

# Landscape Effects Assessment

Evenden Energy Centre  
160 Evenden Road, Twyford, Hastings

Prepared For:

**Hamachek Holdings Ltd**

31 March 2025

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## Document Control

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## Introduction

Hamachek Holdings Ltd are proposing to construct an Energy Centre on the corner of Evenden Road and State Highway 2, Twyford, Hastings. The proposal is opposite Mitre 10 Sports Park and Delegat winery.

The Energy Centre will provide a vehicle refuelling station (trucks and cars), EV charging, a market area for selling local produce and a café. It will also contain a Hydrogen compound for storing and delivering hydrogen fuels. The centre is surrounded on two sides by a large stormwater detention wetland.

Wayfinder has been involved in the landscape design of the project, including the detailing of the stormwater wetland. This report provides an assessment of the potential landscape effects, concluding that these are *low-moderate* or *minor*.

## Methodology

Several site and locality visits have been undertaken through the development of the project, beginning in late 2022. For the purpose of this assessment, the following locations were specifically visited:

- ▶ State Highway 2, by vehicle, in both directions
- ▶ Evenden Road between Percival Road and Ormond Road
- ▶ The boundary of the Mitre10 Sports Park
- ▶ The traffic islands of the intersection between Evenden Road and SH2

No private properties were visited during the assessment, however enough information has been gained from the surrounding locality, and from online tools, to complete the assessment.

Wayfinder has prepared two visualisations of the project, both from SH2 one looking northeast and the other looking southwest towards the project. These visualisations, together with the methodology used to prepare them, are contained in a Graphic Attachment to this report. As these visualisations also capture imagery of the proposed site, no additional photographs were deemed necessary to support the assessment.



Wayfinder has also prepared the conceptual landscape plan for the proposal. This has included input in the location, design and appearance of buildings, design of the stormwater detention area, and planting around and through the energy centre itself. The planting has been designed to reflect the amenity planting in the front of the Delegat winery, to provide a degree of continuity across the road. This is loosely based on a gridded tree pattern drawn from the surrounding orcharding landscape, however primarily the planting is designed to provide screening, buffering and localised amenity to the energy centre itself.

The assessment to inform this report was undertaken using knowledge gained during the site visit, in addition to online tools such as Google Maps, Google Street View and the Council online GIS portal. In addition, the author of this report has been involved in numerous assessments in the immediate area, including the original resource consent application for Delegat winery and some masterplanning work for the Mitre 10 Sports Park.

### Scale of Effects

The New Zealand Institute of Landscape Architects has published technical guidelines for landscape assessment<sup>1</sup> which has informed the preparation of this document. This includes the use of a 7-point assessment rating scale which has been adopted for this report, as follows:

This Assessment	Very-Low	Low	Low-Mod	Moderate	Mod-High	High	Very-High
RMA	Less than Minor		Minor		More than Minor		
						Significant	

The assessment scale deliberately avoids the use of more traditional RMA terminology, such as minor or less than minor, and (as the NZILA guidelines set out) caution is needed in directly translating the 7-point scale of each identified effects into an RMA terminology. Rather, the degree of individual effects are to be assessed first, and then – following that – an overall professional judgement can be made on the overall significance of effects in the context of relevant RMA or policy tests. Nevertheless, a broad scale translation of effects is provided for reference.

In regard to landscape effects, a very-high rating represents a situation where a proposal would result in direct, extensive change to landform or land-cover, and would result in changing the character of a place. A very-low rating represents a situation where a proposal would have only a small impact on landform or land-cover (such

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<sup>1</sup> Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines’, Tuia Pito Ora New Zealand Institute of Landscape Architects, July 2022.



as temporary works), and relates to works that are in character with the existing landscape, or the same as a type of activity that already exists.

In this report, visual effects are incorporated into the assessment of perceptual landscape effects. However, for the purposes of clarity in assessing potential visual effects, a very-high rating represents a situation where a proposal would become the key, dominating element in the primary view from a particular viewpoint, likely in the foreground, making the appreciation of other aspects of the view difficult to achieve. A very-low rating represents a situation where a proposal might be partially visible from a particular viewpoint, but it would be subservient to other aspects of the view and likely partially (or largely) obscured by foreground elements.

It's important to recognise that landscape effects need to be considered in terms of the whole context – during an assessment process it is easy to focus solely on the proposed site, and not consider the surrounding landscape which may be more interesting or captivating. It is also important to recognise that “seeing” a proposal does not necessarily equate to an effect. The role of a landscape effects assessment is to identify the degree to which a proposal changes a person's appreciation or connection to a landscape.

## Proposal

Full details of the proposal are contained within the AEE and associated engineering plans. In summary, the proposal is to be located at 160 Evenden Road, Twyford Hastings. It covers a land area of 51,398m<sup>2</sup>, with a building and hard stand coverage of 14,885m<sup>2</sup> (29% of the net site area).

The proposal is captured in the plans prepared by Technitrades Architecture and Wayfinder, and includes:

- ▶ An 8-lane forecourt for car refuelling.
- ▶ Separate 4-lane truck stop and associated vehicle parking.
- ▶ Service station shop, fruit shop and café.
- ▶ A total of 62 light vehicle parking spaces are proposed, in addition to 12 truck park spaces, a number of long vehicle / camper parking spaces and 13 bicycle parks.
- ▶ A Hydrogen compound for storage of hydrogen fuel.
- ▶ Water tanks for drinking, cleaning and fire fighting.
- ▶ A stormwater detention area.

The construction stage of the Energy Centre will involve minor earthworks. The site will be levelled by removing excess material and reusing it to fill low-lying areas on-site. The nett required fill material will be imported onto the site. The construction schedule is estimated to extend beyond 20 weeks.

The service station and truck stop are anticipated to operate continuously every day. The other retail stores and cafe are anticipated to operate between 6:00am and 10:00pm or thereabouts.



## Landscape Context

The proposal is located on a site that has historically been used for orcharding and cropping, consistent with the wider landscape across the Twyford area. This area has a long history of fruit production, as well as pockets of grape growing, general cropping and pastoral farming. In March 2025, a large area of the site was being used for maize, although it is anticipated this will shortly be harvested and replanted with another crop.

It is almost perfectly flat and contains one residential house (which is to be removed) that have a very small area of amenity planting around them. Adjacent to one of the houses (to the south) is a cluster of exotic conifers. An exotic shelterbelt runs through the centre of the site, separating two gravel access tracks to each dwelling. This shelterbelt is similar in character to many others in the wider landscape which often flank the road corridors, however part of the site adjacent to the SH2 corridor contains a low (2-2.5m height), exotic hedge.

The SH2 corridor is a dominant piece of infrastructure that was constructed in this location in the early 2000's and is the primary connection between Napier and Hastings (SH50 provides an alternative route along the coast). Vehicle numbers on the highway have increased dramatically since its construction (in part due to the loss of other river crossings during Cyclone Gabrielle in 2023), and work has now commenced on widening to the road to a dual-carriageway. It is understood the section of road that passes the site is part of the Stage 2 works, scheduled for construction in 2027-2030, and that a majority of the works will be undertaken within the existing road designation. A large, dual-lane roundabout serves as the intersection between SH2 and Evenden Road, with most of the traffic islands maintained as grass (with the exception of some low native planting in the centre of the roundabout).

On the opposite side of Evenden Road is Delegat winery, opened in 2018. The winery consists of a large (18,950m<sup>2</sup>) building that houses the wine making and storage operation, architecturally designed to showcase the stainless steel tanks through large windows facing SH2. The landscape around the winery is planted in grapes, although a small area of formal amenity planting is located near the corporate entrance. The winery does not have a cellar door and is not open to the public. Office spaces appear to be on the northwestern side of the winery, accessed from a landscaped car park area accessed from Evenden Road.

Diagonally opposite the site is the "Mitre 10" Hawkes Bay Regional Sports Park. This was constructed in this location following the sale of Nelson Park in Hastings in 2007, and provides regional sports facilities including an athletic track, swimming pool, gym, netball and hockey courts, cricket facilities, etc. In 2022 the Hastings Council acquired the land between the athletic track and Evenden Road to allow for the expansion of the Sports Park, and it is understood that masterplanning for this area is currently underway.

Beyond the Sports Park to the southwest (towards Omahu Road), residential development that has extended the suburb of Frimley now leads directly to the road corridor. Although this is visibly separated by a large, planted mound, it is evident that the road now functions as the rural/urban boundary.

A small apple orchard is located on the opposite side of SH2, surrounded by exotic shelterbelts. Beyond this is a large cropping paddock, punctuated by two residential properties.

Raupere Stream is located 700m to the northeast of the site, separated by another landholding. Beyond this is the Ngaruroro River.



The physical characteristics of the area provide for a somewhat unique character. Although it has been historically valued as orchard land that separates Hastings and Napier, increasingly development has established along the road corridor – notably by Delegat and Mitre 10 Sports Park and Frimley. Combined with the road activity, the rural character and productive nature is somewhat eroded and now more functional on this side of the Ngaruroro River. It is anticipated that the widening of SH2 will further reinforce this functional character (particularly with the installation of road barriers).

Undoubtedly there will be people who lament the loss of views to the productive landscape that has occurred over the last few decades, and its impact on the identity of the Heretaunga Plains as a fruit and grape growing area.

Additionally, the wider area has significance to Ngāti Kahungunu with the site falling within a broad area of statutory acknowledgement. The key cultural landscape values relate to environmental stewardship and water quality, and there are no known archaeological or waahi tapu sites in the immediate vicinity.

## Policy Context

The site is located within the Plains Production Zone of the Hastings District Plan.

Various objectives and policies within s6.2 of the District Plan seek the protection of the open character and land based primary production activities, and the low scale of buildings that comprise the amenity of this zone.

Policies favour those activities that are directly linked to the use of the land, with the intention of protecting the soils and also rural character.

In particular, Objective PPO3 seeks to “*retain the rural character and amenity values of the Plains Production Zone*”. This is supported by the following policies:

POLICY PPP13: *Require that any new development or activity is consistent with the open and low scale nature that comprises the rural character and amenity of the Plains Production Zone.*

Explanation The Plains Production Zone is topographically flat but does have a distinctive rural character. This relates to the openness of the environment and to the low scale of any development within the Zone. Generally the property sizes within the Plains Production area are of a size that supports production. These features help to accentuate the flat and open topography of the Plains.

POLICY PPP14: *Require that any new activity locating within the Plains Production Zone shall have a level of adverse effects on existing lawfully established land uses that are no more than minor.*

Explanation The District Plan introduces a range of Standards to protect adjoining properties from the effects of activities carried out on any site. The standards reflect the present agricultural nature of the Zone, and the management standards accepted in the Zone. In many cases these have been established over a long period of time and have evolved through a number of District Plan review processes.



There are no outstanding natural landscapes, outstanding natural features, significant amenity landscapes or significant ecological areas in the vicinity of the site, and the site is not located near the coast.

## Potential Landscape Effects

The proposal seeks to develop the site as an energy centre that is primarily focussed on transport activities rather than primary production. As such, the activity is not directly consistent with the objectives of the District Plan in terms of maintaining rural character and amenity, however, there are a number of mitigating factors that result in a reduction of the potential effects of the proposal, as follows:

- ▶ The proposal is intrinsically linked to the road corridor which, as identified, is already a dominant element of the landscape, and will potentially become even more dominant when it is widened. Throughout New Zealand there are energy centres and fuel stops that are located in the rural landscape, attached to primary arterial routes, and for the most part these are accepted as necessary, functional infrastructure. This proposal is no different, in providing a range of different refuelling options, together with a café, it will establish its own specific character and identity as a regional service centre.
- ▶ As identified, the rural landscape is already compromised in the immediate area by the Sports Park and Delekat winery. Although the latter has a strong land use connection to the surrounding productive landscape, the Sports Park does not, and it presents a highly manicured and organised character.
- ▶ Although there is a high proportion of paved area, the number and scale of buildings is relatively light. They have been arranged such that the fruit courtyard and café address SH2, providing a degree of screening to the parking areas and truck refuelling behind.
- ▶ The colouring of the buildings is proposed to be generally dark and recessive. Although there will be opportunities for signage and branding to be installed, these have been restricted more than is typically found on similar energy centres in urban centres.
- ▶ The proposal includes extensive areas of planting within the energy centre which will help contribute to the overall amenity and provide a degree of anchoring and screening of the built forms. In combination with fencing, aspects such as the refuse bins and water tanks will be well screened from external views with planting. No bunding is proposed – the design aims to retain the flat topography that is identifiable with the surrounding landscape.
- ▶ The inclusion of the fruit stall provides somewhat of a connection to the local productive landscape.
- ▶ The stormwater detention area surrounds the site and ensures that other built forms cannot be established in close proximity. This detention area will be planted with generally low species (to allow for its functionality), although some tree planting is including on islands and around the perimeter (which will also be softened and shaped to provide enhanced habitat and a less engineered character). As such, the detention area will allow the retention of more open views around the energy centre itself, including to the productive landscape to the north and northwest.

The proposal will be visible from Delekat winery, however the main activity will be screened from the front entrance and arrival area to this building by the proposed planting along Evenden Road. Additionally, cues from



the landscaping within the winery area have informed the design of the landscape around the energy centre, such that this will provide a degree of continuity across the road. It is noted that the winery itself has existing planting that limit outward views from the office areas of the building, such that the primary views towards the proposal will be from the loading area at the northern end.

The proposal will be visible from the Sports Park. However, it is understood there is a desire to establish a shelterbelt along the boundary of the park to not only provide screening of SH2, but also to provide an important wind break around the sports activities. Even if this is not established, the view to the proposal is oblique, across a busy roundabout, and does not immediately afford views of an open landscape.

No residential properties will have views to the proposal. Both dwellings on the site will be removed, and all others are set back behind several layers of well-established orchards and/or shelterbelts. The nearest rural dwelling is approximately 230m to the south-east across SH2, located within an orchard with no direct views to the site.

From all locations where the site is visible, there will be no mistaking that the proposal is an energy centre, and that it is occupying land that has been historically valued for orcharding and cropping. However, overall, the mitigation measures will help the proposal to visually diminish while retaining a large area of open space around it. It will establish a strong connection to the road corridor, and likely will become a localised landmark or navigational marker.

It is considered that its impact on rural character will be relatively limited. As identified, along the road corridor such character has already been compromised through developments over the past decade, such that the more identifiably rural areas are on the northwestern side of Ormond Road, or across the more open landscape on the other side of the Ngaruroro River. The site is relatively small and tucked very close to the existing built infrastructure.

There will likely be some people that consider the develop more suited to an already established urban, ideally industrial, area – and certainly this is a type of activity more often associated with such environments. However, there is a clear functional requirement for it to be located in this environment, and its adjacency to a strategic road corridor, being important to reduce heavy vehicle movements in particular, will mean its location will not be perceived as incongruous.

My understanding is that iwi are generally comfortable with the proposal, and are particularly interested in the landscape outcomes that can be achieved across the wetland. At this conceptual stage this is proposed to be planted, but options for it to provide for tuna (eel) refuge and hatching through a mahinga kai arrangement are being explored.



Considering all of the factors above, it is concluded that the potential landscape effects will be *low-moderate*. The proposal is out of character with the surrounding rural landscape, but this is already somewhat compromised by existing built forms – particularly the Sports Park which has no connection with the rural landscape. It is also located close to the road corridor to which it will establish a strong connection with. Additionally, the development includes generally low-scale buildings that will be finished in a recessive colour, and a high proportion of landscaping that will help to provide amenity, screening and integration of buildings. But, for some people, it will contribute to the more broadly diminishing primary production values of the Heretaunga Plains landscape, and could represent an extension of urban form.

## Policy Review

As identified, the proposal is not directly consistent with the rural character and amenity policies of the Plains Production Zone. However, various mitigating factors help to reduce its wider effects, as has been described in the previous section.

In terms of Policy PPP13, it is considered that the proposal is of a generally low scale nature, and the large stormwater detention area will help to accentuate the flat and open topography of the Plains – no bunding is proposed.

In terms of Policy PPP14, the proposal will be visible from Deleat winery and the Sports Park. However, both these facilities have inherent internal landscaping that restrict outward views to the road network and the site, and further planting with the proposal will help provide further buffering. The stormwater detention area sets the main part of the energy centre back from surrounding agricultural activities, such that these will be able to continue.

## Conclusions

This assessment has considered the potential effects of the proposed Evenden Energy Centre on Evenden Road, Twyford. It is supported by a landscape plan and two visualisations.

Overall, it is considered that the proposal will have an identity that is closely linked to the road corridor rather than the surrounding rural landscape. However, the following key mitigating factors reduce its potential effects on the wider rural character and amenity:

- ▶ There is generous space around the proposal which will prevent other built forms being established in close proximity, and which can be planted to help buffer, screen and provide amenity around the site.
- ▶ There is other built activity along the SH2 corridor, including the Sports Park which has limited, if any, connection to the surrounding rural landscape.
- ▶ The facility will be closely connected with the road corridor provides the primary connection between Hastings and Napier and is a dominant piece of infrastructure through this landscape.

In considering all of these factors, it is considered that the proposal will have *low-moderate* landscape effects. For the purposes of an RMA evaluation, this can be translated to *minor*.



Shannon Bray  
Registered Landscape Architect

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# Landscape & Visual Impact Assessment Graphic Attachment

(Appendix A)

## Evenden Energy Centre

25 March 2025



**Photo 01 (09815):** Image taken from SH2 Road looking Northeast



**Photo Details**

Image taken with Sony ILCE-5000  
07th Aug 2024 at 3:12pm

**Viewpoint 01**

**Proposed Evenden  
Energy Centre**

Prepared for  
**Hamachek Holdings Limited**

FOR CONSENT

25 March 2024

Revision: 01  
Drawn: LH

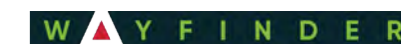
Reviewed: SB

Not to scale  
Print at A3

**Sheet 02**

Evenden\_Energy\_Centre\_LVA\_25-03-25

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Landscape Planning & Strategy



**Photo 01 (09815):** Image taken from SH2 Road looking Northeast



**Photo Details**

Date: 07/08/2024  
 Time: 03:12pm  
 Camera: Sony ILCE-5000  
 FoV: 36.6° (34mm Lens)  
 Reading distance: 229mm  
 39°36'24.99"S  
 176°50'12.62"E

Note:  
 This Visualisation is a technical representation that demonstrates the proposed Energy Centre in its proposed location at the correct scale, based in information provided by Technitrades Architecture. It does not represent an assessment of effects.

**Visualisation 01**

**Proposed Evenden Energy Centre**

Prepared for  
**Hamachek Holdings Limited**

FOR CONSENT

25 March 2024

Revision: 01  
 Drawn: LH  
 Reviewed: SB

Not to scale  
 Print at A3

**Sheet 03**

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Photo 02 (08651): Image taken from SH2 Road looking west



Photo Details

Image taken with iPhone 14 Pro  
25th Feb 2025 at 9:22am

Viewpoint 02

Proposed Evenden  
Energy Centre

Prepared for  
Hamachek Holdings Limited

FOR CONSENT

25 March 2024

Revision: 01  
Drawn: BO  
Reviewed: SB

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Sheet 04

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**Photo 01 (09815):** Image taken from SH2 Road looking west



**Photo Details**

Date: 25/02/2025  
 Time: 09:22am  
 Camera: iPhone 14 Pro  
 FoV: 39.32° (48mm Lens)  
 Reading distance: 207.55mm  
 39°36'18.11"S  
 176°50'24.34"E

Note:  
 This Visualisation is a technical representation that demonstrates the proposed Energy Centre in its proposed location at the correct scale, based in information provided by Technitrades Architecture. It does not represent an assessment of effects.

**Visualisation 02**

**Proposed Evenden Energy Centre**

Prepared for  
**Hamachek Holdings Limited**

FOR CONSENT

25 March 2024

Revision: 01  
 Drawn: BO

Reviewed: SB

Not to scale  
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**Sheet 05**

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# Energy Centre & Truck Stop Complex

## Landscape Plan

160 Evendon Rd  
Hastings

25 March 2025



**Landscape Plan**

**Energy Centre &  
Truck Stop Complex**

Prepared for  
**Hamachek Holdings Ltd**

FOR CONSENT

25 March 2025

Revision: 01  
Drawn: LH

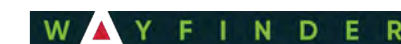
Reviewed: SB

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**Sheet 02**

Hamachek\_Landscape\_Plan\_25-03-25

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Landscape Planning & Strategy

0 10 20 40m

- A Turf
- B Basin
- C Planting Low Ground Mix - Type 1
- D Planting Low Mix - Type 2
- E Planting Low Mix - Type 3
- F Planting Detention Batter - Type 4
- G Planting Native Shrub Mix - Type 5
- H Feature Tree
- I Feature Tree
- J Feature Tree
- K Feature Tree
- L Hedge



Landscape Plan

Energy Centre & Truck Stop Complex

Prepared for  
**Hamachek Holdings Ltd**

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25 March 2025

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Sheet 03

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Landscape Planning & Strategy

0 10 20 40m

# Plant Palette

## B: PLANTING NATIVE PLANT MIX BASIN

- APO SIM Apodasmia similis oioi
- CAR SEC Carex secta purei
- COR AUS Cordyline australis ti kouka
- FIC NOD Ficinia nodosa wiwi
- PHO COO Phormium cookianum harakeke
- HEB SPE Hebe Speciosa hebe

Final plant selection is subject to detailed design including engagement with tangata whenua



## C: PLANTING LOW GROUND MIX TYPE 1

- DIA NIG Dianella nigra turutu
- LIB IXI Libertia ixioides Mikoikoi



## D: PLANTING LOW MIX TYPE 2

- AST CHA Astelia chathamica Silver Spear
- LOM LON Lomandra longifolia Tanika
- PHO COO Phormium cookianum Mountain Flax



## E: PLANTING LOW MIX TYPE 3

- HEB SPE Hebe speciosa Hebe
- AST CHA Astelia chathamica Silver Spear
- LIB GRA Libertia grandiflora mikoikoi



### Planting Palette

### Energy Centre & Truck Stop Complex

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### Sheet 04

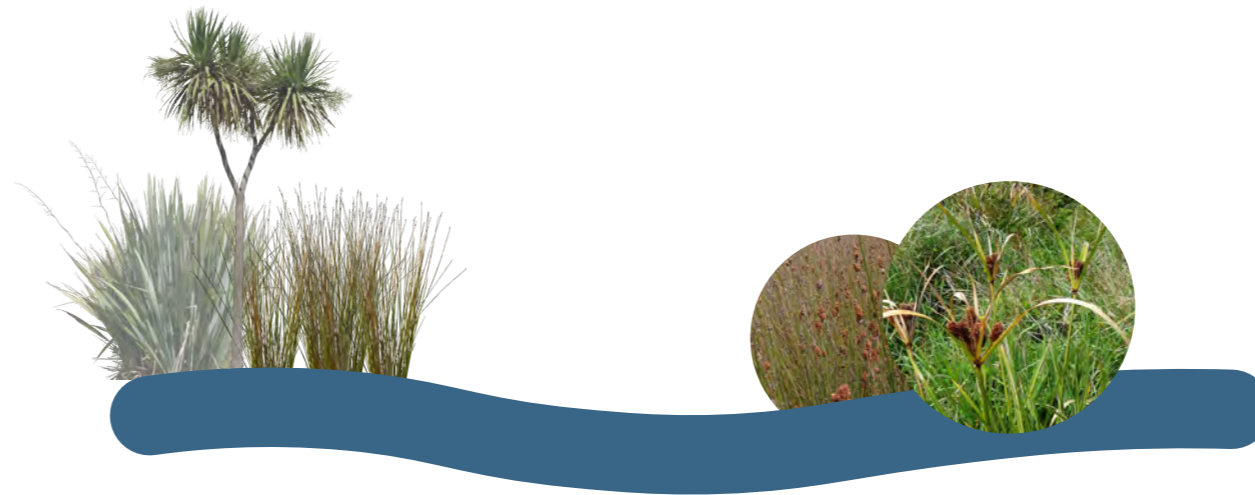
Hamachek\_Landscape\_Plan\_25-03-25

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# Plant Palette

## F: DETENTION BATTER MIX TYPE 4

- APO SIM	Apodasmia similis	oioi
- CAR SEC	Carex secta	purei
- COR AUS	Cordyline australis	ti kouka
- FIC NOD	Ficinia nodosa	wiwi
- PHO COO	Phormium cookianum	harakeke



## G: PLANTING NATIVE PLANT MIX TYPE 5

- APO SIM	Apodasmia similis	oioi
- CAR SEC	Carex secta	purei
- COR AUS	Cordyline australis	ti kouka
- FIC NOD	Ficinia nodosa	wiwi
- PHO COO	Phormium cookianum	harakeke
- HEB SPE	Hebe Speciosa	hebe



## FEATURE TREES

H	QUE PAL	Quercus palustris	Pin Oakl
I	LIR TUL	Liriodendron tulipifera	Tuli Tree
J	MET EXC	Metrosideros excelsa	maori princess
K	OLE EUR	Olea europaea	Olive



## Planting Palette

### Energy Centre & Truck Stop Complex

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## Sheet 05

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**WAYFINDER**

Landscape Planning & Strategy

# Plant Palette

## L: HEDGING

-THU OCC

Thuja occidentalis

thuja occidentalis smaragd



## Planting Palette

### Energy Centre & Truck Stop Complex

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