

Memorandum



To Jerome Wyeth
Technical Director - Planning, SLR

From Melean Absolum
Landscape Architect, MALtd

Date 13 June 2025

Dear Jerome,

SUBMISSION 230 & FURTHER SUBMISSION 143 MATAKĀ RESIDENTS ASSOCIATION INC

INTRODUCTION

This memorandum records my initial advice prepared on behalf of Far North District Council (FNDC) in response to Submission 230 from Matakā Residents Association Inc (MRA) (and the identical submissions from individual members of that Association) on the Proposed District Plan (PDP) requesting a zone change for land on the Purerua Peninsula.

The submission states that the Notified PDP would complicate the consenting process for the remaining residential development already contemplated by the 2005 subdivision consent. Instead it seeks a Special Purpose Zone for the 'Mataka Precinct'.

The Submitters evidence has provided both precinct provisions and technical assessments to support the request. I have relied on the following information in preparing this advice:

- MRA submission number 230;
- PDP provisions as notified;
- PDP maps including zones and Natural Environment Overlays;
- Proposed precinct provisions
- Evidence and attachments of Messrs Evan Williams, John Goodwin and Peter Hall.

A site visit to the property was undertaken on the 12 June 2025.

THE PROPOSED PROVISIONS

I am generally supportive of the inclusion of bespoke precinct provisions for Matakā Station in the PDP. From a landscape perspective, whether the plan relies on:

- a special purpose zone;
- a development area; or
- a precinct

is not as important as what the provisions allow.

The proposed provisions follow the generality of the Rural Production zone with ONL and CE overlay controls. I accept that the earlier landscape assessments have provided confidence that the level of development is appropriate for the site and the conservation achievements speak for themselves.

I have considered the proposed increase from the PDP overlays enablement of 20% increases or alterations to existing buildings to 30% in the proposed Precinct Provisions. Given the careful siting of the various house sites identified in the Precinct Plan (subject to further comment below), their low density and the requirements of the Matakā Design Guidelines, I do not anticipate adverse landscape or visual effects to arise from this increase.

At his paragraphs 140 -144, Mr Hall discusses the proposed controlled activity status for a single residential unit or a minor residential unit on a House Site identified on Precinct Plan 1. He lists the four matters of control to apply in such circumstances, CON-2 a-d. While I think items a-c adequately define matters of control, I think item d needs expanding. and recommend the following wording:

d. Whether any mitigation measures proposed appropriately manage potential adverse effects on the characteristics, qualities and values of the Coastal Environment and landscapes within the precinct.

Similarly, I recommend an identical expansion of item d of the matters of discretion for restricted discretionary activities when either compliance is not achieved with PER-1 or PER-2 and PRECX-R8 does not apply, or where compliance is not achieved with PER-3 or PER-4.

At his paragraphs 168 - 171, Mr Hall addresses proposed rule PRECX-R4, PER-1 and refers to evidence provided by himself as well as the s42A report at Hearing 4 on the matter. At that hearing I recommended that, as Mr Hall had explained, because this will apply to 'recently colonised pasture', the size and age of vegetation allowed to be removed should be reduced from 6m to 3m in height and from 10 years to 5 years in age. I also recommended that it apply only to areas of the Coastal Environment without an ONC, HNC or ONL overlay on it. Confusingly, the draft provision Mr Hall has provided reads;

"... where the vegetation to be cleared is less than 10 years old and less than 3m in height."

It may be that this a drafting error.

I accept the argument that some indigenous species are resistant to grazing and can be problematic in pasture. Avoiding the need to apply for consent to reinstate the pasture by enabling the removal of the specified plant species is acceptable. However, given the high levels of management at Matakā Station I think the likelihood of pasture needing to be reinstated is likely to be low and continue to recommend that the rule should be limited to 5 years and 3m in height and should only apply to areas of the CE without any other overlay, ie ONC, HNC or ONL.

I note that the proposed provisions contain no gross floor area constraints for buildings within the standards. It is unclear from the evidence and attachments provided by the Submitter's witnesses whether any such constraints were applied at the time of any of the stages of subdivision. I do note that the 'nominal building platforms' shown in the 'Detailed House Site Design' plans for each of the Stage 2 lots¹, range between 500m² and 700m².

I am aware that some substantial buildings have already been built at Matakā that, despite their size, have been successfully integrated into the landscape. Nevertheless, the absence of any gross floor area controls reinforces my opinion that all information previously provided for assessment at the time of subdivision consents needs to be referenced by some means in the provisions, to ensure any new proposal appropriately links back to the earlier assessment.

The proposed provisions include PRECX-R9 that enables earthworks of a scale that might otherwise be non-complying under the CE and NFL chapters. Again, this is probably an acceptable rule that includes comprehensive matters of discretion, but it also repeatedly refers to 'House Site shown on Precinct Plan 1'. My concerns with how house sites are identified are provided below.

PRECINCT PLAN 1

I have several problems with Precinct Plan 1:

- 1 The 28 house sites on the plan are shown by means of an asterisk that measures approximately 80m across and in some instances these symbols cross lot boundaries, eg Lots 3 and 24. I understand from Mr Hall's evidence² that the Precinct Plan is intended to be incorporated as a GIS spatial layer, to be read in conjunction with overlays and other spatial layers. What is not clear, is whether enlarging the GIS data for a specific site will similarly enlarge the asterisk, or whether it will be set with a specific size and accurately located within the maps.

Appendix B in Attachment 3 to Mr Goodwin's evidence is a series of plans, two per lot, of the second phase of the subdivision called 'Structure Planting Plan' and 'Detailed House Site Design'. I imagine that these plans were presented as part of the subdivision application and may even be referenced in the consent. They provide much more detailed information on where the house site is, by means of 26m diameter circle, and how access is to be provided. They also include information about anticipated mitigation measures and, as in the plans for Lot 26, they illustrate how the house should wrap around a small knoll and not straddle it. I don't know to what extent similar plans were prepared for the first stage of the subdivision.

In my opinion, either individual house sites should be added to the precinct plans (although this may be challenging at the scale of the plan) or reference should be made within the provisions to the existence of these plans, so there is no argument in

¹ Attachment 3 to the evidence of Mr John Goodwin dated May 2025, Appendix B: Proposals, Mataka Station Stage 2 subdivision Assessment of Landscape & Visual Effects, dated May 2004

² Paragraph 110 of Peter Hall's evidence, May 2025

the future about exactly where on the lot the House Site is and what mitigation planting etc is anticipated to be undertaken.

- 2 The Proposed precinct provisions refer to "a 30-lot residential development", whereas the Precinct Boundary encompasses 31 existing or proposed House Locations on 35 lots, (see Figure 6 of Attachment 1 John Goodwin's evidence).

I recognise that lot numbers does not equal house numbers, with 2 houses already in existence on Lot 43, (and minor household units permitted). Nevertheless, on the Precinct Plan there are 6 lots with no House Sites identified on them: Lots 31, 32, 33, 34, 35 and the western Lot 9.

The table in Attachment 3 of Mr Hall's evidence tells us that:

- Lot 31 is held with the western Lot 9, but neither of these has a house site shown on it, so I assume there's potential for at least 1 more House Site;
- Lot 32 is held with Lot 43, so even though described as a Farm Lot, these lots already have two existing houses;
- Lot 35 has no House Site on it, so potential for 1 more House Site; but
- The table is silent on Lots 33 and 34, so potential for 2 more House Sites.

Although at paragraphs 137-138 in his evidence, Mr Hall explains that Stage 3 of the Matakā Station subdivision created Lots 31 and 35 which are sufficiently inland to have no overlays and thus no identified house sites were required, this does not explain what is anticipated for Lots 33 and 34.

CONCLUSIONS

While supportive in principle of bespoke provisions to enable the continued development of Matakā Station in the manner anticipated in the subdivision consents, I have some problems with how the information provided to support those earlier consents can be readily referenced in the provisions, to ensure that future development will measure up to the landscape and development outcomes anticipated by the original consent.



Melean Absolom
Dip LA FNZILA
13 June 2025

Memorandum



To Jerome Wyeth
Technical Director - Planning, SLR

From Melean Absolum
Landscape Architect, MALtd

Date 27 June 2025

Dear Jerome,

SUBMISSION 230 & FURTHER SUBMISSION 143 MATAKĀ RESIDENTS ASSOCIATION INC

INTRODUCTION

This memorandum records my response to further information provided by Mr Peter Hall, planner, on behalf of the above submitters, in an email dated 26 June 2025. That email was responding to our initial comments made in our earlier memos (mine dated 13 June) on the above submissions.

PRECINCT PLAN 1

In my earlier memo I raised concern about how house sites on individual lots are identified in Precinct Plan 1. Mr Hall has suggested that CON-1 be expanded to make reference to the consent notices on the titles and the controls and obligations which apply to individual lots under those.

I support this suggestion and understand that this will be incorporated into an updated version of the proposed precinct provisions.

PROPOSED PROVISIONS

Overview

In response to my concerns about the uncertainty of how many house sites were anticipated in the precinct, Mr Hall has suggested amending the wording in the Overview section of the provisions, thus:

"The precinct provides for 30 residential house sites, plus farm and workers residences..."

This appropriately addresses my uncertainty.

PRECX-R1 PER-3

On a related topic, Mr Hall has explained the references to Lot numbers in PRECX-R1 PER-3. He states:

"... reference to Lot 31 DP 367766, Lot 35 DP 363154 and Lot 43 DP 363154 in the provisions under rule PRECX-R1. As per the table attached to my evidence, these lots are each held together with other lots in two separate titles (Lot 31 DP 367766 and Lot 9 DP72577 in title ID 275324/ Lot 32 DP 323083 and Lot 43 DP 363154 in title ID 320619). The inclusion of just the single lot in the rule however, rather than the full legal description, is correct, as it is on that lot where the future house site will be located. Responding to Melean’s memo on this, the protection against the balance lot in each case also having a dwelling is the residential density rules under rule PRECX-R2, which apply to a ‘site’ ie both lots combined to form a single title."

Firstly, I note that Mr Hall has included Lot 43 in his opening sentence above, although that lot is not mentioned in PRECX-R1 PER-3. He then goes on to explain the two pairs of lots that are held together in one title. Neither of the pairs he details includes Lot 35, which is mentioned in PRECX-R1 PER-3.

I have included below the last three rows of the table Mr Hall refers to. It confirms the jointly held titles he has explained but, as I stated in my earlier memo, there is no mention in the table of Lots 33 and 34.

Precinct Plan	Legal description	Title ref	Title issued	Area	Instruments	Instrument type
House Site not shown on Precinct Plan 1	Lot 31 DP 367766 and Lot 9 DP72577	275324	29/03/2006	32.99	5667663.5 6447651.5 6447651.10 5667663.9 5667663.10 7060516.2	Consent notice Consent notice Covenant Easement Easement Encumbrance
House Site not shown on Precinct Plan 1	Lot 35 DP 363154	257218	10/07/2006	53.579	5667663.5 6447651.5 6447651.10 6447651.4	Consent notice Consent notice Covenant Covenant
Farm Lot	Lot 32 DP 323083 and Lot 43 DP 363154	320619	7/11/2006	21.2599	5667663.5 6447651.5 6447651.10 6447651.4 5667663.9 5667663.10 8992945.1	Consent notice Consent notice Covenant Covenant Easement Easement Esplanade strip

I remain uncertain about Lots 33 and 34 and whether houses can be anticipated on these in the future. Given that the location of these two lots is well inland where there is a paucity of potential development in their vicinity, I am not overly concerned with this lingering uncertainty.

PRECX-R4 PER-1.13

Although Mr Hall makes further comment on the above provision, he provides no explanation for why he is still suggesting that the removal of native vegetation for the re-establishment of pasture should be enabled within the ONL overlay in this precinct and enabled where plants are up to 10 years old. I remain of the opinion, as expressed at Hearing 4 and in my earlier memo, that because this will apply to 'recently colonised pasture', the maximum height and age of vegetation allowed to be removed should be 3m in height and 5 years in age. I continue to recommend that it apply only to areas of the Coastal Environment without an ONC, HNC or ONL overlay on it.

CONCLUSIONS

Several of the matters I raised in my earlier memo have been addressed by Mr Hall's email, and will, I understand, be reflected in revised provisions. Those remaining matters of disagreement may be addressed in further evidence by Mr Hall, in which case I shall provide a response to the IHP at the hearing.



Melean	Absolum
Dip LA	FNZILA
27 June	2025

Memorandum



To Jerome Wyeth
Technical Director - Planning, SLR

From Melean Absolum
Landscape Architect, MALtd

Date 13 June 2025

Dear Jerome,

SUBMISSION 183 MOUNTAIN LANDING PROPERTIES LTD

INTRODUCTION

This memorandum records my initial advice prepared on behalf of Far North District Council (FNDC) in response to Submission 183 from Mountain Landing Properties Ltd (MLP) on the Proposed District Plan (PDP) requesting a zone change for land on the Purerua Peninsula.

The submission states that the Notified PDP would complicate the consenting process for the remaining residential development already contemplated by the 2005 subdivision consent. Instead it seeks a Special Purpose Precinct.

I note that the Submitters evidence has updated this request to seeking a Development Area within the PDP, with specific provisions having been provided, along with technical assessments. I have therefore relied on the following information in preparing this advice:

- PDP provisions as notified;
- Proposed Development Area provisions;
- Evidence and attachments of Messrs Gavin Lister, Pip Cheshire and Vijay Lala.

I have also been provided with maps referred to in the evidence of Gavin Lister but not uploaded to the PDP Hearing 15B website.

A site visit to this property was undertaken on 12 June 2025.

THE PROPOSED PROVISIONS

I am generally supportive of the inclusion of bespoke development area provisions for The Landing in the PDP. From a landscape perspective, whether the plan relies on:

- a special purpose zone;
- a development area; or
- a precinct

is not as important as what the provisions allow.

TLDA-R1 enables new buildings and structures as a controlled activity when they are located on "*the building location identified in TLDA Plan 1.*" The resolution of the plan included in the on-line proposed provisions as TLDA Plan 1 is not sufficient to enable it to be enlarged from the A5 size shown, and still be legible. Nor does it include specific building locations on the various allotments. In my view this plan does not contain sufficient information to be relied on when enabling building development that cannot be declined (ie. controlled activity.)

Mr Cheshire describes¹ how MLP exercises a design review process through covenants on individual titles. House designs are assessed against Design Guidelines prior to being put to Council for resource consent. I am aware that on other large scale coastal properties, a similar process is followed, but as I understand it, proposed provisions require the 'in-house consent' to be provided to Council at the time of the application. In my view, this should happen at The Landing as well.

Mr Cheshire goes on to conclude² that "*the changes sought as part of the Development Area will have little, if any, effect on the landscape and natural character values...*" With all due respect to Mr Cheshire, he is not qualified to express such an opinion.

The proposed provisions also include one standard TLDA-S1 which relates to maximum building footprints and heights. I can find no reference in the proposed rules to this standard and am uncertain how it is to be applied, although I understand that this may be an error in the drafting. I note that it enables buildings or structures, or extensions of buildings or structures, to be up to 800m² in area and 9m in height above ground level. That is a large two storey + structure. I note that these sizes may have come from Mr Cheshire where, at paragraph 5.5 of his evidence, he states:

"The proposed 9m building height and 800m² maximum building footprint are also appropriate in my view for the following reasons:

- a) *The guidelines have proven themselves as practical tools for guiding the development of substantial buildings within The Landing. This has been achieved by identifying critical design criteria covering building height and form and its relationship with existing landform and planting. **These criteria are applied to all sites with additional site specific criteria identified for each site.***
- b) *Since the subdivision resource consent was gained in 2004, three substantial dwellings have been constructed, and in each the design guidelines have provided sufficient direction for the designers and design review panel to understand and respond to the specific conditions of the subject sites. This has resulted in buildings located sensitively in the land, making use of the folds of the land, and new and existing planting to ensure buildings do not dominate the landscape."* (My emphasis)

¹ Paragraph 4.6, evidence of Mr Pip Cheshire, dated April 2025

² Paragraph 5.6, *ibid*

It is unclear what the references to 'critical design criteria', and 'site specific criteria identified for each site' relate to. Attached to the draft provisions and repeated as Attachment 1 of Mr Cheshire's evidence are "The Landing Development Area Architectural and Landscape Design Guidelines". Complicating the situation, I note that Attachment 3 of Mr Lister's evidence is what is called a 'Landscape Plan'. At section 5.2 this document sets out the relationship of the Landscape Guidelines with the Architectural Guidelines which are stated to be contained in a separate document. The Landscape Guidelines then go on to describe each lot and how any house design need to respond to the site's specific characteristics.

Similarly, but not identical, Appendix 1 to the evidence Mr Lister provided to the Council hearing on the proposed subdivision³ is another list of each of the house site allotments with commentary on the site's characteristics and how building development is to be integrated into the landscape. Many of the individual house sites in each of these lists requires buildings to be single storey, including all those within the ONL overlay, as recorded in Mr Lister's 2004 subdivision hearing evidence at paragraph 37, last bullet point.

Two related concerns arise from these observations. Firstly, I am not clear why a 9m height limit is being sought when so many of the house sites are required to be kept at single storey. It may be better, as has occurred on other similar properties, to list the height limit for each site, which Mr Lister's evidence seems to do, for inclusion in the provisions themselves. These will, of course, need to relate to a plan with individual house sites clearly marked.

Secondly, the inclusion of the Architectural Guidelines⁴ within the provisions but the omission of the Landscape Guidelines, as prepared by Mr Lister, is inappropriate in my view. A separate document combining the Architectural and Landscape Design Guidelines, including plans which show specific house sites on individual allotments should be prepared and referred to in the provisions. Alternatively, the provisions could refer to both sets of guidelines, but a decision would need to be made on which of Mr Lister's guidelines should be used.

Turning to the Design Guidelines themselves, I make the following, additional comments. The discussion on Building Form has repeated information in the first and third bullet points. Also, the last bullet point states:

"Buildings on slopes will be 'grounded' in the site with solid foundation and basement enclosure to avoid sightlines to the underside of floors."

This requirement has the potential to create unnecessarily extensive earthworks in an attempt to 'ground' a building on a sloping site. Unfortunately, the opportunity of using planting to screen the underside of floors is not included in the guidelines.

Under 'Use of Landscape Elements' I think the use of the term "*engender a picturesque quality to the development*"⁵ should be reconsidered.

³ Attachment 2 to his 2025 Zoning evidence

⁴ Even though they are called Architectural and Landscape Design Guidelines, they do not appear to contain Mr Lister's guidelines.

⁵ Page 10 of 12 in the proposed provisions attached to the evidence of Mr Vijay Lala, dated May 2025

Under 'Building Materials and Finishes' reference is made to the hue and tone derived from the colours and textures of the Landing's flora and landscape. This rather vague reference has the potential to result in some very bright colours, such as the scarlet of pohutukawa flowers, for example. In my view, it would be better to align any references to colours and materials to those already recommended at Hearing 4, to be used elsewhere in the PDP, for example at NFL-S2 and CE-S2.

I note that in his evidence at paragraph 7.2, Mr Lister lists five key characteristics of the subdivision consent that should be included in the Development Area Provisions. These have been incorporated, with some minor re-wording, into the proposed provisions as the six bullet points in Policy TLDA-P1, with the addition of a bullet point enabling the relocation of residential lots where there is no increase in the number of residential lots and natural character and landscape values are acknowledged and respected.

Although Mr Lister concludes that the provisions in Mr Lala's evidence would achieve the five outcomes, I am less confident. For example, Although the policy requires consistency with the approved Masterplan and Ecological Management Plans, there are no mechanisms within the rules to ensure this occurs. Where matters of control or discretion are included in the provisions, only the Architectural Guidelines are referred to. Neither the Masterplan nor the Ecological Management Plan has been provided in evidence, but it seems likely they will contain more comprehensive requirements than the Architectural Guidelines contain, particularly with respect to planting.

Finally, given the important kiwi population on the adjoining property, are there any plans to prohibit the keeping of cats/dogs/mustelids?

CONCLUSIONS

While supportive in principle of bespoke provisions to enable the continued development of The Landing in the manner anticipated in the subdivision consent, I do not think the rather brief provisions provided with the evidence of Mr Lala and supporting references to the Architectural Guidelines only are sufficient to ensure that future development will measure up to the landscape and development outcomes anticipated by the original consent.



Melean	Absolum
Dip LA	FNZILA
13 June	2025

Memorandum



To Jerome Wyeth
Technical Director - Planning, SLR

From Melean Absolum
Landscape Architect, MALtd

Date 6 July 2025

Dear Jerome,

SUBMISSION 183 MOUNTAIN LANDING PROPERTIES LTD

INTRODUCTION

This memorandum records my response to further information provided by Mr Vijay Lala, planner on behalf of the above submitters, in an email dated 25 June 2025 with attached revised provisions and to a subsequent email dated 6 July from Mr Gavin Lister, landscape architect for the submitters. These emails and attachments respond to our initial comments made in our earlier memos (mine dated 10 June) on the above submission.

I understand from the email from Mr Lister that Mr Lala will be providing a further revised set of provisions, but have not seen them at the time of preparing this memo. If there are relevant matters within the provisions that I have not responded to below, I shall provide a response to the IHP at the hearing.

PRECINCT PLAN 1

In my earlier memo I raised concern with the resolution of the plan included in the provisions attached to Mr Lala's evidence. Mr Lala has acknowledged this problem. I also raised concerns with identification of the building locations in the same plan.

Mr Lister has expanded on this response by stating:

- The legibility appears to relate to the pdf (it can be enlarged in Word). I anticipate the plan will be included in the District Plan GIS (e plan) so that it can be enlarged and seen in conjunction with other layers.
- TLDA-Plan 1 is being updated to include the house sites as shown on the approved Masterplan – and included in the key. As with the existing consent, the sites are identified by points and a 'centre of weight' standard which is now being added to the draft provisions.
- The points were fixed by coordinates in 2004 and identified by white posts on the ground (albeit the white paint has mostly disappeared during the last 20 years).

Mr Lister's response sounds promising. I shall review the plan, once it is available and provided further comment, as necessary.

INTERNAL DESIGN REVIEW PROCESS

I had suggested that the results of the 'in-house consent process' should be provided to Council at the time of any application, which I understand occurs on some other large scale coastal properties.

In response Mr Lister has stated:

- I am not familiar with the other processes and whether they are comparable to The Landing.
- While I agree that would be helpful for both the applicant and Council – and that there is an incentive for an applicant to include the outcome of a positive internal design review – it is not essential because the same 'Architectural and Landscape Design Guidelines' that are used for the internal review are included with the provisions and used for assessing resource consents.
- Paragraph 4.3 of my evidence describes how conditions 12 and 19 of the existing consent operationalise the internal design review process at subdivision consent stage by way of covenant on title and conditions of the sale and purchase agreement.

I accept Mr Lister's comments and agree, if the same guidelines are used in both processes, providing the results of the 'in-house assessment process' is not essential. The suitability of the guidelines is discussed further, below.

TLDA ARCHITECTURAL AND LANDSCAPE DESIGN GUIDELINES

I pointed out in my earlier memo a number of problems with the TLDA Design Guidelines attached to the provisions included in Mr Lala's evidence.

Firstly, I questioned the necessity for a 9m height limit in the provisions, when many of the sites are required by Mr Lister's Landscape Guidelines to be single storey.¹ Secondly, I noted that the guidelines in the proposed provisions concentrate on architectural matters and do not include either of the two sets of Landscape Guidelines provided by Mr Lister attached to his evidence. Finally, I expressed some concerns around the use of planting to screen the underside of floors, the use of the term 'picturesque quality' and references to colour.

In response Mr Lister has stated that:

- Previously there were two guideline documents 'Architectural Guidelines' and 'Landscape Plan' that applied to the internal review. It is proposed that both guidelines will be integrated into a single 'Architectural and Landscape Design

¹ Appendix 1 of Mr Lister's evidence dated 29 November 2004, and Landscape Guidelines in the Landscape Plan, dated 2005, being Attachments 2 and 3 to Mr Lister's 2025 evidence to this hearing

Guidelines' that will apply to both the internal design review process and to consideration by Council of controlled activity applications. The guidelines are being updated to include Section 5.2 of the Landscape Plan which are the site-by-site guidelines that are referred to, including those sites that are to be single storey.

This is a positive response, in my opinion, and should resolve many of the potential problems I foresaw occurring in the future. I shall review the new guidelines once they are available.

Mr Lister continues:

- The guideline is being changed to *"Buildings on slopes will be 'grounded' in the site with solid foundation and basement enclosure and/or dense planting to avoid sightlines to the underside of floors."*
- The term 'picturesque' in this instance relates to the desire that The Landing is developed as a coherent overall aesthetic composition. I suggest therefore adding reference to Policy TLDA-P1 *"engender a picturesque quality to the development that is consistent with the characteristics listed in Policy TLDA-P1."* That policy refers to a coherent landscape of open space and natural regeneration, and to design for individual lots that respects natural character and landscape values. (Alternative wording, "create a coherent aesthetic composition across the whole site that is consistent with the characteristics listed in Policy TLDA-P1.")

In response to these two proposed changes, I am in full agreement with the first point. In terms of the use of the phrase 'picturesque quality', the additional wording proposed by Mr Lister does improve the guideline, in my opinion. However, because in my opinion the phrase 'picturesque quality' can mean very different things to different people, I prefer Mr Lister's alternative wording, viz:

"create a coherent aesthetic composition across the whole site that is consistent with the characteristics listed in Policy TLDA-P1."

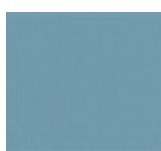
In response to my concerns about colours, Mr Lister has responded thus:

- Vijay has added TLDA-S2 in response which is the same standard as NFL-S2 and CE-S2 in the PDP. It applies to all of The Landing (rather than just the ONL and coastal environment) and it also includes matters of discretion.
- However, I would prefer not to specify colour groups. The standard is more limited than the 'Architectural and Landscape Guidelines' because the former applies only to paint finishes. The 'Architectural and Landscape Guidelines,' in contrast, emphasises the use of self-coloured materials such as stone and naturally weathered timber and concrete which will have much greater effect in reducing prominence and fitting in with natural qualities of the landscape. I

agree it would add clarity to quantify reflectivity for applied finishes because reflectivity is the more important parameter. *“Where applied finishes are required such as for, roofing and window joinery, colour and surface treatment will be selected for their low reflectivity (less than 30%) and with hue and tone derived from the colours and textures of The Landing’s flora and landscape.”*

I think that approach is more comprehensive and in keeping with the design approach taken to The Landing. To use the example given, a dark red colour (with reflectance 9%) derived from pōhutukawa flowers (such as Resene ‘Pohutukawa’ 04D45) could be an appropriate colour in conjunction with natural materials that would not be overly prominent.

I accept Mr Lister's comment that the design guidelines will be promoting the use of natural self-coloured materials and that applied colour will likely be used for roofing and window joinery. I am also aware that it would be unfortunate if development at The Landing took on the colours of either Stonefields or Pokeno, ie grey, on grey, on grey. Nevertheless, there are some colours with low reflectivity which can be visually dominant. Two such examples are shown below:



Glacier
18 D 41
RV42



Limerick
12 E 53
RV 40

I continue to recommend the inclusion of the restriction to Colour Groups A, B and C in the control.

TLDA-P1 - MASTERPLAN AND ECOLOGICAL MANAGEMENT PLAN

In response to my concerns that this policy requires consistency with the approved Masterplan and Ecological Management Plans, but that there are no mechanisms within the rules to ensure this occurs, Mr Lister has responded:

- The Masterplan and Ecological Management Plan were already approved in 2004. Subdivision consent is contingent on compliance with both.
- We are updating TLDA-Plan 1 to depict the ecological planting areas as indicated on the Masterplan, as well as the house sites. The Policy and the Masterplan are consistent with one another.
- The Ecological Management Plan itself covers methods for the work. It is required to be given effect to by conditions of the resource consent and a covenant on the title. It is therefore not necessary to include as part of the District Plan provisions.

- I agree, the matters of control should refer to the 'Architectural and Landscape Design Guidelines'. As noted above, Vijay is reviewing the wording of the operational rule TLDA-R1 to ensure this. The 'Architectural and Landscape Guidelines' are likewise being updated to include Section 5.2 of the Landscape Plan.

Mr Lister's comments are helpful in understanding the relationship of the proposed provisions and the existing consent conditions. I look forward to seeing the updated TLDA Plan 1 and revised provisions.

BUILDING FOOTPRINT & HEIGHT STANDARDS

I had noted in my memo that the proposed provisions also include one standard TLDA-S1 which relates to maximum building footprints and heights and could find no reference in the proposed rules to this standard and was uncertain how it is to be applied. Mr Lister's response states:

- Vijay is relooking at the operational rule TLDA-R1 which is to provide for new buildings as controlled activities where they are on the identified sites and comply with the standards. It is to list the matters to which Council restricts its control (design and appearance of buildings, landscape design), and criteria that are to include the 'Architectural and Landscape Design Guidelines' and effects on the natural character and landscape values.
- The height standard TLDA-S1 will specify a 9m standard, except for listed sites where height will be limited to a single storey. The listed sites will be those identified in Section 5.2 of the 2004 'Landscape Plan'. Those Section 5.2 site-by-site guidelines – which cover matters in addition to height – will be included in the 'Architectural and Landscape Guidelines'.
- The maximum 800m² footprint is not required. There is no maximum footprint in the zone or ONL and CE overlays (there are site coverage standards that would continue to apply to each lot). Prominence, proportion, and nestling of buildings in the landscape are addressed more comprehensively through the controlled activity process and guidelines.
- We discussed that the house site numbers need to be consistent between the guidelines and TLDA-Plan 1.

Again I look forward to seeing the revised provisions before making further comment.



Melean **Absolum**
Dip LA FNZILA
6 July 2025

Memorandum



To Kenton Baxter
 Policy Planner - District Plan, FNDC

From Melean Absolum
 Landscape Architect, MALtd

Date 26 June 2025

Dear Kenton,

SUBMISSION 32 & FURTHER SUBMISSION 344, MOTUKIEKIE ISLAND

INTRODUCTION

This memorandum records my response to the supplementary evidence of Mr Mike Farrow, dated 15 May 2025 and the revised proposed provisions provided by Mr James Hook on 25 June. Both of these are in response to comments made by you and I in our earlier memos (mine dated 16 May).

I am aware from Mr Hook's email, that the proposed provisions have been rewritten on the basis of changing the underlying zoning from the notified Natural Open Space Zone to Rural Production Zone, rather than the stand alone Special Purpose Zone being sought in the earlier evidence. Additionally, I am aware that three further pieces of information are due to be provided by Mr Hook later this week:

- an archaeology assessment;
- a more accurate precinct plan; and
- supplementary planning evidence.

I do not anticipate it will be necessary for me to respond to these documents.

My earlier memo identified two matters that, in my opinion, needed to be addressed in the proposed provisions. They were:

- a. the need to ensure ongoing vegetation management around the proposed building areas is included in the proposed provisions; and
- b. the inclusion of Mr Farrow's 'Principles' within the provisions.

ONGOING VEGETATION MANAGEMENT

Mr Farrow's supplementary evidence specifically addresses item a above. He has suggested that the following be included in the Building Guidelines that form part of the proposed provisions:

"Indigenous vegetation that is required to be conserved within Building Areas (primarily established pohutukawa and that vegetation that doesn't need to be cleared in order to establish a building) and vegetation that surrounds Building Areas, is to be managed to ensure that its composition maintains a screening and buffering role relative to a building constructed in the building area. This

Guideline recognises that a measure of perpetual vegetation management will be necessary to avoid conflict with the building as trees grow and provide for such considerations as fire control. Such management needs to be undertaken in a careful and restrained manner that maintains the natural form of the vegetation and its screening/buffering function.

I am satisfied that the inclusion of this matter in the Building Guidelines in the proposed provisions will address the concern I had raised about how appropriate vegetation management would be ensured in the future.

I note that this matter has been included in the revised Precinct provisions as the seventh bullet point in the Building Guidelines. This satisfies my earlier concern.

MR FARROW'S PRINCIPLES

The 'Principles' I have already referred to were included, alongside the Building Design Guidelines, as Appendix 1 to the report 'Broad Assessment of Landscape, Natural Character and Visual Effects.' This report was itself appended to the evidence of Mr Farrow, where it was noted by him that it is a central component of his evidence.¹

As recorded above, I had suggested that these Principles be included in the proposed provisions to apply to Motukiekie Island. I have included the Principles below and have added numbers to the list, for ease of reference.

Principles

- 1. Motukiekie has special cultural, ecological, landscape and natural character values that need to be conserved through its continuing care and potential development.*
- 2. Motukiekie is an integral part of a wider chain of nearby islands and mainland shoreline that is appreciated by large numbers of recreational users.*
- 3. The ever-improving state of Motukiekie reflects a considerable, long-term commitment from its owners as custodians and that stewardship role is intended to continue into the future.*
- 4. Existing as a private title, the use of the Motukiekie needs to balance the recreational and well-being needs of its owners with wider benefits and values but should do so without diminishing those wider benefits and values.*
- 5. Any future development on the island must be very carefully configured to avoid effects upon the key natural characteristics of Motukiekie or the experience of those using surrounding waters and adjacent islands. Buildings should aspire to "touch the land lightly".*

I remain of the opinion that it would be wise to include these Principles within the Overview part of the Precinct provisions, to ensure that, in the future, both the owners and the council are fully conversant with the high level guiding principles being utilised for the restoration and occupation of Motukiekie Island. Principle 3 is perhaps unnecessary as the third paragraph of the draft provisions covers more or less the same topic. However, I think

¹ Evidence of Mike Farrow, dated 12 May 2025, paragraph 21, page 4

paragraphs 4 and 5 are particularly important as they set out the balance that is to be found between private rights and public benefits.

CONCLUSIONS

My concern with ongoing management of vegetation on the island has been satisfied by the addition to the Building Design Guidelines.

I remain of the opinion that at least some of the Principles should be included the Overview of the Precinct provisions.



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2025

Kenton Baxter

From: Andy Brown <andy@horizonarchaeology.co.nz>
Sent: Thursday, 10 July 2025 12:14 pm
To: Kenton Baxter
Subject: Re: Motukiekie Island updated Archeological assessment

Follow Up Flag: Follow up
Flag Status: Completed

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Kia ora Kenton,

I have reviewed the Geometria assessment in support of the proposed plan change at Motukiekie.

The archaeological evidence presented in support of the rezoning reflects archaeological best practice. The information presented is drawn from reliable sources and appears to accurately reflect the archaeological landscape on the property. The document outlines proposed management of the sites, including through the Heritage NZ processes if required.

I support the conclusions drawn in the report and do not believe there are any archaeological matters that prohibit rezoning.

Noho ora mai,

Andy



HORIZO ARCHAEOLOG

From: Kenton Baxter <Kenton.Baxter@fndc.govt.nz>
Sent: Tuesday, 8 July 2025 08:39
To: Andy Brown <andy@horizonarchaeology.co.nz>
Subject: Motukiekie Island updated Archeological assessment

Good Morning Andy,

Please see attached updated archaeological information for Motukiekie Island for your review.

Let me know if you require anything further.

Thanks,

Kenton Baxter
Policy Planner - District Plan



P 6494015359 | Kenton.Baxter@fndc.govt.nz

Te Kaunihera o Te Hiku o te Ika | Far North District Council

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