

To: Bram Cleland – Shannon Leigh Trust

From: Alicia Lawrie – Barker & Associates Limited

Date: 11 March 2026

Re: Urban Design Memorandum – The Rest – 1073 Tauwhare Road, Tauwhare

1.0 Introduction

This Urban Design Memorandum is to support the lodgement of an application for a referral project under the Fast Track Approvals Act (2024) to utilise the fast-track consenting process via an expert consenting panel. This application, known as **'The Rest'**, relates to the subject site located at 1073 & 1171 Tauwhare Road, Tauwhare, Waikato (the **'Site'**).

To support the referral application, this memorandum provides a high-level assessment of the urban design aspects of the development, including:

- Summary of the proposal and the site and context analysis.
- Preliminary assessment of the proposal against relevant provisions of the Waikato District Plan (WDP).
- Urban design response.

This memorandum should be read in conjunction with **Appendix 1 - Urban Design Consultation Package**, prepared by Barker & Associates and dated March 2026.

Should the project be successful in referring to the Fast-track EPA process, a full Urban Design Assessment will be prepared and lodged as part of the full resource consent application.

2.0 Background and Project Description

Shannon Leigh Trust engaged Barker & Associates (**'B&A'**) to provide planning and urban design services for the master planning, consenting and design of the site. The site is made up of three lots (Lots 1 & 2 DP 407508 and Lot 2 DP 548121) ranging in size from 12.34ha to 22.57ha, with a combined land area of approximately 55.27ha.

The site is located in the rural community of Tauwhare in the south-east of the Waikato District. It is situated to the north-west of the rural residential lots centred around the intersection of Tauwhare Road (north and west) and Scotsman Valley Road (south). The Site is accessible from its eastern and southern boundaries, which both adjoin Tauwhare Road. Several existing rural lifestyle residential properties are located to the south-east of the Site, and rural land to the north and west. It is located approximately 18 kilometres (20-minute drive) east of the Hamilton City Centre (see **Figure 1**).

The Rest Masterplan is a proposed agricultural education institute (approximately 21.65ha) which comprises on-site education facilities, including workshops, teaching classrooms, student and staff accommodation and support facilities, as well as paddocks for livestock and farming, and practical activities. The development also includes circa 36 rural residential lots with varying site sizes (~2,500 – 3,500m²), a retirement village with circa 125 units and supporting care facilities and amenities (~8.3ha),

and three supporting commercial centres (which range between 7,500m² - 9,000m²), open spaces and infrastructure (see Figure 2).

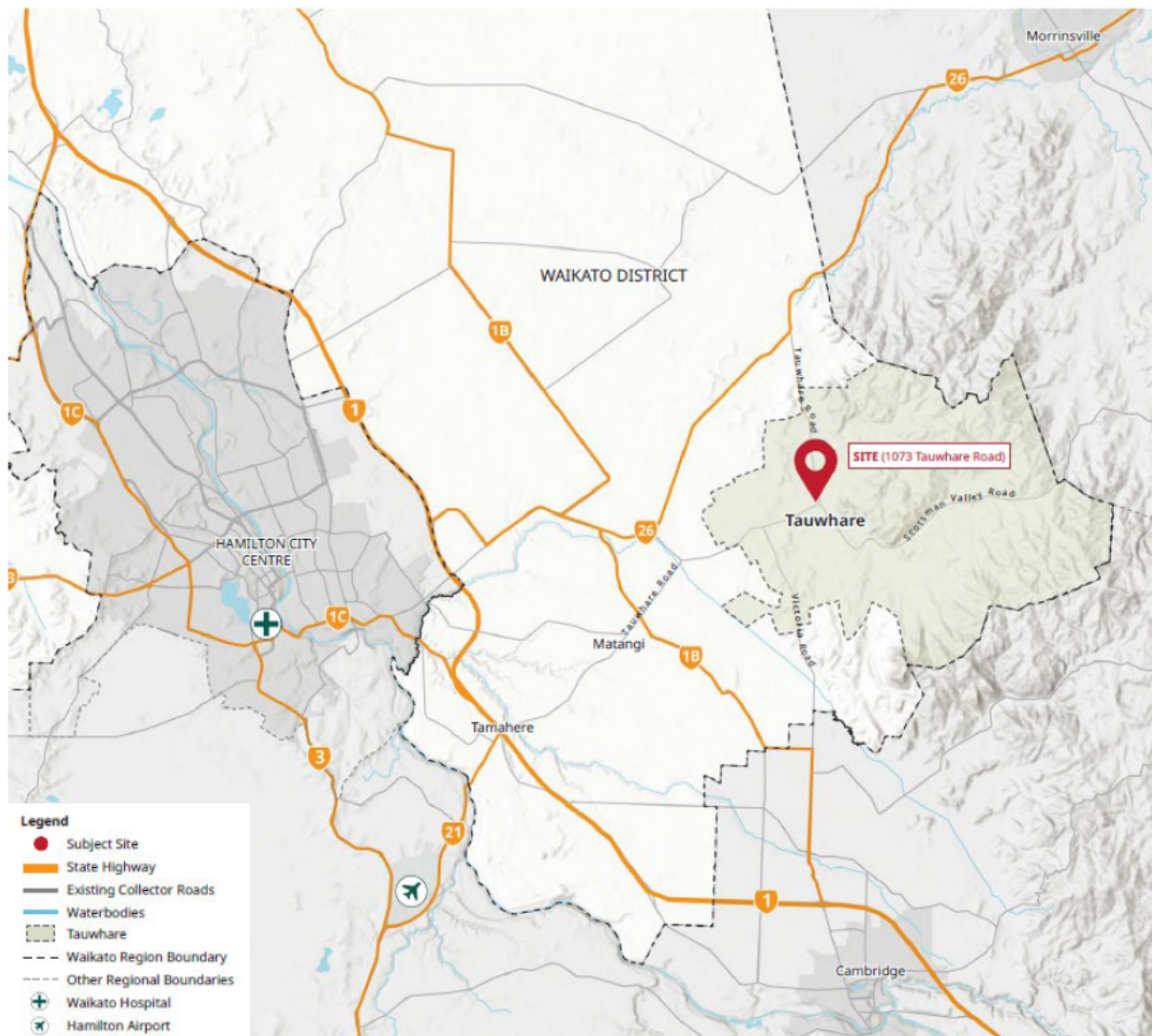


Figure 1: The proposal site within the wider Waikato and Hamilton City Context.

The proposed transport network comprises a 20-metre-wide local road with an L-shaped (dog-legged) alignment, linking Tauwhare Road to the south and east of the proposal site. At the corner of this alignment, a four-way intersection is proposed, with local streets extending north and west. This network provides internal access to the southern commercial centre, retirement village, the storage units and rural residential lots, supported by a mix of 6 to 10 metre wide accessways, as well as walking tracks adjoining the proposed riparian margin.

The principal commercial centre (9,000m²) adjoins the primary route of Tauwhare Road and Scotsman Valley Road at the southern boundary of the site, which function as key collector routes linking the site and the wider area to Matamata in the east. This commercial centre is centred around the southern entrance to the proposed local road, which traverses the site and provides access between the retirement village, rural residential lots, storage units and the amenities and services associated with the commercial centre. These include a village café, Four Square, place of assembly and small commercial tenancies.

The storage units (8,000m²) are located along the site's western boundary and will be separated from the rural residential lots and retirement village by an existing waterway and the associated riparian planting.

A secondary commercial centre (~7,500m²), is proposed to the north-east of the site adjoining the agri-education centre and Tauwhare Road to the east. This area will accommodate farming and equipment hire activities.

Integrated throughout the development are several open spaces adjoining the existing watercourses to support future residential amenity, ecological restoration through the retention of several natural wetlands and riparian revegetation and landscaping, which prioritises the use of native vegetation.



Figure 2: The Rest High-level masterplan

3.0 Site and Context Analysis

B&A has undertaken a site and context analysis for The Rest Masterplan, which has been included in Appendix 1.

As noted, The Rest covers an area of approximately 55.27ha to the north-west of the Tauwhare rural village community. The Site is approximately 18 kilometres to the east of Hamilton City Centre and is separated from the Centre by the communities of Matangi and Tamahere. Connectivity between the site and these communities is provided via Tauwhare Road, which functions as the primary transport corridor (Collector Road) through the area, alongside State Highway 26 (SH26) to the north.

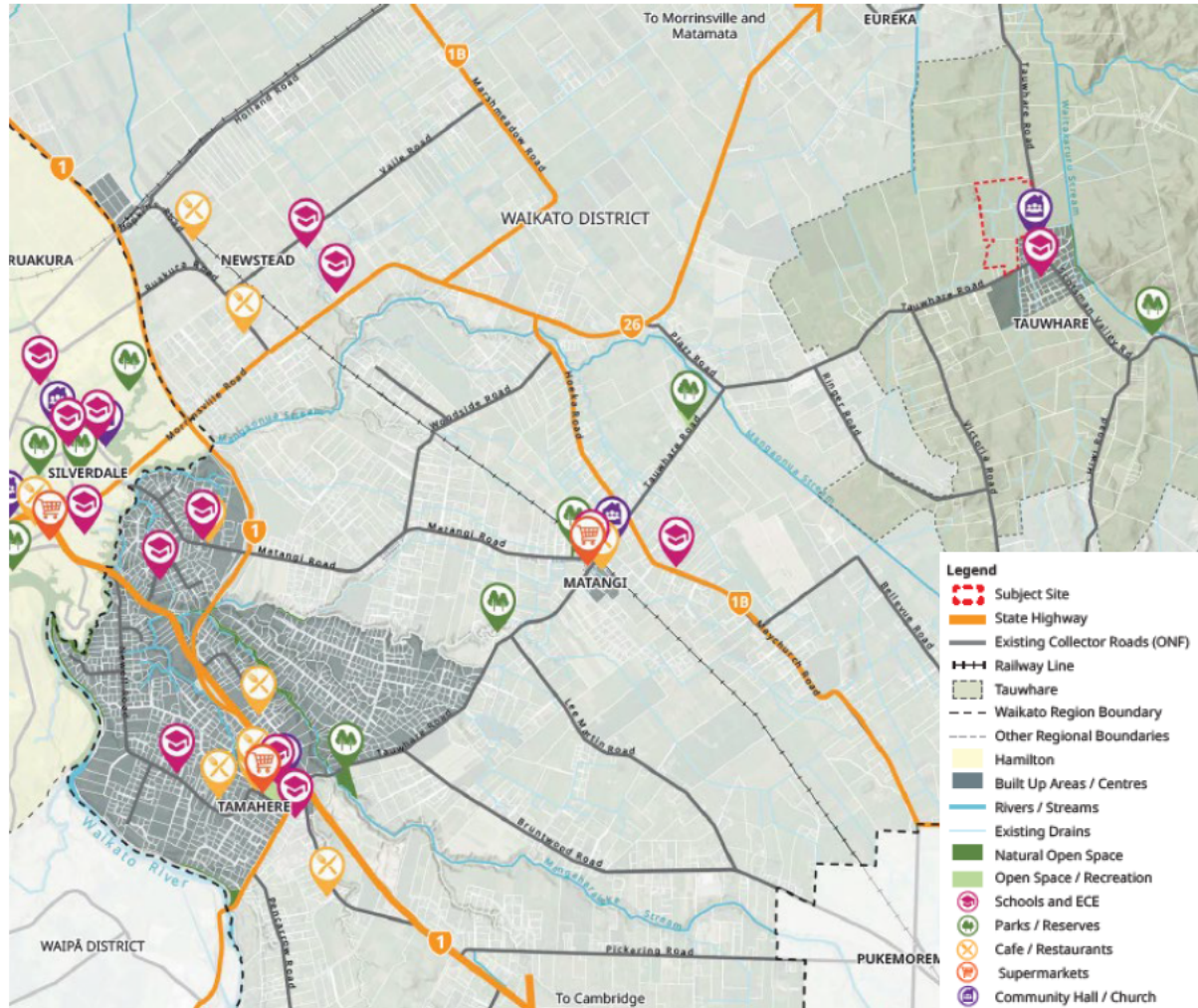


Figure 3: Local context and access to amenities.

The site is irregular in shape, as it wraps around existing rural residential lots to the south-east and follows the watercourse along its south-western boundary. The Site topography is predominantly flat across the majority of the area. Two small hills forming gradual slopes west are present along the western boundary, with a maximum elevation change of approximately 8.5 metres. There are existing hydrological features across the site, including two existing interconnected watercourses, as well as several potential wetlands adjoining these watercourses. The majority of watercourses flow north-south, connecting at the northern end of the site before diverging along the eastern and western boundaries toward the south. The westernmost watercourse further branches into the adjoining site to the west. Aside from the western branch, this watercourse is identified as natural (modified watercourse), whereas the remaining watercourses are artificial. The modified watercourse and identified wetlands will be investigated further to confirm their ecological status and condition. However, it is considered that these features have the potential to contribute to ecological rehabilitation, biodiversity enhancement, and visual amenity within the proposal. The site includes scattered vegetation in the form of shelterbelts, hedgerows, shrubs, and mature

exotic trees within the rural pastoral landscape. In this regard, there is no notable vegetation that requires a specific design response, although opportunities exist to retain existing mature vegetation where practicable to assist with integration of the development.

Adjoining land uses include rural residential lots to the south-west. These are centred on the intersection of Tauwhare Road and Scotsman Valley Road. To the north and west, the site adjoins and pastoral land. The community of Tauwhare includes a community centre adjoining the site to the east, as well as Tauwhare School, Pukeko Pre-school, and the Waitakaruru Arboretum/Sculpture Park to the south along Scotsman Valley Road. Nearby communities such as Matangi, Tamahere, along with the southern neighbourhoods of Hamilton City, provide access to a wider range of services and amenities, including restaurants, supermarkets and medical facilities and primary, intermediate and secondary schools and early childhood education. This along with the commercial activities proposed will assist in supporting the future residential growth proposed within the site.



Figure 4: Key features of the proposal site at 1073 & 1171 Tauwhare Road.

4.0 Planning Context

The site is currently zoned Rural Zone under the Waikato District Plan (WDP) (Operative) and General Rural under the WDP (Operative in Part). The Rural Zone provides for productive rural activities, with low-density residential development interspersed to preserve landscape and ecological values. The adjacent residential areas within Tauwhare are Country Living Zone and Rural Lifestyle Zone, providing an opportunity for cohesion between the two zones.

This memorandum is informed by urban design principles and practice, with relevant provisions of the District Plan providing a further frame of reference. While this memorandum does not undertake a comprehensive assessment against the relevant objectives, a summary of key District Plan matters for consideration are outlined below:

- The rural character and amenity values in Tauwhare;
- The operational needs of rural production and surrounding land uses;
- The interface between rural lifestyle development and adjoining productive land;
- The ability to access regional centres; and
- The landscape and visual qualities of Tauwhare as a rural settlement.

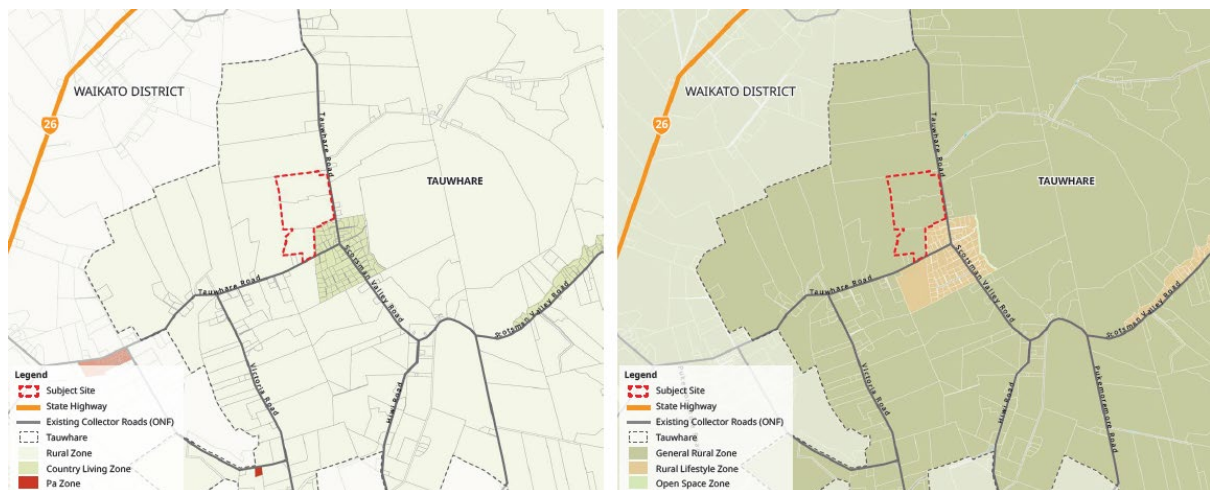


Figure 5: Tauwhare zoning within the Waikato District Plan (Operative) (left) and Waikato District Plan (Operative in Part) (right).

5.0 Urban Design Response

The Rest Masterplan has been informed by a preliminary site and context analysis, together with high-level technical input from a range of specialists. This has guided the urban design response for movement and connectivity, the distribution of activities across the site and interface with adjoining land uses, and the provision of open space and integration of natural features.

5.1 Movement and Connectivity

The Rest Masterplan seeks to establish a connected and legible movement network that provides appropriate access to the various parts of the proposal site. The proposal seeks to link activities with the existing roading network and enable opportunities for active transport across the site. To support connectivity and legibility, the masterplan incorporates the following design measures:

- Tauwhare Road functions as a key collector route with an existing speed limit of approximately 50–100 km/h where it adjoins the site frontage to the east and south. The proposal limits the number of intersections with Tauwhare Road, by internalising access to proposed lots and activities. This approach reduces direct access points to support safety, amenity, and legibility.
- The provision of a road layout that links to key parts of the site, including the commercial centre, open spaces, and the riparian corridor.
- Locating the commercial centre along Tauwhare Road, integrating it with the existing road network and supporting convenient access and visibility for both future on-site residents and the wider community. This location at the periphery also enables efficient servicing and delivery-related movements while limiting adverse effects to residential amenity.
- Separating access arrangements by using the proposed local road to serve the retirement village, rural residential lots, and commercial centre, while accommodating the Agri-Education Institute associated rural activities, and the commercial centre for farming and equipment hire via a separate private access further north along Tauwhare Road. This supports separation between residential uses and rural activities, enhances privacy for residents, and manages potential reverse-sensitivity effects.
- Rural residential lots are orientated to front and gain access from the proposed local road, enabling positive connections with these public and shared spaces and supporting an integrated and legible development pattern. Most rural residential lots are accessed from the local road network, with some additional lots accessed via shared rights-of-way serving no more than four lots. This enables an efficient access pattern while supporting the local road as the main setting for public movement and interaction.
- Maintaining separation between the retirement village and vehicular movement to other activities to limit through-movement and support a safe, low-speed environment.
- Provision of active transport connections via paths adjoining the proposed local road network and the riparian margin, linking residents and the retirement village to on-site amenities within the commercial centre and the wider open space network.

5.2 Land Use Patterns and Context Integration

The Rest Masterplan incorporates land use patterns to support the mix of activities while also managing the integration with the surrounding rural context. The masterplan has adopted the following design measures:

- Generally locating rural residential activities adjoining existing rural residential lots outside the site boundary to the south-east. This will support integration with the surrounding development pattern.
- The provision of the Agri-Education Centre and the associated pastoral land to the north to integrate with the adjacent rural land and provide a softer transition. The extension of the proposed pastoral land along the site's western boundary, as well as the upward-sloping landform will also assist in managing visual effects at the site interface with adjoining rural land.
- Utilising the existing watercourses (both modified and artificial) and their riparian margins to provide visual buffers and separation between the proposed retirement village and rural land to the south-west.
- The provision of buffer planting at shared boundaries between the proposed land uses on-site, to screen activities and manage reverse sensitivity effects.
- Enable a mix of land uses across the site, supporting diverse activity, access to amenities and providing passive surveillance at different times of the day.
- Rural residential lots are orientated to enable future buildings to front streets and ROW's, while screening outdoor living spaces and providing separation to adjoining rural land. This also helps to ensure potential reverse sensitivity effects are managed.

5.3 Commercial Centre

The Rest Masterplan proposes a primary commercial centre of approximately 9,000 m², as well as a secondary commercial centre of approximately 7,500m² for farming and equipment hire. The primary commercial centre, arranged across two blocks, is oriented toward Tauwhare Road, the proposed local road and adjoining public open space, creating a node within a 5–10-minute walk of most residential lots within the masterplan area. This will have the benefit of:

- Enabling active frontages to address public open space and proposed local roads, while maintaining a visual relationship with Tauwhare Road. This location helps limit interfaces with the existing rural residential lots outside of the site boundary.
- The provision of a mix of local amenities (e.g., café, superette, childcare/health) which can support future residents. Tauwhare Village currently offers limited commercial services and amenities. The proposed centre, therefore, presents an opportunity to also serve the wider community.
- On-site residential interfaces with the adjoining commercial centre are limited to one rural residential lot and the retirement village. Appropriate separation and screening between future commercial uses and the proposed residential lots/retirement village units will need to be considered to reduce potential reverse sensitivity effects (noise, delivery hours, lighting).

5.4 Open Space provision and response to natural environment

In terms of open spaces, the masterplan identifies several different types of open spaces. Notable features include:

- Naturalisation to watercourses, drains and wetland edges, enhanced through riparian planting and native vegetation to improve biodiversity and water quality.
- Provision of open space within the commercial centre to provide additional passive recreation opportunities and activity.
- Indicative stormwater ponds have been sized and designed to read as part of the public space network rather than 'inactive spaces' which serve limited amenity benefits for future residents.
- Boundary planting is proposed to manage relationships and visual effects and soften site edges.
- A local road which reads as a green street with street trees and a central swale to create an attractive, and environmentally responsive street environment within the proposed local road.
- Mature tree planting to be retained where practicable, giving the development a sense of maturity and integrating it into the surrounding context.

6.0 Conclusion

Having undertaken a high-level urban design assessment, it is considered that The Rest development delivers a legible movement network, land uses and activities which are appropriately positioned within the site and proposal context, a commercial centre which is strategically located adjoining the existing network in Tauwhare and a blue-green network that manages stormwater while providing amenity to future residents and the wider community. Subject to a refined design, further technical inputs and the development of comprehensive design controls and guidelines, the proposal can be supported from an urban design perspective.