

Appendix 2

Schedule of Identified Outstanding Landscape Features

Natural Features and Landscapes

This appendix lists the visually significant natural features and landscapes in the District (also identified on the Planning Maps). Those identified tend to be either:

Dominant landform features such as peaks and ridgelines which provide a visual focus and/or enclosure, or

Sharp transitions between landform types such as the boundary between land and water.

S1 - Orokawa Bay Unit (F.H.1)

This whole unit has been identified as regionally significant in the "Bay of Plenty Coastal Environment Landscape Assessment" prepared for the Bay of Plenty Regional Council. It includes a series of 'typical' Coromandel bays and rocky headlands, the only area of its type in the Region and the District. The unit follows the Orokawa Scenic Reserve boundary and the contiguous native forest of T13/10 and T13/24.

S2 - Hikurangi-Puketoki-Matangia Knolls and Ridgelines (F.H.2)

This ridge extends from FH1 south of Hikurangi. The skyline profile of the ridge and eastern slopes down to a contour of 100m above sea level is considered to be significant due to its importance in providing a backdrop to the Waihi Beach, Bowentown, Athenree areas. It is highly visible from these areas and the Tauranga Harbour and coast. The land is a mixture of pasture, bush remnants and exotic forest.

S3 - The Minden Peak and Main Ridgeline (F.11.4)

The area identified as visually significant extends from the high point, Minden Peak, of 286m (above sea level) and main ridgeline north of Minden road down to the 100m contour. This peak, ridgeline, upper slopes and vegetative face provide the backdrop to Te Puna and is highly visible from the State Highway when travelling east.

S4 - Papamoa Knoll and Ridgeline (F.H.7)

This area has its northern boundary at the 60m contour on the ridge extending south to a high point of 224m (above sea level) and further south to the Wharetetarakeho peak at 331m (above sea level).

This high land is an important backdrop to the plains and coastal area between Papamoa and Maketu, and to Te Puke township, particularly when travelling along the State Highway towards Tauranga. On the eastern side it extends down to the 100m contour and to the west it follows the skyline ridge.

S5 - Wharetetarakeho-Otawa Bush Covered Knoll (F.H.7)

The area identified as visually significant includes the eastern portion of unit F.H.7. It is predominantly contiguous bush and is important in segregating the Western Bay of Plenty District and is highly visible from a wide area.

S6 - Kaimai Ranges (K.R.1)

The whole Kaimai Ranges unit is significant as it forms the main east-west divide between the Waikato and Bay of Plenty. The area is highly visible with extensive, contiguous native bush, rocky outcrops and large streams. The ranges provide a dramatic backdrop to the Tauranga Harbour.

The area identified as visually significant is the Kaimai-Mamaku Conservation Park and contiguous areas of native forest (excluding the contiguous area of native forest on Pt Lot 1 DP 7156, Ruakaka Block ML 871, Pt 1G3B5A Ongaonga Block ML 19947, Pt 1A ML 12530, Ongaonga Block, Pt Lot 6 DP 6633).

S7 - Wairoa River Landscape Management Area

The area identified as visually significant includes the Wairoa River and margins (300m each side on Rural Zoned land) from McLaren Falls Dam to MHWS. This landscape feature is divided into two distinct areas. The area within 20m of the river bank (shown as S7a on the Planning Maps) is deemed to be the more significant and thus greater restrictions apply.

7.4
1.5

S8 - Tauranga Harbour Landscape Management Area

The area identified as visually significant includes all Rural Zoned land between MHWS and 300m above MHWS (including Matakana Island S19). This landscape feature is divided into two distinct areas. The area within 40m of MHWS (shown as S8a on the Planning Maps) is deemed to be more significant and thus greater restrictions apply.

1.5

S9 - Bowentown Heads (T.H.1)

This landform was identified as significant in the Bay of Plenty Coastal Environment Landscape Assessment and includes the elevated volcanic core landform. It extends from MHWS and around the waters edge to the summits and down to the high duneland.

S10 - Unmodified Dunes around Pio's Beach (T.H.1)

This area extends from the south-eastern edge of the Island View subdivision to Bowentown Heads but excludes the developed land on either side of the road around Pio's Beach. These are the largest remaining areas of unmodified duneland in this area.

S11 - Tuapiro Spit (T.H.2)

The area identified as visually significant extends north-west from the edge of the recent subdivision to the end of the spit. This natural feature extends into the harbour and is highly visible from Tanners Point.

S12 - Tanners Point (T.H.2)

This area was identified in the Bay of Plenty Coastal Environment Landscape Assessment and includes the escarpment and undeveloped end of the point.

S13 - Ongare Point (T.H.3)

This area was identified in the Bay of Plenty Coastal Environment Landscape Assessment and includes the escarpment and undeveloped end of the point.

S14 - Kauri Point (T.H.3)

This area was identified in the Bay of Plenty Coastal Environment Landscape Assessment and includes the escarpment and undeveloped end of the point.

S15 - Omokoroa Point (T.H.4)

This includes the undeveloped and well vegetated point at Omokoroa, which extends into the Tauranga Harbour.

S16 - Motuhua Island (T.H.5)

This area was identified in the Bay of Plenty Coastal Environment Landscape Assessment, it includes the entire island landscape.

S17 - Rangiwaea Island (T.H.5)

The area identified as visually significant includes the entire island landscape.

S18 - Motungaio Island (T.H.5)

The area identified as visually significant includes the entire island landscape.

S19 - Matakana Island (as included within Tauranga Harbour Landscape Management Area)

The area identified as visually significant includes all Rural Zoned land between MWHS and 300m above MHWS adjoining the Tauranga Harbour. This landscape feature is divided into two distinct areas. The area within 40m of MHWS (shown as S19a on the Planning Maps) is deemed to be more significant and thus greater restrictions apply.

35.15

S20 - Otanewainuku Bush Covered Knoll (N.P.3)

A prominent bush covered knoll located south of Otawa. It is particularly prominent from the east. The area covered extends from the summit at 645m above sea level down to the 460m contour.

S21 - Pareoterawahirua Ridgeline and Western Slope (N.P.8)

This includes the skyline ridge and northern slope down to the 100m contour. These slopes are highly visible from State Highway 2 particularly when travelling towards Whakatane.

S22 - Maketu Estuary Landward Edge Protection Yard C.P.1)

Includes the water body of the estuary up to MHWS and its landward edge 40m inland on land zoned Rural.

S23 - Okurei Point and headland (C.P.3)

The coastal edge and point of the headland was identified as regionally significant in the Bay of Plenty Coastal Environment Landscape Assessment. The area has been extended to include the escarpment and cliffs extending south-east along the coast and inland to the land edge of the Waihi Estuary (excluding Little Waihi).

S24 - Waihi Estuary Landward Edge Protection Yard (C.P.4)

Includes the whole water body and inland 40m from MHWS.

S25 - Pukehina Spit end (C.P.4)

Includes the undeveloped north-western end of the Pukehina Beach spit.

S26 – Western Bay Golf Links

The Western Bay Golf Links but excluding the club house and parking areas.

S27 – Open Coastal Landscape Landward Edge Protection Yard

The area identified contains all land adjoining the open coastline, zoned Rural and within 100m of MHWS.

35.18

View Shafts

There are seven views that have been identified from public locations that contribute significantly to the experience of the District. They include views from two formal and one informal public lookouts and from four locations on the State Highway where on entering or leaving the District dramatic first/last glimpse views are revealed over a short travelling distance (refer Landscape Technical Paper for further details).

View One: View to Tauranga Harbour and Matakana Island along State Highway 2 just past the Athenree turnoff (Map B03).

The shaft of this view is little wider than the road corridor itself and traverses the land between the northern edge of the road and the harbour, a distance of some 500m.

The view is already to an extent compromised by roadside and other proximate vegetation which could be better maintained or removed to improve the extent or quality of the view.

View Two: View towards Tauranga Harbour from State Highway 2 travelling north (Maps B03 and C03)

Near to the location of View One there is a section of State Highway 2 aligned parallel to the harbour which when travelling northwards out of the District affords highly attractive views of the harbour.

The harbour is generally not highly visible from State Highway 2 and as a final view of the harbour before turning inland this view is significant.

This view is available over a distance of approximately 500m and is characterised by viewing through the pine tree trunks.

View Three: View towards Tauranga and the sea from State Highway 29 at layby just east of the entry of the Fortex venison farm (Map I03).

This is a broad encompassing view with hills providing a low enclosure and the sea as the focus. The layby provides the opportunity for static views of the scene. The contours of the land fall away relatively steeply from the road and this provides its own protection from view blockage due to changes in land use such as shelter planting. There is a very limited strip of land along the existing boundary deer fence along which planting could potentially compromise or block the view.

View Four: Elevated view from rail bridge on State Highway 2, at coast north east of Ohinepanea (Map I16).

Travelling eastwards or westwards on State Highway 2 there is a brief view to the sea afforded by the elevation of the rail over-bridge. The view is across the rail line and dunelands to the sea. This is a significant view on exiting the District.

View Five: Minden Lookout (Maps G05 and U45).

The Minden is a popular lookout for both local people and visitors providing dramatic elevated views over the District, to Tauranga. Mount Maunganui and the Tauranga Harbour form the focus of the view.

The steeply sloping nature of the landform again provides substantial protection for the view. There are, however, small ridges proximate to the lookout on which tall structures or trees could compromise and/or block the view.

Existing vegetation on these more elevated areas is generally pasture although one small pine woodlot to the right of the view (east) breaks the horizon line and is an example of the type of activity which if allowed to expand could compromise the content and composition of the view and increase view blockage.

View Six: The Lindemann Lookout (Map D02)

This is an expansive view from a location at the base of the Kaimai Ranges out across farmland to the Tauranga harbour and off shore islands.

In the north it includes the Bowentown Heads and Mayor Island beyond. This northern component is an important focus of the view which also extends eastward to encompass a distant Mount Maunganui and further around the bush clad Kaimai Ranges.

The Council has recently purchased an apron of land in front of the lookout structure. The retention of this land in pasture will to a large extent protect the middle and eastern sections of the view.

To the north, however, vegetation on the ridge line (along which the access road runs) has the potential to block views to Mayor Island. Some view blockage is already apparent here with a group of pines breaking the skyline. This group, it could be argued, provide enframement to the northern section of the view and improve the view by providing foreground interest. Further pines and eucalyptus to the west of this group, however, already threaten to block the view and require management to retain the view shaft to Mayor Island.

View Seven: View eastward over Te Puke, Maketu and plains from an unformed road off Upper Papamoa Road (Map H09).

This is a broad view available from a public lookout high on the Papamoa range. The foreground of the view includes the rural uplands of the range with extensive middle and background views to the plains, including Te Puke, coast and Maketu headland.

View Eight: View towards Tauranga Harbour Mt Maunganui, Matakana and Mayor Islands from Pyes Pa Road travelling north (Map I07).

This view, afforded when emerging from the native bush to the south is observed for a short period of time over a 300m stretch of Pyes Pa Road ending just before the turnoff into the Taumata loop road (northern end).

When travelling in towards Tauranga City from Rotorua it is the first glimpse that travelers get of the iconic landmark Mauao and the Tauranga Harbour, providing an unmistakable sense of arrival into the District.

Although this view is still largely open, it has already been compromised in places by trees growing on the adjacent property. Further land use activities on the property will need to be strategically located to avoid further disruption to the view.