

## THE LANDING

### Overview

The Landing comprises approximately 395 hectares of land and 8.5 kilometres of coastline on the Purerua Peninsula, north of Kerikeri. Resource consent has been granted for 46 residential lots and for the balance of the land to be held under a single title. Implementation of the resource consent has resulted in significant restoration, revegetation and protection of the natural landscape of The Landing, including its streams, watercourses, wetlands, gullies, coastal escarpments, headlands and heritage areas. At the same time subdivision and development of The Landing has progressed in accordance with its resource consent. The Landing vineyard is also established on the site.

The purpose of The Landing Development Area is to ensure the subdivision, use, and development outcomes in conjunction with the restoration and protection of the natural environment and heritage values specified in The Landing resource consent are recognised, provided for and able to be implemented.

The objectives, policies, rules, standards, matters of discretion and assessment criteria of the Rural Production Zone, Coastal Environment Overlay, Outstanding Natural Landscape Overlay, High Natural Character Overlay and Subdivision section of the District Plan that are applicable to The Landing Development Area do not apply to The Landing Development Area, unless specified below.

Objectives	
<b>TLDA-O1</b>	Subdivision, use and development of The Landing that integrates development with restoration and protection of natural character and landscape values.
<b>TLDA-O2</b>	Rural farming activities (including associated buildings and structures) are enabled at The Landing.

Policies	
<b>TLDA-P1</b>	<p>Provide for the subdivision, use and development of The Landing in accordance with TLDA Plan 1, by</p> <ul style="list-style-type: none"> <li>Retaining the majority of the site in common title to be managed as a coherent landscape of open space (including farmland and vineyard and natural areas.</li> <li>Continuing with the restoration of natural areas consistent with the approved masterplan and ecological management plan.</li> <li>Continuing with the development of approved residential lots so that buildings are visually recessive.</li> <li>Limiting residential development on The Landing to 46 residential lots, each with an approved building location.</li> <li>Providing for 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.</li> <li>Enabling development on approved residential lots subject to design and landscaping that acknowledges and respects natural character and landscape values.</li> </ul>

<b>TLDA-P2</b>	Provide for the operation and development of rural farming (including viticulture) activities (including associated buildings and structures) at The Landing.

Rules		
<b>TLDA-R1</b>	<b>Residential Activity:</b> <b>New buildings or structures, including extensions or alterations to existing buildings or structures associated with a Residential Activity</b>	
<b>The Landing Development Area</b>	<b>Activity status: Controlled</b>  <b>Where:</b>  <b>CON-1</b> Any new buildings or structures, including extensions or alterations to existing buildings or structures associated with a Residential Activity that are located on the building location identified on TLDA Plan 1.  <b>Matters of control are limited to:</b> <ol style="list-style-type: none"> <li>Design and appearance (including massing, form, colour materials, reflectivity) set out in The Landing Development Area Architectural and Landscape Design Guidelines.</li> <li>Landscaping to soften buildings and integrate them into the surrounding landscape, having regard to The Landing Development Area Architectural and Landscape Design Guidelines. Effects on the characteristics, qualities and values of the coastal environment</li> </ol>	<b>Activity status where compliance is not achieved with CON-1:</b> <b>Restricted Discretionary activity</b>  <b>Matters of discretion are limited to:</b> <ol style="list-style-type: none"> <li>The location of the building or structure.</li> <li>The size, bulk and height of the building in relation to ridgelines and natural features.</li> <li>Design and appearance, including the colour and reflectivity of proposed building materials.</li> <li>Mitigation of visual effects by any proposed landscaping.</li> <li>Effects on the natural characteristics and qualities of the coastal environment with particular consideration of views from the sea.</li> <li>Effects on the landscape values of the Outstanding Natural Landscape overlay.</li> <li>Effects of earthworks and vegetation clearance.</li> <li>Location and design of vehicle access, manoeuvring and parking areas.</li> </ol>

TLDA-R2	<b>Subdivision:</b> <b>Relocation of any lot identified on TLDA Plan 1 within The Landing Development Area</b>	
<b>The Landing Development Area</b>	<b>Activity status: Restricted Discretionary</b>  <b>Where:</b>  <b>RDIS-1</b> Relocation of any lot identified on TLDA Plan 1 within The Landing Development Area, subject to no additional lots being created.  <b>Matters of discretion are limited to:</b> <ol style="list-style-type: none"> <li>The location of the lot in relation to ridgelines and natural features.</li> <li>Effects on the natural characteristics and qualities of the coastal environment with particular consideration of views from the sea.</li> <li>Effects on the landscape values of the Outstanding Natural Landscape overlay.</li> <li>Effects on adjacent lots, the overall masterplan for The Landing and potential visual dominance effects.</li> <li>Effects on privacy, outlook and enjoyment of private open spaces on adjacent lots/sites.</li> <li>Effects from the location and design of vehicle access, manoeuvring and parking areas</li> </ol>	<b>Activity status where compliance is not achieved with RDIS-1:</b> <b>Non-complying</b>

TLDA-R3	<b>Subdivision:</b> <b>Creation of any lot exceeding the number of residential lots identified on TLDA Plan 1 within The Landing Development Area</b>	
<b>The Landing Development Area</b>	<b>Activity status: Prohibited</b>  <b>Where:</b>  <b>Proh-1</b> Creation of any lot exceeding the number of residential lots identified on TLDA Plan 1 within The Landing Development Area.	<b>Activity status where compliance is not achieved with Proh-1:</b>  <b>N/A</b>

**Note:** Non-Residential Activities and Buildings or any residential subdivision or development not provided for in the above rules shall subject to the applicable provisions of the District Plan.

Standards		
TLDA-S1	Residential Buildings or structures on any residential lot on TLDA Plan 1	
The Landing Development Area	<ol style="list-style-type: none"> <li>1. The maximum footprint of a new building or structure (including additions or alterations to existing buildings or structures) is 800m<sup>2</sup>; and</li> <li>2. The maximum height of a new building or structure, or addition or alteration to an existing building or structure is 9m above ground level.</li> </ol>	<p><b>Where the standard is not met, matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>a. Any adverse effects on the landscape values of the outstanding natural landscape.</li> <li>b. Effects on the natural characteristics and qualities and values of the coastal environment, with particular consideration of views from the sea.</li> </ol>

**Note:** Non-Residential Activities and Buildings or any residential subdivision or development not provided for in the above standard shall subject to the applicable provisions of the District Plan.

8540  
24 April 2025

**THE LANDING**

TITLE	DESCRIPTION	HECTARE	NOTES
1. NA767/279	Pt OLC126	1.1230	Island
2. NA223/9	Pt Viharengare No.1 Block	15.2161	Isolated
3. NA221/79	Kahiki No. 2C Block	10.6559	
4. NA271/171	Pts. Sec. 11 BLK IX Kerikeri SD	35.1345	4 parcels
5. NA284/1296	Sec. 13 BLK IX Kerikeri SD	0.2605	Road severance
6. NA284/1297	Sec. 14 BLK IX Kerikeri SD	0.1199	Road severance
7. NA284/1298	Sec. 15 BLK IX Kerikeri SD	0.3715	Road severance
8. NA284/1299	Sec. 16 BLK IX Kerikeri SD	0.0232	Road severance
9. NA130C/641	Lot 6 DP 202152	1.0023	Amalgamated
10. NA130C/641	Lot 4 DP 202152	1.8100	
11. 251354	Lot 1 DP 361786	1.2377	
12. 251363	Lot 41 DP 361786	1.4334	
13. 251398	Lot 5 DP 202152	2.2350	Amalgamated
14. 251396	Lot 3 DP 202151	0.2640	
15. 251357	Lot 4 DP 361786	0.6944	
16. 251359	Lot 34 DP 361786	1.8047	
17. 307555	Lot 6 DP 376492	1.0941	
18. 307556	Lot 7 DP 376492	1.2478	
19. 307557	Lot 20 DP 376492	0.9900	
20. 307558	Lot 27 DP 376492	1.4106	
21. 307559	Lot 28 DP 376492	1.5397	
22. 382938	Lot 1 DP 395972	4.7534	Ex Matakā
23. 382939	Lot 2 DP 395972	4.9708	Ex Matakā
24. 382940	Lot 3 DP 395972	4.8546	Ex Matakā
25. 382941	Lot 4 DP 395972	4.0613	Ex Matakā
26. 382942	Lot 5 DP 395972	4.0017	Ex Matakā
27. 382943	Lot 9 DP 395972	23.9400	Ex Matakā
28. 533637	Lot 3 DP 435789	2.0501	
29. 533638	Lot 42 DP 435789	1.4744	
30. 533639	Lot 43 DP 435789	1.5732	
31. 679906	Lot 1 DP 481706	0.4310	Vineyard Villa
32. 679907	Lot 2 DP 481706	0.3970	
33. 679908	Lot 3 DP 481706	0.4938	
34. 679908	Lot 4 DP 481706	0.4104	
35. 679910	Lot 5 DP 481706	0.3767	
36. 679911	Lot 6 DP 481706	0.3649	
37. 679912	Lot 6 DP 395972	3.4173	Amalgamated
38. 679912	Lot 7 DP 395972	4.9379	
39. 679912	Lot 8 DP 395972	2.6270	
40. 679912	Lot 50 DP 376492	134.4610	
41. 679912	Lot 50 DP 481706	114.4456	
		393.1094	

**OTHERS**

TITLE	DESCRIPTION	HECTARE	NOTES
42. 314507	Lot 5 DP 378513	2.2406	Gabriel
43. 374354	Lot 40 DP 393536	3.2266	Gabriel
44. 257219	Lot 37 DP 363154	5.0090	Williams
		10.4762	

**= THE LANDING =  
DEVELOPMENT AREA**

**DONALDSONS**

REGISTERED LAND SURVEYORS

0 150 300 450 600 750 1500

Scale @ A1 is 1 : 7500

Scale @ A3 is 1 : 15000

1 May 2025

File 8540 The Landing titles and schedule.njo

Ref 8540

## **The Landing Development Area Architectural and Landscape Design Guidelines**

### **Site Considerations**

The impact of new buildings on The Landing will be minimised by having careful regard to surrounding topography, building location and access within the site, building form and materials used, and landscape planting. The following guidelines are illustrated with existing houses at The Landing.

### **General Development**

Where there is existing native vegetation, and or mature trees, buildings should be located to avoid disturbance to vegetation and trees, and to maintain or enhance vegetation cover.

Sites are located as far as practicable to minimise the need for excavation for construction or to form vehicular circulation and manoeuvring space. Driveways should follow the natural contours of the land, and avoid sharp angles or long straight sections. Parking areas should be integrated with the overall design of the residence and landscaping, and vehicles in uncovered parking spaces should not be visible from the coastline.

Water tanks, if not placed underground, will be unobtrusive and designed to integrate with the overall design of the main structures. Septic tanks and other sewage treatment infrastructure will be placed underground. Any air-conditioning or heating units will be contained within or unobtrusively integrated with the main structures. Lighting should be selected and located to ensure that the source of light is not visible beyond the site boundaries.

## Building Form

Various building styles are possible however the following general guidelines will assist in diminishing the impact of structures in the landscape.

- Building mass may be either tall where built up a slope, or wide where built across a slope but should not be both tall and wide. Building forms should be massed and arranged to have a clear relationship with the surrounding topography. Consideration should be given to breaking larger building masses into component forms in order to diminish the impact of building in the landscape.
- Roofs should be appropriate to the building form and generally respond to the surrounding topography.
- Building mass may be either tall where built up a slope, or wide where built across a slope but will not be both tall and wide. Large buildings should be broken up to allow trees to be planted within the building perimeter.
- Buildings on slopes will be 'grounded' in the site with solid foundation and basement enclosure to avoid sightlines to the underside of floors.



### SK – 1

*The house is reduced in bulk by breaking the form into two elements connected with a lowered section, the roof mimics the slope of the adjacent land and planting upslope ensures the house is viewed against a planted skyline.*



### **Building within the land**

The Landing has many folds, valleys and terraces and buildings should be sited to take advantage of these to settle buildings within the land rather than dominating it.



SK – 2

*The house takes advantage of a localised terrace the side of a valley and uses a simple flat roof form to allow the surrounding landform and planting to dominate.*

### **Building Location on Skyline**

Buildings will be planned and sited to minimise their impact on the skyline. This can be achieved by locating buildings so as to appear below ridges when viewed from critical viewpoints. Buildings will not be located on headlands or hilltops unless significant planting exists. Where possible, buildings should be located below the tree canopy backdrop or against new planting to maintain the prominence of a treed skyline.

Where buildings are located on or close to the top of ridgelines, or where building forms visibly protrude above ridgelines, planting of mature specimens undertaken prior to or during construction to provide planted elements above and alongside the building.



**SK – 3**

*The house is located well below the crown of the hill to ensure that the house does not dominate the natural landform. Trees in the foreground are used to further embed the house in the wider landscape. The new trees that have been planted mimic the existing trees on the wider hillside.*

### Use of landscape elements

Built landscape elements such as fences, walls and small ancillary structures can assist in diminishing the scale of the buildings and help to engender a picturesque quality to the development. Although the structures may not be physically connected, they should be consistent in their form and design to create an integrated whole.

Outdoor living areas will be designed to integrate with the overall design of the building and other structures on the site. The materials used for outdoor areas will be compatible with the materials used for the construction of the buildings on the site. The use of natural materials such as wood or stone, which enhance the natural landscape, are encouraged.

Outdoor lighting should be designed and located to ensure that the source of light is not visible beyond the site and should generally be low level illuminating the ground plane rather than high level.

### Existing planting

Wherever possible building location will take advantage of existing established planting to break the straight lines of constructed elements. Placing buildings within trees, that is, with trees both in front and behind the building will be most successful at breaking up the linear forms. Where trees are planted, or moved, to modify building lines they will be located to create informal random groupings Rather than constructed rows or rectilinear blocks.



#### SK – 4

*The house design has taken advantage of two well established pohutukawa trees to break up the rectilinear lines of the building when seen from afar.*



## Building Materials and Finishes

The visual effects of the building sites will be considerably lessened if materials chosen are self coloured and can be used without applying coloured finishes.

The Landing has evolved a 'way of building' using materials that are predominantly 'natural' including stone and naturally weathered timber. Where applied finishes are required such as for, roofing and window joinery, colour and surface treatment will be selected for their low reflectivity and with hue and tone derived from the colours and textures of The Landing's flora and landscape.



▲ *Stone, tree within the house geometry, concealed lights and recessively coloured metal roofing*

◀ *Stone, raw concrete, dark stained and weathered timber*

◀ *Naturally weathered timber cladding*

▼ *Simple form, copper gutter, naturally weathered timber*



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**Consideration of Sites by type****Valley sites - Lots 1, 10,17,21, 22, 26**

These sites are located in valleys with a large amount of hill slope behind the building sites. In each case building mass will be seen against a hillside that is significantly larger in scale than any likely building. This will preclude the possibility for breaking the skyline and will allow planting to be used to break the angularity of structures.

Building forms used should be either low horizontal or narrow vertical following the slope on the valley side.

Vehicle circulation should be easily and unobtrusively dealt with given the easier contours of these sites but some tree planting should be located between the building and public viewpoint to break the angularity of construction.

**Open hillside sites - Lots 2,3,4,5,7,8,11,14,15,16,18,27,28,29,30,34,35,36,40,41**

These sites have buildings located in open pasture with some hillside behind. Buildings are unlikely to be viewed in silhouette from public viewpoints but will require careful handling of forms and materials to reduce their impact. Site access will require some excavation and car maneuvering will need to be carefully considered.

Buildings should be set into the hill as much as possible to limit their height above the downslope and subfloor voids below floor level should be avoided. Roofs, if pitched, should be close to the slope of surrounding landforms

Tree planting should be located between building and public vantage points to reduce the contrast between open pasture and built form and to provide a contrast with the angular lines of construction.

**Near ridgetop sites - Lots 9,12,13,19,20,23,24,25,31,32,34,37,38,39**

These sites require careful siting, design and landscape to minimise impact on the landscape. The sites are generally visible from public viewpoints and in some cases buildings will be seen against either distant hills or the sky.

Site planning should reduce excavation and retaining structures with use made of level changes where sites are steep. Access to the sites should be reduced as much as possible with planting to conceal the straight line geometry of road gradients and remediated with planting on cut faces. Buildings in these locations should be horizontal in form rather than vertical and with roof geometries that mimic surrounding landforms. Larger forms should be broken into assemblies of smaller blocks with tree planting within the perimeter of the building breaking the rooflines.

Materials should be non-reflective and large glazed areas should have roof overhangs or be orientated to avoid solar reflection.

**Bush site - Lots 6,**

This site is within established bush and provided care is taken to conserve trees and form and height reflect the general guidelines there will be little impact.

**Quarry site - Lot33,**

This site is within the existing quarry, buildings will be seen against a solid hillside backdrop and there is established planting in the foreground., public access is approximately 1 kilometre away. Provided the general guidelines are followed there will be little impact.