



Rotokauri Development Te Kowhai East Industrial Estate Hamilton

Landscape and Visual Impact Assessment

Date: 31st August 2026
Status: FINAL

Te Kowhai East Limited Partnership
Te Kowhai East Industrial Development, Hamilton

Landscape Visual Impact Assessment

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Contents

1	Executive Summary	1
2	Qualifications	2
3	Introduction	3
3.1	Introduction and Scope	3
3.2	Project Background	3
3.3	Site Location and Surrounding Activities	4
3.4	Location of the Proposed Industrial Development	5
3.5	Project Description/Design Response	6
4	Assessment Methodology	9
4.1	Overview	9
5	Existing Landscape and Visual Character	10
5.1	Landscape Character Summary	16
5.2	Visual Catchment / Zone of Theoretical Visibility (ZTV)	17
6	Relevant Statutory Provisions	18
7	Assessment of Effects	19
7.1	Statutory Provisions	19
7.2	Landscape Assessment	21
7.3	Effects on Landscape Character	22
7.4	Visual Effects Assessment	28
7.5	Visual Absorption Capability	28
7.6	Representative Viewpoints	29
7.7	Visual and Amenity Effects from Representative Viewpoints	30
8	Recommendations	36
9	Conclusion	37
	APPENDIX A	40
	Landscape and Visual Effects Methodology	40
	APPENDIX B	48
	Relevant Statutory Policy	48
	Waikato Regional Policy Statement	49
	APPENDIX C	56
	Detailed Assessment of Receptor Locations	56
	APPENDIX D	68

Zone of Visual Influence Map.....	68
APPENDIX E.....	69
Photo Location Map and Representative Site Photographs.....	69
APPENDIX F.....	70
Concept Landscape Plans.....	70

1 Executive Summary

The Te Kowhai East Industrial Development proposes a 187.5-hectare integrated industrial precinct on the north-western edge of Hamilton, forming a logical extension of the Te Rapa and Te Rapa North industrial areas. The Landscape and Visual Impact Assessment (LVIA) evaluates the effects of transitioning the site from open rural pastoral land to a large-scale industrial environment, and assesses how the masterplan design avoids, remedies, or mitigates landscape and visual effects.

The site currently exhibits a highly modified pastoral landscape with limited natural character, minimal vegetation, and a channelised Mangaheka Stream. It sits within a peri-urban context already influenced by major transport corridors (SH1C, SH39), the NIMT rail line, and already established and proposed industrial development associated with Te Rapa / north Hamilton.

Landscape Effects

The development will introduce a substantial and permanent change at the site and immediate locality. At the site level, effects on landscape character are assessed as High adverse, reflecting the permanent loss of rural character and openness with the introduction of the industrial built form. Effects reduce to Moderate adverse within the immediate locality and to Low adverse at the broader landscape scale, due to containment by rising ridgeline landforms, existing vegetation, and the presence of nearby Te Rapa industrial area and the future urban development of Rotokauri. The assessment concludes that the receiving environment has moderate to good visual absorption capability, given its containment by landform to the north, screening effects of vegetation in the landscape and the peri-urban character of existing infrastructure.

Visual Effects

Visual effects vary by proximity:

- **High to Moderate-High effects** for residential properties immediately north (Onion Road ridgeline) and south (SH39/Te Kowhai Road), where open rural views will be a permanent change from an open rural outlook to one influenced by industrial development. The highest residual effects occur where properties retain direct and relatively open views of the Project.
- **Low to Low-Moderate effects** for road users on SH1C, Koura Drive, SH39 and Onion Road, where views are transient and filtered by existing vegetation in the landscape and the proposed boundary buffer planting.
- More distant properties (Te Kowhai Road west, Hartstone Road, Horotiu Road) experience **Low-Moderate effects**, with existing vegetation and distance reducing visibility. The incorporation of the landscape mitigation buffer along the boundary will assist in managing the visual effects of the Project and provide a suitable interface with the adjoining rural properties.

Mitigation

A comprehensive landscape strategy is proposed, including:

- A 16-metre landscape/stormwater buffer around much of the site.
- Extensive native planting in and around the development, including street trees, and the ecological enhancement of the Mangaheka Stream corridor.
- The incorporation of large stormwater wetlands providing extensive ecological planting that will contribute to the visual amenity and character of the Project.
- Retention of existing shelterbelts where practicable.
- CPTED-aligned open space design and shared path networks.

These measures will soften the industrial edge, improve amenity, and integrate the development into the evolving peri-urban landscape and provide a 'green' edge to the adjacent rural environment.

Overall Findings

The Assessment concludes that the Project can be successfully integrated into the broader receiving environment. However, it acknowledges that localised adverse effects particularly for adjacent residential properties are unavoidable, but the broader landscape effects are moderated by topography, vegetation, and existing industrial context. Over time, the proposed boundary buffer planting and open-space network will significantly reduce visual prominence and improve landscape coherence, while maintaining the rural character to areas situated to the west of the Project. The development aligns with the anticipated growth pattern of northern Hamilton and contributes to a consolidated industrial precinct of northern Hamilton.

2 Qualifications

My full name is Adrian Morton. I have been the director of Adrian Morton Landscape Architects Ltd (AMLA) since 2016 and hold a Landscape Architectural degree (Honours) and a Bachelor of Horticultural Science degree obtained from Lincoln University. I am a Registered Member of the New Zealand Landscape Institute of Landscape Architects (NZILA).

I have practised as a Landscape Architect for thirty years and have been involved in a broad variety of work including landscape planning, urban design, master planning and detail design Projects in New Zealand, England and the USA. I have been involved in a variety of Projects that have required Landscape and Visual Assessments and expert witness statements, particularly around large-scale infrastructure Projects including Sand Quarries, Roding Projects including Southern Links Roding Network, Hamilton Section Expressway, Cambridge Expressway Section and Tauranga Northern Link Expressway (Fast-track application). Other assessment work undertaken relates to housing, subdivisions and large scale industrial and commercial property. As a Landscape Architect, I have on a

number of occasions presented evidence at Resource Management hearings before the Council and Commissioners.

3 Introduction

3.1 Introduction and Scope

This landscape and visual assessment (**LVIA**) has been commissioned by Te Kowhai East Limited Partnership (**Client**) to assess the landscape and visual effects of the proposed Te Kowhai East Industrial Development (**Project**) located on the northwestern edge of Hamilton.

This report has been prepared by Adrian Morton Landscape Architects Ltd (**AMLA**) to support Te Kowhai East Limited Partnership's substantive application for approvals under the Fast-track Approvals Act 2024 (**FTAA**).

A comprehensive description of the Project is provided in the Substantive Application Report (**SAR**).

The LVIA assesses the Project, based on the proposed masterplan, to identify the potential landscape and visual effects arising from the development and the extent to which those effects are avoided, remedied or mitigated through the proposed design and landscape response. The main aspects being evaluated include:

- The existing landscape character of the site and its place in the local and regional context;
- The potential landscape and visual effects of the type of development expected from typical viewer locations; and
- An overview of the effects of the type of development expected on landscape and natural/rural/urban character.

3.2 Project Background

The masterplan design has been developed through a multidisciplinary approach that has responded to the proposed change in land use from a predominantly rural environment to a large-scale industrial development within a peri-urban setting. Landscape and visual considerations have informed the masterplan, with the aim of integrating the Project with the surrounding landscape and managing the interface with adjoining rural land.

The Project has undertaken an iterative design process that has utilised initial high-level landscape and visual parameters to help assimilate the Project into the surrounding landscape. As part of the masterplan development, both Waikato District Council and Hamilton City Council have been engaged through the design process.

As part of the LVIA assessment and the collaborative design process, various reports have been reviewed and include the following:

- Te Kowhai East Industrial Estate, Urban Design Statement, Adapt Studio August 2026
- Ecological Assessment, August 2026
- Cultural Impact Assessment, August 2026

3.3 Site Location and Surrounding Activities

Te Kowhai East is located on the north-western fringe of Hamilton, within the Waikato District Council jurisdiction and directly adjacent to the Hamilton City Council boundary. The site is bounded by State Highway 1C (SH1C) to the east, Te Kowhai Road/ State Highway 39 (**SH39**) to the south, and Onion Road to the north, placing it at the intersection of major transport corridors and at the interface between rural and urban/industrial land uses.

Te Kowhai East is strategically located within New Zealand's "Golden Triangle"—the high-growth economic zone defined by Auckland, Tauranga, and Hamilton. The site is located adjacent to the Koura Drive interchange, which provides access to SH1C and the wider Waikato Expressway network.

The surrounding land uses are predominantly rural to the west and north-west of the Project site, including rural-residential properties (refer to Figure 1.0 below). The Project is situated at the northern edge of Hamilton City in a peri-urban setting, with existing and planned industrial and urban land uses occurring to the east and south-east of the Project site. To this extent, to the east and south of SH1C are the existing Te Rapa industrial area and The Base, a major commercial and retail hub. Immediately north of Te Rapa lies Te Rapa North, an area identified for further industrial expansion, while to the north of the site is the Horotiu Industrial Park, another significant employment node within the Waikato District. South of the site lies an area zoned for future urban development, including the Rotokauri North Structure Plan area.

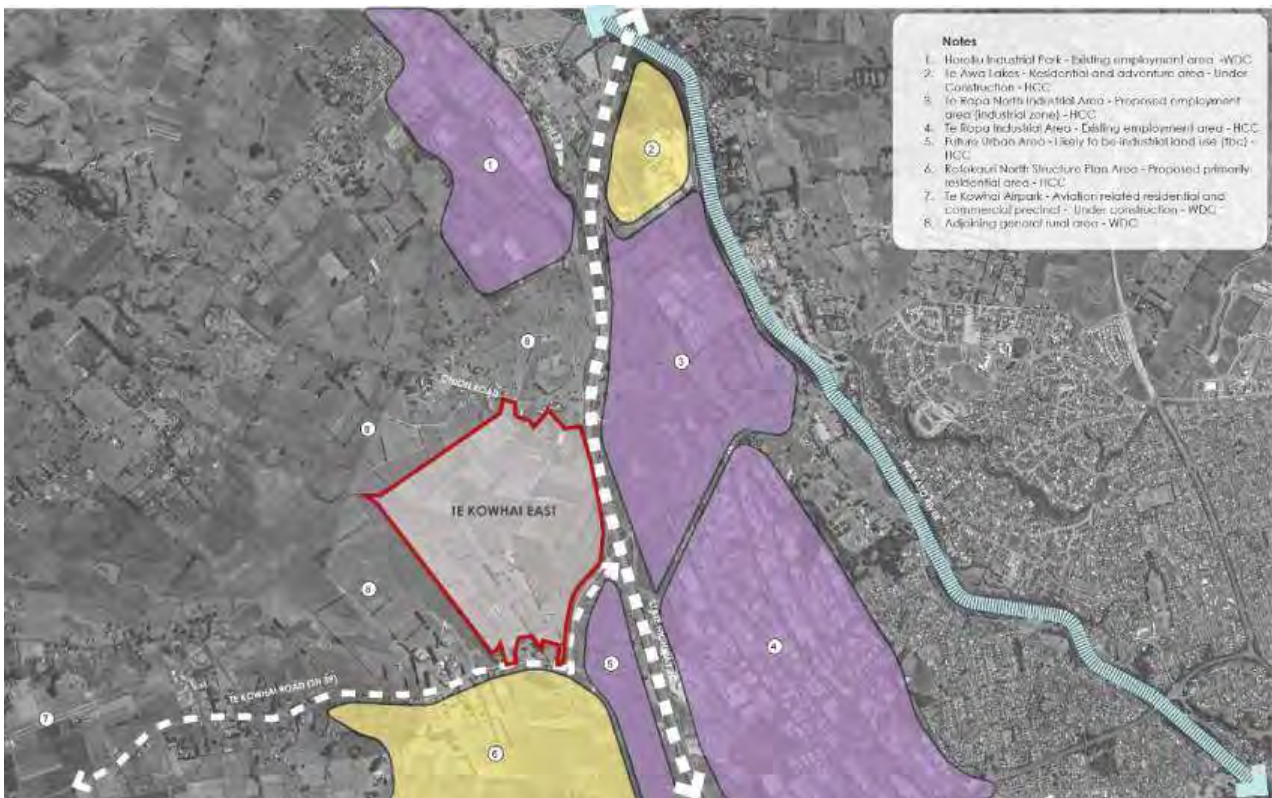


Fig 1.0 Surrounding Land Use Plan

3.4 Location of the Proposed Industrial Development

The Project site comprises a large, contiguous landholding located on the north-western edge of Hamilton. It is generally bounded by SH39 to the south, Koura Drive and State Highway 1C to the east, and Onion Road to the north, and rural land to the west. The site is made up of multiple land titles, legal descriptions, and associated physical addresses.

For identification purposes, the site is commonly referred to by the primary addresses of 270 Te Kowhai Road and 28 Mathers Road. Full details of the landholdings are provided in the SAR. The site is identified in Figure 2.0 below.



Fig 2.0 Site Location Plan

3.5 Project Description/Design Response

Proposed Industrial Development

The proposed Project is a large-scale industrial development located on the north-western edge of Hamilton, adjacent to the established Te Rapa industrial area. The application provides for the creation of an integrated industrial precinct, including approximately 210 industrial lots, land for neighbourhood centre activities, reserves for recreation, stormwater management and ecological mitigation, and associated roading and infrastructure services.

The application also seeks approval for the ultimate land use outcomes anticipated across the site, being predominantly industrial activities, along with a limited range of compatible non-industrial activities suited to an industrial environment. The development will form a logical extension of Hamilton's primary industrial node within the Upper North Island economic corridor and responds to projected growth and demand.

A comprehensive description of the Project is provided in the SAR.

Urban Design Strategy

The urban design approach provides an integrated urban design and landscape design response to the industrial development, as illustrated in Figure 3.0 below.

The development will deliver a total site area of 187.5 hectares, comprising approximately 123 net hectares of industrial land of varying sizes and a 2-hectare neighbourhood centre. The remaining land will be used for roads and open spaces. A 16 m landscape/stormwater buffer extends around much of the Project boundary and will provide for stormwater management and planting to assist in screening and softening the development when viewed from surrounding areas.

Primary access to the site will be from Te Kowhai Road / SH39 to the south with a new roundabout and from Onion Road to the north via a new T-intersection. A proposed shared path connection in the southeast corner will link the site's open space and active transport network to existing shared paths along SH39 and SH1C.

The internal road network will consist of a primary 28 metre wide loop and cross-connector. These roads will include generous carriageways, parking lanes, street trees, stormwater swales, and shared cycle and pedestrian paths. Secondary roads are 20 metres wide and will maintain the same design language with slightly reduced widths and footpaths replacing shared paths. These roads will support lower traffic volumes and allow cyclists to share the carriageway.

The proposal includes a large open space corridor that extends across the site from the southeast to the northwest, incorporating the Mangaheka Stream corridor and associated stormwater management areas. The open space provides opportunities for informal spaces and a shared recreational path that combines with extensive ecological planting to create a 'blue-green corridor' across the site. A large wetland and stormwater treatment and storage area is proposed in the northwest corner before stormwater discharges from the site into the existing Mangaheka Stream network. A 2 hectare neighbourhood centre has been integrated adjacent to the open space network.



Fig 3.0 Concept Masterplan

Landscape Objectives

The Project aims to deliver an integrated design that assimilates the masterplan layout within the landscape. To this extent, the Project landscape design will seek to maintain and manage the visual amenity and character of the area by:

- Ensuring a context sensitive design approach that manages landform land use/built form in a manner that responds to the adjoining rural environment and assists in integrating the Project into the landscape;
- Providing appropriate setbacks from the rear lot boundary to avoid a hard boundary edge at the site boundary;
- Integrating stormwater swales around the boundary with planting to provide a buffer and screening that reduces the visual impact on the surrounding rural landscape and neighbouring properties;
- Providing integrated stormwater facilities that support ecological outcomes;
- Integrating and enhancing the existing stream corridor through ecological enhancements;
- Utilising predominantly native vegetation, street and amenity trees that will assist in softening and integrating the development into the surrounding receiving environment;
- Integrating open space and public amenity, including CPTED safety; and
- Providing opportunities for cultural expression.

To help achieve these objectives the design has focus on the following:

- Positioning and the massing of the built forms relative to the site boundaries;
- The use of stormwater facilities to manage water while also providing a landscape blue-green corridor, plus visual buffering and screening;
- The creation of public access and incorporation of open space to soften and improve visual amenity within the development; and
- An emphasis on street tree planting.

Staging

Staging of development is expected to begin in the south, utilising access from SH39 and progressing northward. The initial stages of development will establish the southern access and supporting infrastructure, with development then progressing northward across the site. The Onion Road connection will be provided as development progresses and the internal road network is extended northward. A portion of the open space and stormwater infrastructure will need to be constructed early to support the surrounding stages with the extent and sequencing to be fully defined during the detailed design phase.

4 Assessment Methodology

4.1 Overview

I have used a standard assessment approach to identify the existing landscape/peri-urban character of the Project site and its surroundings to enable the assessment of potential effects of the Project on landscape character and visual amenity.

This assessment has been undertaken in accordance with Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines¹ (**Assessment Guidelines**). In accordance with the Assessment Guidelines, relevant policy and planning documents have also been considered and include the RMA, relevant regional planning documents and District Plans.

A full methodology and flow charts are provided in Appendix A of this report. In summary, the effects rating is based on a seven-point scale (refer to Appendix A, Table 2.0) which ranges from very low to very high.

In general terms my assessment consists of the identification of:

- a. the key elements or attributes associated with the Project,
- b. the landscape values, natural character, key attributes and cultural/social aspects of the Project site and surrounding landscape in context of the biophysical, associative and perceptual/visual landscape interpretation; and
- c. relevant assessment criteria in relation the relevant statutory framework(s).

The Project assessment methodology involved the following process:

- A desktop study of aerial maps, the Waikato District and Hamilton City District Plans plus other relevant documentation².
- Site visits (June 2026 and 19 July) were undertaken to assess the Project's location and to understand the context and character of the receiving environment. During the site visits, I also visited specific representative locations (but not private properties) in and around the Project to understand views and help determine potential effects on landscape and visual amenity.

This assessment includes a consideration of the:

- Effects on landscape character using a broad set of parameters. Effects are typically derived from changes in the landscape's appearance, formative

¹ Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines', Tuia Pito Ora New Zealand Institute of Landscape Architects, July 2022.

processes, and qualitative values, which may give rise to changes in its character and how it is experienced.

- Nature and extent of the visual effects relating to the changes that arise in the composition of the view(s) as a result of changes to the landscape, people's response to the change, and to the overall effects with respect to visual amenity.

Typically, the landscape and visual amenity effects that arise from a project result from change in the components, character or quality of a landscape. Usually these are the result of landform or vegetation modification or the introduction of new structures, activities or facilities into the landscape. Additional factors may include the:

- degree to which the Project assimilates or contrasts with the qualities of the surrounding landscape,
- extent of visibility of the Project based on the observer's position,
- viewpoint distance and foreground context in relation to the Project,
- backdrop and context within which the proposal is viewed; and
- quality of the resulting landscape, its aesthetic values and contribution to the wider landscape character.

The assessment also considers the landscape and visual amenity effects during construction, which are factors that will affect the visual amenity. Although effects of construction machinery and activities will be visible during the construction period, they are temporary aspects and will have no long-term landscape and visual effects in the overall context and scale of the Project.

A change to the landscape does not necessarily constitute an adverse landscape or visual effect, as landscapes are dynamic and are constantly changing over time. These changes can arise from natural processes or human induced activities, and the change may be avoided, remedied or mitigated through appropriate design and landscape measures.

Due to the complexity of the Māori relationship with the land, this report does not attempt to quantify or assess cultural effects in relation to the development. In my opinion this is best assessed through the Cultural Impact Assessment (CIA), which provides the basis of acknowledgement and processes to be integrated into the design solution. The LVIA does, however, recognise associative landscape values where these are relevant to the landscape assessment and informed by the material available.

5 Existing Landscape and Visual Character

Overview

Landscape character is defined by the way a landscape is visually expressed. It reflects both the physical elements that shape its appearance and the cultural modifications that

have influenced it over time. The visual and landscape quality of a site arises from several factors, including the intactness of key physical and visual components such as topography and vegetation cover, the extent to which the landscape has been modified, and the character of the surrounding landscape.

Additional contributing factors include the degree of coherence and contrast between elements within the site and those in the wider area, as well as the human values, meanings, or associations attributed to the landscape.

Landscape Context

The Project site is located within the Waikato District with the area being zoned General Rural under the Waikato District Council Operative in Part District Plan (WDC OiP). The site is located adjacent to the northern boundary of Hamilton City boundary, with the village of Te Kowhai located approximately 2.5km to the west and the Waikato River approximately 1.7km to the east.

Based on the Waikato Regional Landscape Assessment³ the Project is located in the Waikato Lowlands area (Refer to Figure 4.0 below), which is defined as being *flat and low lying in contrast with the surrounding hill country. The character is derived from pasture, hedges, groups of both exotic and indigenous trees, and has a well maintained and developed landscape character. The Waikato River is the central feature in this landscape, with Hamilton as the main city.* To the north and west the Hakarimata Range provides a prominent elevated backdrop, that contain the lowland areas, which stretch east well beyond the Waikato River.



Fig 4.0 Google Earth Site Location Map

³ Waikato Regional Landscape Assessment, Environmental Waikato Technical Report 2010/12, Environment Waikato ([TR201012.PDF](#))

The key landscape features that influence the perceptions of the overall character of the landscape surrounding the Project site include:

- a. The Hakarimata Ranges
- b. The low lying topographical features (ridges) of the Waikato lowlands
- c. The Waikato River and its terraces

The landscape's character is further influenced by land use, land management and development patterns including:

- a. Pastoral farmland defined by hedgerows, shelterbelts and clumps of trees
- b. State Highway 1C
- c. The Northern Island Main Trunk (**NIMT**) railway line
- d. The Te Rapa North Industrial area
- e. The Future Urban Zone (to the south of the Project site)
- f. Scattered clusters of rural and rural residential houses alongside public roads located within the rural landscape

The convergence of multiple land uses strongly shapes the character of the surrounding landscape and will continue to do so as identified growth areas are built out. This pattern is typical of peri-urban environments where rural, residential, and industrial activities occur in close proximity. As a result, the landscape exhibits clear juxtapositions, with open rural land positioned alongside large-scale industrial development and residential properties embedded within both rural and industrial outlooks. These contrasting characteristics create noticeable shifts in visual coherence and contribute to a more complex and transitional landscape character.

In close proximity to Project site, land use is predominantly pastoral grazing, which occurs to the north, west, and south of the site, giving the wider landscape a predominantly open and spacious rural character. Built form within this rural setting is generally dispersed and consists of farm-related structures such as houses, barns, and sheds, along with rural lifestyle properties that are scattered along SH39, Onion Road and Te Kowhai Road.

The surrounding rural landscape is partially compartmentalised to some degree by shelterbelts (such as cryptomeria and poplar), with clusters of mature exotic evergreen and deciduous trees scattered through the landscape. Farm and residential lots support an array of trees and shelter plantings, typically along property and paddock boundaries. These features limit and contain views to the broader landscape from certain locations.

Industrial development along SH1C within the Te Rapa industrial area is the predominant land use to the southeast of the site, with further industrial expansion anticipated within the wider Te Rapa North area. The built character in these areas is typical of city-edge industrial environments, comprising large-scale factories, warehouses, and storage buildings.

Site Context

The subject site is located to the north of SH39 and to the west of Koura Drive and SH1C. The proposed Project area is an extensive pastoral area predominantly used for grazing, cropping and dairying purposes, and contains associated farm sheds, silos and water tanks, together with fencing and farm tracks connecting the pastoral areas and is otherwise largely undeveloped.

The topography within the subject site is generally flat, with a gently rolling landform rising up to a low ridge line at the northern aspect of the site. A highly modified and linear Mangaheka Stream across the site in a southeast to northwest direction and typically lacks riparian vegetation.

The following site photographs depict the character of the site and the surrounding landscape.



Photo1: View from Koura Drive looking northwest across the development site



Photo 2: View looking northwest from near Koura Drive and SH39 roundabout



Photo 3: Distant view across pastoral land (from 506 Te Kowhai Road)



Photo 4: View from 140 Onion Road looking southwest toward the proposed development site

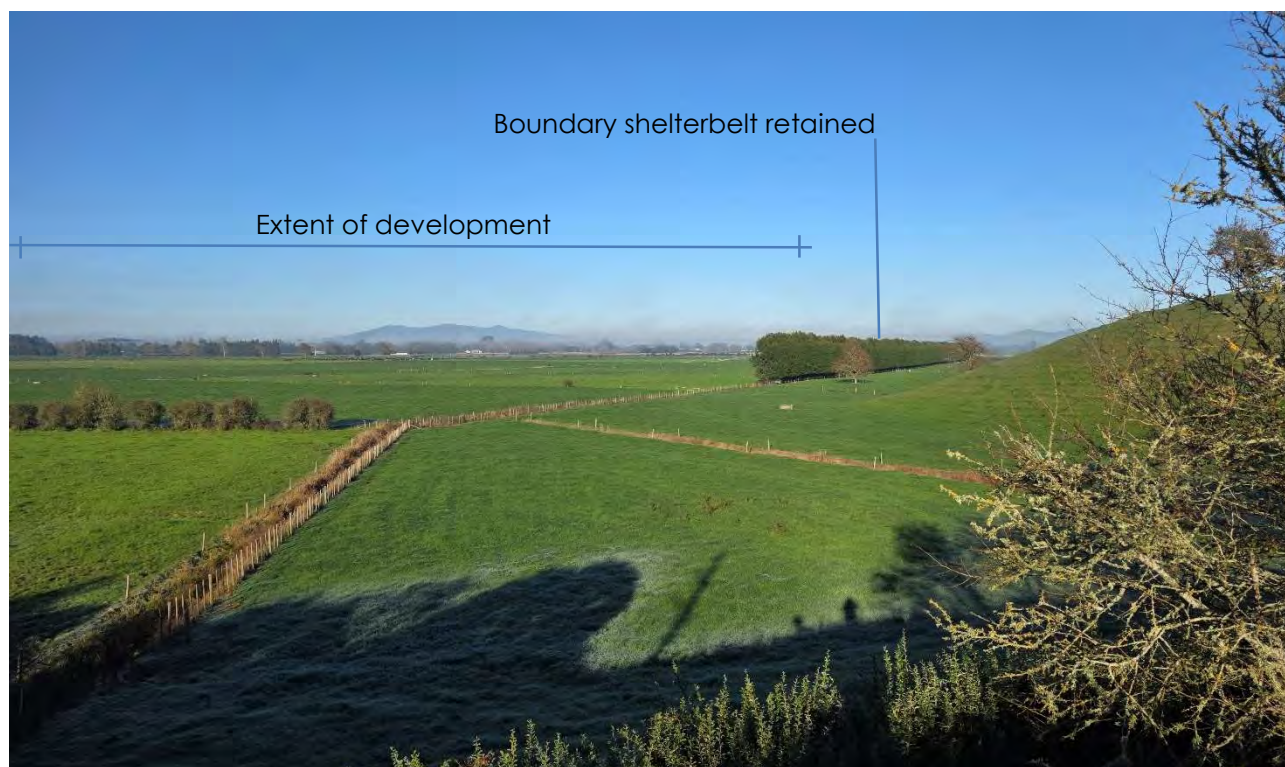


Photo 5: View south across the Project site / rural pastoral land with Mt Pirongia in distant view (photo location at northern proposed entrance area, Onion Road)



Photo 6: Example of Te Rapa Industrial Development Area with upper sections of building visible in the landscape

Cultural Aspects

The broader area of Hamilton/Kirikiroa has a long and rich heritage of Māori settlement particularly along the river margins and across the land due to the rich soils and plentiful food sources. The Waikato River was an important trade and access route for Māori and early Pakeha settlers; it has very strong historical and tangata whenua values, which are shared and recognised as being associated with the surrounding area.

A Cultural Impact Assessment (CIA) has been undertaken for the Project and provides an understanding of the cultural significance and importance of the Project site and surrounding area. The CIA should be referred to for the detailed assessment of cultural values and effects.

5.1 Landscape Character Summary

The broader landscape character is defined by an open, flat to rolling pastoral environment, juxtaposed by the large-scale development within the Te Rapa industrial area located on the northern boundary of Hamilton City. Further change to this rural character is expected as future residential land to the south within the Rotokauri North Structure Plan area is developed and the Te Rapa North Industrial area continues to develop.

The site itself is highly modified and contains minimal natural character, with minimal vegetation and a linear channelised Mangaheka Stream running through it. The landform is expressed as a patchwork of flat grazing and cropping fields, which are defined by shelterbelts along boundaries with vegetation concentrated around dwellings that occur along SH39, Te Kowhai Road and Onion Road. Overall, the area exhibits a highly modified open pastoral landscape character that is further influenced by the industrial development to the southeast.

5.2 Visual Catchment / Zone of Theoretical Visibility (ZTV)

The extent of the visual catchment area is determined by the degree to which the Project site is visible. This is largely determined by landform features, topography and land cover, which in combination with distance, may obscure or filter views and influence the resulting visual effects.

As part of the visual analysis, a Zone of Theoretical Visibility (ZTV) mapping exercise was undertaken utilising lidar topography maps and site observation to provide an indication of areas likely to be affected by the development, as illustrated in Appendix D.

The ZTV analysis takes into account topographic data, based on one meter contours, to identify the potential for views of the Project. It has, as far as practicable, taken into account intervening vegetation and/or structures, which restrict and limit the views towards the Project site.

To this extent, the ridge to the north contains the development, with vegetation combined with distance, helping to contain and filter views from SH39, Te Kowhai, Horotiu and Onion Roads.

Based on the field assessment, the potential visual catchment has been identified to the following areas:

- Road User / Transient Viewing Audience
 - State Highway 1C
 - Koura Drive
 - Te Kowhai Road
 - Onion Road
- Private/Residential Viewing Points
 - Residential properties located to the north of the site along Onion Road
 - Residential properties located to the south and southeast of the site along SH39 and Te Kowhai Road

- Residential properties located to the west on Te Kowhai Road, Hartstone Road and Horotiu Road.

Overall, the extent of the visual catchment is comparatively contained by local landform, with a low ridgeline running along the northern boundary and extending along Horotiu Road. Existing shelterbelts and dispersed vegetation provide additional visual screening and filtering, especially for properties located south and west of the site, further limiting the depth and duration of views toward the Project. The Project will introduce a new and readily perceptible built element within its immediate surroundings, particularly from SH1C, a short section of Onion Road, and from Koura Drive and SH39 along the Project's southern boundary.

6 Relevant Statutory Provisions

The following provides an outline of the relevant planning provisions which form part of this assessment. The SAR includes a detailed assessment of the relevant statutory planning provisions, but the relevant provisions relating to landscape and visual matters are identified below. A more detailed assessment of the relevant landscape provisions and the Project design response is provided in Appendix B.:

- Fast-track Approvals Act 2024 (FTAA)
 - Schedule 5 – Approvals relating to Resource Management Act 1991
 - Clause 5.1.g – an assessment of the activity against Part 2 of the Resource Management Act 1991:
- The Resource Management Act – including Sections 6 and 7
 - Section 6a – Matters of national importance
 - (a) the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands and lakes and rivers and their margins and the protection of them from inappropriate subdivision, use and development;
 - (b) the protection of outstanding natural features and landscapes from inappropriate subdivision, use and development;
 - Section 7 - Other matters
 - (c) the maintenance and enhancement of amenity values.
 - (f) maintenance and enhancement of the quality of the environment.
- Waikato District Council Operative in Part District Plan

The site is within the Rural Zone under the WDP OIP. The relevant landscape considerations include the effects of the proposed development on rural character and amenity,

together with natural character values associated with the Mangaheka Stream and its margins.

- Hamilton City Operative District Plan
 - Section 2: Strategic Framework
 - Urban Design Approach
 - Hamilton's Identity, Character and Heritage
 - Natural Environment
 - Integrate Land Use, Transport and Infrastructure
 - Section 15: Open Space Zones
 - Chapter 20: Natural Environments

Given the Project's location adjacent to the northern boundary of Hamilton City and within an area adjoining existing and planned urban expansion, consideration has been given to the relevant Hamilton City Operative District Plan (HCCODP) policy framework as part of understanding the wider receiving environment. The primary landscape considerations relate to the transition from rural productive land to industrial development, alongside the management of natural character values associated with the stream corridor.

Overall, the Project seeks to appropriately manage landscape and visual effects within a rural and peri-urban context. This is achieved through a comprehensive landscape strategy that includes extensive boundary mitigation planting, a central greenway open-space corridor, and the incorporation of large planted wetland areas. Collectively, these measures assist in creating a softer interface with the surrounding rural environment, support ecological enhancement, and help assimilate the development into the receiving landscape over time.

7 Assessment of Effects

7.1 Statutory Provisions

Although the development site is located within Waikato District and is subject to the WDP OiP, the location immediately adjacent to Hamilton City and the planned urban environment means that the Hamilton City Council District Plan is also referenced within this report as relevant context to the receiving environment.

Based on the statutory provisions laid out in Section 6 of this report with relevant policy information provided in Appendix B, the following provides a brief overview of the Project response to the key policies that influence the landscape and visual aspects of the Project. The more detailed response can be found in Appendix B, Relevant Statutory Policy.

Waikato District Plan - Operative in Part

In summary, the Project responds to the WDP OiP key landscape and development in the following manner:

- The WDP OiP seeks to recognise and protect natural character, natural features and landscapes where relevant to subdivision, use and development:

To this extent, the highly modified Mangaheka Stream has been integrated into the masterplan design, providing sufficient space to allow the stream corridor to be reconstructed, enhanced and naturalised with planting to support landscape, natural character and ecological enhancement. The stream corridor forms part of the wider open-space and stormwater network through the site.

- The WDP OiP seeks to maintain the character and amenity values of the General Rural Zone.

The Project will result in a substantial change from the existing open rural character of the site to an industrial form of development. The masterplan responds to this change through the use of a planted 'green' edge along the rural interface, retention of existing vegetation where practicable, and incorporation of a green open-space network aligned with the Mangaheka Stream corridor.

- The WDP OiP includes provisions that manage the landscape and amenity effects associated with buildings, earthworks and development within the General Rural Zone

The Project masterplan provides a cohesive design approach to the layout of lots and the relationship of built development to the site boundaries. The landscape planting buffer extends around the Project boundary will provide a 'green' edge to the development that will assist in managing the visual effects of the Project, particularly the interface with adjoining rural properties.

- *Safeguarding cultural landscapes, including sites of significance to Māori.*

Cultural values associated with the Project site and surrounding area are addressed in the Cultural Impact Assessment. These matters have informed the Project design where relevant to the landscape response.

- *Avoiding cumulative effects that erode landscape values over time.*

The assessment also considers the extent to which the Project contributes to cumulative change in landscape character and visual amenity within the surrounding peri-urban environment.

The proposed development is significant in scale and will result in a permanent change to both landscape character and visual amenity. While the site is well contained by existing vegetation and landform, enabling a good degree of absorption capability at the broader landscape scale, the magnitude of change within the immediate locality remains substantial.

At the wider landscape level, effects are assessed as Low, reflecting the strong containment provided by topography and established vegetation patterns, and the presence of nearby infrastructure and industrial land uses that contribute to an evolving peri-urban context.

However, at a localised scale, particularly for properties immediately adjacent to the development, the cumulative change will be significant and permanent. The shift from an open rural landscape to one influenced by industrial built form and associated mitigation planting results in a moderate–high level of localised landscape and visual effect.

- *The WDP OiP also seeks appropriate responses to natural landform, waterways and the natural character of rivers and their margins.*

The Project site is predominantly flat, with rising landforms to the north that provide a high degree of containment and limit the extent of wider views of the development. The pastoral land has been extensively modified over time, with limited existing vegetation and limited remaining natural landscape character. This includes the channelised Mangaheka Stream running across the site, which is highly modified and has limited natural form and riparian vegetation.

The Project incorporates the restoration and enhancement of this stream corridor through substantial native planting and ecological rehabilitation. These measures are complemented by large stormwater wetlands, which will provide additional planted open-space areas and contribute to a more naturalised open-space network within the site. Collectively, these interventions are expected to enhance the landscape and natural character of the stream corridor, strengthen the landscape framework through the site and provide a more integrated landscape response to the proposed industrial development.

7.2 Landscape Assessment

The magnitude and acceptability of effects associated with the Project will be determined by the extent of change introduced to the local landscape character and the resulting influence on the surrounding visual environment. The assessment therefore considers both the sensitivity of the receiving landscape and the degree of visibility, alongside the nature, scale, and form of the proposed development. These factors collectively inform the overall level of landscape and visual effects.

This assessment considers the potential landscape and visual amenity effects of the Project using a rating system that aligns with the recommended 7-point scale contained within the Te Tangi a te Manu – Aotearoa New Zealand Landscape Assessment

Guidelines⁴. Appendix A, Table 2.0 provides a detailed description of the rating system and a comparison with the RMA ratings (**minor to significant**).

Key Effects Considered

Particular effects considered relate to the following:

- Natural Character effects
- Rural / Peri-urban character effects
- Visual amenity effects from public and private (residential) locations
- Effects in relation to the relevant statutory provisions

Key aspects that will give rise to landscape character and visual amenity effects

The principal elements of the proposed industrial development that have potential to give rise to landscape effects (either benign, positive or negative) include:

- a. Changes in land use from rural productive pastoral land to built industrial development and associated built form
- b. Modification to existing drainage patterns/facilities
- c. The loss and modification of rural visual/amenity values

7.3 Effects on Landscape Character

Landscape character derives from the distinct and recognisable pattern of elements and key attributes of the surrounding rural and peri-urban landscape. The wider context of these attributes has been described in Section 5 of this report, with the character reflecting particular combinations of topography, vegetation, land use and human settlement that form a distinctive sense of place.

Possible effects on landscape character and values have been evaluated against the landscape attributes identified in the landscape description, characterisation sections, and statutory provisions above. Effects are assessed as follows:

Broader Landscape Effects

At a broader scale, the Project site is located within the northern peri-urban fringe of Hamilton, where the rural pastoral landscape transitions toward more intensive urban and industrial land uses. The surrounding topography and existing vegetation patterns help to contain potential landscape effects by limiting the extent to which the Project will influence the wider rural environment.

⁴ *Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines*, Tuia Pito Ora New Zealand Institute of Landscape Architects, July 2022.

Within this broader context, landscape character is already shaped to a degree by the Te Rapa industrial area to the south-east, and with further industrial development anticipated within Te Rapa North to the east and north-east of the site. To the south, the Rotokauri North Structure Plan Area provides for future urban development, further contributing to the evolving peri-urban character of the locality.

This rural–peri-urban environment accommodates a wide range of functional land uses and infrastructure, including major transport corridors such as State Highway 1C and the NIMT rail line, alongside industrial and emerging residential development. As a result, the receiving landscape has a good capacity to absorb additional built form, reflecting both its proximity to key infrastructure and the existing and anticipated pattern of development, while still maintaining an interface with the surrounding rural landscape.

The proposed industrial development, and the subsequent development of larger-scale buildings, will introduce increased density and built form to the northern edge of Hamilton. However, this pattern of development is not unfamiliar within the wider receiving landscape given the existing Te Rapa industrial area and anticipated development within Te Rapa North. The scale and extent of the development are also logical, given the established and planned development to the north, east, and south of the site, creating a consolidated and coherent industrial precinct. The proposed landscape treatment along the external boundaries will assist in defining and softening the resulting interface between the industrial development and neighbouring rural land, including rural-residential properties and farmland.

Site Level Effects

At the local site level, the character of the Project site will result in a permanent and noticeable shift from rural to industrial. The industrial development will introduce a higher intensity of roading, lot patterning, built form, larger building scale, increased site coverage, and a greater level of general activity. As a result, the site will no longer contribute to the rural farming character of the surrounding landscape. Instead, it will read as a continuation of the industrial character established to the south-east and anticipated within the wider Te Rapa North area.

The site's topography is generally flat, although substantial staged earthworks will be required to form roads, building platforms, and stormwater infrastructure. The retaining wall along the northern part of the site will be a new element in the landscape, but its placement will limit modification of the adjoining Onion Road ridgeline and is assessed as having a Low effect on landscape character. However, the physical change associated with the Project will be further accentuated by the current condition of the site, which is largely open and devoid of substantial built form or vegetation. Although industrial activity is already present and visible within the local landscape, the absence of existing development on the proposal site will heighten the contrast and amplify the perceived physical effects of the new industrial development.

The proposed mitigation measures—including the boundary planting strip and stream channel enhancement—will help define and soften the interface between the rural

landscape and the industrial development. These elements, along with street trees and planting associated with the stream corridor and stormwater basins, will also contribute positively to the landscape character and amenity of the developed site. Their role in supporting visual amenity is discussed further below.

Perceptual

There is expected to be a change to how the site and local area are perceived as a consequence of the change from an open rural landscape to industrial development. The resulting visual amenity effects are discussed further in Section 7.7. The increased density of development is also anticipated to bring about a greater level of activity, particularly during working hours. This includes activity associated with the presence of employees and customers, work on site, traffic movements, distribution and deliveries. The traffic and noise associated with SH1C, the NIMT and nearby industrial areas will continue to form part of the perceptual experience of the site and surroundings.

Associative

The associative values of the site and close surroundings are informed by the historic and contemporary use of the area, including its rural productive character and the wider cultural associations identified through the CIA. The Project will alter the site's existing association with rural productive land use. However, at the broader landscape scale the locality already contains a mix of rural, infrastructure and industrial activities, including the Te Rapa industrial area. Cultural associative values are addressed in greater detail in the CIA.

As a summary of my assessment in relation to the development's potential effects on the broader and local level landscape character, is as follows:

Table 1: Landscape Character Elements and Summary Effect				
	Landscape type	Scale	Key Features & Attributes	Potential effect
Broader landscape feature effects				
1	Land form – Waikato Low lands and river terraces	Area wide	• Flat to gently sloping topography • Established shelterbelts and planting	<u>Negligible</u> – the broader landform pattern and geomorphological characteristics of the Waikato Lowlands will remain intact <u>Negligible</u> – limited vegetation removal which will not change character of the surrounding vegetated landscape
2	Changes in open rural productive	Area Wide	• The subdivision/development	<u>Low adverse</u> - The Project will permanently

	pastoral land to built industrial development (built form)		of open rural pastoral and cropping land within the (surrounding) boarder Waikato area • Urban and industrial form to the north, south/southeast, east.	remove a substantial area of open rural land at the local level. However, at the broader landscape scale this change will occur at the existing rural-urban interface and in the context of established and anticipated industrial and urban development <u>Low adverse</u> – the additional built form will extend the existing urban-industrial influence north-westward, although it will be viewed in the context of SH1C and existing industrial development to the south-east.
3	Drainage and streams within the landscape area	Rivers and streams in the broader landscape	• Waikato River with farm drains and degraded tributary streams • Modification to existing degraded Mangaheka Stream • Introduction of stormwater wetlands and ecological enhancement	<u>No effect</u>, change in form will not affect broader drainage or stream systems <u>Low positive</u> – localised enhancement of the Mangaheka Stream corridor will improve its landscape and natural character within the site, but will not materially alter the character of the wider drainage network <u>Low positive</u> – the introduction of planted stormwater wetlands will provide additional naturalised landscape elements within the developed site
4	The loss of rural visual/amenity values	Area wide	• Open pastoral/cropping rural character	<u>Negligible</u> adverse effect on broader land values and rural landscape character. Area contained by topography and vegetation - localised effects. Broader features

			• Shelter belts and groups of trees/vegetation scattered across landscape • Scattered rural lifestyle block housing/properties • Integration edge treatment to buffer proposed development	retained (ridges and Hakarimata Range) <u>Negligible</u> effect due to minimal vegetation on the current site. Area wide vegetation retained / not affected <u>Low adverse</u> – The change will have minimal effect on the majority of housing in and around the area due to vegetation patterns and topography. <u>Moderate/high</u> effects on some immediately adjoining properties as assessed in the visual effects section. <u>Low positive</u> with intervention providing a 'green edge' along rural environment with built development beyond
Site Level Landscape Feature Effects				
1	Changes in open rural productive pastoral land to built industrial development (built form)	Localised	• Productive open pastoral and cropping rural land • Shelterbelts and vegetation	<u>High adverse</u> – loss open rural land character <u>Negligible effect</u> – existing vegetation minimal, and therefore low removal requirements / change to vegetation cover
2	Land form – Waikato Low lands and river terraces	Site wide	• Waikato river plains, broadly flat land that rises to meet the norther ridgeline	<u>Moderate adverse effects on landform</u> – substantial earthworks will modify the northern landform and establish building platforms, roads and stormwater infrastructure across the site. These changes will be permanent but will occur within a relatively simple, highly modified pastoral landform

3	Drainage and Streams within the landscape	Site level / localised	• Modification of existing degraded Mangaheka Stream and planting • Introduction of wetlands and ecological enhancement	<u>Moderate positive</u> at site level with upgraded stream channel and associated planting <u>Moderate positive</u> at site level with through the formation and planting of wetland features that contribute to the landscape character of the developed site.
4	The loss of rural visual/amenity values	Local / site extent	• Change from open rural land to built form but in context of adjacent industrial and residential development • Rural housing scattered through landscape and along ridgelines. • Integration edge treatment to buffer proposed development	<u>Moderate adverse</u> localised effect to immediate surround rural character, but vegetation and topography contain effects. Changes also seen in context of adjacent residential and industrial development <u>Moderate adverse</u> – localised effects on loss or rural character to housing in close proximity. Effects in context of industrial, residential and infrastructure development. <u>Low benefit</u> – defines built boundary and softens built form, but built form will result in permanent change to rural amenity value

Summary of Effects on Landscape Character and Values

Within this wider context, the site is reasonably well contained by the surrounding landform and vegetation with the proposed development outcome occurring in the context of mixed land uses and ongoing industrial and future urban development along Hamilton's northern rural-urban fringe. Should the proposal proceed, this part of Hamilton is likely to be perceived as an extension of the city's northern urban and industrial area.

At the site and immediate local level, the change in landscape character will appear more pronounced. However, when viewed within the wider landscape setting, the effects

of this change will be moderated by the existing and anticipated pattern of development within the surrounding peri-urban landscape. The physical attributes of the site will be transformed, and the shift in land use/character will be reflected in changes to the perceptual qualities of the landscape. The associative values of the area will also change at the site level, particularly through the loss of its existing rural productive character, while at the broader scale the landscape demonstrates capacity to absorb additional industrial development while being considered as part of Hamilton City's built environment and northern industrial precinct.

The proposal introduces a substantial and permanent change at the site and immediate local scale. In landscape terms, this change will result in adverse effects through the loss of existing open rural character, while the effects will reduce with distance and in the context of the wider peri-urban and industrial landscape. Furthermore, the proposed planting, including boundary mitigation planting, street trees, stream corridor enhancement, and stormwater basin planting, will in time contribute positively to the landscape character, amenity and integration of the developed site. The development also builds on the existing industrial activity already present in the local vicinity.

Overall, effects on landscape character are assessed as:

- High adverse at the site level,
- Moderate adverse within the immediate locality, and
- Low adverse at the broader landscape scale.

7.4 Visual Effects Assessment

Visual effects are a subset of the landscape effects and contribute to understanding the landscape effects. A series of key viewpoints were selected to show a representative sample of the likely affected parties (noting that visits to individual residential properties were not undertaken). Refer to Appendix E, Fig 3.0 for viewpoint locations and the representative photos. In assessing the potential effects of a proposal, the quality and openness of the view is considered in relation to the visibility of the Project and likely change in visual amenity.

The selected viewpoints are representative, with the photographs being as close as possible to the view likely to be experienced from a private residence, but obtained from a public location. The following table outlines the potential visual effects each visually sensitive receptor might receive. Appendix F, Landscape Concept Plans illustrate the proposed mitigation measures with recommendations listed in Section 8 of this report.

7.5 Visual Absorption Capability

An important factor that influences the Project's visual effect is the visual absorption capability (VAC) of the receiving landscape (definitions relevant to the VAC are shown in Appendix A, Table 1.0). Effectively, the VAC is the landscape's ability to integrate the Project into the existing surrounding visual character of the Project area without resulting in significant change. Therefore, the VAC must also be considered in light of the existing peri-

urban environment that contains the Te Rapa industrial zone and the Rotokauri Residential zone.

I have rated the identified view locations in terms of their VAC, which considers a number of factors when determining a site/locations VAC rating, and includes:

- The extent of visibility of the Project,
- The visual links with other similar elements in the landscape (such as the industrial development and infrastructure),
- The extent of modification to the surrounding landscape, including short and long term change,
- Distance from the Project, and
- The foreground or background context in relation to the view.

The combination of the peri-urban environment of northern Hamilton, including existing industrial development and major infrastructure, the flat topography with the localised ridgelines, and the existing (and retained) vegetation within the landscape, provides an environment that has some capacity to visually absorb the Project. Based on the Appendix A Table 1 ratings, it is considered that the area has a good capacity to absorb the visual effects associated with the Project site.

7.6 Representative Viewpoints

As part of the assessment, representative photographic points have been established from publicly accessible viewpoints to demonstrate visibility of the Project within its landscape context and are shown in Appendix E. Representative viewpoints were selected based on the following criteria:

- The requirement to provide a reasonable spread of representative public viewpoints (including roads/SH1C) within the visual envelope from locations around the Project site; and
- The use of public viewpoints that are reasonably representative of views that may be obtained from private dwellings (or groups thereof). However, it is noted that views from private dwellings may be modified or screened depending on building and living room orientation, fences and vegetation, which could only be assessed by accessing individual properties, which has not been undertaken.

Utilising the identified view locations (**Receptors**), photographs have been taken using the NZILA guidance for photography (1.8m off ground with standard lens). The viewpoints are located on the Photo Location Plans (Appendix E, Fig 3.0).

The representative viewpoint locations have been assessed and the effects of the Project taken into consideration to determine the degree of change and whether the Project design proposals are effective in avoiding, minimising or mitigating the visual effects.

7.7 Visual and Amenity Effects from Representative Viewpoints

The assessment below provides a brief description of the current view and outlines the potential change, which provides the basis for determining the likely visual effect rating for each of the representative viewpoints. Ratings are provided for both pre mitigation and with landscape mitigation proposals in place.

Appendix C provides the detailed assessment of representative viewpoints with a summary table provided below for ease of reference.

Table 2: Summary of Effects in relation to Representative Viewpoints (Visual Receptors)				
Viewpoint Number	Visual Receptor Location	Description	Magnitude of Effects pre mitigation	Effects after Mitigation
VP1	216 Te Kowhai Rd	Open pastoral views, partially obscured by hedgerows, trees and farm buildings.	Moderate	Low-moderate
	212 Te Kowhai Rd			
	Brylyn Residential Care 11 Erol Close	Road infrastructure is located in the foreground with mid views of open pastoral land		
	13 Erol Close	Buffer planting along project boundary, together with extensive areas of stormwater wetland and stream and planting		
	19 Erol Close			
VP2	282 SH 39	Houses with open views north of rural farmland.	High	High (limited visual mitigation to the southern end of development means visual changes remain high)
	268 SH 39	Close proximity to project		
	248 SH 39			
	244 SH 39	Limited visual mitigation on southern interface, so built industrial form will be prominent new feature		
	252 SH 39			
	254 SH 39			
VP3	318a SH39	A number of individual properties, some with hedges and garden plus shelter belts providing some degree of containment and screening.	High	Moderate
	318b SH39			
	302 SH39			

	304 SH39 324 SH39 320A SH39 320b SH39	Houses are in close proximity Existing cryptomeria shelterbelt currently provides a degree of visual screening, but will be removed from project boundary (replaced with visual buffer planting)		
VP3.1	360a SH 39 360b SH 39	Rural houses set in grassed paddocks Fram sheds to the north of houses, plus shelterbelts and hedges containing views	Low-moderate	Low
VP4	505 Te Kowhai Rd 506 Te Kowhai Rd 534 Te Kowhai Rd 548A, B and C Te Kowhai Rd	Rural houses set in grassed paddocks with limited vegetation around houses Views east across rural farm land. Mid views of shelterbelts, hedgerow and trees scattered across flat landscape Distant views (1.5km) of development site, but views limited by existing vegetation	Low-moderate	Low
VP5	55A Hartstone Rd 55C Hartstone Rd 55 Hartstone Rd 51 Hartstone Rd 53 Hartstone Rd	Rural properties with garden planting with hedges and trees. Rural outlook but views across the pastoral landed contained by shelterbelts, hedgerows Distant views (1.2km) of development site, but views limited by existing vegetation	Low-moderate	Low
VP6	12B Onion Rd 285 Horatiu Rd 323 Horotiu Road	Rural properties located on elevated ridges. Houses with west to east orientation Elevated rural pastoral land outlooks, approximately 1.5km for development boundary	Low-moderate	Low

VP7	112 Onion Road 154 Onion Road	Property situated on Onion Road ridgeline. House orientated south with vegetation to the southeast which filters views of the proposed development. House situated approx. 950m from the proposed site boundary	Low-moderate	Low
VP8	174 Onion Rd 188 Onion Rd 188A Onion Rd 182 Onion Rd 196 Onion Rd 218 Onion Rd	Houses Onion road ridgeline with views south across the Project site. Effects relate to a change from rural to industrial development. Views primarily rural but also seen partially in context of Te Rapa industrial development	Moderate-high	Moderate
VP9	246 and 256 Onion Rd	Onion road ridgeline with expansive views south across the Project site. Effects relate to a change from rural to industrial development. Views in partial context of Te Rapa industrial development	High	Moderate-high

Summary of Effects in relation to Public Viewpoints

Viewpoint Number	Visual Receptor Location	Description	Magnitude of Effects pre mitigation	Effects after Mitigation
PVP 1	West bound travelling public on Te Kowhai Road	Partial oblique transient view with hedges limiting views	Moderate	Low-moderate
PVP 2 and 3	East bound travelling public on Te Kowhai Road	Transient mainly obscured views due to properties, hedges, shelterbelts. Development noticeable but obscured new element in landscape but proposed buffer planting	Low-moderate	Low

PVP 4	Side branch of Te Kowhai Road (localised area)	Transient mainly obscured views due to properties, hedges, shelterbelts and 1.6km viewing distance. Development distant and partially screen by existing vegetation and proposed buffer planting.	Low	Low
PVP 5	Eastern end of Onion Road near the proposed north entrance	Transitory views to the south of Onion Road are contained by planting and hedges. The northern entrance area will provide transitory views of the development	Low	Low
PVP 6	SH1C - north and south bound between rail overbridge and the interchange	Transitory views across open rural land, but broad context of infrastructure and Te Rapa industrial development The development will be a noticeable new element in the view. Longer distance views retained (of Hakarimata Range), short views soften by buffer planting	Moderate	Low moderate
PVP 7	Koura Drive Between interchange and roundabout	Open views across rural landscape, short transient views shafts. The development will be a noticeable new element in the view. Long views retained, short views soften by buffer planting	Moderate	Low-Moderate

7.7.1 Visual Effects Summary

Overall, the visual effects of the proposed development for residents located directly adjacent to the site (those to the north and south) are assessed as ranging from **Moderate-high to High** due to the close proximity and permanent change to the rural outlook. The highest effects occur for those properties with direct and relatively open views across the Project site, including some properties along SH39 and Onion Road. For road users on Koura Drive, SH1C, Te Kowhai Road, and— to a lesser extent—Onion Road, views will shift from open rural fields to a more enclosed corridor defined by boundary planting, with intermittent visibility of industrial buildings above or through the landscape buffer. These changes will be experienced as transient, resulting in **low to low-moderate** visual effects for the travelling public.

Although the development will introduce visually noticeable built form, the substantial boundary buffer zone and internal street tree planting will help soften short-range views while retaining broader long-range views toward the surrounding hills and ranges. Boundary and shelter planting are already characteristic elements of the local landscape, commonly observed along roadsides and rural properties. While the detailed design and scale of future industrial buildings are not yet confirmed, it is anticipated that some larger structures may remain visible above the proposed landscape buffer.

Signage associated with the industrial activities is likely along SH1C, Te Kowhai Road, and Onion Road. Illuminated signage is expected to be limited. All lighting and signage will be required to comply with District Plan provisions relating to glare and light spill, including at rural-industrial interfaces. Compliance with these provisions will assist in managing potential lighting and signage effects on surrounding rural properties.

From Onion Road, open views toward the industrial development will be available from a number of dwellings located on the elevated ridge line with views south across the rural landscape. The existing vegetation filters some of the short to medium views, with some properties already experience distant views of industrial activity within Te Rapa, meaning an industrial presence forms part of the existing visual character. Housing to the west, toward Te Kowhai township, properties are likely to discern the distant development; however, existing vegetation combined with the proposed visual mitigation planting will limit visual exposure, resulting in low-moderate effects. Although the scale of the development represents a notable change from open rural land to built form, the establishment of the boundary mitigation planted buffer will contain and soften the majority of the development from most viewing aspects.

7.7.2 Temporary and Cumulative Effects

Temporary Effects

The greatest visual effects will likely be perceived during the construction phase of the proposed development, before the planting has been established and has sufficient time to establish and soften and screen the effects.

Construction activities, including earthworks, exposed soils, construction machinery and temporary works, will also temporarily increase the visual prominence of the Project. These effects will reduce as construction is completed and the proposed landscape treatment becomes established.

Cumulative Effects:

Cumulative effects have been considered in relation to the existing rural landscape, nearby industrial development, and surrounding roading infrastructure, together with anticipated urban and industrial development in the wider locality. At the broader landscape scale, cumulative effects are assessed as **Low**, as the existing topography and vegetation provide a degree of containment of the proposed development. The proposed mitigation planting further assists in integrating the built form within the wider

landscape pattern. The existing and anticipated pattern of urban development and infrastructure also means that the Project will be experienced as part of an increasingly peri-urban landscape.

At the local scale, the Project will result in significant and permanent change for some residential properties in close proximity to the site, reflecting the marked shift from an open rural outlook to one influenced by industrial development and associated landscape planting. These direct localised visual effects are assessed in Section 7.7 and range up to Moderate-High and High for some receptors.

Cumulative effects arise where this change is experienced together with existing and anticipated development within the wider locality, including the Te Rapa Industrial Area, Te Rapa North and the Rotokauri North Structure Plan area.

Collectively, these areas contribute to the emerging urban form at the northern extent of Hamilton City, and the proposed development aligns with this broader pattern. The Project will contribute further to that transition by extending the influence of urban and industrial built form into the existing rural landscape.

8 Recommendations

The concept landscape design approaches are provided in Appendix F. The Landscape Concept Plans illustrate the design approach that has been developed to achieve a well-integrated design to ensure the Project 'sits' and ties into the northern urban fabric of Hamilton City. The urban design and masterplan response is addressed separately within the Urban Design Statement and SAR.

Landscape Design Mitigation Measures

The proposed landscape mitigation design includes the following:

- Retention of trees/shelterbelts where possible,
- Use of native plant mixes to support landscape integration, visual amenity and where appropriate, ecological enhancement and visual amenity in and around the Project site,
- The use of both native and exotic street trees to enhance the built character and amenity of the development,
- Integration of planting types within the boundary landscape/stormwater buffer to provide visual buffering and screening,
- Stormwater swales/rain gardens to utilise a mix of vegetation types to provide amenity and ecological enhancement,
- Planting of the Mangaheka Stream corridor to provide landscape, visual and ecological enhancement,
- Integration of open spaces with public paths in and around stormwater facilities to improve recreational and visual amenity values of the (internal) industrial development areas,
- Provisions of formal planting at both the Onion Road and Te Kowhai Road entrance areas, and
- Selection and location of planting types and locations that respond to CEPTED principles to provide safe walking environments and maintain opportunities for passive surveillance.

Recommendations

At this concept design stage, the key recommendations are following, which should be incorporated into subsequent detailed design stages:

- Adoption and implementation of the Landscape Concept Plans,

- Utilise the indicative planting schedules that identify plant mix species, sizes and spacings.
- The incorporation of open space including recreational opportunities,
- The use of appropriate light fittings within streetscapes that minimise light spill onto the surrounding rural area,
- Development of appropriate ecological planting of swale stormwater facilities to provide enhanced ecological outcomes,
- Development of appropriate planting of the Mangaheka Stream to provide landscape, natural character and ecological outcomes,
- Detailed design of streetscapes, open spaces and the two entrance areas to provide visual amenity within the development,
- Selection of plant species to ensure that once established, the type of planting is such that it does not require high input maintenance,
- Preparation of a schedule of the species to be planted including botanical name, average plant size at time of planting, planting density and average mature height of each,
- Maintenance and establishment requirements over a two-year period following planting to ensure establishment, and
- Measures required to enable consultation and appropriate cultural inputs with tangata whenua.

9 Conclusion

In relation to the identified landscape character and values of the area, the proposed industrial development will result in a substantial change to the existing landscape at the site and immediate locality. The wider locality comprises a mix of rural residential, agricultural, and industrial land uses with established industrial development forming part of the wider landscape to the southeast. Within this rural–urban fringe context, the development will extend the influence of urban and industrial built form into the existing rural landscape, although this change will be experienced in the context of an evolving peri-urban environment.

At the site and local neighbourhood scale, the shift from open rural land to a higher-intensity industrial environment will be more pronounced, both physically and perceptually. The loss of the existing open rural character will result in adverse landscape effects at the site and immediate local scale. These effects reduce with distance and at the broader landscape scale due to the surrounding landform, vegetation patterns, major infrastructure and the presence of existing and anticipated urban and industrial development.

With respect to visual amenity, effects will primarily arise from the loss of currently open views from SH1C and selected locations along Onion Road and SH39, and from the introduction of industrial buildings and associated activity visible from the surrounding

landscape. Properties further from the site, including those along Te Kowhai Road, Hartstone Road and Horotiu Road, will discern a change; however, distance, intervening vegetation and the proposed landscape mitigation will reduce the extent of visual effects.

The industrial development will generate a localised and permanent change to visual amenity, including substantial changes to the outlook from some properties immediately adjoining or overlooking the site. The 16-metre-wide landscape/stormwater buffer with integrated native planting is proposed around the perimeter of the site to provide a landscape mitigation buffer. The landscape buffer is not expected to appear out of place within the surrounding landscape, as shelter belts and linear planting are established features within the landscape. The treatment will help to screen and soften the development and provide a planted interface with the adjacent rural landscape.

The industrial development will introduce a noticeable level of change to the visual amenity of the receiving landscape, including the potential loss of some existing open views. However, the underlying view qualities associated with the wider landscape are expected to be largely retained, as the development will be viewed in the wider context of the established Te Rapa industrial area and anticipated industrial development to the east and north, plus the back drop of the Hakarimata Ranges.

Effects on visual amenity are assessed as low for more distant receptors, where views are either filtered or occur within a broader visual context. For receptors located closer to the site, particularly those on elevated landforms with direct views toward the development, effects are assessed as moderate to high, as these receivers will experience the most noticeable change. The greatest residual effects occur where close or elevated receptors retain relatively open views of industrial built form notwithstanding the proposed landscape mitigation.

The development will introduce a new built element into the landscape, but its wider landscape effects will be moderated by the peri-urban environment associated with SH1C and northern Hamilton. The proposed boundary treatment, including extensive planting along the built edge, will assist in managing landscape and visual effects by softening the interface between the industrial activities and the surrounding rural landscape. The planting is not expected to screen all industrial built form, particularly from close and elevated viewpoints, but will reduce its visual prominence as planting establishes over time.

In my opinion, the development can be successfully integrated into the receiving environment, with landscape and visual effects largely confined to a localised extent. The most pronounced adverse effects will occur at the site itself and for a limited number of nearby residential receptors, while effects reduce at the broader landscape scale and for more distant viewing audiences.

Report end

APPENDIX A

Landscape and Visual Effects Methodology

Introduction

This section outlines the landscape and visual effects assessment methodology used for the Project, referencing the Te Tangi a Te Manu: Aotearoa New Zealand Landscape Assessment Guidelines (Guidelines).

The Guidelines aim to provide a consistent and structured approach to landscape assessment, to ensure findings and recommendations are clear and objective. These Guidelines have been used to inform my assessment of the existing landscape character and visual amenity within the Project site and surrounding receiving environment to assess the effects of the Project on landscape and visual amenity/values.

Diagram 1.0 (below) captures the components and processes of the assessment, outlined in detail in the text below. This process involves identifying the landscape character and amenity values, and associated key attributes of the Project site, which are considered in relation to the statutory frameworks and requirements to determine how the Project influences or effects the landscape character and visual amenity values. Through the analysis and identification of the magnitude (which may be negative or positive) of the potential effects on the landscape and potentially affected parties/receptors, then suitable mitigation can be recommended.

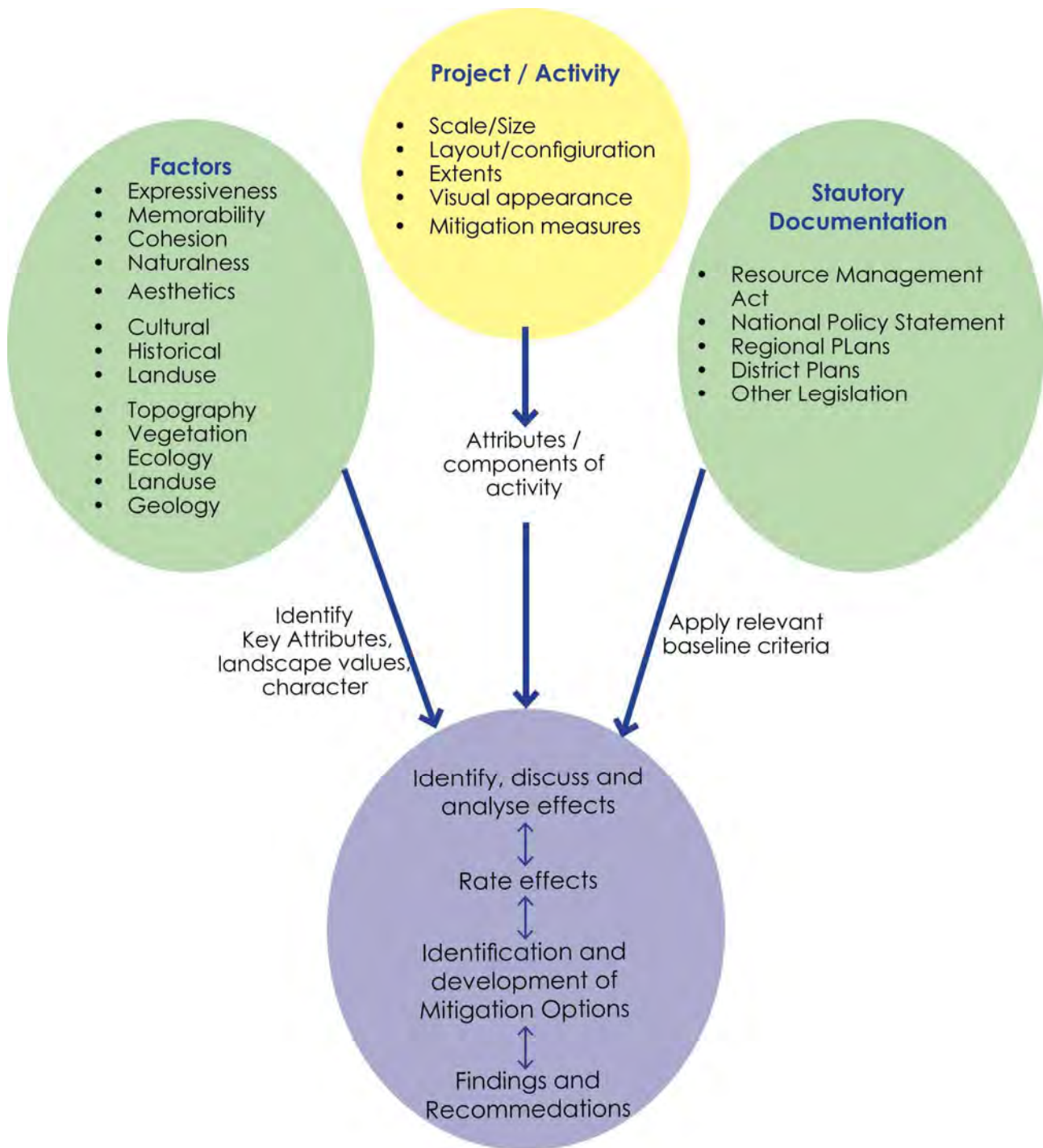


Diagram 1.0 – Landscape and Visual Assessment Framework Diagram

Approach

My assessment examined the potential effects of the Project on the existing landscape character and visual amenity values on the surrounding rural/peri-urban environment.

Defining Landscape Character and Visual Amenity Values

Landscape character and visual amenity values can be derived from the following attributes:

- Perceptual aspects (i.e. sensory attributes of naturalness, cohesion, legibility, memorability and aesthetics etc);
- Associated aspects (i.e. cultural, tangata whenua, historical land use etc); and
- Physical attributes (topography, soils/geology, ecology, landcover, urbanisation and heritage/cultural etc).

In addition to the attributes above, landscape character and visual amenity values can be derived from the importance that people, communities and tangata whenua attach to a particular landscape and its attributes. As such, the classification of Outstanding Natural Feature or Landscape (ONF/L) (refer to the RMA s.6(b)) are similarly based on the sensory, physical and associative attributes. Therefore, all landscapes have the potential to derive a value, which in turn may be affected (positively or negatively) by a proposed development.

Landscape and Visual Effects

Landscape effects

Determining effects on landscape character requires consideration of the magnitude or degree of change to the landscape, landscape features or key landscape attributes.

Visual Amenity effects

Visual amenity effects are a subset of landscape character effects, resulting from the change in landscape values a viewer may experience. Therefore, the assessment of visual effects requires identification of the area(s) where a proposed activity may be visible, including the potential viewing audience and public viewing locations.

The nature and extent of visual effects of the Project have been determined by analysing how observable the Project's changes to existing landscape character and visual amenity are, and how this impacts overall aesthetic appreciation of the landscape. This analysis requires consideration of visual parameters including distance, orientation of a viewer to the Project, extent of view, screening, and the backdrop and perspective depth.

Landscape Sensitivity and Capacity

Landscape sensitivity relates to the cohesiveness of the landscape environment, considering the biophysical, sensory appearance and recognisable attributes (such as formative processes) of the landscape. Landscapes with high sensitivity are those

identified as ONF/L where high quality and recognisable attributes exist. Landscapes with lower sensitivity may have many different components and detractors that lack the important biophysical and recognisable attributes of higher sensitive landscapes (for example, those in a highly modified environment). To this extent, sensitivity is also impacted by the geographical extent of the Project, and whether the change is contained to the immediate setting and/or affects the wider landscape.

A landscape's sensitivity rating will influence the landscape's visual absorption capacity (VAC). VAC relates to a landscape's capacity to absorb change and whether key characteristics of the landscape (including significant aesthetic or perceptual elements) will remain intact or not.

The following VAC system has been adopted for this assessment and is consistent with recommendations in the Guidelines.

Table 1.0: Visual Absorption Capability	
Ratings and Definitions	
VAC Rating	Definition
Very Good	Existing landscape features would completely contain or screen the proposed development/activity and views of the development would be unidentifiable or difficult to discern. To this extent, the existing character of the surrounding landscape or view remains largely un-affected.
Good	Existing landscape features would predominantly contain or screen the proposed development but would be identifiable. The development may introduce a new and/or discernible feature in the landscape or view, but it would not affect the existing character of the surrounding landscape or view in which it is seen.
Neutral	The proposed development or activity may not be screened but would not become a visual intrusion. The proposed development or activity may introduce a new visual element into the landscape or view and be discernible from some locations and would alter the existing character of the surrounding landscape or view in which it is seen.
Poor	The proposed development or activity would be a clearly visible/discernible new visual element within the landscape or view. The proposed development or activity would alter the existing character of the surrounding landscape or view in which it is seen.
Very Poor	The proposed development or activity would be highly visible/discernible new visual element (and/or not commonly found) within the landscape or view. The new visual element will be

	significantly different in appearance, or scale or form from the existing landscape elements surrounding it.
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Magnitude of Change / Rating System

Magnitude of landscape change is determined by the amount of change that is likely to occur to areas of landscape, landscape features of key landscape attributes. This assessment considers the magnitude of change in relation to the size or scale of change within the geographical extent of the area influenced, the duration of change (short term or permanent) and whether the change is permanent.

The magnitude of visual effects also considers the potential magnitude of change to views of the Project. Therefore, this assessment takes into consideration the degree of change the proposed project/development has on the elements, features and characteristics of the landscape and how that affects the view and visual values.

This assessment considers the magnitude of visual change in relation to a number of factors, such as:

- viewing audience sensitivity (i.e. dwellings having high sensitivity compared to places of employment);
- direction of view (viewing distance, front on view or oblique, extent of visibility);
- value attached to views (i.e. identified view shafts, important landmarks);
- size and scale (i.e. potential loss or retention of key features, prominence in terms of scale, mass height colour and texture); and
- duration (whether the change is temporary or permanent).

Table 2.0: Effects Rating System

Rating in relation to RMA scales	Effects Rating	Definition:
		The development / activity having effect as follows:
Significant	Very High	Complete change resulting in the loss of key elements, features and characteristics of the receiving environment and/or the vista within which it is seen.
	High	A high level of effect on the majority of key elements, features, characteristics of the receiving environment and/or the vista which it is seen.

More than Minor	Moderate-High	A moderate-high level of effect on key elements, features and characteristics and/or the vista which it is seen i.e. the landscape character remains evident but is materially/noticeably changed.
	Moderate	A moderate level of effect on key elements, features and characteristics and/or the vista which it is seen i.e. new elements may be prominent in views, although they may not be uncharacteristic within the receiving environment.
Minor Less than minor	Low-Moderate	A low-moderate level of effect on key elements, features and characteristics and/or the vista which it is seen i.e. new elements are not prominent in views or uncharacteristic within the receiving environment.
	Low	A low level of effect/loss or modification to key elements, features and characteristics and/or the vista which it is seen i.e. modification or change is not uncharacteristic or prominent in views (or maintains) and are readily absorbed into the receiving landscape.
	Very Low	A very low level of effect/loss or modification to key elements, features and characteristics and/or the vista which it is seen i.e. effectively no or imperceptible change to the landscape or views.
No Effect		The development has no detectable effect on the landscape/receiving environment.

Nature of Effects

When assessing a Project's level of effects, the assessment also requires consideration of the nature of these effects and whether they are in relation/harmony to the receiving environment. The nature of effects will either be:

- positive/beneficial (contributing to the visual character and quality of the environment; or
- negative/adverse (detracting from the existing character and quality of an environment).

It is possible to have neutral effects where landscape or visual effects are benign. Neutrality will occur when an activity is consistent with the scale, landform and pattern of

the existing landscape, therefore maintaining the existing landscape character or visual amenity values.

APPENDIX B

Relevant Statutory Policy

Waikato Regional Policy Statement

The Waikato Regional Policy Statement (**WRPS**) sets out objectives and policies relating to the protection of outstanding natural features and landscapes amenity values Ecosystems and indigenous biodiversity (ECO-01), Historic and cultural heritage (HCV-01), Natural character (NATC-01), Natural features and landscapes (NFL-01), and Urban form and development (UFD-01). The intent of these provisions is broadly reflected in, and given effect to by, the existing planning framework of the relevant District Plans. The relevant District Plan provisions address these matters in a manner consistent with the direction of the WRPS.

Waikato District Plan – Operative in Part (WDP OiP)

The following identifies the relevant sections of the WDP OiP that relate to the landscape and visual matters of the Project:

Part 2 District Wide matters

- Historical and Cultural Values
- Natural Environments
- Subdivision
- General district wide matters

Part 3: Area-specific matters

- Rural Zones
- Industrial zones

The following provides an outline of the key policy and objectives of the relevant sections:

Part 2: Historical and Cultural Values

The Objective of the section of the WDP – OiP aims at recognising, protecting and promoting historic heritage.

The cultural values associated with the Project site and surrounding area are addressed in the Cultural Impact Assessment. These matters have informed the Project design and landscape responses for the development.

Part 2: Natural Environment Values

NATC – Natural Character

Objective: NATC-01 – Natural Character (2). *The natural character of wetlands, and lakes and rivers and their margins are protected from inappropriate subdivision, use and development.*

Policies:

NATC-P1 – Recognising natural character

- (1) Recognise the following natural elements, patterns, processes and experiential qualities which contribute to natural character:
 - (b) Coastal or freshwater landforms and landscapes;
 - (g) The experience of the above elements, patterns and processes.

NATC-P3 - Protecting the natural character of wetlands, and lakes and rivers and their margins.

- (1) Protect the natural character qualities of wetlands, and lakes and rivers and their margins from inappropriate subdivision, use and development by:
 - (a) Ensuring that location, intensity, scale and form of subdivision, use and development are appropriate;
 - (b) Minimising, to the extent practicable, indigenous vegetation clearance and earthworks disturbance;
 - (d) Requiring appropriate setbacks of activities from wetlands, lakes and rivers.

The Project recognises the Mangaheka Stream as an important feature within the landscape. The design incorporates the Stream into the project and responds with the enhancement of the stream channel/corridor with extensive ecological planting. The setback of built form from the stream allows substantial planting and the provision of a blue-green- corridor to be accommodated across the Project site. Within this space access tracks traverse along the stream and will enable the public to experience the enhanced stream environment.

Natural environment values

NFL - Natural features and landscapes

Objective: NFL-O1 - Outstanding Natural Features and Landscapes.

Outstanding Natural Features and Outstanding Natural Landscapes and their attributes are recognised and protected from inappropriate subdivision, use and development.

Although the proposed development site has no ONFL planning overlays within or surrounding the Project site, the objectives and policies are not applicable. However, the Project does recognise the rural character of the area, with the design providing a 'green' edge landscape and visual mitigation buffer along the boundary to help maintain the boarder landscape character values.

Part 2: Subdivision

Objective: SUB-01 Subdivision. *Subdivision layout and design promotes the land use outcomes sought for the residential, business, industrial, open space and special purpose zones.* **Policies:**

SUB-P1 - Subdivision location and design

- (1) Ensure subdivision is located and designed to:
 - (a) Be sympathetic to the natural and physical qualities and characteristics of the surrounding environment

- (b) Establish boundaries that minimises, to the extent practicable, buildings and structures dominating adjoining land or public places, the coast, or fresh waterbodies;

The Project development incorporates an extensive 'green' edge along the boundaries to provide a visual buffer that will assist in managing the visual effects of the Project. The screen planting integrated into the boundary swale will provide an important visual interface with the adjoining rural environment and properties. Building setbacks will be required to ensure buildings and structures do not dominate the adjoining land. The Mangaheka Stream incorporates additional stormwater treatment facilities, that ensures substantial setbacks of built from the stream occurs.

Part 3: Rural Zones

Part of the purpose of the rural zone is aimed at maintaining rural character and amenity (GRUZ-01 (4).

Objective GRUZ-03 – Rural Character and amenity aim to

- (1) Maintain rural character and amenity
- (2) The attributes of areas and features for their contribution to the landscape values and visual amenity are maintained or enhanced

Policy GRUZ-P3 - Contributing elements to rural character and amenity values.

Recognise that rural character and amenity values vary across the zone as a result of the natural and physical resources present and the scale and extent of land use activities.

The Project will result in a substantial change from the existing rural character and amenity to an industrial form of development, resulting in an industrial form. The proposed development incorporates a comprehensive suite of landscape and visual mitigation measures along the site boundaries to provide a screening buffer between the development and the adjacent rural landscape. These treatments will create a 'green edge' interface with the surrounding rural environment, assisting with integration and helping maintain aspects of the broader rural character and visual amenity. Within the site, the layout enables extensive use of street trees and planting to soften the built form and provide substantial landscape mitigation measures.

A generous 'blue-green' corridor traverses the site from southwest to northwest, providing open space, visual amenity and opportunities for ecological enhancement. This area accommodates restoration of the Mangaheka Stream, including extensive native riparian planting to improve habitat and amenity values.

Hamilton City Council Operative District Plan (HCCODP)

The HCCODP provides policy and objectives to control development and land use matters. The following highlights the relevant landscape and visual policy and objectives. The following provisions have been considered as relevant context given the Project site's location immediately adjoining Hamilton City boundary.

Section 2 Strategic Framework

This section of the HCCODP sets out the strategic objectives and policies for Hamilton City, with the Relevant Objectives and Policies relating to the Project's landscape matter include:

Urban Design Approach

Objective 2.2.5:

Promote safe, compact, sustainable, good quality urban environments that respond positively to their local context, recognising that further change may occur through intensification.

Policies:

2.2.5a Development responds to best practice urban design and sustainable development principles appropriate to its context.

2.2.5b Development responds to Low Impact Urban Design and Development and Crime Prevention Through Environmental Design (CPTED) principles

2.2.5c Development enhances civic, natural heritage, cultural, ecology and surrounding public space networks

Hamilton's Identity, Character and Heritage

Objective

2.2.10 Hamilton's unique history, heritage and identity are reflected in its built environment.

Policies

2.2.10a Development is sensitive to and enhances Hamilton's identity and heritage values.

2.2.10b Development is sensitive to and protects Hamilton's identified built heritage and historic heritage areas.

2.2.10c Development is sensitive to and protects Hamilton's archaeological and cultural heritage sites, structures, areas, landscapes and places.

Natural Environment

Objective

2.2.11 Protect and enhance natural character, natural features and landscapes, ecosystems and indigenous biodiversity.

Policies

2.2.11a Land use and development protects natural character, natural features and landscapes and ecosystems and promotes positive outcomes for indigenous biodiversity in the Waikato region.

2.2.11b Land use and development maintains the extent and, where possible, enhances ecological corridors.

Integrate Land Use, Transport and Infrastructure

Objective

2.2.13 Land use and development is integrated with the provision of infrastructure (including transport, Three Waters services and open space).

Policies

2.2.13b Development allows for future infrastructure needs, including maintenance, upgrading and co-location where appropriate.

2.2.13f Development prioritises strong connections to, and use of, public transport and walking, cycling, and micro-mobility.

The Project occupies a strategic location that benefits from direct access to State Highway 39 and the NIMT railway corridor, while also enabling connections to pedestrian and cycle networks. Its position on the northern peri-urban edge of Hamilton City allows it to complement the established industrial land-use pattern in Te Rapa and integrate with the broader urban transition occurring in this area.

Section 15 Open Space Zones

The purpose of the Open Space Zone focuses on the importance and benefit of open spaces to provide social, economic and cultural wellbeing of a community. Reserves are a type of public open space managed by Council to provide for the day-to-day management of activities on reserves. Key Objectives and policies relevant to the Project include:

15.2 Objectives and Policies

Objectives

15.2.1 Development and activities must complement the functions and values of the particular open space and the surrounding environment.

Policies

15.2.1a Open space shall be developed and used in accordance with any relevant operative Reserves Act Management Plan.

15.2.1b Buildings and structures shall be designed and sited to be compatible with the function and predominant purpose of the open space.

Objectives

15.2.2 Open space accommodates a range of functions where appropriate.

Policies

15.2.2b Open space may accommodate stormwater management functions, natural, heritage, recreational and amenity values which should be considered as part of the design.

15.2.2c Public access, walkways and cycleways shall be maintained and enhanced within areas of open space, provided that adverse effects on the amenity, natural and heritage values of those areas are minimised.

Objectives

15.2.3 Well designed and safe open space.

Policies

15.2.3a Open space shall be designed and developed to ensure a safe physical environment by:

- i. Providing clear sightlines that maximise visibility of public areas, provided that natural values are not compromised.*
- ii. Achieving passive surveillance by having open space that is overlooked by surrounding development.*

15.2.3b Buildings shall be of a design, bulk and scale that is compatible with the open space and the surrounding environment.

15.2.3c Landscaping shall enhance the amenity of the open space and surrounding environment.

15.2.3e Where possible, open space shall be accessible to all, including the disabled.

Objectives

15.2.4 Open spaces are used and developed in a way that minimises adverse effects on the surrounding environment.

Policies

15.2.4a Buildings, structures and activities shall be designed, sited, operated and maintained to address the potential adverse effects of visual intrusion, loss of sunlight and daylight, noise, glare, lighting and traffic.

15.2.4b The amenity of the surrounding environment shall not be adversely affected by the scale of buildings or activities on open space.

The Project integrates stormwater management and the upgraded stream corridor to create substantial areas of ecological open space within the site. The streetscape design provides visual connectivity to the primary greenway corridor that traverses the Project from southwest to northwest, reinforcing a coherent landscape structure and offering visual relief within the industrial environment.

Large-scale wetland ponds positioned at the northwest and southwest edges of the site interface effectively with adjacent public roads and the surrounding rural landscape. These features contribute to screening and moderating views of the industrial buildings, while enhancing ecological values and providing a softer, more naturalised edge to the development.

The extent of landscape mitigation buffer planting around the Project boundaries will deliver meaningful visual benefits by softening and partially screening the built form. While it is acknowledged that the buffer is unlikely to achieve full screening—particularly of the upper portions of larger buildings—the combination of boundary planting, internal landscape structure, and open-space corridors will assist in assimilating the development into the receiving landscape over time.

Chapter 20 Natural Environments

This chapter of the District Plan relates to Significant Natural Areas (SNA). The purpose of the section is to identify and protect the SNA and to manage any further loss to areas of biodiversity value and restoring and enhancing site

Objective 20.2.1

Significant Natural Areas are protected, maintained, restored and enhanced.

Policies

20.2.1a

The values and characteristics that define the City's Significant Natural Areas shall be identified.

20.2.1c

The particular values and characteristics that make an area a Significant Natural Area shall be protected from adverse effects by having regard to:

- i. The character and degree of modification, damage, loss or destruction that will result from the activity.
- ii. The duration and frequency of effect (e.g. long-term or recurring effects).
- iii. The magnitude or scale of effect, including effects on ecological processes supporting or provided by the Significant Natural Area.
- iv. The irreversibility of effect.
- v. The resilience of the area to assimilate change.
- vi. The opportunities to minimise pre-existing or potential adverse effects (e.g. restoration or enhancement), where avoidance is not practicable.
- vii. The probability of effect.
- viii. Cumulative effects.
- ix. Need for, or purpose of, the works.

20.2.1d

Adverse effects of development on the City's Significant Natural Areas shall be avoided.

The Project is not located within an SNA, but take significant steps with the landscape mitigation buffer and 'greenway' and stream upgrade to contribute and maintain the adjacent rural character.

APPENDIX C

Detailed Assessment of Receptor Locations

The visual context of the receiving environment is considered to be variable between 1000m to a 1500m offset from the boundary of the proposed development. Views from further away will likely be ameliorated by distance given the scale of the proposal, with any visual effects from viewpoints outside of this offset are likely to low to negligible.

This distance was determined by the receiving environment's relatively flat to rolling topography, existing planting patterns and identification of key visual receptors (either close to the Project or on ridgeline areas such as Onion Road), including residents and the public, who may be impacted by the proposal in a visual sense. This distance was also obtained from ascertaining the visual context of existing industrial areas close by as a comparison study. Appendix E, Fig 1.0 indicates the approximate location of the photo, which provides a representative viewpoint of an adjacent residential property(ies).

Private Viewing Audience

View Point VP 1 – Properties at 216 Te Kowhai Rd, 212 Te Kowhai Rd, Brylyn Residential Care 11 Erol Close, 13 Erol Close and 19 Erol Close. Refer to Appendix E, Photos 1.0 to 1.2.

Description of existing view

The representative views are broadly consistent, with each location providing a north to northwest outlook toward the proposed development site. The immediate foreground comprises pastoral paddocks containing low hedgerows, scattered trees, and farm buildings. Beyond these elements, the Hakarimata Ranges form a distinctive and visually prominent backdrop.

In the middle distance, past Koura Drive, the view opens to the pastoral land that forms the proposal site. Portions of the site are partially screened by roadside vegetation and associated transport infrastructure located to the north of the receptor properties, resulting in intermittent visibility across the wider development area.

Description of effects

With the proposed development, the future views from these identified receptor locations will result in a noticeable change to the outlook, although the existing foreground vegetation will help to obscure views. The proposed industrial lots will occur at the southern end (Lots 84 to 89) of Koura Drive and the area to the west of the SH1C interchange (Lots 199 and 203). The masterplan incorporates extensive stormwater wetland and raingarden facilities between lots 84 and 203 that will contain extensive areas of wetland and tree planting (refer to Appendix F, Drawing 6106). In addition, the realigned and widened stream channel will also support extensive planting, which when combined with the wetlands will provide a high level of visual amenity when viewed from the receptor locations. Although the built form and layout of the proposed industrial lots cannot yet be fully understood, it is likely that parts of buildings and structures will be visible over the top of the 16 m stormwater/landscape buffer boundary planting, which will provide a degree of screening and softening of the development.

Therefore, from the receptor locations the change in the mid view will result from the new built industrial units, although they will be partially obscured by existing vegetation and the proposed boundary buffer planting. When combined with the stormwater and stream channel improvements, it is considered that the views of industrial development large format buildings will be substantially softened and partially screened and softened. Long views of the Hakarimata Ranges will remain as a backdrop to the development and broader view. Therefore, the overall visual effects have been assessed as **low-moderate**.

View Point VP 2 – Properties at 282 SH 39, 268 SH 39, 248 SH 39, 244 SH 39, 252 SH 39 and 254 SH 39. Refer to Appendix E, Photos 2.0 and 2.1.

Description of existing view

The representative view shown in Photo 2.0 illustrates the semi open to open views across the pastoral environment. Hedges, shelterbelts and tree planting associated with the properties provide a small degree of screening and containment, but views are typically of open grassed pastureland. The Hakarimata Ranges to the northwest are partially obscured by existing vegetation but are not prominent in the view.

Description of effects

The change in visual amenity from the properties situated within the VP2 group will be significant due to the change from an open pastoral view to that of the buffer planting zone with industrial buildings enclosing the views. The proximity of the properties to the development will result in a permanent change to the visual amenity of these properties.

Therefore, the overall visual effects have been assessed as **high**.

View Point 3 – 318a SH 39, 318b SH 39, 302 SH 39, 304 SH 39, 324 SH 39, 320A SH 39 and 320b SH 39. Refer to Appendix E, Photos 3.0 and 3.1

Description of existing view

The representative viewpoint shown in Photo 3.1 (Appendix E) illustrates that the surrounding residential properties contain a mix of vegetation, including hedges, shrubs and trees. This vegetation provides varying degrees of containment and partial screening of broader landscape views to the north and northeast.

A cryptomeria shelterbelt along the proposed development site's northern boundary currently limits longer-distance views toward the rural pastoral landscape in these directions. Filtered views of the Hakarimata Ranges remain available between vegetation to the northwest.

Description of effects

Visual effects will differ between individual properties due to variations in on-site vegetation, levels of openness, and the presence of view shafts. However, given the proximity of this group of properties to the development site, the introduction of industrial

buildings up to potential 20 m in height will create a prominent built form within the local landscape.

Although a 16m landscape/stormwater buffer is proposed along the site boundary, the change in visual character will be substantial for this viewing audience. Views toward the Hakarimata Ranges will remain, but will be perceived in relation to the dominant edge of the built form and the associated buffer planting.

During the initial development phase, the VP3 viewing audience will experience a **high** degree of adverse visual effect due to the removal of the existing shelterbelt, earthworks, and the construction of large-scale industrial buildings. Over time, once the mitigation planting establishes (approximately 5–7 years) and begins to replicate the screening function of the existing cryptomeria shelterbelt, the development will be more integrated within the landscape. The built form will be partially softened and screened, although upper building sections are likely to remain visible above the vegetation.

Overall, the long-term visual effects for this viewing audience are assessed as **moderate adverse**, with the landscape having a reasonable capacity to absorb the change once mitigation is established.

View Point 3.1 – 360a SH 39 and 360b SH 39. Refer to Appendix E, Photo 3.2.

Description of existing view

Two farm houses are located on 360a and 360b and are located in an open grassed area with farm sheds located to the north of the two houses. A mix of deciduous and evergreen shelterbelts are located to the east of the properties with additional hedges and shelterbelt occurring to the north. The vegetation effectively contains the views across the countryside.

Description of effects

Although the properties are approximate 600m from the development boundary, the existing vegetation (hedges and shelterbelts) will continue to contain and screen views of the development. During initial years of construction, the built form may be discernible (**low-moderate**) through the existing screening vegetation, but over time once the landscape boundary buffer planting has established (5 to 7 years) the built form will be less evident, and therefore, the visual effects will be **low**.

View Point 4 – 505 Te Kowhai Rd, 506 Te Kowhai Rd, 534 Te Kowhai Rd, 548A, B and C Te Kowhai Rd. Refer to Appendix E, Photos 4.0 to 4.2.

Description of existing view

Properties at the southern end of Te Kowhai Road typically overlook a rural landscape characterised by flat pastoral land that contains a pattern of shelterbelts, hedges, and scattered trees. Although these dwellings generally face east, they are located approximately 1.5 km from the proposed development site. From the representative

viewpoint (VP4), views are short to medium in length, with intermittent vegetation creating filtered view shafts that extend across the wider rural landscape.

Description of effects

The residential viewing audience at VP4 is separated from the proposed development by a substantial distance with views being partially filtered by existing vegetation that occurs within the landscape. As a result, the proposed change will be **discernible**, but the magnitude of visual change is moderated by this spatial and vegetative separation.

While the final form of the industrial buildings is not yet defined, structures up to approximately 20 m in height may be visible above the proposed landscape buffer along the development's western boundary. In the early years of establishment, parts of the built form are likely to be more noticeable within the view, resulting in a **low-moderate** level of visual effect.

As the landscape mitigation planting matures, it is expected to further integrate the development into the landscape. Over time, the visibility of built elements will reduce with the residual visual effects for these properties being assessed as **low**.

View Point 5 (VP5) – 55A Hartstone Rd, 55C Hartstone Rd, 55 Hartstone Rd, 51 Hartstone Rd and 53 Hartstone Rd. Refer to Appendix E, Photos 5.0 to 5.3.

Description of existing view

Properties at the southern end of Hartstone Road are orientated in different directions but typically overlook a rural landscape characterised by flat pastoral land that contains a pattern of shelterbelts, hedges, and scattered trees, which filter and define views. The dwellings generally face in an easterly direction, with the closest (55a Hartstone Road) being approximately 1.2 km from the proposed development site. From the representative viewpoint (VP5), views are short to medium in length, with intermittent vegetation creating filtered view shafts that extend across the wider rural landscape.

Description of effects

The residential viewing audience of VP5 are similar to VP4, being separated from the proposed development by a substantial distance with views being partially filtered by existing vegetation that occurs within the landscape. As a result, the proposed change will be discernible, but the magnitude of visual change is moderated by this spatial and vegetative separation.

The properties are located due west from the corner of the development site, where the extensive planted wetland ponds are located (Refer to Appendix F, Drawing 6103), which will help break up and soften the extent of visible development. As the final form of the industrial buildings is not yet defined, there may be structures up to approximately 20 m in height, which is likely to result in the upper parts of the building being visible above the

proposed landscape buffer that will occur along the development's western boundary. In the early years of establishment, parts of the built form are likely to be more noticeable within the view, resulting in a **low-moderate** level of visual effect.

As the landscape mitigation planting matures, it is expected to further integrate the development into the landscape. Over time, the visibility of built elements will reduce with the residual properties' visual effects being assessed as **low**.

View Point 6 (VP6) – 12B Onion Rd, 285 Horotiu Rd, 323 Horotiu Road. Refer to Appendix E, Photos 6.0 to 6.3.

Description of existing view

The large residential properties at 12B Onion Road and 285 Horotiu Road are situated on the crest of local ridgelines and are likely to experience broad, elevated views to the east across the flat Waikato lowland river plains. In contrast, the dwelling at 323 Horotiu Road is positioned on rising topography and is expected to have more limited eastward views due to its lower elevation and the intervening landform.

The landscape to the east comprises predominantly flat pastoral land, with a low ridgeline extending partially across the mid-view. This landform is likely to define and visually anchor the middle distance. Shelterbelts, hedgerows, and scattered tree planting occur throughout the landscape, creating filtered views and intermittent screening. Beyond these elements, distant views toward the Te Rapa Industrial Area may be obtainable, although typically softened or partially obscured by the existing vegetation pattern.

Description of effects

Although the viewing audiences occupy elevated positions, the combination of distance from the Project site and the proposed boundary landscape mitigation buffer will limit the extent of visual change. The development will be discernible, but it is not expected to materially alter the broader landscape visual amenity experienced from these properties.

When viewed within the wider landscape context, the proposed built form is likely to visually align with, and partially blend into, the distant industrial development at Te Rapa. As a result, the Project will read as part of the broader pattern of built form in the far distance rather than as a dominant new element in the mid-view.

For this group of viewing audiences, the initial visual effects during early construction and establishment phases are assessed as **low-moderate**, reflecting the visibility of new built form prior to mitigation growth. Over time, as the landscape buffer matures and provides increased filtering and integration, the residual visual effects are assessed as **low**.

View Point 7 (VP7) - 112 Onion Road and 154 Onion Road. Refer to Appendix E, Representative Photo 7.0.

Description of existing view

The properties are located along the Onion Road ridgeline and are primarily oriented toward the south. A small stand of native trees and bush to the south-east of each house provides partial filtering of views across the plains toward the proposed development site. The broader landscape is characterised by flat pastoral land with a pattern of shelterbelts, hedgerows, and scattered vegetation. These elements contribute to the rural landscape structure and create intermittent screening across the mid-view. In the far distance, this vegetation pattern also assists in visually integrating the existing built form of the Te Rapa Industrial Area into the wider landscape.

Description of effects

The properties will not have direct views of the proposed development; however, parts of the Project are likely to be discernible from some locations within the site. The combination of existing vegetation and the distance between the viewing audience and the development means that the broader landscape characteristics will continue to dominate the outlook and maintain overall visual amenity.

During the early stages of development, the built form may be noticeable in filtered distant views, resulting in a **low-moderate** level of visual effect. As the landscape mitigation buffer establishes and provides increased screening and integration, only the upper portions of the buildings are expected to remain discernible. At this stage, the development will be perceived within the context of the existing Te Rapa Industrial Area in the far distance, and the residual visual effects are assessed as **low**.

View Point 8 (VP8) - 174 Onion Rd, 188 Onion Rd, 188A Onion Rd, 182 Onion Rd, 196 Onion Rd and 218 Onion Rd. Refer to Appendix E, Photos 8.0 to 8.3.

Description of existing view

The properties associated with this representative viewpoint are located along the Onion Road ridgeline, at distances ranging from approximately 140 m to 360 m from the development boundary. Although dwelling orientation and surrounding vegetation vary between properties, they typically experience views to the south across the rural landscape, as illustrated in the representative photographs referenced above. Vegetation in and around the ridgeline provides partial filtering of views, but the overall outlook is characterised by broad rural vistas.

In the short view, a continuous cryptomeria shelterbelt extends along the north-west boundary of the development site, effectively screening direct views toward the Project area. Beyond this, the broader landscape comprises flat pastoral land with a pattern of shelterbelts, hedgerows, and scattered vegetation. The built form of the Te Rapa Industrial Area is identifiable to the south-east and is perceived as a distant component within the wider landscape context.

Description of effects

The properties located to the north-west of the development will discern a change in land use from a rural outlook to a built environment. The degree of effect will vary throughout

the construction and establishment phases as the rural land is progressively developed. A substantial portion of the built form will be partially screened by the retained cryptomeria shelterbelt, which, in combination with the proposed landscape mitigation buffer, will provide a vegetated edge to the development. Despite this, it is likely that the upper parts of the buildings will remain visible above the vegetation.

Although the development introduces a new built element into the landscape, the rural foreground and the transition between rural land use and the urban/industrial edge will continue to structure the composition of the view. Built form up to approximately 20 m in height will create a more defined and visually prominent edge to the south-east of these properties; however, the existing shelterbelt and proposed mitigation planting will assist in softening and integrating this urban form into the broader landscape context.

During the early stages of development, the built form will be only partially screened by the existing shelterbelt, resulting in a **moderate-high** level of visual effect. As the landscape mitigation buffer establishes and provides increased filtering and integration, only the upper portions of the buildings are expected to remain discernible. At this stage, the development will be integrated within the broader rural landscape view with the residual visual effects being assessed as **moderate**.

View Point 9 (VP9) – 246 and 256 Onion Rd. Refer to Appendix E, Photos 9.0 to 9.

Description of existing view

The two dwellings are located in close proximity to one another on the ridgeline immediately north of the Project site. Both houses are generally oriented southward, with expansive short to medium-range views across the surrounding pastoral landscape, including rising topography and the backdrop of Mt Pirongia in the distant view.

To the southeast, the Te Rapa Industrial Area is visible, along with the deferred residential land to the south. This area forms part of the established baseline development context and is anticipated to be progressively built out over time.

Description of effects

The change in visual amenity for the two properties represented by viewpoint VP9 will be significant, arising from the shift from an open pastoral outlook to views that incorporate the proposed landscape buffer and the industrial built form beyond. The introduction of the southern boundary planting will, once established, provide substantial screening and softening of the development; however, it will also obscure the broader rural landscape, replacing the current expansive outlook with a more enclosed, vegetated foreground.

Given the proximity of these dwellings to the Project site, the existing short- to medium-range views across open pastoral land will be permanently altered. While the landscape mitigation will reduce visibility of the industrial buildings over time, it will also constrain the current sense of openness associated with these properties.

Overall, visual effects during the construction phase are assessed as **high**, reflecting the immediate and pronounced change in outlook. With mitigation planting in place and maturing, the visibility of built form will reduce, but the outlook will transition to one dominated by vegetation. This change in visual character and reduction in expansive views results in a **moderate-high** level of residual visual effect.

Public Locations

SH39 Public Viewing Points. Refer to Appendix E, Fig 3.0 and Photos PVP 1, 2 and 3.

Description of existing views

Views from SH39 across the rural landscape are varied and influenced by several factors, including changes in road alignment, the direction of travel, and the presence of rural dwellings with associated vegetation. Shelterbelts, scattered trees, and farm plantings further interrupt and filter views across the wider landscape. These elements combine to create a sequence of partially contained and intermittently open views for road users. Representative views are provided in Appendix E, Photos PVP 1–4.

Description of effects

West Travelling Public (PVP 1): For westbound travellers, the Project area becomes noticeable from the SH39 roundabout (refer to Photo PVP 1) and again at the Project entrance, where future built form will be most discernible due to more direct sightlines. Between the roundabout and the entrance, boundary hedging associated with 252 and 254 SH39 provides effective screening, limiting views toward the Project area.

Although the development is located close to the SH39/Te Kowhai Road intersection, the combination of existing vegetation, the oblique viewing angle, and the transient nature of views experienced by moving road users will reduce visual exposure. As a result, visual effects for west-travelling public are assessed as **low to moderate**.

East Travelling Public (PVP 2 and 3): For road users travelling east along SH39, views toward the Project area are generally obscured by existing hedges, shelterbelts, and rural housing located on the northern side of the road. These elements create a sequence of filtered and contained views, with only periodic visibility of the wider landscape.

At approximately 318 SH39 (PVP 2), intermittent views toward the development area are available, although these remain limited in duration and extent. In contrast, at PVP 3 the combination of mature hedges and trees fully screens views toward the site, resulting in no discernible visual connection.

Given the screening provided by existing vegetation, together with the proposed boundary buffer planting, visual exposure for east-travelling public will remain low. Consequently, the overall visual effects from this direction are assessed as **low**.

Te Kowhai Road Travelling Public (PVP 4): The existing hedgerows will screen the majority of views for travelling public on Te Kowhai Road (Refer to Appendix E, PVP 4). From this

location the development will be approximately 1.6km from the road with roadside hedgerows, shelterbelts and trees scattered across the landscape providing a degree of screening of the site. The proposed buffer planting will aid at softening the built form of the development, but it is likely that the upper elevation of buildings will be discernible. Overall, from this location it is considered that the visual effects will be **low**.

The overall nature of the views of travelling public along Te Kowhai Road will change slightly as the development will be periodically visible between gaps in vegetation while travelling. The mitigation planting along the boundary will help soften and reduce the visual effects to an acceptable level, resulting in **low** visual effect.

Onion Road Public Viewing Points (PVP 5). Refer to Appendix E, Fig 3.0 and Photo PVP 5

Description of existing views

Views toward the site from Onion Road are generally limited. The combination of rolling topography and established roadside vegetation contains and screens most south-facing views (refer to Appendix E, Photo PVP 5 – current view opposite northern entrance). Periodic glimpses through hedgerows are possible; however, these are fleeting, oblique views experienced by road users travelling at speed. As a result, the existing visual connection to the site is low and transient.

Description of effects

The existing landform and roadside vegetation along the southern edge of Onion Road will largely remain, continuing to restrict views toward the proposed development. In locations where vegetation is thinner, short-duration glimpses of industrial buildings may be possible, although these will be momentary in the context of a moving viewpoint.

Vegetation removal and earthworks will be required at the northern site entrance to accommodate access, which will result in localised views. While the final built form within this part of the development is not yet confirmed, it is likely that upper portions of future buildings or structures will be visible from the entrance area. Landscape planting proposed along the entrance and cut faces will assist in screening and filtering these views for road users.

Overall, the character of views along Onion Road will remain largely enclosed by boundary planting and topography. Some glimpsed views of industrial buildings and associated signage may be visible above or through the landscape buffer, but these will be limited in duration and extent, resulting in **low visual effects** for the travelling public.

SH1c Representative Viewing Point (PVP 6). Refer to Appendix E, Fig 3.0 and Photo PVP 6.

Description of existing views

The Project site is located west of SH1C. South of the interchange, views toward the Project area are largely contained by the elevated road structure, ramps, and associated vegetation of the interchange. However, once north of the interchange, a short section of

approximately 750 m provides expansive west-facing views across the Project site before the carriageway shifts to a northeast alignment away from the Project (refer to Appendix E, Photo PVP6).

For southbound travellers, views of the Project area begin to open south of the railway overbridge and continue through to the interchange. In this section, west-facing views are currently open and uninterrupted, although beyond the interchange the visual environment transitions to the established Te Rapa industrial area, which introduces large-scale built form into the wider view.

Overall, visibility of the Project from SH1C is limited to short, directional view corridors immediately north of the interchange. The presence of existing transport infrastructure and the industrial context to the south contributes to a landscape character already influenced by large-scale development, moderating the degree of visual change anticipated.

Description of effects

As road users pass directly alongside the development, the existing open rural outlook will transition to views of new industrial built form. The eastern boundary treatment—comprising the 16m landscape/stormwater buffer—will assist in softening this change and integrating the development into the surrounding landscape. For travellers in both directions, the development will visually ‘read’ as part of Hamilton’s northern urban edge, where large-scale industrial buildings already form a dominant component of the landscape character.

The development will be a noticeable new element within the view, particularly in the immediate foreground. However, the transient nature of views experienced by the travelling public, combined with the established industrial context to the south, will moderate the degree of visual change. As a result, the likely visual effect is assessed as **moderate**.

Over time, as boundary planting matures and additional industrial development continues within the wider area, the visual integration of the Project will increase. Consequently, the overall level of effect is expected to reduce to **low-moderate** in the longer term.

Koura Drive Public Viewing Point (PVP 7). Refer to Appendix E, Fig 3.0 and Photos PVP 7a and 7b.

Description of existing views

The west bound section of Koura Drive runs along the south east boundary of the Project and benefits from open views across the rural landscape (Refer to Appendix E, Photos PVP 07a and 7b) with views being contained by vegetation and the low ridge to the north of the Project site. The Hakarimata Range to the west provides the long view backdrop to the broader landscape. The eastern side of the Koura Drive and on/off ramp areas are reasonably screened by vegetation, although views northwest from the interchange overbridge provides views across the Project area.

Description of effects

The development will result in a new and prominent element in the landscape, but is associated with the section of Koura Drive that runs parallel to the Project. The proposed swale buffer planting area will help to soften the development, which will in time be in the context of Hamilton's northern industrial boundary. The visual effects will be **moderate** but localised, with the short view changing but retaining the backdrop view of the Hakarimata Range.

APPENDIX D

Zone of Visual Influence Map

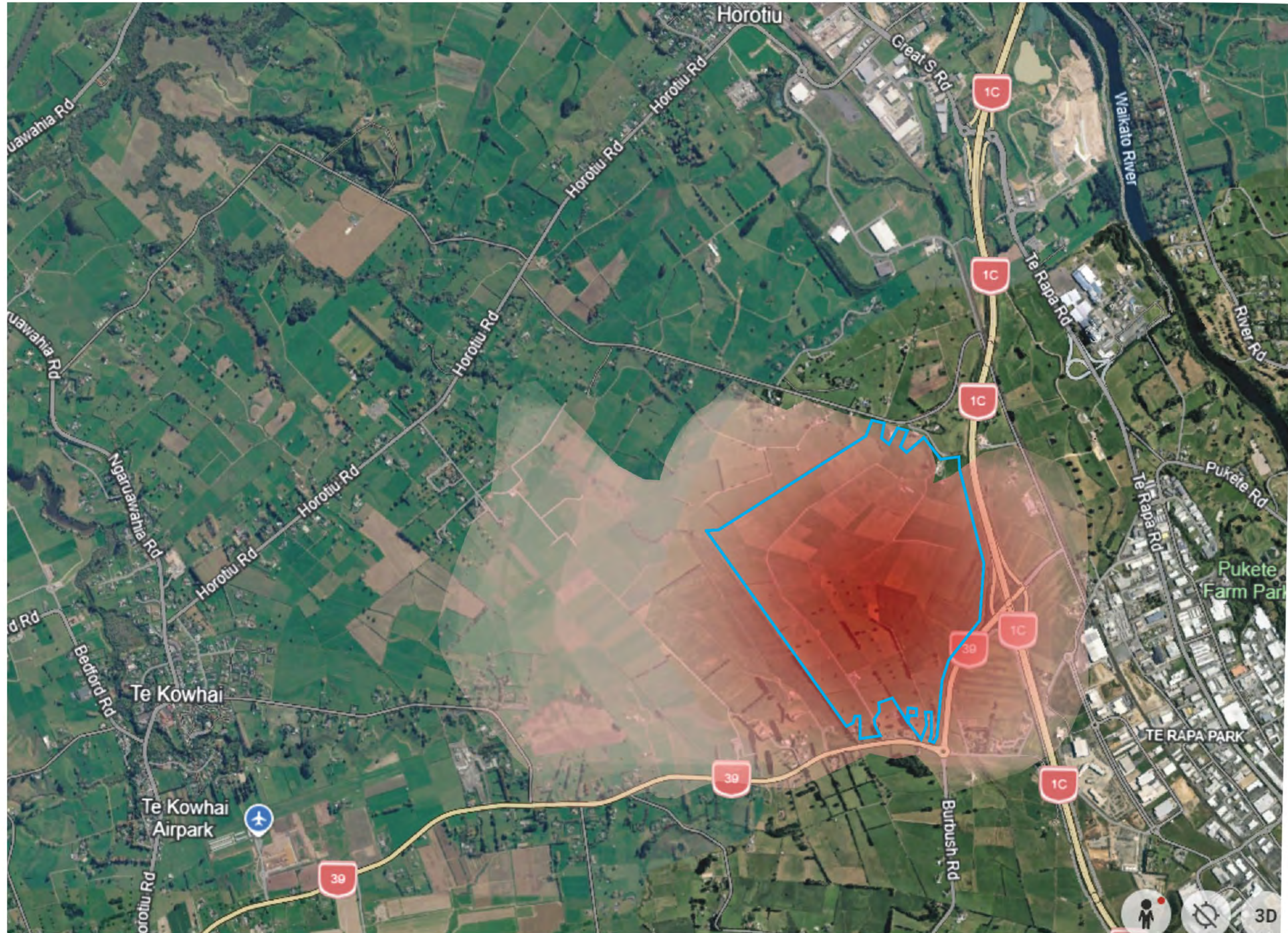


Fig 2.0 - ZONE OF THEORETICAL VISIBILITY MAP

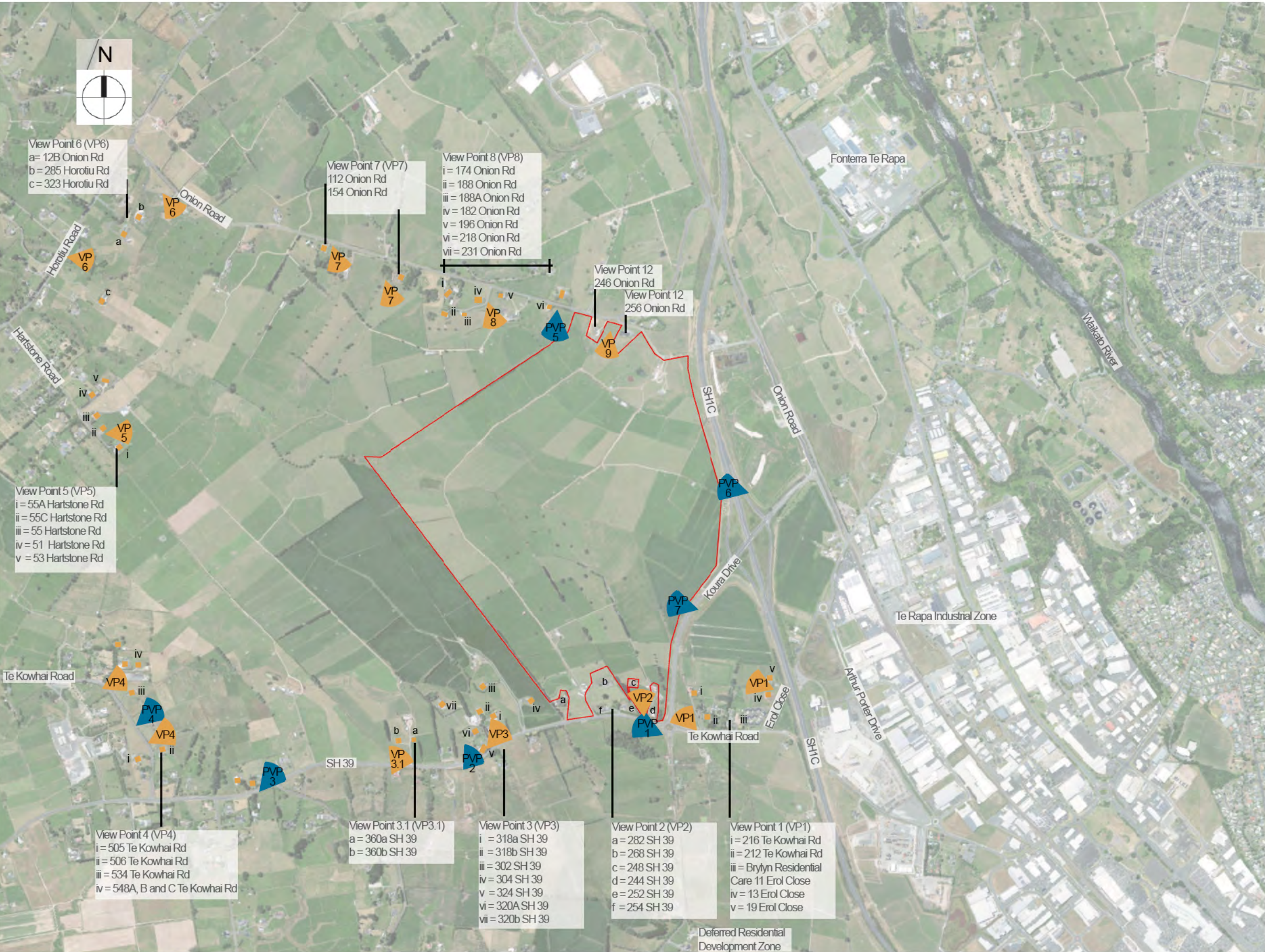


Fig 1.0 - PHOTOGRAPH LOCATION PLAN

APPENDIX E

Photo Location Map and Representative Site Photographs



Photo 1.0 (VP 1) - Representative view looking north across Koura Drive towards the proposed development area



Photo 1.1 (VP 1) - View from Erol Close looking northwest towards the proposed development site



Photo 1.2 (VP 1) - View from Koura Drive looking south to houses at 212 and 216 Te Kowhai Rd



Photo 2.0 (VP 2) - View north from 244 SH39 towards the proposed development site



Photo 2.1 (VP2) View across property 252 SH39 towards development site



Photo 3.0 (VP3) View looking from adjacent to 335 SH39 towards housing group VP3 (view point west of housing to illustrate vegetation cover)



Photo 3.1 (VP3) - View from entrance to VP3 properties towards the proposed development site.



Photo 3.2 (VP3.1) View looking northwest across viewing audience properties towards the Project site



Photo 4.0 (VP4) View from 506 Te Kowhai Road looking northeast towards development site



Photo 4.1 (VP4) - View looking northeast across property 520 Te Kowhai Road (Project Site in distant view beyond hedge)



Photo 4.2 (VP4) - View from boundary of 520 Te Kowhai Road, distant view of Project site beyond hedge



Photo 5.0 (VP5) View across property 55C Hartstone Rd with distant view towards development site



Photo 5.1 (VP5) View adjacent to 55C Hartstone Rd with distant view towards development site



Photo 5.2 (VP5) - View towards 55 Hartstone Road with distant view between shed and house towards development site.



Photo 5.3 (VP5) - Zoomed view east between shed and house (55 Hartstone Road) towards development site. Te Rapa industrial building slightly visible when zoomed in.



Photo 6.0 (VP6) View toward 323 Horotiu Road - house on ridge line (development site located east beyond ridge line)



Photo 6.1 (VP6) View toward 285 Horotiu Road - house on ridge line (development site located east beyond ridge line)



Photo 6.2 (VP6) View southeast from 12b Onion Road entrance area showing rolling and vegetated landscape



Photo 6.3 (VP6) - Representative view from entrance to 34B Onion Road, looking southeast across rolling landform and vegetation



Photo 7.0 (VP7) Representative view from entrance to 112 Onion Road with distant view towards development site and long views of Te Rapa Industrial area.



Photo 8.0 (VP8) View southeast across property 154 Onion Road with distant view towards development site



Photo 8.1 (VP8) - Representative view from driveway of 140 (A, B and C) Onion Road with distant view across flat rural landscape



Photo 8.2 (VP8) - Representative view from property boundary at 154 Onion Road with distant view across flat rural landscape



Photo 8.3 (VP8) View toward 323 Horotiu Road - house on ridge line (development site located east beyond ridge line)



Photo 9.0 (VP9) View from ridge line (photo position from land between the two houses) south



Photo 9.1 (VP9) View south across (development site located east beyond ridge line)



Photo PVP 1- View looking west along SH39/Te Kowhai Road (hedge to front of 252 and 254 SH39)



Photo PVP 2 - View looking east along SH39 (from approx 318 SH39)



Photo PVP 3- View looking east along SH39 (adjacent to 335 SH39)



Photo PVP 4 - View looking east along Te Kowhai Road (from 506 Te Kowhai Road)



Photo PVP 5 - View looking south across Onion Road towards proposed northern entrance area



Photo PVP 6 - View from south bound off ramp west towards the proposed development site

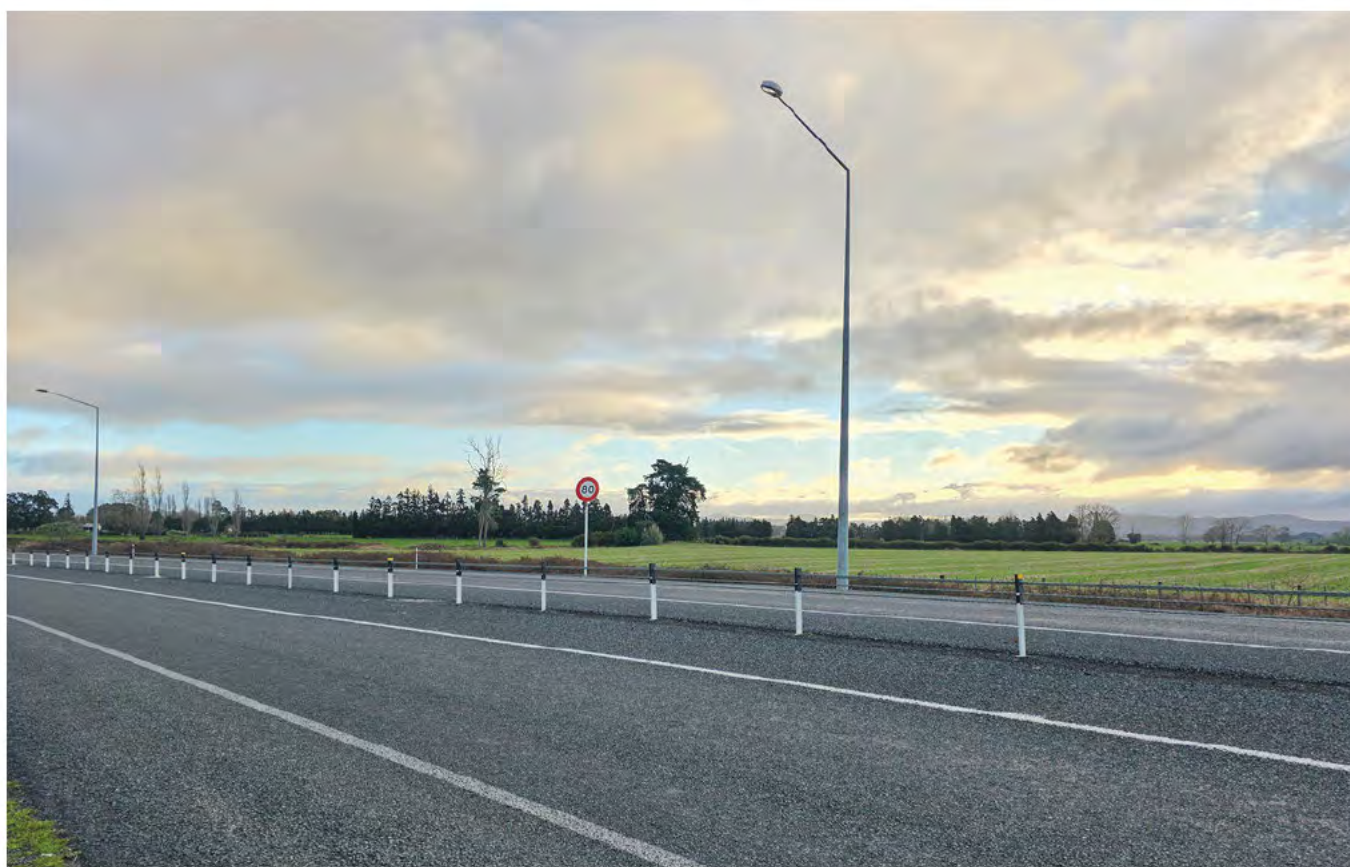
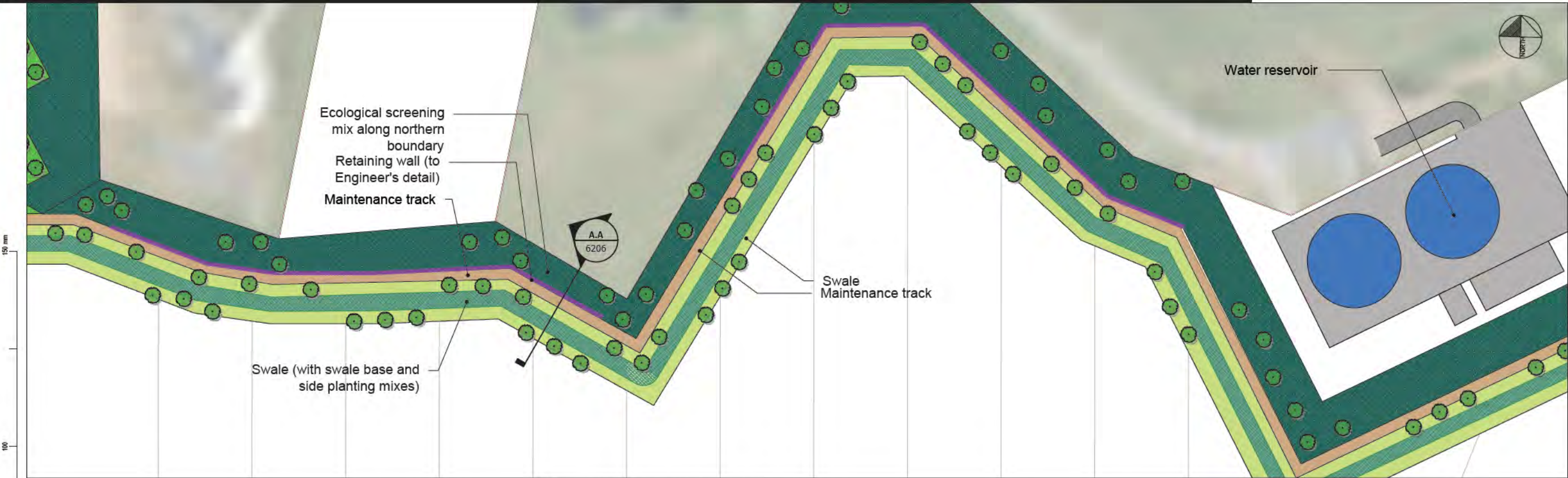


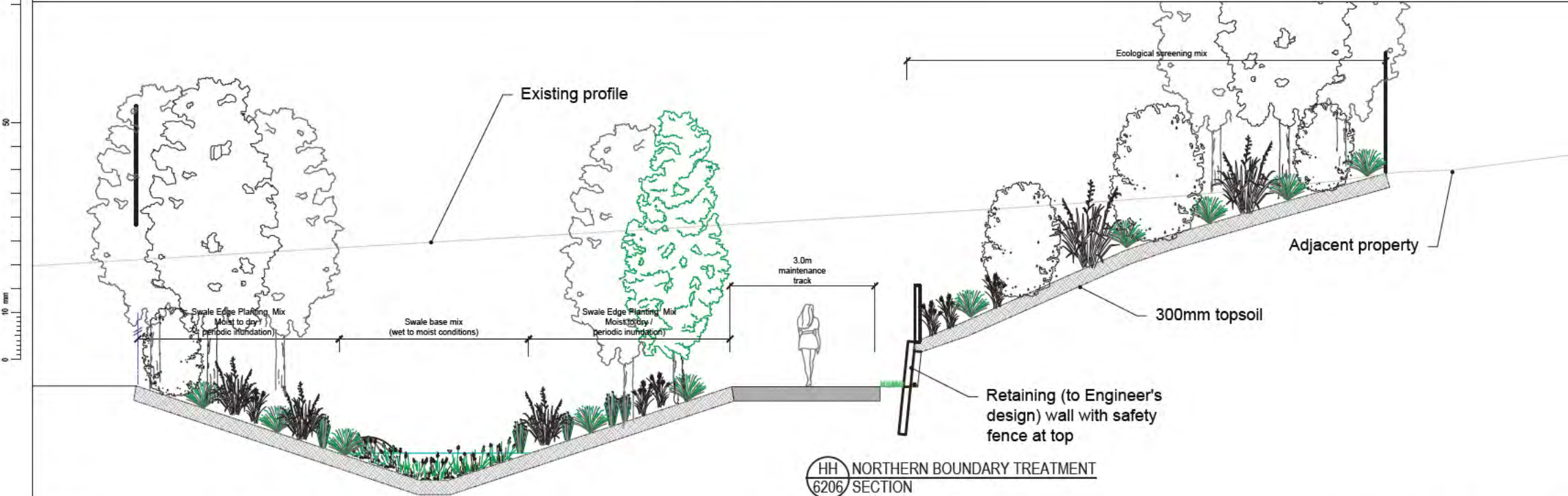
Photo PVP 7a - View looking west across Koura Drive towards the proposed development area



Photo PVP 7b - View looking northwest across Koura Drive towards the proposed development area



HH 6206 NORTHERN BOUNDARY TREATMENT PLAN
SCALE 1:1250 @ A3



HH 6206 NORTHERN BOUNDARY TREATMENT SECTION
SCALE 1:100 @ A3

- LEGEND**
- Grass
 - (RGP) Rain Garden Planting Mix
 - (SEM) Swale Edge Mix
 - (SBM) Swale Base Mix
 - (RVM) Road Verge Mix
 - (LGE) Low Grow Edge Mix
 - (ERM) Ecological Revegetation Mix
 - (WPBM) Wetland Pond Base Mix
 - (WMSM) Wet Margin / Shallow Marsh Mix
 - (SBM) Stream Base Mix
 - (PSEM) Wetland Pond / Stream Edge Mix
 - Tree Planting (native and exotic)
 - Wetland pond forebay
 - Maintenance access track
 - Retaining wall
- Refer to drawing sheet 6207 for planting schedules

Revision	Amendment	Approved	Revision Date
0	Draft Issue	AM	25/08/2026

1:100 @ A3

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Designed	Approved	Revision Date
AM	AM	25.08.2026
Project No.	Scale	
LA_26_06_26	1:2500 @ A3	

Project
Proposed Industrial Development at
Te Kowhai East, Hamilton
for Te Kowhai East Limited Partnership

LANDSCAPE DETAIL SHEET
NORTHERN BOUNDARY CROSS SECTION

Drawing No.	Sheet No.	Revision
TE KOWHAI LA	6206	R0