

To: Listed Projects Team – Ministry for the Environment  
 From: Joseph McCready – Barker & Associates Limited  
 Date: 14 November 2025  
 Re: Landscape and Visual Effects Memorandum for 155 Kay Road, Hamilton (HT1 Orchard Grove).

## 1.0 Introduction

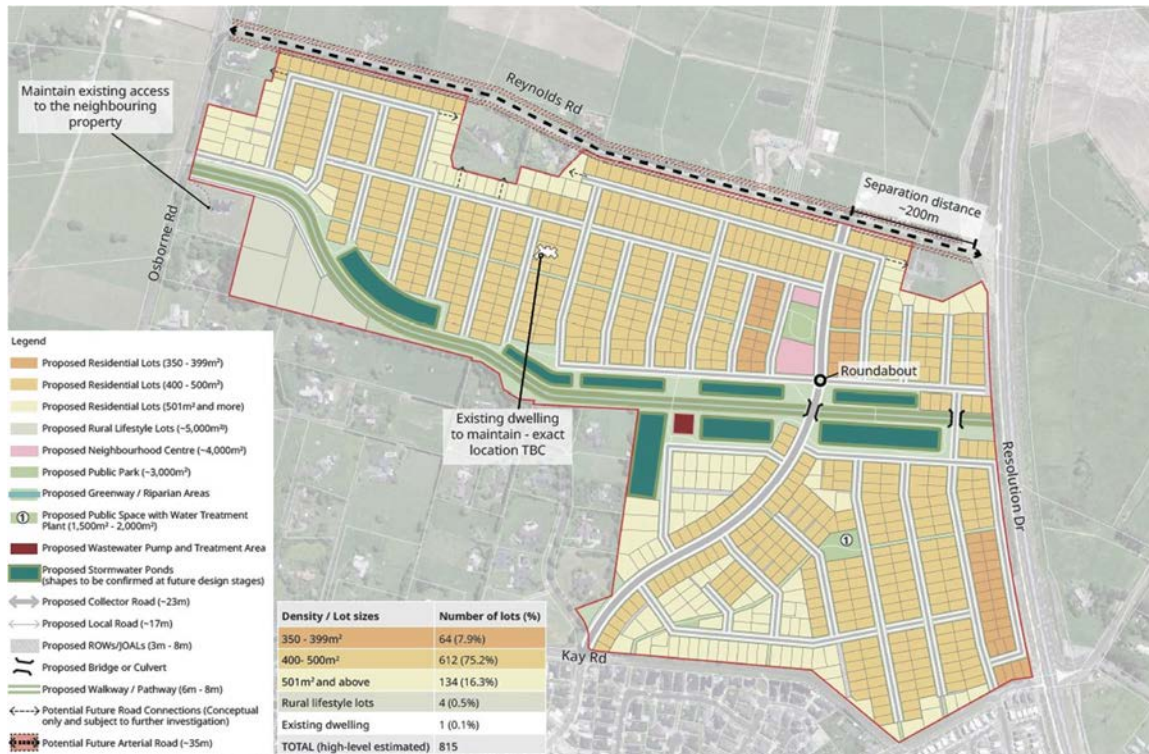


Figure 1: Orchard Grove Masterplan (B&A).

The Orchard Grove Masterplan proposes a medium-density residential neighbourhood within the HT1 growth cell at Flagstaff (Waikato District), immediately north of Hamilton. The Site enjoys strategic access to the Waikato Expressway and State Highway 1C and is proximate to established centres, schools, community facilities, and major employment nodes in Te Rapa and the Hamilton CBD.

The land is zoned General Rural in both the operative and proposed Waikato District Plans, sits within the HT1 Urban Expansion Area, and includes an NZTA designation along the eastern side. Development will require a sensitive transition from rural to urban character, careful management of reverse-sensitivity effects on neighbouring rural uses, and alignment with the Future Proof Strategy, the Hamilton–Waikato Metropolitan Spatial Plan, and the Waikato District Growth Strategy. The Site holds cultural significance for Ngāti Haua, Ngāti Wairere, and Waikato-Tainui, with opportunities to embed cultural narratives through design.

The masterplan responds to existing rural-residential, orchard and farming uses and organises green infrastructure around the Otama-ngenge Stream, creating a central greenway for recreation, amenity, and integrated stormwater management. Movement is provided by a connected street network linking to Osborne, Reynolds and Kay Roads and Resolution Drive, supported by a two-way cycleway on the collector

road, shared paths along the greenway and reserve-edge streets, and 6 m pedestrian accessways that shorten walking catchments and connect to parks, bus stops, and the local centre.

The indicative housing mix now totals:

- 400–500 m<sup>2</sup> lots: 612 lots (~75.2%) – dominant suburban typology.
- 350–399 m<sup>2</sup> lots: 64 lots (~7.9%) – higher-density options (e.g., duplex/terrace-capable).
- ≥501 m<sup>2</sup> lots: 134 lots (~16.3%) – lower-density, larger Sites (useful at rural interfaces).
- Rural lifestyle lots: 4 lots (~0.5%) – very low-density, large-lot provision.
- Existing dwelling retained: 1 (~0.1%).
- Total indicative yield: 815 residential lots (plus two commercial superlots).

The plan also provides a neighbourhood centre of approximately 4,000 m<sup>2</sup>, a public park of around 3,000 m<sup>2</sup>, open-space corridors and the central greenway.

Three-waters servicing is integrated with the open-space system. Stormwater is managed via eight ponds discharging at controlled rates to the central east–west greenway, with bioretention planting to improve water quality and protect downstream environments. Potable water supply options remain under investigation and are likely to include a combination of the public network and multiple private bores, supported by an on-site water treatment plant of approximately 1,500–2,000 m<sup>2</sup>. Wastewater servicing options include connection to the public network via a central pump station or provision of a central wastewater treatment plant; if on-site treatment is required, discharges would be treated to A-class and land-applied to the greenway to support baseflows.

Delivery is planned in stages aligned with transport and stormwater infrastructure. Indicative staging provides approximately 60–120 residential lots per stage (averaging around 100 lots), together with associated infrastructure and amenity, with a current high-level estimate of 815 lots plus two commercial superlots across the full development.

## 1.1 Project Summary

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- **Estimated Yield:** Approximately 815 residential lots proposed, plus two commercial superlots.
- **Lot Sizes:**
  - 350–399m<sup>2</sup> blocks (smaller lots, higher density);
  - 400–500m<sup>2</sup> blocks (mid-sized lots); and
  - 501m<sup>2</sup> and larger blocks (lower density).
- **Neighbourhood Centre:** Approx. 4,000m<sup>2</sup>.
- **Public Park:** Approx. 3,000m<sup>2</sup>.
- **Green and Blue Spaces:**
  - Open space and riparian areas; and
  - Proposed central greenway through the Site.
- **Infrastructure Facilities:**

- Water treatment plant (approx. 1,500–2,000m<sup>2</sup>);
- Wastewater discharge and treatment area (approx. 1,500m<sup>2</sup>); and
- Stormwater ponds (final shapes/locations to be confirmed at later design stages).
- **Transport and Connectivity:**
  - Proposed collector roads (~23m wide) and local roads (~17m wide);  
Potential future road connections (conceptual, subject to investigation); and
  - Roundabout on main internal road with ~200m separation to external intersections.
- **Access Considerations:**
  - Maintain existing access to neighbouring property (may require refinement of greenway/stormwater facility positioning); and
  - One existing dwelling to be retained (exact location to be confirmed).

## 1.2 Existing Site Description

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The Orchard Grove Site lies in the Waikato District, just north of Hamilton, within the HT1 growth cell, bounded by Reynolds Road (north), Resolution Drive (east), Kay Road (south), and Osborne Road (west). It forms part of a strategic urban expansion area in the Waikato District Plan and regional growth strategies. To the north and west it adjoins rural-residential and farmland, while the east connects to Resolution Drive and the Waikato Expressway, and the south borders established Hamilton suburbs.



Figure 2: The Site (WDC Online maps).

The gently undulating land is traversed by the Otama-ngenge Stream, a key natural and drainage feature, alongside modified farm drains, shelterbelts, hedgerows, and pasture. Current uses include rural-residential, orchards, and pastoral farming under multiple ownerships. One existing dwelling will be retained. Vegetation is mainly exotic, with limited indigenous cover; the stream margins offer opportunities for riparian restoration, and possible degraded wetlands require investigation.

Part of the Waikato River catchment, stormwater currently drains via farm channels to the stream. Water-sensitive design is planned to improve stormwater quality and protect downstream environments. The perimeter road network provides four access points, with arterial and local road links, but internal movement is minimal and there are no through-roads. Walking and cycling connections exist nearby but do not yet link directly into the Site.

The Site holds cultural significance for Ngāti Haua, Ngāti Wairere, and Waikato-Tainui and the development offers opportunities to embed cultural narratives in the landscape and urban design, reflecting mana whenua values and histories.



**Figure 3: Photo from Reynolds Road looking south across the Site (Google Streetview).**

## 2.0 Receiving Environment

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### 2.1 Landscape Character

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The Orchard Grove area has an open rural character shaped by flat to gently undulating land, wide views over pasture, orchards, and lifestyle properties, and intermittent enclosure from mature shelterbelts and hedgerows. The land use is a mix of farming, horticulture, and rural-residential dwellings, with sparse, low-scale buildings set back from roads, reinforcing a low-intensity rural feel.

The Otama-ngenge Stream is the key natural feature, running west–east through the Site, with potential for riparian and ecological restoration. Smaller farm drains and largely exotic vegetation shelter trees, orchard rows, and pasture, dominate, with little indigenous cover.

Framed by Reynolds, Osborne, and Kay Roads and Resolution Drive, the area has limited internal connectivity, maintaining separation from nearby urban areas. Resolution Drive adds a more urban arterial edge, with the Waikato Expressway further east.

Culturally, the land is of significance to Ngāti Haua, Ngāti Wairere, and Waikato-Tainui, linked to the Waikato River catchment. Overall, the landscape is a transitional rural fringe, productive and semi-structured, with strong transport links and modest natural features

## 2.2 Landscape Values

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The Orchard Grove area forms part of the HT1 urban expansion cell on Hamilton’s northern edge, transitioning from rural to urban land uses. Its landscape values arise from the combination of productive rural uses, the Otama-ngenge Stream and associated drainage network, the open rural fringe character, and long-standing cultural relationships with mana whenua. These values are primarily experienced at a local to district scale.

For the purposes of this memorandum, landscape values are grouped into biophysical, perceptual/aesthetic, associative/cultural, and functional/amenity values.

### Biophysical / Natural Values

#### Otama-ngenge Stream and drainage network

The Otama-ngenge Stream is the key natural feature running west–east through the Site, forming part of the wider Waikato River catchment. It functions as a primary drainage corridor and has potential for ecological and riparian restoration, with modified farm drains connecting into the stream. Although current riparian vegetation is largely exotic and degraded in places, the stream and its margins provide an important framework for future habitat enhancement, water quality improvement, and green–blue connectivity.

#### Rural soils and productive land uses

Pastoral farming, orchards, and rural-residential lots reflect the underlying rural land resource, supporting small-scale primary production and lifestyle uses. These land uses contribute to the “working rural” character and provide a sense of productivity and seasonality in the landscape.

#### Vegetation pattern and shelter networks

Shelterbelts, hedgerows, and orchard rows form structured vegetation patterns across otherwise open paddocks. While predominantly exotic, these plantings provide local biodiversity, shelter, and landscape structure, and create opportunities for gradual transition to more indigenous and ecologically connected planting over time.

### Perceptual / Aesthetic Values

#### Open rural fringe character

The gently undulating topography, wide views over pasture and orchards, and low-intensity built form (scattered dwellings set back from the road) create a spacious rural fringe character. The sense of openness is reinforced by long horizontal sightlines from surrounding roads, punctuated by shelterbelts and hedgerows that rhythmically enclose and reveal views. This provides a clear contrast with the more enclosed suburban environment south of Kay Road.

#### Transitional rural–urban edge

The Site's position between rural land to the north and west and established urban suburbs to the south, together with the Resolution Drive and Waikato Expressway corridors to the east, creates a legible "edge" to Hamilton's urban area. This transitional quality – neither fully rural nor fully urban – is an important component of the district's perceived growth pattern and contributes to wayfinding and sense of place for residents and road users.

### **Coherence of land-use pattern**

The mix of paddocks, orchards, lifestyle properties, and transport corridors forms a semi-structured yet coherent landscape, with consistent low building heights, simple rural fencing, and vegetated boundaries. This coherence supports a readable and familiar landscape character along Osborne, Reynolds, and Kay Roads and Resolution Drive.

### **Associative / Cultural Values**

#### **Mana whenua relationships with the whenua and wai**

The land and waterways within the Site hold cultural significance for Ngāti Haua, Ngāti Wairere, and Waikato-Tainui, as part of the wider Waikato River catchment. These relationships are grounded in whakapapa, long-term occupation, and use, and ongoing kaitiakitanga responsibilities. The mauri of the Otama-ngenge Stream, its tributaries, and surrounding whenua is an important value for mana whenua, with opportunities for enhancement through riparian restoration, water-sensitive design, and embedding cultural narratives and design responses in the public realm.

#### **Historical and contemporary rural identity**

The existing rural-residential, orchard, and farming activities express the area's historical role as part of Hamilton's rural hinterland. For local communities, this contributes to a sense of continuity, identity, and familiarity, even as the area is positioned for planned urban expansion.

#### **Planned growth and strategic role**

Being located within the HT1 urban expansion area identified in the Waikato District Plan and regional growth strategies, the Site has associative value as part of Hamilton's long-term growth story. The way in which development is undertaken here will influence community perceptions of growth management, urban quality, and respect for cultural and environmental values at the city's northern edge.

### **Functional / Amenity and Experiential Values**

#### **Everyday rural amenity and tranquillity**

For nearby residents and road users, the Site currently provides everyday rural amenity – open paddocks, farm and orchard activity, limited built form, and generally low levels of noise and artificial lighting. These qualities contribute to a perception of calm, spaciousness, and separation from the denser urban environment to the south.

#### **Movement corridors and visual access**

The perimeter roads (Reynolds, Osborne, Kay Roads, and Resolution Drive) and the nearby Waikato Expressway provide frequent visual access into the Site for residents, commuters, and visitors. Long, low views from these routes allow people to appreciate the rural fringe character and the gradual approach towards or away from Hamilton's urban area. These visual and movement relationships are an important amenity value for everyday users of the network.

### Potential for enhanced recreation and green–blue connectivity

While current public access is limited, the Otama-ngenge Stream corridor and central location within HT1 offer strong potential for future walking, cycling, and passive recreation along a greenway network. Realisation of this potential would support active transport, local recreation, and ecological connectivity between the Site, surrounding neighbourhoods, and the wider Waikato River catchment.

## 2.3 Visual Catchment Description

The visual catchment for the Orchard Grove Growth Cell refers to the extent of land from which the Site is visible and from which it can be visually experienced, considering local topography, vegetation, built form, and infrastructure. The catchment has been determined from public roads, nearby urban areas, and elevated locations in the surrounding rural landscape.



Figure 4: Wider context (WDC Online maps).

### 2.3.1 Extent and Boundaries of the Visual Catchment

- Northern Extent - Encompasses rural land beyond Reynolds Road until views are enclosed by local shelterbelts, vegetation, or low ridgelines.
- Western Extent - Extends across farmland west of Osborne Road, with diminishing views beyond 1–2 km due to flat topography and roadside planting.
- Eastern Extent - Visual catchment is limited beyond Resolution Drive by a combination of embankments, roadside plantings, and the Waikato Expressway corridor.
- Southern Extent - Includes residential areas north of Borman Road and Kay Road, with views constrained by new housing, fences, and vegetation patterns.

### 2.3.2 Primary Viewing Locations

- Immediate Perimeter Roads - Reynolds Road (north), Osborne Road (west), Kay Road (south), and Resolution Drive (east) provide direct visual access to the Site. These routes offer open to semi-screened views into the rural-residential properties, orchards, and pastureland, with some screening from shelterbelts and roadside vegetation.
- Arterial Corridors - Resolution Drive functions as an arterial route and offers more continuous views along the eastern edge. The Waikato Expressway, while close to the Site's eastern side, is visually separated in places by embankments and roadside planting.
- Neighbouring Urban Areas - Residential development south of Kay Road, particularly in the Rototuna area, has limited but clear views into the southern part of the Site across open paddocks where screening vegetation is absent.
- Local Rural Roads - Osborne Road to the west and Reynolds Road to the north offer longer sightlines into the Site, especially where the land is open and shelterbelts are intermittent.

### 2.3.3 Factors Influencing Visibility

- Topography - The predominantly flat to gently undulating terrain allows broad horizontal sightlines, but visual penetration is interrupted by mature shelterbelts and orchard plantings. The residential area to the south near Kay and Borman Roads experiences a range of open and restricted views to the Site which relates to specific, local changes in topography.
- Vegetation - Shelterbelts and hedgerows form significant visual barriers, fragmenting the view field and creating distinct view corridors along roads.
- Built Form - Sparse rural buildings are generally low and do not obstruct views significantly, but future development will alter the visual catchment by increasing built elements.

## 2.4 Key Viewpoints

Refer to Appendix 1 for more on the methodology that forms the basis of the information below.

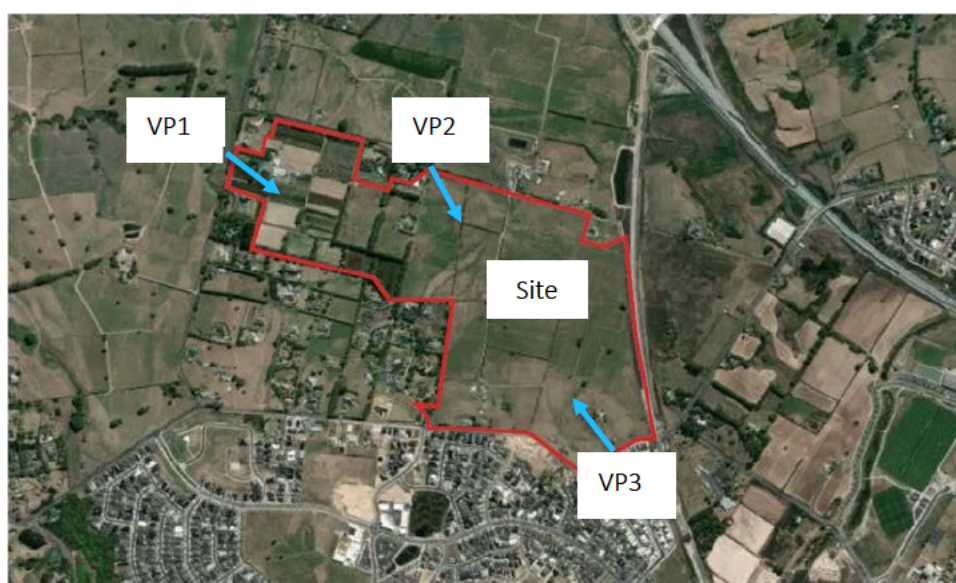


Figure 5: Key Viewpoints (B&A).



**Figure 6: VP1 (Google Streetview).**



**Figure 7: VP2 (Google Streetview).**

#### Viewpoint 1 - Osborne Road (Western Boundary)

- Viewer Sensitivity: Moderate to high - close-range residents & transient for road users.
- View Type: Oblique and occasional perpendicular views, middle-ground pasture dominant.
- Potential Visual Change: Shift to medium-density urban form from currently open rural fringe character with intermittent shelterbelt screening.
- Magnitude of Change: Moderate to high.

#### Viewpoint 2 – Reynolds Road (Northern Boundary)

- Viewer Sensitivity: Moderate; frequent close-range views for residents and passing traffic.

- View Type: Perpendicular views over open paddocks with partial shelterbelt screening.
- Potential Visual Change: Urban residential form replacing pasture and rural edge character with open fields and scattered housing.
- Magnitude of Change: Moderate to high for residents, lower for transient viewers.

### Viewpoint 3 – Kay Road (South-eastern Boundary)

- Viewer Sensitivity: High; regular views for nearby suburban residents and commuters.
- View Type: Perpendicular and oblique views across open pasture to rural edge.
- Potential Visual Change: Expansion of urban form into current open rural frontage.
- Magnitude of Change: High for adjacent residents, moderate for passing road users.



Figure 8: VP3 (Google Streetview).

## 3.0 Key Effects & Approaches to Address Key Effects

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Refer to Appendix 1 for more on the methodology that forms the basis of the information below.

### 3.1 Changes to Local Character

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The development will shift the area's character from a low-rise, open rural edge to a denser, more urban environment. Larger-scale buildings and compact layouts will replace the predominantly vegetated, low-intensity setting, creating a greater sense of activity and modernity. This transformation may be seen as either positive urban growth or a change to familiar rural qualities and amenity values.

Design choices in architecture, materials, and layout will determine how well the new form integrates. A sympathetic approach could achieve a respectful transition, while a significant departure in height, bulk, or style may create visual contrast, redefining the sense of place.

Increased services, retail, and residential density will bring more pedestrian and vehicle movement, enlivening streets but also changing noise, lighting, and daily rhythms. These functional shifts may foster community vibrancy or disrupt existing tranquillity.

Landscaping, public realm upgrades, and infrastructure will shape the final outcome. Well-designed planting, open spaces, and boundaries can soften change, while minimal integration risks a fragmented feel. Overall, the project represents a clear shift toward a compact, residentially focused urban setting in line with Hamilton's long-term growth strategy.

### 3.1.1 Approach to Addressing Effects on Character/Values

#### Strengthen Green Infrastructure Framework

- Retain and enhance the Otama-ngenge Stream corridor as a continuous, ecologically rich green spine. Incorporate additional riparian planting with indigenous species to soften urban edges and integrate ecological values. Use the greenway as both a visual and recreational connector, maintaining some open-space character within the development.

#### Integrate the Development with the Broader Landscape

- Incorporate a comprehensive planting design that responds to local landscape patterns and reinforces integration between the development and its surrounding context.

#### Sensitive Perimeter Design

- Employ lower building heights and larger lots along rural-facing edges (e.g., Osborne and Reynolds Roads) to create a softer transition. Use boundary planting and open space buffers to reduce the visual dominance of built form from external viewpoints.

#### Cultural Landscape Integration

- Embed mana whenua narratives into street naming, public art, and reserve design to maintain associative values as character changes. Incorporate design elements that reference the Site's cultural connections to Ngāti Haua, Ngāti Wairere, and Waikato-Tainui.

#### Varied and Context-Responsive Built Form

- Avoid uniform building massing along perimeter roads to reduce visual monotony. Use varied setbacks, rooflines, and façade treatments to create a more nuanced and less abrupt shift from rural to urban.

#### Manage Sensory Changes

- Maintain quiet pockets through careful location of high-activity areas (e.g., playgrounds) away from rural boundaries. Use planting and landscape design to mitigate noise and light spill into adjacent rural properties.

#### Public Realm Quality

- Provide high-quality streetscapes with street trees, berm planting, and pedestrian-friendly design to ensure the new urban character is perceived positively. Link green spaces, reserves, and active transport routes to create a cohesive and accessible neighbourhood.

## 3.2 Impacts on Visual Amenity

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The Orchard Grove Site will shift from an open rural fringe of pasture, orchards, and shelterbelts to a planned medium-density urban environment. Current wide views from surrounding roads, punctuated only by occasional dwellings, will be replaced by a structured network of housing, streets, and community facilities.

Perimeter roads will develop continuous built edges with street trees, creating a more enclosed, urban streetscape. Neighbours will lose their rural outlook, with paddocks replaced by buildings, planting, and neighbourhood-scale open spaces.

Greenways, riparian corridors, and parks will add greenery and accessible open space but cannot replicate the current expansive views. High-quality planting and design will help soften edges and provide visual order.

For adjacent residents, the change will be permanent and dominant, creating a moderate to high magnitude of visual impact. For passing road users, effects will be noticeable but short-lived. Overall, the shift marks a substantial change in visual amenity, with well-considered mitigation measures, such as boundary planting, needed to soften this.

### 3.2.1 Approach to Addressing Effects on Visual Amenity

#### Retain and strengthen green infrastructure

- Enhance the Otama-ngege Stream corridor and riparian margins with indigenous planting; design the greenway and public park to maximise openness and maintain long sightlines.

#### Use perimeter design treatments

- Apply edge planting, open space buffers, and larger lots/lower building heights along Osborne, Reynolds, and Kay Roads to soften the rural–urban transition.

#### Integrate the Development with the Broader Landscape

- Incorporate a comprehensive planting design that responds to local landscape patterns and reinforces integration between the development and its surrounding context and include well-considered mitigation measures, such as boundary planting, to achieve this.

#### Introduce built form variation

- Use varied setbacks, rooflines, and façade treatments to reduce visual bulk along highly visible edges.

#### Plant appropriate street trees

- Select species that complement rural–urban fringe character and provide consistent, high-quality streetscapes.

#### Integrate cultural narratives

- Reflect mana whenua values in public realm design, street naming, and artwork to embed a strong sense of place.

## 4.0 Conclusion

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The Orchard Grove Masterplan marks a major step in Hamilton’s northern urban expansion, transforming a rural landscape into a connected medium-density residential community. Located in the HT1 growth cell with strong transport links and proximity to key centres, it is strategically positioned for development. The plan includes varied housing types, public open spaces, a central greenway, and essential infrastructure to create an integrated urban environment.

The change from an open rural setting to a structured urban form will be substantial, but the design allows for a softened transition through sensitive edges, vegetation retention, enhancement of the Otama-ngenge Stream, and cultural integration. Its success in maintaining a strong sense of place will rely on high-quality urban design, landscaping, and preserving green space connections. If well implemented, Orchard Grove could become a functional, attractive neighbourhood that respects cultural heritage, enhances ecological networks, and positively contributes to the wider landscape.

## 5.0 Qualifications and Experience

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- 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.

### 5.1 Qualifications

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- BCom, University of Auckland.
- BLA (hons), Unitec.
- NZILA Registered Landscape Architect.

### 5.2 Relevant Projects

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- 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**

NZILA Registered Landscape Architect / Associate, Barker & Associates Limited



## Appendix 1 – Landscape Assessment Methodology

Contributing Factors		Higher	Lower
Sensitivity	Susceptibility to change	The landscape is strongly distinctive with important biophysical, sensory, and associative aspects. There is an absence of landscape detractors which make it highly vulnerable to the type of change which would result from proposed development.	The landscape lacks any distinctive biophysical, sensory, or associative aspects. It has many detractors and could accommodate the proposed development without undue consequences to landscape character.
	The value of the landscape	The landscape requires protection as a matter of national importance (ONF/L).	The landscape is of low or local importance.
Magnitude of Change	Size or scale	Total loss or addition of key features or elements. Major changes in the key characteristics of the landscape, including significant aesthetic or perceptual elements.	Most key features or elements are retained. Key characteristics of the landscape remain intact with limited aesthetics or perceptual change apparent.
	Geographical extent	Landscape character area scale.	Site scale, immediate setting.
	Duration and reversibility	Permanent. Long term (over 10 years).	Reversible. Short Term (0-5 years).

**Table 1: Determining the significance of landscape effects**

Contributing Factors		Higher	Lower
Sensitivity	Susceptibility to change	Views from dwellings and recreation areas where attention is typically focussed on the landscape.	Views from places of employment and other places where the focus is typically incidental to its landscape context.
	Value attached to views	Viewpoint is recognised by the community such as identification on tourist maps or in art and literature. High visitor numbers.	Viewpoint is not typically recognised or valued by the community.  Infrequent visitor numbers.
Magnitude of Change	Size or scale	Loss or addition of key features in the view. High degree of contrast with existing landscape elements (i.e. in terms of form scale, mass, line, height, colour, and texture). Full view of the proposed development.	Most key features of view retained.  Low degree of contrast with existing landscape elements (i.e. in terms of form scale, mass, line, height, colour, and texture). Glimpse / no view of the proposed development.
	Geographical extent	Front on views. Near distance views; Change visible across a wide area.	Oblique views. Long distance views. Small portion of change visible.
	Duration and reversibility	Permanent. Long term (over 15 years).	Transient. Short Term (0-5 years).

**Table 2: Determining the significance of visual effects**

Nature of effect	Use and Definition
<b>Adverse (negative):</b>	The proposed development would be out of scale with the landscape or at odds with the local pattern and landform which results in a reduction in landscape and visual values
<b>Neutral (benign):</b>	The proposed development would complement (or blend in with) the scale, landform and pattern of the landscape maintaining existing landscape and visual values
<b>Beneficial (positive):</b>	The proposed development would enhance the scale, landform, and pattern of the landscape, improving the landscape and visual quality through removal of damage caused by existing land uses or addition of positive features

Table 3: Determining the nature of effects

Effect Rating	Use and Definition
<b>Very High:</b>	Total loss to the characteristics or key attributes of the receiving environment and /or visual context amounting to a complete change of landscape character.
<b>High:</b>	Major change to the characteristics or key attributes of the receiving environment and /or the visual context within which it is seen; and/or a major effect on the perceived amenity derived from it.
<b>Moderate-High:</b>	A moderate - high level of effect on the character or key attributes of the receiving environment and/or the visual context within which it is seen; and/or have a moderate - high level of effect on the perceived amenity derived from it.
<b>Moderate:</b>	A moderate level of effect on the character or key attributes of the receiving environment and/or the visual context within which it is seen; and/or have a moderate level of effect on the perceived amenity derived from it.
<b>Moderate-Low:</b>	A moderate - low level of effect on the character or key attributes of the receiving environment and/or the visual context within which it is seen; and/or have moderate - low level of effect on the perceived amenity derived from it.
<b>Low:</b>	A low level of effect on the character or key attributes of the receiving environment and/or the visual context within which it is seen; and/or have a low effect on the perceived amenity derived from it.
<b>Very Low:</b>	Very low or no modification to key elements/ features/ characteristics of the baseline or available views, i.e. approximating a 'no change' situation.

Table 4: Determining the overall significance of landscape and visual effects

## Appendix 2 – Supporting Graphics

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# 2.0 High-Level Masterplan



Scale: 1:5,000 @ A3

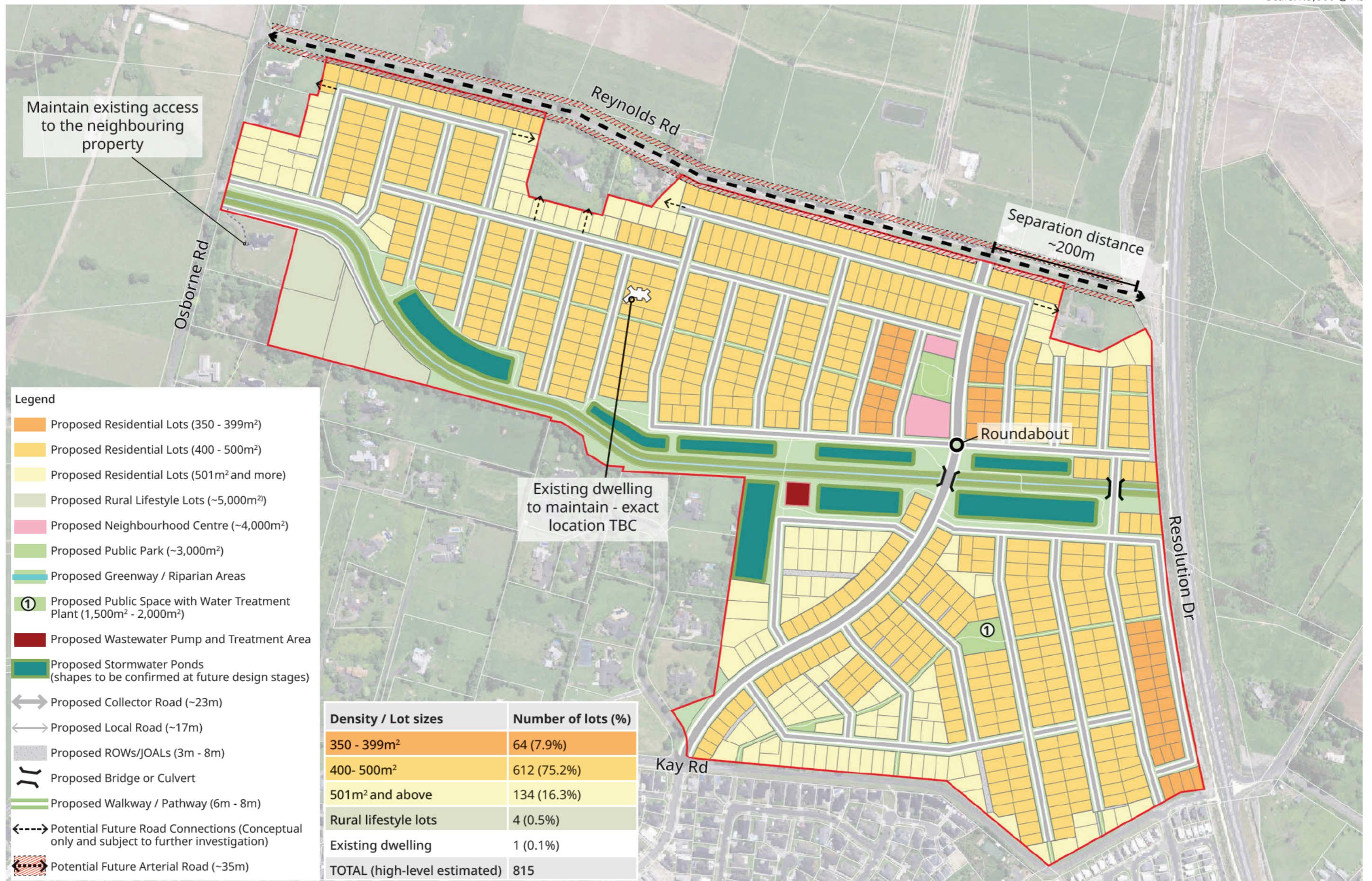
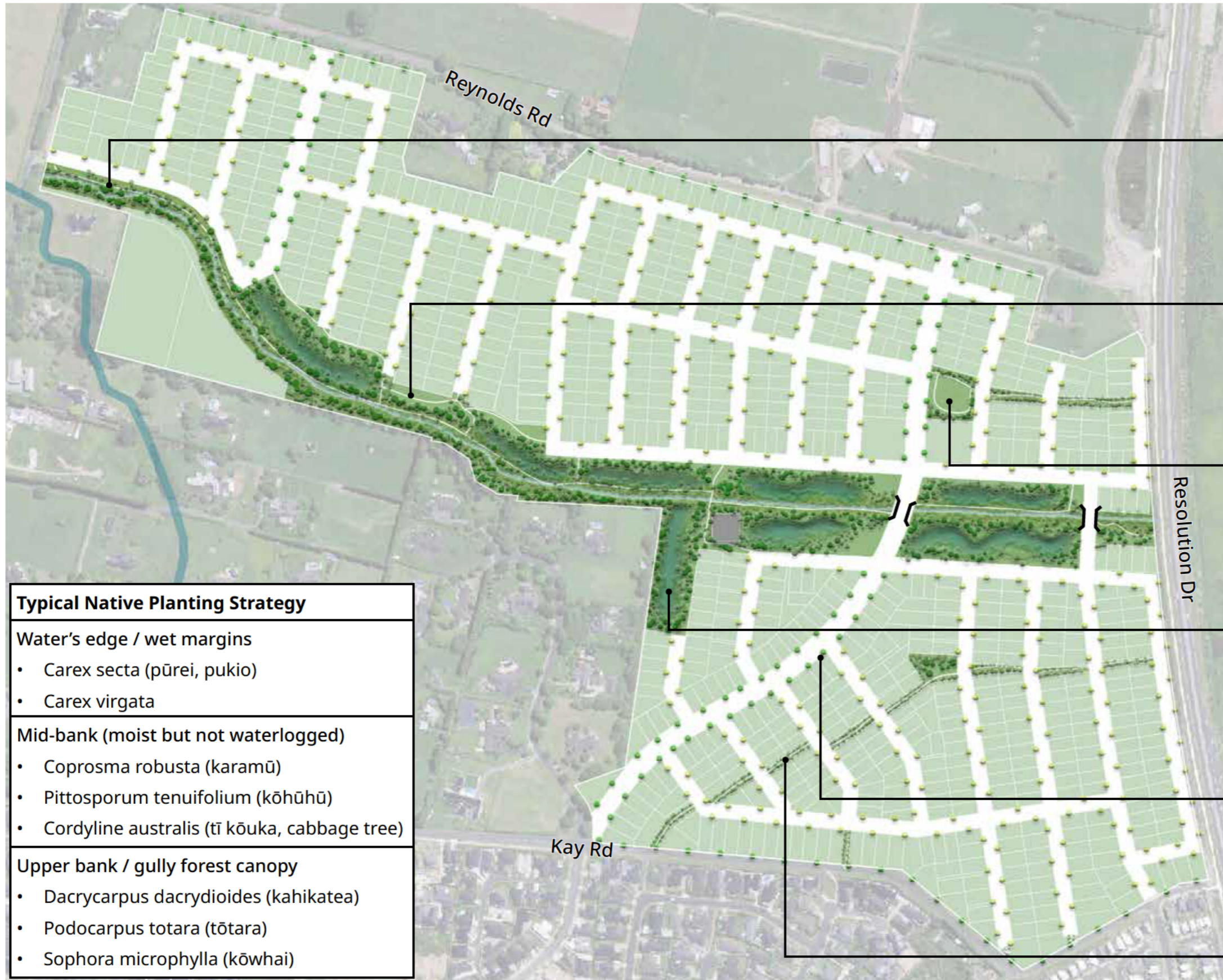


Figure 9 High-level Masterplan

# 2.1 Landscape Strategy

Scale: 1:5,000 @ A3



**Stream Restoration:**  
Enhance riparian corridor & increase area of native vegetation.



**Pedestrian Connections:**  
Provide for pedestrian & cycling links to the broader landscape.



**Community Spaces:**  
Provide high quality public amenity and open green spaces.



**Wetland Restoration:**  
Restoring existing wetlands and increasing ecological values.



**Comprehensive Tree Planting:**  
Increasing street amenity and ecological values of the road network.



**Local connections:**  
Provide local pedestrian links within the development.



Typical Native Planting Strategy	
Water's edge / wet margins	<ul style="list-style-type: none"> <li>Carex secta (pūrei, pukio)</li> <li>Carex virgata</li> </ul>
Mid-bank (moist but not waterlogged)	<ul style="list-style-type: none"> <li>Coprosma robusta (karamū)</li> <li>Pittosporum tenuifolium (kōhūhū)</li> <li>Cordyline australis (tī kōuka, cabbage tree)</li> </ul>
Upper bank / gully forest canopy	<ul style="list-style-type: none"> <li>Dacrycarpus dacrydioides (kahikatea)</li> <li>Podocarpus totara (tōtara)</li> <li>Sophora microphylla (kōwhai)</li> </ul>

Figure 9 Landscaping strategy and opportunities