

**THE LANDING**  
BAY OF ISLANDS NEW ZEALAND

SUSTAINABILITY REPORT

2026





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A visual representation of 2025's development and maintenance work.



## Kia ora,

In the development business, some years are intense, and others less so. The last year at The Landing has been the latter kind; solid, cyclical, in many ways predictable. This isn't a bad thing, as these years act as breathing space, allowing us to step back, take stock of the landscape and look towards the horizon.

It is just over 21 years since the first building was completed here. The Boathouse, a simple, rustic but elegantly appointed two-bedroom structure, was designed by architect Pip Cheshire, someone I have been fortunate enough to work with and call a friend on many projects over the past 30 years.

Pip first worked with my wife Sue and I on our home in Takapuna. We soon called on him again to work with us at The Landing, and over the years he has had a hand in every building here. His versatility and inherent sense of balance is apparent in each one, from the winery that serves as a production facility for winemaker Ben Byrne and his team while also offering beautiful tasting rooms for visitors, to our home, where his expert blend of comfort and solidity have made it the place in which I feel most completely at peace.

Working on each of these projects was another person who I came to know very well over the years: builder Mike Taylor, whose relentless adherence to quality ensured the flawless execution of the design vision for each building. After The Boathouse was completed, Mike went on to become a key team member at the property, a role in which he worked until 2020, after which he continued with us as a contractor.

In an otherwise uneventful year, the sudden, recent passing of these two friends and colleagues has come as a shock. As we contemplate the possibility of new house projects at The Landing following changes to the Overseas Investment Act, it is hard to imagine what they will be like without Pip's sure eye and Mike's steady hand.

However, change – slow or sudden -- is the only real constant in this business, and (to return to the purpose of this report) for us to remain sustainable, we must both expect and prepare for it. The past year has seen several projects completed that work towards our sustainability goals, but in the big picture – which is what sustainable operation is all about – it has been a time of consolidation and building the stability necessary to both weather sudden change and provide a firm base from which to launch fresh ambitions.

Ngā mihi nui,

PETER COOPER  
Executive Chairman, Cooper and Company



## Our Property

The Landing is a 404-hectare coastal property on the south-western point of the Purerua Peninsula, Bay of Islands, Northland, New Zealand. It is a site of significant cultural and historic value, showing evidence of being one of the earliest areas settled by Polynesian voyagers in the early 1400s, and later the place where Māori and European people first lived together, laying the foundation of the country's bi-cultural history.

Within the property today are four privately-owned Residences built between 2003 and 2015, which are also used as premium guest accommodation. A vineyard was planted in 2007, which now extends over 14 hectares. A boutique winery and tasting room were added in

2020. Other developments include several operational buildings, a native tree and plant nursery, productive vegetable and flower gardens, a fruit orchard, olive grove and beehives.

Around 160 hectares of the property have been covenanted for native bush, wetland areas and protection of the 45 registered heritage sites on the property. Another 130 hectares are set aside for grasslands and vineyard, 66 hectares are allocated for residential development sites, and 16 hectares for infrastructure (including operational buildings and roads). Around 90 hectares are currently leased for grazing, crossing over the grassland and future development blocks.



## Our Businesses

The Landing is home to several businesses that operationally support and leverage off each other while diversifying revenue streams from the property.

### THE LANDING HOSPITALITY

Luxury guest accommodation and event hosting in the Residences.

### THE LANDING WINE

Wines grown and produced on site, introduced to guests through winery tours and tastings, and sold domestically and internationally.

### THE LANDING PROPERTY

Selected sales development and maintenance of subdivision lots on the property; development and maintenance of all infrastructure and buildings, grazing and leasing.

### THE LANDING NURSERY

Native tree and plant seedlings and grass turf grown for use on-site and commercial sale.

### ITI RANGI and two additional charter boats

The Landing's leisure boats, which can be hired for transport, fishing and scenic tours.

### THE LANDING HONEY

Mānuka and kānuka honey from our on-site hives.

## Our Stakeholders

### OWNER

Peter and Sue Cooper are the owners of The Landing and associated businesses.

### THE LANDING BOARD AND MANAGEMENT

The people responsible for the governance and operation of business activities associated with The Landing.

### RESIDENCE OWNERS

The owners of the Cooper Residence, the Gabriel Residence, The Boathouse and the Vineyard Villa.

### EMPLOYEES OF THE LANDING

The team members employed by The Landing businesses.

### TE TAI AO

In accordance with tikanga Māori, the land, water and air are acknowledged as holding a right to continued existence and integrity.

### IWI AND HAPU

The local hapu Ngāti Torehina who hold mana whenua over the southern Purerua Peninsula, and Te Tai Tokerau iwi Ngāpuhi.

### BAY OF ISLANDS RESIDENTS

The community from which we draw many of our employees.

### GUESTS OF THE LANDING

Local and international visitors who spend time at the property.



## Our Values

As custodians of The Landing, we are committed to honouring its history and potential by evolving, developing and rejuvenating the land, nurturing its people and sustaining its culture.

As a place where Māori and Pākehā people have lived and worked together for over two centuries, we regard The Landing as bicultural turangawaewae – somewhere both cultures can regard as a foundational ‘place to stand’ and where guests can feel connected to and empowered by this shared history. The property is a taonga that will increase in value over time under our kaitiakitanga (guardianship).

### Our Three Guiding Principles

#### RESPECT WHAKAUTE

We build relationships through mutual respect. We honour our landscape, heritage, culture and people, in their common ground and diversity.

#### CARE KUMANU

We take care in detail. We constantly question our best, refine the refined, challenge the status quo and quietly evolve to ensure we are creating an environment where people and nature can thrive.

#### SUSTAIN TAUTINEI

We are committed to sustained intergenerational kaitiakitanga.

### Our Sustainability Partners

#### TOITŪ ENVIROCARE

Toitū Envirocare is New Zealand’s leading greenhouse gas emission assessment and accreditation agency. Its name translates as ‘to actively sustain’. The agency works with all types of businesses to assess, accredit and give guidance on managing environmental impacts.

#### SUSTAINABLE WINEGROWING NEW ZEALAND

This internationally respected organisation provides an annual review, last issued in October 2025, which gives assurance that vineyards and wineries are adhering to sustainable standards and practices that are subject to continuous improvement.

## Our Recognitions

### The Landing

**BEST LUXURY HOTEL / RESORT**  
Australia, New Zealand and the South Pacific  
*2025 Luxury Travel Gold List Awards*

### The Landing Wine

**MADRE CHARDONNAY 2022**  
DOUBLE GOLD | 95 POINTS  
*2025 San Francisco International Wine Competition*

**MADRE CHARDONNAY 2021**  
GOLD | 90 POINTS  
*2025 Sommeliers Choice Awards*

#### MADRE SYRAH 2022

SILVER *2025 Decanter World Wine Awards*  
SILVER *2025 San Francisco International Wine Competition*

#### MADRE SYRAH 2020

GOLD | 93 POINTS  
*2025 Sommeliers Choice Awards*

#### THE LANDING CHARDONNAY 2023

GOLD | 96 POINTS  
*2025 New Zealand International Wine Show*  
SILVER  
*2025 San Francisco International Wine Competition*

#### THE LANDING SYRAH 2023

SILVER  
*2025 San Francisco International Wine Competition*

#### THE LANDING ROSÉ 2025

DOUBLE GOLD | 97 POINTS  
*2025 San Francisco International Wine Competition*  
BRONZE  
*2025 New Zealand International Wine Show*

#### BOATHOUSE CHARDONNAY 2024

GOLD | 95 POINTS  
*2025 New Zealand International Wine Show*

#### BOATHOUSE CHARDONNAY 2022

SILVER | 87 POINTS  
*2025 Sommeliers Choice Awards*

#### BOATHOUSE ROSÉ 2024

SILVER | 89 POINTS  
*2025 Sommeliers Choice Awards*

#### BOATHOUSE VINO ROSSO 2023

GOLD | 92 POINTS  
*2025 Sommeliers Choice Awards*

# Our Progress

## 2024/25 Sustainability Goals

### Mana Whakahaere Governance

**For The Landing team to create a sustainability action plan in consultation with Cooper and Company's sustainability team.**

A workshop to develop this took place in May 2025, with Caitlin Rees and Melinda Williams from Cooper and Company's sustainability team consulting with members of The Landing team to create a roadmap of sustainability projects for the next five years and beyond. A proposed action plan was completed and is with operations manager Tim Robinson for feedback and implementation.

**To investigate releasing a Nature-Related Disclosures Report for The Landing.**

A scoping assessment for the report has been started, but the project has been put on hold while the Cooper and Company sustainability and executive teams review the Cooper and Company sustainability framework. Climate risk assessment is likely to precede the commencement of the project.

### Te Taiao Environment

**To remove a concentrated infestation of moth plant identified in the Ecological Review in order to protect the stream wildlife in the area.**

An ongoing moth vine management programme is in place, with the property team particularly targeting the vines during their flowering season when they are easier to spot. Binoculars and drones are used to spot moth vine in tree canopies, and to identify areas where fallen trees create canopy gaps that make moth vine seed ingress easy. Spraying is done at ground level, with additives in the sprays to enrich soil health while removing foliage.

**To commence a project to enhance the heritage orchard at Te Puna, following best practice guided by Heritage New Zealand Pouhere Taonga, with the aim of protecting the health of these historic trees.**

Consultation with a Heritage New Zealand representative has led to the commencement of a seasonal survey of plants in the heritage area in order to establish a full annual record of plants present. More details can be found in the Te Taiao section of this report.

**To produce a Trees of The Landing booklet as a companion guide to the Birds of The Landing booklet produced last year.**

This is in progress, with tree selections, copy and photography completed. Publication is expected in late March 2026.

**To establish a system with metrics for measuring reductions in kitchen waste at The Landing.**

A Bokashi bin system (which uses anaerobic fermentation to speed up the composting process) has been established and has been in operation since December 2025. The number of 20 litre bins used will be tracked to establish how much waste is being processed through this system. Read more about this on page 28.

### Te Tangata People and Culture

**To credit all local artisans, farmers, fishers and producers on menus.**

This has been implemented, with a full list of producers credited on the backs of menus, and key supplier partners credited within the dish descriptions.

**To ensure that at least 50 percent of the laptops that are recycled through the Cooper and Company programme go to members of the Bay of Islands community.**

This will take place when the next round of laptops are recycled in early 2026.

**To work with a local school to offer students the opportunity to visit The Landing to learn about the ecology of the site and participate in tree-planting.**

Tim Robinson and the team will work with their local community to find a school that would like to take up the opportunity to visit The Landing.



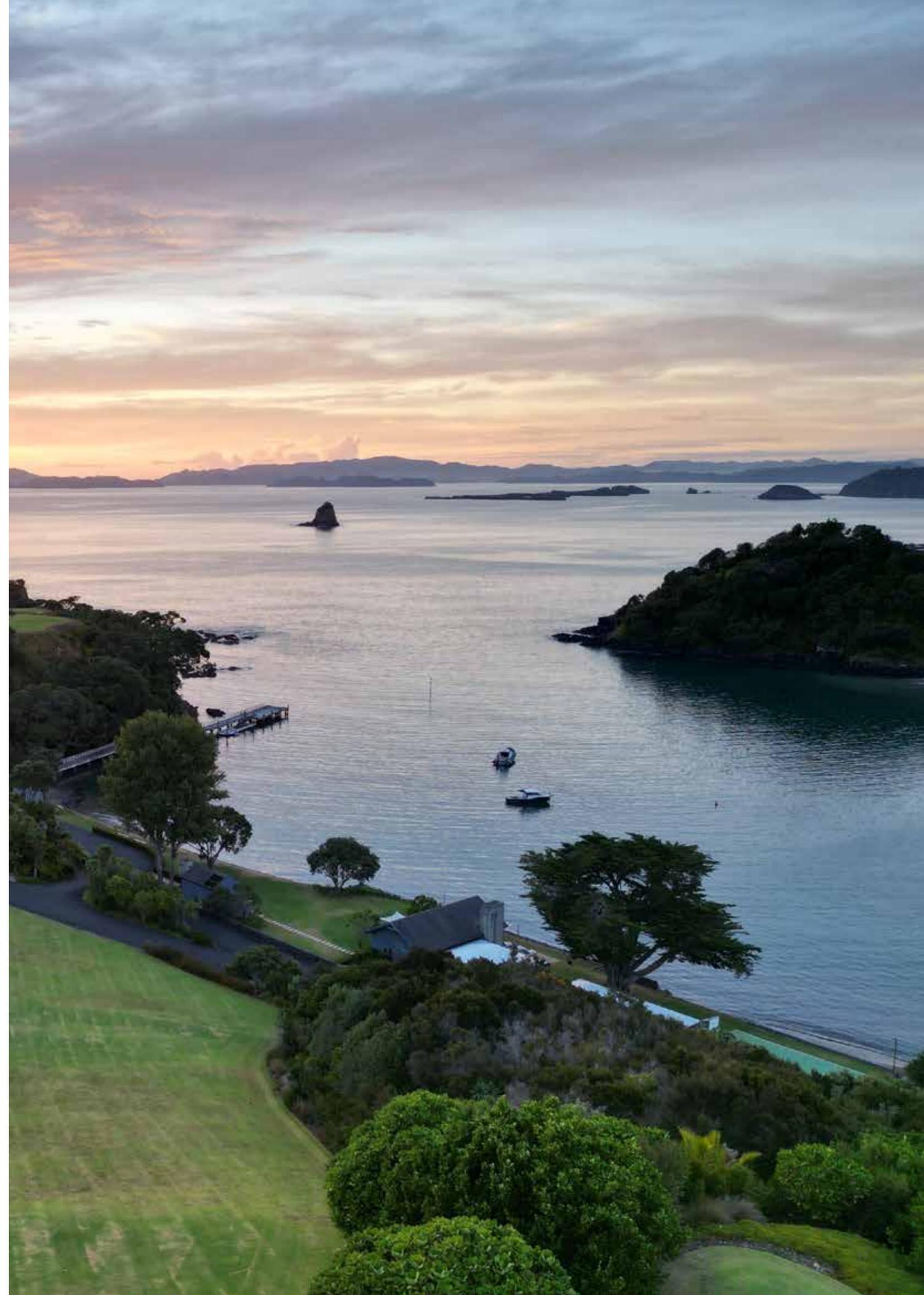
# Mana Whakahaere

## *Governance*

The 2025 year was a ‘business as usual’ period for The Landing. “We didn’t start any major new projects and particularly with the wine business, the year was about letting the planting work that we had done in previous years settle in and grow,” says The Landing director Peter Jones. “It was good for the vineyard team to have a year where they didn’t spend the winter planting vines.”

The accommodation business enjoyed a slightly stronger year than the previous one, with solid summer bookings and an increase in forward bookings for the cooler months, which is a change from previous years. “These are international bookings, which we would normally associate with our summer,” says director of hospitality Garth Solly. “There has been an increasing trend over the last couple of years where people who are living in some of the hotter parts of the US are leaving their summer to visit cooler locations.” This may be a reflection of the more extreme summer heat levels seen in the US and Europe, which experts attribute to climate change.

With overseas investment rules changing, the potential for future lot sales has increased significantly. In 2025, a long process of review of the property’s subdivision resource consent was undertaken with the Far North District Council. The agreed consent for the property now enables The Landing to have the right to develop specified plots on a long-term schedule, as well as specifying areas that will remain under heritage protection or that will be revegetated in years to come.



## Greenhouse gas emissions management

In 2025, The Landing submitted its greenhouse gas emissions report for the July 2023—June 2024 year. The year's total emissions produced came to 235 tCO<sub>2</sub>e [tonnes of carbon dioxide equivalents], which was an increase of 30 tCO<sub>2</sub>e on the previous year. Total direct emissions (Category 1) were practically the same as the previous year. The 30 tCO<sub>2</sub>e increase in gross emissions from the previous year came from increases in indirect emissions.

Indirect emissions include, but are not limited to, emissions associated with purchased electricity (Category 2). Actual electricity consumption remained relatively the same this year at The Landing, however, emissions increased due to an increase in the electricity emissions factor for this period. Indirect emissions also include emissions from transportation (Category 3) such as business flights and travel emissions, as well as downstream emissions from freight.

Long haul business flights and freight all increased at The Landing this year compared to the previous period. The primary increase in flight emissions came from a significant trip to the United States of America by

director of hospitality Garth Solly. "The trip was marketing- and sales-related," he says. "Oftentimes the type of high-end luxury business that we get is not a transactional type of a booking; it's very much relationship-driven. We've found in years where we haven't been in-market, the following season, bookings drop away. So, the travel is somewhat defensive, in addition to proactive sales, in which we're trying to get in front of clients for the first time."

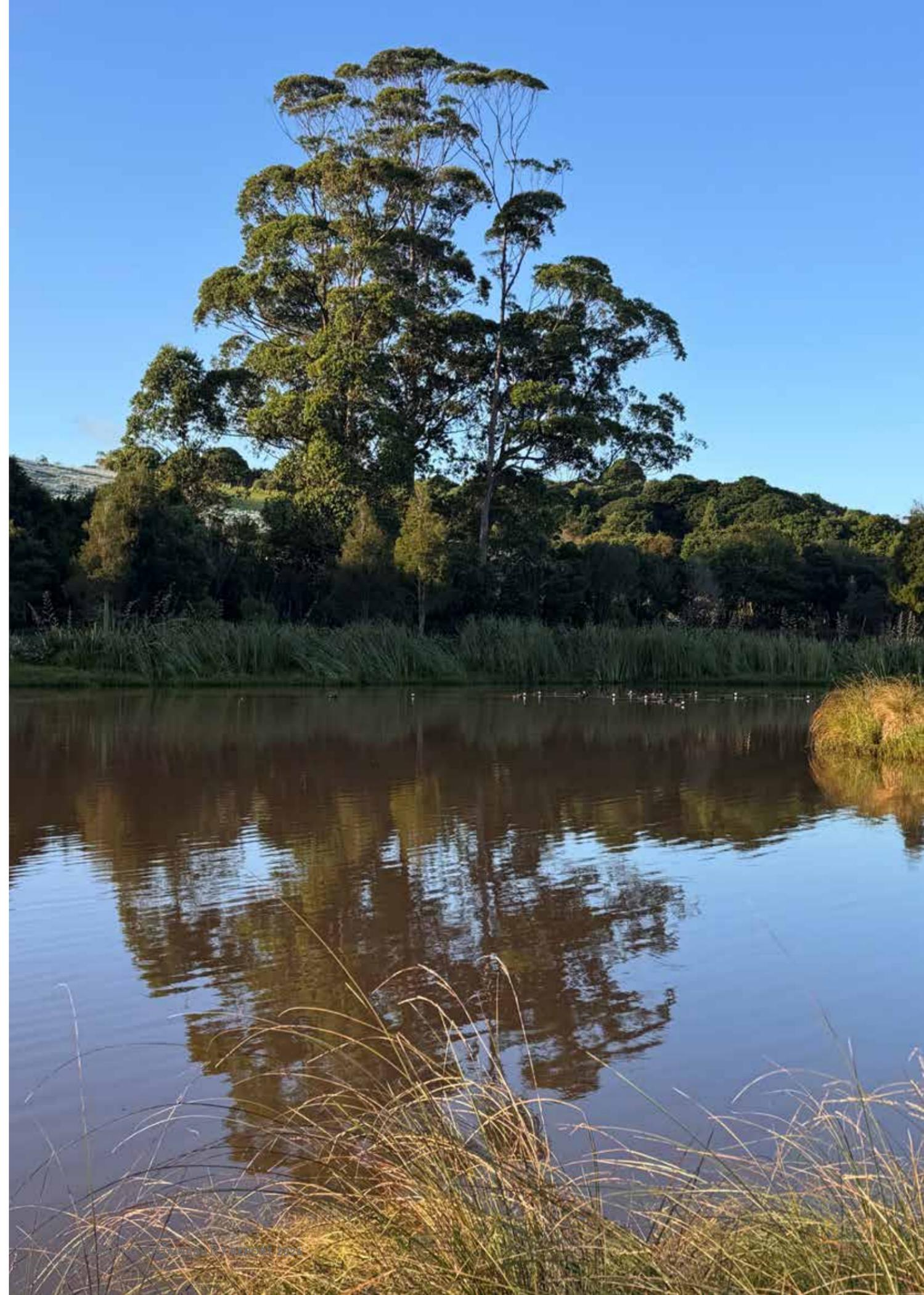
To reduce long-distance travel emissions in the future, Garth now has an on-the-ground representative for The Landing in the United States, who will attend a trade show this year in Garth's stead. "We can still achieve a lot of what we want to achieve out of that sort of sales activity, and it's significantly less cost because it's half the travel, and significantly less emissions."

During the reporting period, existing and regenerated native forest on The Landing site generated greenhouse gas removals of 576 tCO<sub>2</sub>e (almost identical to the previous year), giving net GHG emissions of -341 tCO<sub>2</sub>e, and maintaining The Landing's Climate Positive Carbonzero status.

## Development of The Landing Sustainability Action Plan

In May 2025, a Sustainability Action Plan was created for The Landing, which outlines a multi-year approach to sustainability, organised by teams and key impact areas. The latter include Greenhouse Gases and Pollution, Monitoring and Data, Waste, Community, Nature, Procurement and Education and Awareness, and each key impact area is further divided into potential action points ranging from easy to difficult.

Several of the action points are already underway, while others will require a more complex approach. Tim Robinson, operations manager at The Landing, will break down some of the closer-term action points into a task management system that will give teams a clear understanding of how to tackle the action points.



2026 Goals  
Mana Whakahaere  
*Governance*

To transfer action points from  
The Landing's Sustainability Plan into a task  
management system for individual teams  
to work on.

To work on the storage areas for hard  
landscaping, compost and other property  
materials to improve sustainable outcomes.

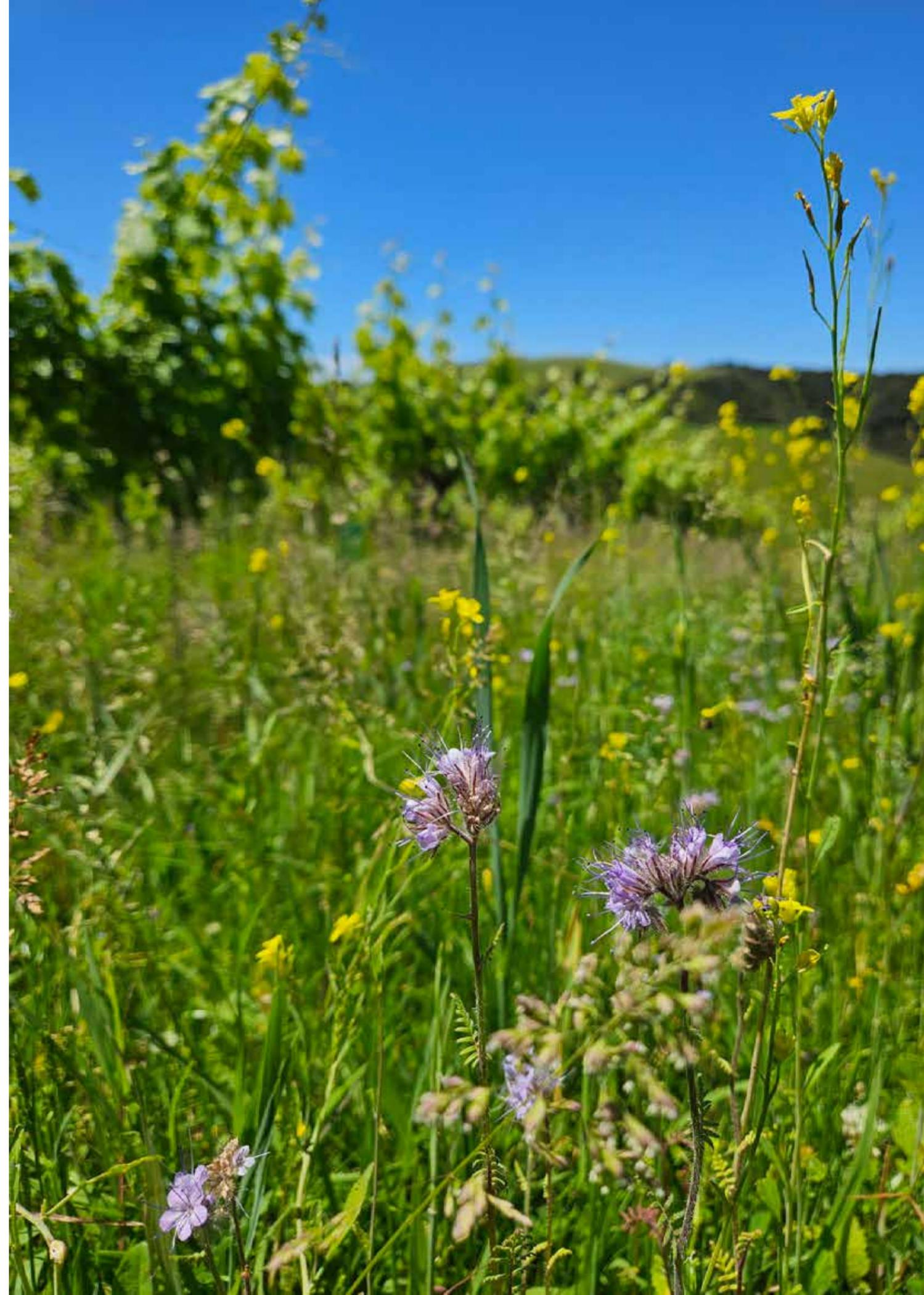




## Te Taiao *Environment*

For the property team at The Landing, the focus remained on reviewing and restructuring planting work across the property to minimise long-term maintenance requirements and enrich the landscape to enhance biodiversity. Work continued on upgrading old fencing and fence off further areas in alignment with the Farm Environment Plan, particularly around the south-west edge of the farm, with some paddocks retired from farming.

Pest and predator control work continued, with a focus on addressing the problem of roaming dogs, while both the kitchen and landscape teams worked to improve the quality and sustainability of the productive gardens and composting system. The vineyard team had a steady year, in which they deepened their understanding of regenerative viticulture practices (such as cover cropping, shown to the right) and worked alongside a Masters' student studying the behaviour of kiwi in horticulture settings.



## Pest and predator control

This year, The Landing continued to work hard on bringing pest numbers as close to eradication as possible on the property. The 2025 report for the MNHVA (Mid-North High Value Area), prepared by Mae Lewis and Andrew Mentor of the Kiwi Coast Trust, notes that kiwi populations on the peninsula are now so abundant that the area “could easily outgrow its kiwi-holding capacity”. Over-population can result in territorial disputes and a lack of food, which is exacerbated in drought conditions, like those that occurred in March 2024. A community-hapu discussion may be required to consider the management of the population into the future.

One ongoing challenge of predator management is the problem of dogs roaming onto the property and killing kiwi. This is a known issue throughout Northland and has been the subject of numerous news stories. Although The Landing team has a legal right to terminate dogs threatening wildlife or stock on the property, as the dogs are often

uncontrolled pets, a level of sensitivity is shown.

After a spate of kiwi deaths in 2025 attributable to roaming dogs, intervention from the council resulted in several dogs being seized by dog wardens. However, as the problem is expected to be ongoing, plans are in the works to strengthen fencing in areas where dogs may wander from nearby communities, says operations manager Tim Robinson.

“In areas where we have neighbouring farmland, I’m less concerned. But if it’s a community where there may be pets, I’d like to see us put up sheep fencing and potentially have a hot wire below and above, so it would become a dog fence. The thinking is that we’ll design our fencing to create a barrier for dogs but we will have a known 10 metre or five metre gap that we can monitor with trail cameras, where kiwi can cross freely. It means we’re not trying to monitor kilometres of fencing where there’s free reign. As we replace the fencing, we’ll gradually put in mesh.”



## NATIVE REFORESTATION

### Reforestation programme

Work continued on enriching existing plantings with specimen trees (such as upper canopy trees and fruit-bearing trees to encourage more bird life) and thicker ground covers (in part to prevent ingress of pest species like moth vine). An additional 2720 new native trees were added to the planting area reserved for The Hotel Britomart’s reforestation project.

The Greening the City native tree giveaway event (pictured on the left) was held in Britomart in April 2025 for the sixth year running. This is an annual collaboration between The Landing and Britomart, where native tree and plants from seed at The Landing are given away at Britomart in exchange for a donation to a nominated reforestation charity.

This achieves two aims: engaging the public in planting native plants in backyards for ecological diversity and carbon mitigation and raising money to support organised reforestation work. In 2025, almost \$12,000 was raised for the Motutapu Restoration Trust, and a deeper relationship was forged with the trust board, who intend to work more closely and share knowledge with The Landing nursery team in the future.

## SUSTAINABLE WINEGROWING

### Moving towards regenerative viticulture

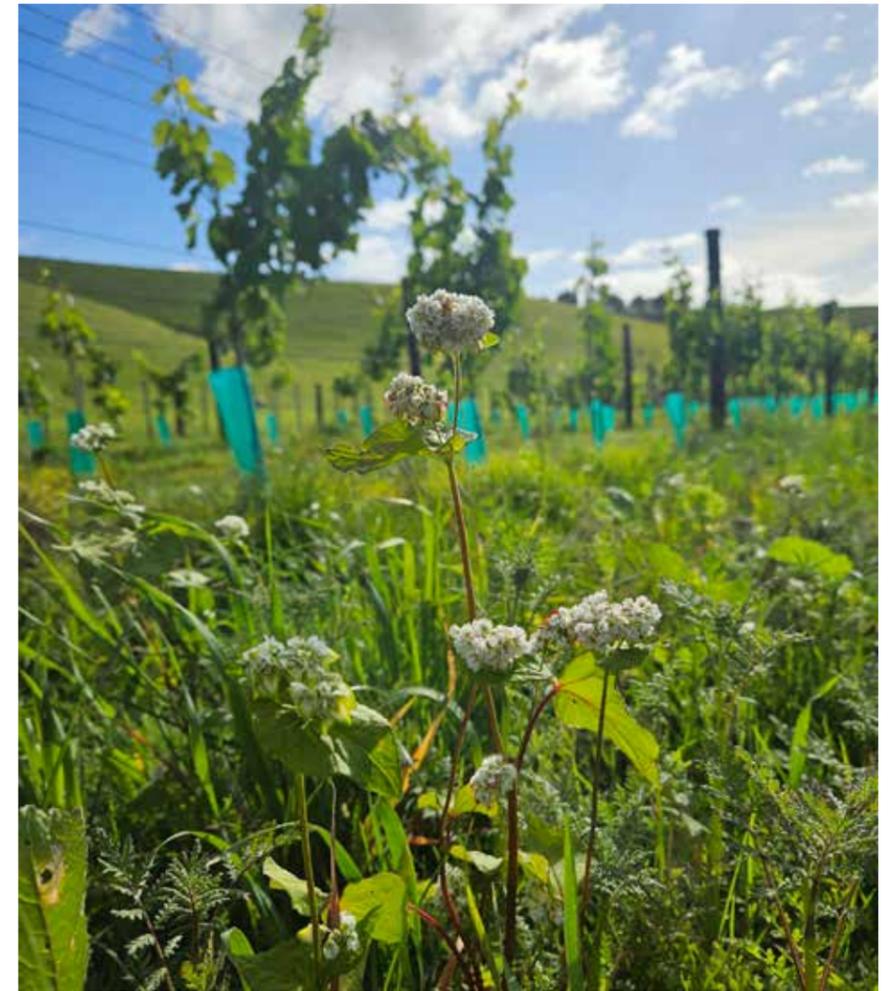
New Zealand’s wine industry is seen by many as a leader in sustainability, with over 96 percent of the country’s vineyard area certified by Sustainable Winegrowing New Zealand. For winegrowers wanting to level up their sustainability efforts, but who aren’t ready to move to a biodynamic or organic system, regenerative viticulture offers a toolbox of practices that can help them move from environmental sustainability to renewal.

In recent years, The Landing vineyard has begun adopting practices that fall under the umbrella of regenerative viticulture, including improving drainage, cover cropping, more targeted spraying using drones instead of tractors, mulching, and preparing to introduce livestock.

### COVER CROPPING

The 2025 year was the third in which the vineyard team tested different legumes and flowering grasses as cover crops between rows in the vineyard. Germination strike was mixed due to some blocks of the vineyard having sodden soils after a wet winter. “We couldn’t get it into some of the blocks with the tractor, and when it started to dry out, it dried too quickly,” says vineyard manager Tereza Byrne. “We had some good results with mustard and clover but the snow peas were completely smashed by birds. We had lots of daikon, which were really good as it penetrates the soil deeply. There were hundreds of them, and mostly you just leave them to rot in the ground, and they get mulched back in but we did also make some kimchi out of them.”

Winemaker Ben Byrne says that after a few seasons of cover cropping, he thinks there’s been an improvement in soil health that’s leading to better vine health. “There’s probably more work we can do to measure soil health, but we’re seeing some bounce back in the yields in some of the older vines. You can measure organic matter, carbon, nitrogen ratios, and there’s a new test that’s basically like DNA-testing your soil to quantify the life in it. But what we’re really interested in is how the grapes grow. The soil measurements are useful as a tool to understand what’s happening, but if we can see the vines responding, that’s what we’re most interested in. And we feel like we can see that, especially those original plantings, which had been starting to struggle a bit.”



### DRONE SPRAYING

Spraying against plant disease in late winter and early spring is part of the annual cycle of vineyard maintenance. Last year, The Landing team trialled a new form of spraying that uses drones instead of tractors. “This is the critical time for keeping the fruit clean from things like powdery mildew,” says vineyard manager Tereza Byrne. “We have a spraying programme that starts as soon as the vines start bud-breaking. Then, when we see a block has finished flowering, we leaf-pluck, exposing the fruit from the southern side so it doesn’t get sunburn but the spray can still get in. Leaf-plucking also helps the fruit dry faster and prevents microclimates of humidity in enclosed areas.”

Drone spraying has some big advantages over using tractors for spraying, including being much faster and easier to maneuver around the vines, as well as avoiding the soil compaction that comes from using a tractor. “We saw pretty clearly if we didn’t spray with the drone, a couple of the blocks probably would be struggling with disease,” says Tereza.

“Saying that, we found diseases in those two blocks that were predominantly drone sprayed most of the spring. It was the first

time we tried it and the drone might have been too high. The guy who does it is still learning and there might need to be adjustments. But if we didn’t have the drone, we couldn’t drive the tractor there [because of the waterlogged ground], so we would not have been able to spray until almost the end of September, and by that time the spread of disease would be quite significant. There are definitely pros to it.”

### INTEGRATED LIVESTOCK

The Landing is already home to a flock of Wiltshire sheep, a breed that naturally sheds wool each season, making them suitable for Northland’s warm sub-tropical climate. This substantially reduces the need for shearing, dipping and dagging (although it also means that the sheep, who are less used to handling by humans, are more skittish than other breeds).

The vineyard blocks planted over the last three years have been fenced with the intention of being able to introduce these sheep once the young vines are sufficiently established to withstand some grazing. Along with reducing the need for mowing, sheep enrich the soil with their droppings, encouraging greater biodiversity.

## PROJECT

### Overhauling The Landing's Productive Gardens

The Landing has several productive gardens, including extensive vegetable, herb and flower gardens at the Cooper Residence and The Farmhouse (staff and contractor accommodation), an orchard, berry garden, olive trees and edible native plants growing wild on the property. In addition, a native tree nursery produces seedlings for use on the property, tree donations for the annual Greening the City giveaway held in Britomart, Auckland, and sale to commercial nurseries.

Produce from the vegetable gardens is regularly used in guest and staff meals, with over-supply often donated to staff. Throughout 2025, significant work was done on reformatting and optimising these gardens to make them more productive at peak times of the year and streamline varieties on offer. The focus for the vegetable gardens has now moved towards plants that are often unavailable for purchase locally (such as purple and white carrots, unusual herbs and heirloom varieties of tomatoes), rather than bulk ingredients for the menu. Edible flowers are also grown, as they are hard to buy but provide high value in elevating the presentation of meals. Succession planting for vegetables has also been largely abandoned, as the most intensive use of produce occurs over a relatively short period in summer.

"A definite tip of the hat needs to go to Tim Robinson and Judith and Simon who

have been really working hard on the gardens during spring and getting things looking good, and being able to put a really high percentage of our produce into [head chef] Mat's menus," says Garth Solly, director of hospitality.

Operations manager Tim Robinson says the changes will result in increased operational and productive efficiency and will provide opportunities to potentially sell high-value niche plants at markets or direct to the public. "All across The Landing, everywhere that we're reworking plantings, we're trying to leave things so that they're easier to look after, more efficient, and also look better," he explains.

"The idea for the reworking of The Farmhouse gardens was to produce stock plants for the Residences. Around the houses, it can be quite hard to find plants that like those environments, particularly at The Boathouse. You've got shade, but you've also got exposure and it's hard to find plants that tolerate those two things."

At The Farmhouse, areas of the garden previously used (with limited success) for flowers are being repurposed as a stock nursery for hedging grown in trough bags. "We've had issues with the hedge at the Vineyard Villa, with sections dying from root rot," Tim explains. "We can grow hedging in trough bags and use them to instantly replace those sections."

For many years, The Landing has grown flowers to cut for use in the Residences instead of bringing in bought flowers. "Investing in a productive flower garden is value for money because it doesn't take much care, and year after year, we can use the produce," says Tim. The extended floral garden is focused on varieties that are easily propagated for successive plantings or future sale as individual plants. Flowering trees such as proteas, or trees known for their foliage, such as blue eucalyptus, have been planted on a hillside that will become accessible by an extended roadway for easy collection. These plantings also provide a wind break for the flower garden further down the hill.

Another development underway that will provide both niche ingredients and potential for selling plants is the aromatics garden. "There are a few types of plants – ginger, turmeric, lemongrass, kefir lime, cinnamon, allspice and cardamom – that are not hugely expensive to buy and once they're in the ground are pretty low maintenance and will bring a bit of novelty," says Tim Robinson. "Then there are others that are quite expensive, like vanilla, which is easy to propagate, and if we can get a plant to the stage of production, I think we can sell it. We've also got pineapples, which we could get to the point where we're producing five plants off each one a year. We've got some high value plants here."



## PROJECT

### Future Leaders Development Programme Forage and Feast Package

The Cooper and Company Future Leaders Development programme was held in the second half of 2025. Chantelle Povey, reservations assistant manager at The Landing, was one of the eight participants in the course, travelling to Auckland every second week to work with her mentor.

"It started off with learning about yourself and how you are in the workplace, and how you manage a team," says Chantelle. "From there, it progressed to learning about how to manage individual people, why people act the way they do, and how to handle challenges. We learned a lot of strategies about management and how to stay calm in situations that might become reactive. We also had a presenting assignment that was about getting us comfortable with standing in front of a room and speaking."

For Chantelle, the biggest benefit of the programme was building a wider community within the Cooper and Company ecosystem



through her regular visits to Auckland. "I built relationships with my mentors, and I was staying at The Hotel Britomart each time, so I would see the same people each day. I feel now that I could pick up the phone and call any of the people I've interacted with if I have a query or a project that could potentially help me in my career."

A key aspect of the programme is the final project presentation, where participants present a proposal for a new offering or project that will advance the company's business in some way. Chantelle's proposal, which is now in development was for a new winter gastronomy-based offering, titled *Forage and Feast*.

"My thinking was that as The Landing is in Northland, everything grows all year round. We don't get frosts, which is different to other luxury properties as you move down the country. I wanted to showcase some of our native and local foods at The Landing, to give people an experience that they may not be able

to get in summer. However, as I've worked on this with the wider team, it has been developed into an add-on that can be experienced at any time of the year."

The offering will be a chef-led experience where guests are taken through the property collecting seasonal produce to be used in a meal that they take part in preparing. Activities will include collecting eggs from the hen houses, touring the orchard and vegetable and herb gardens for in-season produce, visiting the beehives and olive grove to see the source of The Landing's honey and olive oil, collecting native herbs like kawakawa and horopito and walking the foreshore to collect seaweed for garnishes.

Cooking techniques showcased may include using the coal-fired grill, wood-fired pizza oven and smoker. At the end of the experience, guests will be presented with a set of recipe cards in a woven flax kete so they can prepare the meals again at their own homes.





## PROJECT

### Introducing Bokashi composting

Over the busy summer season when guest bookings are high, the kitchen team at The Landing turns out a high level of organic waste. While some of this can be composted, around half – including meat, dairy, citrus and onions – cannot, due to not being worm-farm-friendly.

In December, the kitchen started trialling an anaerobic ‘Bokashi’ fermentation system that can handle these types of organic waste. The system uses a sealed container, into which layers of organic waste are alternated with a ‘bran’ or sawdust (pictured at right) inoculated with bacteria that helps rapidly break down the waste over a three-week period. After this, the fermented output can be dug directly into soil to increase nutrient levels in the vegetable gardens.

Head chef Mat Cook says although the initial system took a few weeks to get up and running, as the team decided to learn how to inoculate the bran themselves in order to reduce costs and waste over the long term, it’s now functioning well.

“It takes about three weeks to make the microorganisms, another three weeks to soak the bran and about a week to dry it out. First you wash some rice and strain the cloudy water off. You put that in a bucket and leave it to ferment for maybe four to six days. It’ll get a film on top of it and start smelling sour, then we’ll add in equal parts of milk and let



that ferment for another four to seven days. It sets like cheese on top and that’s where you get the lactic bacteria from. Then you remove the set part, keep the liquid and mix equal parts of molasses in to stabilize it and leave that for a few more days. Then you use it to inoculate the bran.”

Mixing the liquid and the bran was a tough job when Mat did it by hand, but for future batches he plans to use The Landing’s concrete mixer. And now that the system is in full operation, he goes through the bran relatively quickly. “In summer, when we’re busy, we would fill a 20-litre waste bin in two days,” he says.

## PROJECT

### Protecting heritage plants

The landscape of The Landing has changed considerably over the last two centuries, with native bush and early Māori agricultural development gradually giving way to clearance for farmland for European settlers, vineyards (first planted in 2007) and since 2000, native forest and wetland restoration.

One unique horticultural area is a small grove of trees planted near Rangihoua Bay by early European settlers to New Zealand. This area currently includes *Ficus carica* (common fig, pictured right, alongside an as-yet unidentified hedging plant), multiple *Brugmansia x candida* trees (*datura*), native *Piper excelsum* (*kawakawa*) and *Tecoma capensis* (*Cape honeysuckle*), as well as some as-yet unidentified plants. The exact time of the establishment of each plant is unknown, but the planting is long-established and has heritage value.

On the advice of a local Pouhere Taonga Heritage New Zealand representative, The Landing team is undertaking a seasonal survey of plants within the grove to determine a full list of species throughout the year. Once this is completed, a plan will be developed under the guidance of experts to preserve the species deemed important.

“The decision to preserve these trees has brought up a wider issue regarding the neighbouring Rangihoua Heritage Park,” says operations manager Tim Robinson. “Over at the park there are some fruit trees and one is supposed to be the oldest lemon tree in the country. Although the park is Department of Conservation land, The Landing has always helped with care of the property. But although, The Landing has a lot of fruit trees, we struggle to find staff who are experienced with fruit trees.”

One possibility may be partnering with a fruit-growing operation that can advise on and provide specialist care for the lemon and fig trees. “It might be quite a nice thing for a big organisation to be able to say that they are giving back to the community by looking after the oldest lemon tree in the country,” says Tim.



## INTERVIEW

### KAREN MASON AND ISABEL CASTRO

*Thesis supervisors*

The Landing has a long history of collaboration with scientific organisations to enable research, particularly relating to kiwi. During 2023 and 2024, Massey University Master of Science (Conservation Biology) student Wei (Xosha) Gong spent a year gathering data for her Masters thesis at The Landing and three other sites near Kerikeri, in hopes of shedding light on whether kiwi that frequent the vineyard could be performing a pest-management role.

The research was part of a collaboration between Bioeconomy Science Institute and Te Kunenga ki Pūrehuroa Massey, and resulted in a large cache of evidence – more than 13,000 videos from camera traps, over 1000 audio recordings and a large collection of kiwi droppings that were sifted through to identify the kinds of bugs and beetles the kiwi were eating.

We interviewed Te Kunenga ki Pūrehuroa Massey University Professor of Wildlife Biology Isabel Castro and Bioeconomy Science Institute [formerly Plant and Food Research] scientist Karen Mason, both of whom supervised Xosha's thesis project. They found the results encouraging and are excited about the wide range of ecosystem services that native birds might offer to horticulture.

**MELINDA WILLIAMS** Hi Karen and Isabel, and thanks for your time. How did you both first come to be involved with The Landing and how did this project come about?

**KAREN MASON** Isabel has had a relationship with The Landing related to her work with kiwi, and then I separately developed a relationship with The Landing, which is more what led to this particular research.

**ISABEL CASTRO** I started working with kiwi at The Landing in 2012, doing a contract with Boffa Miskell, who undertook a contract with one of the people who were buying land there.

I have a long-term kiwi project on Ponui Island on the biology and the behaviour and genetics of the kiwi. Now that we have the relationship with The Landing, we use The Landing as a second site where we can test particular things. More recently, The Landing

was one of our main sites for a genetics project that is going to change the way that we manage kiwi, not only in Northland but also in New Zealand. So The Landing is really important to our research and they've always been very open to us working there.

**KAREN MASON** I am very interested in looking at our taonga species and incorporating them into horticulture. I got some funding to do a very small pilot study and I thought, right, we know we've got kiwi up in Northland and probably horticulture. So I rang round a lot of places, including The Landing, saying, 'Do you know if you've got kiwi? Would you be interested in partaking in this?' The original pilot study was where we looked at the invertebrates that were present, what the kiwi were eating, if we could find the faeces, etc. I was involved in Growing Futures, Restoring Crop Ecosystem Services within Plant and Food and we had the opportunity there to get funding for a Masters student to look at continuing this work. So Isabel put an ad out for a Masters project and Xosha applied for it.

**MELINDA WILLIAMS** What are the key learnings that have come out of this study?

**KAREN MASON** As we knew from the intern study, yes, the kiwi are foraging in the horticultural areas. We know from the diet analysis that they're consuming some pest insects. And that's where it's very interesting. Between these two studies and a next-generation sequencing study that we've done, we know kiwi are eating a lot of subterranean insects; a lot of the cicada species, scarab beetles (which contain grass grub) and white-fringed weevils. Cicadas and white fringed weevils can spend years underground. When they're in that stage, they're very difficult to control because a) it's hard to find exactly where they are and b) it's hard to monitor populations. If you broadcast chemicals, you are not only taking out bad soil invertebrates, like cicadas, but you are also taking out all the good things, like worms and nematodes. Yes, kiwi will take out some worms as well, but they're not going to decimate the population. That's a really exciting thing to look at and could be very useful.

We also know from the studies that The



Landing's got a really good density of kiwi and we think that is because of how The Landing up has been set up. It's really beautiful and it's really unique. You've got all these little bushy, scrubby areas and a big swamp. I went out with Xosha a few times collecting kiwi poo because she was struggling. I was heavily involved in the earlier study with the interns because again, we struggled to find poop, and I actually brought in a kiwi dog on two occasions to help. It was interesting where we found most of the kiwi poop, which was in the big swamp area and over near the swamp where they've got some grass that grows quite long. In there was really, really popular.

**MELINDA WILLIAMS** Why might that be? Is that a reflection of population density or where they like to hang out and eat, or do they develop preferred places to do their business, like dogs do, away from where they eat and sleep?

**KAREN MASON** There's quite a few studies that show if you've got swamps or rivers, it really enhances your biodiversity. If you want to bring more birds into a habitat, having water there definitely does that. I think The Landing's swamp is really excellent. And if you've got the longer grass, then it's going to be a lot more insects in that longer grass. And so I think that's why those areas probably are quite popular.

**ISABEL CASTRO** I think I can add some information to that. One most likely reason why we're finding faeces around these areas is because it's easy for us to find them there. It might not have anything to do with the true density of kiwi in a particular place, but more with the ability that we have, because when we did our kiwi surveys in 2012 and 2013, there were kiwi everywhere. We did camera trapping, we did acoustic recording and we did night call rate surveys and every single one of those surveys showed that the birds were very well distributed through everywhere in the peninsula and the densities were really high.

**MELINDA WILLIAMS** We've actually been told that The Landing has such a high density of kiwi that the Department of Conservation might look at moving some out to avoid overpopulation. Given the very high density of kiwi here, would you say that the study results proved that kiwi have a meaningful impact on pest control?

**ISABEL CASTRO** First, let me qualify something. No one knows what the highest density of kiwi is for a location or whether the density that you have is the best or not. When animals in a place are no longer surviving that well or they are in really bad body condition or their breeding is not so good as it used to be, those will be signs that a location has reached carrying capacity. Because kiwi can leave the peninsula, it will be really hard for anywhere in the peninsula to reach carrying capacity.

**KAREN MASON** As to are they making a meaningful difference or not, that is something that we can't really comment on. We did want to do an exclusion plot where we excluded the kiwi. But in this study and even in the other next generation sequencing study we did, neither of those actually tell us what quantity of each species of insects the kiwi are eating. You'd have to design a study where you'd probably want to not be spraying because if you spray then you knock the insect species back, and then the birds can't do much anyway. If you think of a natural environment, a predator other than humans, is generally never going to eat something to extinction because as it gets near extinction



and the food sources go down, the predators start shipping out, or eating easier prey. We've had lots of thought processes of how you would exclude the kiwi but still allow rabbits and hares.

**ISABEL CASTRO** That would be a real final frontier. Ideally we'll continue with this project. The kiwi are fantastic because they don't touch the fruit, but they will eat any invertebrate that they find. You could consider that they are ecosystem engineers as well, because they open up holes in the soil when they remove things like cicadas. Cicadas aerate the soil because they lay their eggs down in the soil and when their larva starts to come out, that moves massive amounts of soil. But the key is the interaction between the kiwi and all of those processes. They are extremely important, but we know nothing about it.

These are only things that we know generally because we know about ecology, but we don't know what it means. So it would be ideal to be able to do the kind of project that would require more than just one year, like a PhD, which is usually three years.

**MELINDA WILLIAMS** Could further studies, if they show kiwi population has an impact on pest management, work as a tool for persuading other property holders to invest in protecting kiwi and other birds? As many places don't have the same kind of population abundance as The Landing, I imagine you might not see the same kind of results for a while.

**ISABEL CASTRO** Those are the kind of things that would be nice to investigate. It would be nice to say, okay, at this particular density of kiwi, they're eating this many

insects. Does it make a difference or not? How can we improve that? Maybe we have smaller areas for the vines and increase the patches of bush around them because that means that they're going to come in more. Then you can start looking at how can you manage your land and how can we manage the kiwi so that the interactions become positive. Even if we were not to find that the kiwi is a panacea that eliminates most of the pest insects, we could find a way to improve it.

**KAREN MASON** The other thing that we would really like to look at is at kōtare, the kingfisher, because you've got quite good populations of kōtare at The Landing. They're also insect eaters and they don't care about the fruit.

I also think tūi would be good to encourage because they can be so territorial. We did a little pilot study with a student where we got tūi coming into feeders. We had sugar water, Wambaroo (a nectar substitute) and fruit, and they never touched the fruit. Rather than using sugar water, you could use plantings. If you plant lots of things that flower at different times of the year, you get tūi coming in and they could help drive off the other birds.

I've also said to Ben [Byrne, winemaker at The Landing] before that you've got kāhu, the harrier hawk, so why don't you put up a table every now and and put out some of the rabbits that you've shot so that you encourage the kāhu. If the kāhu is circling around, that really upsets all the other little [fruit-eating] birds and they keep away. For me it's kind of a no-brainer. We love doing this research. The only problem is there are so many questions and every little bit of research opens up 50 more.

2026 Goals  
Te Taiao  
*Environment*

To develop a system for measuring  
changes in soil health in the vineyard.





## Te Tangata *People & Culture*

The 2025 year saw the departure of a long-standing property team member, which prompted a reconsideration of roles within the property team and a restructure for the future. The reservations and guest hospitality teams saw some minor role changes, and the addition of two new team members. The winery team added a new permanent team member to support work in the now-expanded vineyard.

The Landing team also saw the sad passing of a long-time collaborator from the local iwi that holds mana whenua over The Landing, the long-time former manager of The Landing who still worked regularly with The Landing as a contractor and the lead architect for most of the buildings at The Landing.





## Team wellbeing

For the second year, The Landing conducted a survey of team member wellbeing, based on the GROOV Workplace Wellbeing Survey, which is used at The Landing's sister property, Britomart. The survey is conducted in two parts and covers both individual wellbeing, and team members' views on workplace culture.

At a broad level, like last year, this year's responses were largely positive.

In the workplace survey, 89 percent of respondents felt their roles and responsibilities were clearly defined, that they were given control over when and how their work was completed, and that it was easy to arrange an hour or two off to take care of personal matters.

Almost 95 percent of people felt differences were valued and celebrated, and almost three-quarters of respondents felt valued often or all the time.

Areas for potential improvement included increasing opportunities for training and development (with 45 percent saying this was only available 'some of the time' or 'never'), managing change, improving communication, particularly around unexpected absences and managing conflict well (with 50 percent of people saying this was achieved 'some of the time' or less often). Many people also felt the leadership team could be more proactive in modelling wellbeing themselves.

In the individual surveys, people showed a high overall level of wellbeing, with 'always' and 'often' responses being the most common. Most people found they were able to get over setbacks quickly, generally felt cheerful, and were able to have a good laugh almost every day. Many people also agreed that they'd been able to be kind to others, regularly learned new things, and – perhaps not surprisingly, given the workplace, engage in physical activity.

Areas where people expressed more difficulties included being able to calm their minds (with 34 percent feeling able to do this 'sometimes' or 'never'), find time for hobbies

and interests in their lives, and 22 percent feeling close to others only 'sometimes' or 'rarely'.

Once fully analysed, these responses will form a basis for operational adjustments, and potential offerings for The Landing's social and wellbeing programme.

On the individual front, almost 100 percent of employees found time for enjoyable physical activity, over 80 percent learned, enjoyed a laugh, moved around hourly and did kind things for others daily, and over 70 percent were kind to themselves, had things to look forward to, handled stress and setbacks well, noticed positive things and did things they enjoyed.

Around 45 percent struggled to find time for hobbies or interests, while others had challenges calming themselves, feeling close to others, finding time for friendships or staying present. And although not all individual challenges can be solved within the workplace, the surveys provide useful material for structuring the Wellbeing Programme in future years.

The survey's positive results can in part be attributed to the lifestyle of the Bay of Islands, says The Landing director Peter Jones. "People go for a fish on the weekend and they have a nicer environment to work in. If you look at the operation we lead, it's in a beautiful place, which is invigorating in itself; people get outdoors a lot and it's interesting work. I think it's also probably personally satisfying to most of the people there, as they watch that piece of whenua developing."

"We also have a culture of doing good, interesting things as a group. We don't have a big Christmas party because we're full of guests and flat out then, so we have a Matariki party [in mid-winter] and an annual fishing competition, and we have days where we knock off a bit early and have everyone for a barbeque. I think there's quite a social and inclusive culture."

## Honouring close collaborators

In the past year, our team has mourned the passing of three men who each left a lasting impact on The Landing in their own way. All three of them had relationships with the property and team stretching back over 20 years, and had worked closely and formed friendships with many members of The Landing and wider Cooper and Company teams.

### HUGH RIHARI 1944 – 2025

On 27 June 2025, Hugh Rihari, kaumatua of the Ngāti Torehina iwi, passed away at the age of 81. The Landing team had a longstanding and close relationship with Hugh, who was one of three elders leading the hapu.

The Landing's relationship with Hugh first began when he retired to live on the Purerua Peninsula around 2001, after a career working in Auckland. At the time, The Landing was in the early stages of developing a subdivision plan and resource consent. Hugh, who had quickly stepped into the role of tribal kaumatua, became closely involved with The Landing team, advocating for the benefit of his hapu and helping with the business' understanding of the history, archaeology and politics of the area, which he continued to do for the next 20 years.

"It was a many-faceted role that he played with us, and he was very proud of the work he did all the way through," says Peter Jones, director of The Landing. Hugh also worked closely with PJ on developing a cultural impact assessment, which developed a roadmap for how the iwi and property team would treat each other. By the end of the process, Hugh was comfortable enough with the relationship to suggest that the actual document didn't need to be signed as a contract but could simply be held onto as a record of a shared understanding.

Hugh was part of many important moments at The Landing, from the releases of endangered pāteke at The Landing's regenerated wetland and archaeological discoveries during the development process, to the transfer and reinterment of kōiwi uncovered by shoreline erosion during a storm. He was also a kaitiaki of the Rangihoua Heritage Park, which neighbours The Landing, and worked with The Landing team on the establishment of the visitor centre, and the ongoing care of the property.

"Hugh was very humble, with a great sense of humour and a great sense of family," says



Hugh Rihari (centre) at a pāteke release.

Peter Jones. "He was a deep researcher and thinker and could spend months digging through and prising information out of the Māori Land Court files, for example. He was a very integral part of The Landing's development."

### MIKE TAYLOR 1962 – 2026

Mike Taylor and Peter Jones first met on a construction project in the 1990s, where Peter was immediately impressed by Mike's relentless attention to quality. "Mike was totally reliable. He'd get the job done and the quality was always first-class. If something wasn't up to his standards, he'd just say, 'Rip it down and start again because that's not what we do.' And he might piss people off during the day, but then he'd have a few beers with them after work and everything would be fine. He had a real ability to get on with just about everyone."

During the construction of the Bruce Mason Theatre in Takapuna, Peter and Mike met Pip Cheshire, who was working as an architect on the project for Jasmax. Soon thereafter, the three of them began work on Peter Cooper's home in Takapuna, followed by work at The Landing, which Peter Cooper purchased in 1999.

From that point on Mike developed a close working relationship with Cooper and Company's projects in both the Bay of Islands and Auckland. By 2005, he was working full-time at The Landing as the property



Mike Taylor planting the first vines in 2007.

manager, overseeing the construction of The Boathouse and the jetty, followed by the Gabriel Residence, the Cooper Residence, the Vineyard Villa, The Landing Winery and the operations compound.

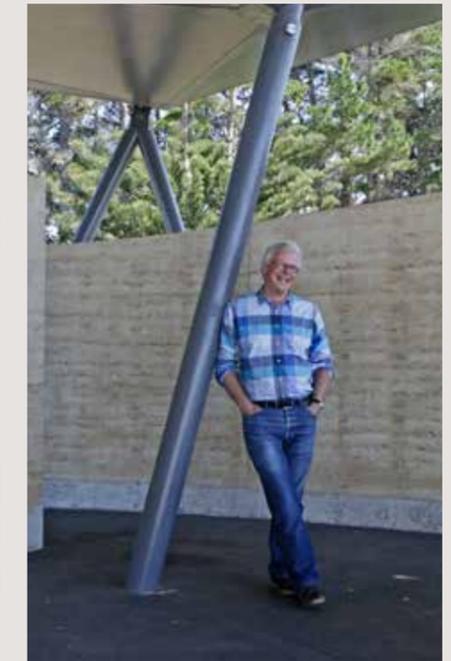
Although born in Dunedin into a large family, Mike developed a strong connection to Northland through his first marriage and children, with their mother's family, the Arlidges having hosted the American author Zane Gray on his famous swordfishing adventures in the Bay in 1926. Mike also left his own mark on The Landing by planting the first vines in the vineyard in 2007.

He resigned from his full-time position at The Landing in 2020, but continued work as a contractor, and was looking forward to working on future building projects at The Landing.

### PIP CHESHIRE 1950 – 2026

As architect for three out of four Residences and the winery at The Landing, Pip Cheshire's visionary touch is evident across the property. It was a place where he was able to exercise his love of solidity of form and explore ideas of 'mid-Pacific' identity, across first The Boathouse and its jetty, the lodge-like Gabriel Residence, the expansive Cooper Residence, with its varied programme of spaces, and finally in the winery and operational buildings.

Pip first came to work with Peter Cooper on Peter's private home in Takapuna, on the recommendation of the Congreve family,



Pip Cheshire at Rore Kahu.

whom Pip had designed an award-winning house for a few years earlier. Following that, Peter brought Pip on board with the design development of The Landing, and later with the masterplan for the Britomart precinct.

Looking beyond his work at The Landing, Pip's achievements were extraordinary in their breadth: a Companion of the New Zealand Order of Merit for services to architecture; the 2013 Te Kāhui Whaihanga NZ Institute of Architects Gold Medal for lifetime achievement; a five-year stint as an adjunct professor at the University of Auckland Waipapa Taumata Rau; designing striking and ground-breaking buildings including the Rore Kahu Visitor Centre at Rangihoua Heritage Park, Q Theatre, the Leigh Marine Laboratory and many more.

He had a pivotal role in the design of Te Papa, and in the preservation of Antarctic heritage huts in the Ross Sea. As President of Te Kāhui Whaihanga New Zealand Institute of Architects from 2014-2016, he championed the development of Te Kawenata o Rata, a covenant that formalises an ongoing collaborative relationship between the Institute and the Māori design collective Ngā Aho.

He was also husband to Aileen, father to Hal, Finn and Nat (the last of whom has for the last 20 years worked alongside Pip at Cheshire Architects, and will continue on as director), and a grandfather to four grandchildren. He is also remembered fondly as a member of the Cooper and Company family and an integral part of The Landing's legacy.

## 2026 Goals Te Tangata *People & Culture*

To move the annual workplace wellbeing survey to mid-year to align with other Cooper and Company surveys.

To continue to seek a school to partner with to provide an opportunity for local students to visit The Landing for learning purposes.





## The Landing Sustainability Goals for 2026

### Mana Whakahaere *Governance*

To transfer action points from The Landing's Sustainability Plan into a task management system for individual teams to work on.

To work on the storage areas for hard landscaping, compost and other property materials to improve sustainable outcomes.

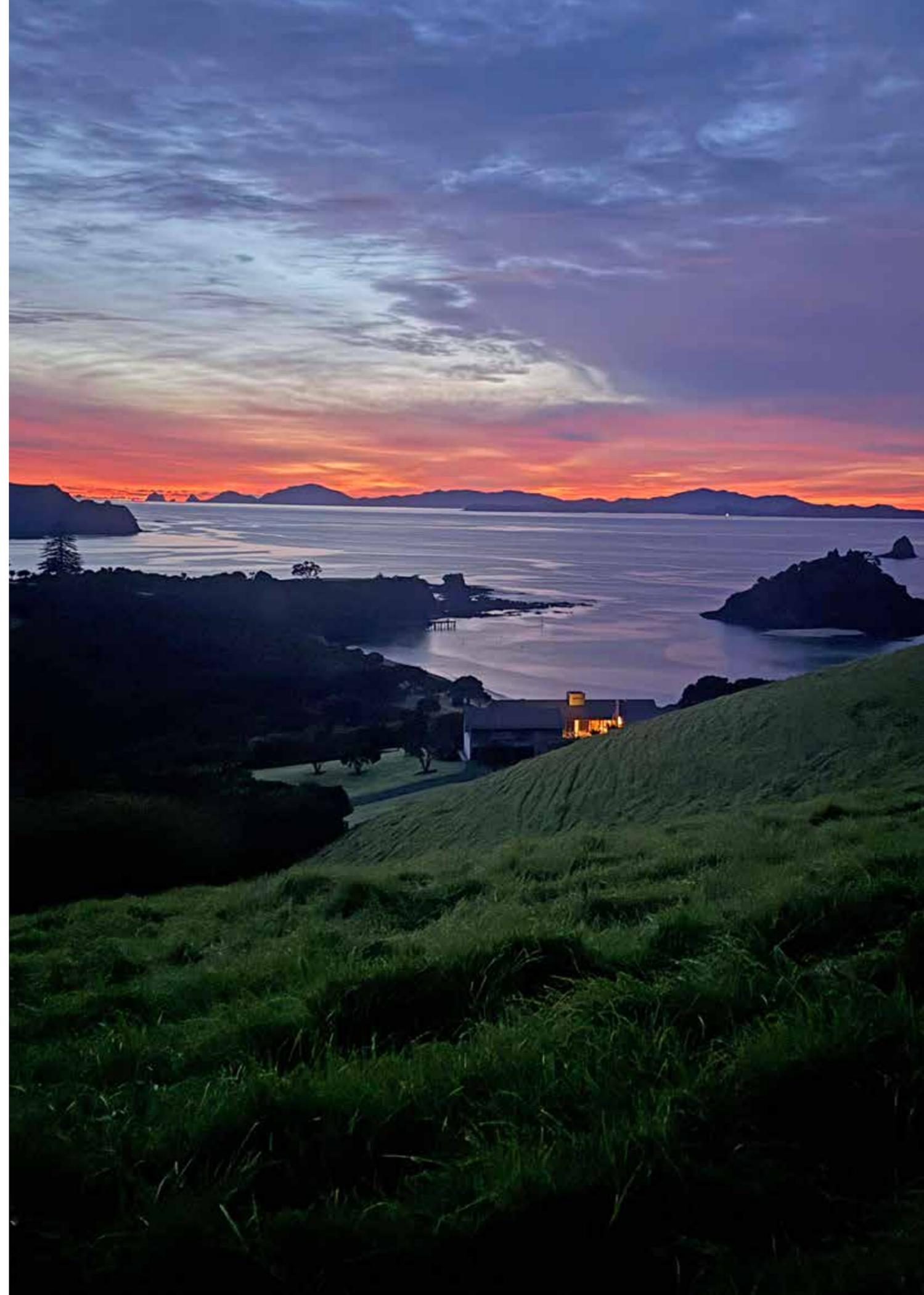
### Te Taiao *Environment*

To develop a system for measuring changes in soil health in the vineyard.

### Te Tangata *People & Culture*

To move the annual workplace wellbeing survey to mid-year to align with other Cooper and Company surveys.

To continue to seek a school to partner with to provide an opportunity for local students to visit The Landing for learning purposes.



# The Landing 2025 works

This map identifies the key landmarks at The Landing, as well as the location of areas of change, development and work undertaken over the last 12 months, as referred to throughout this report.

-  WETLANDS
-  VINEYARDS
-  Productive garden restructuring
-  New fencing work





