management within the Whakaehu margins. Plantings proposed are to be almost entirely indigenous and ecologically appropriate to the area, (the exception being some limited planting of eucalyptus for its scale and screening function extending the line of existing eucalypts along the top of the Whakaehu / Silver Stream bank). The proposed plant palette includes significant species noted in the draft TIA.

In terms of effects on the specific features of cultural landscape significance identified above, the following table provides brief comment:

Feature	Effect
Whakaehu / Silver Stream	The physical form of Whakaehu in this area is already highly modified and the SLIP will extend modification in two places through the development of the outfall structures. Overall, however, direct physical impact will be low. The Freshwater Ecological Impact Assessment concludes that with the mitigation measures proposed, any adverse effects of site development and associated discharge of stormwater to the freshwater ecology of Silver Stream to be low, or less than minor. Built form and industrial elements adjacent to the stream are likely to have adverse experiential effects for people within or adjacent to the stream margin area, however, proposed natural character enhancement planting and other management actions within the stream margin will mitigate this. Natural character enhancement within the stream margin area may align with mana whenua interests (e.g. potential habitat enhancement for mahika kai species).
Mauka Atua	The SLIP site is distant from Mauka Atua but will be a significant new development on the Taiari Plain. No views of Mauka Atua of public significance will be blocked by the development.
Taiari River	The SLIP site is adjacent to Whakaehu, a tributary of the Taiari River and any adverse effects on water quality could potentially impact the mauri of the Taiari River. The Freshwater Ecological Impact Assessment concludes that with the mitigation measures proposed, any adverse effects of site development and associated discharge of stormwater to the freshwater ecology of Silver Stream to be low, or less than minor.
Wai-pōtaka	I understand that this site is within the general area north of Mogiel, possibly within the Whakaehu Wahi tūpuna site in the District Plan[12]. It is assumed the lagoon is now drained or much modified.
Te Konika o Matamata	The SLIP site is not within the mapped Wahi tūpuna site in the District Plan, which is now highly modified by urban development at Mosgiel.

[12] Advice – Dr Alayna Ra (6 March 2026)

Pukemakamaka & Turimakamaka	The SLIP site is distant from Pukemakamaka and Turimakamaka but will be a significant new development on the Taiari Plain. It may be seen within views toward the hilltops but generally in the context of other urban development. No viewpoints of particular significance will be blocked any more than they are already by rural trees.
Lakes Waipouri and Waihola	The SLIP site is distant from this lake / wetland complex and not within the Waipouri River catchment. The conclusions of the Freshwater Ecological Impact Assessment indicate that any adverse effects on the wider river system water quality will be low or less than minor.
Whakaraupuka Pa	The SLIP site is distant from this site which is well removed from the Taiari River.

As discussed, associative landscape values beyond the cultural landscape values discussed above relate mainly to the early European settlement of the Taiari Plain area for farming with notable features including heritage homesteads and farm buildings. The proposed SLIP extends existing urban development into the rural area but no heritage features of note are impacted.

I defer to mana whenua regarding the effects on cultural landscape values; however, I assess effects on other associative values as low (less than minor).

Landscape effects conclusion

The site is located within an area that I understand from the TIA to have significant cultural landscape significance for mana whenua, but which is now a highly modified working rural landscape adjacent to an existing industrial area. There are no District Plan landscape overlays applying.

The proposed Inland Port will change the character of the site from pastoral farmland to large scale industrial and I have assessed the physical effects on the current rural character related landscape values as adverse / moderate (more than minor). Essentially, the area of industrial character west of Stedman Road expands eastward to include the site. Mitigation measures are proposed as part of the development to assist

to integrate the development to the extent possible, including colour controls on acoustic fences and buildings, retention of trees where possible, and boundary planting to screen and soften views of the facility.

Visual effects from significant public and residential viewpoints surrounding are generally adverse but vary in degree from very low (less than minor) to high (significant) depending on the amount of screening existing and or proposed, and the viewing distance. Adverse visual effects are generally more significant from viewpoints to the north but less significant from viewpoints to the south.

The draft TIA indicates that the Taiari Plain is an area with notable tangata whenua values. Whilst I defer to tangata whenua as to effects on cultural landscape values, I have made some tentative observations and recognize that the interaction of the project with the Whakaehu / Silver Stream, along with the taonga species for which it provides habitat will be of particular interest. To this end it is noted that the proposed development includes provisions to enhance the natural character and values of Whakaehu along this stretch located adjacent to the site, which may align with mana whenua interests. I have assessed adverse effects on associative landscape values more widely as low (less than minor).

Overall, acknowledging that assessment of cultural landscape effects is the domain of mana whenua, I assess the effects of the proposed SLIP on landscape values as adverse / moderate (more than minor).

Natural Character Effects Assessment

The Te Tangi a te Manu Guidelines[13] define 'natural character' as follows:
An area's distinct combination of natural characteristics and qualities, including degree of naturalness..

[13] Te Tangi a te Manu : Aotearoa New Zealand Landscape Assessment Guidelines, Tuia Pita Ora New Zealand Institute of Landscape Architects, July 2022.

The site is located adjacent to Silver Stream / Whakaehu and extends within its margin (identified as the top of the bank). In terms of proposed structures and associated earthworks the proposed development largely avoids the river margin except that two outfall structures from the overland flow drains will be within this area.

I assess existing natural character associated with this section of Silver Stream / Whakaehu as moderate only. This is because the stream alignment appears to have been straightened / channelized, the vegetation within the stream margins is exotic and weedy, and water quality is affected by run-off from the surrounding rural land[14]. As noted in the Freshwater Ecological Assessment the stream does have high ecological values associated with the presence of two threatened and three at risk fish species.

The direct effects of the SLIP include the construction of the two stormwater outflow structures within the stream margin. These will reduce natural character by introducing human-made structures and by controlling the timing and volume of water flows. Potential effects also include any changes to water quality resulting from the outflows from the site. The Stormwater Assessment[15] addresses the measures that will be taken to mitigate any adverse effects on Silver Stream / Whakaehu including catchpits, gross pollutant traps, a vegetated attenuation pond and rock-lined discharge channels. The Freshwater Ecological Assessment concludes that with adoption of mitigation measures proposed (including planting of swales and monitoring) impacts of the development on the ecological values of the stream will be low / less than minor.

Indirect experiential effects will be associated with visibility of other structures associated with the project (including acoustic walls and warehouses) within the wider landscape context of the stream. As discussed, it is proposed that natural character enhancement works are undertaken along the Silver Stream true right bank (within the property) including selected removal of weedy species in a staged manner and establishment of locally appropriate indigenous species to have positive effects on habitat values, water quality and indigenous biodiversity.

[14] E3 Scientific, 2025, Southern Link Inland Port Freshwater Ecological Impact Assessment
[15] Stantec New Zealand, 2026, Southern Link Inland Port Stormwater Assessment

Considering the relatively confined areas impacted by outfall structures, the minimal change proposed to the landforms within the river margin, the anticipated low level of adverse effects on ecological values, and the proposed natural character enhancement works discussed above, it is my assessment that with the implementation of the mitigation recommendations set out in this report the natural character values of Silver Stream / Whakaehu will be enhanced.

Conclusion

SLPL proposes the development of the SLIP project at 270-292 Dukes Road North, North Taiari. The site is currently rural in zoning with a pleasant working rural character. Whilst I understand that the Taiari Plain area has cultural landscape significance for mana whenua, there are no landscape overlays applying in the District Plan. The site is directly across Stedman Road and the railway line from an area of existing industrial character and this modifies the sensitivity of its landscape context to the proposed development.

The development will involve a change in the character of the site from rural to large scale industrial which will generally be perceived as an extension eastward of the existing industrial character to the west of the site. Mitigation measures to minimise adverse landscape effects include building colour controls, boundary screen plantings, and natural character enhancement management within the Silver Stream / Whakaehu margins. Factoring-in these measures, overall, physical / landscape character effects are assessed as adverse / moderate (more than minor).

Taking account of the integrated landscape mitigation measures visual effects from key viewpoints surrounding the site (public roads, tracks and private residences) vary with viewing distance and the degree of screening and range from adverse / high (significant) (at one property) – adverse / very low (less than minor).

I understand that the broader Taiari Plain is an area with notable cultural landscape values for mana whenua. Whilst I defer to mana whenua to advise on the effects on cultural landscape values, it is recognized that the project will result in further

urbanization and modification of the natural environment of the Taiari Plain. It is considered that the interaction of the project with the Whakaehu / Silver Stream, along with the taonga species for which it provides habitat, will be of particular interest to tangata whenua. To this end, it is noted the proposed development includes provisions to enhance the natural character and values of Whakaehu along the stretch located adjacent to the site which may align with mana whenua interests. Other notable wahi tupuna are more removed from the site and any effects will be less direct. To recognize the underlying natural character of the landscape boundary mitigation plantings are proposed to be largely indigenous and locally appropriate.

Effects on associative landscape values more broadly including those related to early European history and heritage features are assessed as low (less than minor).

Overall, whilst acknowledging that assessment of cultural landscape effects is the domain of mana whenua, I assess the effects of the proposed SLIP on landscape values as adverse / moderate (more than minor).

In terms of effects on the natural character of Silver Stream / Whakaehu, the proposed development has relatively minimal direct effects associated with structures and earthworks within the stream margin. It includes measures to minimise adverse effects on water quality and freshwater ecological values as well as a proposal to manage the stream margins to enhance its natural character. Overall, I consider that natural character values of Silver Stream / Whakaehu will be enhanced.

Mike Moore
Registered NZILA Landscape Architect

Appendix A: CV, Mike Moore, Mike Moore Landscape Architects

Academic Qualifications

2005, Master of Regional Resource Planning degree (with Distinction), University of Otago.

1986, Post graduate Diploma in Landscape Architecture, Lincoln University.

1984, Batchelor of Science degree, University of Canterbury.

Professional Qualifications

Registered NZILA Landscape Architect.

Associate member of the New Zealand Institute of Landscape Architects.

Summary of Work History

1994 – present, Principal, Mike Moore Landscape Architects

1990 – 1994, Reserves Development Officer, Dunedin City Council.

1986 – 1990, Landscape Architect, Palmerston North City Council.

Relevant projects and experience

- Landscape design projects – examples include:
  - Flood Protection project, Water of Leith, Dunedin (Otago Regional Council)
  - University of Otago Campus Landscape upgrade (University of Otago)
  - Otago Polytechnic – Various campus upgrade projects (Otago Polytechnic / Te Pukenga)
  - Otago Peninsula Roads widening / walkway / cycleway (GHD Ltd)
- District scale landscape assessment – examples include:
  - Otago Region Coastal Environment natural character and landscape assessment (Otago Regional Council)
  - Gore District Landscape Assessment (Gore District Council)
  - Clutha District Landscape Assessment (Clutha District Council)
- Plan Review – Natural Character and Landscape provisions advice – examples include:
  - Gore District Plan review.

  - Waitaki District Plan review – peer review, Outstanding and Significant Natural Features
  - Dunedin City District Plan – Landscape Management Areas
- Natural Character Effects Assessment – examples include:
  - Proposed Hananui Aquaculture project, peer review (Environment Southland)
  - Marine Farm, Port Hardy, D'Urville Island, Marlborough (Talleys Ltd)
- Landscape Effects Assessment – examples include
  - Wind farms (Chatham Island, Jericho (Southland), Taumatatotara (Waikato) etc)
  - Mt Cooee Landfill, Balclutha (Clutha District Council)
  - Mining / Quarries (Hawkeswood (Millers Flat),
  - Fraser River Hydro Scheme, Clyde (Pioneer Generation).
  - Rural subdivision (e.g. Waikerikeri Valley, Clyde etc).
  - Buildings in the rural environment.

Appendix B: Southern Link Inland Port – Boundary Screen Plantings Plant list and establishment guidelines

1. Stedman Road Boundary (Kiwi Rail land)

The following species are to be planted on the upper edge / slopes of the drainage swale as shown in Figures 12 and 13b.

Botanical name	Common name	Recommended grade
Pittosporum eugenioides	Lemonwood / Tarata	Pb5
Pittosporum tenuifolium	Kohuhu	Pb5

Specification

Areas to be planted are to be protected from stock grazing as required, and pest plants and animals are to be controlled. If required, plants are to be provided with an eco-shelter for protection against rabbit and other pest species browse.

Prepare the areas for planting and implement planting in accordance with best horticultural practice. Ensure a planting bed of at least 400mm good quality topsoil. Use fertilizer tablets or granules to assist establishment and growth as appropriate. Plant grades are to be as shown in the table above. All plants are to be Nursery reared eco-sourced[16].

Alternatively plant Pittosporum tenuifolium and Pittosporum eugeniodes to create a shelter belt / screen along the top of the swale at 1.5m spacings.

Irrigate plants and use mulch as required for successful establishment and growth. Control competing grasses and weeds until well established. Monitor plantings for survival and immediately replace dead plants.

[16] Plants propagated from seed sourced from trees and shrubs that occur locally in the Dunedin Ecological District.

2. Dukes Road North Boundary

The following species are to be planted between the proposed acoustic walls and the drainage swale as shown in Figures 12 and 13a.

Botanical name	**Common name**	**Recommended grade**
Austroderia richardii	Toetoe	Pb3
Carex geminata*	Cutty grass	Pb3
Carex secta*	Purei	Pb3
Carex virgata*		Pb3
Carpodetus serratus	Putaputaweta / Marbleleaf	Pb5
Coprosma crassifolia		Pb5
Coprosma propinqua	Mingimingi	Pb5
Coprosma virescens		Pb5
Cordyline australis	Ti kouka / Cabbage tree	Pb5
Dacrycarpus dacrydioides	Kahikatea	Pb5
Griselinia littoralis	Broadleaf	Pb5
Hoheria angustifolia	Narrow-leaved lacebark	Pb5
Kunzea robusta	Kanuka	Pb5
Leptospermum scoparium	Manuka	Pb5
Melicytus ramiflorus	Māhoe	
Myrsine australis	Matipo	Pb5
Olearia avicenniaefolia	Akeake	
Phormium tenax	Harakeke / Flax	Pb3
Pittosporum eugenioides	Tarata / Lemonwood	Pb5
Pittosporum tenuifolium	Kohuhu	Pb5
Plagianthus regius	Manatu / Ribbonwood	Pb5
Podocarpus hallii	Hall's totara	Pb5
Pseudopanax arboreus	Five-finger	Pb5
Pseudopanax crassifolius	Horoeka / Lancewood	Pb5
Pseudopanax ferox	Toothed lancewood	Pb5
Pseudowintera colorata	Horopito / Pepper tree	Pb5
Sophora microphylla	Kowhai	Pb5
Veronica salicifolia	Koromiko	Pb5

* - denotes planting on swale banks

Specification

Areas to be planted are to be protected from stock grazing as required, and pest plants and animals are to be controlled. If required, plants are to be provided with an eco-shelter for protection against rabbit and other pest species browse.

Prepare the areas for planting and implement planting in accordance with best horticultural practice. Ensure a planting bed of at least 400mm good quality topsoil. Use fertilizer tablets or granules to assist establishment and growth as appropriate. Plant grades are to be as shown in the table above. All plants are to be Nursery reared eco-sourced[17].

Plant the tree and shrub species in naturalistic fashion between the acoustic walls and the top of the drainage swale at approx. 1.5m spacings. Carex species are to be planted on the upper slopes of the drainage swale at 1 – 1.5m spacings.

Irrigate plants and use mulch as required for successful establishment and growth. Control competing grasses and weeds until well established. Monitor plantings for survival and immediately replace dead plants.

3. Eastern Boundary

The following species are to be planted between on the interface of the proposed drainage swale and the proposed acoustic barrier earth bund as shown in Figures 12 and 13c

Botanical name	**Common name**	**Recommended grade**
Pittosporum eugenioides	Lemonwood / Tarata	Pb5
Pittosporum tenuifolium	Kohuhu	Pb5

[17] Plants propagated from seed sourced from trees and shrubs that occur locally in the Dunedin Ecological District.

Specification

Areas to be planted are to be protected from stock grazing as required, and pest plants and animals are to be controlled. If required, plants are to be provided with an eco-shelter for protection against rabbit and other pest species browse.

Prepare the areas for planting and implement planting in accordance with best horticultural practice. Ensure a planting bed of at least 400mm good quality topsoil. Use fertilizer tablets or granules to assist establishment and growth as appropriate. Plant grades are to be as shown in the table above. All plants are to be Nursery reared eco-sourced[18].

Alternatively plant Pittosporum tenuifolium and Pittosporum eugeniodes to create a shelter belt / screen along the top of the swale at 1.5m spacings.

Irrigate plants and use mulch as required for successful establishment and growth. Control competing grasses and weeds until well established. Monitor plantings for survival and immediately replace dead plants.

4. Silver Stream upper bank, Stedman Road end

The following species are to be planted where there are gaps in the existing tree canopy on the stream bank in the area shown in Figures 12 and 13d.

Botanical name	**Common name**	**Recommended grade**
Eucalyptus cordata	Heart-leaved silver gum	30 – 40cm
Eucalyptus gunnii	Cider gum	30 – 40cm
Eucalyptus rodwayi	Swamp peppermint gum	30 – 40 cm

[18] Plants propagated from seed sourced from trees and shrubs that occur locally in the Dunedin Ecological District.

Specification

Areas to be planted are to be protected from stock grazing as required, and pest plants and animals are to be controlled. If required, plants are to be provided with an eco-shelter for protection against rabbit and other pest species browse.

Prepare the areas for planting and implement planting in accordance with best horticultural practice. Ensure planting pits of at least 400mm depth good quality topsoil. Use fertilizer tablets or granules to assist establishment and growth as appropriate. Plant grades are to be as shown in the table above. Plant the trees at approx. 6m spacings.

Irrigate plants and use mulch as required for successful establishment and growth. Control competing grasses and weeds until well established. Monitor plantings for survival and immediately replace dead plants.