

To: Listed Projects Team – Ministry for the Environment

From: Easson Shen & Joseph McCready – Barker & Associates Limited

Date: 25 August 2026

Re: Landscape Design Statement for Southern Links 1 Industrial North Development.

1.0 Introduction

This statement relates to the Southern Links 1 project (SL1 or the Project) which includes a residential component and industrial component. SL1 is a listed project under the Fast-track Approvals Act 2024 (FTAA). This statement has been prepared to accompany the substantive application for SL1 Industrial North Development and it referred to throughout as the Industrial North Development or Industrial North Area.

This statement supports the landscape drawing set, and it explains the landscape design rationale for the public realm and private lots within the Industrial North Development, including the overall landscape philosophy, planting strategy, staged implementation approach, and intended landscape outcomes. The proposed landscape design addresses the stormwater ponds and public street trees and on-lot street frontage trees. The overall landscape plan is shown in Figure 1 below.

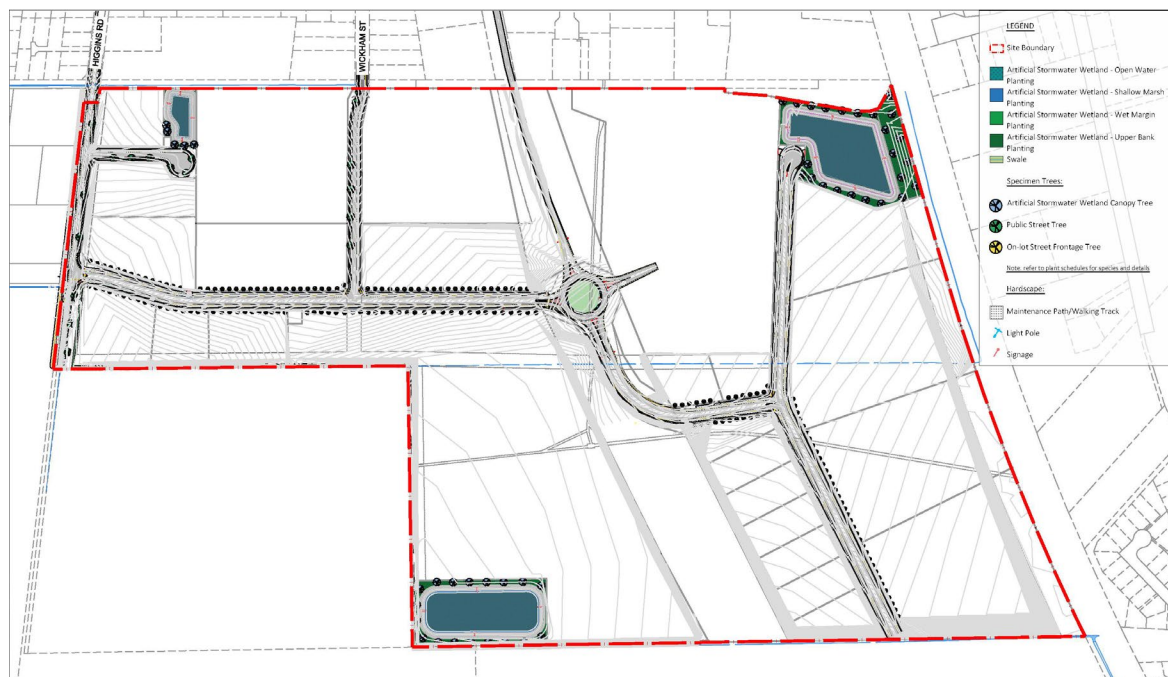


Figure 1. Overall plan. (B&A)

The statement should be read in conjunction with the landscape drawing set, which illustrates the general arrangement of planting across the development, including shrub planting, specimen trees and other vegetation types. The drawing set also includes planting schedules identifying plant species, planting densities, planting and matured sizes. Where the statement cross-referenced to a specific landscape design responds to ecological and visual requirements, it should also be read alongside the Landscape and Visual Effects Assessment (LVA) and Ecological Impact Assessment (EIA).

2.0 Site Context and Landscape Philosophy

The site context, existing landscape character and relevant environmental and technical considerations are described in detail in the LVA and supporting technical reports and are therefore not repeated in this statement.

In summary, the Industrial Area comprises circa 60 ha and is in Multiple ownership and is currently used for industrial and rural farming activities. The landholding includes four land parcels legally described as 160 Higgins Road Lot 1 DP 584573 (7.89 ha), 16A Wickham Street Lot 1 DP 396081 and Lot 1 DP 486522 (2 ha), 20 Wickham Street Lot 1 DP 603134 (16.84 ha), 24 Wickham Street Lot 2 DP 603134 (33.28 ha). This site is part of the wider Southern Links Growth Cell, a circa 440ha contiguous land area that stretches the south-western edge of Hamilton that includes the Hamilton Southern Links (RoNS) designation.

The landscape philosophy provides the overarching rationale for a coherent, resilient and locally responsive residential environment. It is structured around an integrated blue-green network comprising the stormwater ponds, street trees, and on-lot street frontage trees.

Planting reinforces the road hierarchy and public realm, provides shade, softens built form and strengthens the ecological functions of the artificial stormwater wetlands.

3.0 Proposed Landscape Response

The proposed landscape response focuses on the artificial stormwater wetlands, public street trees and on-lot street frontage planting. The planting strategy responds to the functional and environmental requirements of each area, with planting within the artificial stormwater wetlands supporting stormwater management and ecological functions, while street and on-lot street frontage trees provide landscape amenity, visual interest and help soften the built character of the Industrial North Development.

3.1 Artificial Stormwater Wetlands

The artificial stormwater wetlands planting strategy responds to varying water depths, fluctuating water levels and soil moisture conditions. Planting is arranged into submerged and open water, shallow marsh, littoral edge and wet margin, and riparian and upper bank mixes, together with specimen trees.

The submerged and open water mix includes red pondweed and tall spike rush, suited to permanent or prolonged standing water. Shallow marsh planting comprises pūrei, pūkio, grey club rush, Machaerina arthropphylla and wīwī, while wharariki, oioi, toetoe, mīkoikoi and giant umbrella sedge form the transition across wet margins. The drier outer slopes include mānuka, kānuka, kōhūhū, karamū, red matipo and māhoe. Specimen kahikatea, tōtara, swamp maire and tī kōuka provide a taller vegetation framework.

This zoned approach supports stormwater detention and treatment, erosion control, habitat creation and ecological resilience, while establishing a gradual transition from open water to drier upper banks.

3.2 Street trees and On-Lot Street Frontage Trees

Street tree planting is influenced by the proposed roading design, with opportunities constrained by the limited width of some berms and the integration of swales within the road corridor. Street trees are

therefore concentrated along the proposed extensions of Higgins Road and Wickham Street, where sufficient planting space is available.

Titoki (*Alectryon excelsus*) has been selected as the principal street tree species. Given the anticipated industrial use of the Site, tītoki provides a hardy and relatively low-maintenance species with a consistent form that is well suited to the available planting spaces. Its use will provide a clear and cohesive landscape treatment along the public street network.



Figure 2. Titoki (*Alectryon excelsus*).

To supplement the relatively limited opportunities for planting within the road reserve, additional tree planting is proposed within individual lots along street frontages. This on-lot street frontage planting is proposed along the collector roads only, excluding frontages adjoining the Hamilton Southern Links designation. The planting is intended to soften the appearance of the highly constructed industrial environment, provide greater visual interest within the streetscape, and strengthen the overall landscape character of the development.

A mixture of rewarewa (*Knightia excelsa*), taraire (*Beilschmiedia tarairi*) and kōhūhū (*Pittosporum tenuifolium*) is proposed for on-lot street frontage planting. These species have been selected for their generally upright growth habits, allowing effective tree planting to be incorporated along industrial frontages while limiting conflicts with building areas, vehicle access and other operational requirements.



Figure 3. Rewarewa (*Knightia excelsa*), taraire (*Beilschmiedia tarairi*) and kōhūhū (*Pittosporum tenuifolium*) (from left to right).

4.0 Staged Implementation

Landscape implementation will generally align with the proposed subdivision staging, or any approved alternative sequencing. Street tree planting, riparian and stormwater reserve planting, ecological buffers, visual screening and on-lot planting will be progressively implemented alongside the relevant civil works, roads, reserves and individual lots. This approach will help ensure that each completed stage is supported by an appropriate level of landscape amenity and ecological function.

Street trees will be installed once earthworks, road construction, underground services and berm preparation are sufficiently complete to minimise the risk of damage from ongoing construction activities. Stormwater pond planting will be undertaken as early as practicable following completion of the associated earthworks and landform establishment. Early implementation will assist with vegetation establishment, erosion control, bank stabilisation, weed suppression and ecological enhancement. Where practicable, this planting will be undertaken during the nearest suitable planting season. On-lot street frontage trees will be implemented progressively as individual lots are developed.

Where landscape elements extend across multiple stages, works will be coordinated to maintain the continuity, connectivity and overall integrity of the wider blue-green network. Temporary interfaces between completed and future stages will be appropriately managed through measures such as grassing, erosion and sediment control, weed management, and protection of established planting.

5.0 Conclusion

The landscape design provides an integrated planting response for the Industrial North Development, focused on the artificial stormwater wetlands, public street trees and on-lot street frontage planting.

Planting within the stormwater wetlands responds to varying water depths, soil moisture and drainage conditions, supporting stormwater treatment, erosion control, habitat creation and ecological enhancement. Street trees along the extensions of Higgins Road and Wickham Street provide a consistent public realm treatment, while on-lot street frontage trees along the collector roads supplement the limited opportunities for planting within the road reserve and help soften the appearance of the proposed industrial development.

Landscape works will be delivered progressively alongside the relevant subdivision stages, civil works, roads and individual lot development to support successful establishment and maintain continuity across the development.

Overall, the landscape approach will contribute to a more visually integrated industrial development by strengthening streetscape amenity, supporting stormwater and ecological functions, and introducing vegetation to soften the highly constructed character of the Site.

6.0 Qualifications and Experience

Easson Shen (BLA (hons); MUDes): I am an Urban Designer and Landscape Architect at Barker & Associates (B&A), a planning, urban design, and landscape consultancy with offices across New Zealand. I joined B&A in June 2024 and am based in the Auckland office.

I hold a Master of Urban Design from the University of Auckland and a Bachelor of Landscape Architecture (Honours) from Lincoln University, and I am a Graduate Member of the New Zealand Institute of Landscape Architects (NZILA). I have approximately two years' professional experience in urban design and landscape architecture.

My experience includes working for a range of clients, including land developers and commercial entities throughout New Zealand. This has involved preparing urban design assessments in support of resource consent applications, undertaking master planning, completing landscape and visual effects assessments, and delivering landscape design work.



Easson Shen

Landscape Architect & Urban Designer, Barker & Associates Limited

Joseph McCready (BLA (hons); BCom; NZILA Registered): I am a Registered Landscape Architect with more than 17 years' professional experience, including in team leader roles. Over this time, I have worked across a range of consultancies and public-sector organisations, including Beca, Jasmax, Auckland Council, Thomas Consultants Ltd, and Barker & Associates. My experience spans landscape design and landscape and visual assessment for projects at a wide range of scales, from large infrastructure environments through to subdivisions and parks.

I hold a Bachelor of Commerce from the University of Auckland and a Bachelor of Landscape Architecture (Honours) from Unitec, and I am registered with Tuia Pito Ora / the New Zealand Institute of Landscape Architects (NZILA).

Relevant project experience includes the Drury East Residential Masterplan (Auckland, approximately 102 ha, up to 1,500 dwellings including a new school, neighbourhood centre and parks for Fulton Hogan Land Development Ltd); the Wellsford North Masterplan (Auckland, approximately 48 ha, up to 1,000 dwellings with a neighbourhood centre and parks for Wellsford Welding Club Ltd); the Rotokauri Masterplan (Hamilton, approximately 130 ha, up to 3,100 dwellings with neighbourhood parks and esplanade reserves for multiple clients); and the Frankton Ladies Mile Masterplan (Queenstown, 17 ha, up to 750 dwellings across terraced housing and apartment typologies for Maryhill Ltd).



Joseph McCready

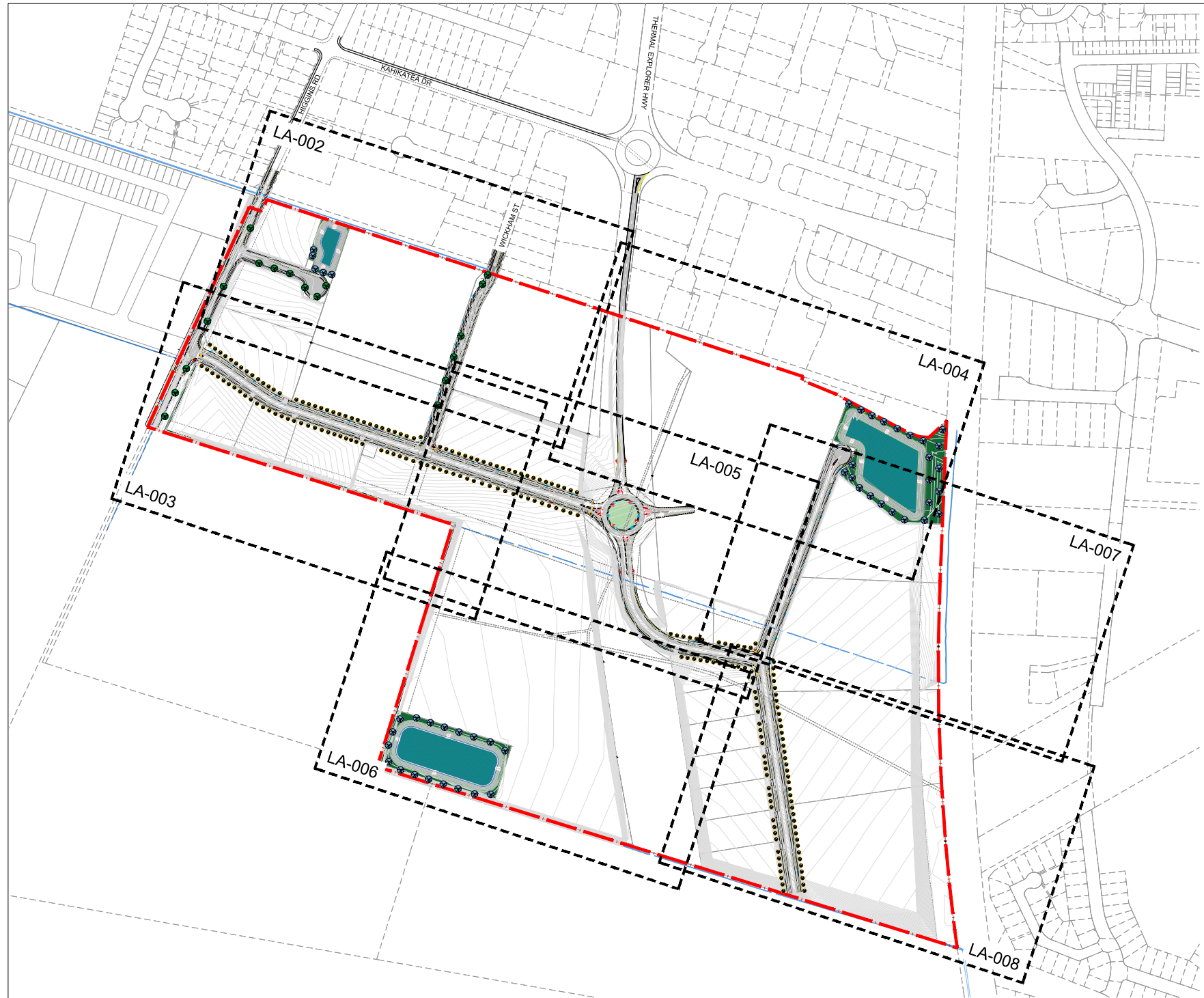
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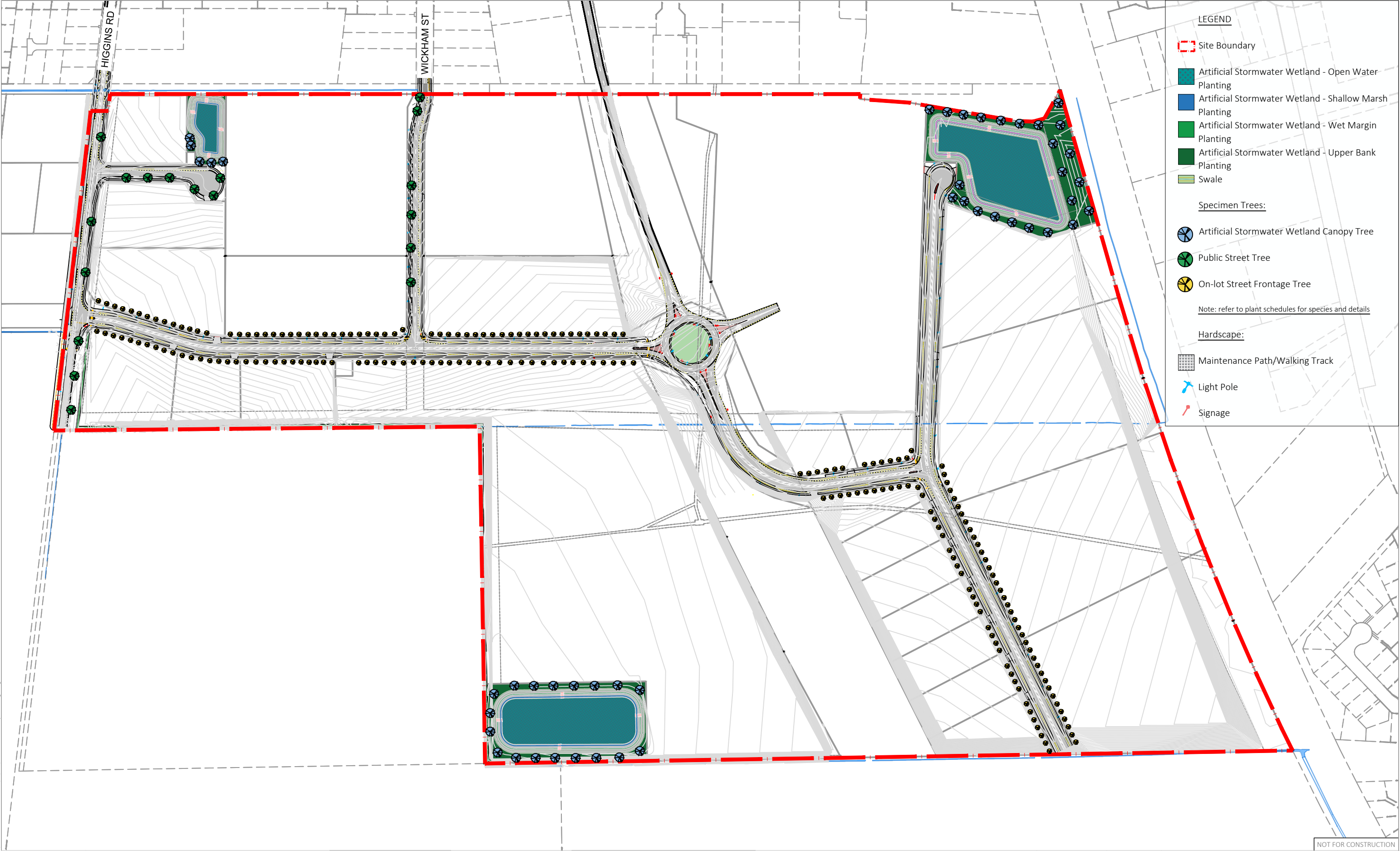
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SL1 INDUSTRIAL NORTH DEVELOPMENT
HAMILTON.

LANDSCAPE DRAWINGS - REVISION A
25.08.2026

FOR FAST TRACK APPROVAL



LEGEND

Site Boundary

Artificial Stormwater Wetland - Open Water Planting

Artificial Stormwater Wetland - Shallow Marsh Planting

Artificial Stormwater Wetland - Wet Margin Planting

Artificial Stormwater Wetland - Upper Bank Planting

Swale

Specimen Trees:

Artificial Stormwater Wetland Canopy Tree

Public Street Tree

On-lot Street Frontage Tree

Note: refer to plant schedules for species and details

Hardscape:

Maintenance Path/Walking Track

Light Pole

Signage

NOT FOR CONSTRUCTION

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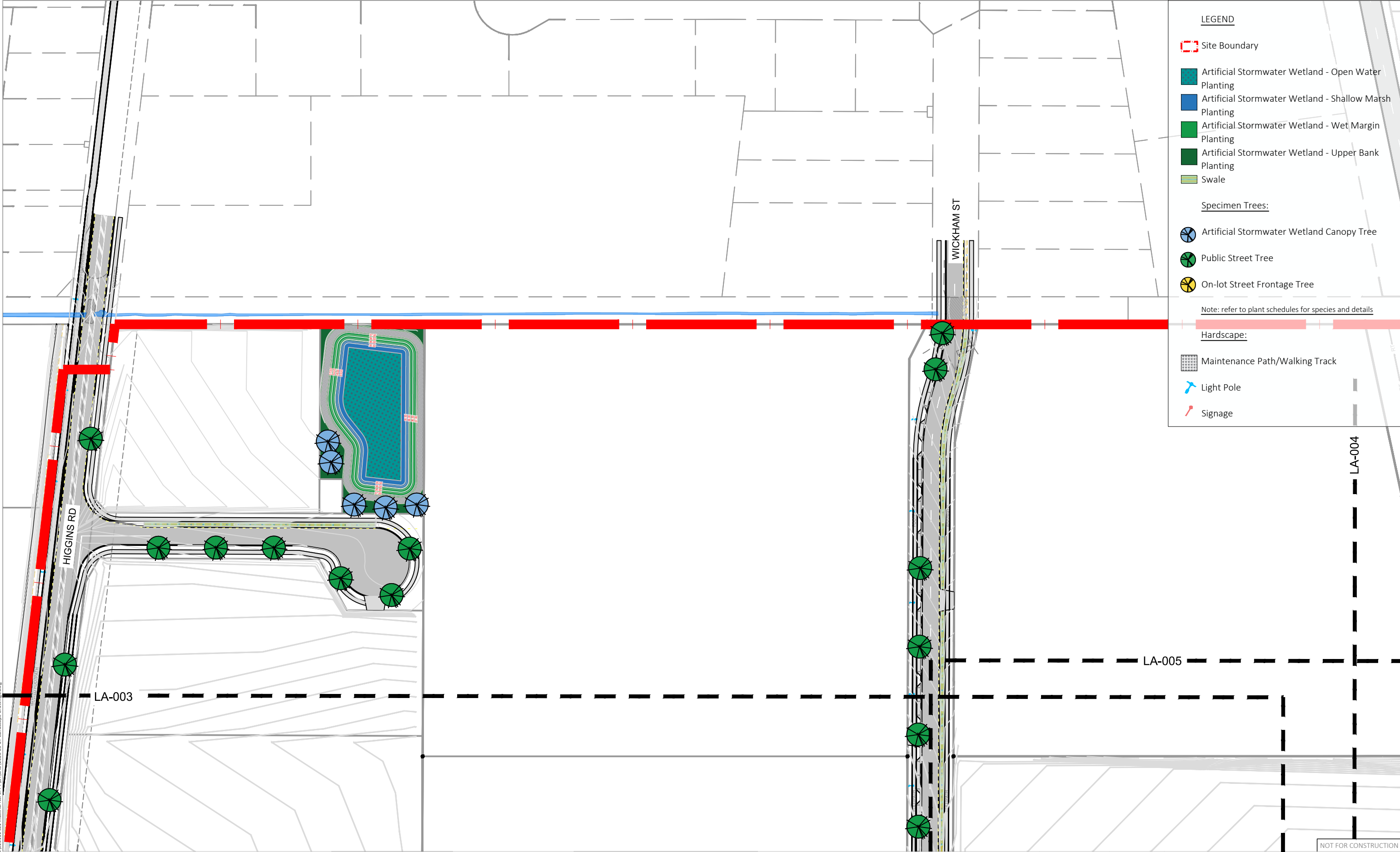
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PROJECT:
SL1 INDUSTRIAL NORTH DEVELOPMENT,
HAMILTON

DRAWING TITLE :
LANDSCAPE PLAN SET
OVERALL PLAN

JOB NO.:	026111	ISSUED	ISSUED FOR:	FAST TRACK APPROVAL
SCALE:	1:1500 @ A3	DWG NO.:	LA-001	
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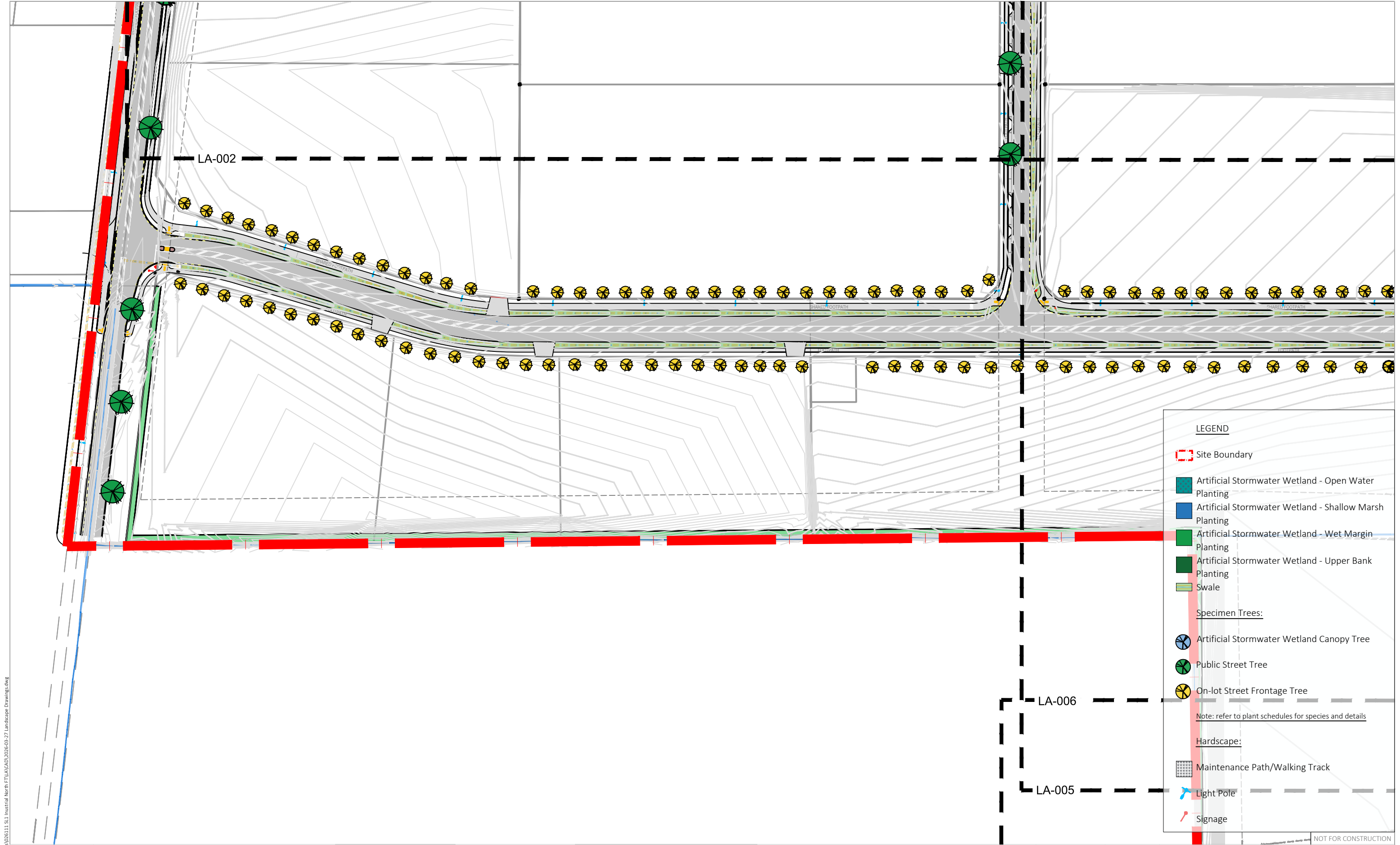
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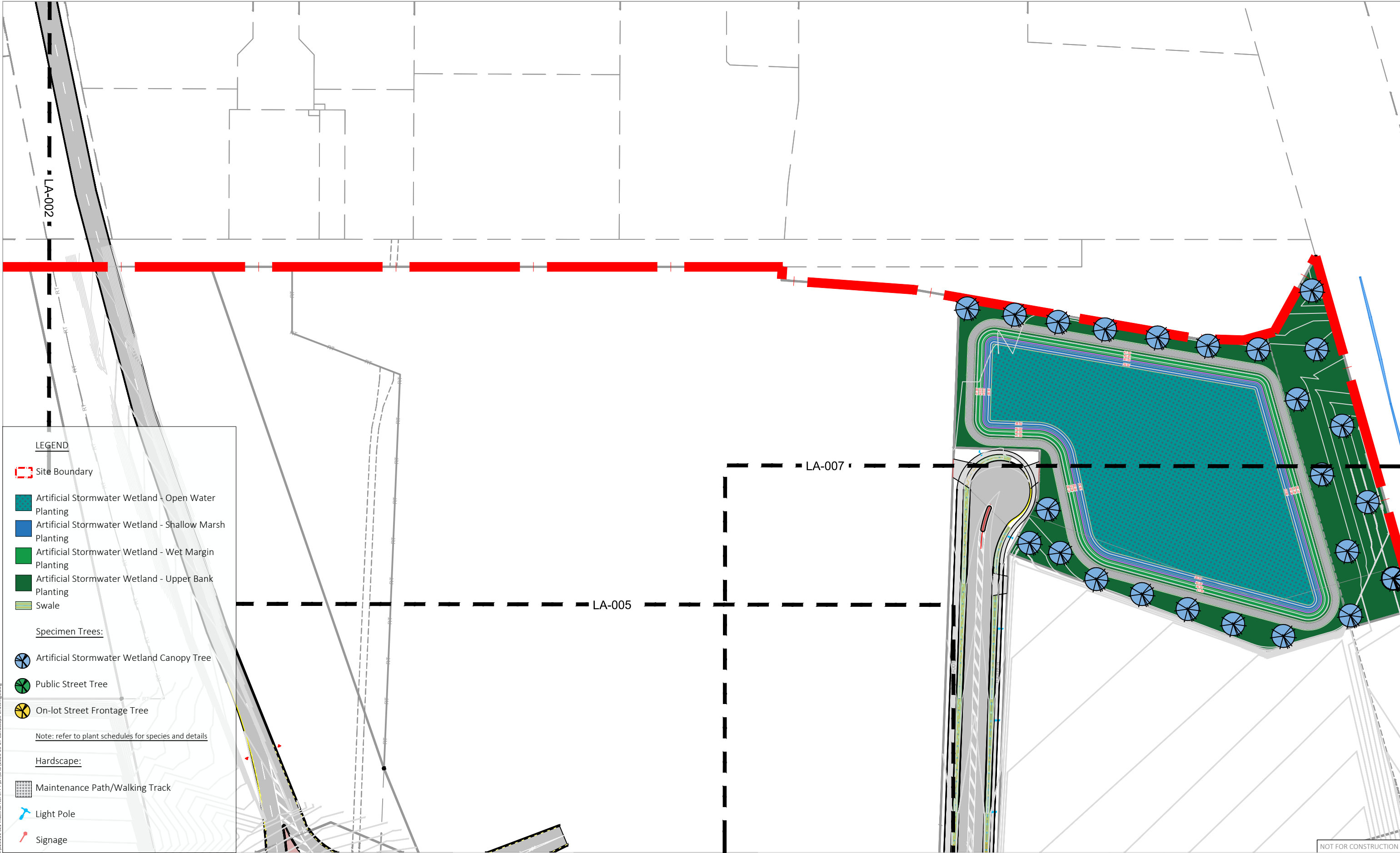
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LANDSCAPE PLAN SET
GENERAL ARRANGEMENT PLAN - 3

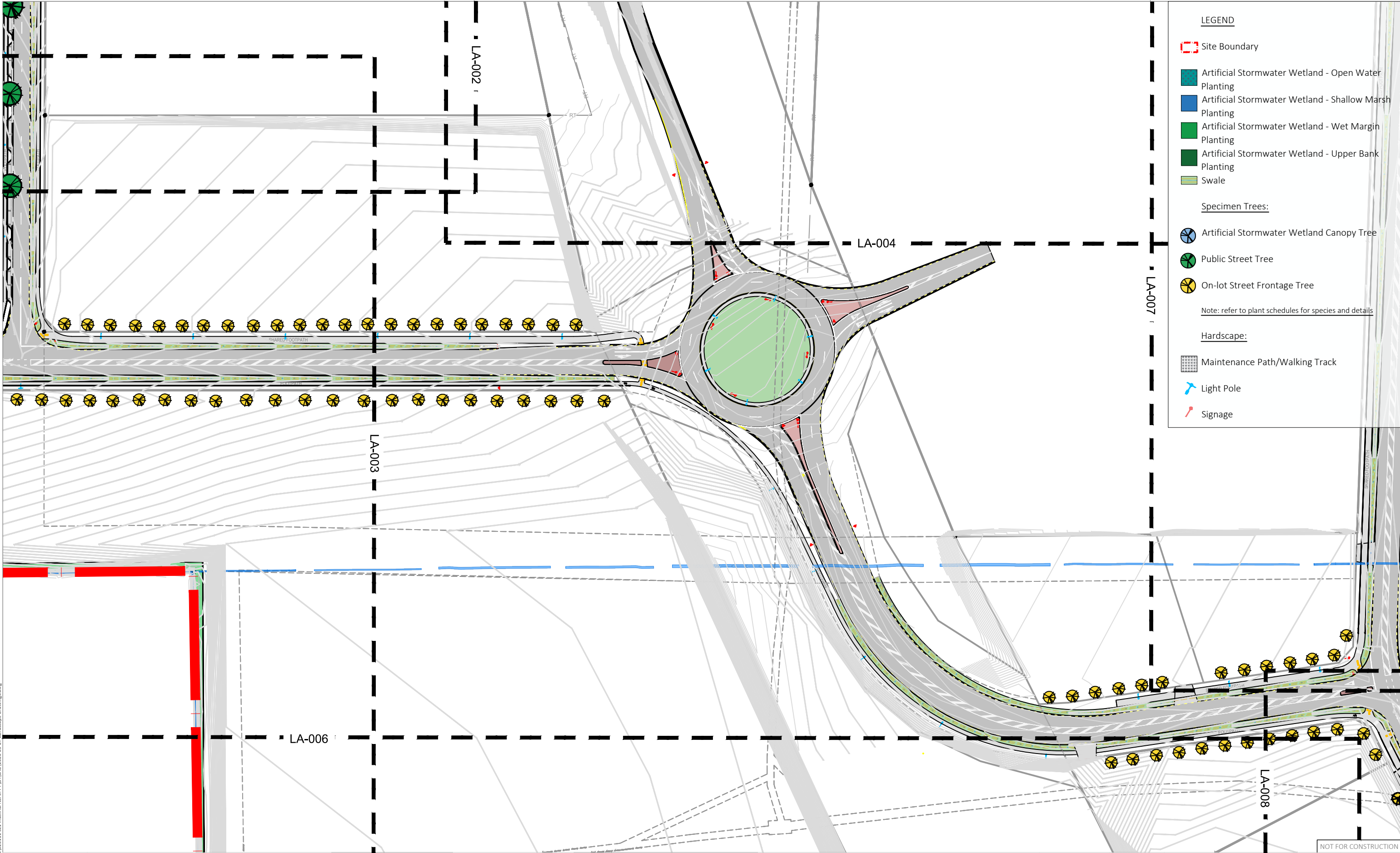
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LEGEND

Site Boundary

Artificial Stormwater Wetland - Open Water Planting

Artificial Stormwater Wetland - Shallow Marsh Planting

Artificial Stormwater Wetland - Wet Margin Planting

Artificial Stormwater Wetland - Upper Bank Planting

Swale

Specimen Trees:

Artificial Stormwater Wetland Canopy Tree

Public Street Tree

On-lot Street Frontage Tree

Note: refer to plant schedules for species and details

Hardscape:

Maintenance Path/Walking Track

Light Pole

Signage

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LANDSCAPE PLAN SET
GENERAL ARRANGEMENT PLAN - 4

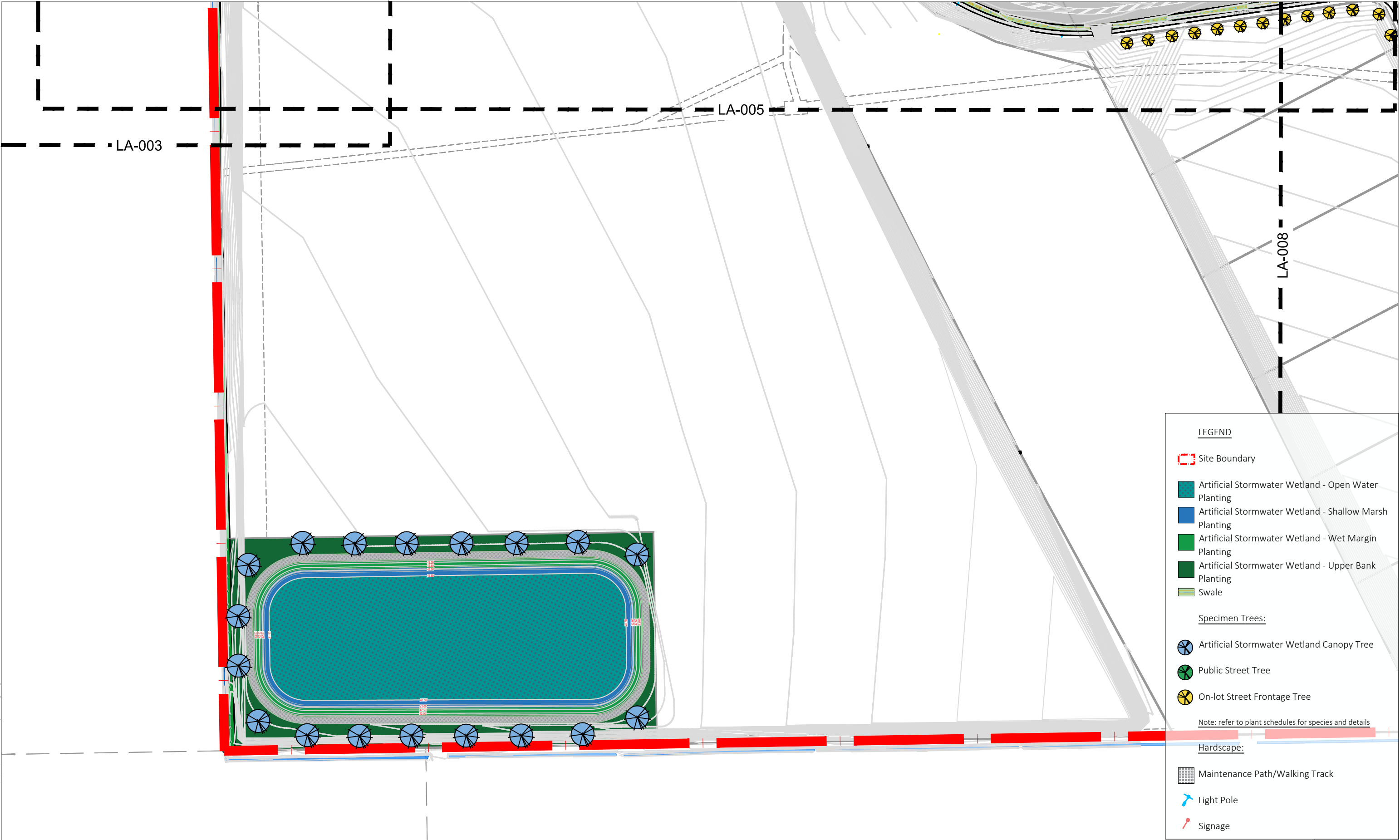
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LEGEND

Site Boundary

Artificial Stormwater Wetland - Open Water Planting

Artificial Stormwater Wetland - Shallow Marsh Planting

Artificial Stormwater Wetland - Wet Margin Planting

Artificial Stormwater Wetland - Upper Bank Planting

Swale

Specimen Trees:

Artificial Stormwater Wetland Canopy Tree

Public Street Tree

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Note: refer to plant schedules for species and details

Hardscape:

Maintenance Path/Walking Track

Light Pole

Signage

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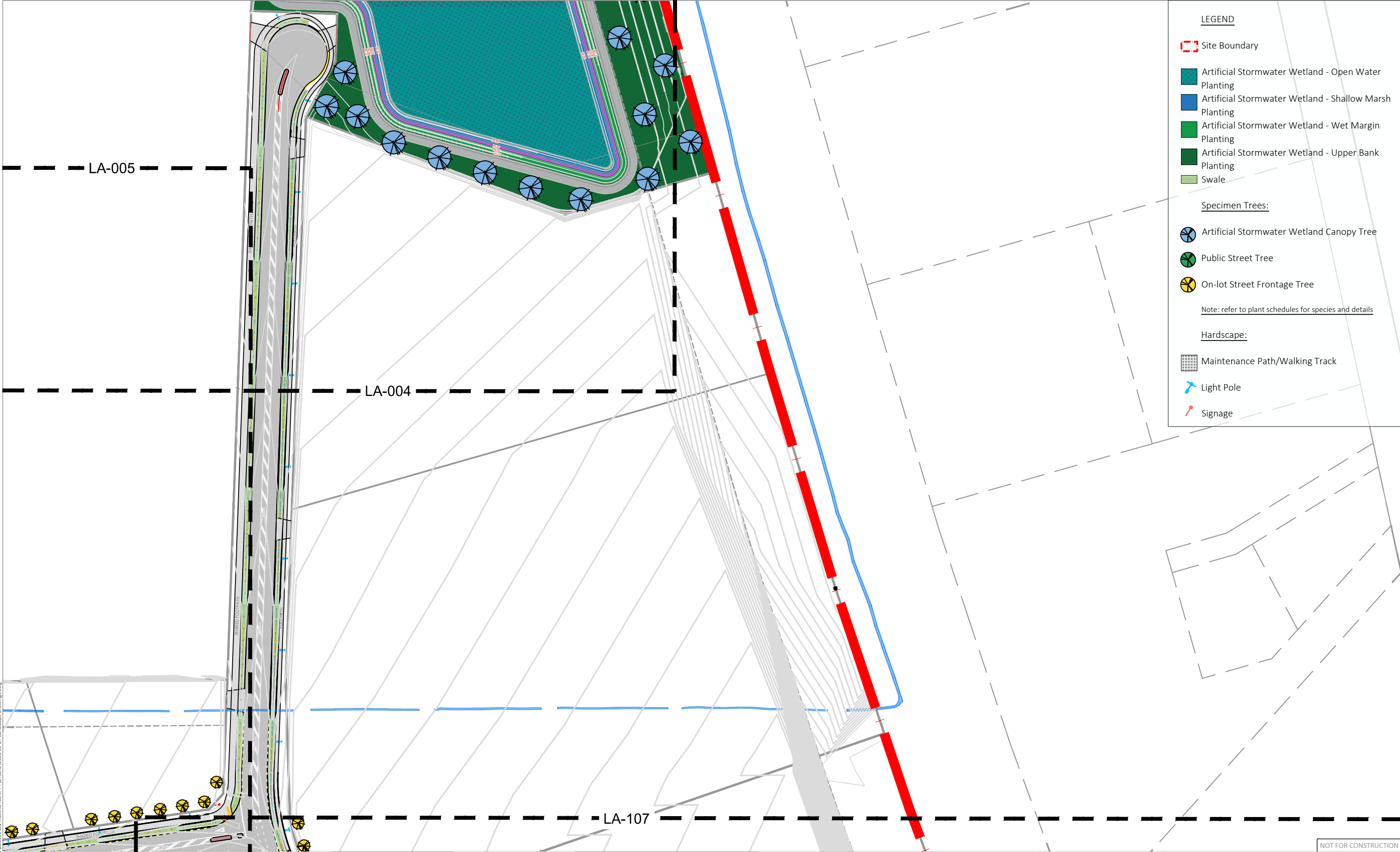
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HAMILTON

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LANDSCAPE PLAN SET
GENERAL ARRANGEMENT PLAN - 5

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LEGEND

Site Boundary

Artificial Stormwater Wetland - Open Water Planting

Artificial Stormwater Wetland - Shallow Marsh Planting

Artificial Stormwater Wetland - Wet Margin Planting

Artificial Stormwater Wetland - Upper Bank Planting

Swale

Specimen Trees:

Artificial Stormwater Wetland Canopy Tree

Public Street Tree

On-lot Street Frontage Tree

Note: refer to plant schedules for species and details

Hardscape:

Maintenance Path/Walking Track

Light Pole

Signage

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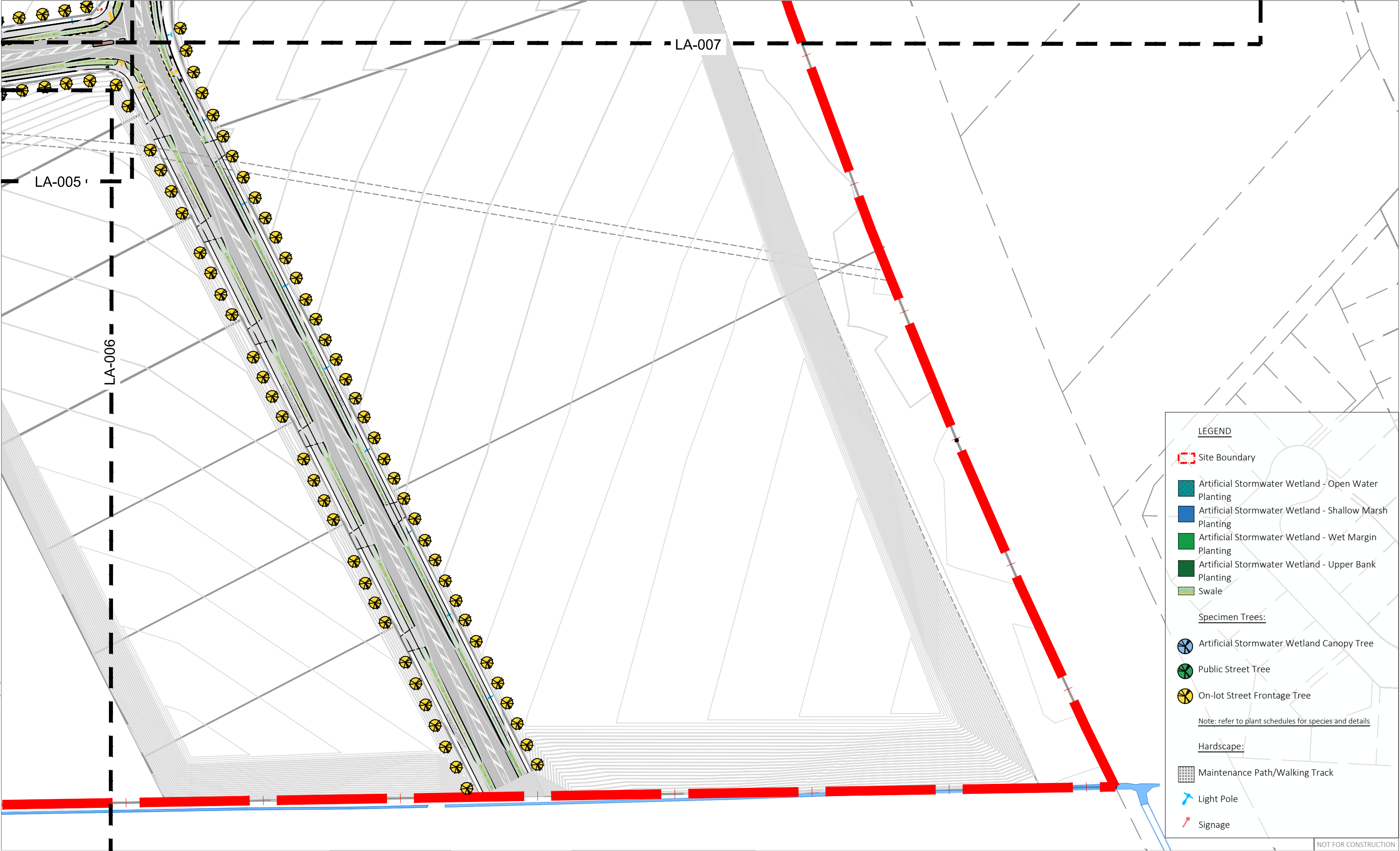
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GENERAL ARRANGEMENT PLAN - 6

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LEGEND

Site Boundary

Artificial Stormwater Wetland - Open Water Planting

Artificial Stormwater Wetland - Shallow Marsh Planting

Artificial Stormwater Wetland - Wet Margin Planting

Artificial Stormwater Wetland - Upper Bank Planting

Swale

Specimen Trees:

Artificial Stormwater Wetland Canopy Tree

Public Street Tree

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Note: refer to plant schedules for species and details

Hardscape:

Maintenance Path/Walking Track

Light Pole

Signage

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DRAWING TITLE :
LANDSCAPE PLAN SET
GENERAL ARRANGEMENT PLAN - 7

JOB NO.:
026111

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Plant Information					Approximate Growth Rates	
	Botanical Name	Common Name	Grade at Planting (L)	Planting Centres (m)	Approx. Height (m) 5yrs	Approx. Width (m) 5yrs
Collector Road Street Tree Planting						
Public Street Trees						
1	<i>Alectryon excelsus</i>	Titoki	160L	as shown	5	3
On-lot Street Frontage Trees						
1	<i>Knightia excelsa</i>	Rewarewa	45L	as shown	4	2
2	<i>Beilschmiedia tarairi</i>	Taraire	45L	as shown	4	3
3	<i>Pittosporum tenuifolium 'Spire'</i>	Kohuhu	45L	as shown	4	2



Titoki



Rewarewa



Taraire



Kohuhu

REVISION SUMMARY			
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PROJECT:

SL1 INDUSTRIAL NORTH DEVELOPMENT,
HAMILTON

DRAWING TITLE :

LANDSCAPE PLAN SET
PLANT SCHEDULE - STREET TREES & VISUAL SCREENING
PLANTING

JOB NO.:

026111

ISSUED

ISSUED FOR: FAST TRACK APPROVAL

SCALE: N/A

DWG NO.: LA-101

1ST ISSUED: 25.08.2026

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Plant Information						Approximate Growth Rates	
	Botanical Name	Common Name	% of Mix	Grade at Planting (L)	Planting Centres (m)	Approx. Height (m) 5yrs	Approx. Width (m) 5yrs
Open Water Planting							
	<i>Potamogeton cheesemanii</i>	Red pondweed	50%	1	0.5	0.8	1
	<i>Eleocharis sphacelata</i>	Tall spikerush	50%	1	1	2	1
			100%				
Shallow Marsh Planting							
	<i>Carex secta</i>	Pūrei	30%	1	1	1.5	1.5
	<i>Carex virgata</i>	Pūkio	20%	1	1	2	1.5
	<i>Schoenoplectus validus</i>	Grey club rush	20%	1	1	2	1.5
	<i>Machaerina arthropophylla</i>	-	20%	1	1	1	1
	<i>Juncus edgariae</i>	Wīwī	10%	1	1	1	1
			100%				
Wet Margin Planting							
	<i>Phormium cookianum</i>	Wharariki	20%	2	1	1.5	1.5
	<i>Apodasmia similis</i>	Oioi	30%	1	1	2	1.5
	<i>Austroderia fulvida</i>	Toetoe	30%	1	1	2	2
	<i>Libertia ixioides</i>	Mikoikoi	10%	5	1	0.5	0.5
	<i>Cyperus ustulatus</i>	Giant umbrella sedge	10%	1	1	1.5	1.5
			100%				
Upper Bank Planting							
	<i>Leptospermum scoparium</i>	Mānuka	30%	2	1.5	3	2
	<i>Kunzea ericoides</i>	Kānuka	10%	2	2	4	3
	<i>Pittosporum tenuifolium</i>	Kohuhu	20%	2	2	4	3
	<i>Coprosma robusta</i>	Karamū	10%	2	1.5	3	2
	<i>Myrsine australis</i>	Red matipo	10%	2	1.5	3	2
	<i>Melicytus ramiflorus</i>	Māhoe	20%	2	2	4	3
			100%				
Canopy trees							
	<i>Dacrycarpus dacrydioides</i>	Kahikatea	N/A	45	as shown	3	1.5
	<i>Podocarpus totara</i>	Tōtara	N/A	45	as shown	4	2
	<i>Syzygium maire</i>	Swamp maire	N/A	45	as shown	2	2
	<i>Cordyline australis</i>	Ti kōuka	N/A	45	as shown	3	1.5



Pūrei



Grey club rush



Machaerina
arthrophylla



Wīwī



Wharariki



Oioi



Toetoe



Mikoikoi



Mānuka



Kānuka



Kouhuhu



Mahoē



Kahikatea



Tōtara



Swamp maire



Ti kōuka

REVISION SUMMARY			
DESIGNED BY:	ES	REV	DATE
		A	25.08.2026
DRAWN BY:	ES		
CHECKED BY:	JM		
APPROVED BY:	CW		

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CLIENT:

SOUTH PARK AGRI
DEVELOPMENT LIMITED &
INDUSTRE PROPERTY RUA
LIMITED.

PROJECT:
SL1 INDUSTRIAL NORTH DEVELOPMENT,
HAMILTON

DRAWING TITLE :
LANDSCAPE PLAN SET
PLANT SCHEDULE - ARTIFICIAL STORMWATER WETLANDS

JOB NO.:	026111		
ISSUED	ISSUED FOR: FAST TRACK APPROVAL		
SCALE:	N/A	DWG NO.:	LA-102
1ST ISSUED:	25.08.2026	REVISION:	A

NORTH:

NOT FOR CONSTRUCTION