

# Appendix D – Urban Design and Landscape Assessment



Boffa Miskell



# Matakana Country Club

Fast Track Referral – Urban Design & Landscape Assessment Summary  
Report

Prepared for Sanderson Partners Ltd

2 October 2025





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## Document Quality Assurance

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# 1.0 Introduction

## 1.1 Purpose and Context

This Urban Design and Landscape Assessment Summary Report has been prepared as part of the documentation for the Fast Track referral application by Sanderson Partners Ltd (“Sanderson”) for the proposed ‘Matakana Country Club’ Retirement Village (“the Proposal”) at 120 Tongue Farm Road, Matakana (“the Site”).

The purpose of this report is to provide a preliminary assessment of the landscape and visual effects of the Proposal. Should the project be successful in entering the Fast-Track pathway for resource consent, a full Urban Design and Landscape Effects Assessment, and visual simulations will be prepared to support the substantive application.

This report is set out under the following headings: Methodology; Site and Landscape Context; Statutory Context; The Proposal; Visual Catchment and Viewing Audiences; Assessment of Landscape and Visual Effects; Urban Design Evaluation and Conclusion.

### **Background**

Boffa Miskell Ltd (BML) was engaged in May 2025 to prepare a high-level landscape opportunities and constraints assessment for the Site, followed by a concept masterplan for a proposed retirement village (for this Fast-Track referral). This work was developed in collaboration with project partners; First Light (architecture), Ecological Solutions Ltd (Ecology) and BBO (planning) and included desktop and GIS analysis, Site visits, and design workshops.

# 2.0 Methodology

## 2.1 Landscape Assessment

Tuia Pito Ora / The New Zealand Institute of Landscape Architects published (July 2022) guidance for the assessment of landscape under the statutory context in Aotearoa / New Zealand<sup>1</sup>. This replaces earlier guidance and landscape architects’ reliance on other international best practice / guidance. Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines has been used to guide the methods adopted in this assessment.

In assessing the scale of landscape effects, a seven-point scale of effects has been applied, as recommended in Te Tangi a te Manu, comprising: very low, low, moderate low, moderate, moderate high, high, and very high. Effects have been assessed in terms of the values of the landscape having first understood the landscape’s characteristics in terms of the physical, associative, and perceptual realms. Importantly, change in a landscape does not in and of itself generate adverse effects.

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<sup>1</sup> Tuia Pito Ora New Zealand Institute of Landscape Architects. *Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines*. July 2022

The Site and wider locality are familiar and well known to the writers as long term residents of Auckland. In addition, specifically in respect of this Proposal, a Site visit was undertaken in the process of undertaking this assessment including for the purpose of taking photographs to illustrate the Site and its landscape context.

## 2.2 Urban Design Assessment

The Proposal, as currently presented, is assessed from a synthesis of:

- The built form and amenity outcomes;
- Urban design guideline documents, The New Zealand Urban Design Protocol and Auckland Councils The Auckland Design Manual;
- An understanding of the characteristics of the Site and the context of the wider area; and
- General good urban design practice.

## 3.0 Potential Effects

The nature of the landscape and urban design effects of the Proposal (both beneficial and adverse) are:

### *Landscape effects*

- Potential effects relating to the scale, bulk, and massing of the development when viewed from adjoining residential and public areas.
- Potential rural-coastal character effects of the bulk, scale and appearance of the Proposal in regard to the existing and planned character of the area
- Potential positive effects in relation to the enhancement of the Site through development.

Visibility of the Proposal is not, in and of itself, an effect.

### *Urban design effects*

- Potential character effects
- Potential on-site residential amenity effects
- Potential effects on the public realm

# The Site and its Landscape Context

## Site Context

The Site is a large rural property located approximately 1 km south-east of Matakana Village, within Auckland’s Rural – Rural Coastal zone. The Site covers approximately 73.9 hectares and comprises an irregular, narrow, and elongated land parcel characterised by low-lying, flat to gently rolling topography. (Refer figure 1 – 7, **Graphic Supplement**). The ‘Tongue Farm’ nomenclature relates to the shape of the landform extending out as a low-lying peninsula into the tidal upper reaches of the harbour.



Figure 1: Site Plan aerial. Boundary in Red.

The Site is broader at the northern end, where it connects to Tongue Farm Road, and narrows to around 100m width at its distal end, there is a pinch point at about 2/3rds of the way down the property, where the peninsula landform narrows to approx. 40m width. The Site sits within a bowl-like landform, with elevated terrain on the ridgelines to the east and west, allowing surrounding properties to overlook the Site and gain views toward the coastline and nearby estuarine inlets.

The surrounding landscape is defined by a mix of lifestyle blocks, boutique vineyards and tourist attractions, and small-scale farming operations, all contributing to the distinctive rural–coastal character of the Matakana region. The former Morris & James, ceramics manufacturer, featuring showroom, factory and café is located to the north of the Site at 48 Tongue Farm Road<sup>2</sup>.

On-site rural development includes several sheds and an old shearing shed near the northern end, one residential dwelling located centrally, and a main residence with an associated jetty positioned at the southern tip. A small lake is located midway along the western boundary,

<sup>2</sup> In July 2025, after 47 years of operation, Morris & James closed.

understood to have been formed by the previous informal damming of the estuarine / Matakana River inlet. The lake is used by members of the community for remote-controlled hobby boating.

Vegetation across the Site is typical of rural–coastal farmland, with grazed exotic pasture forming the dominant cover. Additional exotic vegetation includes shelterbelt plantings and areas of tree land, primarily poplar. Exotic species are also evident near the entrance, such as the oak-lined driveway and plantings around the southern dwelling. Indigenous vegetation is present in pockets throughout the Site, comprising isolated specimen kahikatea, tōtara-dominated native treeland, areas of mixed native shrubland, and ngaio-dominated shrubland.

In the wider context, the Site is located within a rural coastal environment – the surrounding context is zoned Rural - Rural Coastal in the east and Rural - Mixed Rural in the west. The Site is surrounded by large rural lifestyle properties—particularly to the west off Green Road and east off Whitmore Road—which typically range between 3 and 9 hectares in area. Properties in this area often feature substantial dwellings set within native regeneration and continuous planting and are generally oriented to capture views toward the coastal environment and estuarine landscapes. Sandspit and Sandpit Marina are located approximately 1km to the south of the Site across the harbour.

## 4.0 Statutory Context

### **Auckland Unitary Plan – Zoning**

The Site is located within the Rural – Coastal Zone under the Auckland Unitary Plan. This zone seeks to protect the distinctive coastal rural character, natural landforms, biodiversity, and scenic values of areas adjacent to the coast. It is designed to manage parts of Auckland’s harbours, estuaries, and coastline that remain predominantly rural, rather than urbanised. The zone also provides for recreational and local non-residential activities, provided they are compatible with the rural and coastal environment and contribute to maintaining or enhancing its character and amenity.

The zone also recognises that a variety of buildings and structures associated with rural life are an integral part of its character. These include: Farm and forestry buildings – such as barns, silos, stockyards, and sheds for machinery or feed storage, Operational structures for rural production – like greenhouses, irrigation systems, or processing sheds for horticulture or viticulture, Recreational or community facilities – small boat ramps, coastal walking track shelters, or picnic pavilions, provided they do not dominate the landscape. Together, these structures support productive rural activities while maintaining the open, natural, and coastal character that defines the zone.

Minimum lot size within the rural Coastal and production zones is typically 20 hectares (to protect coastal landscape values while allowing rural production)<sup>3</sup>. All subdivisions must demonstrate consistency with objectives and policies protecting rural character, amenity, and productive land use capability.

**Proximity to Matakana River:** The Site adjoins the Matakana River and associated estuarine environments to the east and west. These water bodies contribute to the area’s high natural character and visual sensitivity. The Site itself has no landscape overlays, the closest being an

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<sup>3</sup> However the exact minimum lot size varies based on zone, precinct and number of dwellings per site.

Outstanding Natural Landscapes Overlay [rcp/dp] - Area 36, Matakana River - Kawau Bay coastline located 150m to the east and a High Natural Character Overlay [rcp/dp] - AREA 56, Matakana River 270m to the east.

Relevant AUP Considerations (from a landscape and visual perspective include)

- B8.2 Natural Character of the Coastal Environment: Requires preservation of the natural character of the coastal environment, including natural landforms and vegetation patterns.
- B9.2 Rural Character: Seeks to maintain rural character and amenity values by limiting the scale and intensity of development.
- E15 Vegetation Management and Biodiversity: Protects significant ecological areas (SEA-M2-3262DD, SEA-MZ-80w1) adjoining the Site.

The proposed retirement village would be assessed as a discretionary activity as an integrated residential development (IRD); however the inclusion of a café means the application is a non-complying activity within the Rural – Coastal Zone.

## 5.0 The Proposal

The Proposal is further illustrated in the plans and drawing package prepared by First Light Studios and described in the 'Referral Report' prepared by BBO.

The Proposal seeks to transform a lightly utilised rural property into a biodiverse, native landscape that accommodates a Retirement Community, including residential clusters, a care facility and communal amenities. The design retains and enhances the rural character of the Site while addressing ecological restoration, water quality, and amenity values. Reimagining the traditional retirement living within a rural setting.

### 5.1 Landscape Principles

The development is underpinned by six overarching **landscape principles** (*refer landscape Principles attached separately*):

#### 1. Let the quality of rural open space prevail

The design ensures that open space and rural character remain the dominant qualities of the Site. Built form is carefully clustered in the northern portion, avoiding sprawl and maintaining a strong sense of openness. With densities of fewer than three dwellings per hectare, the development retains a rural scale, outlook, and character while preserving the balance of the Site in productive rural land use.

#### 2. Water quality enhancement, habitat restoration, and coastal edge management

Stream margins, wetlands, and estuarine edges are restored, improving ecological health and resilience.

#### 3. Reinforce the linear grain of the landscape

Development follows natural landform patterns, integrating with existing character.

#### **4. A tight pattern of development that creates interest**

Compact clusters create legibility, maintains openness, and reduce visual clutter. Focusing built development within the northern less sensitive parts of the Site.

#### **5. Experiential journeys, moments of interest**

Walking routes, lookouts, cycle paths and landscape sequences provide varied experiences and connections.

#### **6. Neighbourhoods of belonging and community**

Communal spaces, facilities like a cafe and the proposed design layouts foster social connection, interaction, and a sense of place for the community.

### **Built form and Architectural Design**

The architectural layout adopts a clustered residential format of 16 clusters, each comprising 13 smaller-scale dwellings (120–240sqm, totalling 208 homes) arranged around landscaped shared spaces. This compact pattern creates a human-scaled environment, fosters neighbourly interaction, and avoids the appearance of large institutional buildings. Garages and servicing are internalised to maintain uncluttered external views, while openness between clusters preserves expansive outlooks across parkland, wetlands, and native planting. The grain is cohesive and fine-scaled, echoing rural homesteads and farmyards with the landscape as the unifying element.

The architecture itself will be low-scale and rural in character, using simple forms and muted, natural materials to blend into the landscape. Communal facilities—including a clubhouse, care facility, café, art centre, pool, health spa, workshop, yacht club, tennis court, orangery / pavilion and sea lodge and sports hub—are distributed across the village within walking distance, reinforcing a pedestrian-focused layout that reduces reliance on vehicles. Materials and detailing draw from the rural vernacular, with timber, natural tones, and simple rooflines reinforcing the farm-scale identity of the settlement.

#### **Landscape Design** (*refer landscape masterplan attached separately*)

The Landscape Strategy demonstrates how the proposed development will respond to the unique coastal–rural setting of the Site and surrounding environment while delivery high-quality environmental, landscape and community outcomes.

The design is landscape led. The landscape design establishes a framework that retains the rural–coastal character of the Site while creating a distinctive, biodiverse environment that supports community living. Planting, open space, and circulation are carefully integrated to balance development with a strong rural identity.

##### **▪ Arrival and Entry Sequence**

A twin-road, triple-alley driveway forms a structured and memorable entry, reflecting the traditional “estate” character of rural homesteads. This avenue establishes a strong sense of place on arrival and frames views into the wider Site.

##### **▪ Rural Paddocks and Productive Land**

Pastoral areas are retained and managed as rural paddocks to reinforce the existing landscape character. Orchards, production gardens, and flower plots introduce productive landscapes for village community use, contributing to self-sufficiency and seasonal interest.

- **Central Core Forest**

The existing remnant native forest pocket is expanded to approximately 25 ha to create a continuous native planting spine through the central core of the Site. This provides ecological connectivity, shade, and a strong visual anchor for the village.

- **Coastal Edge and Wetland Restoration**

Extensive restoration of the coastal margins and on-Site wetlands strengthens habitat, improves water quality, and enhances resilience to climate change. A public boardwalk adjacent to the café provides access to the wetland environment while enabling education and engagement with nature.

- **Open Space Network and Connectivity**

A series of walkways and cycleways link the housing clusters, communal facilities, and the broader landscape, enabling car-free movement across the Site. Lakeside paths and perimeter routes provide recreational amenity and connect to neighbouring areas.

- **Perimeter and Screening Planting**

Perimeter planting screens low-level views from neighbouring houses without fully enclosing the Site, maintaining openness and a rural outlook. Low-maintenance linear planting, such as flax corridors or hedging, is used to partially separate residential clusters, providing definition while supporting ecological function.

- **Specimen Trees and Parkland Character**

Specimen trees are positioned across the Site to create a parkland setting, breaking up the built form when viewed from elevated vantage points. This maintains a sense of openness while integrating development into the wider rural–coastal landscape.

- **Habitat and Biodiversity**

Planting is designed to provide foraging and nesting opportunities for native birds and other fauna, strengthening ecological resilience. Species selection reflects local ecology, ensuring long-term sustainability.

- **Communal and Functional Spaces**

The café car park is broken into smaller bays softened with planting to reduce visual impact and integrate with the village. Communal gardens, pavilions, and shared green spaces are surrounded by native and productive planting to reinforce their role as gathering places.

## 6.0 Visual Catchment and Viewing Audiences

The Site is characterised by a low-lying landform, with more elevated land across the tidal estuary to both the east and west. Consequently, parts of the Site are visible from the adjacent estuary, nearby coastal areas, and elevated rural and countryside living properties. The southern portion of the Site, in particular, is prominent within the wider landscape and forms an important component of the outlook for surrounding properties.

The primary viewing audiences of the Proposal will therefore comprise:

- Users of Tongue Farm Road and the cycle connection.

- Residents of properties to the east and west, particularly along Green Road (approximately 800m west) and Whitmore Road (approximately 800m east).
- Limited, filtered views from the coastal environment (Matakana River), which are largely screened by existing coastal edge vegetation and on-site planting.

### **Assessment of Landscape Effects**

Landscape and visual effects are generated when the values associated with the nature and attributes of the landscape are affected, either beneficially – positive effects, or detrimentally – adverse effects. Changes to the landscape that have the potential to affect the values of the landscape, generating landscape effects, are the result of landform or vegetation modification or the introduction of new structures, activities or facilities into the landscape.

The process of change itself, i.e. the construction process and/or activities associated with the development, also carries with it specific visual impacts as distinct from those generated by a completed development.

The landscape and visual effects generated by any particular proposal can, therefore, be perceived as:

- Positive (beneficial), contributing to the visual character and quality of the environment.
- Negative (adverse), detracting from existing character and quality of environment; or
- Neutral (benign), with essentially no effect on existing character or quality of environment.

Effects on landscape are associated with a change to the physical, perceptual, and associative values of the landscape. The degree to which landscape and visual effects are generated by any given development depends on a number of factors, these include:

- The degree to which a proposal contrasts, or is consistent, with the qualities of the surrounding landscape.
- The proportion of a proposal that is visible, determined by the observer's position relative to the objects viewed.
- The distance and foreground context within which a proposal is viewed.
- The area or extent of visual catchment from which a proposal is visible.
- The number of viewers, their location and situation (static or moving) in relation to the view.
- The backdrop and context within which a proposal is viewed.
- The predictable and likely known future character of the locality.
- The quality of the resultant landscape, its aesthetic values and contribution to the wider landscape character to the area.

Change in a landscape does not, of itself, necessarily constitute an adverse landscape or visual effect. Landscape is dynamic and is constantly changing over time in both subtle and more dramatic transformational ways, these changes are both natural and human induced. Landscape effects are generated when the change affects the values of the landscape. In managing landscape change it is important that adverse effects are avoided or sufficiently mitigated to ameliorate the effects of the change and that beneficial outcomes, i.e. positive effects, are generated such that the landscape is enhanced, and amenity levels are maintained and enhanced.

## **Commentary**

From a landscape and visual effects perspective the key issues associated with the Proposal and the potential effects are addressed as follows:

### *Rural–Coastal Landscape Character*

The Site is currently open rural pasture, forming part of the rural–coastal land–water interface. Recognising the sensitivity of this setting, the proposal has deliberately concentrated development in the northern and north-western portion of the Site, where landscape sensitivity is lower. This approach ensures that a generous extent of open space is retained, maintaining a balance between rural openness and productive land use consistent with the existing landscape character and the objectives of the AUP. This approach also avoids unnecessary fragmentation of rural land and maintains productive land continuity in accordance with AUP objective

The proposal is therefore not urban in character but instead retains key qualities such as openness, pastoral landscape patterns, and opportunities for native revegetation, which together reinforce the rural–coastal character. Additional design interventions, including the retention and duplication of the tree-lined avenue driveway, large areas (approx. 25 Ha) of native revegetation planting, large scale specimen trees and a park like landscape, will further support the rural identity and enhance the sense of arrival from Tongue Farm Road, contributing to the Site's established "estate" qualities within the wider landscape.

### *Site Shape and Layout Response*

The Site's elongated form, with narrower sections through the centre and toward the southern tip, presents areas of heightened visual sensitivity and limited capacity for accommodating built form without compromising the rural character. In response, the proposal works with the natural grain of the landscape by concentrating development in the broader northern portion of the Site, where it can be more comfortably integrated into the surrounding context. There are examples of larger built forms in proximity to the Site including the Morris and James Pottery building 200m to the north along Tounge Farm Rd. The Site's size overall also allows for generous landscape buffers and the retention of extensive areas of pasture, farmland, and open space, maintaining a strong sense of rural openness. Sensitive "pinch point" areas have been respected by avoiding built form in these locations, while the relatively flat and gently undulating topography minimises the need for large-scale earthworks and supports accessible development platforms, including universal access for retirement living. Road alignments and built form have been carefully positioned to follow the natural 'tongue' landform, reinforcing the Site's distinctive landscape character and ensuring development sits comfortably within it.

### *Interface and Elevated Residential Views*

The Site's low-lying topography, contrasted with the elevated land across the tidal estuary to the east and west, means that portions of the Site—particularly the southern areas—are visible from the estuary, nearby coastal areas, and surrounding elevated rural and countryside properties. Recognising this visibility, the proposal locates built form within the broader northern part of the Site, where landscape sensitivity is lower. The relatively flat terrain limits the use of earthworks for screening, so the design instead relies on clustering development, extensive landscape mitigation planting, and architectural strategies to reduce visual prominence. Buildings are designed to be low-rise and visually recessive, with materials and colours selected to integrate seamlessly into the rural–coastal landscape. Together, these measures maintain the Site's openness, reinforce its rural character, and ensure the development sits harmoniously within the wider landscape context.

### *Sensitive Hydrological and Ecological Areas*

The Site contains a number of ecologically sensitive areas, including wetlands and estuarine margins protected under the AUP. Development has been carefully set back from these areas to avoid impacts. The proposal incorporates large-scale indigenous vegetation restoration and wetland enhancement, which not only strengthens the Site's natural resources but also provides on-Site amenity and potential visual screening. These measures help integrate built form into the rural-coastal landscape while retaining and enhancing wetlands and native vegetation as both ecological and visual features.

Overall, the scale, form, and location of the Proposal represent an appropriate response to the rural-coastal context and are not anticipated to generate effects that are inconsistent with the natural features and landscapes of the coastal environment. While the development will introduce built form to a largely undeveloped Site, it is considered to align with the evolving character of the area. Through the application of the design interventions and landscape principles outlined above, potential landscape and visual effects will be suitably mitigated. On balance, the Proposal maintains the Site's rural-coastal character while also delivering significant ecological enhancement and long-term landscape benefits.

## Urban Design Assessment

### **Character effects**

A primary focus of the objectives and policies of the Rural Coastal Zone is to retain and enhance the distinctive rural and coastal character. The concentration of development into clusters located at the northern portion of the site, meaning a generous portion of the site is retained as rural activity, and the coastal character is enhanced through generous planting along the riparian edges. The rural and coastal character qualities of the proposal as a whole have been discussed previously in this document. To avoid repetition, this section focuses on the residential component and its integration into the broader landscape setting.

The proposed clustered residential layout represents a site-specific design response to the rural coastal context. The arrangement consolidates built form into compact groupings, positioned within a park-like setting, with large scale canopy trees within the approximately 50m distance between each cluster. As well as tree planting, the predominant landscape treatment for the landscaped areas surrounding each cluster is grassed, reflecting the open, pastoral character typical of rural environments.

The Design Summary prepared by First Light Architects illustrates the land take and spatial configuration of the clustered development in comparison to a conventional low-density subdivision, as shown in Figure 2. The clustered layout demonstrates a more compact and efficient use of land that responds more sensitively to the site's rural coastal character, avoiding

the uniform spread of development typically associated with low-density residential patterns.

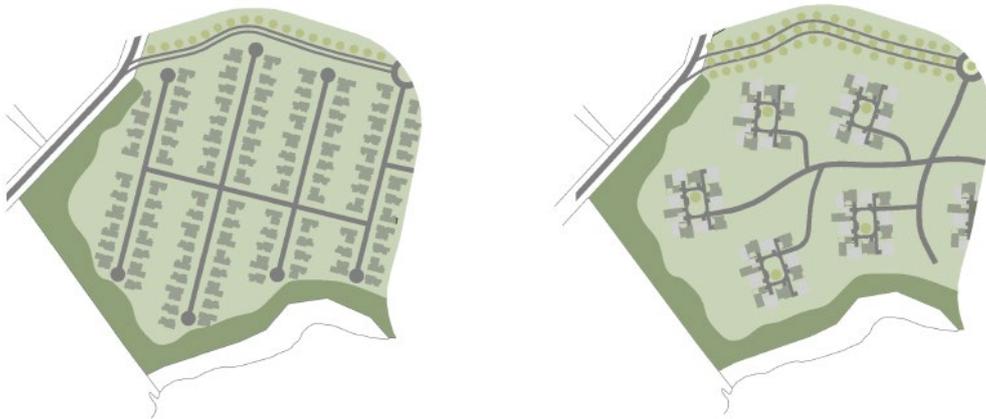


Figure 2. Traditional development pattern vs proposed clustered development. First Light Architects.

Figure 3 illustrates a typical low-density residential development located at Riverglade Lane, on the outskirts of Matakana township. In this example, four standalone dwellings occupy a land area comparable to that of a single cluster within the proposed development—approximately 70 metres in both width and depth. This comparison highlights the efficiency of the clustered approach, which accommodates a greater number of dwellings within a similar footprint, while preserving surrounding open space and responding more appropriately to the site's rural coastal character.

The clustered layout enables consolidation of vehicular access, reducing the extent of land required for driveways and internal roads. This approach also minimises earthworks and associated land disturbance, particularly when compared to more dispersed subdivision patterns.



Figure 3: Low density development pattern within Matakana

Architectural responses draw from the rural vernacular, with buildings predominantly single-storey and utilising muted materials such as timber, natural tones, and simple rooflines. Within each cluster, the arrangement and articulation of individual units will ensure that each dwelling reads as a distinct form, rather than as a single large building. This helps to reduce perceived bulk when viewed from surrounding areas, contributing to a more recessive and contextually

appropriate built form. It is noted that large buildings are not uncommon in rural environments, such as agricultural sheds, wineries, and equestrian facilities, and the proposed built form sits comfortably within this broader rural scale typology.

### **Residential Amenity Effects**

The Rural Coastal Zone does not expressly manage residential amenity. However, given the discretionary activity status of the overall application (non-complying with café), this is considered to be a desirable area of urban design assessment. While individual units have not yet been designed, the following assessment considers the residential amenity aspects of proposed development, wider amenity considerations such as legibility and access to recreational and service amenities.

Each cluster of 13 dwellings forms a small residential grouping, where proximity between homes enables residents to become familiar with one another through everyday interaction. Each unit will be oriented to have a high-amenity outlook over the park-like open space that surrounds each cluster. The central space within each cluster will be designed as a landscaped communal area, providing both visual amenity and functional outdoor space. These are proposed to include seating and gathering spaces that are more enclosed than the surrounding open landscape, offering shelter from prevailing winds and creating a comfortable microclimate for informal use.

Across the wider development, a range of shared facilities, including a clubhouse, café, swimming pool, and health spa, are distributed throughout the site. These amenities provide opportunities for recreation, informal gathering, and contribute to the overall residential amenity.

An integrated network of pedestrian and cycle trails connect clusters and communal facilities, allowing residents to move around the site via attractive, high-amenity routes. Shared paths and bike trails also provide wider recreation and fitness routes that extend the length of the site, which pass through coastal forest, and through the open rural landscape, with views over the tidal inlets.

### **Tongue Farm Road Interface**

Due to the linear shape of the site, the only public realm interface is the relatively short frontage to Tongue Farm Road. Most of this interface is proposed to be planted with predominantly coastal forest vegetation. A triple avenue of specimen tree planting identifies the entrance to the site.

Along the western end of Tongue Farm Road frontage, the planted buffer of approximately 20 metres in depth is proposed. The northernmost development clusters are located more than 50 metres from the front boundary, resulting in limited visibility from the road and allowing only intermittent glimpses of built form through the vegetation.

The proposed café located Tongue Farm Road has public access. The elevated position looks out over the estuary and wetlands, providing visual connection with the coast for wider community. The public carpark will be accessed from Tongue Farm Road and will be partially screened from view from the road by an approximately 12m depth of planting. The carpark will also be broken down into smaller components that respond to the topography, with planting to soften the appearance of hard surfaces.

This section of Tongue Farm Road forms part of the Matakana to Omaha Trail, which traverses farmland, bush, and coastal areas, with points of interest such as wineries and cafés along the route. The café contributes to the trail network by providing an additional point of interest and a rest stop for trail users.

# Summary

In conclusion, the proposed Matakana Country Club at 120 Tongue Farm Road is a landscaped development underpinned by six key principles: preserving rural open space, enhancing water quality and habitat, responding to natural landform, creating compact and legible clusters, providing engaging experiential journeys, and fostering community. A different model from the 'traditional' retirement village living these principles guide the integration of clusters of housing, native and productive planting, ecological restoration, and a connected open space network.

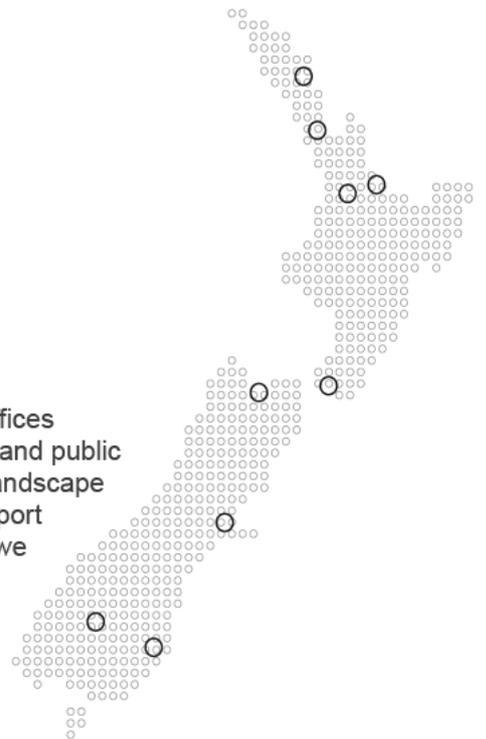
The following key points are noted:

- Development is deliberately clustered in the northern part of the Site, where landscape sensitivity is lower, retaining large areas of open rural land and productive use.
- Built form is low-scale, visually recessive, and uses natural materials and colours to integrate into the rural–coastal setting.
- The elongated Site shape and sensitive pinch points have been respected, with development avoided in visually prominent or constrained areas.
- The layout follows the natural landform and grain of the landscape, reinforcing the distinctive “tongue” peninsula character.
- Extensive landscape buffers, specimen trees, 25 ha of native revegetation and a parkland character ensure openness is maintained and views are softened.
- Wetlands, estuarine margins, and ecological areas are avoided, with significant large areas of planting proposed for restoration and water-quality enhancement.
- Landscape principles underpin the design, ensuring that rural character and open space prevail, while also providing community amenity and ecological resilience.
- Potential adverse effects (scale, visibility, change in character) are addressed through clustering, planting, and architectural integration.
- Positive effects include ecological enhancement, improved amenity, stronger rural–coastal identity, and creation of a landscape-led retirement community.
- On balance, the Proposal is consistent with the evolving character of the Matakana rural–coastal environment, mitigates potential adverse landscape effects, and delivers enduring ecological and community benefits.

The result is a human-scaled, visually cohesive, and ecologically resilient village that enriches biodiversity, recreational amenity, and the distinctive rural–coastal character of Matakana.

**Together. Shaping Better Places.**

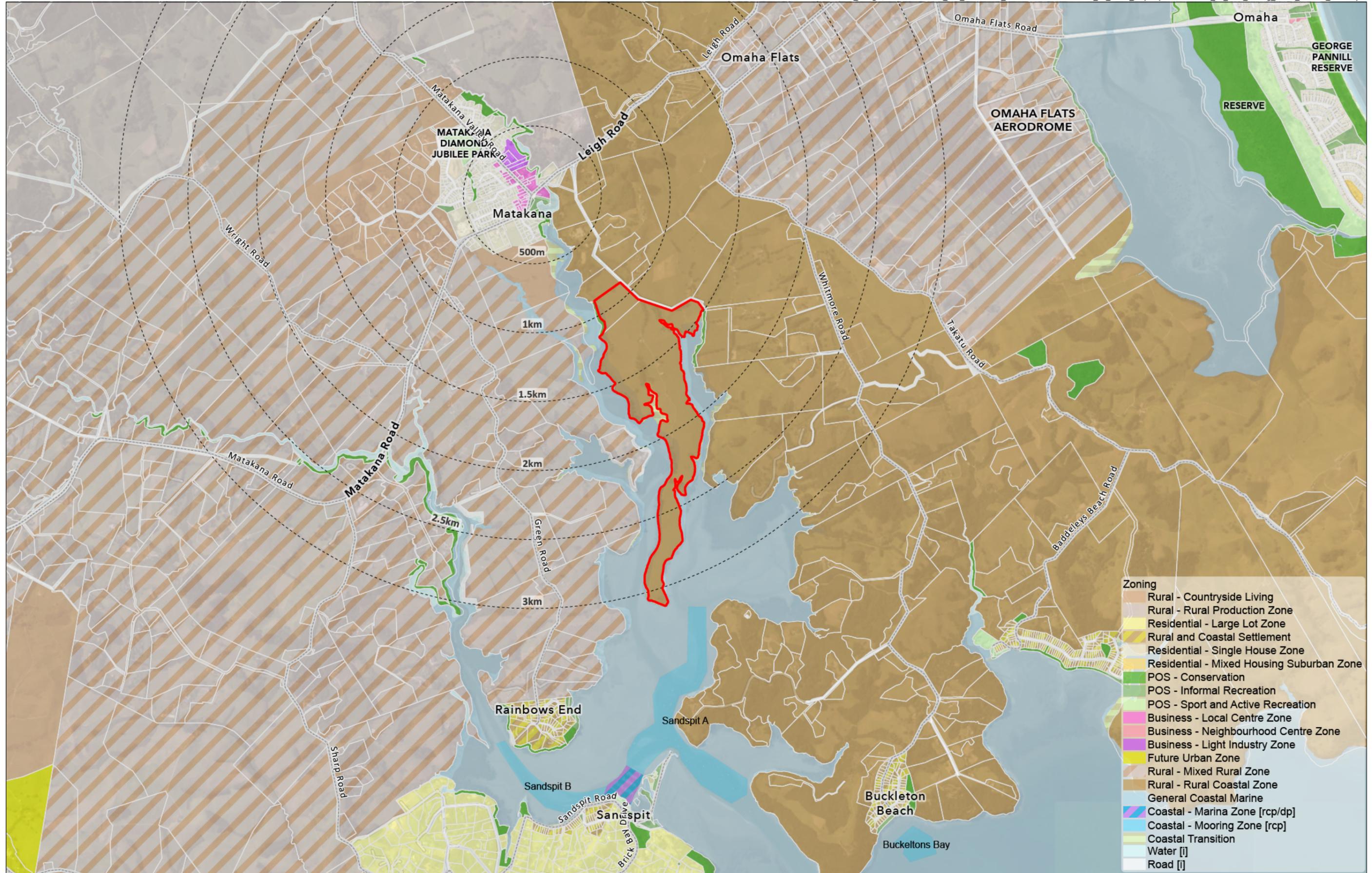
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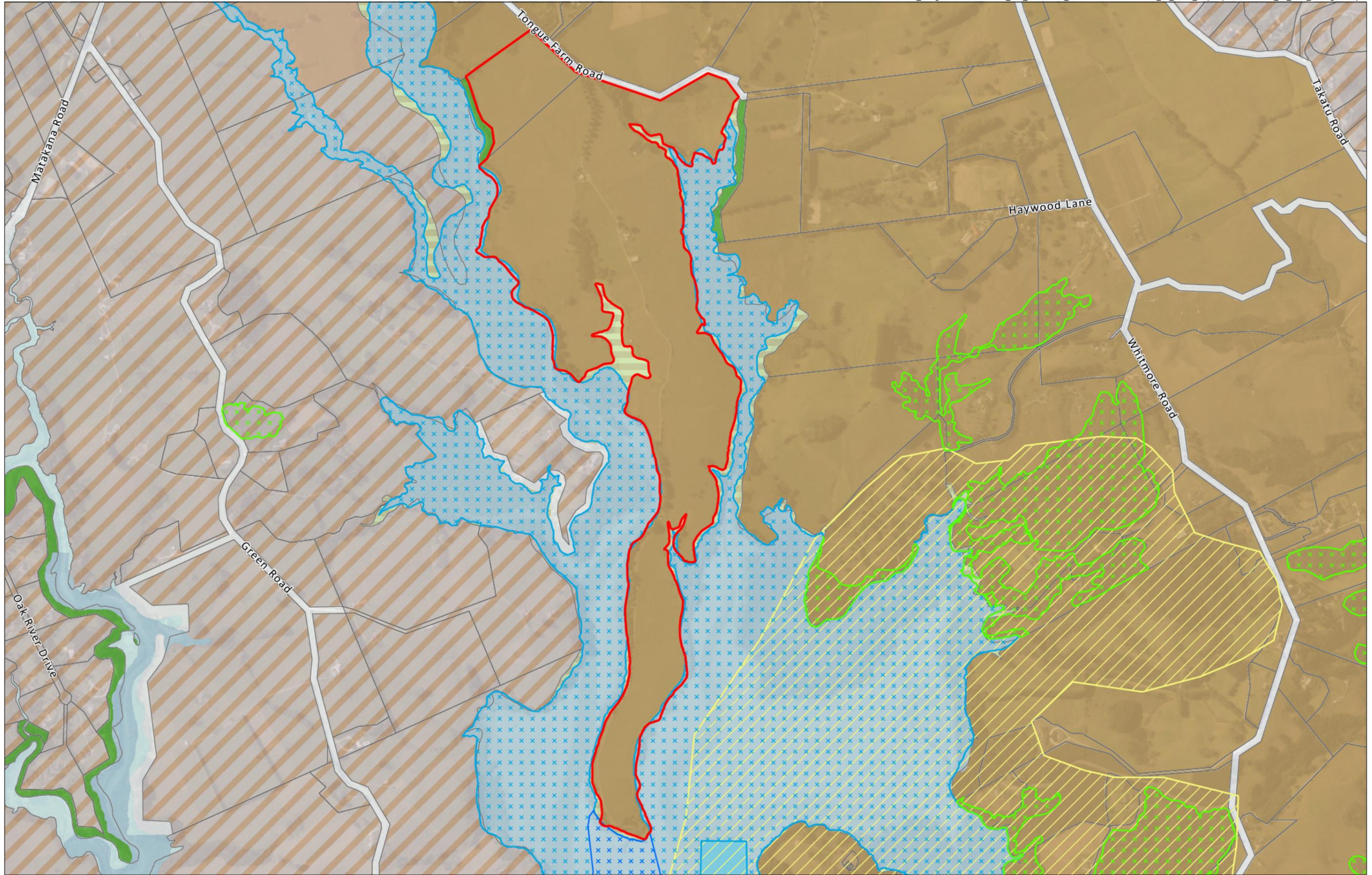
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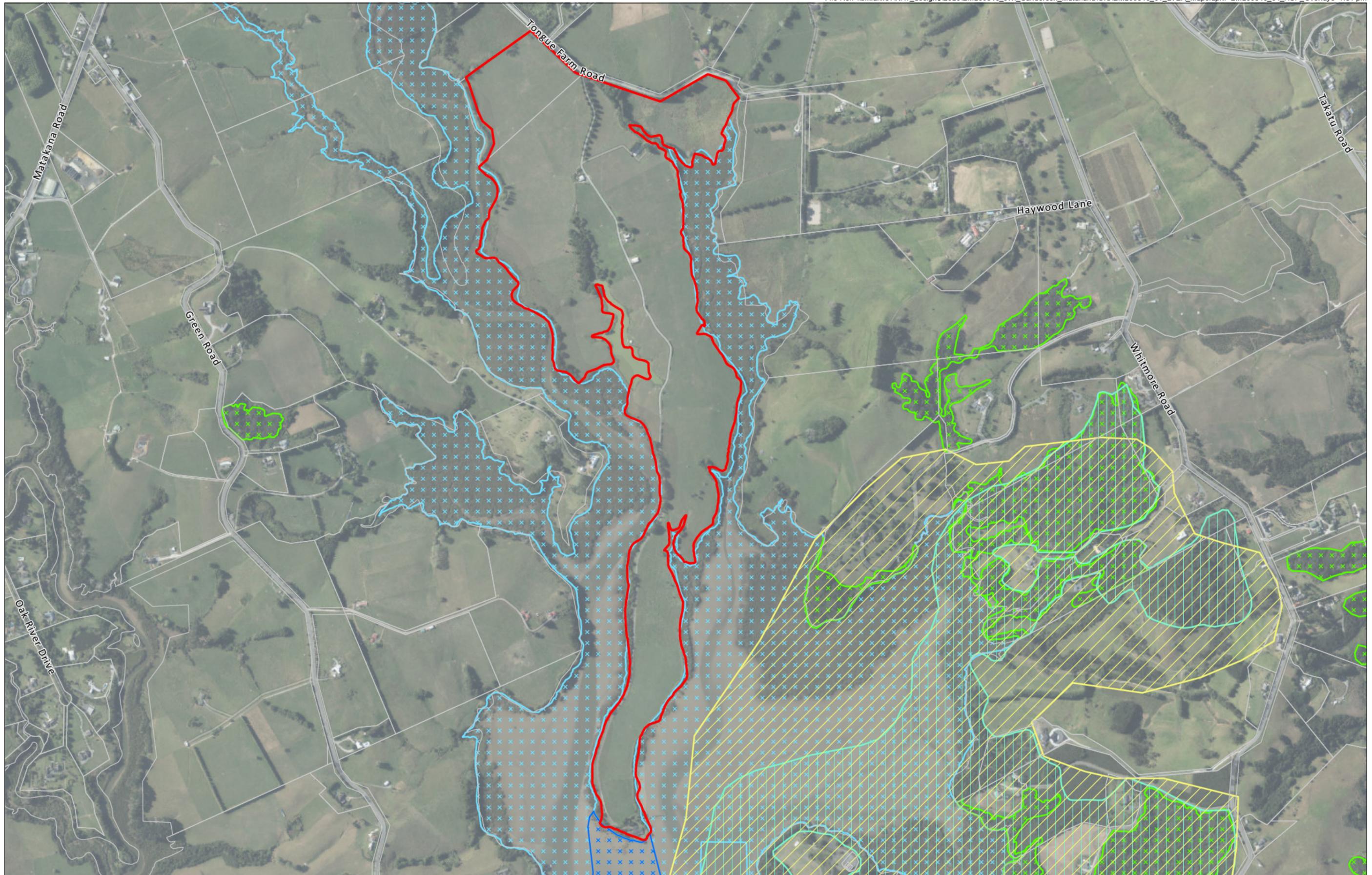
<b>Whangarei</b>	<b>Auckland</b>	<b>Hamilton</b>	<b>Tauranga</b>	<b>Wellington</b>	<b>Nelson</b>	<b>Christchurch</b>	<b>Queenstown</b>	<b>Dunedin</b>
09 358 2526	09 358 2526	07 960 0006	07 571 5511	04 385 9315	03 548 8551	03 366 8891	03 441 1670	03 470 0460





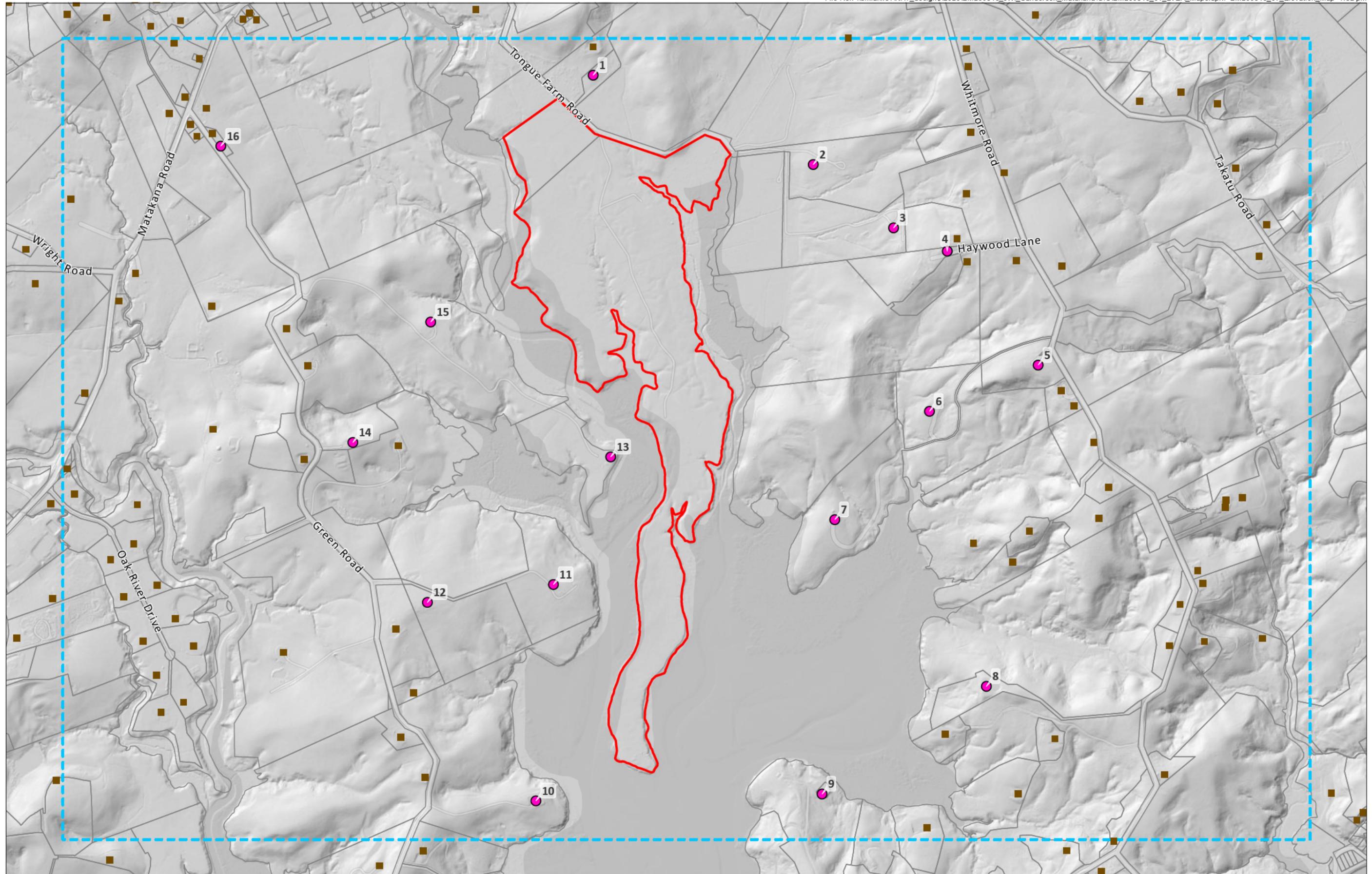
Zoning	
[Light Brown]	Rural - Countryside Living
[Light Grey]	Rural - Rural Production Zone
[Yellow]	Residential - Large Lot Zone
[Light Yellow]	Rural and Coastal Settlement
[Light Orange]	Residential - Single House Zone
[Orange]	Residential - Mixed Housing Suburban Zone
[Green]	POS - Conservation
[Light Green]	POS - Informal Recreation
[Light Blue-Green]	POS - Sport and Active Recreation
[Pink]	Business - Local Centre Zone
[Light Pink]	Business - Neighbourhood Centre Zone
[Purple]	Business - Light Industry Zone
[Light Yellow-Green]	Future Urban Zone
[Light Orange]	Rural - Mixed Rural Zone
[Light Brown]	Rural - Rural Coastal Zone
[Light Blue]	General Coastal Marine
[Blue]	Coastal - Marina Zone [rcp/dp]
[Light Blue]	Coastal - Mooring Zone [rcp]
[Light Green]	Coastal Transition
[Light Blue]	Water [i]
[White]	Road [i]



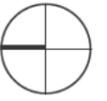




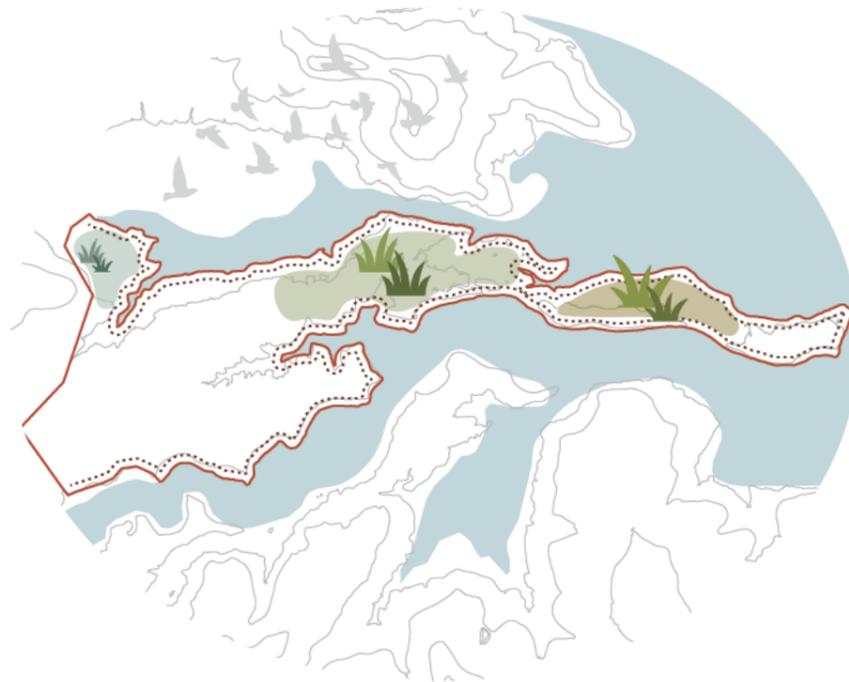




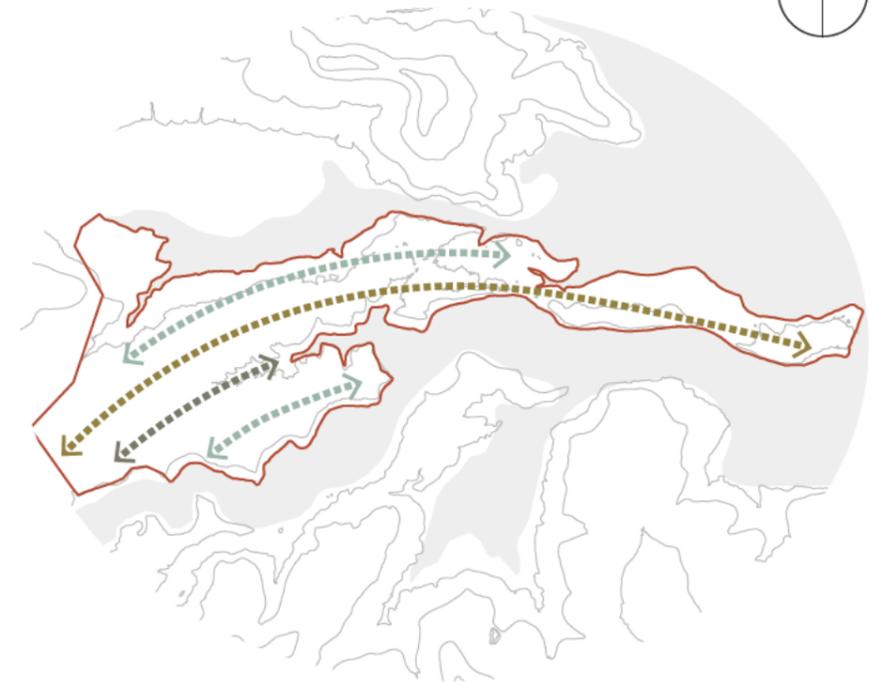
# DESIGN PRINCIPLES



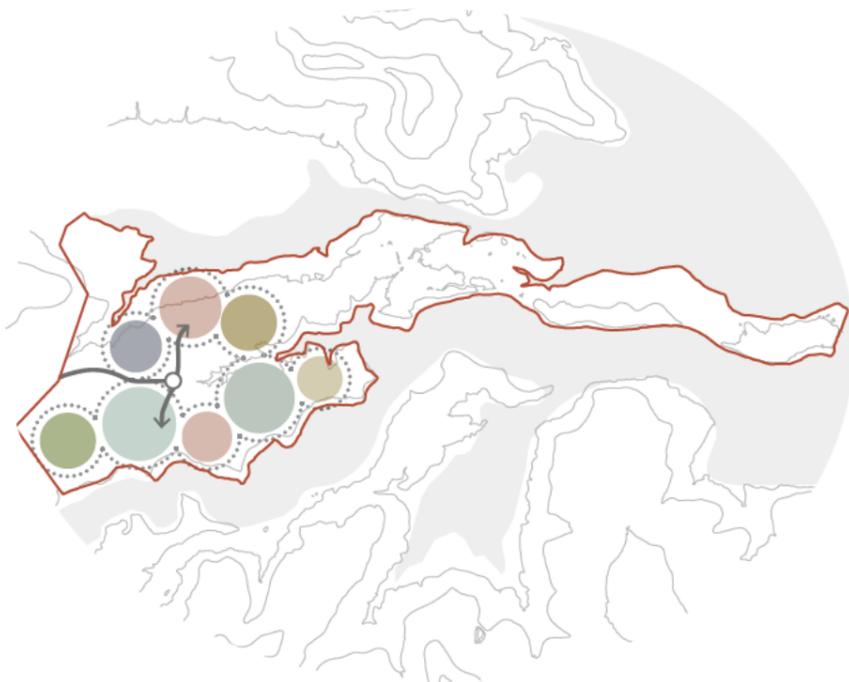
LET THE QUALITY OF RURAL OPEN SPACE PREVAIL



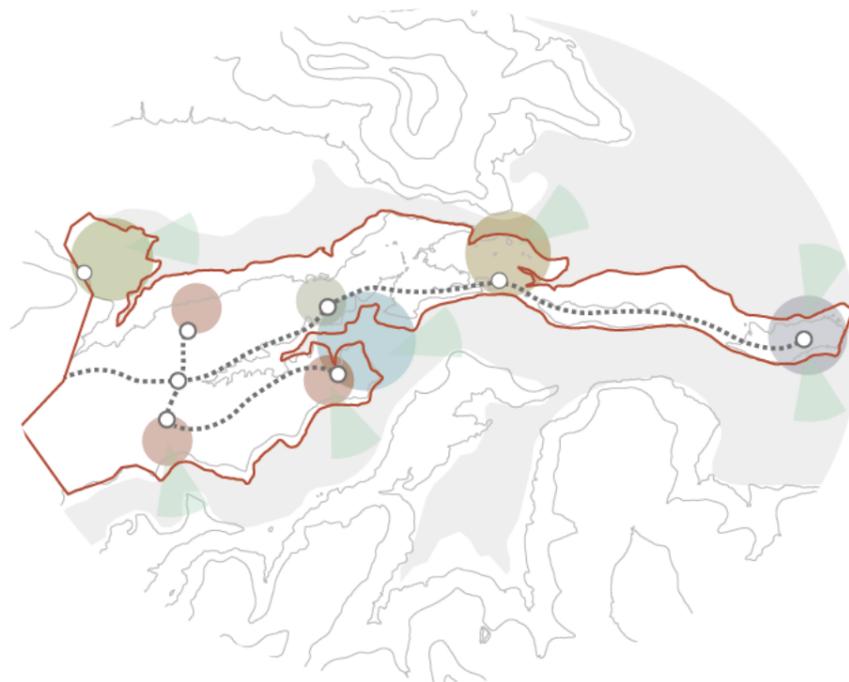
WATER QUALITY ENHANCEMENT, HABITAT RESTORATION, AND COASTAL EDGE MANAGEMENT



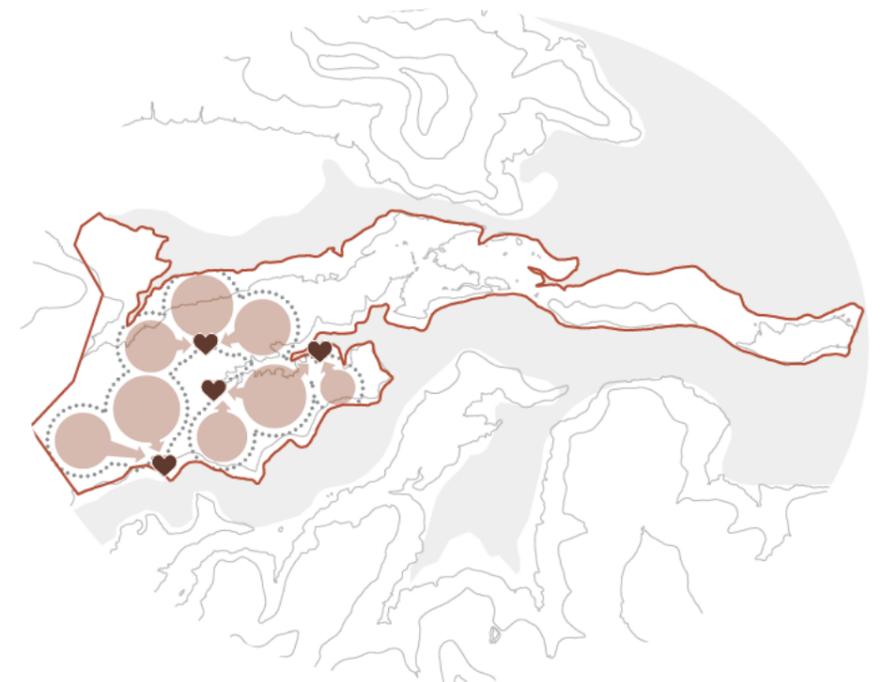
REINFORCE THE LINEAR 'GRAIN' OF THE LANDSCAPE



A TIGHT PATTERN OF DEVELOPMENT THAT CREATES INTEREST



EXPERIENTIAL JOURNEYS. MOMENTS OF INTEREST



A NEIGHBOURHOODS OF BELONGING AND COMMUNITY

# LANDSCAPE MASTERPLAN

