

# **LANDSCAPE PLAN**

**MLP LLC**

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# 1. INTRODUCTION

MLP,LLC (**MLP**) holds resource consent CON 20040972009 to subdivide its property known as the Walter C. Mountain Landing (Mountain Landing) on the Purerua Peninsula in the Bay of Islands. In its application for resource consents MLP undertook to provide a landscape plan that sets the landscape guidelines and principles for the property.

To give effect to this commitment, condition 13A of the resource consent requires that a Landscape Plan be prepared and submitted to the satisfaction of the Environmental Services Manager of the Far North District Council. The Landscape Plan is required to:

- Outline the overall landscape design for the entire property.
- Include guidelines on the means of reducing the visual impact of the buildings, associated structures and earthworks by way of suitable plantings and building exterior colours for all lots, including the planting proposals.
- Be consistent with the Ecological Management Plan.

This document has been prepared to fulfil the above requirements. It covers the following matters:

- The aims and rationale for the landscape design of the property.
- A brief description of the landscape values of the property
- The overall landscape approach for the property
- The relationship between the Landscape Plan, Ecological Management Plan, and the architectural guidelines
- The landscape guidelines for the house lots.

## **2. RATIONALE FOR THE LANDSCAPE PLAN**

### **2.1 DEVELOPMENT VISION**

The vision for Mountain Landing is:

- Creation of an enhanced landscape over the whole site, including extensive ecological restoration and maintenance.
- Creation of high value residential sites that respond to and fit into the landscape.
- Protection of the property's heritage values; and the
- Establishment and management of a viable beef and sheep farming operation.

To achieve the overall vision, MLP have implemented the following mechanisms.

- By retaining the "balance" 285 hectares as one lot. (This lot includes approximately 160 hectares of land held for the preservation and enhancement of the historic and ecological values. The remaining 100 hectares or so will be farmed), and
- By imposing detailed and legally binding controls on design (both architectural and landscape).

### **2.2 THE RELATIONSHIP BETWEEN THE VISION AND THE PROPERTY'S VALUES**

The vision has been driven by a thorough consideration and analysis of the landscape, heritage and ecological values of the property. A brief summary of these values is contained in section 3. For a more detailed description, see the Assessment of Environmental Effects and accompanying reports.

### **2.3 IMPLEMENTATION MECHANISMS**

This Landscape Plan must be read together with the Ecological Management Plan (**EMP**), the Management Plan and the various development covenants that will be imposed on individual Lot owners. A description of the latter as it applies to landscape is set out in Section 5.

In short, the mechanisms that will implement the landscape plan are:

- The Landscape Plan
- The EMP
- The Management Plan
- The land covenants that will apply to the lots.

All of these mechanisms are required by conditions on MLP's resource consent.

### **3. LANDSCAPE VALUES OF THE PROPERTY**

#### **3.1 SETTING**

Mountain Landing is at the end of the Purerua Peninsula which forms a headland between the outer Bay of Islands and the more enclosed Te Puna and Kerikeri Inlets. The west face of the site overlooks Te Puna Inlet, an enclosed and relatively shallow waterway surrounding by low-lying rolling hills. The remainder of the site is orientated to the outer Bay of Islands with its more iconic landscape of open ocean horizon studded with headlands and islands.

The site itself has several components.

- The southern “Poraenui Point” part of the site comprises a steep sided promontory. It has stronger relief than the landscape to the north. It has a rocky shoreline and is skirted by a bush-clad coastal escarpment. Poraenui Point itself has a picturesque profile with the rocky headland separated from the adjoining land by a ‘moat’. The Te Puna inlet side contains two small and picturesque coves, “Poraenui Bay” and “Pirinoa or Church Bay
- The northern part of the site adjacent to Wairoa Bay and Te Puna Bay has a more rolling topography. Both bays have sandy beaches, separated by a low headland (Papuke Point). There are three stream valleys entering Wairoa and Te Puna Bays. The southern one (“Wairoa West Stream”) is narrower and steeper and has a narrow mouth into Wairoa Bay. The central valley (“Wairoa East Stream”) is similar although somewhat more open. The northern valley behind Te Puna Bay is the widest and most open, although there is also a prominent escarpment along its northern side. There are dunes behind the beach and extensive low-lying land and wetlands.
- The picturesque Te Pahi Islands are not part of the site but lie just offshore and help to define both Wairoa Bay and Te Puna Bay.
- The site also includes a separate peninsula (Terakihi Peninsula) on the Te Puna Inlet between Wharengaere Bay and Patunui Bay.

#### **3.2 HERITAGE**

The area has a rich history. The site housed a considerable pre-European Maori population centred on nearby Rangihoua Bay, and there are several pa sites in the vicinity including one on the point between Te Puna Bay and Wairoa Bay (Papuke Point) and one on Poraenui Point itself. New Zealand’s first Church Missionary Society mission station was established in nearby Oihi in 1813 and was relocated to Te Puna Bay in 1830. The Maori population in the area began to decline shortly afterward. The land was later purchased from Maori owners and farmed, initially by the Hansen family and subsequently the Mountain family. The Mountain family homestead was on a knoll at the northern end of Wairoa Bay currently occupied by farm buildings. The family later moved to the woolshed (which became the primary residence) on the beach below the homestead and remained there until June 2002. The current “Boathouse” replaced that building. It is understood the original Hansen

family homestead site was also located nearby at the base of Papuke Peninsula on a site marked by a Norfolk Island pine and other exotic vegetation.

### **3.3 ECOLOGY**

The site has previously been cleared of essentially all its original vegetation cover for pastoral farming. In recent decades significant areas have been re-colonised by native vegetation dominated by kanuka. This has occurred mainly in the gullies, upper valleys and steeper slopes, and on the steep coastal escarpment. This naturally regenerating vegetation includes a significant component of woolly nightshade and gorse.

Substantial areas have been replanted in the last four to five years by the current owners, including restoration of wetlands and the construction of a series of ponds in the Wairoa East Stream. This planting has been intensively maintained, has achieved high survival and growth rates, and indicates a commitment by the owners to its successful establishment.

## 4. OVERALL LANDSCAPE APPROACH

The landscape plan is designed to work from the broad scale down to the individual site. The aim is to establish a **comprehensive landscape framework for the whole site** including the following main features:

- (a) Extensive restoration and replanting of streams and wetlands, and their riparian margins.
- (b) A framework of bush throughout the site, organised around the streams and the coastal escarpments, and arranged so the bush areas are interconnected and extend from shoreline to skyline.
- (c) A complementary framework of open ridgelines and north facing slopes, managed as a single pastoral unit.
- (d) House locations chosen to tie in with the broad scale plan.
- (e) A set of guidelines and a design approval process for individual house design (see architectural guidelines).
- (f) A set of guidelines and a design approval process for individual site landscape design, outlined in more detail in **section 5**.

The landscape plan must be read in conjunction with the **ecological management plan** which outlines the tasks by which the broad landscape framework will be achieved. That plan is tailored to the characteristics of the site's eight different landscape units as follows:

<i>Landscape Unit</i>	<i>General Characteristics and Planting Elements</i>
Te Puna Stream and Wetland	This is a broad valley, with a wide sandy beach backed by dunes. There are rolling flat-topped spurs on the south side of the valley and a sharp escarpment along its north side.
(includes lots 1,2,3,40,41, 35,36)	<p>The Landscape Plan includes the following design elements:</p> <ul style="list-style-type: none"> <li>• A band of dune vegetation behind the beach</li> <li>• An open heritage management area on the rear dune areas that were occupied by the mission station</li> <li>• Extensive restoration of the wide wetland and its riparian margins in the centre of the valley</li> <li>• Restoration of the bush clad escarpment on the north side of the valley</li> <li>• Maintenance of the open rolling landscape on the south side.</li> <li>• Lot 1 is embedded amidst a re-vegetating bush setting. The other lots (3, 40,41, 35,36) are on the south side of the valley, located in sites to reduce prominence.</li> </ul>
Wairoa East Stream Catchment	This is the 'central' valley in the site. It has an intermediate scale, with a small stream and broad rolling ridges on either side.
(lots 2,4,5,34)	<p>The stream has been formed into a series of wetlands and ponds with extensive areas of riparian planting sweeping up the sides of the valley.</p> <p>The Landscape Plan includes the following design elements:</p> <ul style="list-style-type: none"> <li>• Enhancement of the vegetated coastal escarpment either side of the stream</li> </ul>

<i>Landscape Unit</i>	<i>General Characteristics and Planting Elements</i>
	<p>mouth.</p> <ul style="list-style-type: none"> <li>• Restoration of the wetland and riparian vegetation along the course of the stream.</li> <li>• Extension of re-vegetation planting up shallow tributary gullies, including a link over a saddle to the Te Puna catchment.</li> <li>• Lots 4 &amp; 5 are located just inside the mouth of the valley where they can be anchored to vegetation. Lots 2 &amp; 34 are located in a rural setting below the ridge near the top of the valley.</li> </ul>
Wairoa West Stream Catchment	The Wairoa West stream is relatively narrow and has an intimate character. The stream has two main branches and is incised below steep banks. There are rolling spurs in the central part of the valley, climbing to steeper skyline ridges.
(lots 7,26, 27,28, 29,30)	<p>The Landscape Plan includes the following design elements:</p> <ul style="list-style-type: none"> <li>• Enhancement of the vegetated coastal escarpment either side of the stream mouth.</li> <li>• A restored wetland and riparian margin planting around the banks of the stream.</li> <li>• Re-vegetation and extension of the bush cover at the head of the valley extending up to the skyline ridge and extending to ridges on either side of the valley.</li> <li>• Retention of the open character of the lower spurs.</li> <li>• Four of the lots (7,26,27,28) are located on open spurs in the lower part of the valley where they can be tied to riparian margin planting. The remaining two (29,30) are on elevated inland sites where they can be attached to re-vegetation planting.</li> </ul>
Wairoa Bay Coastal Escarpment	The southern end of Wairoa Bay has a high and bush-clad escarpment rising steeply behind the beach. There are open ridges on the skyline above the bush cover of the escarpment.
(lots 6,8,9,11,12)	<p>The Landscape Plan includes the following design elements:</p> <ul style="list-style-type: none"> <li>• Restoration and enhancement of the vegetated coastal escarpment.</li> <li>• Extension of planting to skyline ridges.</li> <li>• House lots are located on open benches above the escarpment but below ridges (9, 11, 12); located on open slopes adjacent to the bush edge (8); or embedded within the bush itself (6)</li> </ul>
Poraenui Stream and Pirionoa Stream catchments	This is a complex headland, dissected by a series of deep gullies. The headland is fringed by cliffs and steep bush clad escarpments, above which are a series of open ridges orientated across the headland. The gullies emerge through the coastal escarpment through small coves or bays.
(lots 13,14,16,17, 18,19, 21,22,23,24, 25)	<p>The Landscape Plan includes the following design elements:</p> <ul style="list-style-type: none"> <li>• Restoration and extension of the bush cover on the coastal escarpment.</li> <li>• Extension of the bush revegetation in the two main valleys and across the 'moat' at the Poraenui Point headland.</li> </ul>



<i>Landscape Unit</i>	<i>General Characteristics and Planting Elements</i>
Terakihi Peninsula (lots 37,38)	<ul style="list-style-type: none"> <li>• Riparian margin planting along the two streams.</li> <li>• Retention of open character of the tow main ridges, and smaller pockets on coastal benches.</li> </ul> <p>This is a long, slender peninsula enclosing Wharengaere Bay. The perimeter of the peninsula is a relatively steep slopes or escarpments, while its crest is open, rolling grassland.</p> <p>The Landscape Plan includes the following design elements:</p> <ul style="list-style-type: none"> <li>• Restoration and extension of the bush cover on the coastal escarpment around the entire peninsula. Planting will extend up to the brow of the ridge.</li> <li>• Maintenance of the openness of the main ridge.</li> <li>• The two house sites (lots 37 &amp; 38) are located right at the base of the peninsula.</li> </ul>
Opete Tributary Upper Catchment (lots 31,32,33)	<p>This is an elevated area well inland at the head of three catchments. It has a rural character, with long distance coastal views. It also includes the old quarry site.</p> <p>The Landscape Plan includes the following design elements:</p> <ul style="list-style-type: none"> <li>• Restoration and extension of the bush cover at the head of the Opete Stream, Wairoa East and West Streams.</li> <li>• Extension of bush revegetation to skyline ridge at head of Wairoa West Stream (see Waiora West Catchment above).</li> <li>• Retention of open character of other ridges and spurs.</li> <li>• House lots 31 &amp; 32 are located in a rural setting on open slopes below main ridges. Lot 33 utilises the old quarry site, as a means of rehabilitating that feature.</li> </ul>

## **5. LANDSCAPE GUIDELINES FOR HOUSE LOTS**

### **5.1 OVERVIEW**

Both architecture and landscape design will be controlled so that individual sites fit in with the overall vision.

In addition to land use consent required for each house, covenants on sale and purchase agreements will require the approval of the Design Review Board for architectural and landscape plans.

The Design Review Board will comprise the masterplan architect for the development (Pip Cheshire) and two management company representatives. In addition, the Board will co-opt other members such as a landscape architect, ecologist or archaeologist where appropriate. The Design Review Board will be involved at all stages of the design process from initial conceptual drawings to final detailed building and landscape plans, and any subsequent plans for improvements or changes. It will be imperative that design controls are applied consistently to achieve the integrated vision.

### **5.2 RELATIONSHIP TO ARCHITECTURAL GUIDELINES**

It is also essential that both the architecture and landscape design are synchronised and aligned to the overall vision:

Architectural guidelines are set out in a separate document [ ]. Their intention is to ensure that all buildings on the property share the same high design standards and yet allow reasonable architectural freedom and individual expression. Key elements of the guidelines cover the following:

- Building to be within the building platform
- Approved architects to be used
- Design concepts to be adhered to (see further detail below)
- Ancillary structures to be approved
- Parking of all vehicles (including boats) to be enclosed, integrated or screened
- Infrastructure to be unobtrusive to integrate with buildings and landscape (eg water tanks to be underground or properly)
- Antennae and solar energy systems to be integrated with the building and be unobtrusive and screened from view
- Building materials and finishes to be used that blend with the natural landscape.

### **5.3 LANDSCAPE GUIDELINES**

The following guidelines will be applied to the landscape design for each lot:

- a) Engage approved landscape architects.
- b) Carry out earthworks and grading to marry in with adjacent contours, avoiding sharp batters and exposed cut faces.

- c) Locate areas of domestic planting, including mown grass, 'behind' houses in order to maintain natural character from shared or public areas
- d) Extend nearby natural planting patterns to provide the main structural planting around houses.
- e) Use groups of large scale trees to visually 'anchor' houses. These can be planted in a way that maintains views. For instance groups of trees can be planted alongside and slightly forward of houses. This will maintain views, while softening the house's corners and making them appear set further back in the landscape.
- f) Create broad areas of low foundation planting in front of houses. This will help visually 'anchor' the house (make it appear more embedded in the landscape); and provide horizontal scale. As noted above, this planting should be used to tie the lot into the adjacent broad scale vegetation patterns.
- g) Use a consistent palette of main species across the whole site, tailored to the main settings (eg coastal, bush, rural, stream). These planting types relate to the setting and species used for broad scale restoration of the site.
- h) Plant groves of trees behind houses, especially where there is rising ground, to improve the backdrop.
- i) Plant on a bold scale that relates to the scale of the total development, using groups of trees and broad sweeps of vegetation. Avoid suburban patterns of individual specimens and fussy planting.
- j) Locate fencing in a way that follows planted areas.

In addition, the following specific guidelines are made in respect of each lot.

<i>Lot</i>	<i>Context</i>	<i>Specific Guidelines</i>
<b><i>Te Puna Stream and Wetland</i></b>		
1 OL	House setting is surrounded by regenerating native bush, at toe of bush-clad escarpment, overlooking wetland area. It has low elevation.  Landscape goal is to maintain the clarity of the margins between the wetland, riparian planting, and bush edge.	<ul style="list-style-type: none"> <li>• Minimise cleared area around house.</li> <li>• Use low riparian margin planting as foreground to house.</li> <li>• Re-establish bush margin planting around the rear of the house.</li> <li>• Position house to enable it to use wetland to provide open outlook from house. Opportunity, for instance, to extend a jetty from house to engage with wetland.</li> <li>• Locate any domestic planting including mown lawn to north of (behind) house.</li> </ul>
3	House site setting is a spur terrace overlooking coast and wetland, on inland side of a stand of pines. The pine gully is to be re-vegetated.  Landscape goal is to anchor the house with backdrop trees and low foreground planting.	<ul style="list-style-type: none"> <li>• Use groves of pohutukawa either side of house and along access road to provide backdrop.</li> <li>• Extend riparian planting around edge of wetland and extend coastal planting on face of terrace. House should be located behind extensive foreground sweeps of low coastal planting.</li> </ul>

<i>Lot</i>	<i>Context</i>	<i>Specific Guidelines</i>
40	<p>House setting is near toe of slope overlooking wetland in area behind the beach.</p> <p>Landscape goal is that the house hugs the landform, is anchored by foreground riparian planting, and by anchored by adjacent trees.</p>	<ul style="list-style-type: none"> <li>• Use low riparian planting as foreground to house –extend riparian margin from wetland.</li> <li>• Use groves of pohutukawa as anchor either side of house, and on slope to provide backdrop.</li> <li>• Locate any domestic planting, including extensive areas of mown lawn, to north-east (behind) of house</li> </ul>
41	<p>House setting is an open slope on inland side of headland spur, adjacent to pohutukawa trees.</p> <p>Landscape goal is to use ridge and pohutukawa to anchor house, to design house in a way that hugs the landform. The site requires sensitive design to avoid domesticating the landscape.</p>	<ul style="list-style-type: none"> <li>• Extend pohutukawa by planting groves along ridge either side of house.</li> <li>• Use extensive sweeps of low coastal species in vicinity of house, including along crest of ridge. Avoid domestic planting on slopes around house.</li> </ul>
35	<p>House site is on low terrace near back of valley, with a rural setting.</p> <p>Landscape goal is to visually anchor house in keeping with rural character. Reasonable flexibility for range of designs.</p>	<ul style="list-style-type: none"> <li>• Plant groups of large-scale trees in vicinity of house –for instance either side of house.</li> <li>• Plant informal avenue of trees along access behind house.</li> </ul>
36	<p>House site is on low terrace overlooking wetland toward coast.</p> <p>Landscape goal is to visually anchor the house in a rural character setting, and to maintain the integrity of the backdrop escarpment behind the wetland.</p>	<ul style="list-style-type: none"> <li>• Plant groups of large trees in vicinity of house.</li> <li>• Plant groups of trees along access behind house.</li> <li>• Use expansive riparian margin planting on face and brow of low escarpment in front of house to provide backdrop to wetland, and screen areas of domestic planting including mown lawn.</li> <li>• Locate areas of domestic planting on north-west side of house.</li> </ul>

#### ***Wairoa East Stream Catchment***

4	<p>House site is amidst native re-vegetation. It is just inside valley mouth but has a coastal setting.</p> <p>Landscape goal is for the house to nestle within regenerating coastal bush, to appear surrounded by it.</p>	<ul style="list-style-type: none"> <li>• Re-establish coastal vegetation on south side of house (toward coast).</li> <li>• Locate any domestic planting, including mown lawn, on north side of (behind) house.</li> <li>• Plant groups of pohutukawa on ridge north of house to improve backdrop.</li> </ul>
5	<p>House site is on open slope just inside valley mouth, adjacent to edge of</p>	<ul style="list-style-type: none"> <li>• Establish low coastal species as foundation on slope in front of house.</li> </ul>

<i>Lot</i>	<i>Context</i>	<i>Specific Guidelines</i>
	<p>vegetated coastal escarpment.</p> <p>Landscape goal is for the house to nestle against the edge of the coastal planting.</p>	<p>Link with vegetation on coastal escarpment.</p> <ul style="list-style-type: none"> <li>Plant groups of pohutukawa in vicinity of house to visually anchor.</li> <li>Locate any domestic planting on east side of (behind) house. Limit area of mown grass in front of house and use low coastal planting to screen it from beach.</li> <li>Plant groups of pohutukawa on slope behind house to provide backdrop. Locate any domestic planting, including in front of house. additional backdrop vegetation behind house, merging with escarpment vegetation</li> <li>Plant groups of pohutukawa along access road</li> </ul>
2	<p>House site has rural setting on open slopes towards back of valley.</p> <p>Landscape goal is to establish rural character vegetation to anchor house.</p>	<ul style="list-style-type: none"> <li>Plant large scale trees characteristic of rural landscape adjacent to house.</li> <li>Plant groups of trees along access road.</li> </ul>
34	<p>House site has rural setting on open slopes towards back of valley.</p> <p>Landscape goal is to establish rural character vegetation to anchor house.</p>	<ul style="list-style-type: none"> <li>Plant large scale trees characteristic of rural landscape adjacent to house.</li> <li>Plant groups of trees along access road.</li> </ul>
<b><i>Wairoa West Stream Catchment</i></b>		
7	<p>House setting is a low terrace overlooking wetland and stream mouth to Wairoa Bay. There are extensive stands of kanuka on stream bank.</p> <p>Landscape goal is to strengthen the riparian margin planting on bank around edge of stream/wetland; for house to nestle behind riparian planting with backdrop trees on rising land behind house.</p>	<ul style="list-style-type: none"> <li>Extend band of riparian margin planting or low coastal species as foreground to house.</li> <li>Use groves of pohutukawa to soften driveway and provide backdrop to house.</li> <li>Plant groups of pohutukawa or other coastal forest species in vicinity of house to provide anchor.</li> </ul>
28	<p>House setting is similar to #7, on low terrace overlooking wetland, facing views along stream to Wairoa Bay.</p> <p>Landscape goal is to nestle house amidst riparian planting with backdrop trees on rising land behind house.</p>	<ul style="list-style-type: none"> <li>Use band of riparian margin planting or low coastal species as foreground to house.</li> <li>Integrate riparian planting with that of lots 7 and 8, to maintain integrity of stream.</li> <li>Use groves of pohutukawa or coastal forest trees on hill to provide backdrop to house.</li> </ul>

<i>Lot</i>	<i>Context</i>	<i>Specific Guidelines</i>
27	House setting is on open slopes overlooking valley.  Landscape goal is to visually anchor house in keeping with rural character.	<ul style="list-style-type: none"> <li>Plant groups of large-scale trees in vicinity of house –for instance either side of house.</li> <li>Plant informal groups of trees to soften driveway and provide backdrop to house.</li> <li>Use extensive sweeps of low coastal species as foreground to house.</li> <li>Locate any domestic planting, including mown lawn, on north side of (behind) house. (or locate on east side and use low coastal planting to screen lawn from beach).</li> </ul>
26	House setting is on terrace near inland end of valley. Setting is strongly connected to bush clad upper reaches of stream.  Landscape goal is to retain integrity of riparian margin foreground, and bush backdrop.  The site is not prominent and provides flexibility for a range of landscape designs.	<ul style="list-style-type: none"> <li>Extend riparian margin planting as foreground to house.</li> <li>Plant groups of coastal forest trees to anchor house.</li> </ul>
29	House setting is on an elevated inland ridge, overlooking re-vegetating valleys.  Landscape goal is to tie house to edge of re-vegetation planting, and anchor house with large scale trees.	<ul style="list-style-type: none"> <li>Locate domestic planting including mown lawn on north side of (behind) house.</li> <li>Extend low re-vegetation planting around east and south edge of house.</li> <li>Use groups of large trees in vicinity of house to provide visual anchoring.</li> </ul>
30	House setting is similar to No. 29, on an elevated inland ridge, overlooking re-vegetating valleys.  Landscape goal is to tie house to edge of revegetation planting, and anchor house with large scale trees.	<ul style="list-style-type: none"> <li>Locate domestic planting including mown lawn on north side of (behind) house.</li> <li>Extend low re-vegetation planting around east and south edge of house.</li> <li>Use groups of large trees in vicinity of house to provide visual anchoring.</li> </ul>
<b><i>Wairoa Bay Coastal Escarpment</i></b>		
6	House setting is amidst regenerating coastal bush.  Landscape goal is for the house to nestle within the bush, maintaining seamless bush cover around house.	<ul style="list-style-type: none"> <li>Minimise bush clearance area</li> <li>Limit outdoor living area and locate behind house on north side.</li> <li>Reinstate low, or prune-able coastal planting on coastal side of house.</li> </ul>
8	House setting is against edge of regenerating coastal escarpment, overlooking mouth of stream and small	<ul style="list-style-type: none"> <li>Extend coastal escarpment vegetation to envelope rear and coastal side of house.</li> </ul>

<i>Lot</i>	<i>Context</i>	<i>Specific Guidelines</i>
	<p>wetland area.</p> <p>Landscape goal is to nestle house against edge of escarpment vegetation.</p>	<ul style="list-style-type: none"> <li>Establish sweeps of low coastal planting as foreground to house.</li> <li>Extend riparian margin planting along edge of stream below house.</li> <li>Locate domestic planting, including mown lawn, on north side of house. Use groves of pohutukawa beside house to provide visual anchor. Extend low coastal planting to screen any lawn areas from coast.</li> <li>Align road around edge of re-vegetation area and plant additional groups of pohutukawa to soften drive and provide backdrop.</li> </ul>
9	<p>House setting is open hillside on inland side of prominent knoll.</p> <p>Landscape goal is for house to hug landform on inland side of ridge, and to create a vegetated skyline to help absorb the house.</p>	<ul style="list-style-type: none"> <li>Extend coastal escarpment planting over skyline ridge.</li> <li>Plant groups of pohutukawa around knoll to help anchor house.</li> <li>Wrap low coastal planting around northern side of house to provide foreground planting. Link to coastal escarpment planting.</li> <li>Locate domestic planting, including mown lawn, where it is screened from the coast. (for instance, on north-west side of the house)</li> </ul>
11	<p>House setting is on a bench above the bush clad coastal escarpment, with backdrop pohutukawa, overlooking Wairoa Bay.</p> <p>The landscape goal is that the house hugs the landform; that it appears set back from escarpment edge: and is visually anchored by trees.</p>	<ul style="list-style-type: none"> <li>Use a wide band of low coastal planting to provide foundation in front of house, and to screen any areas of lawn or domestic planting. Link such planting to escarpment vegetation.</li> <li>Plant groups of pohutukawa both sides of house.</li> <li>Plant pohutukawa on ridge behind house to create a darker, irregular backdrop.</li> </ul>
12	<p>House setting is similar to that for #11 above, on a bench above the coastal escarpment. The escarpment is bush clad and will be enhanced.</p> <p>The goal is that the house hugs the landform; that it appears set back from escarpment edge; and is visually anchored by trees.</p> <p>The design for house sites 11 and 12</p>	<ul style="list-style-type: none"> <li>Use wide band of low coastal planting to provide foundation in front of house, and to screen any areas of lawn or domestic planting. Link such planting to escarpment vegetation.</li> <li>Plant pohutukawa on ridge behind house to create a darker, irregular backdrop.</li> <li>Plant groups of pohutukawa both sides of house.</li> </ul>

<i>Lot</i>	<i>Context</i>	<i>Specific Guidelines</i>
	should tie in with each other.	
<b><i>Poraenui and Pirinoa Stream Catchments</i></b>		
13	<p>House setting is a bench above the coastal escarpment.</p> <p>The landscape goal is that the house hugs the landform; that it appears set back from escarpment edge behind foreground vegetation; and is anchored by large trees.</p>	<ul style="list-style-type: none"> <li>• Locate any domestic planting, including mown lawn, on north side (behind) of house.</li> <li>• Plant low coastal vegetation as foundation on south side of house, extending this to link with escarpment planting.</li> <li>• Plant groups of pohutukawa on ridge north of house to provide backdrop.</li> <li>• Plant groups of pohutukawa in vicinity of house to provide visual anchoring.</li> </ul>
14	<p>House setting is a low saddle on skyline ridge. It will appear above the coastal escarpment but is separated it by an intervening bush clad gully.</p> <p>Landscape goal is that the house is low and hugs the landform and is visually anchored by large scale trees and foreground vegetation.</p>	<ul style="list-style-type: none"> <li>• Locate any domestic planting, including mown lawn, on north side (behind) of house.</li> <li>• Plant low coastal vegetation as foundation on east side of house, extending this to link with bush in the gully.</li> <li>• Plant groups of pohutukawa on both sides of house (SW &amp; NE) to provide visual anchoring.</li> </ul>
16	<p>House setting is the crest of a spur on the shoulder of a prominent hill.</p> <p>Landscape goal is to maintain open character of spur, but visually anchor house within groves of pohutukawa</p>	<ul style="list-style-type: none"> <li>• Plant groves of pohutukawa beside house to provide visual anchoring.</li> <li>• Plant occasional pohutukawa on hill east of house to create backdrop.</li> </ul>
17	<p>House setting is secluded behind the beach of a small, strongly contained bay. The hill behind the house site is re-generating bush, that will be enhanced and extended up the entire valley.</p> <p>Landscape goal is to locate house adjacent to existing trees, with bush backdrop.</p>	<ul style="list-style-type: none"> <li>• Locate house so it is visually anchored by existing trees.</li> <li>• Use extensive band of low coastal planting in front of house (between house and stream/beach) to provide foreground.</li> </ul>
18	<p>House setting is a bench above the coastal escarpment, with backdrop ridge.</p> <p>Landscape goal is to ensure house appears set back from escarpment and is visually anchored by large scale trees.</p>	<ul style="list-style-type: none"> <li>• Plant groves of pohutukawa adjacent to house to provide visual anchoring.</li> <li>• Plant sweeps of low coastal planting in front of house above coastal escarpment.</li> </ul>
19	House setting is a bench below the brow	<ul style="list-style-type: none"> <li>• Locate house so it is adjacent and</li> </ul>



<i>Lot</i>	<i>Context</i>	<i>Specific Guidelines</i>
	<p>of a prominent ridge, overlooking a revegetated valley. The ridge will retain an open character, while the valley will be restored to a bushland character.</p> <p>Landscape goal is that the house hugs the landform, is visually attached to the re-vegetation, and is anchored by coastal trees.</p>	<p>parallel to area of planted re-vegetation. Extend low coastal planting around SE end of house to tie it to this vegetation boundary.</p> <ul style="list-style-type: none"> <li>• Locate domestic planting, including mown lawn, to north of (behind) house.</li> <li>• Plant strategic groups of pohutukawa east, west and north of house to visually anchor it and provide backdrop in views from water.</li> </ul>
21	<p>House setting is similar to #17 above, secluded behind beach in small bay. The hill behind the site is re-vegetating and this bushland character will be enhanced and extended up the valley.</p> <p>Landscape goal is to locate house where it will be anchored by adjacent trees, with bush backdrop, and foreground foundation planting to increase sense of setback from beach.</p>	<ul style="list-style-type: none"> <li>• Locate house so it is visually anchored by existing trees.</li> <li>• Use extensive band of low coastal planting in front of house (between house and stream/beach) to provide foreground.</li> </ul>
22	<p>House setting is on low ridge in valley behind small beach.</p> <p>Landscape goal is to nestle house against edge of re-vegetation planting; with low foreground planting extending in front of house.</p>	<ul style="list-style-type: none"> <li>• Locate house adjacent to bush edge.</li> <li>• Locate outdoor living area behind house (north-east side).</li> <li>• Use band of low coastal species to provide foreground to house in views from the water. Link low planting to re-vegetation area.</li> <li>• Plant pohutukawa trees adjacent to house to visually anchor house.</li> </ul>
23	<p>House setting is on ridge near back of small valley. Bush re-vegetation will extend up eastern face of ridge to crest of ridge.</p> <p>Landscape goal is to anchor house against edge of re-vegetation planting, with lower foreground planting on south-east side of house.</p>	<ul style="list-style-type: none"> <li>• Locate house adjacent to bush edge.</li> <li>• Locate outdoor living area behind house (north-east side).</li> <li>• Use band of low coastal species to provide foreground to house in views from the water. Link low planting to re-vegetation area.</li> <li>• Plant pohutukawa trees adjacent to house to visually anchor house.</li> </ul>
24	<p>House setting is on terrace above coastal escarpment. The escarpment is currently vegetated and will be enhanced according to the management plan.</p> <p>Landscape goal is that the house is low</p>	<ul style="list-style-type: none"> <li>• Set house back from escarpment edge.</li> <li>• Locate any domestic planting behind (north side) house.</li> <li>• Use extensive band of low coastal planting as foreground foundation.</li> </ul>

<i>Lot</i>	<i>Context</i>	<i>Specific Guidelines</i>
	and hugs the landform, that it is set back from the escarpment, and is visually anchored by large trees.	<ul style="list-style-type: none"> <li>Plant groves of pohutukawa either side of house, set forward of house. Locate trees so they soften corners of building in views from the water.</li> </ul>
25	<p>House setting is on terrace above coastal escarpment. The escarpment is currently vegetated and will be enhanced according to the management plan.</p> <p>Landscape goal is that the house is low and hugs the landform; that it is set back from the escarpment; and is visually anchored by large trees.</p>	<ul style="list-style-type: none"> <li>Set house back from escarpment edge.</li> <li>Locate any domestic planting north of (behind) the house.</li> <li>Use extensive band of low coastal planting as foreground foundation.</li> <li>Plant groves of pohutukawa either side of house, set forward of house. Locate trees so they soften corners of building in views from the water.</li> </ul>
<b>Terakihi Peninsula</b>		
37	<p>House setting is a benched just below ridgeline, above steep re-vegetating coastal escarpment and steep slopes, and overlooking Patunui Bay.</p> <p>The landscape goal is that the house hugs the landform; and that it is visually anchored by large trees and foreground vegetation.</p>	<ul style="list-style-type: none"> <li>Extend low coastal planting from the escarpment to the front of the building as a foundation.</li> <li>Locate any domestic planting, including large areas of mown lawn, east of (behind) the house.</li> <li>Plant groves of pohutukawa either side of house and set forward of house. Locate trees so they soften corners of building in views from the water.</li> </ul>
38	<p>House setting is on a bench below the broad crest of the main ridgeline, overlooking Wharengaere Bay. The main ridge will remain in pasture. Below the site the coastal escarpment is being re-vegetated.</p> <p>The landscape goal is that the house is low and hugs the landform; that it is visually attached to the coastal escarpment vegetation.</p>	<ul style="list-style-type: none"> <li>Extend low coastal planting from the escarpment to the front of the building as a foundation.</li> <li>Locate any domestic planting, including large areas of mown lawn, east of (behind) the house.</li> <li>Plant groves of pohutukawa both sides of house and set forward of house. Locate trees so they soften corners of building in views from the water.</li> </ul>
<b>Opete Tributary Upper Catchment</b>		
31	<p>House setting is rural, on open slope on inland hill, with elevated views to coast.</p> <p>Landscape goal is to visually anchor house with large scale trees or extensive planting carried out with a rural character.</p>	<ul style="list-style-type: none"> <li>Plant large scale trees characteristic of rural landscape adjacent to house, in particular following access road.</li> <li>Design should be carried out on a bold scale appropriate to a rural setting.</li> </ul>
32	<p>House setting is rural, on open slope on inland hill, with elevated views to coast.</p>	<ul style="list-style-type: none"> <li>Plant large scale trees characteristic of rural landscape adjacent to house, in</li> </ul>

<i>Lot</i>	<i>Context</i>	<i>Specific Guidelines</i>
	Landscape goal is to visually anchor house with large scale trees or extensive planting carried out with a rural character.	<p>particular following access road.</p> <ul style="list-style-type: none"> <li>• Design should be carried out on a bold scale appropriate to a rural setting.</li> </ul>
33	<p>House setting is unique, comprising old quarry site on inland saddle. The site overlooks re-vegetated headwaters of stream, and has elevated views to coast.</p> <p>Landscape goal is to re-contour site to a more naturalistic form; to visually anchor the house with large scale trees in keeping with rural character; and to link the site with bush of adjacent valley head.</p>	<ul style="list-style-type: none"> <li>• Extend re-vegetation planting to edge of house site.</li> <li>• Plant large scale trees characteristic of rural landscape adjacent to house, in particular following access road.</li> </ul>