

## The Landing Precinct

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

Further amendments proposed by the submitter in its Reply evidence are highlighted **blue**.

### Overview

The Landing comprises approximately 395 hectares of land and 8.5 kilometres of coastline on the Purerua Peninsula, north of Kerikeri. Resource consent has been granted for 456 residential lots and for the balance of the land to be held under a single title. Implementation of the resource consent has resulted in significant restoration, revegetation and protection of the natural landscape of The Landing, including its streams, watercourses, wetlands, gullies, coastal escarpments, headlands and heritage areas. At the same time subdivision and development of The Landing has progressed in accordance with its resource consent. The Landing vineyard is also established on the site.

The purpose of The Landing Precinct is to ensure the subdivision, use, and development outcomes in conjunction with the restoration and protection of the natural environment and heritage values specified in The Landing resource consent are recognised, provided for and able to be implemented. **Therefore, The Landing Precinct provisions enable the residential lots approved by resource consent to be reflected in the District Plan.**

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

- All precinct rules relating to residential activity, residential subdivision and residential development including maximum height prevail over the corresponding Rural Production zone rules.
- The following standards do not apply to residential buildings within The Landing Precinct:
  - RPROZ-S1 Maximum Height;
  - RPROZ-S2 Height in Relation to boundary; and
  - RPROZ- S53 Building or Structure Coverage

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

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

### Objectives

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

### Policies

<b>TLP-P1</b>	<u>Provide for the subdivision, use and development of The Landing in accordance with TLP Plan 1, by</u>
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	<ol style="list-style-type: none"> <li>1. <u>Retaining the majority of the site in common title to be managed as a coherent landscape of open space (including farmland and vineyard and natural areas);</u></li> <li>2. <u>Continuing with the restoration of natural areas consistent with the approved masterplan and ecological management plan;</u></li> <li>3. <u>Continuing with the development of approved residential lots so that buildings are visually recessive;</u></li> <li>4. <u>Limiting residential development on The Landing to 456 residential lots, and primarily on each on with an approved building locations;</u></li> <li>5. <u>Providing for the relocation of residential lots, where there is no increase in the number of residential lots and natural character and landscape values are protected acknowledged and enhanced respected; and</u></li> <li>6. <u>Enabling development on approved residential lots subject to design and landscaping that protects acknowledges and enhances respects natural character and landscape values.</u></li> </ol>
<b>TLPP2</b>	<u>Provide for the operation and development of farming (including viticulture) activities (including associated buildings and structures) at The Landing.</u>

### Rules

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

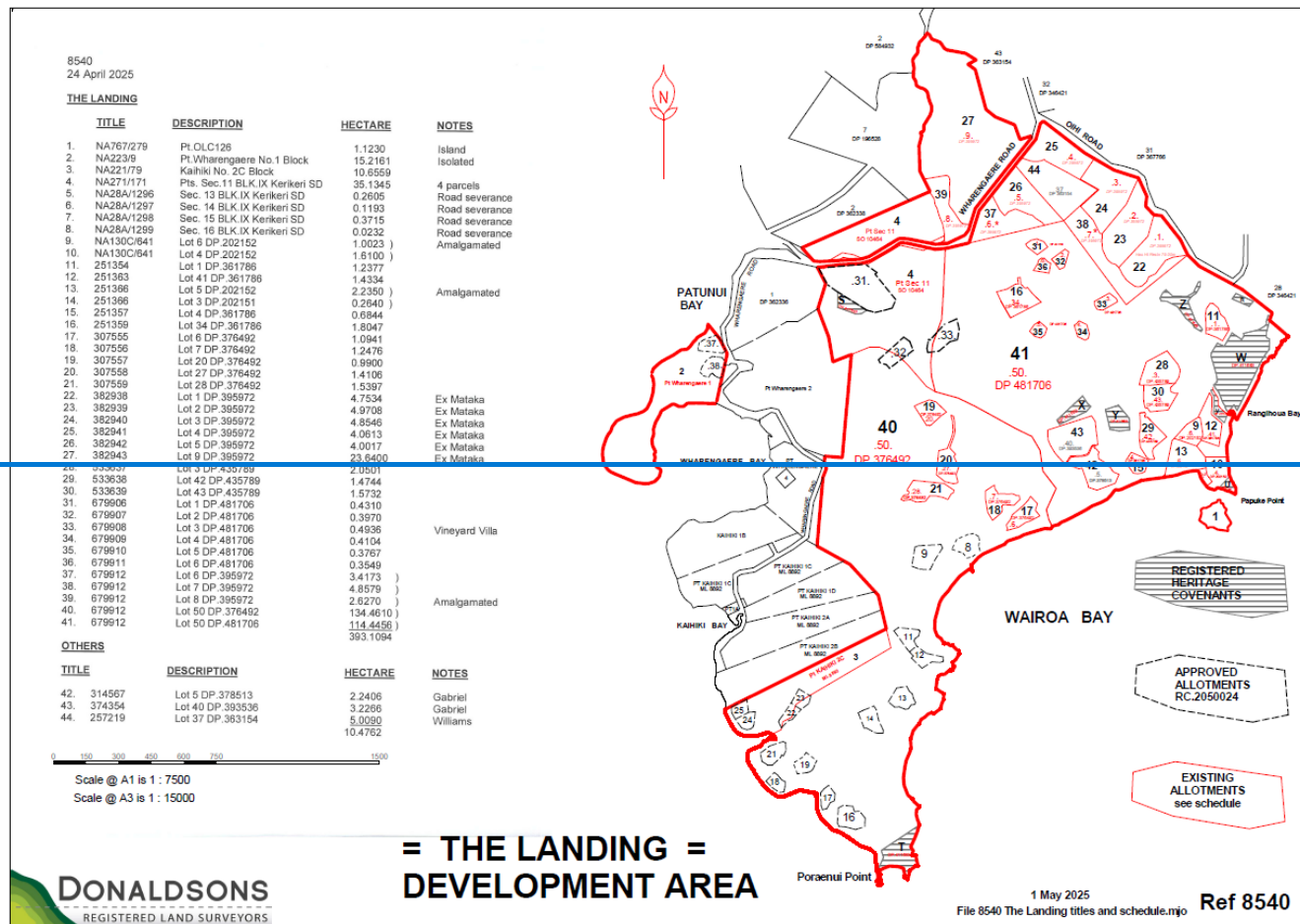
<b><u>TLP-R1</u></b>	<b><u>New buildings or structures, including extensions or alterations to existing buildings or structures associated with a Residential Activity</u></b>	
<b><u>The Landing Precinct</u></b>	<b><u>Activity status: Controlled</u></b>  <b><u>Where:</u></b>  <b><u>CON-1</u></b> <u>Any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

<b>Standards</b>		
<b>TLP-S1</b>	<b>Residential Buildings or structures on any residential lot on TLP Plan 1</b>	
<b>The Landing Precinct</b>	<ol style="list-style-type: none"> <li>1. The residential unit on each lot must be situated such that no more than 60% of the residential development footprint extends in any direction from the GPS coordinates identified for each residential lot on TLPDLA Plan 1; and</li> <li>2. The maximum height of a new building or structure, or addition or alteration to an existing building or structure is 9m above ground level, except for these lots 2, 3, 4, 5, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40;</li> <li>2-3. A new building or structure, or addition or alteration to an existing building or structure on lots 2, 3, 4, 5, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40 shall be limited to a single level or greater than a single level where designed to hug the landform, subject to a maximum height of 9m above ground level identified in The Landing Precinct Architectural and Landscape Design Guidelines as being suitable for single level buildings. On these lots, building height shall be limited to single level.</li> </ol>	<p><b>Where the standard is not met, matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>a. Effects on the characteristics, qualities and values of the outstanding natural landscape; and</li> <li>b. Effects on the characteristics, qualities and values of the coastal environment, with particular consideration of views from the sea.</li> </ol> <p>New buildings or structure, or addition or alteration to an existing building or structure on lots 2, 3, 4, 5, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40 shall be subject to The Landing Precinct Architectural and Landscape Design Guidelines</p>
<b>TLP-S2</b>	<b>Colours and Materials for Residential Buildings or structures on any residential lot on TLPDLA Plan 1</b>	
<b>The Landing Precinct</b>	<ol style="list-style-type: none"> <li>1. The exterior surfaces of new residential buildings or structures within the ONL or coastal environment shall be constructed of natural materials and/or finished to achieve a low reflectance value (no greater of less than 30%).</li> </ol>	<p><b>Where the standard is not met, matters of discretion are restricted to:</b></p> <ol style="list-style-type: none"> <li>a. Effects on the characteristics, qualities and values of the ONL; and</li> <li>b. Effects on the natural characteristics and qualities and values of the ONL or coastal environment, with particular consideration of views from the sea.</li> </ol>

## The Landing Development Area Precinct Plan 1 (TLPDA Plan1)



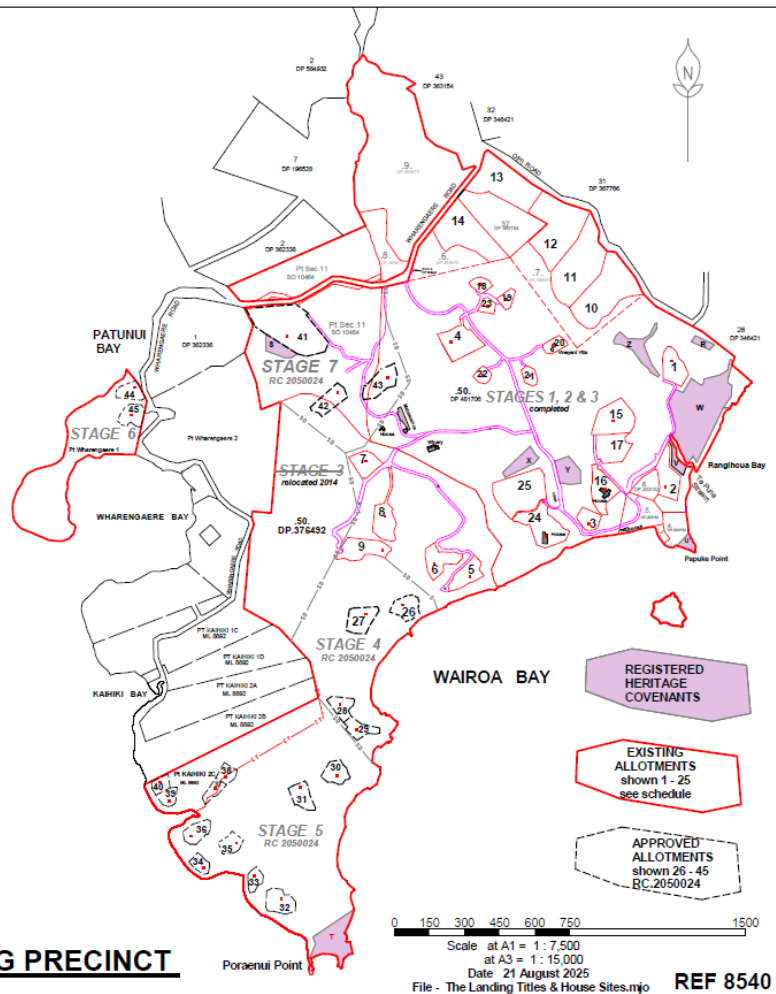
8540  
21 August 2025

# THE LANDING – EXISTING PROPERTIES – SOME WITH FIXED HOUSE SITES

REF	TITLE	DESCRIPTION	HECTARE	CO-ORDINATES ME2000	mN	mE
1.	251354	Lot 1 DP.361786	1.2377	HS 989426.3	338048.7	
2.	251363	Lot 41 DP.361786	1.4334	HS 988899.8	38022.8	
3.	251357	Lot 4 DP.361786	0.6844	HS 988729.8	337694.3	
4.	251359	Lot 34 DP.361786	1.8047	HS 989505.5	337106.5	
5.	307555	Lot 6 DP.376492	1.0941	HS 988504.3	337186.6	
6.	307556	Lot 7 DP.376492	1.2476	HS 988560.3	337034.8	
7.	307557	Lot 20 DP.376492	0.9600	HS 988998.3	336743.5	
8.	307558	Lot 27 DP.376492	1.4106	HS 988763.8	336824.4	
9.	307559	Lot 28 DP.376492	1.5397	HS 988618.6	336813.9	
10.	382938	Lot 1 DP.395972	4.7534	HS not defined		
11.	382939	Lot 2 DP.395972	4.9708	HS not defined		
12.	382940	Lot 3 DP.395972	4.8546	HS not defined		
13.	382941	Lot 4 DP.395972	4.0613	HS not defined		
14.	382942	Lot 5 DP.395972	4.0017	HS not defined		
15.	633637	Lot 3 DP.435789	2.0501	HS 989170.40	337799.90	
16.	533638	Lot 42 DP.435789	1.4744	Cooper House		
17.	533639	Lot 43 DP.435789	1.5732	HS not defined		
18.	679906	Lot 1 DP.481706	0.4310	HS 989753.50	337234.52	
19.	679907	Lot 2 DP.481706	0.3970	HS 989689.44	337342.64	
20.	679908	Lot 3 DP.481706	0.4936	Vineyard Villa House		
21.	679909	Lot 4 DP.481706	0.4104	HS 989362.63	337441.43	
22.	679910	Lot 5 DP.481706	0.3767	HS 989365.71	337240.14	
23.	679911	Lot 6 DP.481706	0.3549	HS 989600.33	337262.58	
24.	314567	Lot 5 DP.378513	2.2406	Gabriel House		
25.	374354	Lot 40 DP.393536	3.2266	Gabriel Land		

## UNSURVEYED HOUSE SITES APPROVED RC 2050024 – 25.11.2004

REF	Co-ordinates Mt Eden 2000	mN	mE
26	988385.4	336901.2	
27	988346.8	336742.6	
28	987960.7	336631.9	
29	987852.6	336704.4	
30	987655.6	336620.6	
31	987606.5	336462.7	
32	987131.2	336382.7	
33	987229.2	336266.3	
34	987262.4	336050.8	
35	987368.9	336189.3	
36	987398.3	335997.6	
37	987602.4	336098.7	
38	987650.3	336144.9	
39	987548.6	335902.9	
40	987628.0	335964.5	
41	989532.7	336406.0	
42	989291.1	336623.4	
43	989354.2	336836.2	
44	989313.2	335755.0	
45	989194.2	335741.8	



**DONALDSONS**  
REGISTERED LAND SURVEYORS

## THE LANDING PRECINCT

Scale at A1 = 1 : 7,500  
at A3 = 1 : 15,000  
Date 21 August 2025  
File - The Landing Titles & House Sites.mjio  
REF 8540

NB: This Plan is to yet be updated to include the GPS locations of the dwelling building location on each of the residential sites and to identify the ecological planting areas required by the resource consent.

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

### **Site Considerations**

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

### **General Development**

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

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

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



## **Building Form**

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

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



### SK-1

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



### **Building within the land**

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



#### **SK-2**

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

### **Building Location on Skyline**

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

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



### SK-3

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

### **Use of landscape elements**

Built landscape elements such as fences, walls and small ancillary structures can assist in diminishing the scale of the buildings and help to create a coherent aesthetic composition across the whole site that is consistent with the characteristics listed in Policy TL PDA - P1. Although the structures may not be physically connected, they should be consistent in their form and design to create an integrated whole.

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

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

### **Existing planting**

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



### **SK-4**

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



## **Building Materials and Finishes**

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

The Landing has evolved a 'way of building' using materials that are predominantly 'natural' including stone and naturally weathered timber. Where applied finishes are required such as for, roofing and window joinery, colour and surface treatment will be selected for their low reflectivity (less than 30%) and with hue and tone derived from the colours and textures of The Landing's flora and landscape.



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

◀ Stone, raw concrete, dark stained and weathered timber

◀ Naturally weathered timber cladding

▼ Simple form, copper gutter, naturally weathered timber



## **Consideration of Sites by type**

### Valley sites - Lots 1, 10, 3317, 3621, 3722, 2126

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

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

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

### Open hillside sites –

Lots 222, 153, 34, 245, 67, 268, 2811, 3114, 15, 3216, 3418, 827, 928, 1929, 1830, 434, 2335, 2036, 2540, 241

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

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

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

### Near ridgetop sites –

Lots 279, 2912, 13, 3519, 720, 3823, 3924, 4025, 4131, 4232, 434, 4437, 4538, 39

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

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

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

### Bush site - Lots 56.

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

### Quarry site – Lot 43 33.

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

## Landscape Guidelines

### General guidelines

The following guidelines will be applied generally across all lots:

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

### Site-by-site guidelines

In addition, design should have regard to the following specific guidelines made in respect of each lot.

Lot 2025 <sup>1</sup>	Context and Guidelines
	<b>Te Puna Stream and Wetland</b>
1	<p>House setting is surrounded by regenerating native bush, at toe of bush-clad escarpment, overlooking wetland area. It has low elevation.</p> <p>Landscape goal is to maintain the clarity of the margins between the wetland, riparian planting, and bush edge.</p> <ul style="list-style-type: none"> <li>Minimise cleared area around house.</li> <li>Use low riparian margin planting as foreground to house.</li> <li>Re-establish bush margin planting around the rear of the house.</li> <li>Position house to enable it to use wetland to provide open outlook from house.</li> </ul> <p>Opportunity, for instance, to extend a jetty from house to engage with wetland.</p> <ul style="list-style-type: none"> <li>Locate any domestic planting including mown lawn to north of (behind) house.</li> </ul>
15	<p>House setting is a terrace on spur overlooking coast and wetland, on inland side of a stand of pines. The pine gully is to be re-vegetated.</p> <p>Landscape goal is to anchor the house with backdrop trees and low foreground planting.</p> <ul style="list-style-type: none"> <li>Use groves of pōhutukawa either side of house and along access road to provide backdrop.</li> <li>Extend riparian planting around edge of wetland and extend coastal planting on face of terrace.</li> <li>Locate house behind extensive foreground sweeps of low coastal planting.</li> </ul>
25 (relocated RC2071015)	<p>Site was previously on toe of slope overlooking wetland in area behind the beach and has been relocated to a less prominent position on spur inland of existing residential lot and house.</p> <p>Landscape goal is that the house be unobtrusive beyond existing house with respect to views from the coast, and in relation to revegetated valley.</p> <ul style="list-style-type: none"> <li>Restrict house to single storey or design in a way that hugs the landform, so it sits</li> </ul>

<sup>1</sup> Lot no. 2025 proposed precinct plan



<b>Lot 2025<sup>1</sup></b>	<b>Context and Guidelines</b>
	<p>low on the spur.</p> <ul style="list-style-type: none"> <li>• Use groves of pōhutukawa as anchor either side of house.</li> <li>• Tie planting around house to adjacent restoration planting.</li> </ul>
<b>2</b>	<p>House setting is an open slope on inland side of headland spur, adjacent to pōhutukawa trees.</p> <p>Landscape goal is to use ridge and pōhutukawa to anchor house, and to design house in a way that hugs the landform. The site requires sensitive design to avoid domesticating the landscape.</p> <ul style="list-style-type: none"> <li>• Restrict house to single storey or design in a way that hugs the landform, so it does not overpower its anchoring spur and so it is in keeping with the group of houses behind Te Puna Bay.</li> <li>• Extend pōhutukawa by planting groves along ridge either side of house.</li> <li>• Use extensive sweeps of low coastal species in vicinity of house, including along crest of ridge.</li> <li>• Avoid domestic planting on slopes around house.</li> </ul>
<b>23</b>	<p>House site is on low terrace near back of valley, with a rural setting.</p> <p>Landscape goal is to visually anchor house in keeping with rural character. Reasonable flexibility for range of designs.</p> <ul style="list-style-type: none"> <li>• Plant groups of large-scale trees in vicinity of house – for instance either side of house.</li> <li>• Plant informal avenue of trees along access road behind house.</li> </ul>
<b>20</b>	<p>House site is on low terrace overlooking wetland.</p> <p>Landscape goal is to visually anchor the house in a rural character setting, and to maintain the integrity of the backdrop escarpment behind the wetland.</p> <ul style="list-style-type: none"> <li>• Plant groups of large trees in vicinity of house.</li> <li>• Plant groups of trees along access behind house.</li> <li>• Use expansive riparian margin planting on face and brow of low escarpment in front of house to provide backdrop to wetland and screen areas of domestic planting including mown lawn.</li> <li>• Locate areas of domestic planting on north-west side of house.</li> </ul>
<b>Wairoa East Stream Catchment</b>	
<b>3</b>	<p>House site is amidst native re-vegetation. It is within valley but near the mouth of the valley close to coastal setting.</p> <p>Landscape goal is for the house to nestle within regenerating coastal bush, to appear surrounded by it.</p> <ul style="list-style-type: none"> <li>• Restrict house to single storey or design in a way that hugs the landform, so that it does not overpower its anchoring vegetation and landform.</li> <li>• Re-establish coastal vegetation on south side of house (toward coast).</li> <li>• Locate any domestic planting, including mown lawn, on north side of (behind) house.</li> <li>• Plant groups of pōhutukawa on ridge north of house to increase the vegetative backdrop.</li> </ul>
<b>24</b>	<p>House site is on open slope inside valley mouth, adjacent to edge of vegetated coastal escarpment.</p> <p>Landscape goal is for the house to nestle against the edge of the coastal planting.</p> <ul style="list-style-type: none"> <li>• Restrict house to single storey or design in a way that hugs the landform, so that it does not overpower its containment behind the coastal escarpment or dominate the beach.</li> <li>• Establish low coastal species as foundation on slope in front of house. Link with vegetation on coastal escarpment.</li> <li>• Plant groups of pōhutukawa in vicinity of house to visually anchor.</li> <li>• Locate any domestic planting on east side of (behind) house. Limit area of mown grass on the coastal side the house and use low coastal planting to screen it from beach.</li> <li>• Plant groups of pōhutukawa on slope behind house to provide backdrop.</li> <li>• Plant groups of pōhutukawa along access road.</li> </ul>
<b>22</b>	House site has rural setting on open slopes towards back of valley.

Lot 2025 <sup>1</sup>	<b>Context and Guidelines</b>
	<p>Landscape goal is to establish rural character vegetation to anchor house.</p> <ul style="list-style-type: none"> <li>Plant large scale trees characteristic of rural landscape adjacent to house.</li> <li>Plant groups of trees along access road.</li> </ul>
4	<p>House site has rural setting on open slopes towards back of valley.</p> <p>Landscape goal is to establish rural character vegetation to anchor house.</p> <ul style="list-style-type: none"> <li>Restrict house to single storey or design in a way that hugs the landform, because of its location high in the landscape.</li> <li>Plant large scale trees characteristic of rural landscape adjacent to house to visually anchor the house.</li> <li>Plant groups of trees along access road.</li> </ul>
	<b>Wairoa West Stream Catchment</b>
6	<p>House setting is a low terrace overlooking wetland and stream mouth to Wairoa Bay. There are extensive stands of kānuka on stream bank.</p> <p>Landscape goal is to strengthen the riparian margin planting on bank around edge of stream/wetland; for house to nestle behind riparian planting with backdrop trees on rising land behind house.</p> <ul style="list-style-type: none"> <li>Extend band of riparian margin planting or low coastal species as foreground to house.</li> <li>Use groves of pōhutukawa to soften driveway and provide backdrop to house.</li> <li>Plant groups of pōhutukawa or other coastal forest species in vicinity of house to visually anchor house.</li> </ul>
9	<p>House setting is low terrace overlooking wetland, facing views along stream to Wairoa Bay.</p> <p>Landscape goal is to nestle house amidst riparian planting with backdrop trees on rising land behind house.</p> <ul style="list-style-type: none"> <li>Use band of riparian margin planting or low coastal species as foreground to house.</li> <li>Integrate riparian planting with that on adjacent lots (lots 6 and 26) to maintain integrity of natural vegetation along stream.</li> <li>Use groves of pōhutukawa or coastal forest trees on hill to provide backdrop to house.</li> </ul>
8	<p>House setting is on open slopes overlooking valley.</p> <p>Landscape goal is to visually anchor house in keeping with rural character.</p> <ul style="list-style-type: none"> <li>Plant groups of large-scale trees in vicinity of house –for instance either side of house.</li> <li>Plant informal groups of trees to soften driveway and provide backdrop to house.</li> <li>Use extensive sweeps of low coastal species as foreground to house.</li> <li>Locate any domestic planting, including mown lawn, on north side of (behind) house. (or locate on east side and use low coastal planting to screen lawn from beach).</li> </ul>
21	<p>Lot was relocated in conjunction with establishment of the winery. It was previously on terrace in a non-prominent location near the inland end of valley. The relocated site is in a vineyard setting (surrounded by vines) in a non-prominent location on the north facing slopes approximately 750m inland along Te Puna stream valley.</p> <p>The landscape goal is that the house respond to its vineyard.</p> <ul style="list-style-type: none"> <li>No specific guidelines given the site is within a vineyard setting and surrounded by vines.</li> </ul>
19 (relocated RC 2050024)	<p>Lot location was previously in an elevated inland ridge and was relocated to a much less prominent location to take advantage of a vineyard setting. The location has relatively low elevation, well inland in Te Puna valley.</p> <ul style="list-style-type: none"> <li>Plant trees and margin planting to soften transition between house and wetland in Te Puna valley.</li> </ul>
18 (relocated RC 2050024)	<p>Lot location was previously in an elevated inland ridge and was relocated to a much less prominent location to take advantage of a vineyard setting. The location has relatively low elevation, well inland in Te Puna valley.</p> <ul style="list-style-type: none"> <li>No specific guidelines necessary.</li> </ul>
	<b>Wairoa Bay Coastal Escarpment</b>
5	House setting is amidst regenerating coastal bush.

<b>Lot 2025<sup>1</sup></b>	<b>Context and Guidelines</b>
	<p>Landscape goal is for the house to nestle within the bush, maintaining seamless bush cover around house.</p> <ul style="list-style-type: none"> <li>• Restrict house to single storey or design in a way that hugs the landform, so that it does not overpower its anchoring vegetation.</li> <li>• Minimise bush clearance area</li> <li>• Limit outdoor living area and locate behind house on north side.</li> <li>• Reinstate low or prune-able coastal planting on coastal side of house.</li> </ul>
<b>26</b>	<p>House setting is against edge of regenerating coastal escarpment, overlooking mouth of stream and small wetland area.</p> <p>Landscape goal is to nestle house against edge of escarpment vegetation.</p> <ul style="list-style-type: none"> <li>• Restrict house to single storey or design in a way that hugs the landform, so that it does not overpower its containment behind the coastal escarpment, and to prevent it dominating the beach.</li> <li>• Extend coastal escarpment vegetation to envelope rear and coastal side of house.</li> <li>• Establish sweeps of low coastal planting as foreground to house.</li> <li>• Extend riparian margin planting along edge of stream below house.</li> <li>• Locate domestic planting, including mown lawn, on north side of house. Use groves of pōhutukawa beside house to provide visual anchor. Extend low coastal planting to screen any lawn areas from coast.</li> <li>• Align road around edge of re-vegetation area and plant additional groups of pōhutukawa to soften drive and provide backdrop.</li> </ul>
<b>27</b>	<p>House setting is open hillside on inland side of prominent knoll.</p> <p>Landscape goal is for house to hug landform on inland side of ridge, and to create a vegetated skyline to help absorb the house.</p> <ul style="list-style-type: none"> <li>• Restrict house to single storey or design in a way that hugs the landform, because of its potentially prominent location and high location in the landscape.</li> <li>• Extend coastal escarpment planting over skyline ridge.</li> <li>• Plant groups of pōhutukawa around knoll to help anchor house.</li> <li>• Wrap low coastal planting around northern side of house to provide foreground planting. Link to coastal escarpment planting.</li> <li>• Locate domestic planting, including mown lawn, where it is screened from the coast. (for instance, on north-west side of the house).</li> </ul>
<b>28</b>	<p>House setting is on a bench above the bush clad coastal escarpment, with backdrop pōhutukawa, overlooking Wairoa Bay.</p> <p>The landscape goal is that the house hugs the landform; that it appears set back from escarpment edge and is visually anchored by trees.</p> <ul style="list-style-type: none"> <li>• Restrict house to single storey or design in a way that hugs the landform, so that it sits low behind the bush edge of the coastal escarpment.</li> <li>• Design house and landscaping to complement that on the adjoining lot (Lot 29)</li> <li>• Use a wide band of low coastal planting to provide foundation in front of house, and to screen any areas of lawn or domestic planting. Link such planting to escarpment vegetation.</li> <li>• Plant groups of pōhutukawa both sides of house.</li> <li>• Plant pōhutukawa on ridge behind house to create a darker, irregular backdrop.</li> </ul>
<b>29</b>	<p>House setting is on a bench above the coastal escarpment. The bush cover on the escarpment is to be enhanced.</p> <p>The goal is that the house hugs the landform, that it appears set back from escarpment edge, and is visually anchored by trees.</p> <ul style="list-style-type: none"> <li>• Restrict house to single storey or design in a way that hugs the landform, so that it sits low beyond the bush edge of the coastal escarpment.</li> <li>• Design house and landscaping to complement that on the adjoining lot (Lot 28)</li> <li>• Use wide band of low coastal planting to provide foundation in front of house, and to screen any areas of lawn or domestic planting. Link such planting to escarpment vegetation.</li> <li>• Plant pōhutukawa on ridge behind house to create a darker, irregular backdrop.</li> <li>• Plant groups of pōhutukawa both sides of house.</li> </ul>
	<b>Poraenui and Pirinoa Stream Catchments</b>

Lot 2025 <sup>1</sup>	Context and Guidelines
30	<p>House setting is a bench above the coastal escarpment. The landscape goal is that the house hugs the landform; that it appears set back from escarpment edge behind foreground vegetation; and is anchored by large trees.</p> <ul style="list-style-type: none"> <li>• Restrict house to single storey or design in a way that hugs the landform, so that it sits low beyond the bush edge of the coastal escarpment.</li> <li>• Locate any domestic planting, including mown lawn, on north side (behind) of house.</li> <li>• Plant low coastal vegetation as foundation on south side of house, extending this to link with escarpment planting.</li> <li>• Plant groups of pōhutukawa on ridge north of house to provide backdrop.</li> </ul> <p>Plant groups of pōhutukawa in vicinity of house to provide visual anchoring.</p>
31	<p>House setting is a low saddle on skyline ridge. It will appear above the coastal escarpment but is separated it by an intervening bush clad gully. Landscape goal is that the house is low and hugs the landform and is visually anchored by large scale trees and foreground vegetation.</p> <ul style="list-style-type: none"> <li>• Restrict house to single storey or design in a way that hugs the landform, so that it sits low in the saddle between higher landforms.</li> <li>• Locate the house beyond the crest of ridge as seen from the coast.</li> <li>• Locate any domestic planting, including mown lawn, on north side (behind) of house.</li> <li>• Plant low coastal vegetation as foundation on east side of house, extending this to link with bush in the gully.</li> <li>• Plant groups of pōhutukawa on both sides of house (SW &amp; NE) to provide visual anchoring.</li> </ul>
32	<p>House setting is the crest of a spur on the shoulder of a prominent hill. Landscape goal is to maintain open character of spur, but visually anchor house within groves of pōhutukawa.</p> <ul style="list-style-type: none"> <li>• Restrict house to single storey or design in a way that hugs the landform, because of its potentially prominent location, and so it is in keeping with the other houses on Poraenui Point.</li> <li>• Plant groves of pōhutukawa beside house to provide visual anchoring.</li> <li>• Plant occasional pōhutukawa on hill east of house to create backdrop.</li> </ul>
33	<p>House setting is secluded behind the beach of a small, strongly contained bay. The hill behind the house site is re-generating bush, that will be enhanced and extended up the entire valley. Landscape goal is to locate house adjacent to existing trees, with bush backdrop.</p> <ul style="list-style-type: none"> <li>• Restrict house to single storey or design in a way that hugs the landform, partly because of its proximity to the small cove, but mainly so that remains in keeping with the group of houses on Poraenui Point.</li> <li>• Locate house so it is visually anchored by existing trees.</li> <li>• Use extensive band of low coastal planting in front of house (between house and stream/beach) to provide foreground.</li> </ul>
34	<p>House setting is a bench above the coastal escarpment, with backdrop ridge. Landscape goal is to ensure house appears set back from escarpment and is visually anchored by large scale trees.</p> <ul style="list-style-type: none"> <li>• Restrict house to single storey or design in a way that hugs the landform, because of its potentially prominent location, and so it is in keeping with the other houses on Poraenui Point.</li> <li>• Plant groves of pōhutukawa adjacent to house to provide visual anchoring.</li> <li>• Plant sweeps of low coastal planting in front of house above coastal escarpment.</li> </ul>
35	<p>House setting is a bench below the brow of a prominent ridge, overlooking a revegetated valley. The ridge will retain an open character, while the valley will be restored to a bushland character. Landscape goal is that the house hugs the landform, is visually attached to the re-vegetation, and is anchored by coastal trees.</p> <ul style="list-style-type: none"> <li>• Restrict house to single storey or design in a way that hugs the landform, because of its high location in the landscape, so that it does not overpower the anchoring vegetation, and so it is in keeping with the other houses on Poraenui Point.</li> </ul>

Lot 2025 <sup>1</sup>	Context and Guidelines
	<ul style="list-style-type: none"> <li>• Locate house so it is adjacent and parallel to area of planted re-vegetation. Extend low coastal planting around SE end of house to tie it to this vegetation boundary.</li> <li>• Locate domestic planting, including mown lawn, to north of (behind) house.</li> <li>• Plant strategic groups of pōhutukawa east, west and north of house to visually anchor it and provide backdrop in views from water.</li> </ul>
36	<ul style="list-style-type: none"> <li>• House setting is in a secluded setting behind beach in small bay. The hill behind the site is re-vegetating and this bushland character will be enhanced and extended up the valley.</li> <li>• Landscape goal is to locate house where it will be anchored by adjacent trees, with bush backdrop, and foreground foundation planting to increase sense of setback from beach.</li> <li>• Restrict house to single storey or design in a way that hugs the landform, partly because of its proximity to the small cove, but mainly so it is in keeping with the group of houses on Poraenui Point.</li> <li>• Locate house so it is visually anchored by existing trees.</li> <li>• Use extensive band of low coastal planting in front of house (between house and stream/beach) to provide foreground.</li> </ul>
37	<p>House setting is on low ridge in valley behind small beach.</p> <p>Landscape goal is to nestle house against edge of re-vegetation planting; with low foreground planting extending in front of house.</p> <ul style="list-style-type: none"> <li>• Restrict house to single storey or design in a way that hugs the landform, partly to nestle unobtrusively behind the cove, and mainly so it is in keeping with the overall group of houses on Poraenui Point.</li> <li>• Locate house adjacent to bush edge.</li> <li>• Locate outdoor living area behind house (north-east side).</li> <li>• Use band of low coastal species to provide foreground to house in views from the water. Link low planting to re-vegetation area.</li> <li>• Plant pōhutukawa trees adjacent to house to visually anchor house.</li> </ul>
38	<p>House setting is on ridge near back of small valley. Bush re-vegetation will extend up eastern face of ridge to crest of ridge.</p> <p>Landscape goal is to anchor house against edge of re-vegetation planting, with lower foreground planting on south-east side of house.</p> <ul style="list-style-type: none"> <li>• Restrict house to single storey or design in a way that hugs the landform, mainly so it is in keeping with the group of houses on Poraenui Point.</li> <li>• Locate house adjacent to bush edge.</li> <li>• Locate outdoor living area behind house (north-east side).</li> <li>• Use band of low coastal species to provide foreground to house in views from the water. Link low planting to re-vegetation area.</li> <li>• Plant pōhutukawa trees adjacent to house to visually anchor house.</li> </ul>
39	<p>House setting is on terrace above coastal escarpment. The escarpment is currently vegetated and will be enhanced according to the management plan.</p> <p>Landscape goal is that the house is low and hugs the landform, that it is set back from the escarpment, and is visually anchored by large trees.</p> <ul style="list-style-type: none"> <li>• Restrict house to single storey or design in a way that hugs the landform, because of its potentially prominent location, does not overpower the anchoring vegetation, and is in keeping with the other houses on Poraenui Point.</li> <li>• Set house back from escarpment edge.</li> <li>• Locate any domestic planting behind (north side) house.</li> <li>• Use extensive band of low coastal planting as foreground foundation.</li> <li>• Plant groves of pōhutukawa either side of house, set forward of house. Locate trees so they soften corners of building in views from the water.</li> </ul>
40	<ul style="list-style-type: none"> <li>• House setting is on terrace above coastal escarpment. The escarpment is currently vegetated and will be enhanced according to the management plan.</li> <li>• Landscape goal is that the house is low and hugs the landform; that it is set back from the escarpment; and is visually anchored by large trees.</li> <li>• Restrict house to single storey or design in a way that hugs the landform, because of its potentially prominent location, so that it does not overpower the anchoring</li> </ul>

<b>Lot 2025<sup>1</sup></b>	<b>Context and Guidelines</b>
	<p>vegetation, and so it is in keeping with the other houses on Poraenui Point.</p> <ul style="list-style-type: none"> <li>• Set house back from escarpment edge.</li> <li>• Locate any domestic planting north of (behind) the house.</li> <li>• Use extensive band of low coastal planting as foreground foundation.</li> <li>• Plant groves of pōhutukawa either side of house, set forward of house. Locate trees so they soften corners of building in views from the water.</li> </ul>
	<b>Terakihi Peninsula</b>
<b>44</b>	<p>House setting is a benched just below ridgeline, above steep re-vegetating coastal escarpment and steep slopes, and overlooking Patunui Bay. The landscape goal is that the house hugs the landform; and that it is visually anchored by large trees and foreground vegetation.</p> <ul style="list-style-type: none"> <li>• Extend low coastal planting from the escarpment to the front of the building as a foundation.</li> <li>• Locate any domestic planting, including large areas of mown lawn, east of (behind) the house.</li> <li>• Plant groves of pōhutukawa either side of house and set forward of house. Locate trees so they soften corners of building in views from the water.</li> </ul>
<b>45</b>	<p>House setting is on a bench below the broad crest of the main ridgeline, overlooking Wharengaere Bay. The main ridge will remain in pasture. Below the site the coastal escarpment is being re-vegetated. The landscape goal is that the house is low and hugs the landform; that it is visually attached to the coastal escarpment vegetation.</p> <ul style="list-style-type: none"> <li>• Extend low coastal planting from the escarpment to the front of the building as a foundation.</li> <li>• Locate any domestic planting, including large areas of mown lawn, east of (behind) the house.</li> <li>• Plant groves of pōhutukawa both sides of house and set forward of house. Locate trees so they soften corners of building in views from the water.</li> </ul>
	<b>Opete Tributary Upper Catchment</b>
<b>41</b>	<p>House setting is rural, on open slope on inland hill, with elevated views to coast. Landscape goal is to visually anchor house with large scale trees or extensive planting carried out with a rural character.</p> <ul style="list-style-type: none"> <li>• Plant large scale trees characteristic of rural landscape adjacent to house, in particular following access road.</li> <li>• Design should be carried out on a bold scale appropriate to a rural setting.</li> </ul>
<b>42</b>	<p>House setting is rural, on open slope on inland hill, with elevated views to coast. Landscape goal is to visually anchor house with large scale trees or extensive planting carried out with a rural character.</p> <ul style="list-style-type: none"> <li>• Plant large scale trees characteristic of rural landscape adjacent to house, in particular following access road.</li> <li>• Design should be carried out on a bold scale appropriate to a rural setting.</li> </ul>
<b>43</b>	<p>House setting is unique, comprising old quarry site on inland saddle. The site overlooks re-vegetated headwaters of stream and has elevated views to coast. Landscape goal is to re-contour site to a more naturalistic form; to visually anchor the house with large scale trees in keeping with rural character; and to link the site with bush of adjacent valley head.</p> <ul style="list-style-type: none"> <li>• Extend re-vegetation planting to edge of house site.</li> <li>• Plant large scale trees characteristic of rural landscape adjacent to house, in particular following access road.</li> </ul>