

**BEFORE THE FAR NORTH DISTRICT COUNCIL  
INDEPENDENT HEARING PANEL**

**IN THE MATTER** of the Resource Management Act 1991

**AND IN THE MATTER** of the submissions and further submissions made by  
Matakā Residents Association Incorporated on the  
Proposed Far North District Plan

**AND**

**AND IN THE MATTER** of Hearing 15B: New Special Purpose Zone topic

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**STATEMENT OF EVIDENCE OF JOHN LEWIS GOODWIN  
ON BEHALF OF MATAKA RESIDENTS ASSOCIATION INCORPORATED**

**(LANDSCAPE)**

**DATED 12 May 2025**

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## EXECUTIVE SUMMARY

My evidence has been prepared in support of a precinct for Matakā Station, a property I have had involvement with since 2004. Specifically my involvement in the precinct has been to provide input into the landscape related provisions and review the objectives, policies and rules to ensure that the special landscape characteristics, qualities and values of Matakā continue to be protected and enhanced, whilst enabling residential development within predetermined house sites.

Subdivision and the location of buildings and associated access within Matakā has been determined through three comprehensive landscape assessments which analysed the potential effects on the landscape and recommended a range of controls and mitigation measures to ensure the characteristics, qualities and values of the Coastal Environment (**CE**), Outstanding Natural Landscape (**ONL**) and High Natural Character (**HNC**) areas are protected and enhanced.

The provisions of the precinct are proposed to augment those within the 2010 New Zealand Coastal Policy Statement (**NZCPS**), Regional Policy Statement for Northland (**RPS**), and the Proposed Far North District Plan (**PDP**). My focus has been on those objectives, policies and rules related to the CE, ONL and HNC areas to ensure they will continue to be met with any future development within Matakā Station.

In my opinion there are a number of specific provisions within the Precinct and other statutory documents that will ensure appropriate design outcomes for any new development. These provisions relate to an overarching focus on the protection and enhancement of the landscape values and natural character of Matakā Station while enabling farming operations and a limited amount of residential development. This is to be achieved through the ongoing management of the conservation activities, with controls on the siting and design of accessways and buildings within identified building sites.

In addition to the statutory provisions, the Design Review Committee process undertaken on behalf of the Matakā Residents Association vets proposals for new development on the identified house sites and this has proven to ensure good design outcomes are achieved. This along with existing and future revegetation and planting of indigenous species continues to reinforce the natural character of the CE and expand the vegetative framework across Matakā Station and a large portion of the Purerua Peninsula.

This planting continues to add to the over 300ha of protected areas within the property which was implemented as part of the Stage One and Stage Two subdivisions. Since that planting in the early part of 2000-2010 I have noticed a progressive improvement to the vegetative cover across the property. This has enhanced the biodiversity, the landscape character, quality and values of both the inland rural parts of the property and the coastal environment as well as adding to its natural character.

In my opinion the Precinct provisions attached in Attachment One to the evidence of Mr Hall, appropriately address the landscape issues associated with the land use and development at Matakā Station, and will ensure that future dwellings can be designed and any potential effects mitigated to achieve good design solutions and appropriate landscape outcomes, thereby protecting the landscape characteristics, qualities and values of the ONL, and the HNC areas within the CE.

## INTRODUCTION

### Qualifications and Experience

- 1 My full name is John Lewis Goodwin. I am a landscape architect and consulting partner within Boffa Miskell Limited (**Boffa Miskell**), a national firm of consulting planners, ecologists, urban designers and landscape architects.
- 2 I am providing landscape evidence in relation to submissions on the rezoning section of the Far North District Council (**Council**) Far North Proposed District Plan (**PDP**) in support of the submissions lodged on behalf of the Mataka Residents Association Incorporated (**Matakā**).
- 3 I hold the qualifications of a Bachelor of Social Science from the University of Waikato (1977) and a postgraduate Diploma in Landscape Architecture (1982). I am a Fellow and Registered Member of the New Zealand Institute of Landscape Architects and have practised as a landscape architect for over 40 years.
- 4 Throughout my career, I have undertaken numerous landscape and visual assessments, primarily working throughout the upper North Island in rural, urban and coastal environments. These have included both territorial landscape assessments for regional and district councils, project master planning, landscape management and landscape assessments.
- 5 The territorial landscape assessments have typically identified and described landscape types and character areas, natural character attributes, Outstanding Natural Features (**ONF**) and Outstanding Natural Landscapes (**ONL**), and the existing attributes and values of the landscape and its sensitivity in relation to a range of potential activities.
- 6 In relation to project-based assessments, I have been involved in a range of subdivision, land development, infrastructure, utility and restoration projects within rural, coastal and urban areas. My involvement has included:
  - (a) Site and master planning in relation to the particular characteristics and sensitivities of a location and surrounding landscape context.

- (b) Preparing landscape restoration and rehabilitation proposals to enhance degraded landscapes.
  - (c) Preparing specific mitigation proposals to integrate development into a landscape setting.
  - (d) Preparing natural character, landscape and visual effects assessments for resource consents, plan changes, notices of requirement and designations.
- 7 Many of these assignments have included giving evidence as an expert witness at Council, Environment Court and/or Board of Inquiry hearings.
- 8 My relevant experience in relation to the PDP review includes a range of land development projects in the Auckland and Northland regions, including numerous projects in the Bay of Islands area. Many of these have related to the development, protection and management of landscapes for mixed housing, lodge, visitor accommodation, recreational and conservation land use activities.

#### **Involvement in Matakā Station**

- 9 Of specific relevance to this hearing is my experience over the past 21 years at Matakā Station following an approach from Mr Williams to assist Matakā Limited with its Stage Two subdivision application. This resulted in me preparing a landscape and visual assessment<sup>1</sup> for 8 additional lots and their associated house sites in 2004 (**Stage Two Assessment**). My assessment also reviewed the previous landscape assessments for Stage One prepared by D J Scott and Associates in November 2000 and December 2002 (**Stage One Assessments**). For each of the 8 additional lots I prepared a description of the site location, house site, access and landuse characteristics, the wider landscape context, the extent of visibility, the proposed protection and mitigation measures and the landscape and visual effects generated. I also assessed the effects against the relevant Resource Management Act 1991 (**RMA**) matters, and the then in effect 1994 New Zealand Coastal Policy Statement policies.

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<sup>1</sup> Matakā Station: Stage II Subdivision – Assessment of Landscape and Visual Effects May 2004.

- 10 In the following year (2005) I (along with Boffa Miskell colleagues) prepared a landscape rehabilitation and management plan<sup>2</sup> for the Stage Two subdivision area along the southern coast of Matakā Station. This planting and rehabilitation built on the fencing of covenanted areas and planting undertaken as part of the Stage One development completed in 2004.
- 11 Between 2005 and 2024 I have provided advice to Matakā on various development and conservation initiatives, including the boat sheds and the commons area.
- 12 In 2012 I was invited to become a member of the Matakā Design Review Committee (**DRC**) along with architects Pip Cheshire and George Farrant and have undertaken numerous reviews of proposed dwellings and associated landscape development on behalf of Matakā, prior to consent being applied for from the Council. In 2024 I led the review for a house site along with two other architects as Mr Farrant had resigned and Cheshire Architects designed the dwelling.
- 13 In addition, I have assisted numerous lot owners with landscape assessment and designs for their dwellings. This has included Lot 15, Lot 19 and Lot 4. Most recently in 2024 I undertook a review of the landscape implementation for the dwelling at Lot 15 on behalf of the owners as part of the final sign off of the resource consent conditions for that dwelling. In 2024-25 I undertook a landscape assessment of the proposed dwelling on Lot 4.

#### **Involvement in PDP review**

- 14 In 2024 (along with Mr Hall) I was engaged by five landowners to provide landscape and visual effects advice and evidence in relation to the PDP review. Prior to this hearing my involvement in the PDP review process has been in relation to Hearing 4 and has included:
  - (a) review of the proposed provisions for the Coastal Environment (**CE**), Natural Character and Outstanding Landscapes including the recommended changes in the Hearing 4 Section 42A report;

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<sup>2</sup> Mataka Station: Stage II Subdivision – Landscape Rehabilitation and Management Plan January 2005.

- (b) review of the relevant sections of the Melean Absolum Limited report (**MAL Report**) to prepared for the Council with respect to the submitters I appeared on behalf of for Hearing 4 (which included Matakā). This included a review of the mapping and recommended amendments to the CE, ONL, Outstanding Natural Character (**ONC**) and High Natural Character (**HNC**) areas;
  - (c) a site visit to the submitters' properties, including Matakā Station on 12 July 2024 with Mr Peter Hall, Ms Joanna Beresford, Mr Williams and Mr Chandler (the Matakā Station Manager);
  - (d) liaise with Mr Hall and Ms Beresford on the proposed precinct provisions with respect to landscape matters; and
  - (e) prepare and present evidence in relation to the natural character and landscape related amendments proposed in the Section 42A report and the changes proposed in Mr Hall's evidence.
- 15 In relation to Hearing 15B, my role has been to advise on and liaise with the above persons on the Proposed Matakā Station Precinct (**the Precinct**) provisions with respect to landscape matters.
- 16 I have also managed the preparation of maps prepared by Boffa Miskell's GIS team. These maps are georeferenced and allowed Matakā and their consultants to identify the location of each of the lots and house sites in relation to the landscape overlays and other information and I have relied on these georeferenced maps in the preparation of my evidence. These maps which are referred to in my evidence and the evidence of Mr Hall are in Attachment One of my evidence and listed below:
- Figure 1: Precinct Plan 1
  - Figure 1a: Common Facilities Curtilage
  - Figure 2: General Location Plan
  - Figure 3: Property Legal Descriptions
  - Figure 4: Proposed District Plan Overlays

- Figure 5: Operative District Plan Zones and Overlays
- Figure 6: Existing and Proposed Houses
- Figure 7: LUC Classifications

### **Code of Conduct**

- 17 I have read and am familiar with the Code of Conduct for Expert Witnesses contained in the Environment Court Practice Note 2023. I agree to comply with the Code of Conduct. My qualifications as an expert are set out above. Other than where I state that I am relying on the advice of another person, I confirm that the matters addressed in this statement of evidence are within my area of expertise. I have not omitted to consider material facts known to me that might alter or detract from the opinions I express.

### **Scope of Evidence**

- 18 There are five main areas that I will address in my evidence. These are outlined below, and my focus is on the ones that relate to landscape matters:
- (a) Summarise the Stage One Assessments and the Stage Two Assessment that were undertaken for subdivision at Matakā Station.
  - (b) Review and comment on the Precinct objectives and policies, proposed rules, activity status and assessment criteria within the precinct and overlay areas, including how these provisions can provide for good landscape outcomes without unduly restricting creative design solutions. This includes a discussion of the rationale around the proposed maximum height limits for buildings within the various overlay areas and lots.
  - (c) Comment on the appropriateness of the house sites in relation to the current 2010 New Zealand Coastal Policy Statement (**NZCPS**), which as set out in the evidence of Mr Hall has been given effect to in the Regional Policy Statement for Northland (**RPS**).

- (d) Outline the design review process undertaken by the DRC on behalf of Matakā, and its effectiveness in achieving the Matakā Rules and wider landscape benefits.
- (e) Outline the landscape protection, rehabilitation and enhancement measures that have been implemented as part of the Stage One and Stage Two subdivisions.

## SUMMARY OF LANDSCAPE ASSESSMENTS

### Stage One Landscape Assessments

- 19 The first landscape assessments for Matakā Station were undertaken for the Stage One Subdivision (**Stage One**) and prepared by DJ Scott Associates<sup>3</sup>.
- 20 The Stage One Assessments follow a standard landscape assessment process albeit undertaken prior to the preparation of the New Zealand Institute of Landscape Architects Guidelines<sup>4</sup>. I have reviewed these Stage One Assessments in relation to the lot layout and building sites with the 2000 Visual Assessment depicting 28 lots with the Subdivision Concept Plan (Figure 4 in **Attachment Two** to my evidence) identifying some 22 residential house sites on lots ranging in size from 4.59ha to 94.63ha with an access drive and building site depicted for each lot.
- 21 In addition, in the Proposed Concept Scheme Plan and Landscape Enhancement plans (Figure 5 and Figure 6 respectively in **Attachment Two** of my evidence) over 300ha was identified for protection and enhancement within an Outstanding Landscape Unit, Outstanding Landscape Feature and Inland Natural Protection Areas. Further planting of Pohutukawa within pastoral areas and around house sites was proposed to further integrate the development into its largely coastal setting.
- 22 The 2000 Assessment provided a visibility analysis of views and the change to the view from six locations on the water with a number of photos identifying

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<sup>3</sup> Mataka: Visual Assessment November 2000 (**2000 Assessment**); and Mataka: Visual Assessment – Proposed House Site Amendments December 2002 (**2002 Assessment**), both prepared for Mataka Limited (together, **the Stage One Assessments**)

<sup>4</sup> *‘Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines’*, Tuia Pito Ora New Zealand Institute of Landscape Architects, July 2022.

the house sites, the potential viewing audience, and how the sites will be screened or integrated into the landscape.

- 23 The 2000 Assessment concluded with an analysis of the proposal against the relevant landscape provisions in the Transitional Bay of Islands District Plan, including a discussion of the environmental and visual benefits of the proposal. This considered that the detailed mitigation measures, including landscape plans for each house are more appropriately considered at the building consent stage.
- 24 The 2000 Assessment also provide a set of design guidelines to address:
  - (a) Site Development - including accessways, building location, paving and drainage, fences, walls and retaining, services and utilities and planting;
  - (b) Building Development - covering design criteria for building forms, roofs, building massing and arrangement, materials, and colours;
  - (c) Design Approval Process – with a design committee, and stepped approval process.
- 25 Those guidelines proposed in the 2000 Assessment have guided the development of Matakā Station and formed the basis of the present 2024 design guidelines<sup>5</sup> (**Design Guidelines**) and approval process that is used today to review proposals for buildings prior to submission to council for resource consent.
- 26 The 2002 Assessment was undertaken as result of a proposal to relocate house sites within 3 existing lots with an accompanying visibility and viewpoint assessment. The 2002 Assessment states that the changes were made to *“respond to current market demand, to avoid negative environmental effects and promote the objectives for the land, namely to:*
  - *Manage it as a single property, preserving its character, size and recreational capabilities;*

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<sup>5</sup> Mataka Design Guidelines – Version dated 2024-01-04.

- *Sell a small number of sites to purchasers who will also have the right to use the whole farm; and*
- *Manage and preserve it under an integrated plan designed to protect and enhance its resource, wildlife, beauty, history and presence.”*<sup>6</sup>

## Stage Two Landscape Assessment

- 27 The landscape assessment for the Matakā Station Stage Two subdivision (**Stage Two**) undertaken by Boffa Miskell was for a further subdivision to generate an additional 8 lots. This assessment, which was undertaken by myself, followed a similar approach to the DJ Scott assessment with an identification of house sites within each lot and a structure planting plan and detailed house site design plan for each lot. The house design plan also identified a nominal building platform area, finished floor level and building height, and curtilage to give guidance to the design review committee at the time of architectural and landscape design prepared for the lot owner. These additional lots are depicted on the Overall Development Concept plan which accompanied the Stage Two Assessment (Figure 4 in **Attachment Three** of my evidence).
- 28 The Stage Two Assessment that followed addressed landscape, natural character and visual amenity effects in relation to the RMA, and the 1994 NZCPS. In addition, the assessment addressed the potential cumulative effects of an additional 8 dwellings within the southern and eastern area of the site, taking the total to 15 within this 5.5kms of coastal landscape (within approximately 170ha of land), and the 30 house sites across the overall property.
- 29 Mitigation associated with the Stage Two subdivision included indigenous revegetation planting and additional Pohutukawa specimen tree planting to augment that already implemented as part of Stage One. This amounted to the revegetation of a further 33ha of marginal farmland<sup>7</sup> as depicted in Figure 4 in **Attachment Three** of my evidence.

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<sup>6</sup> Mataka: Visual Assessment – Proposed House Site Amendments December 2002 – Section 1  
<sup>7</sup> Page 3 - Mataka Station: Stage II Subdivision – Landscape Rehabilitation and Management Plan January 2025

## PROPOSED PRECINCT PROVISIONS

- 30 The proposed precinct encompasses the total 1075ha of Matakā Station which is depicted in Figure 1 in **Attachment One** of my evidence. This plan depicts the precinct boundary, the individual lot boundaries, the location of the house sites and common facilities curtilage areas.

### Objectives and Policies

- 31 As outlined in the proposed precinct provisions in Attachment One of Mr Hall's statement of evidence the objectives and policies have a strong emphasis on the protection and enhancement of the landscape values and natural character of Matakā Station while enabling farming operations and a limited amount of residential development. This is to be achieved through the ongoing management of the conservation activities, with controls on the siting and design of accessways and buildings within identified building sites.
- 32 In my opinion these provide an appropriate and focussed set of objectives and policies to protect the key landscape values of Matakā Station whilst allowing for the limited built development as assessed between 2000 and 2004. In relation to landscape matters Objective **PRECX-02** and **PRECX-04** along with Policy **PRECX-P1** and **PRECX-P3** will ensure land use, subdivision and development continues to be undertaken in a manner that protects and enhances the landscape values, the natural character of the coastal environment and other related historic, cultural and ecological values.

### Rules, Activity Status and Assessment Criteria

- 33 Paragraphs 134 to 221 of Mr Hall's evidence describe in detail the Precinct rules in relation to a range of activities and discuss how these will enable the objectives and policies for the precinct to be achieved. Below I comment on those that are relevant to landscape matters and provide my opinion on their appropriateness. I outline these in relation to the headings and order in Mr Hall's evidence.

### New Buildings, Structures and Extensions

- 34 Any new building on a house site, as determined by the Stage One and Stage Two Landscape Assessments, will be a controlled activity with a range of

landscape integration and mitigation matters to be assessed. In my opinion this is appropriate as all defined house sites have been already assessed and determined appropriate, and there are a range of standards that will apply in relation to building height, materials, colour and site planting (Rule CON-1). While minor residential units will be a permitted activity, they will also be a controlled activity with the same landscape matters to be assessed if they are within an identified house site location. Should new residential buildings (including minor units) be proposed outside the identified house sites then a full discretionary activity consent would be required, which would need to include a landscape assessment.

- 35 Other non-residential buildings and structures are to be permitted in the ONL and CE overlay areas up to 50m<sup>2</sup> and 100m<sup>2</sup> respectively with a height limit of 5m to cater for small scale farm buildings as per the PDP. These buildings and structures will also be required to meet the material and colour requirements as outlined in the PDP for these areas (**PER-1**). In relation to extensions to existing buildings and structures within the ONL and CE these are also permitted (up to an area of 30% of the GFA) within identified house site locations as long as they meet the height, materials and colour requirements for the overlays (**PER-2**).
- 36 Provision is also made for new buildings, structures and extensions for recreational use within areas that include and are adjacent to the beach lodge and boat sheds as a restricted discretionary activity. There are a number of matters of discretion outlined to ensure that any development within these areas which are located with the ONL and CE can be well integrated and meet the relevant objectives and policies of the precinct (**PRECX-R8**). In my opinion these matters will enable an assessment against the relevant landscape values and natural character of the CE, including siting, design, height, materials, colour and planting.
- 37 In my opinion, with the controls set out for residential and non-residential buildings and structures the landscape values and natural character of the coastal environment can be protected.

#### **Earthworks and Indigenous Vegetation Clearance**

- 38 Earthworks and vegetation removal associated with the development of houses sites and within the beach lodge and boat shed curtilage areas (Areas 1, 2 and 3) are a restricted discretionary activity (**PRECX-R9**) with rules to

manage the potential adverse effects on the characteristics, qualities and values associated with the ONL and the HNC areas (RDIS-4). These matters along with requirements for appropriate reinstatement will ensure that earthworks associated with driveways and access tracks can be adequately mitigated.

### Height Limits

- 39 As outlined in my evidence for Hearing 4, in my opinion, having a permitted height limit of 5m within the CE and ONL areas is an appropriate starting point in relation to new buildings that have not been subject to a comprehensive landscape assessment. One of the key issues in relation to the height of new buildings within the CE is that a visible unrelieved two storey high building elevation can result in high adverse effects on views from the coast. However, in my experience a maximum 5m height restriction using the rolling height method can in many more steeply sloping sites (which are often the case at Makata) result in awkward or impractical building designs and/ or unduly restrict good architectural outcomes. In these situations, a higher building height may be appropriate as long as the buildings and associated mitigation can be designed to “read” as a single storey.
- 40 At Matakā Station the house sites identified in the Stage One Assessment recommended a 6m height limit above ground level which replaced the 8m height that applied at that time under the Operative District Plan. My site-by site landscape assessment for Stage Two lots, recommended a mix of 5m and 6m height limits depending on the location and size of the building area in relation to landform, existing vegetation and proposed revegetation. This was however based on a nominal finished floor level (**FFL**) RL. Both assessments provided guidance around good design outcomes and indicative mitigation measures within and surrounding the house sites. Adopting a FFL and a fixed height provides an overall building envelope to guide the architect to design an appropriately scaled building without being restricted by the rolling height method.
- 41 In my opinion both the 5m and 6m height limits for Matakā Station are appropriate given that they apply to identified building sites and that there are a range of criteria that are to be satisfied to ensure appropriate design outcomes with mitigation measures to be applied to achieve an integrated solution. This will enable single storey buildings that may step down the slope or have an undercroft that is screened from the CMA by planting.

- 42 I have included in **Attachment Four** attached a practical example of where a 6m high building with an undercroft that has planting on the seaward side appropriately integrates the house to ensure it “reads” as a single storey structure form the CMA. This is in relation to Lot 15 which as outlined above I recently undertook a review of.
- 43 Outside the CE and ONL overlays within the balance of the Rural Production Zone land, the 12m PDP height limit would apply for non-residential buildings and a 9m height limit for Lots 19 and 23 which have identified house sites. These height limits are in my opinion appropriate as development in these areas of Matakā Station would not result in adverse effects on the characteristics, qualities and values that are found in the CE and ONL.
- 44 To allow for some flexibility I consider it is appropriate to enable dwellings to be constructed above the prescribed height limits in **PRECX-S1** as a restricted discretionary activity where there is a defined building platform. In my opinion, this should be considered alongside a range of design controls and assessment criteria to ensure that the characteristics, quality and values of the site and surrounding landscape can be maintained. In this situation the matters listed in **PRECX-S1** as outlined in the precinct provisions in Attachment One of Mr Hall’s statement of evidence provide, in my view, an appropriate list to control the location and design of development within the CE and ONL areas and mitigate potential adverse landscape effects.

#### **NZCPS AND REGIONAL POLICY STATEMENT**

- 45 As outlined above in paragraph 27 of my evidence, the Stage Two Assessment considered the effects of the subdivision, future development and land use changes in relation to the 1994 NZCPS. This included the consideration of cumulative effects related to the additional changes from the approved Stage One subdivision.
- 46 The 2010 NZCPS has three landscape related policies that are relevant to the consideration of development and land use at Matakā Station. These are:
- (i) Policy 13: Preservation of Natural Character.
  - (ii) Policy 14: Restoration of Natural Character; and
  - (iii) Policy 15 Natural Features and Landscapes

- 47 Each of these policies have been given effect to in the RPS for Northland (May 2016) which included the mapping of the CE boundary, the identification of ONL, ONF, ONC and HNC areas throughout Northland, with associated objectives, policies and methods for these areas. The CE boundary and the ONL and HNC overlay areas across Matakā Station have now been incorporated into the PDP along with provisions which I reviewed and provided evidence on in Hearing 4.
- 48 I have reviewed the Landscape Assessment Worksheet<sup>8</sup> which includes the ONL on Matakā Station and note that the assessment acknowledges that there is a relatively high measure of coherence along the Purerua Peninsula although parts of it are adversely impacted by development. The worksheet acknowledges the restorative planting within Matakā Station and that this will add to the natural landscape character by creating broader patterns that are more in keeping with the scale of the landform.
- 49 I have considered Mr Hall's planning analysis of how the proposed Precinct provisions will give effect to the relevant RPS and NZCPS policies in relation to landscape matters and concur with Mr Hall's analysis in that regard. In my opinion the proposed Precinct provisions for Matakā Station along with the underlying landscape related provisions within the PDP, where applicable, are in accordance with the 2010 NZCPS landscape related policies and will enable the relevant RPS objectives and policies to continue to be met.

## MATAKA DESIGN GUIDELINES AND REVIEW PROCESS

- 50 As outlined above in my evidence I have been involved for a number of years as a member of the Matakā Design Review Committee. All owners at Matakā are made aware of the Matakā Design Guidelines These are included in **Attachment Five** to my evidence. The purpose of the Design Guidelines is to ensure a high standard of design is maintained for all land development, including earthworks and construction associated with access, dwellings, garages, ancillary buildings, structures and landscaping. *"The objectives of the [Design Guidelines] are to ensure proposed buildings and related earthworks retain, conserve and enhance the character at Matakā."*

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<sup>8</sup> Northland Regional Landscape Assessment Worksheet: Unit name – Purerua Peninsula – Wairoa Bay to Rocky Point & Related Islands – Final Version following Council decisions – February 2014

- 51 As outlined in Mr William's evidence the Design Guidelines are applied and policed by the Design Committee established by the Matakā Association Rules. A house or building cannot be constructed without an approval by the DRC. The DRC has exercised its powers to modify every application presented to them in a detailed way.<sup>9</sup>
- 52 In my experience the process is a thorough one where early engagement between the owners and their architect/landscape architect, and the DRC is required. This includes a design report outlining the proposal in relation to the site and its context. This is followed by 3D building models, a preliminary landscape plan, cross sections, elevations, external materials and finishes, and photographs and montages where relevant. This includes a site visit by the DRC and a local iwi representative.
- 53 In my experience the DRC is not a rubber-stamping group and in all cases that I have been involved in design amendments and/or further detail has been required to satisfy the committee on behalf of the Matakā owners. This has focussed on maintaining the internal quality and privacy for other lot owners and minimising the wider impacts on the coastal and landscape values of the property and seascape. My recent involvement in the design for Lot 4 resulted in:
- (i) changes to the access to minimise effects on the views and headlight glare for the adjoining Lot 21 house site;
  - (ii) a relocation of the main dwelling down the slope to reinforce the prominence of an adjoining landform knoll;
  - (iii) relocation of the minor dwelling to reduce its visual exposure to the existing house on Lot 5;
  - (iv) design amendments to the form of the buildings to ensure a more cohesive form;
  - (v) amendments to the exterior colour palette to better integrate the building into its coastal setting;

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<sup>9</sup> Evidence of Mr Williams – paragraph 70

- (vi) amendments to the plant species to ensure early establishment and effective mitigation in views from the CMA and surrounding lots.

54 These are the types of practical advice provided to the owners and their architects/landscape architects on behalf of the MRA to ensure the best possible outcome is achieved.

## LANDSCAPE PROTECTION, REHABILITATION AND ENHANCEMENT

55 Following the completion of the Stage Two assessment and consent for the additional eight house sites, I turned to developing an implementation and management programme for the revegetation proposed as part of Stage Two. This planting was to augment the areas already protected by way of covenant and the planting already implemented as part of the Stage One consent.

56 As outlined above the Stage One landscape protection, rehabilitation and enhancement measures encapsulated over 300ha of the property as depicted in the plans in **Attachment One** of my evidence. In summary this was made up of:<sup>10</sup>

- (i) Protected Natural Areas (**PNA**) – 150.31ha consisting of 3.12ha estuarine, 7.42ha wetland, and 139.77ha shrubland areas. These areas are located within the inland part of Matakā Station and provide the key habitat for kiwi and other important fauna species. These areas are protected by way of covenants on the relevant title.
- (ii) Outstanding Landscape Unit (**OLU**) – within the OLU 179.74 ha to be set aside for existing and proposed coastal vegetation.
- (iii) Outstanding Landscape Feature (**OLF**) – within the OLF 24.62ha to be set aside for existing and proposed coastal vegetation.

57 The Stage Two planting consisted of additional revegetation of approximately 33ha of marginal pasture which included areas of regenerating shrubland to provide screening and a vegetated context for the additional eight lots. These

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<sup>10</sup> Stage One Mataka Visual Assessment November 2000 – page 19.

planting areas were focussed along the southern area of the property within the CE clustered around the lots and adjoining slopes. All planting was fenced from stock and incorporated into the Matakā Station pest and predator control regime.

- 58 Over the years that I have been visiting Matakā Station since completion of the above protection, rehabilitation and enhancement planting I have noticed a progressive improvement to the vegetative cover across the property. This has enhanced the biodiversity, the landscape character, quality and values of both the inland rural parts of the property and the coastal environment as well as adding to its natural character.

### **Summary and Conclusion**

- 59 In my opinion the Precinct provisions in **Attachment One** to the evidence of Mr Hall, appropriately address the landscape issues associated with the land use and development at Matakā Station, and these will ensure that future dwellings can be designed and mitigated to achieve good design solutions and appropriate landscape outcomes, thereby protecting the landscape characteristics, qualities and values of the ONL, and the HNC areas within the CE.

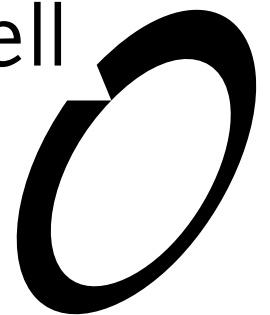
**John Lewis Goodwin**  
**Registered Landscape Architect**  
**12 May 2025**

# Matakā Station Hearing 15B New Special Purpose Zone

Attachments To Accompany Evidence of John Lewis Goodwin

May 2025

Boffa Miskell



# Attachment One: Precinct Plan Maps





Information Only



Information Only





Figure 4





Information Only

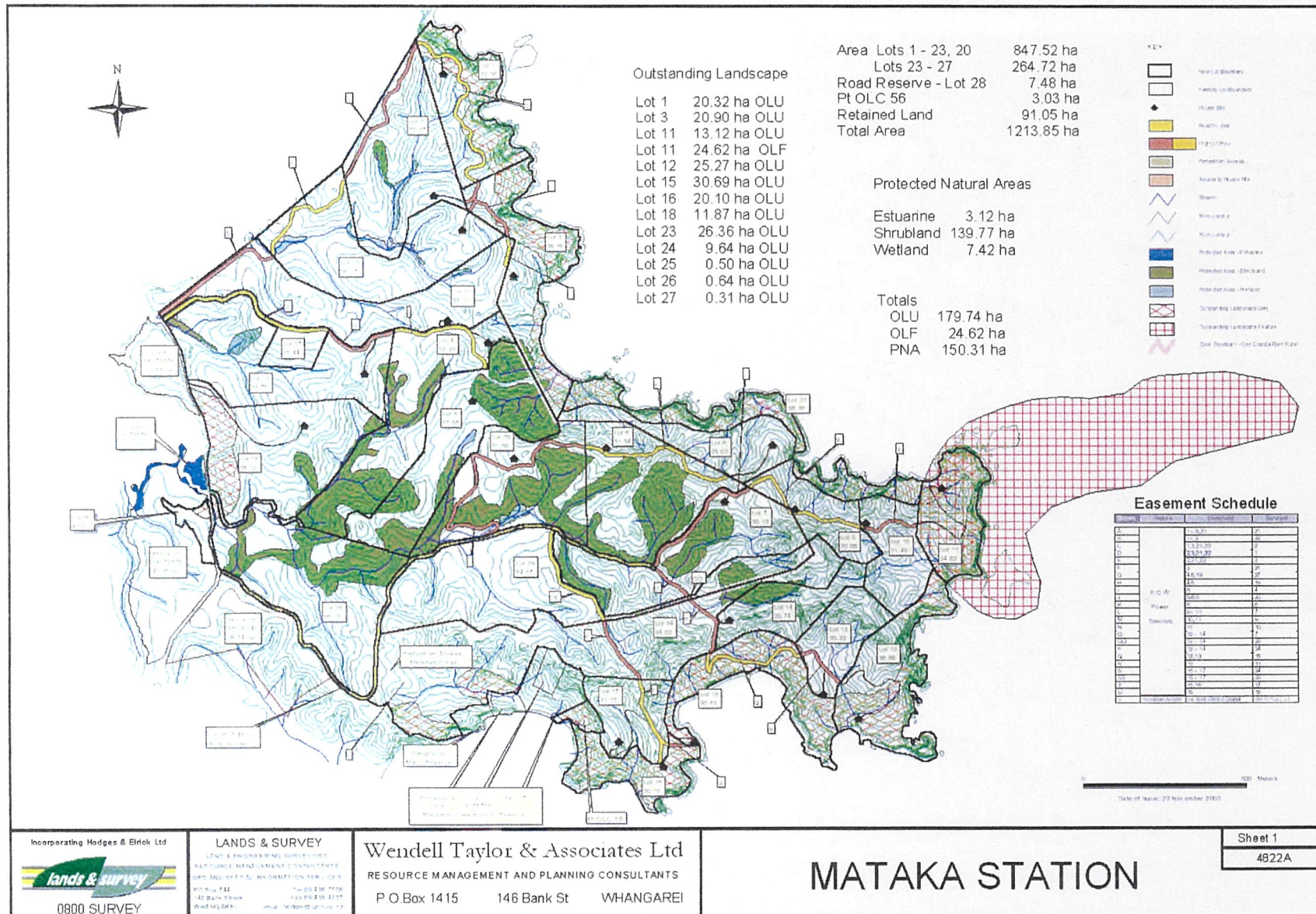


## Attachment Two: Stage One Landscape Plans



PROPOSED CONCEPT PLAN Fig. 4

# MATAKA



PROPOSED CONCEPT SCHEME PLAN Fig. 5



LANDSCAPE ENHANCEMENT Fig. 6

## Attachment Three: Stage Two Landscape Plans

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# MATAKA STATION

## Stage II - Subdivision

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### Assessment of Landscape & Visual Effects





## KEY



Mataka Station  
application site

Drg No: 03494-008  
Date: 05/04/2004  
Scale: 1:50,000 (A1) 1:100,000 (A3)

**BOFFA  
MISKELL**  
planning design ecology

Level 2, 1601 Building, 82 Wymondham Street, Box 10250, Auckland  
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Figure 1  
Mataka Station Context Plan

**MATAKA STATION**  
Proposed Subdivision - Stage 2



## KEY

 Stage 1  
House sites

 Stage 1  
Lot boundaries

 Right of Way

### Stage 1 Covenanted Areas

 Existing Protected  
Shrubland

### Stage 1 Revegetation Areas

 Existing and proposed  
coastal vegetation

 Proposed pohutukawa  
pasture planting

 Proposed  
Marsden Cross catchment  
enhancement planting

NOTE :  
Refer to Lands & Survey drawings for  
full details of the subdivision scheme  
including stage 1 lot boundaries.

Drg No: 03484-009  
Date: 24/03/2004  
Scale: 1:10,000 (A1) 1:20,000 (A3)

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Figure 2  
Stage 1 Consented Development

MATAKA STATION  
Proposed Subdivision - Stage 2



## KEY

Proposed Stage 2 House sites

### Proposed Stage 2 Lot Boundaries

Lot 14	Lot 27
Lot 24	Lot 28
Lot 25	Lot 29
Lot 26	Lot 30

Right of Way

Boundary between General Coastal and General Rural Zones (Revised Proposed Far North District Plan)

Approximate extent of Outstanding Landscape Areas

Approximate extent of Outstanding Landscape Features

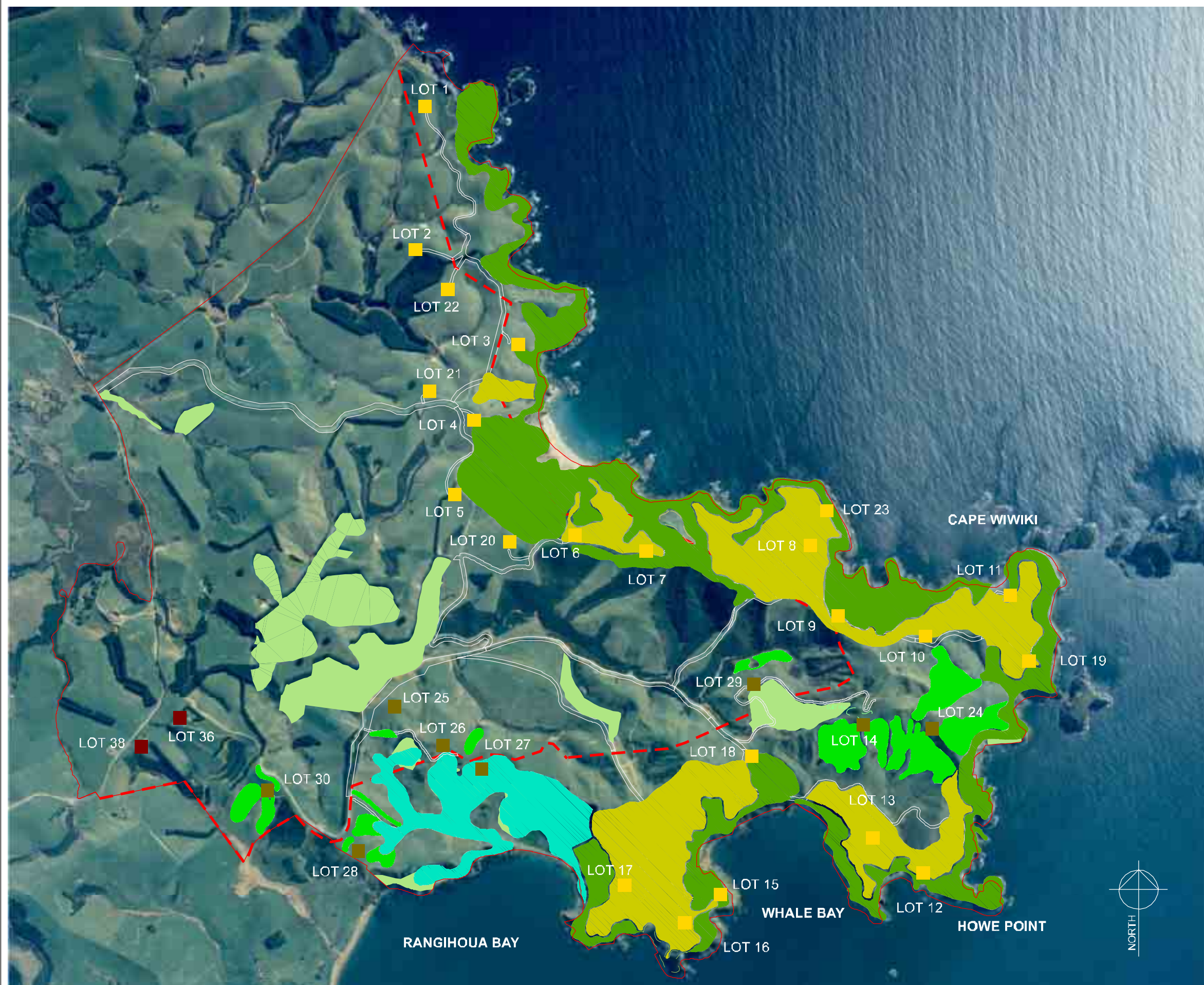
NOTE :  
Refer to Lands & Survey  
drg no. 7070/2 for full details  
of the Stage 2 subdivision scheme.

Drg No: 03484-010  
Date: 24/03/2004  
Scale: 1:10,000 (A1) 1:20,000 (A3)





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Figure 3  
Proposed Stage 2 Subdivision




MATAKA STATION  
Proposed Subdivision - Stage 2






## KEY

-  Consented Stage 1 House sites
-  Proposed Stage 2 House sites
-  Existing Houses
-  Property Boundary
-  Right of Way

## Stage 1 Revegetation Areas

-  Existing and proposed coastal vegetation
-  Proposed Pohutukawa pasture planting
-  Proposed Marsden Cross catchment enhancement planting

## Stage 2 Revegetation Areas

-  Proposed native shrubland revegetation
-  Protected Shrubland
-  Proposed covenanted vegetation

**NOTE :**  
Refer to Lands & Survey drawings for full details of the subdivision scheme including Property and Lot boundaries, see drg no. 7070/2 for full details of the Stage 2 subdivision scheme;

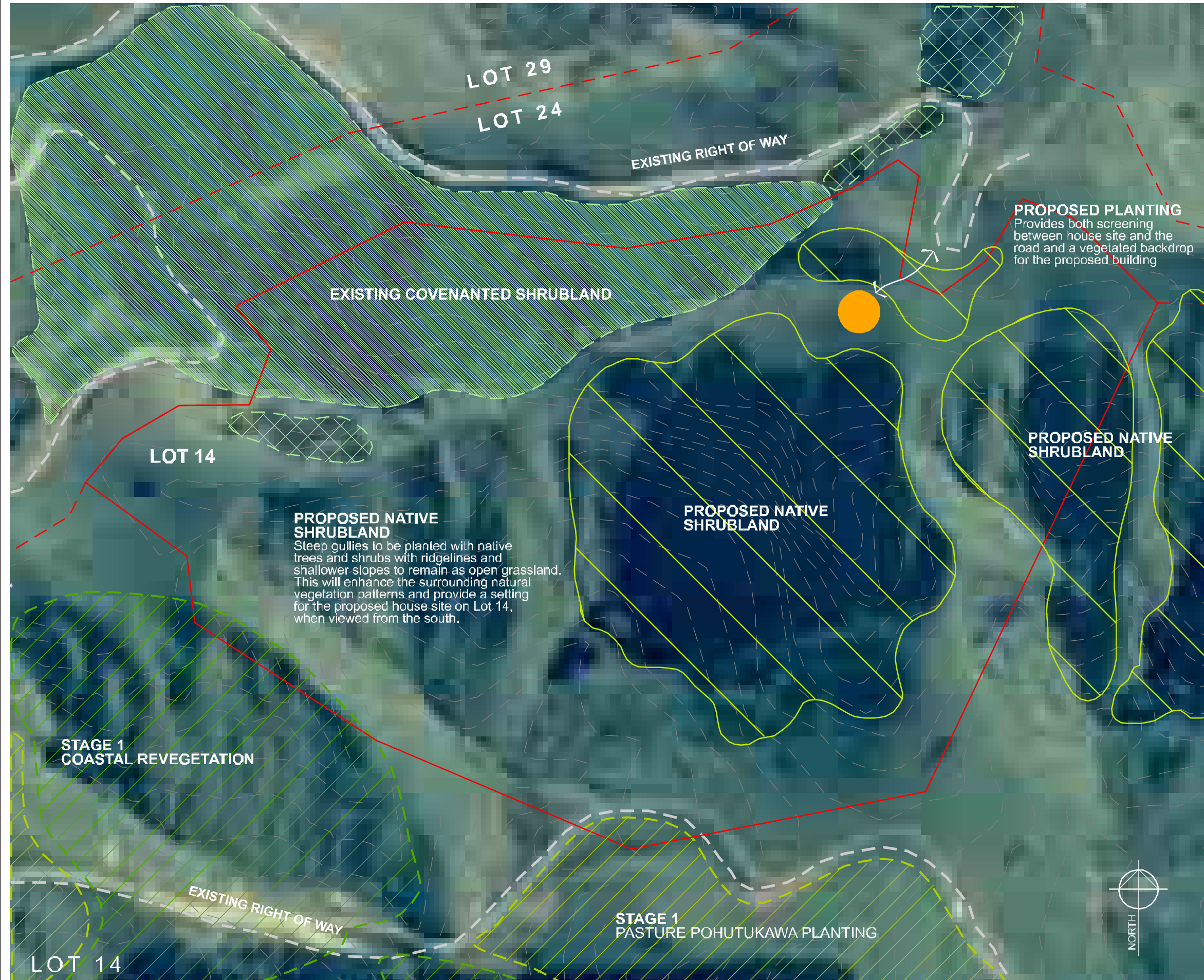
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Date: 17/05/2004  
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Level 3, 3M Building, 82 Wyndham Street PO Box 91250 Auckland  
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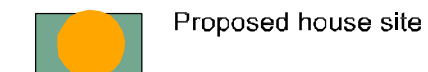
**Figure 4**  
**Overall Development Concept**

**MATAKA STATION**  
**Proposed Subdivision - Stage 2**

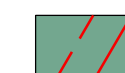




## KEY



Proposed house site



Lot boundaries



Rights of Way



Proposed access driveway



Approximate extent of Outstanding Landscape Area

## Existing and Proposed Vegetation



Existing covenanted shrubland



Existing shrubland

## Stage 1 Revegetation Areas



Existing and proposed coastal vegetation



Proposed Pohutukawa pasture planting



Proposed Marsden Cross catchment enhancement planting

## Stage 2 Proposed Revegetation



Proposed native tree and shrub planting



Proposed Pohutukawa pasture planting

Drg No: 03484-012A  
Date: 24/03/2004  
Scale: 1:1250 (A1) 1:2500 (A3)

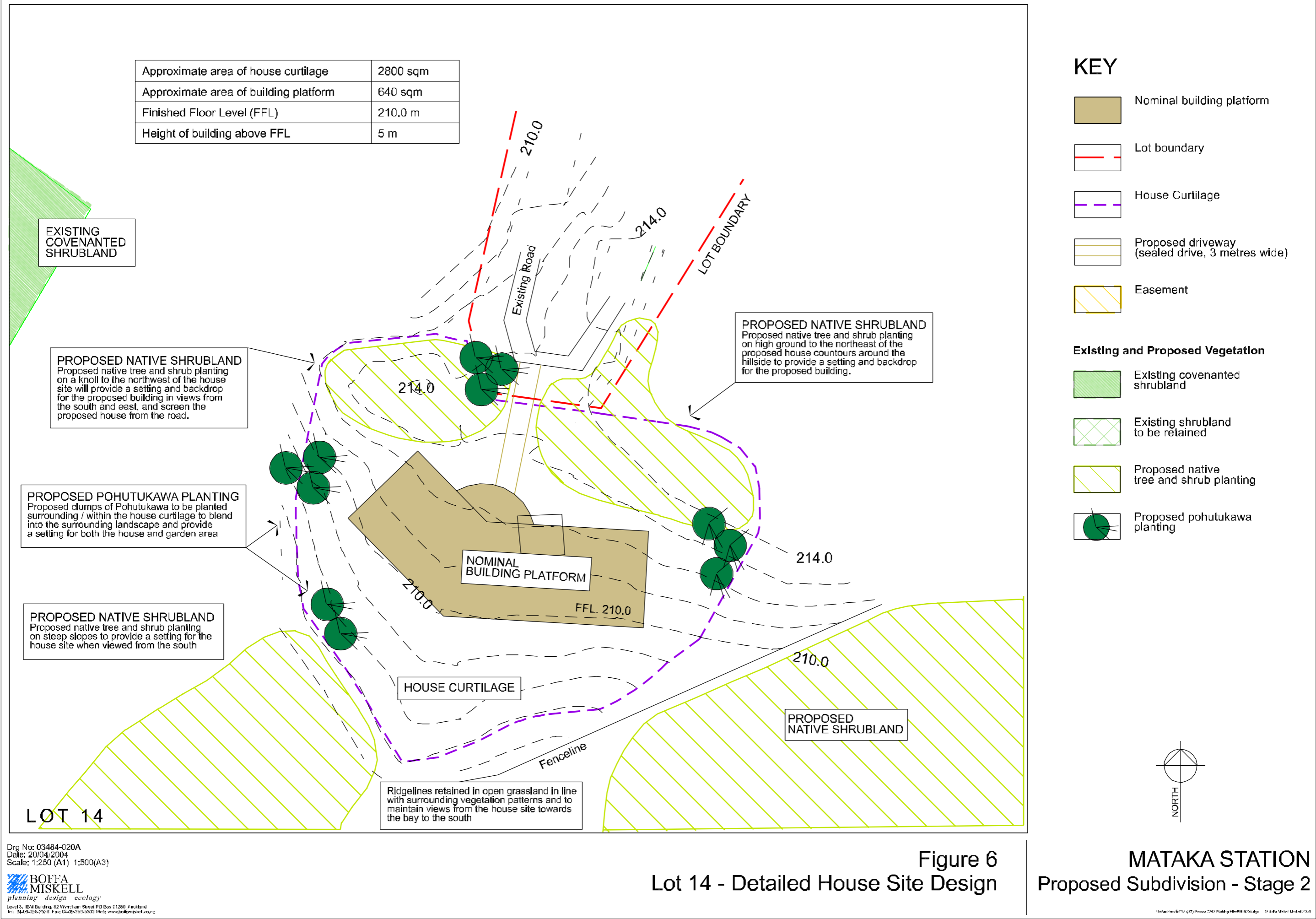
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Tel: 09-355-2629 Fax: 09-355-6700 Web: www.boffa-miskell.co.nz

**Figure 5**  
**Lot 14 - Structure Planting Plan**

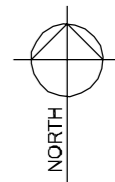
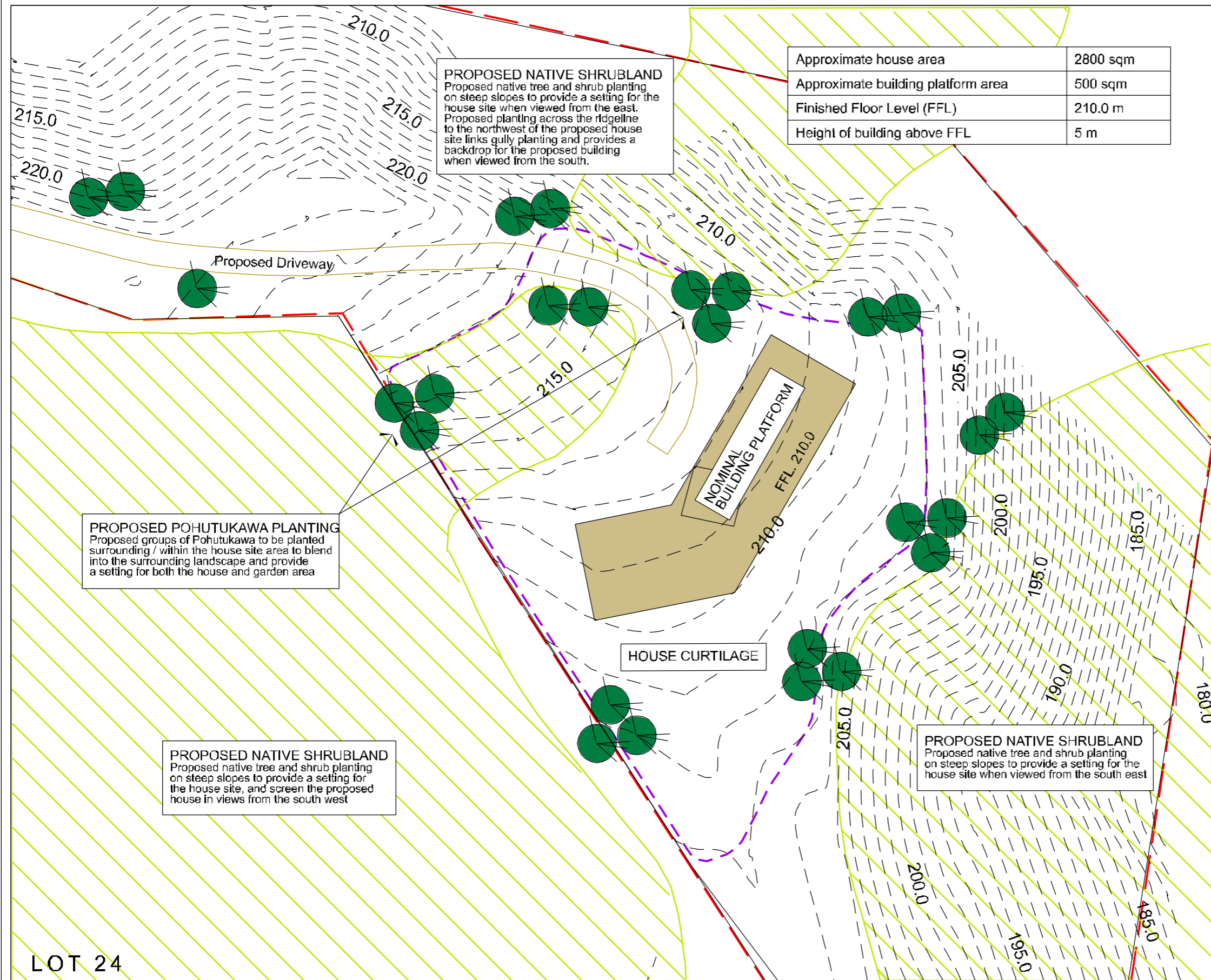
**MATAKA STATION**  
**Proposed Subdivision -**  
**Stage 2**

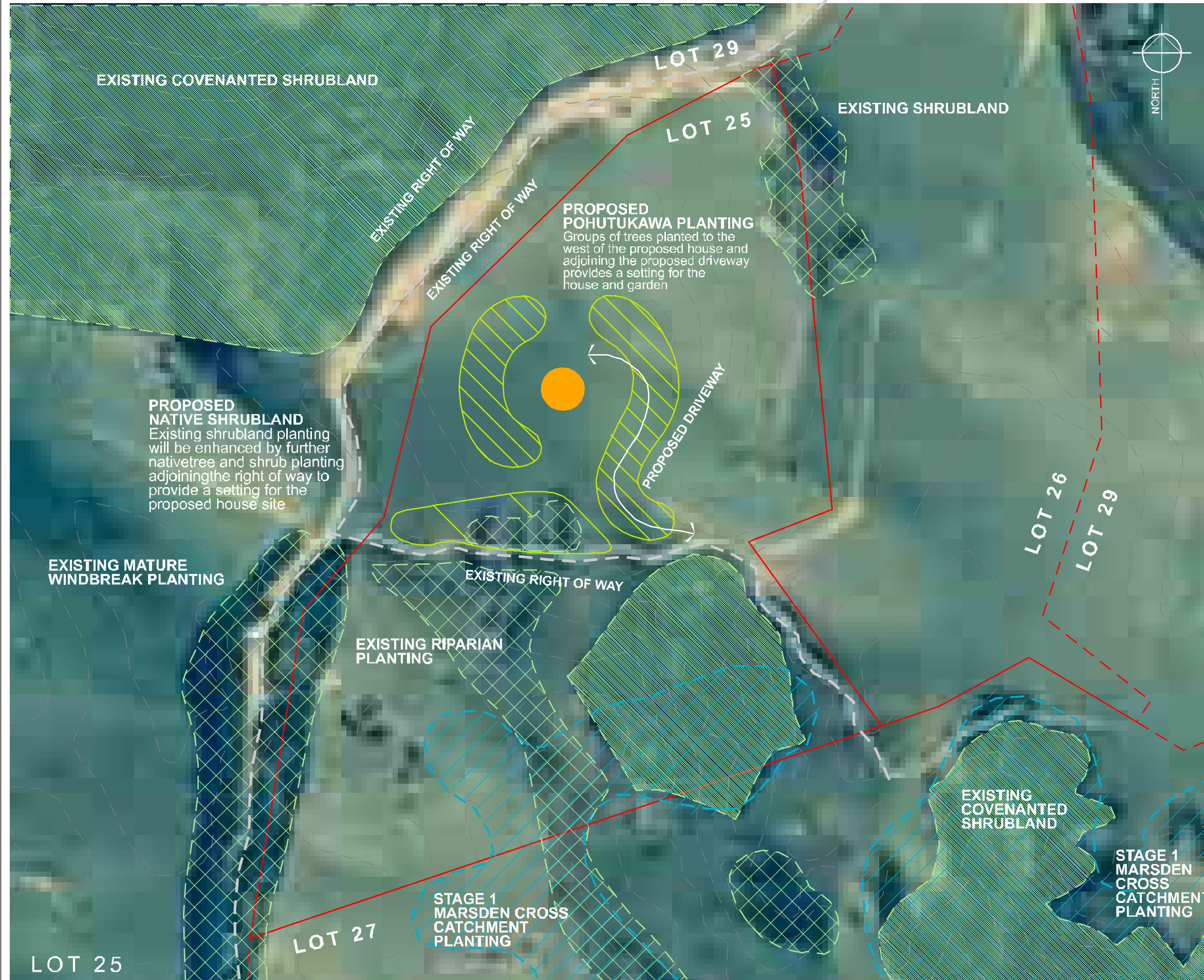
Updated 25/04/05 North OAD Working File 04-01-2005 42 Boffa Miskell Limited 2004

Approximate area of house curtilage	2800 sqm
Approximate area of building platform	640 sqm
Finished Floor Level (FFL)	210.0 m
Height of building above FFL	5 m

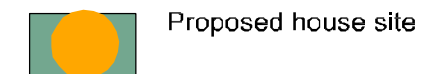




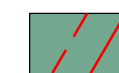




## KEY



Proposed house site



Lot boundaries



Rights of Way



Proposed access driveway



Approximate extent of Outstanding Landscape Area

## Existing and Proposed Vegetation



Existing covenanted shrubland



Existing shrubland

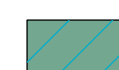
## Stage 1 Revegetation Areas



Existing and proposed coastal vegetation



Proposed Pohutukawa pasture planting



Proposed Marsden Cross catchment enhancement planting

## Stage 2 Proposed Revegetation



Proposed native tree and shrub planting



Proposed Pohutukawa pasture planting

Drg No: 03484-014A  
Date: 24/03/2004  
Scale: 1:1250 (A1) 1:2500 (A3)

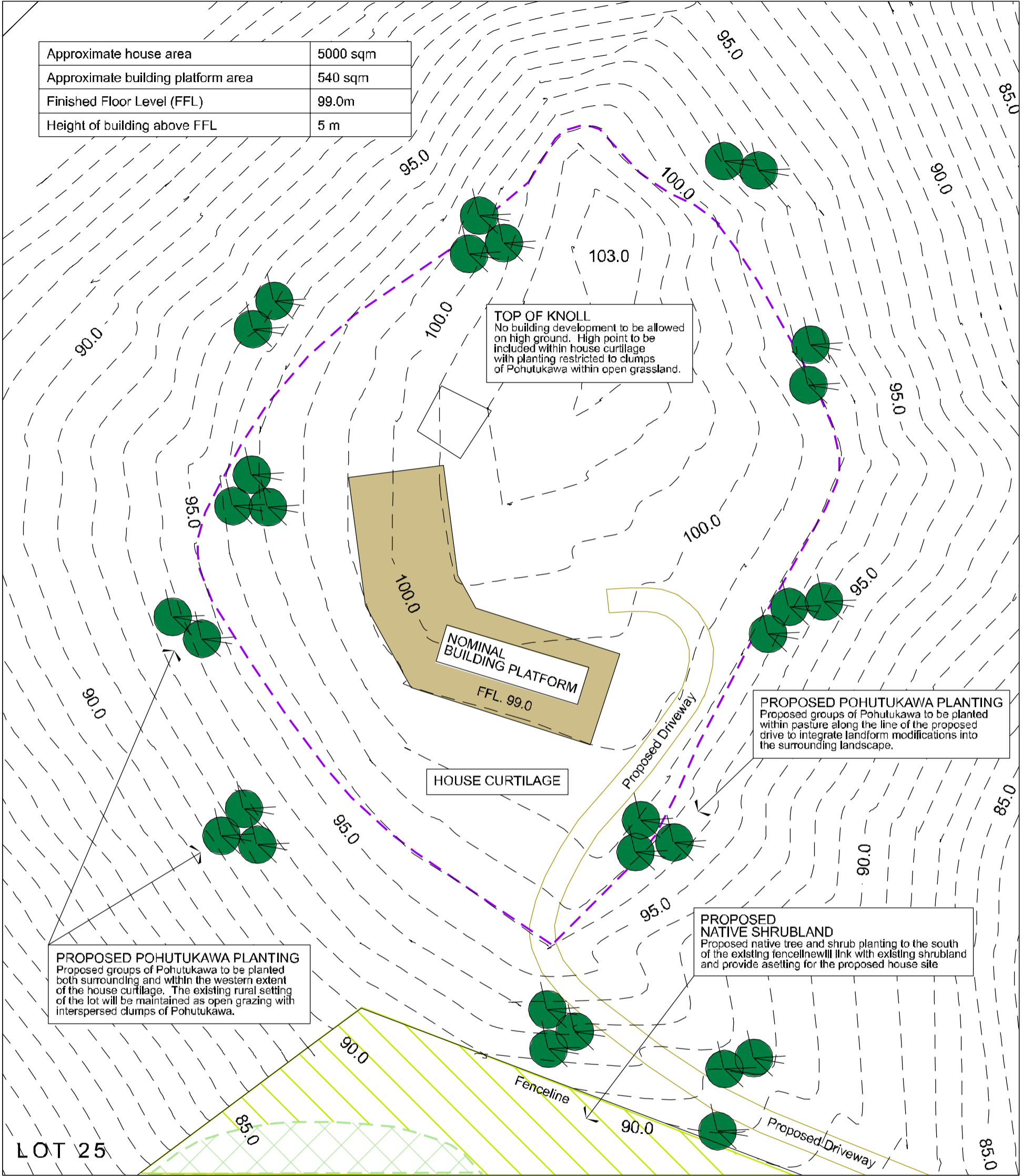
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Level 3, 3M Building, 82 Wyndham Street PO Box 61250 Auckland  
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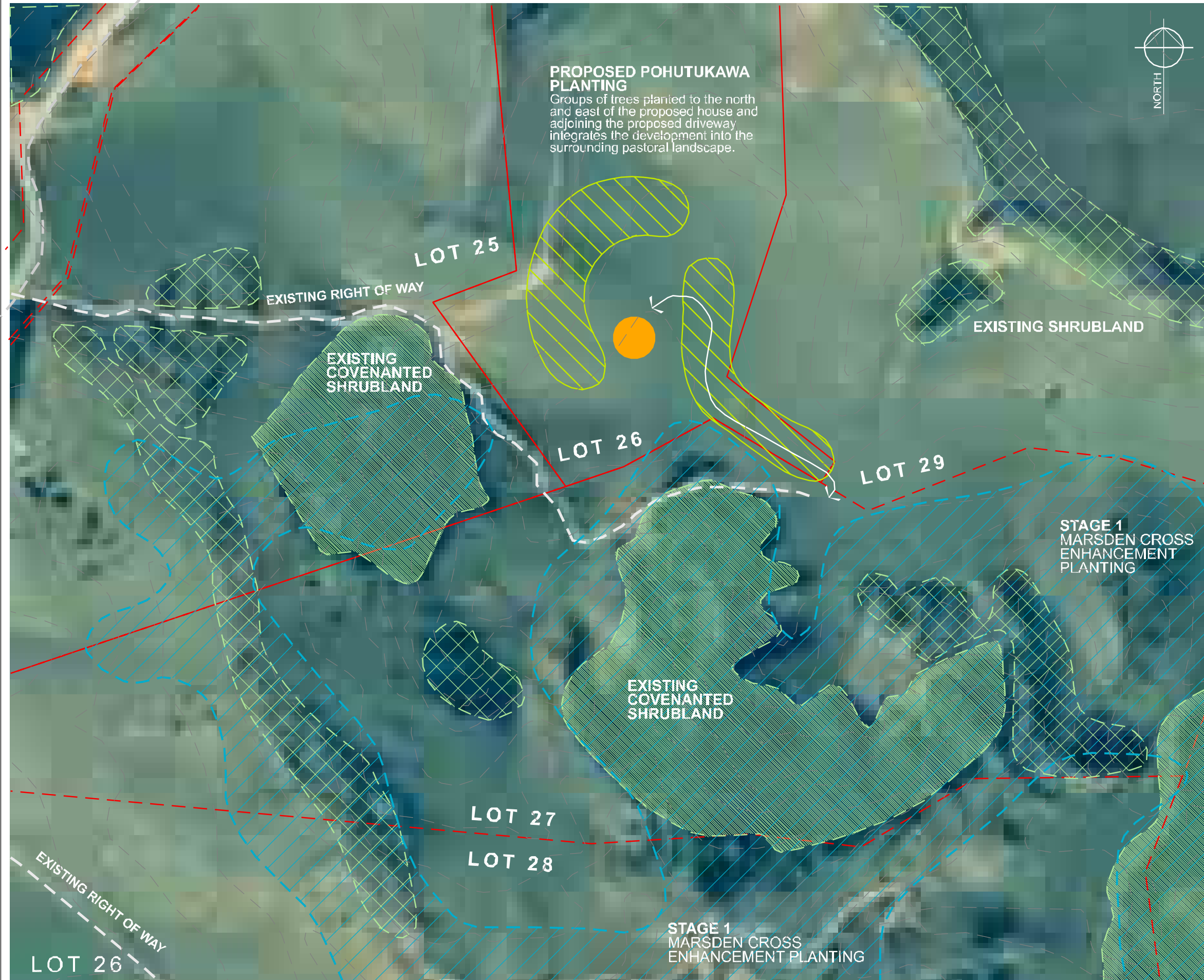
**Figure 9**  
**Lot 25 - Structure Planting Plan**

**MATAKA STATION**  
**Proposed Subdivision -**  
**Stage 2**


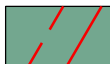



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Approximate house area	5000 sqm
Approximate building platform area	540 sqm
Finished Floor Level (FFL)	99.0m
Height of building above FFL	5 m










## KEY

-  Proposed house site
-  Lot boundaries
-  Rights of Way
-  Proposed access driveway
-  Approximate extent of Outstanding Landscape Area



## Existing and Proposed Vegetation

-  Existing covenanted shrubland
-  Existing shrubland

## Stage 1 Revegetation Areas

-  Existing and proposed coastal vegetation
-  Proposed Pohutukawa pasture planting
-  Proposed Marsden Cross catchment enhancement planting

## Stage 2 Proposed Revegetation

-  Proposed native tree and shrub planting
-  Proposed Pohutukawa pasture planting

Drg No: 03484-015A  
Date: 24/03/2004  
Scale: 1:1250 (A1) 1:2500 (A3)

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**Figure 11**  
**Lot 26 - Structure Planting Plan**

**MATAKA STATION**  
**Proposed Subdivision -**  
**Stage 2**

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Approximate area of house curtilage	6800 sqm
Approximate area of building platform	650 sqm
Finished Floor Level (FFL)	112.0 m
Height of building above FFL	6 m

**HOUSE CURTILAGE**  
House curtilage will encompass the knoll to the south of the proposed house site as well as slopes to the north of the house site.

**PROPOSED POHUTUKAWA PLANTING**  
Proposed groups of Pohutukawa to be planted surrounding / within the house curtilage and adjoining the proposed driveway. The existing rural pastoral setting of the lot will be maintained as open grazing with interspersed clumps of Pohutukawa.

**TOP OF KNOLL**  
No building development to be allowed on high ground to the south of the proposed house site. The highpoint is included in the house curtilage with planting restricted to clumps of Pohutukawa planting within open grassland.

**NOMINAL BUILDING PLATFORM**  
FFL 112.0

**HOUSE CURTILAGE**

**STAGE 1  
MARSDEN CROSS  
CATCHMENT PLANTING**

**KEY**

- Nominal building platform
- Lot boundary
- House Curtilage
- Proposed driveway (sealed drive, 3 metres wide)
- Easement

**Existing and Proposed Vegetation**

- Existing covenanted shrubland
- Existing shrubland to be retained
- Stage 1 - Marsden Cross Enhancement Planting
- Proposed native tree and shrub planting
- Proposed pohutukawa planting

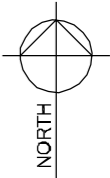
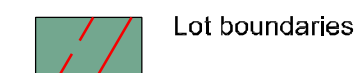
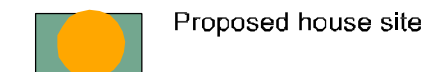


Figure 12  
Lot 26 - Detailed House Site Design

MATAKA STATION  
Proposed Subdivision - Stage 2



## KEY



### Existing and Proposed Vegetation



### Stage 1 Revegetation Areas



### Stage 2 Proposed Revegetation

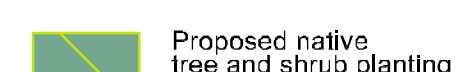


Figure 13  
Lot 27 - Structure Planting Plan

**MATAKA STATION**  
Proposed Subdivision -  
Stage 2

Drg No: 03484-016A  
Date: 24/03/2004  
Scale: 1:1250 (A1) 1:2500 (A3)

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**PROPOSED SHRUBLAND PLANTING**  
Proposed native tree and shrub planting within the gully to the north of the house site will link with existing gully vegetation and provide a setting for the house when viewed from the north.

**PROPOSED POHUTUKAWA PLANTING**  
Proposed groups of Pohutukawa to be planted surrounding / within the house curtilage and adjoining the proposed driveway. Shrubland planting will be confined to slopes and gullies with Pohutukawa planting proposed on high ground, as shown.

Approximate area of house curtilage	7500 sqm
Approximate area of building platform	530 sqm
Finished Floor Level (FFL)	96.0 m
Height of building above FFL	5 m

**KEY**

Nominal building platform

Lot boundary

House Curtilage

Proposed driveway (sealed drive, 3 metres wide)

Easement

**Existing and Proposed Vegetation**

Existing covenanted shrubland

Existing shrubland to be retained

Stage 1 - Marsden Cross Enhancement Planting

Proposed native tree and shrub planting

Proposed pohutukawa planting

**TOP OF KNOLL**  
No building development to be allowed on high ground to the northwest of the proposed house site. The highpoint is included in the house curtilage with planting in this area restricted to clumps of Pohutukawa planting within open grassland.

EXISTING COVENANTED SHRUBLAND

STAGE 1  
MARSDEN CROSS  
CATCHMENT PLANTING

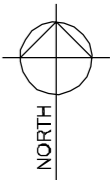
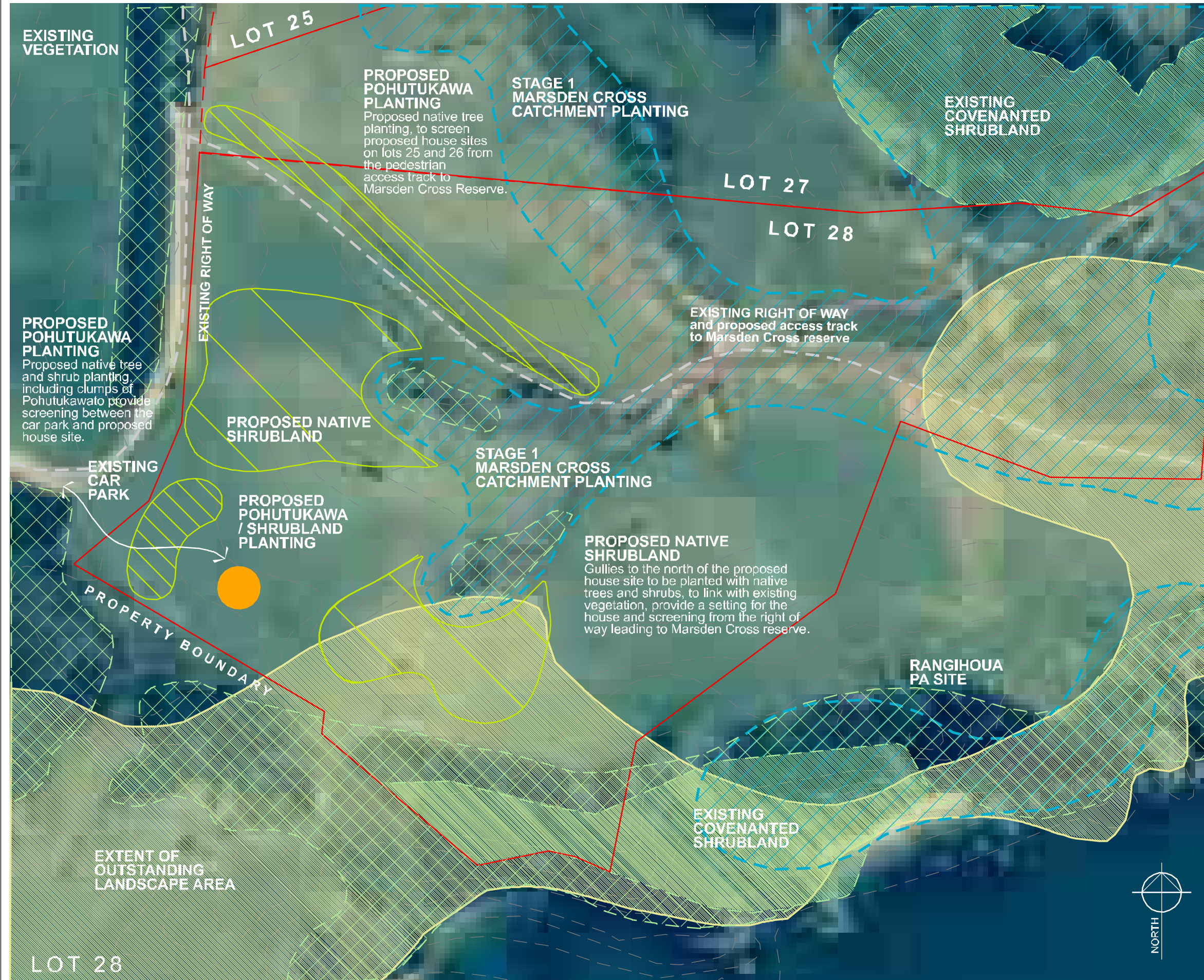
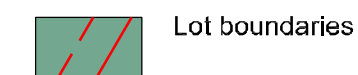
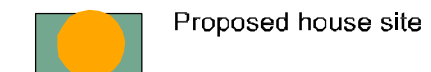


Figure 14  
Lot 27 - Detailed House Site Design

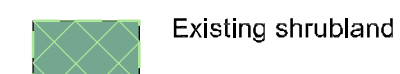
MATAKA STATION  
Proposed Subdivision - Stage 2



## KEY



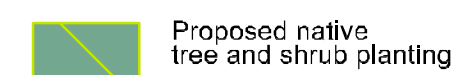
### Existing and Proposed Vegetation



### Stage 1 Revegetation Areas



### Stage 2 Proposed Revegetation



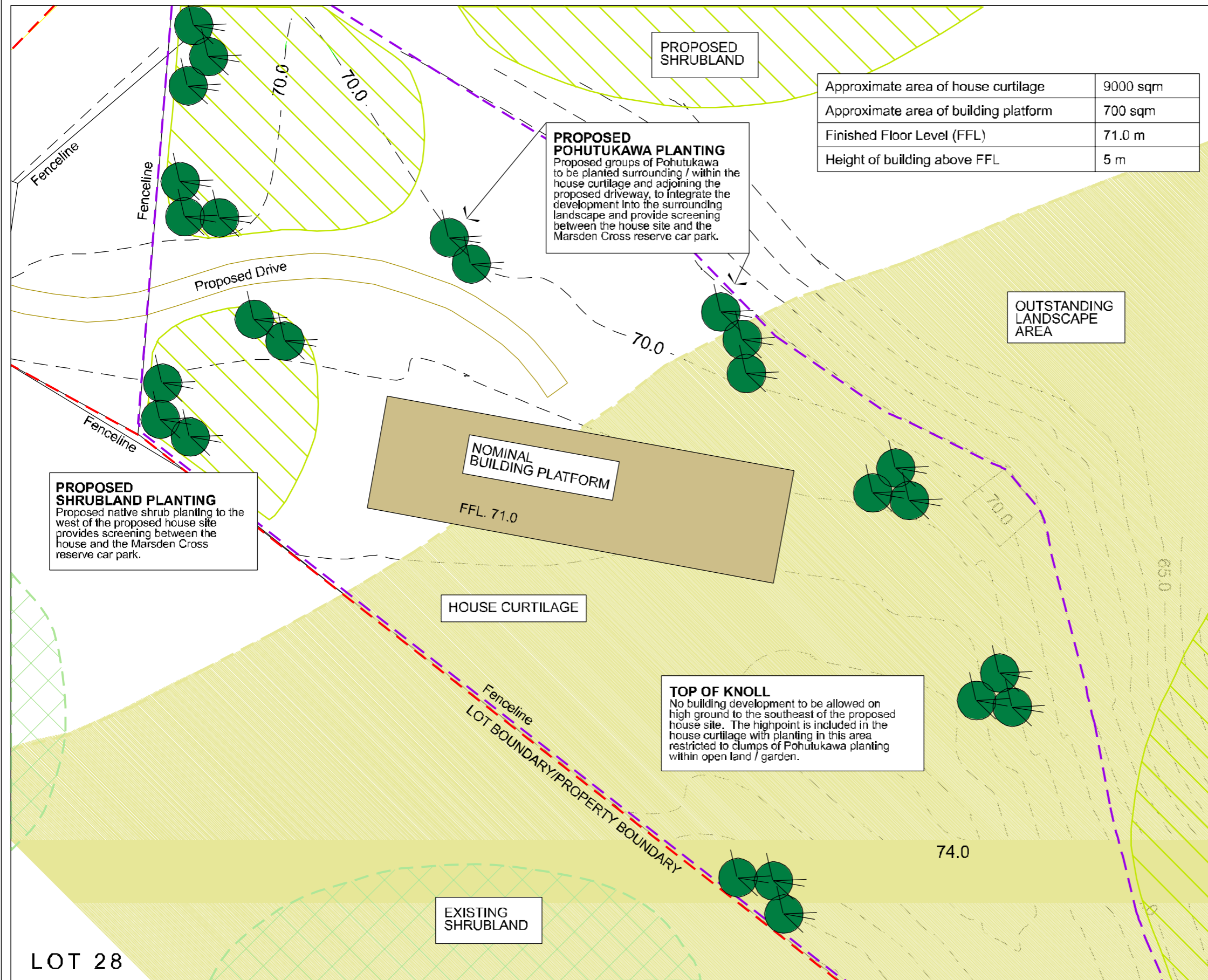
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Date: 24/03/2004  
Scale: 1:1250 (A1) 1:2500 (A3)

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Figure 15  
Lot 28 - Structure Planting Plan

**MATAKA STATION**  
Proposed Subdivision -  
Stage 2

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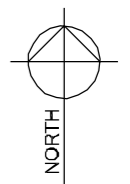


# KEY

- Nominal building platform
- Lot boundary
- House Curtilage
- Proposed driveway (sealed drive, 3 metres wide)
- Easement
- Approximate extent of Outstanding Landscape Area

## Existing and Proposed Vegetation

- Existing covenanted shrubland
- Existing shrubland to be retained
- Stage 1 - Marsden Cross Enhancement Planting
- Proposed native tree and shrub planting
- Proposed pohutukawa planting




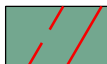



LOT 28

Figure 16  
Lot 28 - Detailed House Site Design



MATAKA STATION  
Proposed Subdivision - Stage 2






## KEY

-  Proposed house site
-  Lot boundaries
-  Rights of Way
-  Proposed access driveway
-  Approximate extent of Outstanding Landscape Area



## Existing and Proposed Vegetation

-  Existing covenanted shrubland
-  Existing shrubland

## Stage 1 Revegetation Areas

-  Existing and proposed coastal vegetation
-  Proposed Pohutukawa pasture planting
-  Proposed Marsden Cross catchment enhancement planting

## Stage 2 Proposed Revegetation

-  Proposed native tree and shrub planting
-  Proposed Pohutukawa pasture planting

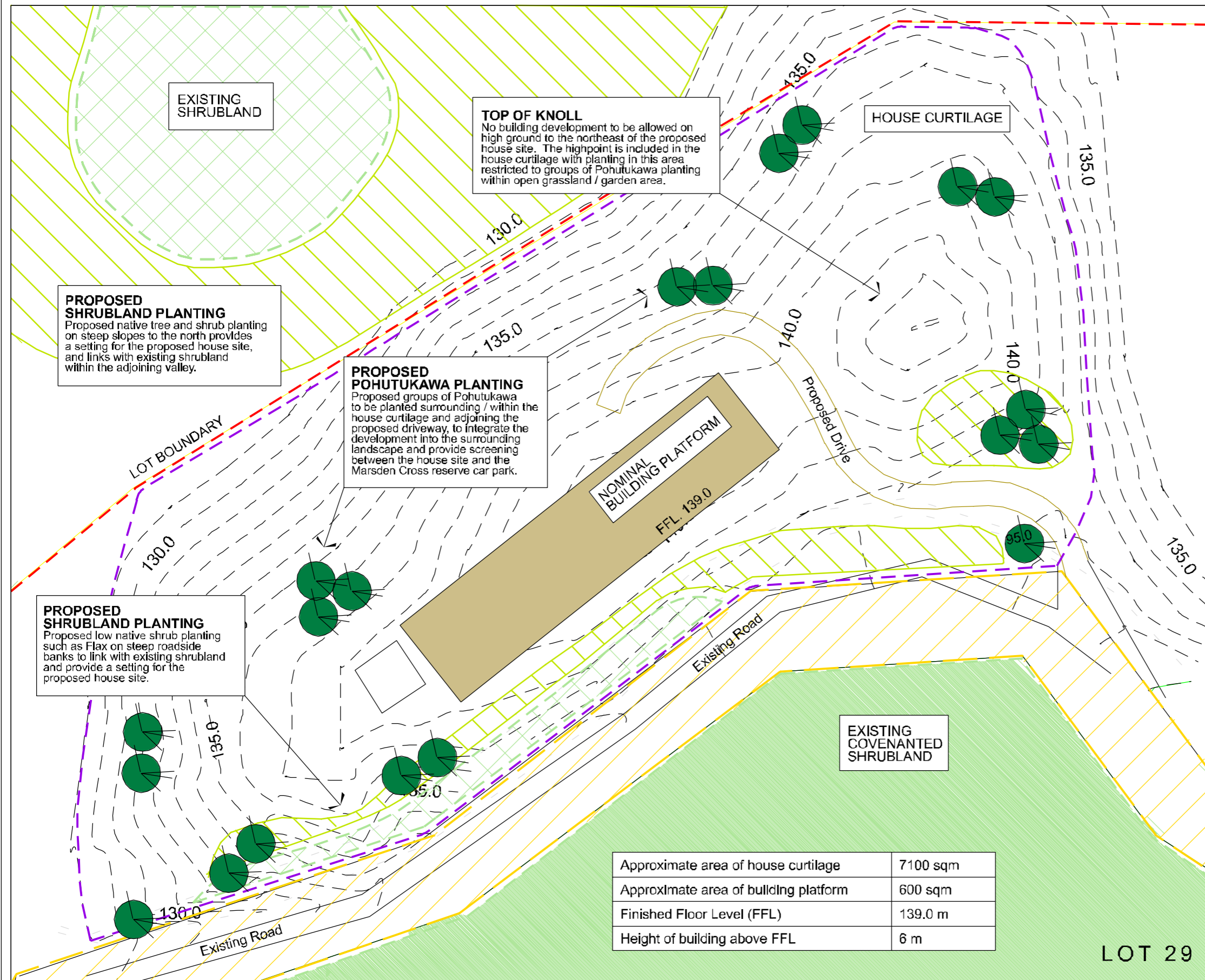
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Figure 17  
Lot 29 - Structure Planting Plan

**MATAKA STATION**  
Proposed Subdivision -  
Stage 2

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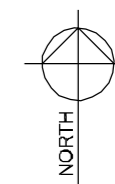


## KEY

- Nominal building platform
- Lot boundary
- House Curtilage
- Proposed driveway (sealed drive, 3 metres wide)
- Easement
- Approximate extent of Outstanding Landscape Area

## Existing and Proposed Vegetation

- Existing covenanted shrubland
- Existing shrubland to be retained
- Stage 1 - Marsden Cross Enhancement Planting
- Proposed native tree and shrub planting
- Proposed pohutukawa planting



Drg No: 03484-026A  
Date: 20/04/2004  
Scale: 1:250 (A1) 1:500 (A3)

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Figure 18  
Lot 29 - Detailed House Site Design

**MATAKA STATION**  
Proposed Subdivision - Stage 2



Approximate area of house curtilage	4000 sqm
Approximate area of building platform	550 sqm
Finished Floor Level (FFL)	79.0 m
Height of building above FFL	5 m

- KEY
- Nominal building platform

Lot boundary

House Curtilage

Proposed driveway (sealed drive, 3 metres wide)

Easement

Approximate extent of Outstanding Landscape Area

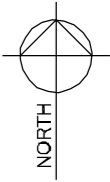
- Existing and Proposed Vegetation
- Existing covenanted shrubland

Existing shrubland to be retained

Stage 1 - Marsden Cross Enhancement Planting

Proposed native tree and shrub planting

Proposed pohutukawa planting



**PROPOSED POHUTUKAWA PLANTING**  
Proposed groups of Pohutukawa to be planted surrounding / within the house curtilage to integrate the development into the surrounding landscape.

**PROPOSED SHRUBLAND PLANTING**  
Proposed native tree and shrub planting will both provide screening between the house site and the road and a backdrop to the proposed building when viewed from the south and west.

**PROPOSED SHRUBLAND PLANTING**  
Proposed native tree and shrub planting within gullies on steep slopes to the south provides a setting for the proposed house site, and links with existing shrubland within the valley.

Figure 20  
Lot 30 - Detailed House Site Design

NOTE :

**3D IMAGE**  
generated from digital model  
(produced by K2Vi)

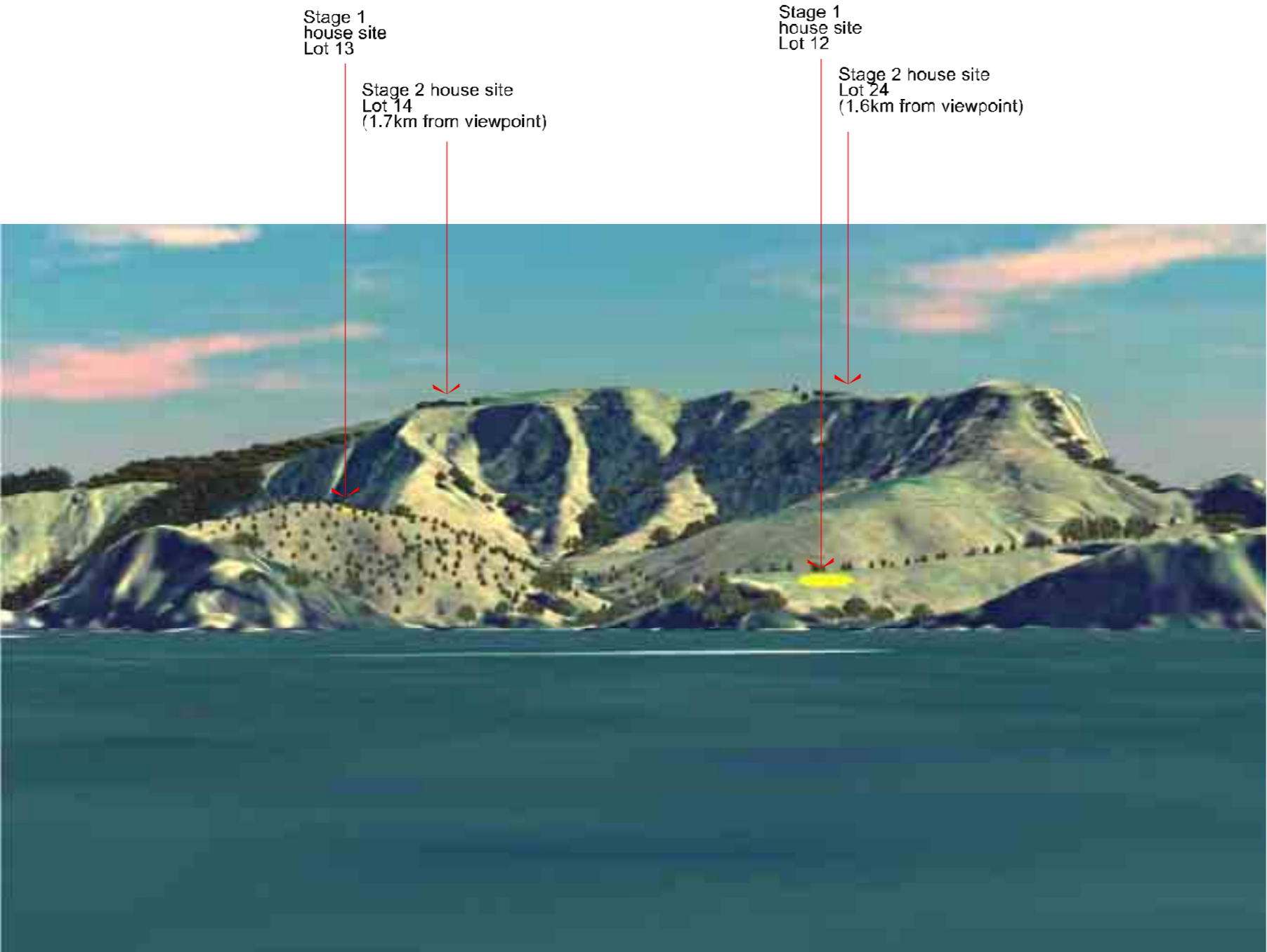
**STAGE 2 PROPOSED HOUSES**  
(modeled by BM)

**STAGE 1 HOUSE SITES**  
approximate locations  
identified by yellow markers  
(added by BM)

**EXISTING & STAGE 1 PLANTING**  
shown in 3D  
(modeled by K2Vi)

**STAGE 2 SHRUBLAND PLANTING**  
shown in 2D  
(added by BM)

**STAGE 2 POHUTUKAWA PLANTING**  
where adjacent to house sites shown in 3D  
(added by BM)



All viewpoints shot at between 1.8 - 2.0 metres above sea or ground level

3D MODEL IMAGE - VIEWPOINT 1  
Water based view looking towards Stage 2 Lots 14 and 24

MATAKA STATION  
Proposed Subdivision - Stage 2

NOTE :

**3D IMAGE**  
generated from digital model  
(produced by K2Vi)

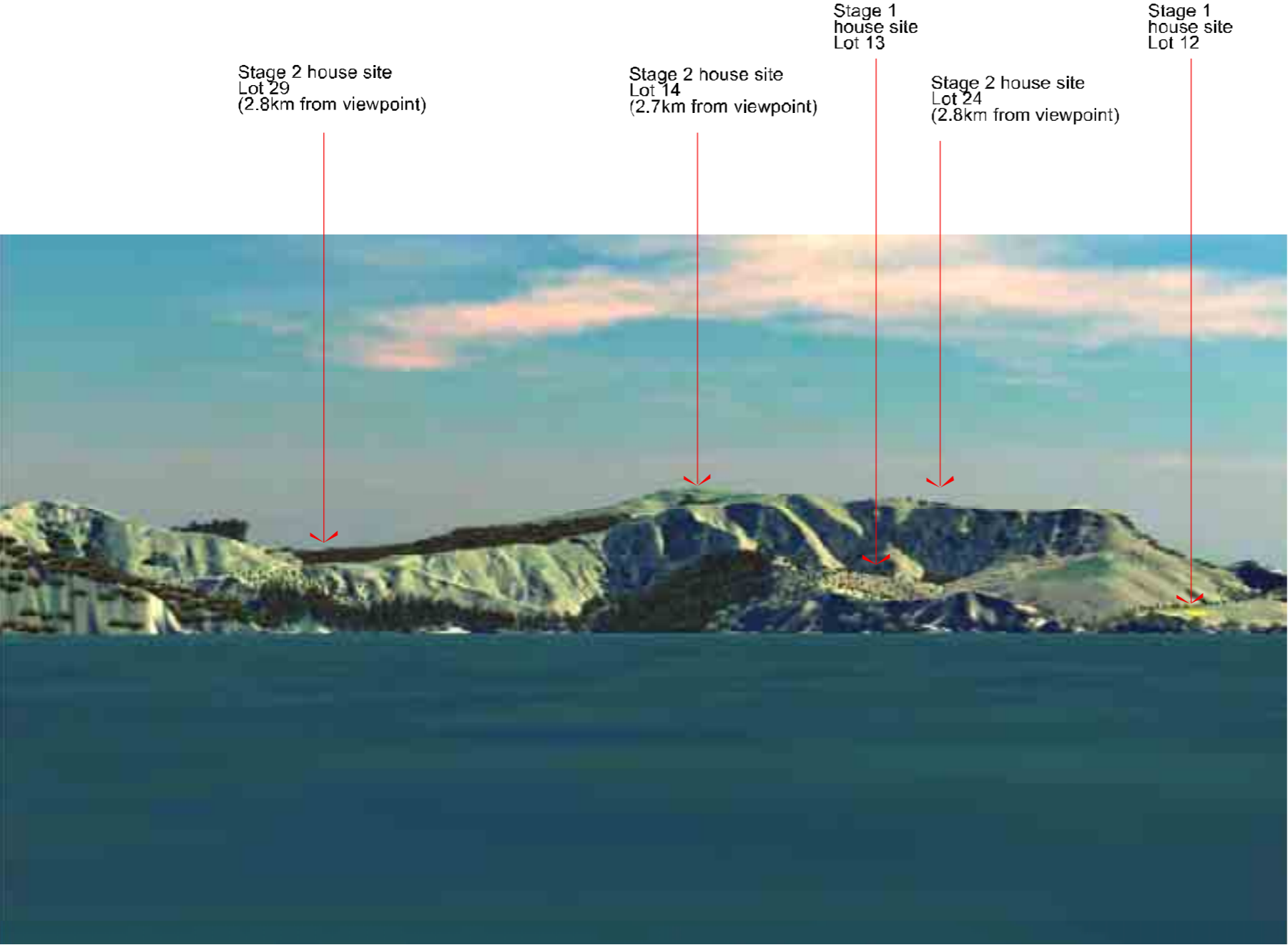
**STAGE 2 PROPOSED HOUSES**  
(modeled by BM)

**STAGE 1 HOUSE SITES**  
approximate locations  
identified by yellow markers  
(added by BM)

**EXISTING & STAGE 1 PLANTING**  
shown in 3D  
(modeled by K2Vi)

**STAGE 2 SHRUBLAND PLANTING**  
shown in 2D  
(added by BM)

**STAGE 2 POHUTUKAWA PLANTING**  
where adjacent to house sites shown in 3D  
(added by BM)



All viewpoints shot at between 1.8 - 2.0 metres above sea or ground level  
Distances of house sites from viewpoints are approximate

Drg No: 03484-029A  
Date: 06/05/2004  
Scale: NOT TO SCALE (A3)

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Tel: 09 486 7570 Fax: 09 486 7571 Web: www.boffa miskell.co.nz

**3D MODEL IMAGE - VIEWPOINT 2**  
Water based view looking towards Stage 2 Lots 14, 24 and 29

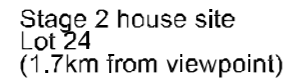
**MATAKA STATION**  
Proposed Subdivision - Stage 2

**3D IMAGE**  
generated from digital model  
(produced by K2Vi)

**STAGE 1 HOUSE SITES**  
approximate locations  
identified by yellow markers  
(added by BM)

**STAGE 2 SHRUBLAND PLANTING**  
shown in 2D  
(added by BM)

**STAGE 2 POHUTUKAWA PLANTING**  
where adjacent to house sites shown in 3D  
(added by BM)



Stage 1  
house site  
Lot 19

3D MODEL IMAGE - VIEWPOINT 3  
Water based view looking towards Stage 2 Lot 24

**MATAKA STATION**  
Proposed Subdivision - Stage 2

NOTE :

**3D IMAGE**  
generated from digital model  
(produced by K2Vi)

**STAGE 2 PROPOSED HOUSES**  
(modeled by BM)

**STAGE 1 HOUSE SITES**  
approximate locations  
identified by yellow markers  
(added by BM)

**EXISTING & STAGE 1 PLANTING**  
shown in 3D  
(modeled by K2Vi)

**STAGE 2 SHRUBLAND PLANTING**  
shown in 2D  
(added by BM)

**STAGE 2 POHUTUKAWA PLANTING**  
where adjacent to house sites shown in 3D  
(added by BM)

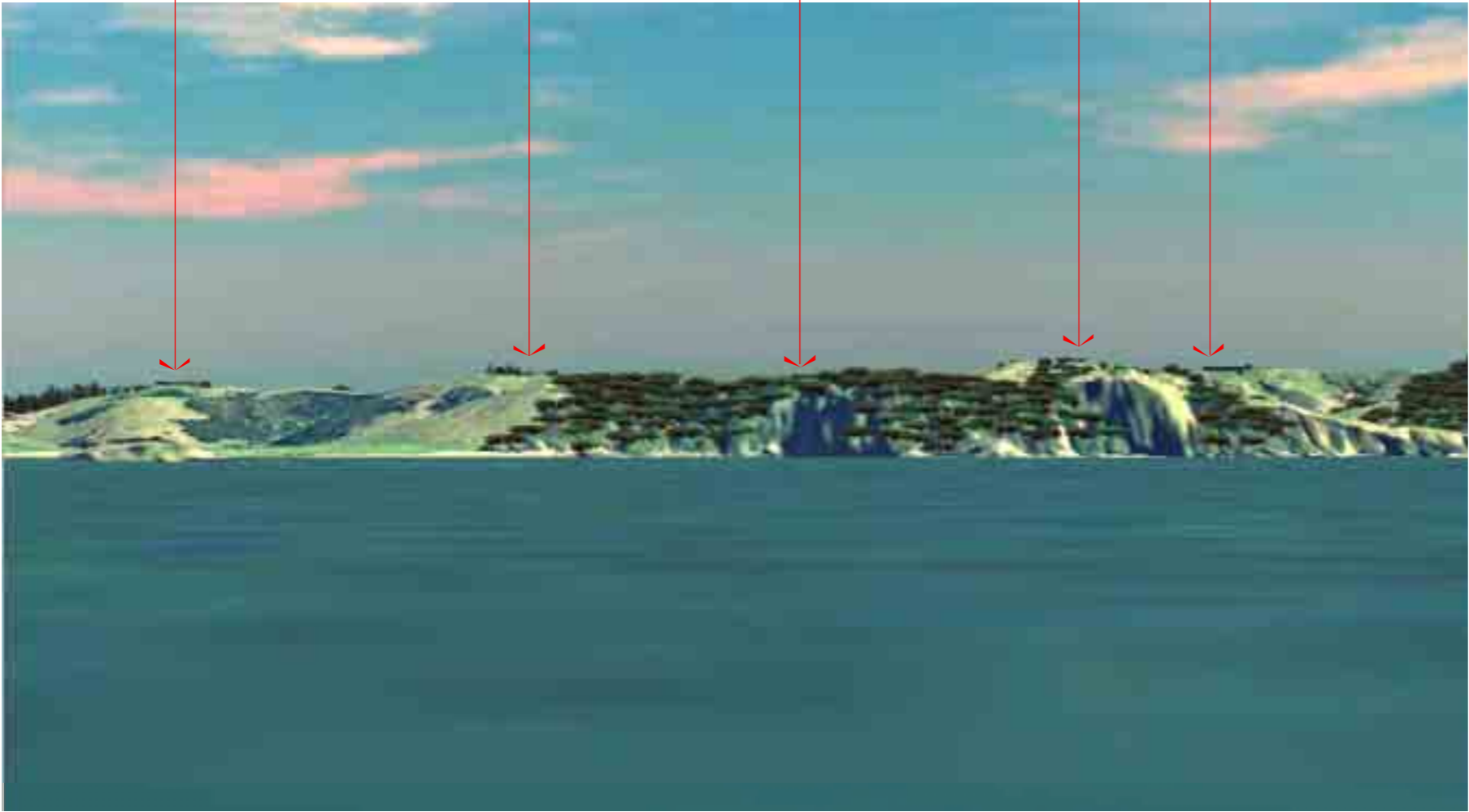
Stage 2 house site  
Lot 30  
(2.2km from viewpoint)

Stage 2 house site  
Lot 28  
(1.7km from viewpoint)

Stage 2 house site  
Lot 25  
(2.4km from viewpoint)

Stage 2 house site  
Lot 26  
(2.3km from viewpoint)

Stage 2 house site  
Lot 27  
(2.2km from viewpoint)



All viewpoints shot at between 1.8 - 2.0 metres above sea or ground level  
Distances of house sites from viewpoints are approximate

3D MODEL IMAGE - VIEWPOINT 4

Water based view looking towards Stage 2 Lots 25, 26, 27, 28 and 30

MATAKA STATION

Proposed Subdivision - Stage 2

**3D IMAGE**  
generated from digital model  
(*produced by K2Vi*)

**STAGE 2 PROPOSED HOUSES**  
(*modeled by BM*)

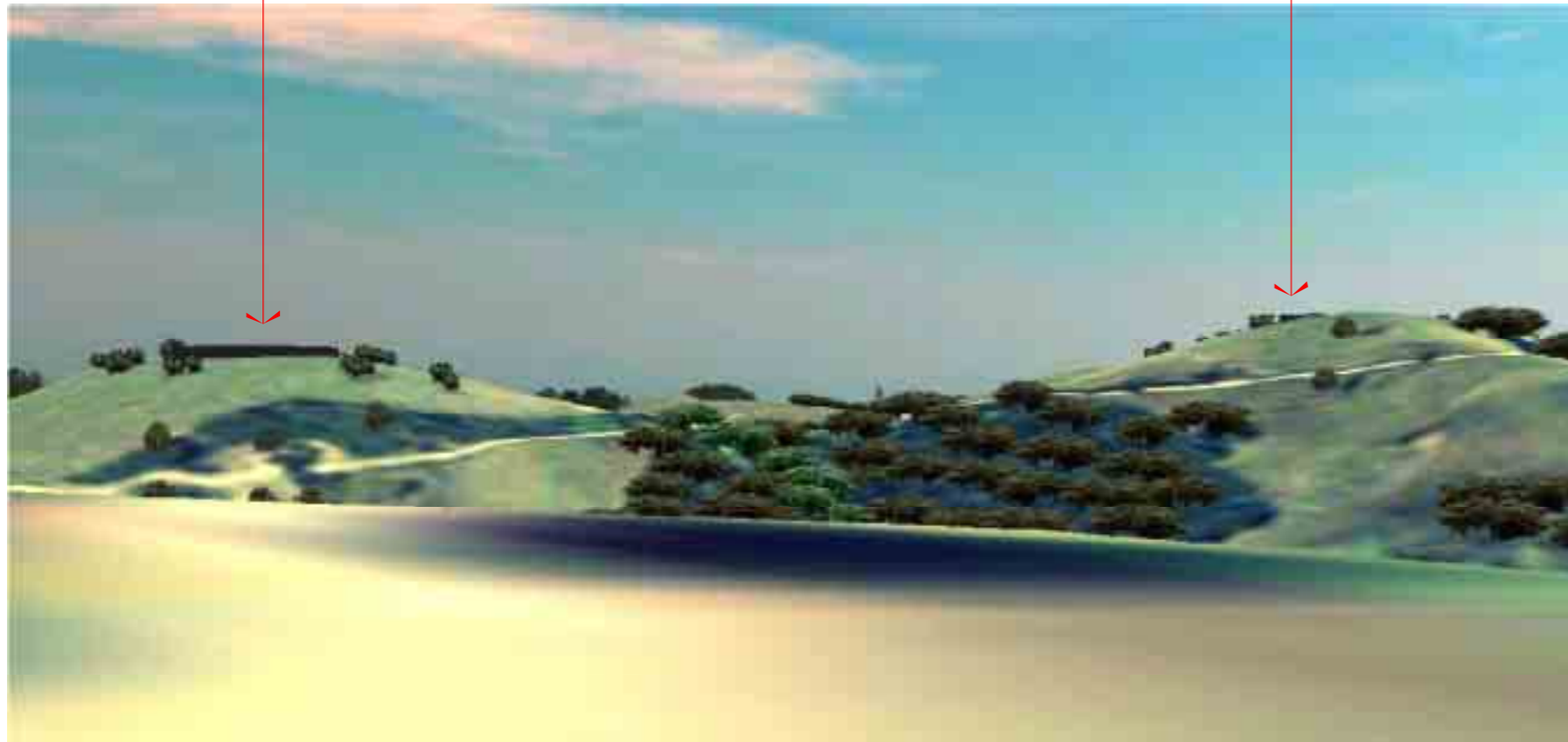
**STAGE 1 HOUSE SITES**  
approximate locations  
identified by yellow markers  
(*added by BM*)

**EXISTING & STAGE 1 PLANTING**  
shown in 3D  
(*modeled by K2Vi*)

**STAGE 2 SHRUBLAND PLANTING**  
shown in 2D  
(*added by BM*)

**STAGE 2 POHUTUKAWA PLANTING**  
where adjacent to house sites shown in 3D  
(*added by BM*)

Stage 2 house site  
Lot 26  
(680m from viewpoint)



3D MODEL IMAGE - VIEWPOINT 5

**MATAKA STATION**  
Proposed Subdivision - Stage 2

**3D IMAGE**  
generated from digital model  
(produced by K2Vi)

**STAGE 1 HOUSE SITES**  
approximate locations  
identified by yellow markers  
(added by BM)

**STAGE 2 SHRUBLAND PLANTING**  
shown in 2D  
(added by BM)

**STAGE 2 POHUTUKAWA PLANTING**  
where adjacent to house sites shown in 3D  
(added by BM)

An aerial photograph of a landscape featuring several large, mature trees in the foreground. In the background, a red arrow points to a blacked-out rectangular area on a hillside. The surrounding terrain is green and hilly, with some smaller trees scattered across the landscape.

View looking northeast from the junction of Oihi Road and the pedestrian access track to Marsden Cross Reserve

Drg No: 03484-33A  
Date: 06/05/2004  
Scale: NOT TO SCALE (A3)

NOTE :

**3D IMAGE**  
generated from digital model  
(produced by K2Vi)

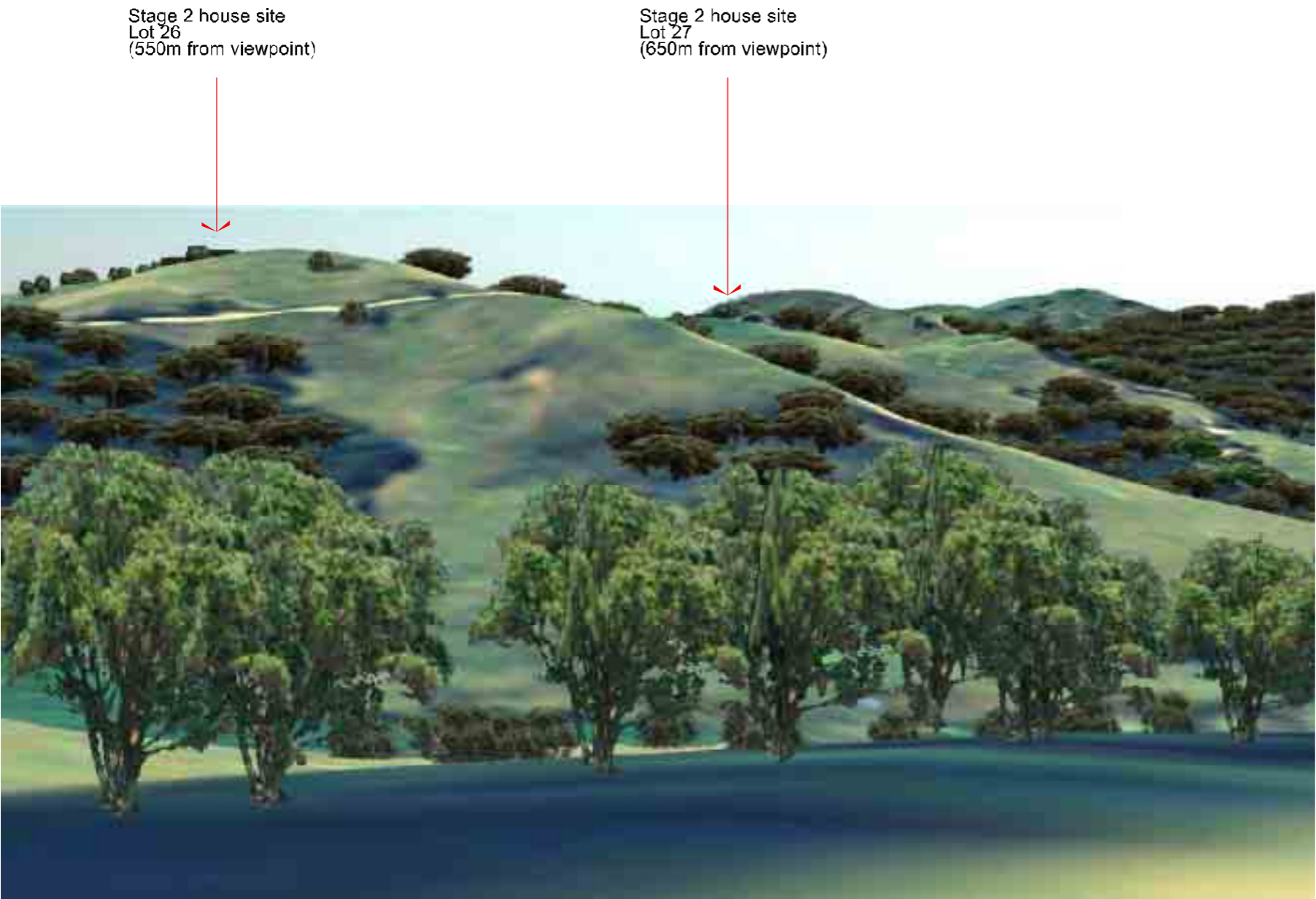
**STAGE 2 PROPOSED HOUSES**  
(modeled by BM)

**STAGE 1 HOUSE SITES**  
approximate locations  
identified by yellow markers  
(added by BM)

**EXISTING & STAGE 1 PLANTING**  
shown in 3D  
(modeled by K2Vi)

**STAGE 2 SHRUBLAND PLANTING**  
shown in 2D  
(added by BM)

**STAGE 2 POHUTUKAWA PLANTING**  
where adjacent to house sites shown in 3D  
(added by BM)



All viewpoints shot at between 1.8 - 2.0 metres above sea or ground level  
Distances of house sites from viewpoints are approximate

3D MODEL IMAGE - VIEWPOINT 7

View looking east from the junction of Oihi Road and the pedestrian  
access track to Marsden Cross Reserve

MATAKA STATION

Proposed Subdivision - Stage 2

NOTE :

**3D IMAGE**  
generated from digital model  
(produced by K2Vi)

**STAGE 2 PROPOSED HOUSES**  
(modeled by BM)

**STAGE 1 HOUSE SITES**  
approximate locations  
identified by yellow markers  
(added by BM)

**EXISTING & STAGE 1 PLANTING**  
shown in 3D  
(modeled by K2Vi)

**STAGE 2 SHRUBLAND PLANTING**  
shown in 2D  
(added by BM)

**STAGE 2 POHUTUKAWA PLANTING**  
where adjacent to house sites shown in 3D  
(added by BM)

Stage 2 house site  
Lot 28  
(250m from viewpoint)



All viewpoints shot at between 1.8 - 2.0 metres above sea or ground level  
Distances of house sites from viewpoints are approximate

3D MODEL IMAGE - VIEWPOINT 8

View looking southeast from the junction of Oihi Road and the pedestrian  
access track to Marsden Cross Reserve

MATAKA STATION

Proposed Subdivision - Stage 2

**3D IMAGE**  
generated from digital model  
(produced by K2Vi)

**STAGE 1 HOUSE SITES**  
approximate locations  
identified by yellow markers  
(added by BM)

**STAGE 2 SHRUBLAND PLANTING**  
shown in 2D  
(added by BM)

**STAGE 2 POHUTUKAWA PLANTING**  
where adjacent to house sites shown in 3D  
(added by BM)

A photograph of rolling green hills under a clear blue sky. A red arrow points to a small, dark, rectangular structure on the crest of a hill in the distance. The hills are covered in lush green grass, and the sky is a pale, clear blue. The structure appears to be a small building or shed, possibly a farm structure. The overall scene is a peaceful, rural landscape.

View looking northeast towards the site from the approximate location  
of the house located within Mountain Estate

Drg No: 03484-36A  
Date: 06/05/2004  
Scale: NOT TO SCALE (A3)

## Attachment Four: Lot 15 Design Mitigation Examples



Plate 1: Completion of dwelling and mitigation planting in 2015



Plate 2: Completion of dwelling and mitigation planting in 2015 showing building undercroft



Plate 3: Establishment of planting in 2019 resulting in the screening of the undercroft of the building



Plate 4: Establishment of planting in 2019 showing the screening of the undercroft of the building



Plate 5: Driveway planting in 2015



Plate 6: Driveway planting in 2019

# Attachment Five: Mataka Design Guidelines



# SCHEDULE 4



## MATAKA DESIGN GUIDELINES



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# Version History

**2024-01-04:** This version supersedes the version entitled “MRA Design Guidelines Final Draft and note of explanation 22.02.12”. The amendments to that version were approved at an Annual General Meeting of the Mataka Residents Association held on 4 January 2024<sup>1</sup>.

## 1 Operation of the Mataka Design Guidelines (MDG)

### 1.1 About the MDG

Owners, architects, consultants and other persons or bodies referencing these Guidelines also need to be aware of the rights and obligations of Owners as contained in the Rules of the Mataka Residents Association (MRA) and Schedule 2, Association Bylaws, of those Rules.

All designs for new buildings, swimming pools and landscaping and planting, and modification of approved buildings, swimming pools, landscaping and planting shall recognise and be subject to the objectives and controls of the MDG and be required to meet all of the requirements of the Far North District Plan applicable from time to time and all requirements of the Northland Regional Plan applicable from time to time, or any replacements of such plans.

Owners should note that the District Plan requires a similar level of detail and plans for submission for consents as that required by the MDG. Accordingly, the MDG process requires little additional information and cost and can avoid pitfalls at the Council consent stage. Issue of approval by the DRC also provides a degree of certification which the Council has come to value.

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<sup>1</sup> The relevant minutes of the 4 January 2024 AGM are as follows: Adam referenced minor design rule changes on the agenda, and a proposed change document distributed to the membership. Don briefly explained that these were changes suggested by longstanding design review committee chair Pip Cheshire. Pip's view is that physical house models are obsolete and we are now all better served with digital models. He also believes a second “desktop” review of each design is necessary to ensure comments arising from the first review are addressed. Finally there was a need for a brief reference to exterior lighting standards.

Evan advised that this amounted to a rule change and should be voted by the membership directly, rather than being delegated to the board.

**Resolved: The proposed design rule changes are adopted. CARRIED.**

Local Iwi and the Historic Places Trust have a particular interest in Mataka and it is important that developments on the station acknowledge this interest through consultation with relevant representatives. The Design Review Committee (DRC) will consult with Iwi representatives at the review.

## 1.2 Operation of the MDG

Mataka Station is a premium residential enclave containing 30 residential lots within 1,148 ha (2,835 acres). It is a master planned development designed to ensure that all owners enjoy both a private house site together with the natural beauty and amenities of the whole property. The MDG is intended to protect the interest of all owners in conserving the character of Mataka Station.

The approval of the DRC is required before application is made to the Far North District Council for a Resource Consent or Building Consent and before any works are undertaken.

## 1.3 Land and development to which the MDG applies

The MDG applies to all types of construction, landscaping and earthworks including dwelling houses, residences, manager's accommodation, garages, and ancillary buildings and structures associated with dwelling houses, residences and managers accommodation on any Lot within Mataka Station with the exception of buildings within the area known as the Woolshed Block.

The MDG shall also apply to all landscaping and planting by owners within a House Site or Extended House Site or on owners' lots and for maintenance and replacement of trees or vegetation comprising conservation areas, shelter belts and tree lots on Mataka Station.

Generally, minor works or minor modifications should be dealt with by the DRC by a fast track process at reduced fee levels.

Approvals issued pursuant to previous Design Guidelines of the MRA shall remain in force strictly in accordance with the terms and conditions of the relevant approval, and shall not require any further approval under this document. Any application for amendments to previous approvals shall require assessment and determination under these guidelines.

## 1.4 Design at Mataka

The purpose of the guidelines is to ensure a high standard of design is maintained and to this end only architects registered with the New Zealand Institute of Architects, or recognised national institutes of architecture are permitted to undertake the design of buildings on the land.

## **1.5 Lodgement and Assessment of Applications**

All applications shall be assessed by an independent Design Review Committee ( DRC ), the object of which is to provide independent assessment and determination of applications, in an open, fair and transparent manner in accordance with the Rules of the MRA, the MDG, and any statutory requirements. Applications will be assessed against the objectives, assessment criteria and controls set out in the MDG.

### **1.5.1 How to Apply**

Application to the DRC shall be made through the Mataka Station Estate Managers or a similar avenue determined by the Mataka Board of Directors (Board).

### **1.5.2 Early Engagement**

Experience has revealed that early engagement with the DRC by owners and consultants is most efficient in that owners and consultants are able to receive and respond to early advice of the Committee's concerns before committing large amounts of design time. Owners are strongly encouraged to engage with the Chair of the DRC prior to or at the time of developing initial proposals, concepts or sketches, before expending substantial costs on documents for review.

### **1.5.3 Mandatory Review**

Owners and their consultants are required to submit designs for review by the DRC.

### **1.5.4 Review Fee**

A fee is required for the review, the quantum to be set by the MRA.

## **1.6 The Design Review Committee (DRC)**

The DRC shall comprise three experts.

Two experts shall be New Zealand Registered Architects, each having qualifications or experience in either town planning, master planning, urban design or landscaping, together with experience of critique and review of significant architectural projects.

The third expert shall be a qualified New Zealand Landscape Architect, having qualifications or experience in either architecture, town planning, master planning, urban design or landscaping, together with experience of critique and review of significant architectural or landscape projects.

Each expert, and an alternate for each expert in the event of absence or conflict, shall be appointed by the Board of the MRA.

The Chair of the DRC shall be determined by a majority of the Committee, or in the event a majority is not reached, the Chair shall be determined by the Board of the MRA.

Each member of the DRC shall hold one vote, the Chair shall not have a casting vote.

No owner, and no person who undertakes any design, commission, engagement or contract for design projects on any individual lots on Mataka Station, including their own, shall be an expert or an alternative for an expert. This condition is imposed to prevent conflict of interest, or perception of conflict of interest, and to achieve objectivity, fairness and transparency during assessment and determination of applications.

Members of the DRC shall declare any conflict of interest at the commencement of assessment of any application and shall step aside if necessary, in which case the DRC shall appoint an appropriate substitute.

## **1.7 Operation of the DRC and Terms of Reference**

The DRC will conduct a review, to be held not more than 21 calendar days after submission of the information outlined in para 1.7.1 below.

### **1.7.1 Review**

The review will be held at Mataka and will include a local Iwi representative.

Information required at the first meeting shall be:

- A design report outlining the proposed building response to form and context.
- 3D CAD<sup>2</sup> building concept model and site plan, including a preliminary landscape plan.
- CAD floor plans showing existing and proposed ground contours
- Sufficient CAD cross sections to explain the relationship of the building(s) to adjacent ground for a distance of 50 metres in each direction from the building(s).
- CAD elevations.
- Photographs of the existing site and surrounding area.
- CAD photomontages of the existing site showing concept model of building(s) and proposed site works.
- An outline specification listing proposed external materials and finishes
- Any other support information offered by the owner.

The DRC will distribute (either directly or via the MRA's Estate Manager or similar) an electronic version of the application to Mataka owners not less than one week prior to the review meeting so that owners may comment to the DRC on the application if they wish.

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<sup>2</sup> Owners or their consultants must meet the DRC's requirements for CAD file formats, which will be based on commonly used standards which may vary over time.

Applicants and their architect may make a presentation of the project in person to the DRC, and any other owner may attend the presentation.

The minutes of the DRC shall be made available to all owners within 5 working days of the presentation.

### **1.7.2 Response**

The DRC shall make all reasonable efforts to assess, provide response, and/or determine applications within 14 days of the review meeting<sup>3</sup>.

### **1.7.3 Unanimous Determination**

Determination of applications by the DRC must be unanimous, noting that granting of applications may be subject to conditions.

### **1.7.4 Right of Appeal**

In the event that the DRC declines an application or imposes conditions which the applicant does not accept, the applicant may either continue to work with the DRC or lodge an appeal of the determination. Any appeal shall be lodged in writing with the Chairperson or Secretary of the MRA, clearly stating the reasons for appeal.

### **1.7.5 Appeal Process**

Any appeal shall be heard by an independent architect jointly appointed by the Chairperson of the MRA and the Chair of the DRC in consultation with the applicant on terms agreed with the applicant.

The independent architect shall make a decision based upon written and or verbal submissions from the applicant and the DRC, together with any submissions received from other owners. The process shall be consultative and should ensure that at all times the objectives of the MDG are met.

Any decision made by the independent architect shall be made in writing.

### **1.7.6 Confirmation Review**

Prior to making a resource or building consent application to Council, the drawings to be submitted to the Council and final landscape plans must be submitted to the DRC to confirm that such drawings conform to the plans and proposals approved by the DRC, including any

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<sup>3</sup> To be clear, the minutes are simply a record of the on-site meeting presentation, discussions, etc. The assessment report describes the DRC's deliberations, considerations and determinations following the on-site meeting.

modifications required by the DRC. This will be a brief “desktop” review by one DRC member, as determined by the DRC.

## **2 Objectives and Desired Future Character**

The unique feature of Mataka is that it combines spectacular coastal landscape, significant landmarks, beaches, farmland, conservation reserves and wildlife on a scale rarely seen privately.

In many ways Mataka Station is a microcosm of the New Zealand condition: it is a modified rural landscape with a soft-edged, natural, open environment, characterised by a pattern of open undulating farm pastures, ponds, streams, planted shelter belts, scattered trees, and steep cliffs and gullies many of which are covered in native flora. It is also rich in the history of the country's first occupation by both Maori and Europeans. This unique combination of varied landform and history create the conditions for the development of a model of land occupation in New Zealand. Owners and their architects are thus urged to make buildings which respond specifically to the time and place.

The following key objectives of the MDG are intended to preserve the natural assets of Mataka Station, allowing owners flexible, innovative and individual expression in building design, while at the same time ensuring developments meet important character, site planning and amenity objectives.

### **2.1 Objectives of the MDG**

The objectives of the MDG are to ensure proposed buildings and related earthworks retain, conserve and enhance the character of Mataka.

The design of buildings and associated landscape work should thus have regard to the effect of the proposed building(s) on adjacent house sites, be they built on or not, views from vantage points within Mataka and beyond and their impact on the wider landscape. Given the steepness of the land and extent of open pasture it is inevitable that buildings will be highly visible and great care must be taken in consideration of their placement, form, texture and colour.

#### **2.1.1 Architecture**

The following objectives shall apply to all architecture and construction upon Mataka, namely, to promote and achieve:

- a high quality of architectural design which includes the following qualities
  - balanced and coherent design
  - harmonious proportions throughout the project
  - a consistent approach to detailing and material use
  - balanced composition of masses, voids and apertures
  - colour saturation compatible with the immediate landscape context
- innovative and contextual design, with a discernible visual and physical interaction between buildings and the landscape and which is sympathetic to the rural quality of Mataka as a whole
- development on individual Lots in a manner that reflects the desired future character objectives for Mataka Station
- buildings which achieve the principles of ecologically sustainable development

### 2.1.2 Views

The following objectives that shall be taken into consideration when assessing the view impact of any proposed development on Mataka Station:

- development should where possible protect views, minimising the impact of views (including night views) enjoyed from any house site
- development should minimise any adverse impacts on views and vistas to and from significant landmarks, beaches and areas of cultural or heritage significance
- the cumulative impact of development on views should be minimised.

Note that specific covenants regarding visibility apply to Lots 3 and 4<sup>4</sup>. The DRC must explicitly advise the Board in writing that the house and landscape designs for Lots 3 and 4 (at such time as they may be reviewed) meet this requirement.

## 2.2 Desired Future Character

### 2.2.1 Existing Character

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<sup>4</sup> Specifically, the Eleventh Schedule of owner covenants states: “The Covenantor shall ensure that any building erected on the House Site on the House Lot shall be screened so as not to be visible from the House Site on the House Benefiting Lot. Such screening may be achieved by locating any such building below the ridgeline or by planting”. The Fourth Schedule states that Lot 22 receives this benefit from Lot 3 and Lot 21 receives this benefit from Lot 4. In other words, any building on Lot 3 must not be visible from the Lot 22 house site and any building on Lot 4 must not be visible from the Lot 21 house site.

Mataka Station is a modified rural landscape with a soft-edged, natural, open environment, characterised by a pattern of open undulating farm pastures, ponds, streams, planted shelter belts, scattered trees, and steep cliffs and gullies many of which are covered in native flora.

Favoured by its prominent location adjacent to the Pacific Ocean and Bay of Islands, many house sites and common areas enjoy expansive and iconic views, while Mataka's cliffs, headlands, ridgelines and deep valleys are prominently viewed from the sea, particularly the interface between ridgelines and sky.

The property has many significant landmarks and items of historical and cultural significance which are important to local residents, Iwi and the Nation as a whole, being directly associated with significant events in the history of New Zealand.

The coastline contains Pohutukawa and other prominent native vegetation, while throughout the coastline and interior are found conservation reserves and native wildlife on a scale rarely seen privately.

The conservation reserves are an important feature of Mataka, containing native trees and vegetation which provide a habitat for kiwi and many other native fauna, particularly native birds. Similarly, catchment areas, waterways and ponds provide important fauna, habitat, visual and recreational amenity for owners, together with providing the farming operation with its water supply.

The steep topography, high ridgelines, deep valleys, conservation areas, trees, and vegetation, allow sensitive location of house sites and enjoyment of the expansive views, while skilful design can ensure the retention of conservation areas, natural landscapes, views and vistas, and minimise the negative impact of development.

### **2.2.2 Desired Future Character Objectives**

- ensure the rugged coastline, cliffs, natural ridgelines, deep valleys, places of historical or cultural significance, conservation areas, plantations and the undulating inland pastures are read as the dominant elements when viewed from house sites within Mataka, the ocean, common areas and access roads
- retain and reinforce the natural elements of the landscape
- ensure that development minimises the impact on views and vistas from house sites within Mataka, particularly views of the sea and significant landmarks
- enable the development of well designed homes which meet their owners' objectives and are sympathetic to the natural terrain and the design objectives.

## 3 General Guidelines

### 3.1 General Guidelines

The following guidelines are offered as an aid to intending owners. It is however noted that a building or buildings may be designed to conform to the overall objectives of the MDG while not conforming specifically to all the controls. It is for this reason that architects are urged to consider the specific context of the project building and owners are urged to present proposals for review and commentary by the DRC at the earliest opportunity.

### 3.2 Siting of Buildings

C 3.2.1	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.
C 3.2.2	Where possible, buildings should be located below the tree canopy backdrop or against new planting to maintain the prominence of a treed skyline.

### 3.3 Building Mass and Form

C 3.3.1	Building forms shall be massed and arranged to have a clear relationship with the surrounding topography and be consistent with the objectives of these Guidelines.
C 3.3.2	Where buildings are located on or close to the top of ridgelines, or building forms visibly protrude above ridgelines: <ul style="list-style-type: none"> <li>A. where vertical elements exist, be subordinate to prevailing horizontal massing and forms</li> <li>B. utilise planting of mature specimens prior to or during construction to provide planted elements above and alongside the building</li> </ul>

### 3.4 Roofs

C 3.4.1	Roofs should be appropriate to the building form and generally respond to the surrounding topography.
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C 3.4.2	In addition to the more rugged coastal land there are a small number of inland sites with an open rural character that may suit a more dominant roof form.
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### 3.5 Garaging, Driveways and Associated Structures

C 3.5.1	Areas not strictly dedicated to living such as garages, stables, boat storage, art studios and other ancillary buildings associated with the house shall be contained within the house site.
C 3.5.2	Driveways shall be finished in metal similar to adjoining access roads, unless safety or other environmental issues (including water collection for irrigation) require the use of impermeable materials, in which case driveways are to be of exposed aggregate, or exposed gravelled asphalt similar in colour and hue of adjacent metalled roads.
C 3.5.3	Although use of metal is encouraged, parking areas immediately adjacent to the residence may be constructed in exposed aggregate.
C 3.5.4	Where existing topography requires excavation for driveways, the exposed clay slopes shall if possible be finished at 35 degrees or less and be capable of being covered in turf, or if not be finished in rock and vegetated in a similar manner to the exposed clay faces of farm access roads.

### 3.6 Building Materials

C 3.6.1	Materials, colours, textures, patinas, and finishes used should be empathetic with the Mataka landscape and meet the objectives of Part 2.
C 3.6.2	Building materials should be durable, compatible with the harsh coastal environment.
C 3.6.3	Materials should have regard to their context - those which dominate the landscape by their colour, reflectivity, or incompatibility within the landscape will not be permitted.

### 3.7 Site Works and Landscaping

Landscaping and planting (including management and replanting of Conservation Areas, wood lots or shelter belts) shall be consistent with the objectives set out in Part 2 and any landscape development plan of the MRA applicable from time to time.

C 3.7.1	Existing significant trees and vegetation shall be incorporated into proposed landscaping, trees and vegetation preserved wherever possible.
C 3.7.2	Landscaping shall, where possible, allow the linking of conservation areas for wildlife corridors to reduce habitat fragmentation and loss.
C 3.7.3	<p>The landscape design should:</p> <ul style="list-style-type: none"> <li>• use planting that is complementary to the desired future character objectives of Part 2</li> <li>• predominantly use native species to reinforce the local flora, and provide food and habitat for native fauna</li> <li>• ensure that selected plant species are resilient to wind, salt spray, poor soil and drought conditions</li> <li>• consider requirements for ground covers to reduce evaporation, and need for irrigation</li> <li>• provide privacy screening between other house sites, common roads or access ways</li> <li>• provide protection to the dwelling and outdoor living areas from prevailing winds</li> <li>• where paving is provided to outdoor living areas, entries, or patios, paving should be in materials and colours which complement the landscape and proposed development</li> <li>• consideration should be given to the junction of landscape work associated with a house development and the open land with the aim of gradually merging one into the other</li> </ul>
C 3.7.4	Plant species should be non-invasive. Exotic (non-native ) plant species which are capable of spreading into surrounding farmland or conservation areas, or exotic species which are capable of invasion into farmland or conservation areas through seed propagation as a result of wind or birds are not permitted.
C 3.7.5	Fencing used to enclose the house site shall be of an open nature and similar in nature and structure to the post and wire farm fencing used throughout Mataka, and board and batten, palisade or other “solid” fencing are not permitted.

## 3.8 Swimming Pools

C 3.8.1	Swimming pools are only permitted on the House Site or Exclusive Use Areas.
C 3.8.2	Plant and equipment associated with the pool shall be located within the adjoining building, or within a plant room incorporated within the pool structure and at a similar height of the pool so as to reduce the visual impact of plant and equipment and any plant room structure.

## 3.9 Drainage and Hydraulic Design

No reticulated potable water supply is available to House Sites on Mataka, water supply being limited to either rainwater or bores. Water supply, water conservation and erosion caused by stormwater run-off are all important factors in development.

C 3.9.1	All drainage systems, tanks and associated equipment shall be underground or integrated within buildings.
C 3.9.2	No interference with the established drainage patterns on Mataka Station shall occur unless adequate provision is made for proper drainage and approval in writing by the Board.

## 3.10 Services

C 3.10.1	All services and utilities shall be located below ground.
C 3.10.2	The design of all developments shall ensure all garbage and recycling collection areas, air conditioning units, exhaust vents, alternative energy systems, satellite dishes, antennae and other services are integrated visually with other built elements, such that they are not visible from outside the house site.

## 3.11 Exterior Lighting

C 3.11.1	Exterior light sources shall not be visible from Mataka's "Common Facilities" or from any other "Dwelling" or "House Site" as those terms are defined in the Mataka Rules. <sup>5</sup>
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<sup>5</sup> For clarity, this means only that another dwelling or house site shall not have direct line-of-sight to the filament, LED, or other light emitting source of an exterior light fixture. Light from an exterior light source that is *diffusely reflected* from a surface such as the building or surrounding landscape towards another dwelling or house site is acceptable.