

isthmus

MOUNTAIN LANDING
LANDSCAPE AND VISUAL ASSESSMENT

PROPOSED MOUNTAIN LANDING PROJECT
LANDSCAPE AND VISUAL ASSESSMENT

CONTENTS	
PROPOSAL	2
CONTEXT	3
LANDSCAPE AND VISUAL EFFECTS	5
Natural Character and Outstanding Landscapes	6
Visual Effects	8
DISTRICT PLAN PROVISIONS	12
CONCLUSION	13
Appendix 1: Commentary on Individual House Sites	15
Appendix 2: Assessment from Representative Viewpoints	24

PROPOSED MOUNTAIN LANDING PROJECT

ASSESSMENT OF LANDSCAPE AND VISUAL EFFECTS

PROPOSAL

Mountain Landing Properties proposes to create a comprehensive coastal-rural subdivision on the Purerua Peninsula in the Bay of Islands incorporating the following main features:

- A natural and open space framework including restored stream and wetland corridors; revegetated dunes, coastal escarpment and prominent hill faces; and retention of remaining ridges and hillsides as pasture.
- Subdivision to create 41 house lots, with the balance of the land (approximately 85%) retained in single titles¹, in order to facilitate ongoing management of the natural and open space framework and to ensure an overall coherence to the subdivision.
- Careful selection of house sites and access, and a set of controls and design guidelines intended to reduce the prominence of houses and ensure they are in keeping with the overall vision for the site.

ASSESSMENT PROCESS

The concept for the site was devised by the owners in conjunction with a team of advisors. The Isthmus Group was engaged initially to provide a peer review of this work, and subsequently to provide a landscape and visual assessment report. Two site visits were carried out, including trips on the water around the site. During this process one house lot site was deleted, the position of several others fine-tuned, and some minor changes made to the design and recommended conditions. However the overall impression was that the project had been carefully designed, that there was a commitment from the owners to a quality outcome evident in works already carried out, and that the proposal was appropriate for the context.

¹ The balance land of the main part of the site will be retained in one title (Lot 50) Of 266ha. Two additional titles are necessary to cover a small area (Lot 51 -9.8ha) of farm on the opposite side of Rangihoua Road, and the land on the separate Terakihi Peninsula (Lot 52 -14ha).



Figure 1

Topographic map indicating regional context (NTS)

CONTEXT

The site is at the end of the Purerua Peninsula which forms a headland between the outer Bay of Islands and the more enclosed Te Puna and Kerikeri Inlets. The west face of the site overlooks Te Puna Inlet, an enclosed and relatively shallow waterway surrounding by low-lying rolling hills. The remainder of the site is orientated to the outer Bay of Islands with its more iconic landscape of open ocean horizon studded with headlands and islands.

The site itself has several components.

- The southern “Poraenui Point” part of the site comprises a steep sided promontory. It has stronger relief than the landscape to the north. It has a rocky shoreline and is skirted by a bush-clad coastal escarpment. Poraenui Point itself has a picturesque profile with the rocky headland separated from the adjoining land by a ‘moat’. The Te Puna inlet side contains two small and picturesque coves, “Poraenui Bay” and “Pirinoa or Church Bay”

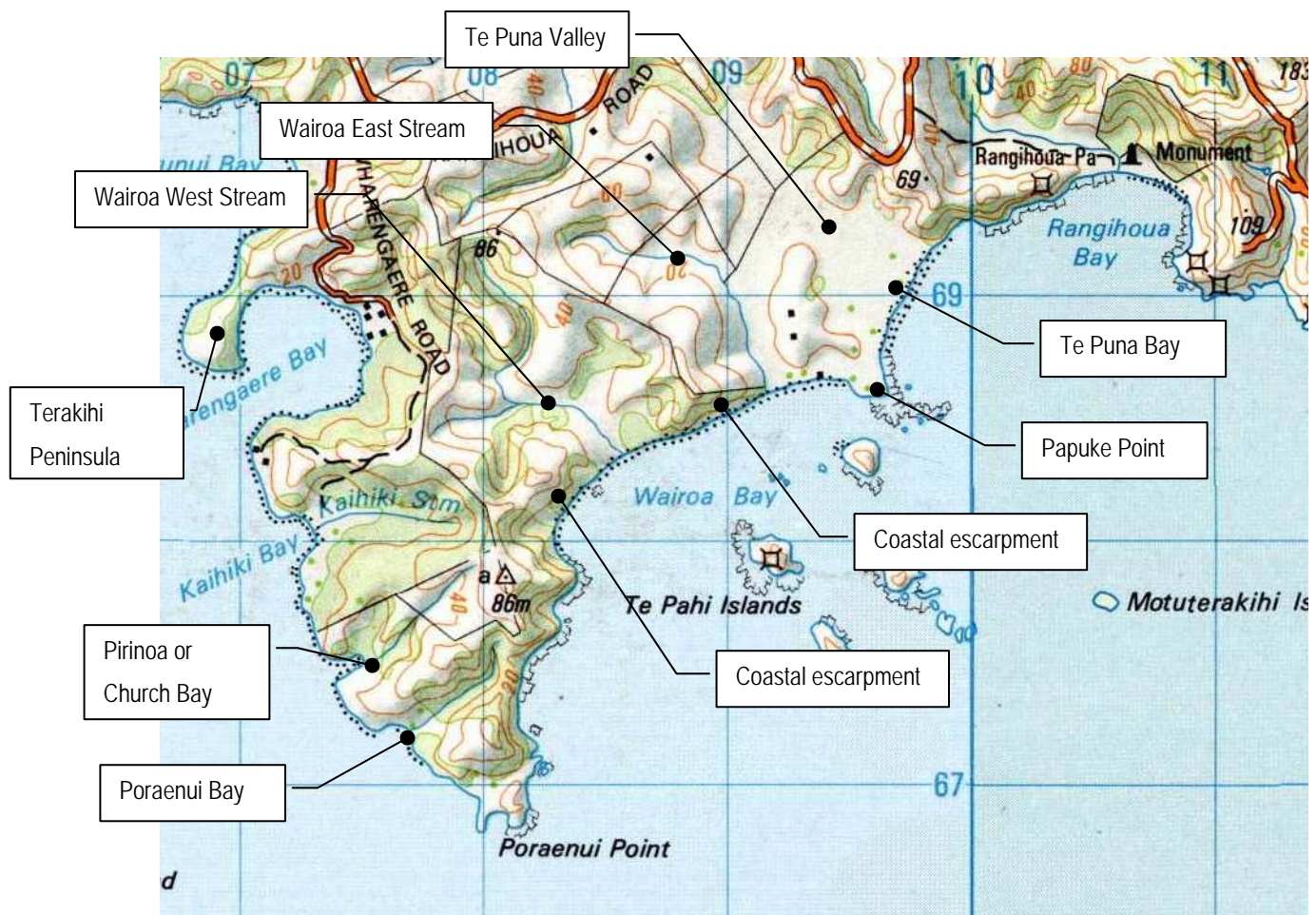


Figure 2

Topographic map of site (NTS)

- The northern part of the site adjacent to Wairoa Bay and Te Puna Bay has a more rolling topography. Both bays have sandy beaches, separated by a low headland (Papuke Point). There are three main stream valleys entering Wairoa and Te Puna Bays. The southern one ("Wairoa West Stream") is narrower and steeper, and has a narrow mouth into Wairoa Bay. The central valley ("Wairoa East Stream") is similar although somewhat more open. The northern valley behind Te Puna Bay is the widest and most open, although there is also a prominent escarpment along its northern side. There are dunes behind the beach and extensive low-lying land and wetlands.
- The picturesque Te Pahi Islands are not part of the site, but lie just offshore and help to define both Wairoa Bay and Te Puna Bay.
- The site also includes a separate peninsula (Terakihi Peninsula) on the Te Puna Inlet between Wharengaere Bay and Patunui Bay.

The area has a rich history. The site housed a considerable pre-European Maori population centred on nearby Rangihoua Bay, and there are several pa sites in the vicinity including one on the point between Te Puna Bay and Wairoa Bay (Papuke Point) and one on Poraenui Point itself. New Zealand's first Church Missionary Society mission station was established in nearby Oihi in 1813 and was relocated to Te Puna Bay in 1830. The Maori population in the area began to decline shortly afterward. The land was later purchased from Maori owners and farmed, initially by the Hansen family and subsequently the Mountain family. The Mountain family homestead was on a knoll at the northern end of Wairoa Bay currently occupied by farm buildings. The family later moved to the woolshed (which became the primary residence) on the beach below the homestead, and remained there until June 2002. The current "Boathouse" replaced that building. It is understood the original Hansen family homestead site was also located nearby at the base of Papuke Peninsula on a site marked by a Norfolk Island pine and other exotic vegetation.

The site has previously been cleared of essentially all its original vegetation cover for pastoral farming. In recent decades significant areas have been re-colonised by native vegetation dominated by kanuka. This has occurred mainly in the gullies, upper valleys and steeper slopes, and on the steep coastal escarpment. This naturally regenerating vegetation includes a significant component of woolly nightshade and gorse.

Substantial areas have been replanted in the last three or four years by the current owners, including restoration of wetlands and the construction of a series of ponds in the Wairoa East Stream. This planting has been intensively maintained, has achieved high survival and growth rates, and indicates a commitment by the owners to its successful establishment.

LANDSCAPE AND VISUAL EFFECTS

The proposed subdivision will clearly lead to change to the existing open pastoral landscape resulting in a more complex landscape and a higher density of houses. However change is not in itself an adverse effect and the District Plan does not seek to preserve the landscape in its current state. Rather an assessment needs to consider both the positive and negative effects on natural character and landscape values taking into account the level of development that might reasonably be anticipated in this landscape, and considering such things as the location and prominence of individual

house sites and their cumulative effects, details such as house design, any restoration of biophysical natural values, and the overall form of the development in relation to the landscape.

Effects on Natural Character and Outstanding Landscape Values

The site is part of the coastal environment, and the coastal perimeter is also within an area classified as an Outstanding Natural Landscape.

Sections 6(a) and 6(b) R.M.A. require, as a matter of national importance, the protection of the natural character of the coastal environment and the protection of outstanding natural features and landscapes from inappropriate subdivision, use and development. In this instance it is useful to consider these issues together because they overlap to a large extent. In essence the issue is protection of natural character, with particular attention to the special landscape qualities of the Bay of Islands.

These provisions do not imply that there should be no development in the coastal environment or outstanding natural landscapes. The District Plan clearly anticipates a level of subdivision and development. Rather, at issue is the density and manner in which such development is carried out. In my opinion this proposal is appropriate for the following reasons:

- *Mixed Character of Existing Landscape*

The site is not pristine, but comprises modified land cover and some existing human structures. The area housed considerable pre-European Maori settlement, an early missionary settlement, and was subsequently completely cleared and farmed over the following approximately 170 years. The current areas of native vegetation are either second growth that have re-colonised areas of the farm in recent decades or more recently replanted as part of this project. Similarly the streams and former wetland areas have all been previously modified, with fencing and restoration work being commenced only recently. In terms of human elements there is an existing network of farm roads and tracks, a small quarry, and two clusters of buildings; one comprising the “Boathouse” and other farm buildings at the southern end of Wairoa Bay, the other comprising the farm manager’s house and farm buildings in the centre of the site. In the wider context the site is surrounded by a somewhat modified landscape. The natural landforms and waterways are the dominant features of the Bay of Islands, but a panorama from

the site also illustrates a modified pastoral landscape with a widespread scattering of houses around the bays and headlands, and small settlements such as at Wharengaere Bay and Opito Bay. In fact the intimate relationship between natural and cultural elements is part of the broader character of the Bay of Islands. It is not a wilderness landscape.

- *Natural and open space framework*

The proposal will certainly improve the landscape's natural framework and largely retain its open space qualities. As indicated above the area has previously been cleared and farmed. There are areas of regenerating second growth bush in some of the valleys and on the coastal escarpment, and the proposal uses this as the starting point of a comprehensive landscape restoration plan. This work will emphasise the natural landform by re-vegetating the valleys and wetlands, and re-vegetating the prominent coastal escarpment and some of the more prominent slopes. As well as improving the bio-physical landscape values, it will also result in a more picturesque and visually coherent landscape. The proposal will restore some 154ha bush or wetland areas (45% of the site), as well as retaining a further 127 ha (37% of the site) as open pasture and 9.6ha (2.8%) as heritage area. The pasture and heritage areas will maintain open space qualities of mainly ridges and spurs.

- *Single title farm lots*

Retention of the bulk of the site in single titles² will help facilitate on-going management of the natural and open space areas, and ensure greater visual coherence over the whole site. Often the most significant visual impacts from land subdivision arise because of a patchwork of different land uses between sites, and accentuation of boundaries between lots. The proposal avoids this by retaining the bulk of the natural and pastoral areas in a single title. This will help ensure the development as a whole hangs together visually. This will be reinforced by additional controls in areas around individual house lots.

² As discussed above, the natural and open space framework will actually be in three titles. One title will cover most of the site, with two additional titles necessary to cover a small area of the farm on the opposite side of Rangihoua Road and the separate Terakihi Peninsula

- *Location of houses and design controls*

House sites and access are located in such a manner that the landform and natural landscape framework will remain dominant. House sites have been located in a manner that reduces their individual and collective prominence, as assessed in more detail under visual effects below. Similarly a set of building and landscape design guidelines have been prepared to help ensure buildings fit into the landscape. Covenants on sale and purchase agreements will require house and landscape designs to be approved by a Design Review Board, The guidelines prepared to guide this process are based on the principle of ensuring houses are integrated with natural landscape, and cover such factors as massing and orientation of house bulk, materials, and screening of parking. Landscape guidelines are focussed on tying the landscaping in with the natural framework of the overall property. For instance it is anticipated planting will be of native species in keeping with the area, revegetation areas will be protected where these fall within individual lots, and the recommended driveway materials are limited to asphalt or locally sourced gravel. Should the use of concrete be necessary, where slopes are greater than 1:6, the texture or colour of the concrete should be ameliorated by the use of, for example, oxides or exposed aggregate surfaces. As well as helping ensure houses individually fit the landscape, this approach may result in a more coherent character between the different houses than might otherwise be the case.

Visual Effects

Visual Catchment and Viewing Audiences

The site will essentially be visible looking in from the coast. The main 'viewing audiences' will be people on boats passing the site, mooring in the bays, or landing on the beaches. It is understood people visit the beach in Te Puna Bay and the main casual mooring is at the southern end of Wairoa Bay. There is also a house on one of the adjacent Te Pahi Islands.

Other views will across the water but from more distant places on islands and coastline around the Bay of Islands. In particular there will be views from across Te Puna Bay from parts of Mataka Station, which includes people visiting Marsden's Cross at Rangihoua Bay (approximately 1km), from Moturoa Island and Days Point to the south

(approximately 2-3km), and from parts of the Opito Bay Peninsula to the south west (approximately 1km).

Individual Building Sites

An assessment of **individual building sites** is appended as **Appendix 1**. In summary the house locations are characterised by the following:

- A high proportion of the sites are located within the valleys behind the coast. Even some house sites which appear on plan to be close to the coastal edge, such as Lots 41, 4, 5, 8 & 9, are located on the inland side of the coastal escarpments so that they are visually connected with the valley rather than the beach.
- Other sites on the coast are typically set on terraces above the bush clad coastal escarpment, for instance Lots 11, 12, 13, 14, 15, 16, 18, 19, 24, 25. This means there will be a sense of separation between them and the coastal edge, and the bush-clad escarpment will remain the dominant element around the coastal edge.
- Most house sites are located so that they will have a landscape backdrop when viewed from the coast. They will avoid prominent ridgelines. Most sites also make use of a backdrop and foreground of regenerating bush to reduce the prominence of building sites and some sites, for instance Lots 1, 4, 6, are almost completely embedded in regenerating bush.
- Access ways in most cases approach the house sites from the inland side, following existing farm tracks, and using areas of regenerating bush to conceal them from the coast.
- As discussed above, sale and purchase agreements will require all house designs to be approved by a Design Review Board, and many of the house sites (including all those in the outstanding natural landscape area) are restricted to single storey construction.

Representative Viewpoints

An assessment from **representative viewpoints** around the site (considering the overall or cumulative effects of the development from certain places) is appended as **Appendix 2**, and is summarised as follows:

In essence the **cumulative visibility** of houses will be restricted by the pattern of locating houses below ridgelines and within valleys inland from the coastal edge as described above. As one moves around the site only a small proportion of the development will be visible from any one place, and these houses will sit comfortably within the landscape.

From Te Puna Bay, for instance, there may be one potentially prominent house (39)³, four that are reasonably prominent but set back from the coast and visually connected with the valley (41, 40, 2,3), one that will be difficult to see at all (1) and three distant inland houses (34, 35, 36).

From the northern end of Wairoa Bay in front of the “Boathouse” there will be one house that may be potentially prominent (39) depending on the specific location of this house (for instance if it is located on the northern face of the point as suggested it may not be visible), one other that will be reasonably prominent (5) and two distant houses visible at the southern end of the bay above the coastal escarpment (11, 12). As one travels to the southern end of Wairoa Bay up to seven houses will become visible within a narrow valley (“Wairoa West Stream”) from certain parts of the bay (8, 9, 7, 27, 28, 26, 29, 30) but these will be inland of the coastal escarpment, visually connected with the valley, and two of them will be quite distant in the hills behind the valley. There will be an additional house (10) on a terrace behind the beach at the southern end of the bay. While this house may not be particularly visually prominent (it will be nestled at the toe of a slope with a bush-clad surrounds), the house will domesticate the beach and reduce the natural character and sense of privacy for people using the bay.

As one leaves Wairoa Bay there will be glimpses of two or three houses (12A⁴, 13, 14) from certain parts of the bay but there will be no houses visible on or near Poraenui Point itself.

³ As discussed in Appendix 1, reducing the prominence of a house on this site will depend on specifics of design and location. It is recommended the house be located on the north side of the point and below the crest of the ridge. The house design should be cut into the slope, and designed to hug the landform. An alternative option may be to shift the house further inland to near the vicinity of the Norfolk Island pine (the vicinity of the original Hansen homestead) at the base of Papuke Point –although this falls outside the existing subdivided Lot.

⁴ An alternative site for 12

On the Te Puna Inlet side typically between three and four houses will be visible from any one place –although more will become visible the further one travels offshore. For instance from inshore waters in the first cove (“Poraenui Bay”) up to four will be visible (18,19,17,16) and similarly in the adjacent cove (“Pirinoa or Church Bay”) up to four will be visible (21, 22, 23, 24).

From most locations the houses will also appear visually separated from each other. Where houses are relatively close, the proposed vegetation should provide a sense of separation.

In particular it is noted that house locations, with the exception of the one on Papuke Point, avoid the most prominent features of the landscape including Poraenui Point itself; the coastal escarpment wrapping around the southern part of the site; the main ridgelines and hilltops; Terakihi Peninsula, the stream corridors and wetlands; and the dunes and low lying land behind Te Puna Bay.

DISTRICT PLAN PROVISIONS AND CRITERIA

The Revised Proposed District Plan provides for subdivision as a controlled activity with minimum lot sizes of 20ha in the Outstanding Natural Landscape area and 12ha in the General Coastal Zone. These standards provide as a controlled activity, for approximately 22 lots (average 15ha) on the site as a whole.

The proposal entails approximately double this density, and consequently falls into discretionary activity status. The District Plan includes provisions for well-designed subdivisions of higher density than those provided for under controlled activity rules through measures such as Management Plans and bonus lots.

The most specific objectives, policies and criteria⁵ are those relating to Outstanding Natural Landscapes in Section 11 of the Proposed District Plan. These objectives and policies are not predicated on preserving landscapes in their existing state by preventing change, but on managing change in order that it might enhance, or at least not diminish, outstanding character. Particular policies note that both positive and

⁵ In terms of landscape and visual assessment

adverse effects should be taken into account when assessing applications; that buildings on ridgelines should be avoided, remedied or mitigated; that encouragement should be given to restoration of degraded landscapes; and that the high value of indigenous vegetation to outstanding landscapes should be taken into account. The assessment criteria are listed below:

11.1.7 Assessment Criteria

The matters set out in s104 and s105, and in Part II of the Act, apply to the consideration of all resource consents for land use activities. In addition to these matters, the Council shall also apply the relevant assessment matters set out below, and will also have regard to the Landscape Assessment report, which was prepared for the Council in 1995 and which contains details of the outstanding and significant landscapes in the Far North District.

- (a) The rarity of the landscape units, landscape features or natural features.;
- (b) The visibility of outstanding landscapes, outstanding landscape features or outstanding natural features (159/82);
- (c) The aesthetic, heritage and natural values of the outstanding landscapes, landscape features and natural features (159/82);
- (d) The elements which make up the distinctive character of the outstanding landscapes or outstanding landscape features. (159/82);
- (e) The extent of visible change to the landscape which may result from an activity.;
- (f) The extent to which adverse effects may be mitigated through screening or other means.;
- (g) The degree of visual intrusion in the landscape.;
- (h) The siting of the activity in relation to ridgelines or natural landscape features.;
- (i) The design of any building, structure, landform or any development. (194/3);
- (j) The location and design of vehicle access, maneuvering and parking spaces.;
- (k) The potential for more than minor adverse effects on the outstanding natural feature as a result of the proposed activity (159/82)
- (m) The extent to which the activity will protect the outstanding natural feature or landscape (159/82);
- (n) The extent to which the activity may adversely affect ecological values of indigenous flora and fauna.;
- (o) Provisions for the permanent legal protection of the Outstanding Landscape, Outstanding Landscape Feature or Outstanding Natural Feature;
- (p) The environmental effect of the increase in residential intensity and/or the extra lots in relation to the benefits of achieving permanent legal protection of an Outstanding Landscape, Outstanding Landscape Feature or Outstanding Natural Feature;
- (q) The extent to which an application proposes revegetation and/or enhancement of the Outstanding Landscape, Outstanding Landscape Feature, or Outstanding Natural Feature, and the measures to secure the long term sustainability of the revegetation and/or enhancement;
- (r) The characteristics of the application site, including its size, shape and topography (655/7;659/6; 660/6).

I believe the application responds positively to these criteria. In particular it can be fairly said that the application design will retain the coherence and scale of the application site as a whole (criterion 'r'); that it includes a very comprehensive programme of re-vegetation and enhancement (criterion 'q'); that retaining the bulk of the property in single titles with covenants relating to management of the site's natural and open space framework will give permanent legal protection in terms of outstanding landscape values (criterion 'o'); that the building sites are located to avoid ridgelines and in fact much more (criterion 'h'); that the controls included on sale and purchase agreements will result in appropriate design of buildings including scale and earthworks (criterion 'i'); and that vehicle access has been designed to follow contours and use bush areas in order to remain unobtrusive (criterion 'j').

In particular criterion 'p' requires consideration of the benefits that might be achieved in terms of permanent legal protection of outstanding natural landscapes in relation to an increase in residential activity. I consider that the effects resulting from the higher density would be more than offset by the nature of the project's design, particularly the creation of the comprehensive natural and open space framework, the retention of the bulk of the farm in single title protected by covenants (avoiding patchwork of land uses), the careful selection of house sites, and the controls on house design. For instance one could easily imagine a less desirable outcome resulting from subdividing the site into 22 x 15ha blocks, with a variety of large houses located in prominent positions on each lot, and with a piecemeal patchwork of different land uses discordant with the underlying landform.

CONCLUSION

The site is within the coastal environment and part of an outstanding landscape, but the District Plan does anticipate and provide for some development in such areas depending on the manner in which it is done.

The proposal will lead to a higher density than provided for under controlled activity status, but is an example of a careful and comprehensively designed subdivision by owners who have demonstrated a commitment to a high quality outcome. I believe the proposal is appropriate for the following reasons:

- The site is not a wilderness but a modified pastoral landscape with some existing human elements, and is part of a broader landscape comprising an intimate mix of human and natural features.
- The proposed natural bush and wetland management areas will improve the landscape's natural character, both visually and in bio-physical terms.
- Retaining the natural and open space framework in single titles will make on-going management of these areas more certain, and will help retain a visual coherence and broad scale over the whole site.
- The house sites are located in such a way that they are subordinate to the natural and open space landscape framework. Houses sites are typically located within valleys behind the coastal escarpment, or on terraces above the coastal escarpment, and make use of landscape backdrops and bush to visually anchor or screen the houses. Controls will also promote house designs that sit within the landscape rather than dominating it, and should lead to a coherent quality amongst the different houses.
- The pattern of house sites within valleys and below ridgelines will limit the number of houses visible from any one place and help avoid potential cumulative effects.

In my opinion the likely landscape and visual effects will be more positive than might be expected by typical subdivisions complying with the standards for controlled activities.

Gavin Lister

30 June 2004

APPENDIX 1:

COMMENTARY ON INDIVIDUAL HOUSE SITES

<i>Site</i>	<i>Zone</i>	<i>Commentary</i>
Te Puna Bay		
1	OL	This site is located at the side of the valley at the toe of a bush-clad escarpment, and adjacent to the point where a tributary stream enters the extensive wetland. The house site has a low elevation, is set back some 350m from the coast behind the coastal dunes and extensive wetland, is surrounded by regenerating bush, and has a substantial landscape backdrop. It is likely there will be only glimpses of the house from the bay or coastline. Although of low visibility from the coast it is recommended this house be restricted to one storey so it is in keeping with the scale of the group of houses behind Te Puna Bay.
2	GC	The site is on a spur overlooking the wetland within the Te Puna valley. It has views over the beach but is set back some 400m from the beach beyond the coastal dunes and estuary wetland. A future house is potentially reasonably prominent because of its spur top situation, although the site has been located below the crest of the spur, is some way back from the end of the spur, is visually anchored by the existing stand of pine trees, and will have a distant landscape backdrop. These trees will need to be replaced over time, preferably with substantial native trees. Controls will require additional planting to ensure that long-term the house is anchored by substantial trees. It is recommended this house be restricted to one storey, or designed in a way that hugs the landform, because of its potential prominence and so it is in keeping with the group of houses behind Te Puna Bay.
3	GC	This site is located on the opposite side of the spur near Site 2. It similarly overlooks the wetland in the Te Puna valley, but is set back a little further from the beach (approximately 450m). As with Site 2, the site is potentially prominent but has been located back from the end of the spur on below the crest of the spur on its inland side. Conditions should require planting to provide a backdrop to visually anchor the house, as well as provide screening between sites 2 & 3. It is recommended this house be restricted to one storey, or designed in a way that hugs the landform, because of its potential prominence and so it is in keeping with the group of houses behind Te Puna Bay.
39	OL	This is perhaps the most potentially prominent site in the development, located on the headland "Papuke Point" between Te Puna and Wairoa Bays. It is located on the focus of views along the beach in both bays. The access will follow the spur, approaching the house from the inland side so there is potential for vehicles to be prominent on the skyline. It is also located close to the pa site at the end of the point, and could be seen to detract from the relationship (or distract from the visual connections) between the headland pa, the mission site behind Te Puna Bay, and the former settlement site at Rangihoua Bay.

		<p>This site already has a separate title, and it must be assumed that a house can be built on the point.</p> <p>The potential prominence could be addressed by locating the house on the northern face of the spur, below the crest of the ridgeline, and designing the house in a way that hugs the landform. The house would need to be restricted to single storey height with strong horizontal plains, and its mass broken into smaller units.</p> <p>An alternative would be to shift the house further inland to a location near the Norfolk Island pine and original Hansen homestead, at the base of Papuke Point. In such a location the house would still command views over Te Puna and Wairoa Bay and the outlook to Papuke Point would be strengthened. At the same time it would be set back off the point, it would be behind the focus of views along the beaches, and it would be seen against a rising landscape. It would be further from the pa site and would not affect the visual relationships between the point, Te Puna Bay and Rangihoua. In fact it would re-establish the earlier presence of a house in this location. However this location is outside the existing title.</p>
40	OL	<p>The site is located on the lower slopes within the valley behind Te Puna Bay. It will be visible from the beach but visually connected with the valley. The house will be set back from the beach (250m) beyond the coastal dunes and estuary wetland, and seen against rising ground and an existing stand of pines. It is recommended this house be restricted to one storey , or designed in a way that hugs the landform, because of its potential prominence and so it is in keeping with the group of houses behind Te Puna Bay.</p>
41	OL	<p>The site is located on the inland side of the headland spur. Although the site is close to the coast in plan views and will provide views of the beach, it essentially faces inland up the valley. The foreground spur will provide separation between the house and the beach and will help visually anchor the house. The access follows an existing farm track within the tributary valley and is screened from the coast. It is recommended this house be restricted to one storey , or designed 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.</p>
34	GC	<p>The site is located on a terrace, below the main ridge approximately 1.1km inland of Wairoa Bay. The specific location of this house site was shifted in order that it sit lower in the landscape. The house will be visible from the parts of the coast but will appear distant and well inland, and will be seen against a backdrop of rising ground. The access will follow the contours and approach the house from the side. It is recommended this house be restricted to one storey , or designed in a way that hugs the landform, because of its location high in the landscape, and that planting be carried out to visually anchor the house and driveway.</p>

<i>Site</i>	<i>Zone</i>	<i>Commentary</i>
35	GC	The site is on a lower spur overlooking the head of the Te Puna valley stream. It will be visible from certain places in Te Puna Bay, but will appear distant (approximately 1.1km) and well inland, will sit quite low in the landscape, and will have a backdrop of rising ground. Access will approach the house from the inland side.
36	GC	The site is in a similar setting to #35 above, situated on a lower spur overlooking the Te Puna valley wetlands. It will be well inland (approximately 800m), will sit quite low in the landscape against a backdrop of rising ground, and will be separated from the bay by a complex foreground landscape comprising dunes, and extensive wetlands. The access follows contours along the top of the spur from the inland side.
Wairoa Bay –Northern End		
4	OL	This site is relatively close to the beach adjacent to the mouth of the valley. However although it appears close to the beach in plan view, the house site is located on the inland side of the coastal escarpment ridge, on a small terrace surrounded by regenerating bush. The site's visibility will be restricted by both topography and vegetation, and the house will have a backdrop of a bush clad hill. Access follows an existing short track off the road, and is embedded in regenerating bush. It is recommended this house be restricted to single storey design , or designed in a way that hugs the landform, so that it does not overpower its anchoring vegetation and landform.
5	OL	The site is on the opposite side of the valley to # 4. It likewise is located inland of the coastal escarpment ridgeline, so that although close to the coast it will not be visible from the beach directly below the site. It will be visible in more oblique views from where the road meets the beach. It will be on mid-slope, with a backdrop of rising land behind the house. It will be connected with the valley. Access follows an unobtrusive route around the contours on the inland side of the house site. It is recommended this house be restricted to single storey design, or designed 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.
Wairoa Bay –Southern End		
6	OL	The site is located on mid-slope on the side of the valley, within a stand of regenerating bush. It is inland of the coastal escarpment ridge so that, even without the vegetation, it would unlikely to be visible from the beach below the site. There will be glimpses of the house from within the bay, but it will be surrounded by regenerating bush and will be seen against a landscape backdrop. The access follows an existing farm track embedded within the bush. It is recommended this house be restricted to single storey design , or designed in a way that hugs the landform, so that it does not overpower its anchoring vegetation.
7	OL	The site is located on a spur overlooking the wetland at the mouth of the valley. It will be visible in oblique views from a small part of the beach and within the bay, but will be set back within the narrow

<i>Site</i>	<i>Zone</i>	<i>Commentary</i>
		valley, and be seen beyond a complex foreground comprising wetland and revegetated bank. Visually it will be part of the valley rather than the coast. It will have a mid-slope position with a backdrop of rising ground clad in regenerating bush. The access follows an existing farm track, approaching the house site from the inland side, and will be embedded in regenerating bush.
8	OL	The site is located close to the mouth of the valley. It has a similar setting to that of #5 above. Although it appears close to the beach in plan view, it is located on the inland side of the coastal escarpment so it will not be visible from the beach immediately below the house site. It will be visible in more oblique views from the beach, in which it will appear on the lower part of a slope, with a backdrop of rising land and native bush. Access approaches the house from the inland side. While the drive will descend the slope to the house, it is aligned so it curves around the perimeter of an area of regenerating bush. Additional tree planting is recommended on the west side of this drive to further reduce its prominence. It is recommended this house be restricted to single storey design, or designed 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.
9	GC	The site is near a prominent peak on the coastal escarpment. However the house site is located below the knoll and on its inland northern side overlooking the valley. The house site is over the crest of the coastal escarpment so it will not be visible from the beach below although the top of the house will be visible in longer distance views from out in Wairoa Bay and Te Pahi islands. In these views it will appear over a foreground skyline of regenerating bush. The access follows a ridge on the inland side of the coastal escarpment, and is within regenerating bush. It should not be visible from the coast at all. It is recommended this house be restricted to single storey, or designed in a way that hugs the landform, because of its potentially prominent location and high location in the landscape.
10	OL	The site is on a terrace immediately behind the beach at the south end of Wairoa Road. Visually the house will be well anchored in the landscape, with a steep bush-clad hill backdrop, and bush enclosing both sides of the site. However the house will tend to command and domesticate the adjacent beach because of its proximity. It will reduce the natural character and sense of privacy for people using the bay. The access follows an existing track down the escarpment face from above and behind the house site. Concern has been raised about the prominence of earthworks required for this road but this can be easily remedied by embedding the access in re-vegetation. It is recommended this house be restricted to single storey, or designed in a way that hugs the landform, because of its proximity and potentially commanding location over the beach
11	OL	The site is on a small terrace, or light depression, above the coastal escarpment. It will not be visible from the beach directly below although it will be visible in more distant views from the northern part of Wairoa Bay. In these views it will appear set back from the prominent coastal escarpment so that it will seem visually separate from the coastal edge. It will have a foreground and backdrop of

<i>Site</i>	<i>Zone</i>	<i>Commentary</i>
		regenerating bush. The access follows an existing ridgeline farm track, approaching the house site from the inland side. It is recommended this house be restricted to single storey , or designed in a way that hugs the landform, so that it sits low behind the bush edge of the coastal escarpment.
12	OL	The site is similar to that of #11 above. It similarly is on a terrace near the top of the coastal escarpment. Its visibility will be reduced by the nature of the bush clad escarpment. Where it is visible it will be seen with a foreground and backdrop of bush, and with higher land behind the house. The access follows a ridgeline route, approaching the house from the inland side. It is recommended this house be restricted to single storey , or designed in a way that hugs the landform, so that it sits low behind the bush edge of the coastal escarpment.
12A	OL	This is an alternative site on a spur a short distance east of #12. Despite its spur location the house site is contained by regenerating bush on either side. Views of the house would be restricted to a relatively narrow viewshaft across the bay, and it would be seen against a landscape backdrop, with a knoll located behind the site. A house in this location would be a little more visually separated from #11. A house built on this site would need to be restricted to one storey, or designed in a way that hugs the landform.
26	GC	The site is on a minor spur near the head of the valley. The house will be visible up the valley from part of the beach, but it will appear well inland (approx. 600m), will sit low in the landscape with a backdrop of rising hills, beyond a complex foreground comprising wetland and bush clad banks. The access will approach the house from the inland side.
27	GC	The site is on a spur within the valley. It will be visible up the valley from a section of the beach, but will be set well back (approx. 500m) within a relatively confined valley with a complex foreground, and will be seen against rising ground. Visually it will be within the valley rather than on the coast. Access will follow a route around the contours from the inland side of the house site. It is recommended that planting be carried out to provide a backdrop to the house and visually anchor the approach road.
28	GC	The site is located lower on the same spur as #27 above. It similarly will be set well back (approx. 450m) within a relatively confined valley with a complex foreground (wetlands and re-vegetated banks), and will be seen against rising ground with a regenerating bush backdrop. Access will follow a route along the contours from the inland side, and will be screened behind the re-vegetated banks.
Poraenui Point		
13	GC	The site is located in a small terrace or slight depression on the inland side of the coastal escarpment. The site is essentially orientated inland although it will afford views over the bay. The site is also partially screened by existing bush on the coastal escarpment. It is recommended this house be restricted to single storey , or designed in a way that hugs the landform, so that it sits low behind

<i>Site</i>	<i>Zone</i>	<i>Commentary</i>
		the bush edge of the coastal escarpment.
14	GC	The site is on a saddle in the skyline ridge, on the second ridge back from the coastal escarpment. It will not be visible from the coastline but will be visible from part of the bay to the east. The house will appear set back from the coast, behind the coastal escarpment. It will be anchored by higher knolls on either side of the saddle, and framed by re-generating bush. Setting the house site a short distance could reduce the potential prominence of the house further back from the edge of the saddle. The access follows the existing farm track, approaching the site from the inland side. It is recommended this house be restricted to single storey , or designed in a way that hugs the landform, because of its skyline location and so that it sits low in the saddle between higher landforms, and that its specific location be shifted a short distance to the west to help visually anchor the house behind the crest of the ridgeline.
15	OL	The site is located on a small terrace, or slight depression, in a mid slope position, set back from the coastal escarpment and below a prominent hill. It will be visible from the water south of Poraenui Point. Its location behind the coastal escarpment will provide some separation from the coastal edge, it will have a foreground of regenerating bush, and it will be seen against a landscape backdrop. The access follows an unobtrusive route around the contours on the inland side of the house site, and will be embedded in regenerating bush. It is recommended this house be restricted to single storey, or designed in a way that hugs the landform, because of its potentially prominent location.
16	OL	The site is on spur below a prominent hill, and above the coastal escarpment. The future house is potentially prominent in views from the south-west, but these effects can be addressed by locating the house a short distance off the top of the spur, ensuring the house design hugs the landform, and implementing the planned bush restoration to provide a foreground and backdrop to the house. There is access from the inland side following the contours and spur ridge, and also from the cove below. Both routes will be embedded in regenerating bush. It is recommended this house be restricted to single storey , or designed 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.
17	OL	The site is tucked away behind the beach in a small cove ("Poraenui Bay"), adjacent to the small Poraenui Stream. The house will only be visible from a narrow viewshaft extending from the bay, or from people who land in the cove itself. There will be a domestication of the cove, however the house will have low visibility and prominence from beyond the cove itself. It is recommended this house be restricted to single storey, or designed 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.
18	OL	The site is on a terrace on a small headland defining one side of the cove discussed above. In some respects the site sits comfortably in the landscape; it is behind the bush clad coastal escarpment and has a prominent hill as a backdrop. However it also has a protruding and commanding position over

<i>Site</i>	<i>Zone</i>	<i>Commentary</i>
		the cove and the water between the site and Poraenui Point. Locating the house as far back from the coastal escarpment as possible and designing it so that it hugs the landform could address potential impacts. There are two potential access routes. One follows an existing track around the contours of the headland. Re-vegetation should be carried out to screen this route. The alternative route follows an existing track through bush from the cove. It is recommended this house be restricted to single storey , or designed 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.
19	GC	The site is located on a ridge running inland from a prominent headland. The house site is potentially prominent because it is near the skyline ridge, however several factors combine to reduce this prominence. The site is some distance inland from the steep headland face, is considerably lower than the prominent skyline hill, the house site is located a short distance below the spur ridgeline, is orientated to face the valley, and is located adjacent to the edge of the bush clad hillside. The access route follows the spur ridgeline, but is aligned to trace the edge of regenerating bush. It is recommended this house be restricted to single storey , or designed in a way that hugs the landform, because of its potentially prominent location, high location in the landscape, and so that it does not overpower the anchoring vegetation, and so it is in keeping with the other houses on Poraenui Point.
20	GC	This site is located near the knoll of the ridgeline. Although well inland, the house would be prominent on the highest part of the skyline ridge. The site has been deleted. Potential alternative inland sites have been looked at in the valley behind Wairoa Bay, for instance near the main ponds, or near site 34.
21	OL	This site similar to #17 above, tucked away behind the beach in a small cove –“Pirinoa or Church Bay”. There will be a domestication of the cove, although this will be re-establishing an earlier house location. The house will have low visibility and prominence from beyond the cove itself. The sharp headlands and narrow bay entrance mean the house will only be visible from a narrow viewshaft extending across the inlet. It will be seen nestled within the cove at the toe of steep hill. Access follows existing farm track, and is aligned so that it faces up the valley away from the coast. The vehicle turning area will be behind the house. It is recommended this house be restricted to single storey, or designed 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.
22	GC	The site is on a terrace within the small valley running up from the cove. The site will be set well back approximately 150m from the beach in the cove, and approximately 300m from the main coastline. It will be visible from a narrow band of water extending across Te Puna Inlet, and will be seen against a backdrop of rising ground and bush. It is recommended this house be restricted to single storey, or designed in a way that hugs the landform, partly so that it nestles unobtrusively behind the cove, but mainly so it is in keeping with the overall group of houses on Poraenui Point.

<i>Site</i>	<i>Zone</i>	<i>Commentary</i>
23	GC	The site is similar to # 22 above, but will be further inland (approx. 250m from beach in cove) and even less visible. It is recommended this house be restricted to single storey , or designed in a way that hugs the landform, mainly so it is in keeping with the group of houses on Poraenui Point.
24	OL	The site is on a terrace on a headland above the small cove referred to above. The headland is low, and does not protrude into Te Puna inlet. The house site is located so that it overlooks the entrance to the cove but nevertheless has a relatively unobtrusive location. It is located above the bush clad coastal escarpment and will be visually separate from the coastal edge. Potential prominence can be further addressed by ensuring the house design hugs the landscape. The access is from the inland side following an existing track and will not be visible from the coast. It is recommended this house be restricted to single storey , or designed 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.
25	OL	The site is on the same terrace to #24 above, but because it doesn't occupy a headland in a similar manner to #24 above, it will be less visible and less prominent. It will be visible from offshore in Te Puna Inlet, but seen beyond the bush-clad escarpment that is the prominent foreground feature, and with a backdrop of trees. As with #24 above, the access is from the inland side following an existing track and will not be visible from the coast. It is recommended this house be restricted to single storey, or designed in a way that hugs the landform, because of its potentially prominent location, so that it does not overpower the anchoring vegetation, and so it is in keeping with the other houses on Poraenui Point. .
Inland Sites		
29	GC	The site is located on a ridge near the centre of the peninsula. The site is located off the crest of the ridge adjacent to regenerating bush edge. It will be anchored by bush on the opposite side of the spur, and will be seen against rising ground. The house will be well inland (approx. 700m from Wairoa Bay). The access will follow a route mostly embedded in regenerating bush, or tracing the edge of the bush. It is recommended this house be restricted to single storey , or designed in a way that hugs the landform, because of its high location in the landscape and so that it does not overpower the anchoring vegetation.
30	GC	The site is in a similar setting to #29, but a little higher on the ridge. The house site will be below the skyline knoll, and is located off the crest of the spur adjacent to the regenerating bush edge. It will be anchored by bush on both sides and seen against rising ground. The access will follow a route mostly embedded in regenerating bush, or tracing the edge of the bush. It is recommended this house be restricted to single storey , or designed in a way that hugs the landform, because of its high location in the landscape and so that it does not overpower the anchoring vegetation.

<i>Site</i>	<i>Zone</i>	<i>Commentary</i>
31	GC	The site is located on an upper slope but well below the main ridge, so that house will be seen against rising ground. It will appear quite distant (1pproximately 1.5km inland from Wairoa Bay) and connected with an inland landscape. The access will approach the house from below Planting ir recommended to visually anchor the house and roadway.
32	GC	The site is in a similar setting to # 31 above. It is on an upper slope but well below the main ridge, so that house will be seen against rising ground, and will appear quite distant (1pproximately 1.2km inland from Wairoa Bay) and connected with an inland landscape.
33	GC	The site is located in the existing quarry. The house will have a backdrop of higher ground, and a foreground of re-vegetated hill slope. It will be approximately 1km inland from Wairoa Bay. The access will follow the existing farm road, approaching the house from the inland side.
Terakihi Peninsula -Wharengaera Bay		
37	GC	The site is located at the base of the peninsula overlooking Patunui Bay to the west. The house is inland of a line drawn along the beach in Patunui Bay. The house will be above and behind the regenerated coastal escarpment, and located against rising ground.
38	GC	The site is similar to #37 above. It is located at the base of the peninsula overlooking Wharengaere Bay to the south-east. The house is generally inland of the "back" of the bay. It will be above and behind the regenerating bush clad coastal escarpment, and located against rising ground.

ALTERNATIVE SITES

In addition to fine-tuning of several sites, three new alternative house sites were identified and assessed as follows. Each of these is located well inland and would have relatively low prominence from the coast.

<i>Site</i>	<i>Zone</i>	<i>Commentary</i>
2A	GC	(2608784 6669447). This site is located on the toe of a hill-slope a little lower and to the east of Lot 34. The house on this site would be visible from the coast, but will be located on a relatively unobtrusive gently sloping site well inland (1km), and anchored by a hill backdrop. The site will appear connected with the inland portions of the Wairoa East valley. The access will approach from the inland side from the main road. This lot is feasible because of the relocation of Lot 34 to a new position to the south, lower on the hill than its initial proposed location.
20 A	GC	(2608270 6668965). This site is located on an open hillside inland of Lot 27, and on the uphill side of the road. The house on this site will be visible up the Wairoa West valley, although its visibility will be restricted by the narrow viewshaft up the valley and planned re-vegetation on escarpments near the mouth of the valley. The site will be 650m inland, and will be seen against a backdrop of rising ground,

<i>Site</i>	<i>Zone</i>	<i>Commentary</i>
-------------	-------------	-------------------

		with a prominent hill rising behind it. The site will have relatively low prominence in terms of topography, although it is recommended that nearby re-vegetation area be extended across the road to visually anchor the site.
--	--	---

APPENDIX 2

ASSESSMENT FROM REPRESENTATIVE VIEWPOINTS

Vpt *Commentary*

A Te Puna Bay

The north end of the bay is enclosed by an escarpment covered in regenerating native vegetation, which extends inland along the north side of the valley behind the beach. The south end is defined by a slender point ("Papuke Point") and the picturesque Te Pahi Islands. There is a sandy beach and low dunes across the head of the bay, and extensive wetlands in the valley behind the beach. The land cover within the catchment is mostly pasture, with the exception of the escarpment on the north side, and recent revegetation areas.

Nine building sites are proposed within this visual catchment.

The most potentially prominent is No. 39, located on the headland at the south end of the bay. This site is seaward of the beach line and will be the focus of attention along the beach. Particular care will be needed in the design and location of this house to reduce its potential dominance of the bay and headland.⁶

Four sites (40, 41, 2, 3) are reasonably close to the beach on the south side of the valley. However these are all located inland of the coastal edge, in tributary valleys or low spurs within the main valley. Although visible from the beach these sites will appear within the valley behind the beach. They will be visually connected with the valley rather than the beach, and will be seen beyond a complex foreground comprising low dunes, and restored wetland. They will also appear to sit comfortably within the valley's topography, located on the inland side of spurs (41, 3); located off the spur ridgelines and back from prominent escarpment faces (41, 2, 3); or located at the toe of a slope with rising ground backdrop (40a). One site (1) is in a low position amongst the bush management area on the north side of the valley and will have particularly low visibility.

The remaining three sites are well inland (850m – 1km), avoid prominent faces or ridgelines, and have backdrops of rising land.

B Wairoa Bay North End

Wairoa Bay can be divided into two parts. The north end is enclosed by the Te Pahi Islands, and has a more developed character. It has a rolling backdrop, with better quality pasture. It was a former homestead site, and currently contains the "Boathouse" with its boat ramp and seawall, the "Lodge" building on the knoll

⁶ As discussed above, it is recommended the house be located on the north face of the point, below the crest of the ridge, and designed to hug the landform.

above the beach, and other features such as the existing road and landmark Norfolk Island pines.

The most significant potential change will result from placing a building at site 39. The headland point commands the bay and a house on the point will be a prominent feature. It is worth noting, though, that there will be an obvious relationship between Lot 39, the "Lodge" building and the "Boathouse". If the architecture is complementary these buildings should read as a single group clustered at the end of the bay in the manner of a traditional station homestead.

Site 5 will be reasonably prominent in views from this end of the bay. However it is located on the inland side of the coastal escarpment and, although visible from the bay, it will appear visually connected with the valley. The rest of Wairoa Bay to the south will retain its dominant natural character. From the north end of the bay sites 11 & 12 will be visible, but these will be on a terrace with a landscape backdrop, and set back behind the bush clad coastal escarpment. They will appear separated from the coastal edge itself, and nestled relatively unobtrusively near the inland end of the Poraenui Point headland. There will be glimpses of one or two other houses from certain points within the northern end of the bay. Site 34 will be visible in the distance at the head of the valley, but below the ridgeline. Site 4 will be visible from part of the bay, but it is on a small terrace enclosed in regenerating bush and is inland of the coastal escarpment.

C South End of Wairoa Bay

The south end of Wairoa Bay has a relatively steep escarpment clad in a mix of regenerating bush and weed vegetation. It has a more rugged and natural character.

The most prominent site as experienced from this end of the bay is site 10. The site is on a terrace behind the beach. A house on this site could nestle comfortably in the landscape, at the toe of a backdrop hill. It will be largely screened from the beach itself, though visible from out on the water. Access would need to be cut down the face of the hillside, which has raised concern over potential prominence. However such effects could be relatively easily remedied through revegetation of the hill following construction. The more significant effect would be a loss of the undeveloped character of this end of the bay which is used as a mooring.

Sites 11 and 12 will be screened from the bay directly below them, but will be visible from more distant places in the bay. As discussed above they will appear quite separate from the coastal edge and will nestle unobtrusively on benches behind the coastal escarpment. Lot 6 will be enclosed by regenerating native bush. The remaining sites are located within the valley running inland from the narrow beach. Each of the sites is located unobtrusively for instance; on the inland side of the coastal escarpment (8,9), on secondary spurs within the valley (7, 27, 28, 26), with rising ground backdrops (all sites). Although visible from the bay, houses on these sites will appear visually part of the valley, and will be connected with the complex landscape of wetland and revegetated hill slopes within the valley.

Two sites are set further inland on a spur behind the valley (29, 30), but these also have a backdrop of rising

land and will be anchored by regenerating bush.

Other lots on the Poraenui headland (for instance 13, 14, 15, 16) will not be visible from this end of Wairoa Bay.

D East Side of Poraenui Headland

There will be glimpses of two or three houses as one leaves Wairoa Bay in the direction of Poraenui Point.

Lot 12a will be visible from a narrow band of water between it and Te Pahi Island. The site is enclosed on two sides by regenerating bush, and a house on the site will be seen against a backdrop of rising ground. Lot 13 will be largely screened behind bush of the coastal escarpment, with just glimpses from the water. Lot 14 will be visible framed between two minor headlands from a narrow band of water. The site is in a saddle on the second ridge back from the coastline, and will be seen beyond a complex foreground of the bush-clad coastal escarpment.

No further houses will then be visible until one has travelled around the Point to the Te Puna inlet side.

E Te Puna Inlet Side of Poraenui Headland

Houses will be revealed in threes and fours as one travels west along the Te Puna inlet side of the Poraenui Point headland – although more houses will be visible from more distant views on the water.

From near the point itself three houses will be visible, 15 18 and 19. Lot 15 will be in a fold in the landform well below the second knoll back from the point. It will appear separated from the coastal edge, will be visually anchored by the backdrop knoll, and will avoid the distinctive landform of the Point itself. Lot 18 may be potentially more prominent. Although more distant it will be on a protruding small headland point overlooking a small cove ("Poraenui Bay"), and commanding the adjacent water. Careful positioning and design of the house can reduce this. Lot 19 will be set back further from the coast behind a bush-clad hillslope.

As one travels past the cove ("Poraenui Bay") Lot 17 will be visible enclosed within the cove itself, and Lot 16 will be located on the spur above the cove. The latter is on a prominent hill slope but is located off the crest of the spur, and will be anchored by proposed revegetation of the hillslope. Potential prominence of this house, as with all others on Poraenui Point, would be reduced through design controls to ensure the house hugs the landform.

F Te Puna Inlet –Pirinoa or Church Bay

Further to the west there will be glimpses of Lot 21 in the small cove ("Pirinoa or Church Bay"), and Lots 22 and 23 on a low spur inland behind the cove. The visibility of these three lots will be restricted to a relatively narrow viewshaft across the water. Lots 24 and 25 will be more visible on a relatively minor headland west of

the cove, but these sites are set back from the bushclad coastal escarpment.

G Wharengaere Bay/Patunui Bays (Terakihi Peninsula)

Terakihi Peninsula is a slender landform containing one side of Wharengaere Bay and forming a headland at one end of Patunui Bay. From the water and coastline the natural character of this feature will be retained and in fact enhanced through management of the bush clad coastal escarpment. There will be glimpses of one house from each of Wharengaere Bay and Patunui Bay, but they will be well integrated in the landscape. They will be located at the base of the peninsula, avoiding its distinctive ridgeline profile, and more prominent locations on the headland itself. The houses will be set behind the bush clad coastal escarpment and will be visually separate from the coastal edge. They will have backdrops of rising land and will be anchored by the bush revegetation.
