

# The Landing Precinct

The provisions below represent the Section 42A Reporting Officer's recommended amendments to the provisions requested by MPL LLC dated 12 May 2025. Recommended amendments are shown with underline used for new text as this is a new precinct being recommended for inclusion in the Proposed District Plan. Provisions yet to be resolved are highlighted **yellow**.

## 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 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 The Landing resource consent are recognised, provided for and able to be implemented.

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- S3 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 listed under the Advice Notes below, the precinct rules prevail over certain 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

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

## Policies

<b><u>TLP-P1</u></b>	<u>Provide for the subdivision, use and development of The Landing in accordance with TLP Plan 1, by</u> <ol style="list-style-type: none"> <li>1. <u>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);</u></li> <li>2. <u>Continuing with the restoration of natural areas consistent with the approved</u> <u>masterplan and ecological management plan;</u></li> </ol>
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	<p>3. <u>Continuing with the development of approved residential lots so that buildings are visually recessive;</u></p> <p>4. <u>Limiting residential development on The Landing to 46 residential lots, each with an approved building location;</u></p> <p>5. <u>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 protected and enhanced; and</u></p> <p>6. <u>Enabling development on approved residential lots subject to design and landscaping that protects and enhances natural character and landscape values.</u></p>
<b>TLPP2</b>	<u>Provide for the operation and development of farming (including viticulture) activities (including associated buildings and structures) at The Landing.</u>

### 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:**
- 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
  - 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.

<b>TLPP-R1</b>	<b><u>New buildings or structures, including extensions or alterations to existing buildings or structures associated with a Residential Activity</u></b>	
<b><u>The Landing Precinct</u></b>	<p><b><u>Activity status: Controlled</u></b></p> <p><b><u>Where:</u></b></p> <p><b><u>CON-1</u></b> Any new buildings or structures, including extensions or alterations to existing buildings or structures, is for a Residential Activity that is located on the GPS building location identified on TLP Plan 1.</p> <p><b><u>CON-2</u></b> The building or structure complies with:</p> <ol style="list-style-type: none"> <li><u>TDLA S1; and</u></li> <li><u>TDLS S2.</u></li> </ol> <p><b><u>Matters of control are reserved over:</u></b></p> <ol style="list-style-type: none"> <li><u>Design and appearance (including massing, form, colour materials, reflectivity) set out in The Landing Precinct Architectural and Landscape Design Guidelines;</u></li> <li><u>Landscaping to soften buildings and integrate them into the surrounding landscape, having regard to The Landing Precinct Architectural and Landscape Design Guidelines;</u></li> <li><u>Effects on the characteristics, qualities and values of the coastal environment and natural landscapes; and</u></li> <li><u>Any relevant elements of The Landing</u></li> </ol>	<p><b><u>Activity status where compliance is not achieved with CON-1 or CON-2</u></b></p> <p><b><u>Restricted Discretionary activity</u></b></p> <p><b><u>Where:</u></b> <b><u>RDIS-1:</u></b> The building is located within a residential lot identified on TLP Plan 1.</p> <p><b><u>Matters of discretion are restricted to:</u></b></p> <ol style="list-style-type: none"> <li><u>The Landing Precinct Architectural and Landscape Design Guidelines;</u></li> <li><u>The location of the building or structure;</u></li> <li><u>The size, bulk and height of the building in relation to ridgelines and natural features;</u></li> <li><u>Design and appearance, including the colour and reflectivity of proposed building materials;</u></li> <li><u>Mitigation of visual effects by any proposed landscaping.</u></li> <li><u>Effects on the characteristics, qualities and values of the coastal environment with particular consideration of views from the sea;</u></li> </ol>
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	<p><u>Precinct Architectural and Landscape Design Guidelines.</u></p>	<p>g. <u>Effects on the characteristics, qualities and values of the Outstanding Natural Landscape; and</u></p> <p>h. <u>;</u></p> <p>i. <u>Location and design of vehicle access, manoeuvring and parking areas.</u></p> <p><b><u>Activity status when compliance not achieved with RDIS-1: Non-complying (unless the lot has been relocated in accordance with rule TLP-R2 below).</u></b></p>
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<b><u>TLP-R2</u></b>	<p><b><u>Subdivision:</u></b></p> <p><b><u>Relocation of any lot identified on TLDA Plan 1 within The Landing Precinct</u></b></p>	
<b><u>The Landing Precinct</u></b>	<p><b><u>Activity status: Restricted Discretionary</u></b></p> <p><b><u>Where:</u></b></p> <p><b><u>RDIS-1</u></b></p> <p><b><u>Relocation of any lot identified on TLDA Plan 1 within The Landing Precinct subject to no additional lots being created.</u></b></p> <p><b><u>Matters of discretion are limited to:</u></b></p> <ol style="list-style-type: none"> <li><u>The location of the lot in relation to ridgelines and natural features;</u></li> <li><u>Effects on the characteristics, qualities and values of the coastal environment with particular consideration of views from the sea;</u></li> <li><u>Effects on the characteristics, and qualities and values of the Outstanding Natural Landscape;</u></li> <li><u>Effects on adjacent lots, the overall masterplan for The Landing and potential visual dominance effects;</u></li> <li><u>Effects on privacy, outlook and enjoyment of private open spaces on adjacent lots/sites; and</u></li> <li><u>Effects from the location and design of vehicle access, manoeuvring and parking areas</u></li> </ol>	<p><b><u>Activity status where compliance is not achieved with RDIS-1: Prohibited</u></b></p>

TLP-S1	Residential Buildings or structures on any residential lot on TLP Plan 1	
<u>The Landing Precinct</u>	<ol style="list-style-type: none"> <li>1. <u>The residential unit on each lot must be situated such that no more than 60% of the residential unit footprint extends in any direction from the GPS coordinates identified for each residential lot on TDLA Plan 1; and</u></li> <li>2. <u>The maximum height of a new building or structure, or addition or alteration to an existing building or structure is 9m above ground level, except for those lots identified in The Landing Precinct Architectural and Landscape Design Guidelines as being suitable for single level buildings. On these lots, building height shall be limited to single level.</u></li> </ol>	<p><b><u>Where the standard is not met, matters of discretion are restricted to:</u></b></p> <ol style="list-style-type: none"> <li>a. <u>Effects on the characteristics, qualities and values of the outstanding natural landscape; and</u></li> <li>b. <u>Effects on the characteristics, qualities and values of the coastal environment, with particular consideration of views from the sea.</u></li> </ol>
TLP-S2	Colours and Materials for Residential Buildings or structures on any residential lot on TLDA Plan 1	
<u>The Landing Precinct</u>	<ol style="list-style-type: none"> <li>1. <u>The exterior surfaces of new residential buildings or structures within the ONL or coastal environment shall be constructed of natural materials and/or finished to achieve reflectance value of less than 30%.</u></li> </ol>	<p><b><u>Where the standard is not met, matters of discretion are restricted to:</u></b></p> <ol style="list-style-type: none"> <li>a. <u>Effects on the characteristics, qualities and values of the ONL; and</u></li> <li>b. <u>Effects on the natural characteristics and qualities and values of the ONL or coastal environment, with particular consideration of views from the sea.</u></li> </ol>

8540  
24 April 2025

**THE LANDING**

TITLE	DESCRIPTION	HECTARE	NOTES
1. NA767/279	Pt OLC126	1.1230	Island
2. NA223/9	Pt Wharangi 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. NA28A/1296	Sec. 13 BLK IX Kerikeri SD	0.2605	Road severance
6. NA28A/1297	Sec. 14 BLK IX Kerikeri SD	0.1193	Road severance
7. NA28A/1298	Sec. 15 BLK IX Kerikeri SD	0.3715	Road severance
8. NA28A/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	1.5100	
11. 251354	Lot 1 DP 361786	1.2377	
12. 251363	Lot 41 DP 361786	1.4334	
13. 251396	Lot 5 DP 202152	2.2350	Amalgamated
14. 251396	Lot 3 DP 202151	0.2840	
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. 382936	Lot 1 DP 395972	4.7534	Ex Mataka
23. 382939	Lot 2 DP 395972	4.9708	Ex Mataka
24. 382940	Lot 3 DP 395972	4.8546	Ex Mataka
25. 382941	Lot 4 DP 395972	4.0613	Ex Mataka
26. 382942	Lot 5 DP 395972	4.0017	Ex Mataka
27. 382943	Lot 9 DP 395972	23.6400	Ex Mataka
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	
32. 679907	Lot 2 DP 481706	0.3970	
33. 679908	Lot 3 DP 481706	0.4936	Vineyard Villa
34. 679908	Lot 4 DP 481706	0.4104	
35. 679910	Lot 5 DP 481706	0.3767	
36. 679911	Lot 6 DP 481706	0.3549	
37. 679912	Lot 6 DP 395972	3.4173	
38. 679912	Lot 7 DP 395972	4.8579	
39. 679912	Lot 8 DP 395972	2.6270	Amalgamated
40. 679912	Lot 50 DP 376492	134.4610	
41. 679912	Lot 50 DP 481706	114.4456	
<b>OTHERS</b>		393.1094	

TITLE	DESCRIPTION	HECTARE	NOTES
42. 314567	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**

Scale @ A1 is 1 : 7500  
Scale @ A3 is 1 : 15000

1 May 2025  
File 8540 The Landing titles and schedule.njgo  
Ref 8540

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## **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 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 TLDA - 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 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 (less 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*



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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 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.

**Landscape Guidelines [including single level building sites]**

[to be added once detail from the relevant Section of the Landscape Plan - to be confirmed with Mr Lister and Ms Absolum]