

MLP. Far North District Proposed District Plan. The Landing Development Area. Landscape Rebuttal Evidence.

22 August 2025

Isthmus.



Client: Mountain Landing Properties (MLP)
 Project: Far North District Proposed District Plan – *The Landing*
 Development Area
 No: 5065
 Report: Landscape Rebuttal Evidence
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 Date: 22 August 2025
 Author: Gavin Lister
 Isthmus
 PO Box 90 366
 Auckland 1142
 +64 9 309 7281
 +64 27 435 7844
gavin.lister@isthmus.co.nz

No.	Date	Details	Author	QA
1	07/04/25	Preliminary Draft	Gavin Lister	
2	02/05/25	Final Evidence	Gavin Lister	
3	22/08/25	Rebuttal Evidence	Gavin Lister	

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1 INTRODUCTION

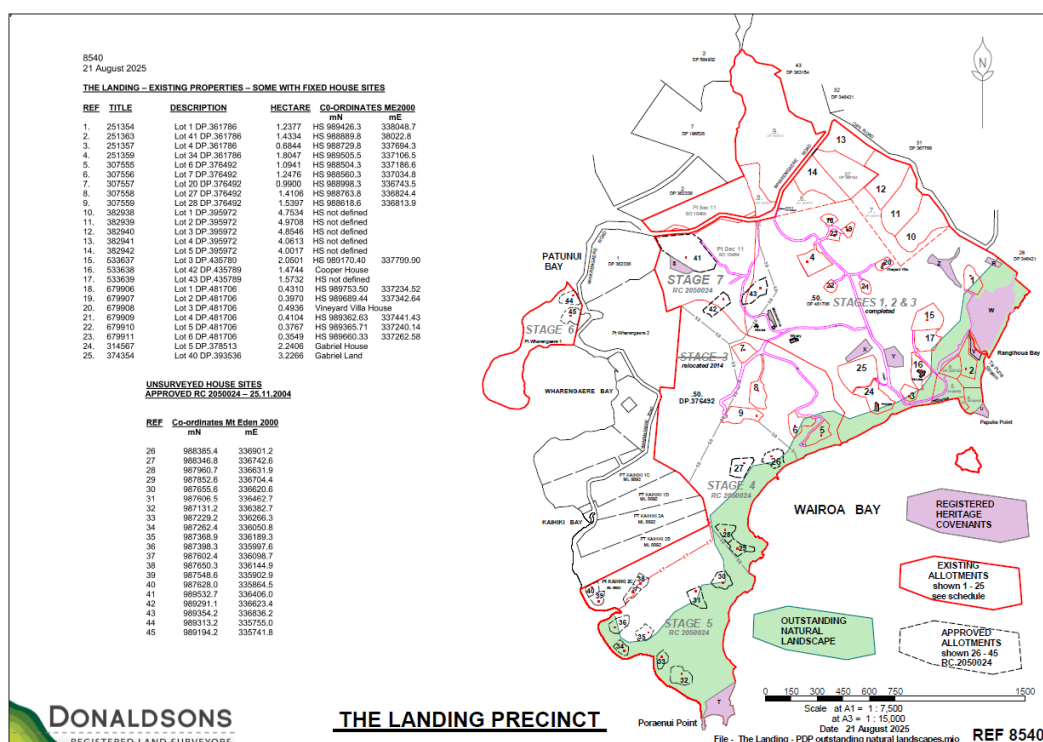
- 1.1 My name is Gavin Craig Lister. I confirm my qualifications and experience described in my evidence and confirm that I agree to comply with the Code of Conduct for Expert Witnesses in the Environment Court Practice Note 2023.
- 1.2 I prepared evidence dated 2 May 2025. Melean Absolum responded in her 'Memo 2', 13 June 2023. Ms Absolum said, *"While supportive in principle of bespoke provisions to enable the continued development of The Landing in the manner anticipated in the subdivision consent, I do not think the rather brief provisions provided with the evidence of Mr Lala and supporting references to the Architectural Guidelines only are sufficient to ensure that future development will measure up to the landscape and development outcomes anticipated by the original consent."* Ms Absolum and I subsequently had discussions with a view to resolving the landscape matters, and I recommended changes to the provisions and guidelines which were outlined in an email 'Response to Ms Absolum Memo 2', 6 July 2025. Ms Absolum then prepared her 'Memo 3' dated 6 July 2025 updating her position.

2 MATTERS ON WHICH WE POTENTIALLY AGREE

- 2.1 Ms Absolum reserves her position subject to her reviewing the updated provisions and plans. Subject to that qualification, I understand that we potentially agree on the following matters:

Legible identification of house sides on Plan

- 2.2 TLDA-Plan 1 has been updated to identify the approved lots, the house sites (red dots), and coordinates. As indicated, each house site is identified by a point and the application of a 'centre of weight' standard consistent with the 2004 consent. The six



Proposed Precinct Plan indicating approved lots, house sites, and coordinates.

- 2.3 The Lots that do not have approved house sites are those incorporated into The Landing from Mataka Station (Lots 10-14), and the relocated Lot 25. The numbering has changed since the 2004 consent. To enable cross-reference, both the 2004 and 2025 numbering is tabulated in the Landscape Guidelines attached to this rebuttal.

Internal design review

- 2.4 Ms Absolum agrees It is not essential that the outcomes of the internal design review be provided as part of a resource consent application because the same guidelines will apply to both the internal and resource consent design reviews. In practice, there would be an incentive for an applicant to include documentation of a favourable internal design review.

Section 5.3 site-by-site landscape guidelines

- 2.5 Ms Absolum says that the inclusion of the 'landscape guidelines' section 5.3¹ from the 2005 Landscape Management Plan within the 'Architectural and Landscape Design Guidelines' will "*resolve many of the potential problems*" that she foresaw. Section 5.3 comprises general landscape principles that apply across all sites and specific site-by-site guidelines. It has been updated to also identify the 21 sites² on which '*it is recommended that the house be restricted to one storey or designed in a way that hugs*

¹This was incorrectly referred to as section 5.2 in my earlier email

² Single storey houses were recommended for 23 sites in my 2004 evidence. Two lots (29 & 30) have subsequently been relocated and longer warrant such a recommendation

the landform’ consistent with Appendix 1 to my 2004 evidence. It is attached to this rebuttal to enable cross-reference between the 2004 and 2025 numbering.

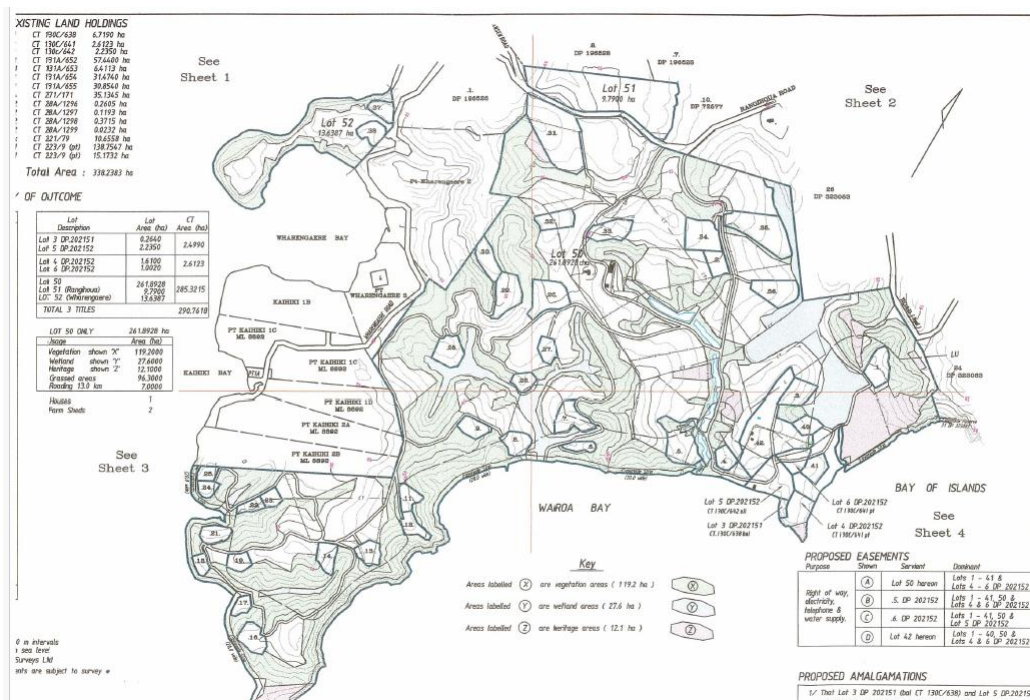
Minor changes to ‘Architectural and Landscape Guidelines’

- 2.6 Ms Absolum agrees with changes to the guideline under ‘Building Form’ to include the option of using dense planting to avoid sightlines to the underside of floors.
- 2.7 Ms Absolum agrees with changes to the guideline under ‘Use of landscape elements’ to replace the term ‘picturesque’ with the alternative wording *‘create a coherent aesthetic composition across the whole site that is consistent with the characteristics listed in Policy TLDA-P1’*.

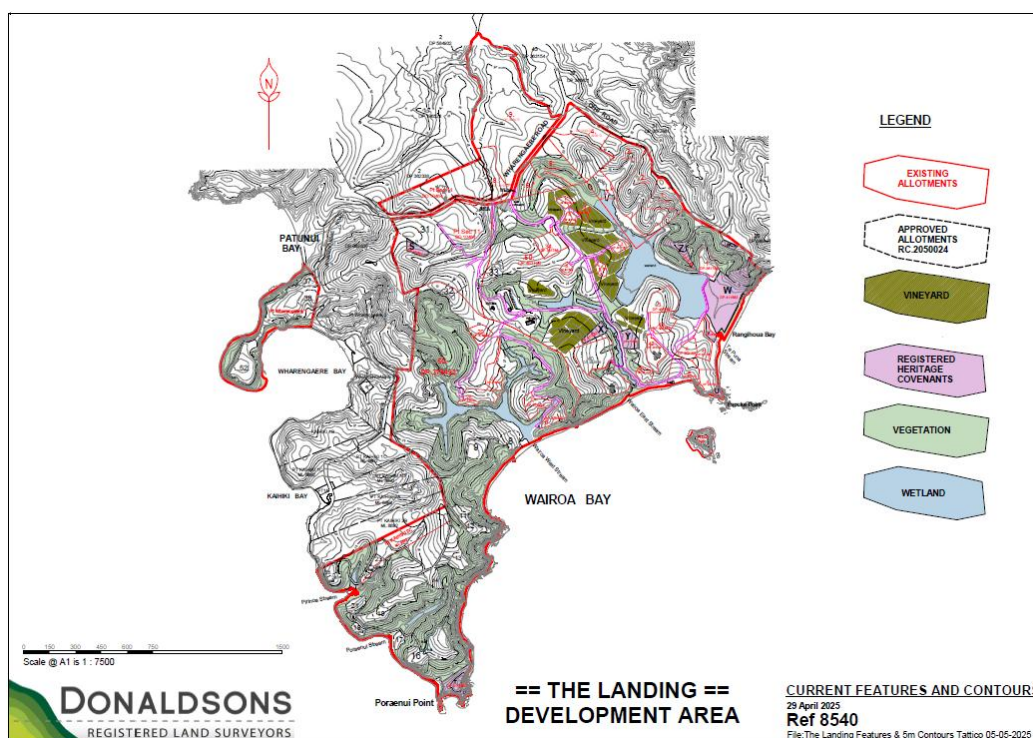
3 MATTERS ON WHICH MS ABSOLUM RESERVES HER POSITION

Consistency between TLDA-Plan 1 and approved Masterplan and Ecological Management Plan

- 3.1 Ms Absolum reserves her position but says that my comments helped explain the relationship between the existing consent conditions and the proposed provisions with respect to the Masterplan and Ecological Management Plan. The plans below depict the natural areas on the 2004 Masterplan, illustrating the relationship between the natural areas and residential lots, and natural areas surveyed in 2025 (and including the vineyard subsequently added to The Landing). Conditions of the existing consent require compliance with the Masterplan and Ecological Management Plan for each stage of subdivision consent. To date, 20 lots have been given title, effectively stages 1-3.



Approved 2004 Masterplan



Plan depicting natural areas 2025 consistent with approved Masterplan³

3.2 As described in my evidence, mapped natural areas have been restored to a high standard over the previous 20 years. The Landing commissioned a review of the Ecological Management Plan in 2024 with a view to further enhancing the ecological

³ The Masterplan depicts the natural areas spatially and the Ecological Management Plan sets out implementation methods.

value of this work. The review made some recommendations that it considered would “further exemplify *[The Landing’s]* substantial legacy to local biodiversity and habitat.”

Building footprint

- 3.3 An earlier proposed 800m² maximum footprint for dwellings has been removed from the updated provisions. There is no maximum footprint in the zone or ONL or CE overlays. It is unnecessary to introduce such a standard for The Landing where there is instead detailed ‘Architectural and Landscape Guidelines’ that address matters such as prominence more directly.

Building height standards

- 3.4 While ‘The Landing’ will be subject to the 9m maximum building height standard which applies generally across the Rural Production zone, it is not proposed to impose the 5m maximum building height standard that applies generally to ONF/ONL and the coastal environment overlays (NFL-S1, CE-S1). Rather, height will be considered in resource consent applications for each dwelling as part of an assessment against the ‘Architectural and Landscape Guidelines’. The Guidelines are specific to The Landing, are more comprehensive than the standards, and include individual landscape guidelines for each site. They include guidelines ‘*restrict the house to one storey or design in a way that hugs the landform*’ for 21 of the sites. The updated ‘Architectural and Landscape Design Guidelines’ bring the guidelines together in a single document. They include the site-by-site guidelines from Section 5.3 of the 2005 Landscape Plan (designed to integrate houses to the landscape), the identification of the 21 sites on which single-storey houses are recommended (consistent with Appendix 1 of my 2004 evidence)⁴, and the guidelines specified in the conditions of consent against which resource consent applications for dwellings are to be considered. I therefore consider it to be consistent with the existing consent.

4 MATTER ON WHICH WE DO NOT AGREE

Colour

- 4.1 The matter in which Ms Absolum and I remain apart is the standard relating to colours. Ms Absolum prefers the universal standard for the ONF/L and coastal environment overlays (NFL-S2, CE-S2) that specifies reflectance value (no greater than 30%) and colour groups (limited to BS5252 Groups A-C). I agree that the reflectance value aspect is appropriate but do not consider it necessary to restrict the hue to the BS5252 colour groups A-C. The reason is that, unlike other locations, colour is considered in conjunction with other matters against comprehensive ‘Architectural and Landscape Guidelines’. The Landing guidelines firstly place greatest weight on the use of self-coloured materials such as stone and naturally weathered timber and concrete. The

⁴ As noted, Lots 29 and 30 were relocated and no longer warrant restriction to single storey.

guidelines go on to say that *“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”*. The proposed standard TLDA-S2 similarly is that *‘the exterior surfaces of new residential buildings or structures within the ONL or coastal environment shall: Be constructed of natural materials and/or finished to achieve reflectance value of less than 30%.’* I consider those provisions in combination – and in conjunction with the application of the Architectural and Landscape Guidelines – will be more effective than the standard in integrating the houses as part of landscape and reducing prominence.

- 4.2 By way of example, I referred to Resene ‘Pohutukawa BS5252 04 D 45’ as a colour from group D that has low reflectance value (9%) and is derived from the landscape, and which I consider would be an appropriate highlight in conjunction with natural materials. Ms Absolum, in response, refers to two examples of colours from groups D and E (Glacier 18 D 41 and Limerick 12 E 53) that she considers would be inappropriate. I agree that those examples would be inappropriate, but they would not meet the standard for 30% reflectance value (they are 42% and 40% respectively) or the criterion of being *“derived from the colours and textures of The Landing’s flora and landscape”*. Conversely, there are colours that do comply with the standard but would be inappropriate. For example, Resene ‘Trendy Pink’ 24 C 37, ‘Jade’ 16 C 37, and ‘Cannon Pink’ 02 C 37 are from Group C and comply with a reflectance value of not more than 30%. I therefore consider The Landing provisions allow for a more nuanced and responsive approach to achieving the desired outcome.



Pohutukawa 04 D 45



Glacier 18 D 41



Limerick 12 E 33



Trendy Pink 24 C 37



Jade 16 C 37



Cannon Pink 02 C 37

5 CONCLUSION

- 5.1 I consider the updated provisions are consistent with the vision described in the original application for The Landing and the existing consent. The gradual implementation of that vision to a very high standard has been demonstrated over the last twenty years.
- 5.2 While Ms Absolum reserves her position until she can review the updated provisions, I consider the updated provisions should enable us to agree on most matters. The one matter on which we appear to not agree is relatively minor and relates to colours of applied finishes to houses. I consider proposed standard TLDA-S2 and the application of the 'Architectural and Landscape Guidelines' are a more effective way to integrate the houses as part of The Landing landscape.

Gavin Lister
Isthmus
22 August 2025

6 ATTACHMENT: LANDSCAPE GUIDELINES

The attached guidelines are included in the 'Architectural and Landscape Guidelines' that are part of the proposed precinct provisions. They are attached to enable cross-reference with the 2004 consent because they also tabulate both the 2004 and 2005 numbers.

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.

<i>Lot 2004⁵</i>	<i>Lot 2025⁶</i>	<i>Context and Guidelines</i>
		<i>Te Puna Stream and Wetland</i>
1	1	<p>House setting is surrounded by regenerating native bush, at toe of bush-clad escarpment, overlooking wetland area. It has low elevation.</p> <p>Landscape goal is to maintain the clarity of the margins between the wetland, riparian planting, and bush edge.</p> <ul style="list-style-type: none"> • Minimise cleared area around house. • Use low riparian margin planting as foreground to house. • Re-establish bush margin planting around the rear of the house. • Position house to enable it to use wetland to provide open outlook from house. Opportunity, for instance, to extend a jetty from house to engage with wetland. • Locate any domestic planting including mown lawn to north of (behind) house.
3	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"> • Use groves of pōhutukawa either side of house and along access road to provide backdrop. • Extend riparian planting around edge of wetland and extend coastal planting on face of terrace. • Locate house behind extensive foreground sweeps of low coastal planting.
40	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"> • Restrict house to single storey or design in a way that hugs the landform, so it sits low on the spur. • Use groves of pōhutukawa as anchor either side of house. • Tie planting around house to adjacent restoration planting.

⁵ Lot no. 2004 consented plan

⁶ Lot no. 2025 proposed precinct plan

<i>Lot 2004⁵</i>	<i>Lot 2025⁶</i>	<i>Context and Guidelines</i>
41	2	<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"> • Restrict house to single storey or design in a way that hugs the landform, so it does not overpower its anchoring spur and so it is in keeping with the group of houses behind Te Puna Bay. • Extend pōhutukawa by planting groves along ridge either side of house. • Use extensive sweeps of low coastal species in vicinity of house, including along crest of ridge. • Avoid domestic planting on slopes around house.
35	23	<p>House site is on low terrace near back of valley, with a rural setting.</p> <p>Landscape goal is to visually anchor house in keeping with rural character. Reasonable flexibility for range of designs.</p> <ul style="list-style-type: none"> • Plant groups of large-scale trees in vicinity of house – for instance either side of house. • Plant informal avenue of trees along access road behind house.
36	20	<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"> • Plant groups of large trees in vicinity of house. • Plant groups of trees along access behind house. • Use expansive riparian margin planting on face and brow of low escarpment in front of house to provide backdrop to wetland and screen areas of domestic planting including mown lawn. • Locate areas of domestic planting on north-west side of house.
		<i>Wairoa East Stream Catchment</i>
4	3	<p>House site is amidst native re-vegetation. It is within valley but near the mouth of the valley close to coastal setting.</p> <p>Landscape goal is for the house to nestle within regenerating coastal bush, to appear surrounded by it.</p> <ul style="list-style-type: none"> • Restrict house to single storey or design in a way that hugs the landform, so that it does not overpower its anchoring vegetation and landform.

<i>Lot 2004⁵</i>	<i>Lot 2025⁶</i>	<i>Context and Guidelines</i>
		<ul style="list-style-type: none"> Re-establish coastal vegetation on south side of house (toward coast). Locate any domestic planting, including mown lawn, on north side of (behind) house. Plant groups of pōhutukawa on ridge north of house to increase the vegetative backdrop.
5	24	<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"> Restrict house to single storey or design in a way that hugs the landform, so that it does not overpower its containment behind the coastal escarpment or dominate the beach. Establish low coastal species as foundation on slope in front of house. Link with vegetation on coastal escarpment. Plant groups of pōhutukawa in vicinity of house to visually anchor. Locate any domestic planting on east side of (behind) house. Limit area of mown grass on the coastal side the house and use low coastal planting to screen it from beach. Plant groups of pōhutukawa on slope behind house to provide backdrop. Plant groups of pōhutukawa along access road.
2	22	<p>House site has rural setting on open slopes towards back of valley.</p> <p>Landscape goal is to establish rural character vegetation to anchor house.</p> <ul style="list-style-type: none"> Plant large scale trees characteristic of rural landscape adjacent to house. Plant groups of trees along access road.
34	4	<p>House site has rural setting on open slopes towards back of valley.</p> <p>Landscape goal is to establish rural character vegetation to anchor house.</p> <ul style="list-style-type: none"> Restrict house to single storey or design in a way that hugs the landform, because of its location high in the landscape. Plant large scale trees characteristic of rural landscape adjacent to house to visually anchor the house. Plant groups of trees along access road.
		<i>Wairoa West Stream Catchment</i>

<i>Lot 2004⁵</i>	<i>Lot 2025⁶</i>	<i>Context and Guidelines</i>
7	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"> • Extend band of riparian margin planting or low coastal species as foreground to house. • Use groves of pōhutukawa to soften driveway and provide backdrop to house. • Plant groups of pōhutukawa or other coastal forest species in vicinity of house to visually anchor house.
28	9	<p>House setting is low terrace overlooking wetland, facing views along stream to Wairoa Bay.</p> <p>Landscape goal is to nestle house amidst riparian planting with backdrop trees on rising land behind house.</p> <ul style="list-style-type: none"> • Use band of riparian margin planting or low coastal species as foreground to house. • Integrate riparian planting with that on adjacent lots (lots 6 and 26) to maintain integrity of natural vegetation along stream. • Use groves of pōhutukawa or coastal forest trees on hill to provide backdrop to house.
27	8	<p>House setting is on open slopes overlooking valley.</p> <p>Landscape goal is to visually anchor house in keeping with rural character.</p> <ul style="list-style-type: none"> • Plant groups of large-scale trees in vicinity of house –for instance either side of house. • Plant informal groups of trees to soften driveway and provide backdrop to house. • Use extensive sweeps of low coastal species as foreground to house. • Locate any domestic planting, including mown lawn, on north side of (behind) house. (or locate on east side and use low coastal planting to screen lawn from beach).
26	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>

<i>Lot 2004⁵</i>	<i>Lot 2025⁶</i>	<i>Context and Guidelines</i>
		<ul style="list-style-type: none"> No specific guidelines given the site is within a vineyard setting and surrounded by vines.
29	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"> Plant trees and margin planting to soften transition between house and wetland in Te Puna valley.
30	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"> No specific guidelines necessary.
		<i>Wairoa Bay Coastal Escarpment</i>
6	5	<p>House setting is amidst regenerating coastal bush.</p> <p>Landscape goal is for the house to nestle within the bush, maintaining seamless bush cover around house.</p> <ul style="list-style-type: none"> Restrict house to single storey or design in a way that hugs the landform, so that it does not overpower its anchoring vegetation. Minimise bush clearance area Limit outdoor living area and locate behind house on north side. Reinstate low or prune-able coastal planting on coastal side of house.
8	26	<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"> Restrict house to single storey or design in a way that hugs the landform, so that it does not overpower its containment behind the coastal escarpment, and to prevent it dominating the beach. Extend coastal escarpment vegetation to envelope rear and coastal side of house. Establish sweeps of low coastal planting as foreground to house. Extend riparian margin planting along edge of stream below house. Locate domestic planting, including mown lawn, on north side of house. Use groves of pōhutukawa beside house to provide visual anchor. Extend low coastal planting to screen any lawn areas from coast.

<i>Lot 2004⁵</i>	<i>Lot 2025⁶</i>	<i>Context and Guidelines</i>
		<ul style="list-style-type: none"> Align road around edge of re-vegetation area and plant additional groups of pōhutukawa to soften drive and provide backdrop.
9	27	<p>House setting is open hillside on inland side of prominent knoll.</p> <p>Landscape goal is for house to hug landform on inland side of ridge, and to create a vegetated skyline to help absorb the house.</p> <ul style="list-style-type: none"> Restrict house to single storey or design in a way that hugs the landform, because of its potentially prominent location and high location in the landscape. Extend coastal escarpment planting over skyline ridge. Plant groups of pōhutukawa around knoll to help anchor house. Wrap low coastal planting around northern side of house to provide foreground planting. Link to coastal escarpment planting. Locate domestic planting, including mown lawn, where it is screened from the coast. (for instance, on north-west side of the house).
11	28	<p>House setting is on a bench above the bush clad coastal escarpment, with backdrop pōhutukawa, overlooking Wairoa Bay.</p> <p>The landscape goal is that the house hugs the landform; that it appears set back from escarpment edge and is visually anchored by trees.</p> <ul style="list-style-type: none"> Restrict house to single storey or design in a way that hugs the landform, so that it sits low behind the bush edge of the coastal escarpment. Design house and landscaping to complement that on the adjoining lot (Lot 29) Use a wide band of low coastal planting to provide foundation in front of house, and to screen any areas of lawn or domestic planting. Link such planting to escarpment vegetation. Plant groups of pōhutukawa both sides of house. Plant pōhutukawa on ridge behind house to create a darker, irregular backdrop.
12	29	<p>House setting is on a bench above the coastal escarpment. The bush cover on the escarpment is to be enhanced.</p> <p>The goal is that the house hugs the landform, that it appears set back from escarpment edge, and is visually anchored by trees.</p> <ul style="list-style-type: none"> Restrict house to single storey or design in a way that hugs the landform, so that it sits low beyond the bush edge of the coastal escarpment.

<i>Lot 2004⁵</i>	<i>Lot 2025⁶</i>	<i>Context and Guidelines</i>
		<ul style="list-style-type: none"> • Design house and landscaping to complement that on the adjoining lot (Lot 28) • Use wide band of low coastal planting to provide foundation in front of house, and to screen any areas of lawn or domestic planting. Link such planting to escarpment vegetation. • Plant pōhutukawa on ridge behind house to create a darker, irregular backdrop. • Plant groups of pōhutukawa both sides of house.
		<i>Poraenui and Pirinoa Stream Catchments</i>
13	30	<p>House setting is a bench above the coastal escarpment.</p> <p>The landscape goal is that the house hugs the landform; that it appears set back from escarpment edge behind foreground vegetation; and is anchored by large trees.</p> <ul style="list-style-type: none"> • Restrict house to single storey or design in a way that hugs the landform, so that it sits low beyond the bush edge of the coastal escarpment. • Locate any domestic planting, including mown lawn, on north side (behind) of house. • Plant low coastal vegetation as foundation on south side of house, extending this to link with escarpment planting. • Plant groups of pōhutukawa on ridge north of house to provide backdrop. <p>Plant groups of pōhutukawa in vicinity of house to provide visual anchoring.</p>
14	31	<p>House setting is a low saddle on skyline ridge. It will appear above the coastal escarpment but is separated it by an intervening bush clad gully.</p> <p>Landscape goal is that the house is low and hugs the landform and is visually anchored by large scale trees and foreground vegetation.</p> <ul style="list-style-type: none"> • Restrict house to single storey or design in a way that hugs the landform, so that it sits low in the saddle between higher landforms. • Locate the house beyond the crest of ridge as seen from the coast. • Locate any domestic planting, including mown lawn, on north side (behind) of house. • Plant low coastal vegetation as foundation on east side of house, extending this to link with bush in the gully.

<i>Lot 2004⁵</i>	<i>Lot 2025⁶</i>	<i>Context and Guidelines</i>
		<ul style="list-style-type: none"> Plant groups of pōhutukawa on both sides of house (SW & NE) to provide visual anchoring.
16	32	<p>House setting is the crest of a spur on the shoulder of a prominent hill.</p> <p>Landscape goal is to maintain open character of spur, but visually anchor house within groves of pōhutukawa.</p> <ul style="list-style-type: none"> Restrict house to single storey or design in a way that hugs the landform, because of its potentially prominent location, and so it is in keeping with the other houses on Poraenui Point. Plant groves of pōhutukawa beside house to provide visual anchoring. Plant occasional pōhutukawa on hill east of house to create backdrop.
17	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.</p> <p>Landscape goal is to locate house adjacent to existing trees, with bush backdrop.</p> <ul style="list-style-type: none"> Restrict house to single storey or design in a way that hugs the landform, partly because of its proximity to the small cove, but mainly so that remains in keeping with the group of houses on Poraenui Point. Locate house so it is visually anchored by existing trees. Use extensive band of low coastal planting in front of house (between house and stream/beach) to provide foreground.
18	34	<p>House setting is a bench above the coastal escarpment, with backdrop ridge.</p> <p>Landscape goal is to ensure house appears set back from escarpment and is visually anchored by large scale trees.</p> <ul style="list-style-type: none"> Restrict house to single storey or design in a way that hugs the landform, because of its potentially prominent location, and so it is in keeping with the other houses on Poraenui Point. Plant groves of pōhutukawa adjacent to house to provide visual anchoring. Plant sweeps of low coastal planting in front of house above coastal escarpment.
19	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.</p>

<i>Lot 2004⁵</i>	<i>Lot 2025⁶</i>	<i>Context and Guidelines</i>
		<p>Landscape goal is that the house hugs the landform, is visually attached to the re-vegetation, and is anchored by coastal trees.</p> <ul style="list-style-type: none"> • Restrict house to single storey or design in a way that hugs the landform, because of its high location in the landscape, so that it does not overpower the anchoring vegetation, and so it is in keeping with the other houses on Poraenui Point. • Locate house so it is adjacent and parallel to area of planted re-vegetation. Extend low coastal planting around SE end of house to tie it to this vegetation boundary. • Locate domestic planting, including mown lawn, to north of (behind) house. • Plant strategic groups of pōhutukawa east, west and north of house to visually anchor it and provide backdrop in views from water.
21	36	<ul style="list-style-type: none"> • House setting is in a secluded setting behind beach in small bay. The hill behind the site is re-vegetating and this bushland character will be enhanced and extended up the valley. • Landscape goal is to locate house where it will be anchored by adjacent trees, with bush backdrop, and foreground foundation planting to increase sense of setback from beach. • Restrict house to single storey or design in a way that hugs the landform, partly because of its proximity to the small cove, but mainly so it is in keeping with the group of houses on Poraenui Point. • Locate house so it is visually anchored by existing trees. • Use extensive band of low coastal planting in front of house (between house and stream/beach) to provide foreground.
22	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"> • Restrict house to single storey or design in a way that hugs the landform, partly to nestle unobtrusively behind the cove, and mainly so it is in keeping with the overall group of houses on Poraenui Point. • Locate house adjacent to bush edge. • Locate outdoor living area behind house (north-east side). • Use band of low coastal species to provide foreground to house in views from the water. Link low planting to re-vegetation area. • Plant pōhutukawa trees adjacent to house to visually anchor house.

<i>Lot 2004⁵</i>	<i>Lot 2025⁶</i>	<i>Context and Guidelines</i>
23	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"> • Restrict house to single storey or design in a way that hugs the landform, mainly so it is in keeping with the group of houses on Poraenui Point. • Locate house adjacent to bush edge. • Locate outdoor living area behind house (north-east side). • Use band of low coastal species to provide foreground to house in views from the water. Link low planting to re-vegetation area. • Plant pōhutukawa trees adjacent to house to visually anchor house.
24	39	<p>House setting is on terrace above coastal escarpment. The escarpment is currently vegetated and will be enhanced according to the management plan.</p> <p>Landscape goal is that the house is low and hugs the landform, that it is set back from the escarpment, and is visually anchored by large trees.</p> <ul style="list-style-type: none"> • Restrict house to single storey or design in a way that hugs the landform, because of its potentially prominent location, does not overpower the anchoring vegetation, and is in keeping with the other houses on Poraenui Point. • Set house back from escarpment edge. • Locate any domestic planting behind (north side) house. • Use extensive band of low coastal planting as foreground foundation. • Plant groves of pōhutukawa either side of house, set forward of house. Locate trees so they soften corners of building in views from the water.
25	40	<ul style="list-style-type: none"> • House setting is on terrace above coastal escarpment. The escarpment is currently vegetated and will be enhanced according to the management plan. • 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. • Restrict house to single storey or design in a way that hugs the landform, because of its potentially prominent location, so that it does not overpower the anchoring vegetation, and so it is in keeping with the other houses on Poraenui Point.

<i>Lot 2004⁵</i>	<i>Lot 2025⁶</i>	<i>Context and Guidelines</i>
		<ul style="list-style-type: none"> • Set house back from escarpment edge. • Locate any domestic planting north of (behind) the house. • Use extensive band of low coastal planting as foreground foundation. • Plant groves of pōhutukawa either side of house, set forward of house. Locate trees so they soften corners of building in views from the water.
		Terakihi Peninsula
37	44	<p>House setting is a benched just below ridgeline, above steep re-vegetating coastal escarpment and steep slopes, and overlooking Patunui Bay.</p> <p>The landscape goal is that the house hugs the landform; and that it is visually anchored by large trees and foreground vegetation.</p> <ul style="list-style-type: none"> • Extend low coastal planting from the escarpment to the front of the building as a foundation. • Locate any domestic planting, including large areas of mown lawn, east of (behind) the house. • Plant groves of pōhutukawa either side of house and set forward of house. Locate trees so they soften corners of building in views from the water.
38	45	<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.</p> <p>The landscape goal is that the house is low and hugs the landform; that it is visually attached to the coastal escarpment vegetation.</p> <ul style="list-style-type: none"> • Extend low coastal planting from the escarpment to the front of the building as a foundation. • Locate any domestic planting, including large areas of mown lawn, east of (behind) the house. • Plant groves of pōhutukawa both sides of house and set forward of house. Locate trees so they soften corners of building in views from the water.
		Opete Tributary Upper Catchment
31	41	<p>House setting is rural, on open slope on inland hill, with elevated views to coast.</p> <p>Landscape goal is to visually anchor house with large scale trees or extensive planting carried out with a rural character.</p>

<i>Lot 2004⁵</i>	<i>Lot 2025⁶</i>	<i>Context and Guidelines</i>
		<ul style="list-style-type: none"> Plant large scale trees characteristic of rural landscape adjacent to house, in particular following access road. Design should be carried out on a bold scale appropriate to a rural setting.
32	42	<p>House setting is rural, on open slope on inland hill, with elevated views to coast.</p> <p>Landscape goal is to visually anchor house with large scale trees or extensive planting carried out with a rural character.</p> <ul style="list-style-type: none"> Plant large scale trees characteristic of rural landscape adjacent to house, in particular following access road. Design should be carried out on a bold scale appropriate to a rural setting.
33	43	<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.</p> <p>Landscape goal is to re-contour site to a more naturalistic form; to visually anchor the house with large scale trees in keeping with rural character; and to link the site with bush of adjacent valley head.</p> <ul style="list-style-type: none"> Extend re-vegetation planting to edge of house site. Plant large scale trees characteristic of rural landscape adjacent to house, in particular following access road.