

AK Taihia

From: Nicole Buxeda
Sent: Thursday, 18 September 2025 10:50 am
To: AK Taihia
Subject: MLP LLP The Landing - responses to requests for additional information - FNDP hearing
Attachments: TLP Plan 2.pdf; Post Hearing - The Landing Precinct Provisions.docx; 20250916_5065_Landscape Assessment of House Sites on Lots 10-14, 17 and 25.pdf; TLP Plan 1.pdf

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Tena koe Alicia-Kate

This email attaches information on behalf of MLP LLP as requested by the Hearings Panel during the hearing.

Please find attached:

- **Revised Plan Change Provisions** – updated to include requests from the Commissioners;
- **Landscape Assessment** from Gavin Lister addressing house locations for the sites that did not have a house site previously identified (10-14, 17, 25);
- **Updated TLP Plan 1** with all lots now having house sites and Coastal Environment overlay added; and
- **New TLP Plan 2** showing existing and required landscaping.

For clarification, the below table sets out the requests arising from the hearing, and the response provided by MLP LLP.

Information/Action Requested	Answer/action in response
Provide house site location and associated landscape assessments on 10-14, 17, 25	Provided in the updated provisions, the Architectural and Landscape Design Guidelines, and TLP Plan 1
Confirm site size on lots 26-45	Provided in the updated provisions and TLP Plan 1
Simplification of planning maps, including planting existing and planting to be established	TLP Plan 1 has been simplified and landscaping has been provided in the updated provisions and TLP Plan 2 along with new standard S3 relating the landscaping
Analysis of single story vs 9m to show where 9m might be in the coastal environment and ONL	Assessment of sites undertaken in landscape assessment from Gavin Lister. Heights are addressed by requiring the maximum building height standard (TLP-S2.2) to meet the relevant provisions of the Architectural and Landscape Design Guidelines. The single-story dwellings are clearly set out in the guidelines.
Include 60% diagram in the rule	Provided in the updated provisions and TLP Plan 3.

Inclusion of cultural recognition/discovery protocols in the precinct	Provided in the updated provisions – refer Amendment to Objective TLP O1 and Policy TLPP3 (from Mataka)
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We consider that the information and answers provided satisfies the Commissioners' queries from the hearing, and we are happy to answer any further questions or provide any further information should the Commissioners require it.

We also thank the Commissioners for the extension of time to provide this information, the additional days were much appreciated.

Kind regards,

Nicole

Nicole Buxeda
Director

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The Landing Precinct

The provisions below represent a clean version of The Landing Precinct provisions proposed by the submitter following the Council hearing, which addresses the comments from the Hearing Panel.

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 45 residential lots and for the balance of the land to be held under a single title. Implementation of the approved resource consents 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 consents. The Landing vineyard is also established on the site.

The purpose of The Landing Precinct 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 previously granted resource consents for The Landing are recognised, provided for and able to be implemented. Therefore, The Landing Precinct provisions enable the residential lots approved by resource consent to be established and recognised in the District Plan.

The zoning of the land within the precinct is zoned Rural Production. The objectives, policies, rules and standards of the underlying Rural Production zone apply in addition to the provisions of the precinct, except that:

- All precinct rules relating to residential activity, residential subdivision and residential development including maximum height prevail over the corresponding Rural Production zone rules.
- The following standards do not apply to residential buildings within The Landing Precinct:
 - RPROZ-S1 Maximum Height;
 - RPROZ-S2 Height in Relation to boundary; and
 - RPROZ- S5 Building or Structure Coverage

Parts of the site are identified within the coastal environment, high natural character and outstanding natural landscape overlays. The objectives and policies in the Natural Features and Landscapes and Coastal Environment chapters apply in addition to the provisions of The Landing Precinct. In specified instances identified in the precinct rules below, the precinct rules apply instead of the specified provisions in the Natural Features and Landscapes and Coastal Environment chapters.

All other District-Wide objectives, policies, rules and standards in Part 2 of the District Plan apply.

Objectives	
TLP-O1	Subdivision, use and development of The Landing that integrates development with restoration and protection of natural character and landscape values, while protecting historic heritage and cultural values.
TLP-O2	Farming activities (including associated buildings and structures) are enabled at The Landing.

Policies	
TLP-P1	Provide for the subdivision, use and development of The Landing in accordance with TLP Plan 1 and TLP Plan 2, by
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	<ol style="list-style-type: none"> 1. 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); 2. Requiring the restoration of natural areas through the implementation of the Revegetation/Planting Plan for the precinct (TLP Plan 2) which is consistent with the consented masterplan and ecological management plan; 3. Enabling the subdivision and development of residential lots identified on TLP Plan 1 and ensuring buildings and structures are visually recessive; 4. Limiting residential lots within The Landing Precinct to 45 residential lots and requiring residential dwelling footprints to be established on the house site locations identified on The Landing Precinct Plan 1 (TLP: Plan 1); 5. Providing for the subdivision of residential lots where the subdivision is in accordance with TLP: Plan 1 and the relocation of any residential lots on TLP: Plan 1, where there is no increase in the number of residential lots and natural character and landscape values are acknowledged and respected; and 6. Enabling development of residential dwellings on residential lots where the precinct architectural and landscape outcomes are achieved and development acknowledges and respects natural character and landscape values.
TLPP2	Provide for the operation and development of farming (including viticulture) activities (including associated buildings and structures) at The Landing.
TLPP3	Manage effects on historic heritage and cultural values when undertaking earthworks by: <ol style="list-style-type: none"> a. adhering to accidental discovery protocols for sensitive material; b. undertaking appropriate actions in accordance with mātauranga and tikanga Māori when managing effects on cultural values.

Rules

1. The rules in Part 2 – District-Wide Matters apply in addition to these rules, except that the following do not apply to residential activities, buildings and structures in The Landing Precinct:
 - a. NFL-R1 New buildings or structures, and extensions or alterations to existing buildings or structures; NFL-S1 Maximum height; and NFL-S2 Colours and materials; and
 - b. CE-R1 New buildings or structures, and extensions or alterations to existing buildings or structures; CE-S1 Maximum height; and CE-S2 Colours and materials.

TLP-R1	New buildings or structures, including extensions or alterations to existing buildings or structures associated with a Residential Activity	
The Landing Precinct	Activity status: Controlled Where: CON-1 Any new buildings or structures, including extensions or alterations to existing buildings or structures, for a Residential Activity that is located on the GPS building location identified on TLP Plan 1.	Activity status where compliance is not achieved with CON-1: Discretionary
Page 2 of 23	CON-2 The building or structure complies with:	Activity status where compliance is not achieved with CON-2:

	<ul style="list-style-type: none"> a. TLP S1; b. TLP S2; and c. TLP S3 <p>Matters of control are reserved over:</p> <ul style="list-style-type: none"> a. Design and appearance (including massing, form, colour materials, reflectivity) set out in The Landing Precinct Architectural and Landscape Design Guidelines; b. Landscaping to soften buildings and integrate them into the surrounding landscape, having regard to The Landing Precinct Architectural and Landscape Design Guidelines; c. Effects on the characteristics, qualities and values of the coastal environment and natural landscapes; and d. Any relevant elements of The Landing Precinct Architectural and Landscape Design Guidelines. 	Refer to rules for Standards S1, S2 and S3 below
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TLP-R2	Subdivision: Subdivision of any residential lot in accordance with TLP Plan 1	
The Landing Precinct	<p>Activity status: Controlled</p> <p>Where:</p> <p>CON-3 Subdivision of any Residential lot in accordance with TLP Plan 1 within The Landing Precinct.</p> <p>Matters of control are reserved over:</p> <ul style="list-style-type: none"> a. The location, shape, area and boundary of the lot being in accordance with TLP Plan 1; 	<p>Activity status where compliance is not achieved with CON-3 (Does not apply where the lot has been relocated in accordance with rule TLP-R3 below):</p> <p>Discretionary</p>

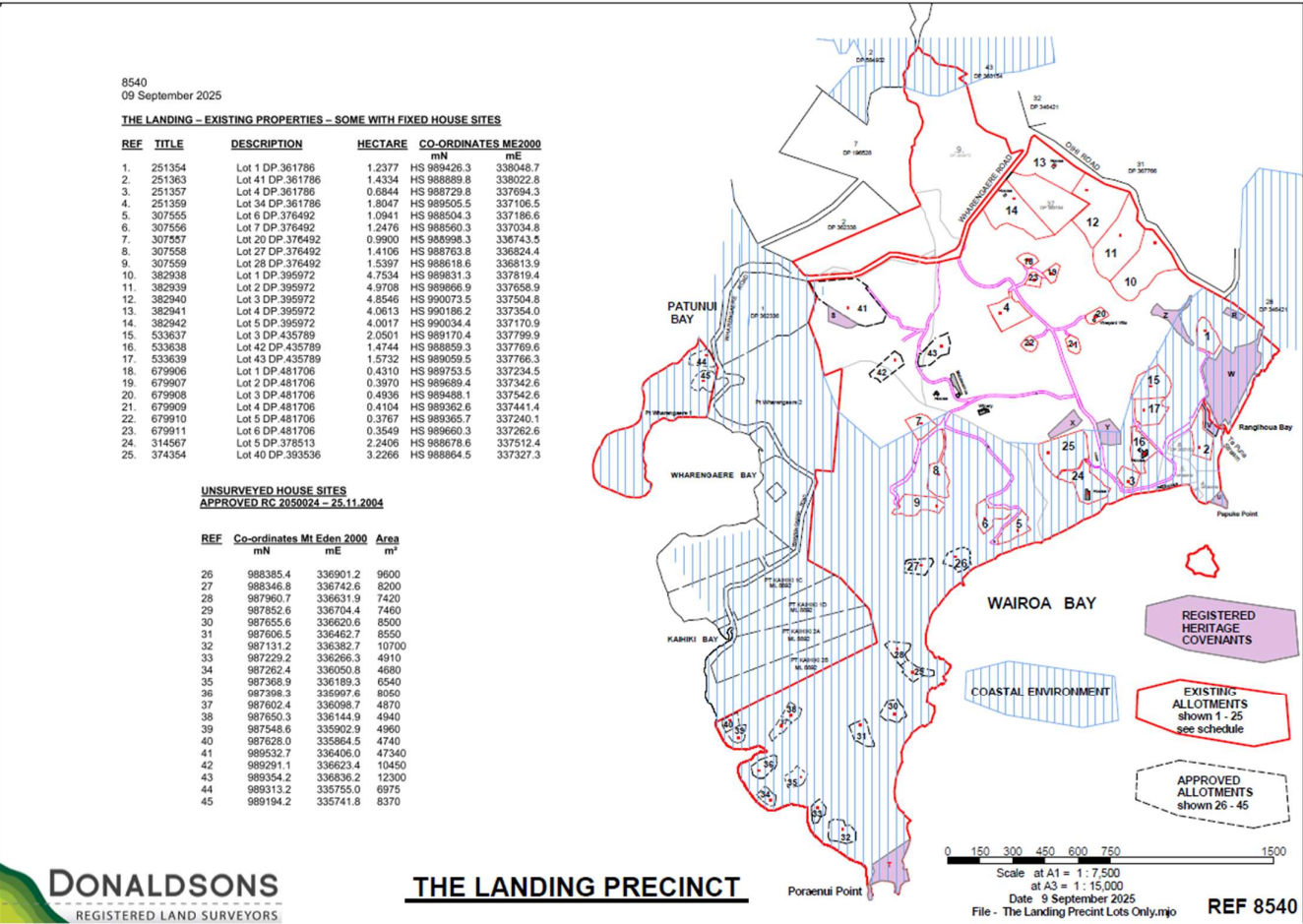
TLP-R3	Subdivision: Relocation and subdivision of any residential lot identified on TLP Plan 1 within The Landing Precinct	
The Landing Precinct	<p>Activity status: Restricted Discretionary</p> <p>Where:</p> <p>RDIS-2 Relocation and subsequent subdivision of any Residential lot identified on TLP Plan 1 within The Landing Precinct.</p>	<p>Activity status where compliance is not achieved with RDIS-2:</p>
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	Matters of discretion are limited to: <ol style="list-style-type: none"> The location of the lot in relation to ridgelines and natural features; Effects on the characteristics, qualities and values of the coastal environment with particular consideration of views from the sea; Effects on the characteristics, and qualities and values of the Outstanding Natural Landscape; Effects on adjacent lots, the overall masterplan for The Landing and potential visual dominance effects; Effects on privacy, outlook and enjoyment of private open spaces on adjacent lots/sites; and Effects from the location and design of vehicle access, manoeuvring and parking areas Any relevant elements of The Landing Precinct Architectural and Landscape Guidelines 	
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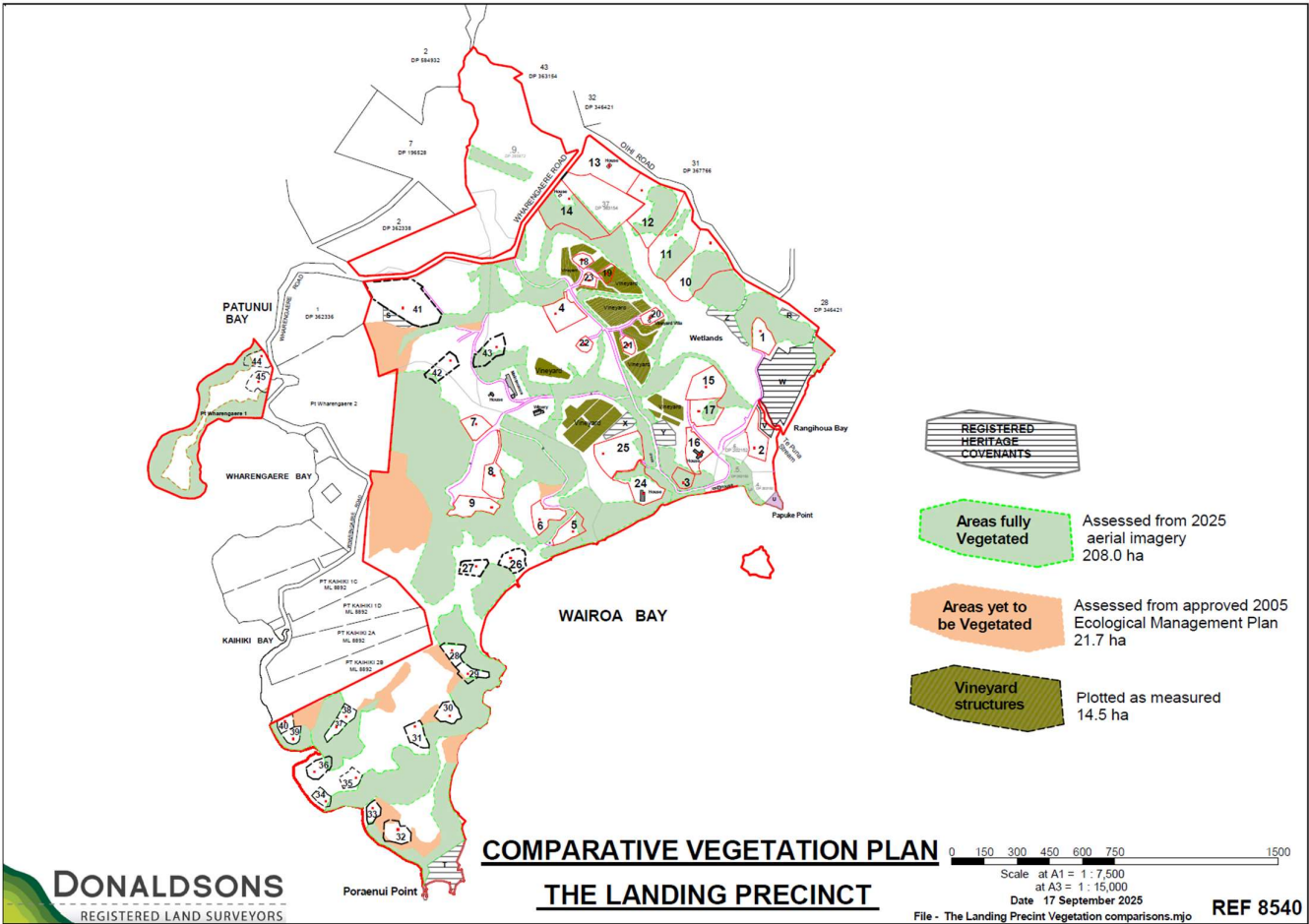
Standards		
TLP-S1	Total Number Of Residential Lots	
The Landing Precinct	1. The total number of residential lots within the precinct is restricted to a maximum of 45.	Activity Status where compliance with S1 is not met: Non-Complying
TLP-S2	Residential Dwelling and ancillary buildings or structures on any residential lot within the precinct	
The Landing Precinct	<ol style="list-style-type: none"> The residential dwelling on each lot must be situated such that no more than 60% of the residential dwelling footprint extends in any direction from the GPS coordinates identified for each residential lot on TLP Plan 1 or on a consented relocated residential lot; and The maximum height of a new residential dwelling and any ancillary building or structure, or addition or alteration to an existing building or structure is 9m above ground level, subject to meeting the relevant provisions of the Architectural and Landscape Design Guidelines. <p>Advice Note: The 60% Residential Development Footprint Methodology is outlined in TLP Plan 3.</p>	Activity Status where compliance with S2 is not met: Restricted Discretionary Where the standard is not met, matters of discretion are restricted to: <ol style="list-style-type: none"> Effects on the characteristics, qualities and values of the outstanding natural landscape; and Effects on the characteristics, qualities and values of the coastal environment, with particular consideration of views from the sea.
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TLP-S3	Colours and Materials for Residential Dwellings and ancillary buildings or structures on any residential lot within the precinct	
The Landing Precinct	<p>1. The exterior surfaces of any residential dwelling and any ancillary building or structure within the ONL or Coastal Environment overlays shall be constructed of natural materials and/or finished to achieve a low reflectance value (no greater than 30%).</p>	<p>Activity Status where compliance with S3 is not met:</p> <p>Restricted Discretionary</p> <p>Where the standard is not met, matters of discretion are restricted to:</p> <ul style="list-style-type: none"> a. Effects on the characteristics, qualities and values of the ONL; and b. Effects on the natural characteristics and qualities and values of the ONL or coastal environment, with particular consideration of views from the sea.
TLP-S4	Revegetation/Planting	
The Landing Precinct	<p>1. Revegetation and Planting in accordance with TLP Plan 2 shall be implemented in conjunction with the construction of any residential dwelling within the precinct.</p> <p>2. The revegetation and planting plan is required to cover the "areas yet to be vegetated" adjacent to the residential lot proposed to be developed.</p>	<p>Activity Status where compliance with S4 is not met:</p> <p>Discretionary</p>

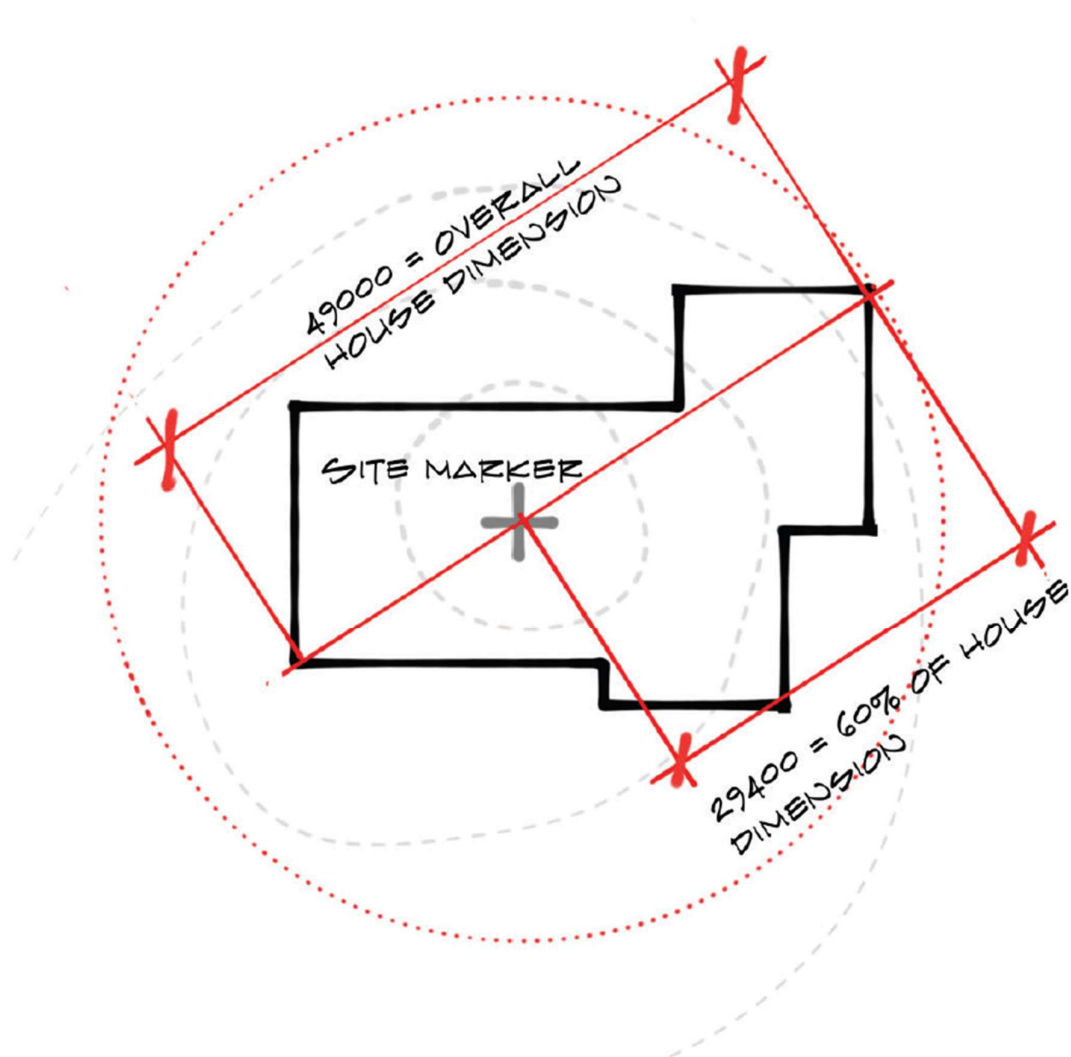
The Landing Precinct Plan 1 (TLP Plan1)
Residential Lot Plan



The Landing Precinct Plan 2 (TLP Plan 2)
Revegetation/Planting Plan



The Landing Precinct Plan 3 (TLP Plan 3)
60% Residential Development Footprint Methodology



- 1 The cross represents the site marker as determined in the 2004 Resource Consent
- 2 The longest dimension of the house is measured, in this case 49 meters
- 3 The maximum extent that the house can be offset from the site marker is 60% of the longest dimension of the house, in this case 60% of 49m, ie 29.4 meters
- 4 The red dashed circle represents the greatest extent of the house possible depending upon orientation.

The Landing Precinct 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 and/or dense planted 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 create a coherent aesthetic composition across the whole site that is consistent with the characteristics listed in Policy TLP - P1. 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 any levels above the ground plane.

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 Pōhutukawa 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 (no greater than 30%) 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



Additional Specific Architectural Guidelines For Residential Lots Listed Below*Valley sites - Lots 1,33,36, 37, 21*

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 of 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 22,15,3,24,6,26,28,31,32,34,8,9,19,18,4,23,20,25,2*

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 27,29,35,7,38,39,40,41,42,4,44,45*

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 - Lot 5

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 - Lot 43

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.

Landscape guidelines

General guidelines

The following guidelines will be applied generally across all lots:

- a) Engage approved landscape architects who are to be familiar with the Ecological Management Plan.
- 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 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 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 increasing the apparent set back of houses.
- 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 landscape setting (eg coastal, bush, rural, stream). These planting types relate to broad scale restoration of the site.
- h) Plant groves of trees behind houses, especially where there is rising ground, to reinforce 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.

Lot	Context and Guidelines
	Te Puna Valley
1	<p>House setting is surrounded by regenerating native bush, at toe of bush-clad escarpment, overlooking wetland area. It has low elevation.</p> <p>Landscape goal is to maintain the clarity of the margins between the wetland, riparian planting, and bush edge.</p> <ul style="list-style-type: none"> • Minimise cleared area around house. • Use low riparian margin planting as foreground to house. • Re-establish bush margin planting around the rear of the house. • 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. • Locate any domestic planting including mown lawn to north of (behind) house.
2	<p>House setting is an open slope on inland side of headland spur, adjacent to pōhutukawa trees. Landscape goal is to use ridge and pōhutukawa to anchor house, and 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"> • Restrict house to single storey or design in a way that hugs the landform, so it does not overpower its anchoring spur and so it is in keeping with the group of houses behind Te Puna Bay. • Extend pōhutukawa by planting groves along ridge either side of house. • Use extensive sweeps of low coastal species in vicinity of house, including along crest of ridge. • Avoid domestic planting on slopes around house.
10	<p>House setting is on ridge adjacent to Oihi Road on northern side of valley. House site is on terrace just off crest of ridge – crest provides separation and privacy from the road.</p> <p>Landscape goal is that the house has horizontal proportions that fit the long ridge and is visually anchored by trees on the skyline.</p> <ul style="list-style-type: none"> • Restrict house to single storey or design in a way that hugs the landform. Design horizontal proportions that fit the long ridgeline. • Plant groups of native trees (e.g. pōhutukawa, tōtara) on either side of and behind house (between house and road) to break up skyline and visually anchor house.
11	<p>House setting is a spur overlooking the wetlands and vineyards in Te Puna Valley. House site is a terrace on spur with backdrop scarp – the house site is approximately 20m below the ridge.</p> <p>Landscape goal is that the house nestles on the spur above regenerating hillside native bush – and that the driveway avoids obtrusive scars on the scarp hillside.</p> <ul style="list-style-type: none"> • Plant native regeneration around the house to tie in with regenerating bush in a way that visually anchors the house and screens areas of lawn, while maintaining views over the valley toward the

Lot	Context and Guidelines
	<p>coast.</p> <ul style="list-style-type: none"> Align the driveway to minimise potentially prominent cut batters and/or plant native revegetation to screen views of driveway.
12	<p>House setting is the ridge followed by Oihi Road on the northern side of the valley. House site is adjacent to the road, on a less prominent part of the ridge, lower than sections of the ridge nearer to the coast. The house site's prominence from the Waipuna Valley is also reduced by a prominent spur. No site-specific landscape guidelines are necessary beyond the general guidelines listed above.</p>
13	<p>House setting is the ridge followed by Oihi Road on the northern side of the valley. House site is adjacent to the road, on a less prominent part of the ridge, lower than sections of the ridge nearer to the coast. The house site's prominence from the Waipuna Valley is also reduced by a prominent spur. There is already a house on the site. The house is anchored by tall backdrop trees and groups of trees either side of the house (including along the driveway). No site-specific landscape guidelines are necessary beyond the general guidelines listed above.</p>
14	<p>House setting is the ridge followed by Rangihoua Road at the head of Te Puna Valley. House site is just to the southeast of the existing house on the property. The house site's prominence from the Waipuna Valley is reduced by a prominent foreground spur. The landscape goal is that the house is visually anchored by trees at the head of the valley.</p> <ul style="list-style-type: none"> Plant or maintain existing trees behind house (between house and road) to break up skyline and visually anchor house. Plant groups of native trees to one side to visually anchor house.
15	<p>House setting is a terrace on spur 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.</p> <ul style="list-style-type: none"> Use groves of pōhutukawa either side of house and along access road to provide backdrop. Extend riparian planting around edge of wetland and extend coastal planting on face of terrace. Locate house behind extensive foreground sweeps of low coastal planting.
16	<p>The site has an existing house that was given consent in 2007. The house is the location is the earlier farmhouse that existed at the time of the original 'Mountain Landing' (The Landing) consent. The house is on flat crest of the low ridge inland from Papuke Point. The setting includes the Boathouse on the coastal edge below the house, and jetty. The house has horizontal proportions that follow the landform. It is visually anchored by pre-existing trees that were retained and native revegetation. Specific guidelines for a future house:</p> <ul style="list-style-type: none"> Restrict house to single storey or design in a way that hugs the landform so that the house does not dominate the landform. Emphasise horizontal proportions that follow the landform. Plant native trees to visually anchor the house and break up skyline.
17	<p>House setting is a low ridge overlooking Te Puna Valley. The house site is a shallow basin just below a saddle in the ridge. The landscape goal is that that house nestle into the basin, is anchored by trees behind and on either side of the house, and by low foreground native vegetation between the house and wetland.</p> <ul style="list-style-type: none"> Restrict house to single storey or design in a way that hugs the landform, so that the house does not dominate the landform or the houses on adjacent lots. Plant native trees (e.g. pōhutukawa, tōtara, kanuka) on the crest of the ridge behind the house and adjacent to the road to provide a backdrop. Plant additional trees to either side of the house as a visual anchor. Plant low coastal or wetland margin planting below the house to provide a visual foundation between the house and wetland.
18	<p>Lot location was previously in an elevated inland ridge and was relocated to a much less prominent location to take advantage of a vineyard setting. The location has relatively low elevation, well inland in Te Puna valley. No site-specific landscape guidelines are necessary beyond the general guidelines listed above.</p>
19	<p>Lot location was previously in a valley adjacent to a farm quarry in the midst of an ecological area. It was relocated to a less location with respect to ecological values and to take advantage of a vineyard setting. The location has relatively low elevation and is well inland in Te Puna valley.</p> <ul style="list-style-type: none"> Plant trees and margin planting to soften transition between house and wetland in Te Puna valley.
20	<p>House site is on low terrace overlooking wetland. Currently occupied by 'Vineyard Villa'. 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>

Lot	Context and Guidelines
	<ul style="list-style-type: none"> Plant groups of large trees in vicinity of house. Plant groups of trees along access behind house. 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. Locate areas of domestic planting on north-west side of house.
21	<p>Lot was relocated in conjunction with establishment of the winery. It was previously on terrace near the inland end of the Wairoa West valley – an area of restored ecological value. The new is in a vineyard setting (surrounded by vines) in a non-prominent location on the north facing slopes approximately 750m inland along Te Puna stream valley.</p> <p>No site-specific landscape guidelines are necessary beyond the general guidelines listed above.</p>
23	<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"> Plant groups of large-scale trees in vicinity of house – for instance either side of house. Plant trees along access road behind house.
Wairoa East Stream Catchment	
3	<p>House site is amidst native re-vegetation. It is within valley but near the mouth of the valley close to 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"> Restrict house to single storey or design in a way that hugs the landform, so that it does not overpower its anchoring vegetation and landform. Re-establish coastal vegetation on south side of house (toward coast). Locate any domestic planting, including mown lawn, on north side of (behind) house. Plant groups of pōhutukawa on ridge north of house to increase the vegetative backdrop.
4	<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"> Restrict house to single storey or design in a way that hugs the landform, because of its location high in the landscape. Plant large scale trees characteristic of rural landscape adjacent to house to visually anchor the house. Plant groups of trees along access road.
22	<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"> Plant large scale trees characteristic of rural landscape adjacent to house. Plant groups of trees along access road.
24	<p>An existing house has been consented for the Lot. The house location is on open slope inside valley mouth, adjacent to edge of vegetated coastal escarpment.</p> <p>Landscape goal for any replacement house would be for the house to nestle against the edge of the coastal planting.</p> <ul style="list-style-type: none"> Restrict house to single storey or design in a way that hugs the landform, so that it does not overpower its containment behind the coastal escarpment or dominate the beach. Establish low coastal species as foundation on slope in front of house. Link with vegetation on coastal escarpment. Plant groups of pōhutukawa in vicinity of house to visually anchor. Locate any domestic planting on east side of (behind) house. Limit area of mown grass on the coastal side the house and use low coastal planting to screen it from beach. Plant groups of pōhutukawa on slope behind house to provide backdrop. Plant groups of pōhutukawa along access road.
25	<p>Site was previously on toe of slope overlooking wetland in area behind the beach and has been relocated to a less prominent position on spur inland of existing residential lot and house.</p> <p>Landscape goal is that the house be unobtrusive beyond existing house with respect to views from the coast, and in relation to revegetated valley.</p> <ul style="list-style-type: none"> Restrict house to single storey or design in a way that hugs the landform, so it sits low on the spur. Use groves of pōhutukawa as anchor either side of house. Tie planting around house to adjacent restoration planting.
Wairoa West Stream Catchment	
6	<p>House setting is a low terrace overlooking wetland and stream mouth to Wairoa Bay. There are</p>

Lot	Context and Guidelines
	<p>extensive stands of kānuka 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"> • Extend band of riparian margin planting or low coastal species as foreground to house. • Use groves of pōhutukawa to soften driveway and provide backdrop to house. • Plant groups of pōhutukawa or other coastal forest species in vicinity of house to visually anchor house.
7	<p>House setting is an open hill face inland of Wairoa West valley. The house site is a terrace on a ridge that continues climbing to a backdrop hill behind the site and approximately 20m higher in elevation than the site. There is also a backdrop bush clad hill on the skyline approximately 30m higher in elevation than the house site.</p> <p>The landscape goal is that the house is anchored on the open hillside by vegetation.</p> <ul style="list-style-type: none"> • Plant groups of native trees on the hillside behind the house to provide a dark backdrop. • Plant native vegetation on the west side to visually anchor the house. Link the vegetation to the adjacent bush (ecological restoration area) to the west of the house site. • Plant low native vegetation to provide a foundation in front of the house.
8	<p>House setting is on open slopes overlooking valley.</p> <p>Landscape goal is to visually anchor house in keeping with rural character.</p> <ul style="list-style-type: none"> • Plant groups of large-scale trees in vicinity of house –for instance either side of house. • Plant informal groups of trees to soften driveway and provide backdrop to house. • Use extensive sweeps of low coastal species as foreground to house. • 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).
9	<p>House setting is 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"> • Use band of riparian margin planting or low coastal species as foreground to house. • Integrate riparian planting with that on adjacent lots (lots 6 and 26) to maintain integrity of natural vegetation along stream. • Use groves of pōhutukawa or coastal forest trees on hill to provide backdrop to house.
Wairoa Bay Coastal Escarpment	
5	<p>House setting is amidst regenerating coastal bush.</p> <p>Landscape goal is for the house to nestle within the bush, maintaining seamless bush cover around house.</p> <ul style="list-style-type: none"> • Restrict house to single storey or design in a way that hugs the landform, so that it does not overpower its anchoring vegetation. • Minimise bush clearance area • Limit outdoor living area and locate behind house on north side. • Reinstate low or prune-able coastal planting on coastal side of house.
26	<p>House setting is adjacent to coast, but also just inside the Wairoa West valley. The location is against but on the inland side and of regenerating coastal vegetation on the inland side of a low escarpment bank. The location overlooks the mouth of the stream and a small wetland area.</p> <p>Landscape goal is to nestle house against edge of escarpment vegetation.</p> <ul style="list-style-type: none"> • Restrict house to single storey or design in a way that hugs the landform, so that it does not overpower its containment behind the coastal escarpment, and to prevent it dominating the beach. • Extend coastal escarpment vegetation to envelope rear and coastal side of house. • Establish sweeps of low coastal planting as foreground to house. • Extend riparian margin planting along edge of stream below house. • Locate domestic planting, including mown lawn, on north side of house. Use groves of pōhutukawa beside house to provide visual anchor. Extend low coastal planting to screen any lawn areas from coast. • Align road around edge of re-vegetation area and plant additional groups of pōhutukawa to soften drive and provide backdrop.
27	<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"> • Restrict house to single storey or design in a way that hugs the landform, because of its potentially

Lot	Context and Guidelines
	<p>prominent location and high location in the landscape.</p> <ul style="list-style-type: none"> • Extend coastal escarpment planting over skyline ridge. • Plant groups of pōhutukawa around knoll to help anchor house. • Wrap low coastal planting around northern side of house to provide foreground planting. Link to coastal escarpment planting. • Locate domestic planting, including mown lawn, where it is screened from the coast. (for instance, on north-west side of the house).
28	<p>House setting is on a bench above the bush clad coastal escarpment, with backdrop pōhutukawa, 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"> • Restrict house to single storey or design in a way that hugs the landform, so that it sits low behind the bush edge of the coastal escarpment. • Design house and landscaping to complement that on the adjoining lot (Lot 29) • 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. • Plant groups of pōhutukawa both sides of house. • Plant pōhutukawa on ridge behind house to create a darker, irregular backdrop.
29	<p>House setting is on a bench above the coastal escarpment. The bush cover on the escarpment is to 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> <ul style="list-style-type: none"> • Restrict house to single storey or design in a way that hugs the landform, so that it sits low beyond the bush edge of the coastal escarpment. • Design house and landscaping to complement that on the adjoining lot (Lot 28) • 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. • Plant pōhutukawa on ridge behind house to create a darker, irregular backdrop. • Plant groups of pōhutukawa both sides of house.
Poraenui and Pirinoa Stream Catchments	
30	<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"> • Restrict house to single storey or design in a way that hugs the landform, so that it sits low beyond the bush edge of the coastal escarpment. • Locate any domestic planting, including mown lawn, on north side (behind) of house. • Plant low coastal vegetation as foundation on south side of house, extending this to link with escarpment planting. • Plant groups of pōhutukawa on ridge north of house to provide backdrop. • Plant groups of pōhutukawa in vicinity of house to provide visual anchoring.
31	<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"> • Restrict house to single storey or design in a way that hugs the landform, so that it sits low in the saddle between higher landforms. • Locate the house beyond the crest of ridge as seen from the coast. • Locate any domestic planting, including mown lawn, on north side (behind) of house. • Plant low coastal vegetation as foundation on east side of house, extending this to link with bush in the gully. • Plant groups of pōhutukawa on both sides of house (SW & NE) to provide visual anchoring.
32	<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 pōhutukawa.</p> <ul style="list-style-type: none"> • Restrict house to single storey or design in a way that hugs the landform, because of its potentially prominent location, and so it is in keeping with the other houses on Poraenui Point. • Plant groves of pōhutukawa beside house to provide visual anchoring.

Lot	Context and Guidelines
	<ul style="list-style-type: none"> Plant occasional pōhutukawa on hill east of house to create backdrop.
33	<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. Landscape goal is to locate house adjacent to existing trees, with bush backdrop.</p> <ul style="list-style-type: none"> Restrict house to single storey or design in a way that hugs the landform, partly because of its proximity to the small cove, but mainly so that remains in keeping with the group of houses on Poraenui Point. Locate house so it is visually anchored by existing trees. Use extensive band of low coastal planting in front of house (between house and stream/beach) to provide foreground.
34	<p>House setting is a bench above the coastal escarpment, with backdrop ridge. 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"> Restrict house to single storey or design in a way that hugs the landform, because of its potentially prominent location, and so it is in keeping with the other houses on Poraenui Point. Plant groves of pōhutukawa adjacent to house to provide visual anchoring. Plant sweeps of low coastal planting in front of house above coastal escarpment.
35	<p>House setting is a bench below the brow 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. Landscape goal is that the house hugs the landform, is visually attached to the re-vegetation, and is anchored by coastal trees.</p> <ul style="list-style-type: none"> Restrict house to single storey or design in a way that hugs the landform, because of its high location in the landscape, so that it does not overpower the anchoring vegetation, and so it is in keeping with the other houses on Poraenui Point. Locate house so it is adjacent and parallel to area of planted re-vegetation. Extend low coastal planting around SE end of house to tie it to this vegetation boundary. Locate domestic planting, including mown lawn, to north of (behind) house. Plant strategic groups of pōhutukawa east, west and north of house to visually anchor it and provide backdrop in views from water.
36	<ul style="list-style-type: none"> House setting is in a secluded setting 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. 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. Restrict house to single storey or design in a way that hugs the landform, partly because of its proximity to the small cove, but mainly so it is in keeping with the group of houses on Poraenui Point. Locate house so it is visually anchored by existing trees. Use extensive band of low coastal planting in front of house (between house and stream/beach) to provide foreground.
37	<p>House setting is on low ridge in valley behind small beach. 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"> Restrict house to single storey or design in a way that hugs the landform, partly to nestle unobtrusively behind the cove, and mainly so it is in keeping with the overall group of houses on Poraenui Point. Locate house adjacent to bush edge. Locate outdoor living area behind house (north-east side). Use band of low coastal species to provide foreground to house in views from the water. Link low planting to re-vegetation area. Plant pōhutukawa trees adjacent to house to visually anchor house.
38	<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. 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"> Restrict house to single storey or design in a way that hugs the landform, mainly so it is in keeping with the group of houses on Poraenui Point. Locate house adjacent to bush edge. Locate outdoor living area behind house (north-east side).

Lot	Context and Guidelines
	<ul style="list-style-type: none"> • Use band of low coastal species to provide foreground to house in views from the water. Link low planting to re-vegetation area. • Plant pōhutukawa trees adjacent to house to visually anchor house.
39	<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"> • Restrict house to single storey or design in a way that hugs the landform, because of its potentially prominent location, does not overpower the anchoring vegetation, and is in keeping with the other houses on Poraenui Point. • Set house back from escarpment edge. • Locate any domestic planting behind (north side) house. • Use extensive band of low coastal planting as foreground foundation. • Plant groves of pōhutukawa either side of house, set forward of house. Locate trees so they soften corners of building in views from the water.
40	<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"> • Restrict house to single storey or design in a way that hugs the landform, because of its potentially prominent location, so that it does not overpower the anchoring vegetation, and so it is in keeping with the other houses on Poraenui Point. • Set house back from escarpment edge. • Locate any domestic planting north of (behind) the house. • Use extensive band of low coastal planting as foreground foundation. • Plant groves of pōhutukawa either side of house, set forward of house. Locate trees so they soften corners of building in views from the water.
Opete Tributary Upper Catchment	
41	<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"> • Plant large scale trees characteristic of rural landscape adjacent to house, in particular following access road. • Design should be carried out on a bold scale appropriate to a rural setting.
42	<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"> • Plant large scale trees characteristic of rural landscape adjacent to house, in particular following access road. • Design should be carried out on a bold scale appropriate to a rural setting.
43	<p>House setting is unique, comprising old quarry site on inland saddle. The site overlooks the valleys of both the Opete Inlet tributary and Wairoa East Stream. It has elevated but distant 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"> • Extend re-vegetation planting to edge of house site. • Plant large scale trees characteristic of rural landscape adjacent to house, in particular following access road.
Terakihi Peninsula	
44	<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"> • Extend low coastal planting from the escarpment to the front of the building as a foundation. • Locate any domestic planting, including large areas of mown lawn, east of (behind) the house. • Plant groves of pōhutukawa either side of house and set forward of house. Locate trees so they soften corners of building in views from the water.
45	<p>House setting is on a bench below the broad crest of the main ridgeline, overlooking Wharengaere Bay.</p>

<i>Lot</i>	<i>Context and Guidelines</i>
	<p>The main ridge will remain in pasture. Below the site the coastal escarpment is being re-vegetated. 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">• Extend low coastal planting from the escarpment to the front of the building as a foundation.• Locate any domestic planting, including large areas of mown lawn, east of (behind) the house.• Plant groves of pōhutukawa both sides of house and set forward of house. Locate trees so they soften corners of building in views from the water.

Isthmus.

MEMO:

THE LANDING PRECINCT

LANDSCAPE ASSESSMENT OF PROPOSED HOUSE SITES

LOTS 10-14, 17 AND 25

Introduction

1. The Independent Hearing Commissioners requested that house sites be identified for the seven lots for which house sites are not already identified on the plans, and that a landscape assessment be provided for those seven house sites. The house sites and coordinates are now marked on plan *'The Landing Precinct, Donaldsons Registered Land Surveyors, Ref 5480, 9 September 2025*. This memo covers the landscape assessment and is intended as an attachment to my earlier assessments and evidence. Because the seven lots were approved subsequent to the original 'Mountain Landing' consent, it is now also proposed to include them under the 'Architectural and Landscape Guidelines' to align with the rest of 'The Landing' precinct.

Lots 10-14

2. Lots 10-14 were subdivided from Mataka Station in 2006/07. They were purchased to ensure that the northern side of Te Puna valley was managed as part of 'The Landing' – and to avoid development potentially detracting from 'The Landing' as a coherent landscape. The consent plans do indicate approved house sites, and a landscape assessment of the house sites was carried out by James Bentley as part of the consent process.
3. The landscape setting for Lots 10-14 is steep south-facing slopes on the north side of Te Puna valley and the slightly more rolling terrain at the head of the valley. Oihi Road and Rangihoua Road trace the respective ridges. The lots run between the ridges and the floor of the valley which is occupied by an extensive wetland. Because of the topography, four of the five approved house sites are close to the ridge. The following is an assessment on the five house sites, including consideration of the proposed guidelines.

Lot #	Potential visual effects
10	<p>Lot 10¹ is the nearest of the five lots to the coast. It drops steeply from the main ridge into Te Puna valley.</p> <p>The Lot encompasses a steep spur with regenerating bush on both sides of the spur. The approved house site on the consent plan is adjacent to Oihi Road. It is on the easier terrain where the spur joins the main ridge. It is at approximately RL75 and is amongst</p>

¹ #1 in the 2007 consent

Lot #	Potential visual effects
	<p>the most elevated in this part of The Landing. The house site is slightly lower than the highest part of the lot – the ridge rising to approximately RL80.</p> <p>Despite the elevation, the context reduces potential prominence of the house site from the coast. The site is 800m inland. The headland at the end of the ridge is similar in elevation to the house site, limiting views and prominence from the coast in that direction. There are several spurs along the northern face of Te Puna valley, of which the house site is at the top of the third spur. The second spur reduces views from parts of Rangihoua Bay. There is regenerating bush in the gullies between the spurs. As well as providing perspective depth (i.e. making inland sites appear further into the midground and background), the bush has potential to visually anchor the houses.</p> <p>The subdivision consent provides for a building height of 7m. It is proposed that the Lot be subject to the 9m height standard consistent with the precinct provisions, and that site-specific landscape guidelines be included against which to assess a proposed building as a controlled activity. Site specific measures have been added to the guidelines:</p> <p><i>“The landscape goal is that the house has horizontal proportions that fit the long ridge and is visually anchored by trees on the skyline.</i></p> <ul style="list-style-type: none"> <i>• Restrict house to single storey or design in a way that hugs the landform. Design horizontal proportions that fit the long ridgeline.</i> <i>• Plant groups of native trees (e.g. pōhutukawa, tōtara) on either side of and behind house (between house and road) to break up skyline and visually anchor house. include that the house be restricted to single storey or designed in a manner that hugs the landform, and that planting be carried out to break up the skyline, provide a backdrop, and visually anchor the house.”</i> <p>I consider the house site remains appropriate with respect to its context, and that the landscape guidelines and controlled activity process are also appropriate measures to manage potential landscape effects.</p>
11	<p>Lot 11² encompasses the fourth spur inland along Te Puna valley. The Lot overlooks the wetland and the vineyard opposite and has views along the valley toward Rangihoua Bay.</p> <p>The approved house site is on the spur within the valley. It is approximately 20m lower than the ridge so that a house will be seen against a backdrop hill face and will be anchored in terms of scale by the dominant scarp. The site is a relatively flat saddle on the spur ridge at approximately RL45. The hillsides on either side comprise regenerating scrub which will likewise help anchor a house. Prominence of the house site from the coast is limited by the relatively low elevation of the site, backdrops, the intervening spurs (especially the second spur), and the distance inland (approximately 1 km).</p> <p>The subdivision consent provides for a building height of 8m. It is proposed that the Lot be subject to the 9m height standard specified in the precinct provisions, and that site-</p>

² #2 in the 2007 consent

Lot #	Potential visual effects
	<p>specific landscape guidelines be included against which to assess a proposed building as a controlled activity.</p> <p><i>“The landscape goal is that the house nestles on the spur above regenerating hillside native bush – and that the driveway avoids obtrusive scars on the scarp hillside.</i></p> <ul style="list-style-type: none"> • <i>Plant native regeneration around the house to tie in with regenerating bush in a way that visually anchors the house and screens areas of lawn, while maintaining views over the valley toward the coast.</i> • <i>Align the driveway to minimise potentially prominent cut batters and/or plant native revegetation to screen views of driveway.”</i> <p>I consider the house site remains appropriate with respect to its context, and that the landscape guidelines and controlled activity process are appropriate measures to manage potential landscape effects.</p>
12	<p>Lot 12³ encompasses the fifth inland spur along Te Puna valley. It overlooks the valley and the vineyards on the opposite slopes. The approved house site is on a flatter terrain where the spur joins the main ridge. It is in a paddock near Oihi Road at approximately RL60.</p> <p>While it is on the main ridge, the house site is lower than sections of that ridge between the house site and the coast. It is approximately 20m lower than the knoll in the middle of the ridge and the headland at the end of the ridge. Prominence of the house site in views along Te Puna valley from the coast are limited by the elevation of the site relative to higher ridges nearer the coast, the distance inland (approximately 1.1 km), and the intervening spurs (especially the 2nd and 4th spurs). The hillside below the house site is regenerating shrubland which will provide a visual anchor for the house.</p> <p>The subdivision consent provides for a building height of 9m. It is proposed that the Lot be subject to the consistent precinct provisions, and that it be covered by general landscape guidelines against which to assess a proposed building as a controlled activity. The general guidelines are sufficient in this instance. Site-specific landscape guidelines are not considered necessary beyond those included in the general guidelines.</p> <p>I consider the house site remains appropriate with respect to its context, and that the general landscape guidelines and controlled activity process are appropriate measures to manage potential landscape effects.</p>
13	<p>Lot 13⁴ encompasses the area near the intersection of the ridges followed by Rangihoua Road and Oihi Road respectively. There is already an existing house on the approved house site, and it is within a well treed setting – there are substantial trees behind the house, and along the driveway to one side of the house.</p>

³ #3 in the 2007 consent

⁴ #4 in the 2007 consent

Lot #	Potential visual effects
	<p>Potential prominence of the house site is minimised by context. The house site is set back from Te Puna valley beyond the spur on which the neighbouring Lot 12 is located. It is at approximately RL55, slightly lower elevation than that the neighbouring Lot 12. It is lower than parts of the ridge nearer the coast. Prominence of the house site in views along Te Puna valley from the coast limited by the elevation of the site relative to higher ridges nearer the coast, the distance inland (approximately 1.3 km), and the intervening spurs (especially the 2nd, 4th and 5th spurs). As noted, the existing house is already anchored by extensive trees.</p> <p>The subdivision consent provides for a building height of 9m. It is proposed that the Lot be subject to the consistent precinct provisions, and that it be covered by general landscape guidelines against which to assess a proposed building as a controlled activity. The general guidelines are sufficient in this instance. Site-specific landscape guidelines beyond the general guidelines are not considered necessary.</p> <p>I consider the house site remains appropriate with respect to its context, and that the general landscape guidelines and controlled activity process are appropriate measures to manage potential landscape effects.</p>
14	<p>Lot 14⁵ is at the head of Te Puna valley. The Lot has views over the foreground vineyards and along the valley towards Rangihoua Bay. There is an existing house on the site, which is the approved house location. It is proposed to relocate the house site approximately 50m southeast in front of the existing house. The proposed site is at a similar elevation of approximately RL50 and is an area of lawn. The new location would be approximately in line with the house on the neighbouring property to the northeast.</p> <p>The context limits the prominence in views along Te Puna valley from the coast of both the existing house and a potential future replacement. Prominence is limited by the elevation of the house site relative to higher ridges nearer the coast, and the distance inland (approximately 1.4 km). The house site will also be framed beyond a series of spurs on both sides of the valley, the wetlands and regenerating bush, vineyards, and other house sites in the intervening landscape. These features provide perspective depth, so the house site appears further into the background.</p> <p>The subdivision consent provides for a building height of 9m. It is proposed that the Lot be subject to the consistent precinct provisions, and that site-specific landscape guidelines be included against which to assess a proposed building as a controlled activity. Site specific measures that have been added to the guidelines.</p> <p><i>"The landscape goal of the guidelines is that the house is visually anchored by trees at the head of the valley.</i></p> <ul style="list-style-type: none"> <i>Plant or maintain existing trees behind house (between house and road) to break up skyline and visually anchor house.</i> <i>Plant groups of native trees to one side to visually anchor house."</i> <p>I consider the proposed house site is appropriate because the shift is localised and the site will have similar effects to the approved location with respect to the natural</p>

⁵ #5 in the 2007 consent

<i>Lot #</i>	<i>Potential visual effects</i>
	landscape and views from the coast. I consider the landscape guidelines and controlled activity process are appropriate measures to manage potential landscape effects.

4. In summary, I confirm the approved house sites for Lots 10-13, and the proposed location for Lot 14, are appropriate with respect to context. I consider the landscape guidelines and controlled activity process – in conjunction with the other provisions – are appropriate measures to manage potential landscape effects.

Lot 17 – (subdivision of Lot 16).

5. Lot 17 was created in 2008 as a new residential lot within The Landing from a subdivision of Lot 16⁶. The subdivision created separate lots either side of a road that previously bisected Lot 16. The subdivision included adjustments to the boundary of Lots 15 and 17, and the common Lot 50.
6. For background, the subdivision was part of a refinement that was carried out in this corner of The Landing in conjunction with the construction of a new house on Lot 16. The new house was built on the site of the former main farmhouse that already existed at the time The Landing was consented. The house site is on the crest of a low ridge inland of Papuke Point. Lot 25⁷, which impinged on the outlook from Lot 16, was relocated to a less sensitive location in Wairoa East valley (see below). In comparison, the new Lot 17 was located further inland and ‘behind’ Lot 16. It occupies an area that formerly had a stand of pine trees which has been replaced in the lower part of the lot by a finger of native revegetation extending from the wetland.
7. A landscape assessment was carried out as part of the subdivision process in 2008, in this case by Emma Golightly. The assessment included consideration of a proposed house site, although it appears the location of the house site was not recorded as a condition of consent. The house site was described as “...located towards the western part of the lot, in close proximity to the access road and the summit of the ridgeline.” This is consistent with the location marked now on the plans.
8. The house site is appropriate with respect to context. Lot 17 occupies a shallow amphitheatre below a saddle the ridge. The lot is framed by two spurs – one that forms a backdrop to Rangihoua Bay to the southeast and the other that projects into the wetland to the northwest. While the house site is toward the upper part of the slope adjacent to the saddle, it nestles within the centre of the amphitheatre and between the house sites on the neighbouring Lots 15 and 16. It is at approximately RL30. For context, the house site on Lot 16 to the south (nearer the coast) is approximately RL40 and the spur at Lot 15 further to the northwest rises to approximately RL35. It is further from the coast than Lot 16, and inland of an area of revegetation in the gully below the house site. Planting could be carried out along

⁶ Formerly Lot 42.

⁷ Formerly Lot 40

the crest of the ridge (i.e. along the road) behind Lot 17 to provide a backdrop. Such planting could tie in with, and extend, the mature trees and planting on Lot 16.

9. It is proposed that Lot 17 be covered by landscape guidelines against which to assess a proposed building as a controlled activity. Site-specific landscape guidelines have been added to the “Architectural and Landscape Guidelines’.

“The landscape goal is that the house nestle into the basin, is anchored by trees behind and on either side of the house, and by low foreground native vegetation between the house and wetland.

- *Restrict house to single storey or design in a way that hugs the landform, so that the house does not dominate the landform or the houses on adjacent lots.*
- *Plant native trees (e.g. pōhutukawa, tōtara, kanuka) on the crest of the ridge behind the house and adjacent to the road to provide a backdrop.*
- *Plant additional trees to either side of the house as a visual anchor.*
- *Plant low coastal or wetland margin planting below the house to provide a visual foundation between the house and wetland.”*

10. In summary, I confirm the proposed house location is appropriate with respect to its context and consider that the proposed landscape guidelines and controlled activity process – in conjunction with the other provisions – are appropriate measures to manage potential landscape effects.

Lot 25

11. Lot 25 was previously (as the former Lot 40) on the seaward side of Lots 16 and 17 overlooking the wetlands behind Rangihoua Bay. As discussed above, a consent was granted to relocate the lot as part of a refinement of the layout in that area.
12. A landscape assessment was carried out it as part of the consent process to relocate the lot, in this case by James Bentley. He considered the new site was less prominent than the previously approved location. In contrast to the previous location, the relocated Lot 25 is outside the ONL. Lot 25 is on the eastern slopes of a ridge separating the valleys of the Wairoa East Stream and the Wairoa West Stream. The existing house on the neighbouring lot (Lot 24) separates Lot 25 from the coast. The two lots are visually separated by a gully that has been revegetated with native vegetation, as has the coastal scarp. Views from the beach in Wairoa Bay are limited by the coastal scarp and the foreground restoration of bush in the valley.
13. Mr Bentley considered a proposed house site as part of his assessment although it appears the house site was not recorded as a condition of consent. He described it as follows: *“the [house] site for the proposed relocated Lot 40 sits upper-mid slope on the northern face of a small, localised valley.”* This is consistent with the proposed location now marked on the plans. The proposed house site is approximately RL40. The main ridge behind the house site to the west is approximately RL50 – RL65. The main ridge ends in a headland up to approximately RL70 high, which overlooks Wairoa Bay and frames the entrance to Wairoa

East Stream. Spurs off the main ridge to the north and south of Lot 25 form a shallow amphitheatre which help the house site nestle into the landform.

14. It is proposed that Lot 25 be covered by landscape guidelines against which to assess a proposed building as a controlled activity consistent with the rest of the precinct. Site-specific landscape guidelines have been added to the “Architectural and Landscape Guidelines’.

“Landscape goal is that the house be unobtrusive beyond existing house with respect to views from the coast, and in relation to revegetated valley.

- *Restrict house to single storey or design in a way that hugs the landform, so it sits low on the spur.*
- *Use groves of pōhutukawa as anchor either side of house.*
- *Tie planting around house to adjacent restoration planting.”*

15. In summary, I confirm the proposed house location is appropriate with respect to its context and consider that the proposed landscape guidelines and controlled activity process – in conjunction with the other provisions – are appropriate measures to manage potential landscape effects.

Gavin Lister

Isthmus

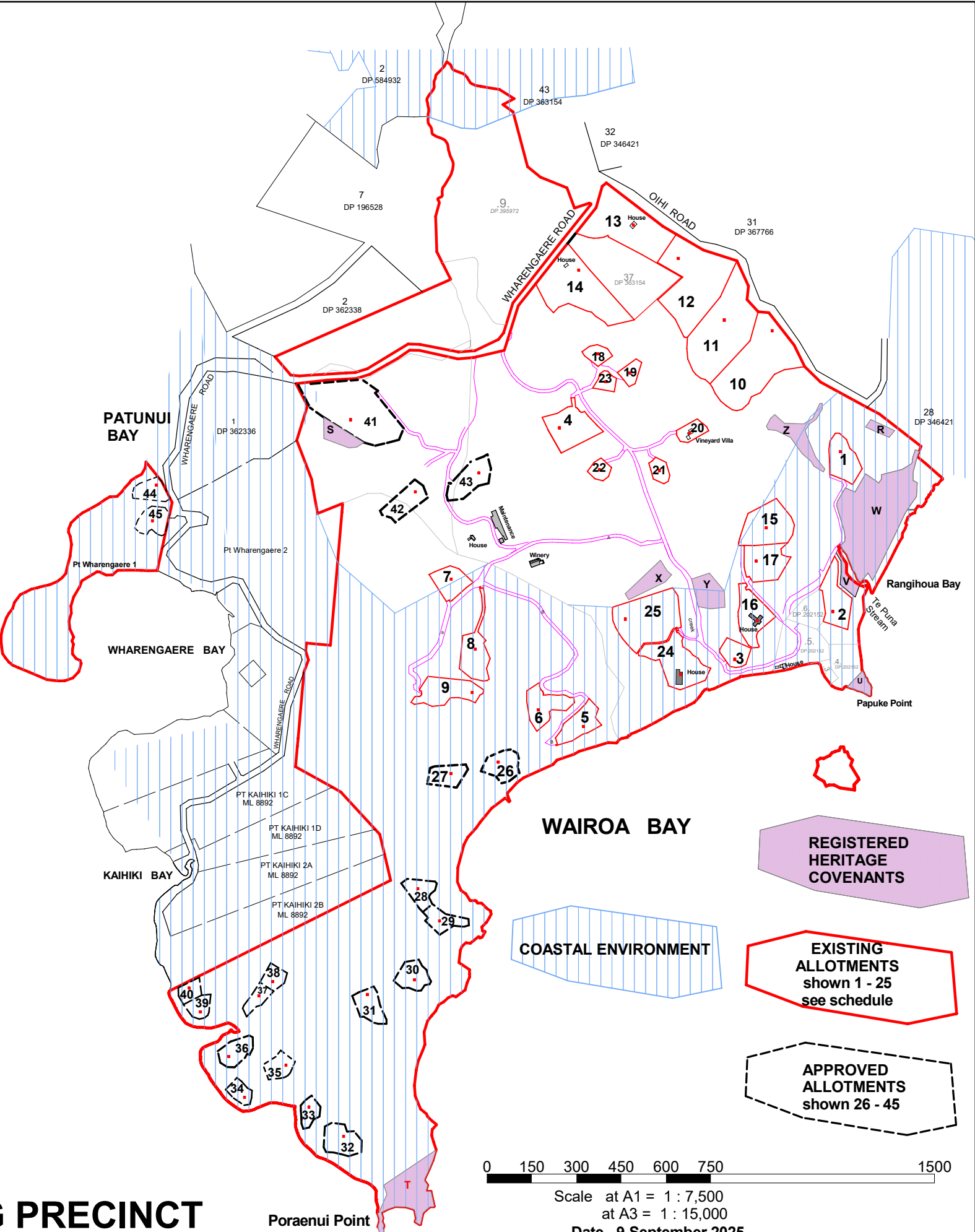
16 September 2025

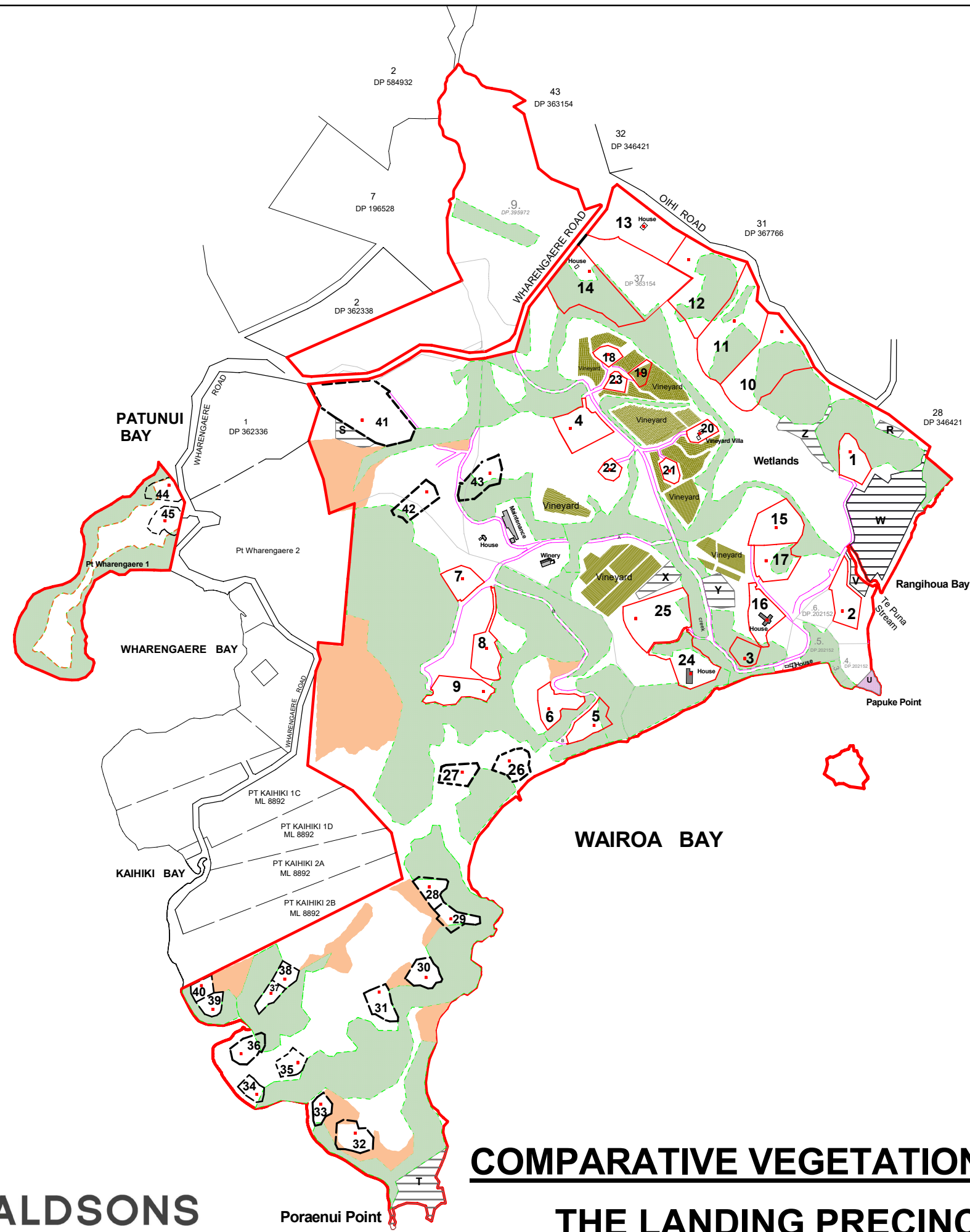
THE LANDING – EXISTING PROPERTIES – SOME WITH FIXED HOUSE SITES

REF	TITLE	DESCRIPTION	HECTARE	CO-ORDINATES ME2000	
				mN	mE
1.	251354	Lot 1 DP.361786	1.2377	HS 989426.3	338048.7
2.	251363	Lot 41 DP.361786	1.4334	HS 988889.8	338022.8
3.	251357	Lot 4 DP.361786	0.6844	HS 988729.8	337694.3
4.	251359	Lot 34 DP.361786	1.8047	HS 989505.5	337106.5
5.	307555	Lot 6 DP.376492	1.0941	HS 988504.3	337186.6
6.	307556	Lot 7 DP.376492	1.2476	HS 988560.3	337034.8
7.	307557	Lot 20 DP.376492	0.9900	HS 988998.3	336743.5
8.	307558	Lot 27 DP.376492	1.4106	HS 988763.8	336824.4
9.	307559	Lot 28 DP.376492	1.5397	HS 988618.6	336813.9
10.	382938	Lot 1 DP.395972	4.7534	HS 989831.3	337819.4
11.	382939	Lot 2 DP.395972	4.9708	HS 989866.9	337658.9
12.	382940	Lot 3 DP.395972	4.8546	HS 990073.5	337504.8
13.	382941	Lot 4 DP.395972	4.0613	HS 990186.2	337354.0
14.	382942	Lot 5 DP.395972	4.0017	HS 990034.4	337170.9
15.	533637	Lot 3 DP.435789	2.0501	HS 989170.4	337799.9
16.	533638	Lot 42 DP.435789	1.4744	HS 988859.3	337769.6
17.	533639	Lot 43 DP.435789	1.5732	HS 989059.5	337766.3
18.	679906	Lot 1 DP.481706	0.4310	HS 989753.5	337234.5
19.	679907	Lot 2 DP.481706	0.3970	HS 989689.4	337342.6
20.	679908	Lot 3 DP.481706	0.4936	HS 989488.1	337542.6
21.	679909	Lot 4 DP.481706	0.4104	HS 989362.6	337441.4
22.	679910	Lot 5 DP.481706	0.3767	HS 989365.7	337240.1
23.	679911	Lot 6 DP.481706	0.3549	HS 989660.3	337262.6
24.	314567	Lot 5 DP.378513	2.2406	HS 988678.6	337512.4
25.	374354	Lot 40 DP.393536	3.2266	HS 988864.5	337327.3

UNSURVEYED HOUSE SITES
APPROVED RC 2050024 – 25.11.2004

REF	Co-ordinates Mt Eden 2000		Area m ²
	mN	mE	
26	988385.4	336901.2	9600
27	988346.8	336742.6	8200
28	987960.7	336631.9	7420
29	987852.6	336704.4	7460
30	987655.6	336620.6	8500
31	987606.5	336462.7	8550
32	987131.2	336382.7	10700
33	987229.2	336266.3	4910
34	987262.4	336050.8	4680
35	987368.9	336189.3	6540
36	987398.3	335997.6	8050
37	987602.4	336098.7	4870
38	987650.3	336144.9	4940
39	987548.6	335902.9	4960
40	987628.0	335864.5	4740
41	989532.7	336406.0	47340
42	989291.1	336623.4	10450
43	989354.2	336836.2	12300
44	989313.2	335755.0	6975
45	989194.2	335741.8	8370





**REGISTERED
HERITAGE
COVENANTS**



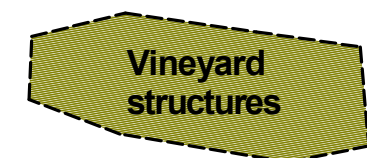
**Areas fully
Vegetated**

Assessed from 2025
aerial imagery
208.0 ha



**Areas yet to
be Vegetated**

Assessed from approved 2005
Ecological Management Plan
21.7 ha

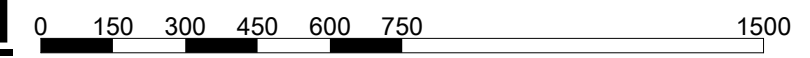


**Vineyard
structures**

Plotted as measured
14.5 ha

COMPARATIVE VEGETATION PLAN

THE LANDING PRECINCT



Scale at A1 = 1 : 7,500
at A3 = 1 : 15,000

Date 17 September 2025

File - The Landing Precint Vegetation comparisons.mjo

REF 8540