Memorandum

B&A Urban & Environmental

To: Listed Projects Team – Ministry for the Environment

From: Joseph McCready – Barker & Associates Limited

Date: 18 March 2026

Re: Landscape and Visual Effects Assessment (LVA) Memorandum for 'The Rest,' 1073 Tauwhare Road, Hamilton.

1.0 Introduction

This Landscape and Visual Assessment (LVA) has been prepared for a masterplanned development at 1073 Tauwhare Road, within the rural community of Tauwhare in the Waikato District. This assessment follows the New Zealand Institute of Landscape Architects (NZILA) Te Tangi a te Manu landscape assessment guidelines. It uses an integrated landscape approach that considers the relationship between the Site's physical systems, associative values, and sensory experience. It describes the Site and its wider context, identifies landscape values and viewing audiences, and then addresses the landscape and visual effects of the masterplan.

Assessment Process

Landscape and visual effects were evaluated by considering 'Sensitivity,' which reflects the value and susceptibility of the landscape or view to change; and 'Magnitude of change,' which considers the scale, extent, and duration of that change. The overall level of effect is determined by combining these two factors, as outlined in Appendix 1 and effects are described as positive, neutral, or adverse. The following scale has been adopted to describe the overall level of effect:

Effect	Planning Term	Description
Very High	Significant	A complete or near-total alteration of key landscape characteristics or values, amounting to a fundamental change in character.
High	Significant	A major change that significantly alters the coherence or perceived amenity of the landscape or view.
Moderate – High	More than minor	A clearly perceptible change that influences the legibility or integrity of the landscape or view.
Moderate	More than minor	A distinct but not overwhelming change where key features remain evident and the overall landscape pattern remains coherent.
Moderate – Low	Minor	A limited or localised change that is noticeable but not dominant in the broader context.
Low	Less than minor	A minor alteration discernible under specific conditions with little influence on landscape character or viewer perception.
Very Low	Less than minor	A negligible or imperceptible change approximating a no-change situation.

Table 1. Landscape Assessment Ratings Summary

1.1 Project Summary

The masterplan provides an overall plan for a consolidated rural settlement across approximately 55.27 hectares at 1073 and 1171 Tauwhare Road, including education, a mix of housing, aged care, local services, and ancillary storage. It is set up to fit a rural setting by grouping the main activity areas where access is strongest, keeping clear rural edges, and using a blue green network to organise open space, planting, and stormwater, so the different parts of the Site are linked and the place develops with a consistent landscape structure over time.

1.1.1 Key Components

- **Agri-education institute**: The agri education institute is located on the northern portion of the Site across approximately 21.65ha, combining education facilities with practical learning areas and on-Site farming and livestock facilities.
- **Rural residential living:** The rural residential area covers approximately 10.56ha and provides 36 lots (typically 2,500 to 3,500m²).
- **Retirement village precinct:** The retirement village is identified as approximately 8.3ha gross and includes potentially 125 units.
- **Commercial community node:** The commercial community node is approximately 0.9 ha (9,000 m²) and includes a café, a superette (Four Square), 3 to 4 commercial tenancies and a community church.
- **Ancillary storage:** Ancillary storage is identified as approximately 8,000m² for delivery later.
- **Landscape and ecological framework (blue-green network):** Aligned with existing drainage patterns, including a 20m buffer to streams and an indicative riparian buffer of approximately 40m.
- **Stormwater as landscape:** Stormwater is integrated as landscape infrastructure, with 6 ponds servicing the developed portion of the Site, with initial treatment via raingardens and swales.
- **Movement and connectivity network:** The movement network includes a 20m local road, 6-10 m accessways and rights of way and 6m retirement village roads. Walking tracks aligned along riparian margins, and a farm track connection to the agri education area.



Figure 1: 'The Rest' Development Masterplan (B&A).

1.2 Broader Landscape Description

The Site is on Tauwhare Road in the rural community of Tauwhare, on the eastern edge of Hamilton, within the wider Hamilton Cambridge Morrinsville area. The mapped location is about 15 km from Hamilton city centre in a straight line and around 18 km by road. The wider setting is rural, but it is well connected and is experienced mainly by residents, the school community and people using Tauwhare Road and nearby roads.

The broader landscape is typical of the Waikato lowlands, with mostly flat to gently rolling landforms, productive pasture, and a broad open horizon. The pattern is strongly rural and easy to read, with paddocks, fence lines, shelterbelts, and hedgerows. Farm buildings and rural lifestyle homes appear at intervals as small scale vertical elements. Indigenous vegetation is limited and is mostly found in small areas along drains and water margins.

The immediate surrounds include both working farmland and rural lifestyle properties, with Tauwhare village forming a small local centre nearby. Tauwhare Road is the main organising corridor in the area. It functions as both a movement route and a frontage to properties, and the landscape is experienced in short view sequences that open and close as shelter planting and boundary vegetation filter views.



Figure 2: Broader Context (Google Maps).

1.3 Site Description

The Site is a substantial rural landholding of approximately 55.27 ha across 1073 Tauwhare Road and 1171 Tauwhare Road. It is currently used for pastoral farming and sits within a wider rural setting of farmland and dispersed rural residential living. Access is from Tauwhare Road.

The landform is mostly flat to gently rolling, with local variations that affect how the Site is seen from the road and from nearby properties. The existing pattern is strongly modified and clearly rural, made up of paddocks, fences, farm tracks, and shelter planting. This pattern sets the basic structure of the Site and how it is experienced from different viewpoints.

Vegetation is mainly exotic shelterbelts, hedgerows, and scattered specimen trees, with limited indigenous vegetation generally associated with drains and water margins. A network of modified drains and overland flow paths crosses the Site and is a clear physical feature within the pastoral landscape. Views across the Site are generally open, with longer views filtered by shelterbelts and boundary planting rather than shaped by landform.



Figure 3: The Site (Google Maps).

2.0 Landscape Values

Landscape values here come from three linked aspects: the physical landscape, people's connections to the area, and how it is seen and experienced. They are driven less by untouched nature and more by the clear working rural pattern, the rural lifestyle setting, and Tauwhare's local identity as experienced along Tauwhare Road and near the village.

2.1 Natural character

Natural character at the Site is shaped mainly by pasture, simple landform, and a working farm pattern, rather than by extensive indigenous vegetation. The land has been managed for rural production for a long time, so natural processes are present but largely expressed through modified drainage lines, low lying areas, and managed vegetation. This matters because the parts of the landscape that read as most natural are those associated with water, wet ground, and sheltered edges, where vegetation structure and seasonal change are most noticeable.

2.2 Associative Dimension

The wider landscape holds layered associations linked to place identity, rural community life, and enduring relationships with whenua (land). The locality is part of a small rural settlement pattern where pastoral production, rural lifestyle living and village scale community facilities sit together and create a recognisable

sense of place. These associations are carried through continuity of rural land use, the open paddock setting, and the familiar experience of moving along Tauwhare Road through the village approaches. The Site's current pastoral character supports these associations because it reads clearly as productive land within a lived rural setting, rather than as a generic outer suburb landscape.

2.3 Mana Whenua Values

The Site sits within a wider cultural landscape where mana whenua relationships continue through whakapapa, histories of occupation and ongoing kaitiakitanga responsibilities. These values are not dependent only on how intact the vegetation is, but also on ancestral connection, cultural narrative, and responsibilities to sustain mauri (life force). In this setting, drains, low lying areas and water margins are particularly important because they are the main places where wai (water) is expressed in the landscape and where planting and wet ground patterns tend to occur. These physical features provide clear locations where the relationship between whenua and wai is most visible, and where cultural connections and care for the health of water and land are most readily understood in the everyday landscape.

2.4 Biophysical (Physical) Dimension

Biophysically, the Site sits within the Waikato rural lowlands and is predominantly flat to gently rolling, with broad pasture areas and a clear paddock structure. Fence lines, farm tracks, shelterbelts, and hedgerows provide a strong rural grain that is easy to read and gives the Site its basic physical order. Vegetation is mainly exotic and functional, with scattered specimen trees and shelter planting, while indigenous vegetation is limited and mostly associated with drains and water margins. A network of modified drains and overland flow paths is a defining physical feature, shaping where water moves and where wetter ground occurs, and providing the main ecological pattern across the Site.

2.5 Sensory (Perceptual) Dimension

The Site is experienced as open and rural, with wide horizontal views across pasture and a large sky, and with enclosure changing where shelter planting and boundary vegetation sit along paddock edges. Views from Tauwhare Road and nearby roads are typically sequential, opening and closing as hedgerows, fences, and shelter trees filter sight lines. The sensory character is that of a day to day working rural landscape, with simple textures of grass, wire fencing, farm tracks and shelter planting, and only occasional built elements such as farm sheds and rural homes. This matters because the way the landscape is seen and felt is closely tied to its legible rural pattern, its openness, and the rhythm of views along the road corridor.

3.0 Visual Catchment Description

3.1 Extent of the Visual Catchment

The visual catchment is mainly local, extending across nearby farms and rural lifestyle properties and along Tauwhare Road and the main connecting roads where most people see the area.

Views are clear at the paddock and property scale, but they are often broken up by shelterbelts, boundary planting, and roadside vegetation. As a result, the site is usually seen in pieces through a mix of open gaps and filtered views, rather than as one wide panorama. The most frequent and consistent views are from Tauwhare Road and nearby side roads, where the frontage and approach are seen repeatedly by residents and regular road users. Longer distance views are possible from a few higher spots in the wider area, but they are generally limited by the flat land and the amount of intervening vegetation.

For the purposes of assessment, the catchment can be described in broad directional terms as follows:

- Northern extent – Predominantly rural farmland and lifestyle blocks with views constrained by shelterbelts, boundary vegetation, and property-scale planting, resulting in intermittent and filtered outlooks.
- Western extent – Includes the approach toward Tauwhare village where the road corridor and roadside planting create sequential, short-duration views that are sensitive to changes in edge treatment and gateway character.
- Eastern extent – Extends across adjoining rural land where visibility is generally localised and moderated by paddock-scale vegetation and the low relief of the basin landscape.
- Southern extent – Includes rural-residential properties and local road users where the Site may form part of the everyday outlook, with openness across pasture heightening sensitivity to built-form unless moderated through structure planting and setbacks.

Overall, the visual catchment is defined less by sweeping distant viewpoints and more by repeated, community-scale viewing along local roads and from neighbouring properties. This elevates the importance of managing edge conditions, interfaces, and the delivery of early landscape planting so that change reads as deliberate, coherent, and place-responsive rather than abrupt or incremental.

3.2 Primary Viewing Audiences

The primary viewing audiences are those who experience the landscape as part of their everyday lived environment, with sensitivity influenced by viewing frequency, viewing duration, and the extent to which the view contributes to local amenity and sense of place. The key audiences are as follows:

- Immediate road users – Motorists, cyclists, and local pedestrians on Tauwhare Road and connecting roads experience sequential and transitory views of the Site. These views are typically of short to moderate duration, but occur repeatedly and at a human scale as the road approaches village activity areas. Consequently, the quality of the frontage, gateways, and streetscape planting will strongly shape perception of fit within the rural setting.
- Adjoining rural-residential properties – Neighbouring residents experience frequent, often close-range views across the Site, where openness of pasture currently forms part of the baseline rural amenity. For these viewers, sensitivity is higher because the view contributes directly to private outlook and day-

to-day experience, and because changes in built form, lighting, and vegetation can materially alter perceived rural character.

- **Local community and visitors** – People accessing nearby community facilities, recreational routes, and local destinations experience the Site as part of a broader "Tauwhare landscape identity." For these viewers, perceptions are influenced by the coherence of the settlement pattern, the quality of public realm and walking connections, and whether development reinforces a rural village character rather than a generic suburban typology.
- **Wider public realm** – The broader public, including through-traffic and visitors moving between nearby towns, may perceive the Site as part of a wider rural corridor experience. Although these views are generally more fleeting, they contribute to broader perceptions of rural landscape continuity and the experience of entering or moving through the Tauwhare locality.

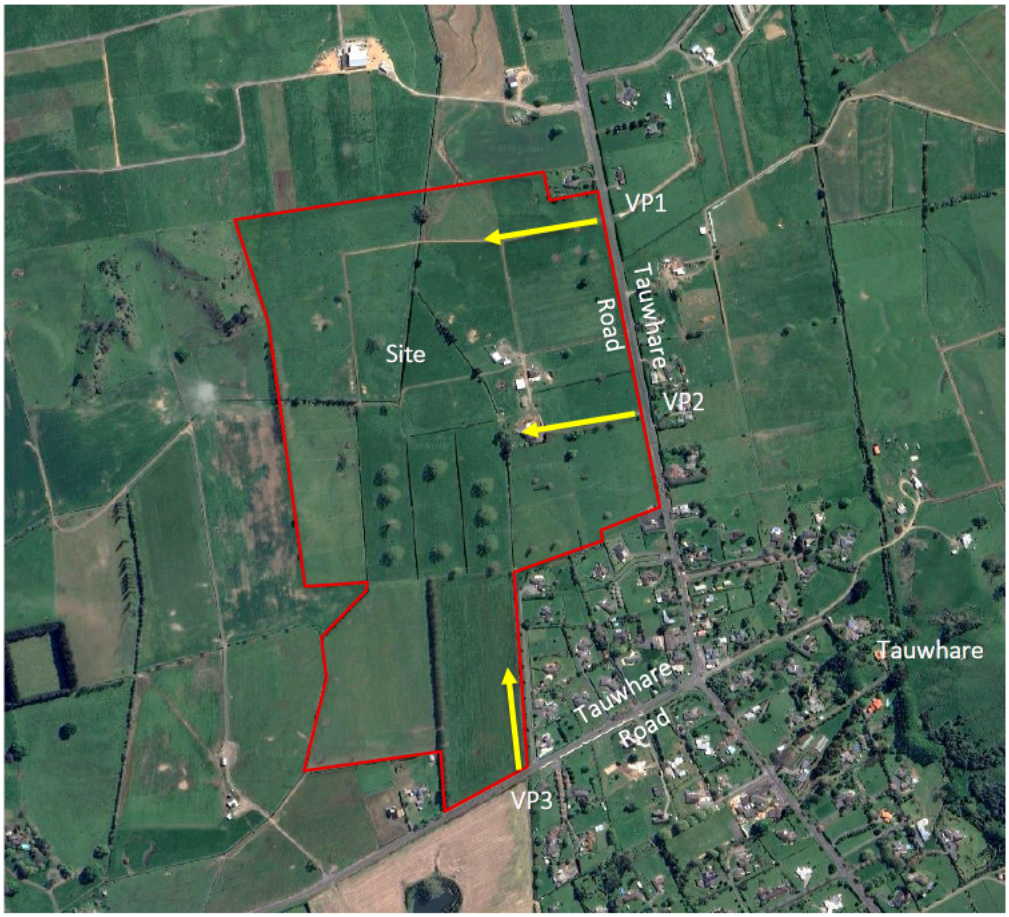


Figure 4: Key Viewpoints (B&A).

3.3 Factors Influencing Visibility

Visibility across the Site and within its visual catchment is influenced by several interacting factors, each of which is relevant to understanding potential effects and the effectiveness of mitigation:

- **Topography** – The generally flat to gently rolling landform reduces distant prominence but increases the clarity of near-field views across open pasture. As a result, built form can appear visually assertive in the early stages unless it is carefully located, set back, and moderated by planting and landform refinement.

- Vegetation structure – Shelterbelts, hedgerows, boundary planting, and roadside vegetation fragment views and create a pattern of partial screening. This produces a perceptual environment where the landscape is read in a sequence of contained outlooks rather than continuous panoramas. Vegetation therefore plays a primary role in determining perceived coherence, enclosure, and rural character, and it will be the key mechanism through which visual integration is achieved over time.
- Built form and movement corridors – Existing built elements in the area are generally dispersed and low-scale, consistent with rural land use. Road corridors are the principal "view generators," creating repeat viewing opportunities and elevating the importance of frontage treatments, gateway design, and lighting. These factors shape the perceptual experience of the landscape its rhythm, legibility, and sense of place meaning that the design response should prioritise a strong, consistent landscape framework that is delivered early and reads as integral to the development rather than as an afterthought.

3.4 Key Viewpoints

3.4.1 Viewpoint 1 – Near 1213 Tauwhare Road

From this roadside viewpoint the landscape is seen at close range and eye level. The foreground is the sealed road edge, mown verge, and wire fencing. The mid ground is open pasture with a shallow linear swale or drain running through it. The background is low, gently rolling pasture with a small rise, scattered trees and an intermittent line of shelter vegetation that provides partial enclosure. The overall view is strongly horizontal, with pasture and sky as the main elements and very little built form visible.

3.4.2 Viewpoint 2 – Near 1171 Tauwhare Road

From this viewpoint the landscape is experienced at close range from the road corridor. The foreground is the sealed carriageway edge and grass verge. A formed farm driveway runs directly away from the viewer into the property, creating a strong straight-line view, with post and rail and wire fencing along both sides. The mid ground is open pasture on either side of the drive, with scattered stock and intermittent shelter trees. The background is gently undulating rural land with small clusters of trees and occasional rural buildings, set beneath a broad sky.

3.4.3 Viewpoint 3 – 1073 Tauwhare Road

From this viewpoint on Tauwhare Road the site is seen at close range from the road corridor. The foreground is the sealed road edge, grass verge and a modified roadside drain running parallel to the road. The drain forms a clear linear feature that leads the eye along the site edge. To the left, the mid ground is open pasture contained by post and wire fencing. To the right, rural lifestyle dwellings, driveways, and boundary hedging are visible, creating a more settled edge condition alongside the open paddock. The view is defined by pasture, fencing, shelter planting, and the roadside drain, with limited influence from landform.



Figure 5: VP1 (Google Streetview).



Figure 6: VP2 (Google Streetview).



Figure 7: VP3 (Google Streetview).

4.0 Key Effects & Approaches to Address Key Effects

4.1 Changes to Local Character

The proposal would change the site from open farmland with simple landform, paddocks and shelterbelts into a more compact rural settlement that includes an agri education institute, rural homes, aged care, local services, and other support uses. This is a clear change in landscape character, because the organising pattern would shift from wide productive space to a mixed-use layout where buildings, streets, paths, and public spaces become the main features that people notice. It would also bring more movement, activity, and lighting than the current farm pattern.

This would be a noticeable change, but it does not automatically mean the result will be poor if the layout keeps a clear rural feel and remains easy to read. The surrounding area is already modified and sits within a rural lifestyle context where people value amenity, good edges and the experience of a small village setting. The main risk is that the development looks like standard suburbia placed into open paddocks, which could weaken the rural outlook and the local sense of place.

Key contributors to character change include:

- Built form and settlement pattern – Increased density and more frequent built elements will alter the current dispersed rural pattern. Bulk, roof form, setbacks and interface treatment will determine whether built form reads as a rural settlement or an urban incursion.
- Movement and activity – New internal roads, intersections, pedestrian movement, and daily activity will introduce a more “urban” rhythm to what is currently a quiet, slow-paced rural environment.

- **Landscape structure and infrastructure expression** – Stormwater management, drainage modification, lighting, and servicing will add a new infrastructural layer. If these elements are treated as landscape (blue–green infrastructure) rather than purely engineering, they can contribute positively to identity and amenity.

The success of this transition will depend on whether the masterplan is underpinned by a strong landscape-led structure that preserves rural cues openness where appropriate, shelter planting patterns, and a credible village edge while accommodating change in a manner that is place-responsive.

4.2 Impacts on Visual Amenity

Visual amenity effects are likely to be strongest for nearby rural and rural lifestyle residents, and for people travelling along the road corridor, who currently have close range views across open pasture and the site frontage. The viewpoints show a landscape that is easy to read but quite open, with only limited screening and strong lines that draw the eye, such as driveways, fence lines, and roadside drains. Because of this openness, new buildings and associated works would be easy to see, especially in the early stages before structure planting becomes established.

For residents, the main change would be a shift from pasture-based outlooks to views that include more buildings, streets, planting and lighting, and a reduced sense of openness where views are direct and long lasting. For road users, the change would usually be seen in shorter glimpses, but because Tauwhare Road is used regularly, the way the frontage, gateways and edges are treated would still shape how the place is perceived over time.

Where new edges are abrupt, and where lighting or servicing infrastructure is prominent, the sense of separation between rural lifestyle living and more intensive activity can reduce. Where development is set back from key frontages and supported by visible and well planted water and open space corridors, the landscape can read as a more gradual transition, with softer edges rather than hard boundaries.

4.3 Approaches to Address Key Effects

4.3.1 Strengthen Green Infrastructure Framework

- Design stormwater and drainage areas as a connected network of usable green spaces, with simple shapes, clear planted edges and coordinated planting so they read as one system across the site.

4.3.2 Sensitive Perimeter Design

- Use consistent gateway and boundary treatments, and break up long edges with planted breaks and open space links so the site edge reads clearly from the road and neighbouring properties.

4.3.3 Integration with the Broader Landscape

- Retain key existing shelter trees where practicable and keep some open green areas within the layout so the local shelterbelt pattern and rural openness remain legible.

4.3.4 Cultural Landscape Integration

- Reflect mana whenua connections through naming, gateways, planting, and clear expression of water areas so cultural narratives and wai are evident in everyday spaces and routes.

4.3.5 Manage Sensory Changes

- Manage lighting and activity spill with careful placement, shielding, and targeted planting or low bunds along sensitive edges to protect night time and boundary amenity.

4.3.6 Enhance Public Realm Quality

- Provide well connected parks, paths and water spaces with clear sightlines and robust planting so open spaces are safe, usable, and clearly linked to the wider green network.

5.0 Conclusion and Overall Effects

The development would change the site from open pasture to a planned rural settlement with buildings, roads and paths, and a more defined public realm. It would add activity, service areas, lighting, and planting, and would change how the frontage is seen from Tauwhare Road. The change is significant locally, but the wider area is already a working rural and rural lifestyle setting with a village centre and good regional connections, so change is expected. The key issue is not whether the landscape will change, but whether the layout can keep a clear structure, protect everyday amenity, and reflect the local story and connections to place through an integrated landscape approach.

Overall effects are preliminarily assessed as low to moderate for nearby viewers who have direct, long views and rely on the rural outlook for amenity, and very low to low for the wider landscape where the change will sit within an evolving rural lifestyle and village context.

With the right mitigation and enhancement, especially early delivery of green infrastructure, careful edge design, genuine cultural landscape integration, and a high-quality public realm, the proposal can be integrated and can create a coherent outcome that keeps continuity with Tauwhare's landscape identity while allowing planned change.

6.0 Qualifications and Experience

- Joseph McCready is a registered landscape architect with more than 17 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.

6.1 Qualifications

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

6.2 Relevant Projects

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



Joseph McCready

NZILA Registered Landscape Architect / Associate, Barker & Associates Limited

Tuia Pito Ora
New Zealand Institute
of Landscape Architects

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 the 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 areretained. 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
Adverse (negative):	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
Neutral (benign):	The proposed development would complement (or blend in with) the scale, landform and pattern of the landscape maintaining existing landscape and visual values
Beneficial (positive):	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
Very High:	Total loss to the characteristics or key attributes of the receiving environment and /or visual context amounting to a complete change of landscape character.
High:	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.
Moderate-High:	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.
Moderate:	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.
Moderate -Low:	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.
Low:	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.
Very Low:	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 – Relevant Maps from the UD Report

*Refer to the urban design consultation package for a complete sets of maps.

Scale 1:5,000 @ A3

1.6 Ecological and Blue-Green Network

The Rest Masterplan has been designed to integrate with existing natural features where it is practical and feasible.

The site is characterised by a predominantly rural pastoral landscape with gently rolling topography, scattered shelterbelts, and areas of established vegetation. Although modified through farming activities, the site contains a number of natural features that provide opportunities for ecological enhancement as part of the masterplan. A series of small farm drains and overland flow paths traverse the property, forming part of the wider Tauwhare catchment. While these are generally modified and of limited ecological value, they offer the potential for riparian planting, naturalisation, water-sensitive design treatments, and the creation of connected ecological corridors that improve both hydrological function and biodiversity.

The Rest is also being developed in accordance with water-sensitive design principles. These principles aim to protect and enhance the health of waterbodies and the receiving environment for stormwater runoff and flows.



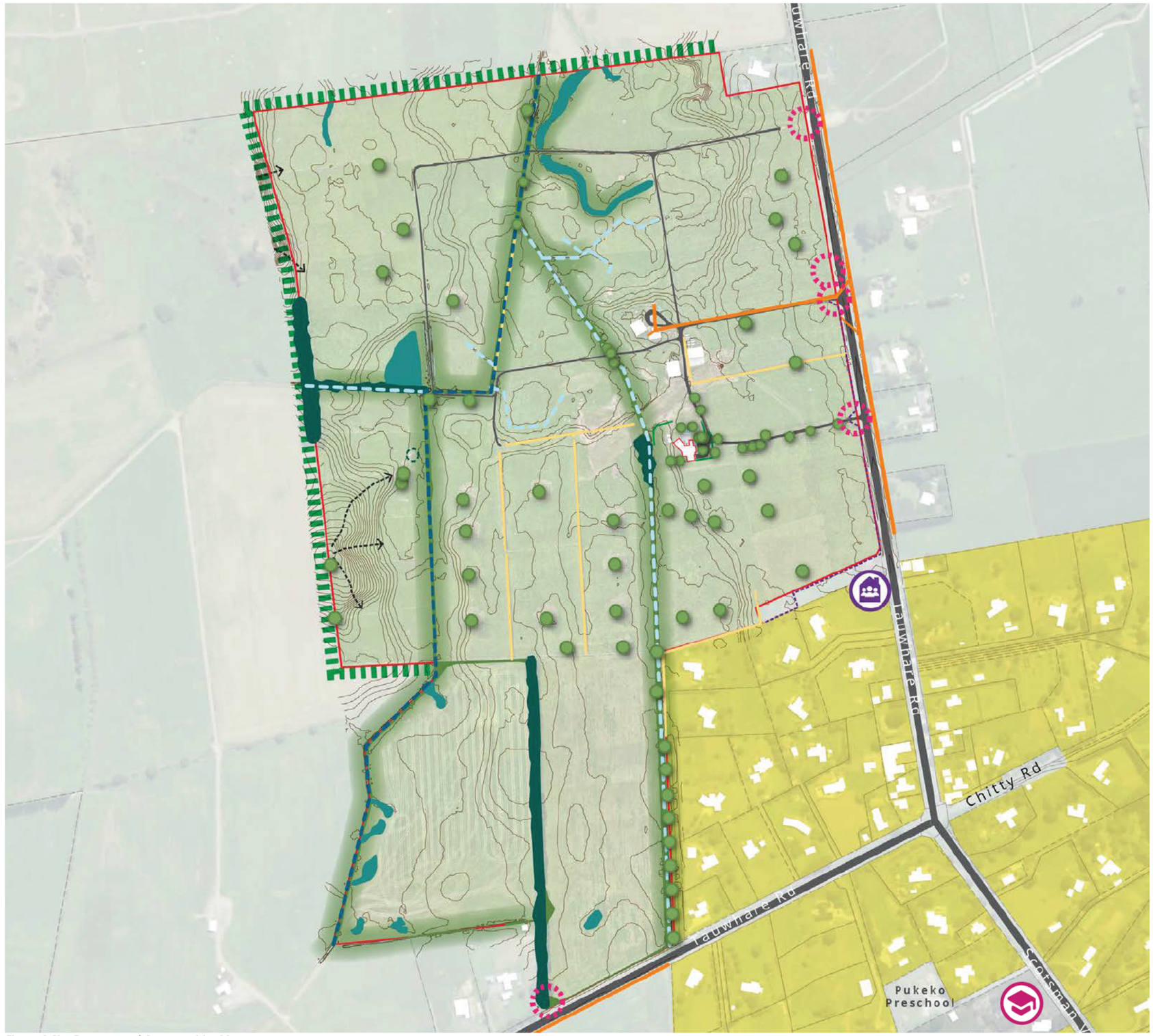
Figure 6 Identified ecological features map

Scale 1:5,000 @ A3

1.8 Existing Site Features and Opportunities

The site has several key features and opportunities:

- The existing rural character, with farmland to the north-west and rural lifestyle living to the south-east will requiring careful interface management while also allowing the development to integrate into an established residential environment.
- The site is predominantly flat with a portion of the western edge containing sloping topography. This supports a range of development opportunities across the site with limited constraints due to topography.
- The irregular site shape, and ecological features running through the centre of the site presents layout and access challenges while also offering opportunities for unique spatial outcomes and interfaces.
- There is a low presence of indigenous vegetation and highly modified / artificial watercourses. There are potential wetlands on site which require further investigation.
- There are multiple opportunities to access the site due to Tauwhare road running adjacent to both the eastern and southern boundary of the site.
- Multiple road frontages create multiple options for commercial amenities, with the busy southern frontage enhancing accessibility, while the eastern frontage benefits from close connections to the Tauwhare Community Centre.



Legend

- Subject Site
- Exotic Trees
- Felled tree / Log Pile
- Potential Wetland (subject to further investigation)
- Exotic Hedgerow
- Exotic Rank Vegetation (grasslands / shrub)
- Exotic Shelterbelt
- Native Hedgerow / Shrubs
- Artificial Watercourse
- Modified Watercourse
- Contour and Slope
- Existing Fence
- Overhead Power lines
- Existing Building (to be retained)
- Existing Driveway/ Farm Track
- Existing vehicle crossings
- Riparian buffer (40m width) (TBC)
- Rural Boundary
- Existing Rural Residential
- Tauwhare Community Centre
- Tauwhare School

Figure 8 Site Features and Opportunities Map

2.0 Masterplan

2.1 Conceptual Masterplan

Scale 1:5,000 @ A3



Legend

- Subject Site
- Local Road Connection (20m)
- Accessway / ROW (6-10m)
- Farm Track (Agri-Education connection)
- Walking Track (along riparian margin)
- Retirement Village (Gross Area = ~8.3ha)
- Retirement Village villas (indicative)
- Retirement Village Amenity/Care Building (indicative)
- Rural Residential (36 x 2500/3500m² lots)
- Commercial - neighbourhood centre (incl. signage/advertising) (9000m²)
- Commercial - Farming / Equipment hire (7500m²)
- Commercial - Storage units (8000m²)
- Agri-education Institute (teaching facilities, administration, storage, accommodation, practical areas and livestock/farming facilities)
- Buildings
- Existing House to remain
- SW Devices (indicative locations)
- 2000m² WW treatment
- Shelterbelts / Vegetated Buffers
- Contours
- Waterways / 20m riparaian margin
- Existing vegetation to remain (TBC)
- Street trees

Figure 9 High-level Masterplan

Scale 1:5,000 @ A3

2.2 Landscape Strategy



Boundary Planting:
Manage the relationships between different site uses while retaining existing vegetation.



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



Wetland Restoration:
Restoring existing wetlands and increasing ecological values.



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



Comprehensive Tree Planting:
Increasing street amenity and the ecological values of the road network, with existing in-lot trees retained and incorporated.

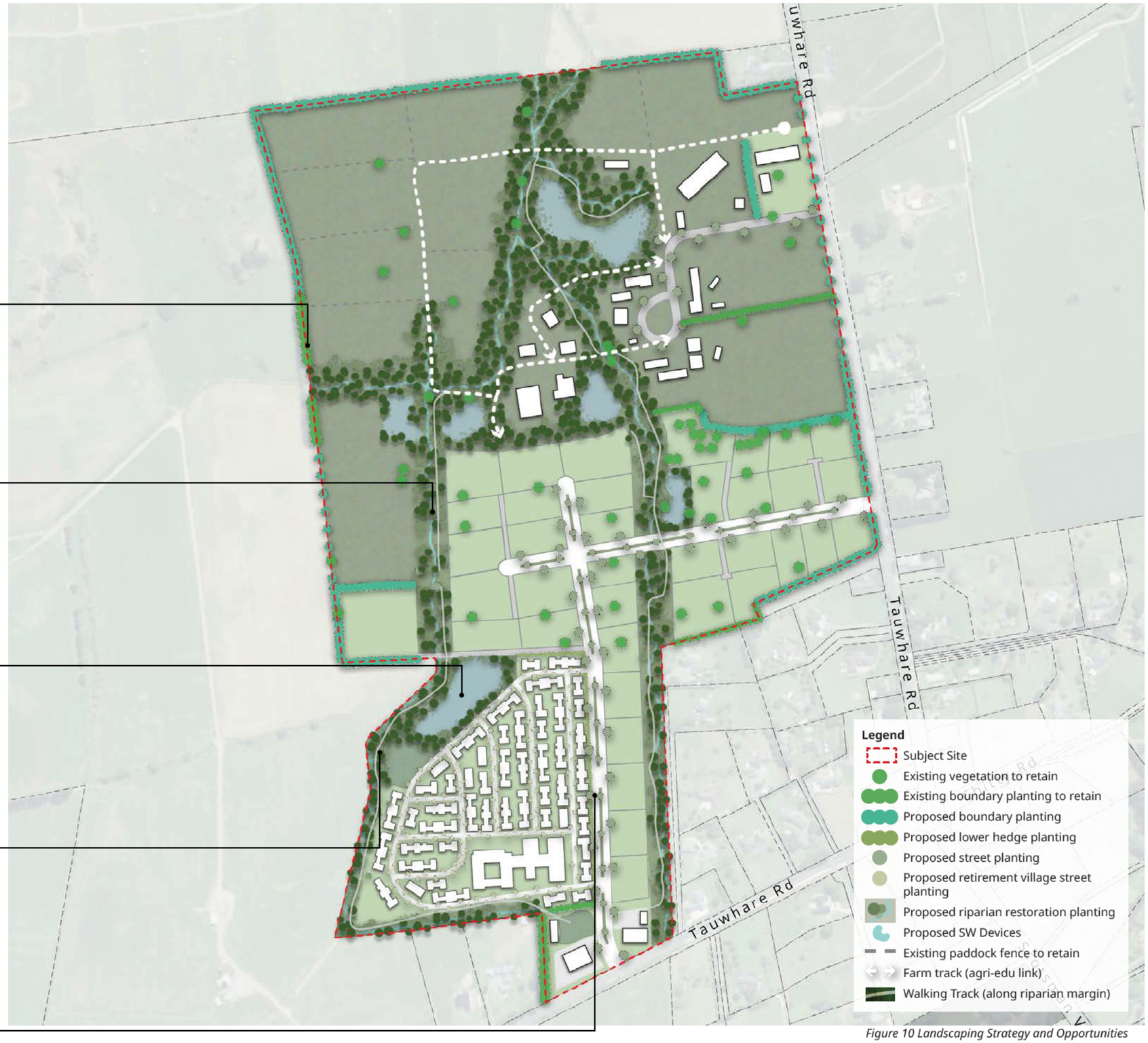


Figure 10 Landscaping Strategy and Opportunities