

## Landscape: Proposed Changes to the District Plan

- 1.1 The purpose of this part of the report is to show the Proposed Plan Change in full including any recommended changes in response to the submissions and further submissions.
- 1.2 Recommended changes to the District Plan First Review are shown as follows:
- existing District Plan text in black,
  - proposed changes as included in the Section 32 Report in red, and
  - changes as a result of the hearings and decisions in blue.

## Proposed changes to Section 6. Landscape

### 6.4 Activity Lists

#### 6.4.1 Permitted Activities

##### 6.4.1.1 Within Identified Natural Features and Landscapes

(a) Production forestry in landscape feature S9 and S25 - Matakana Island.

6.4.1.2 Within 50m inland from MHWS in the Tauranga Harbour Landscape Management Area (S8) and within 50m from the river bank in the Wairoa River Landscape Management Area (S7), and within ~~40m~~ 50m from MHWS in the Matakana Island Landscape Management Area (S9a) landscape feature

35.15  
35.17  
3.13

6.4.1.3 Between 50m and 300m inland from MHWS in the Tauranga Harbour Landscape Management Area (S8) and between 50m and 300m from the river bank in the Wairoa River Landscape Management Area (S7) and between ~~40m~~ 50m and 300m inland from MHWS in the Matakana Island Landscape Management Area (S9) landscape feature

1.6  
1.5

#### 6.4.3 Restricted Discretionary Activities

##### 6.4.3.1 Within Identified Natural Features and Landscapes (except those addressed by specific activity lists in 6.4.3.2 and 6.4.3.3 following):

(a) Subdivision (only where additional *lots* are created within Natural Features and Landscapes and not within the balance area), excluding the Matakana Island Open Coast (S25).

(b)	<i>Buildings, <u>excluding the Matakana Island Open Coast (S25).</u></i>	
(d)	Native vegetation clearance, <u>excluding the Matakana Island Open Coast (S25).</u>	
(e)	<i>Production forestry <u>(excluding Matakana Island)</u></i>	
<b>6.4.3.2</b>	<b>Within 50m inland from MHWS in the Tauranga Harbour Landscape Management Area (S8) and within 50m from the river bank in the Wairoa River Landscape Management Area (S7) and within <del>40m</del> <u>50m from MHWS in the Matakana Island Landscape Management Area (S9a) landscape feature</u></b>	
(a)	Subdivision (only where additional <i>lots</i> are created within Natural Features and Landscapes and not within the balance area), <u>excluding the Matakana Island Landscape Management Area (S9a).</u>	35.15 3.13 1.5
(b)	<i>Buildings, <u>excluding the Matakana Island Landscape Management Area (S9a).</u></i>	1.6
(e)	<i>Production forestry <u>(excluding Matakana Island)</u></i>	
<b>6.4.3.3</b>	<b>Between 50m and 300m inland from MHWS in the Tauranga Harbour Landscape Management Area (S8) and between 50m and 300m from the river bank in the Wairoa River Landscape Management Area (S7) and between <del>40m</del> <u>50m and 300m inland from MHWS in the Matakana Island Landscape Management Area (S9) landscape feature</u></b>	
(a)	<i>Buildings</i> that do not meet all of the Permitted Activity performance standards provided in 6.4.1.3(b) above, <u>excluding the Matakana Island Landscape Management Area (S9).</u>	
(c)	Removal of native vegetation over 3m in <i>height</i> , as a result of any new <i>buildings</i> and/or access way, <u>excluding the Matakana Island Landscape Management Area (S9).</u>	
<b>6.4.4</b>	<b>Discretionary Activities</b>	
<b>6.4.4.1</b>	<b><u>Within 50m from MHWS in the Matakana Island Landscape Management Area (S9a).</u></b>	
(a)	<u>A solid fence exceeding 1.2m in height.</u>	
<b>6.4.4.2</b>	<b><u>Between 50m and 300m inland from MHWS in the Matakana Island Landscape Management Area (S9).</u></b>	
(a)	<u>A solid fence exceeding 1.2m in height.</u>	

6.4.4.3 Any activity not listed as a Permitted, Controlled or Restricted Discretionary or Non-Complying Activity.

## 6.4.5 Non-Complying Activities

### 6.4.5.1 Within 50m from MHWS in the Matakana Island Landscape Management Area (S9a) and within the Matakana Island Open Coast (S25)

(a) Buildings

(b) Subdivision (only where additional lots are created within Natural Features and Landscapes and not within the balance area).

(c) Dwellings

## 6.6 Matters of Discretion

### 6.6.1 Assessment criteria for Restricted Discretionary Activities

6.6.1.1 The assessment criteria in 6.6.1.3 and 6.6.1.4 below apply to:

(b) Activities within Orokawa Bay Unit (S1), the Wairoa River (S7) and Tauranga Harbour (S8) Landscape Management Areas, Matakana Island Landscape Management Areas (S9), Motuhoa Island (S14), Rangiwaia Island (S15) Motungaio Island (S16), Maketu Estuary (S19), Okurei Point and Headland (S20), Waihi Estuary (S21) and Pukehina Spit End (S22) where such activities will be visible from the adjoining waterbody.

(e) Activities within the Matakana Island Open Coast (S25) where such activities will be visible from the adjoining beach, waterbody and mainland (including from Bowentown and Mauao).

3.13

#### **Explanatory Note**

The Tauranga Harbour (S8) and Wairoa River (S7) Landscape Management Areas and Matakana Island Landscape Management Area (S9) are included as natural features and landscapes within Appendix 2 and extend 300m inland from *MHWS* (S8 and S9) and the river bank (S7) on Rural Zoned land only.

### 6.6.2 Discretionary and Non-Complying Activities – Matters of Discretion and Assessment Criteria for Matakana Island

~~6.6.2.1 In considering an application for a Discretionary Activity or a Non-Complying Activity on Matakana Island, Council shall consider the vision, principles and implementation strategies included in the adopted Matakana Island Plan. The matters listed in 6.6.1.3 and, 18.5.8 and the following matters shall be used as a guide for assessing Discretionary and Non Complying Activities:~~

- ~~(a) relevant objectives and policies of the District Plan.~~
- ~~(b) the vision, principles and implementation strategies included in the adopted Matakana Island Plan.~~

## **Proposed Changes to Appendix 2**

### **Schedule of Identified Outstanding Landscape Features**

#### **Natural Features and Landscapes**

##### **S9 - Matakana Island Landscape Management Area**

~~The area identified as visually significant includes all Rural Zoned land between *MHWS* and 300m above *MHWS* adjoining the Tauranga Harbour. This landscape feature is divided into two distinct areas. The area within 50m of *MHWS* (shown as S9a on the Planning Maps) is deemed to be more significant and thus greater restrictions apply.~~

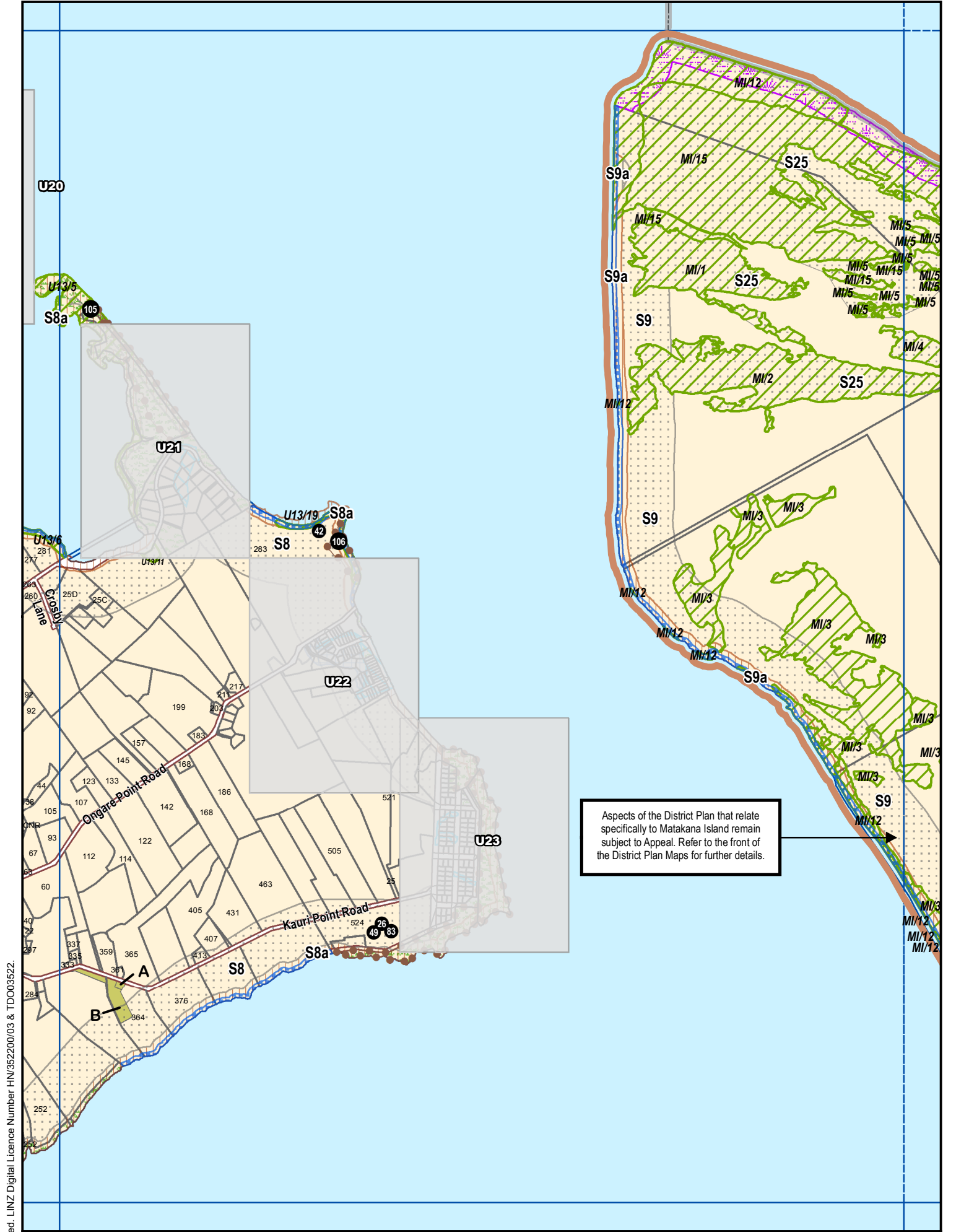
1.5  
35.15  
3.13

##### **S25 – Matakana Island Open Coast**

~~Matakana Island is the largest sand barrier island in New Zealand. The open coastline extends 23km between the northern and southern entrances to the Tauranga Harbour. This part of the feature follows the landform's natural dune systems and native vegetation cover. A dynamic dune system extends inland partway into the edge of the plantation forestry with varying areas of native under storey. The area displays a high level of natural character and is part of the coastal environment where coastal processes are dominant. The sand spits that extend at either end of the Island are included for their display of the dynamic coastal processes of the Harbour and open coast. These areas also include habitat for threatened bird species including New Zealand Dotterel.~~

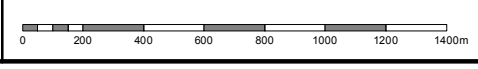
# New District Plan Maps

C04, C05, D05, D06, E06, E07, F07

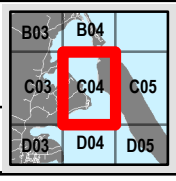


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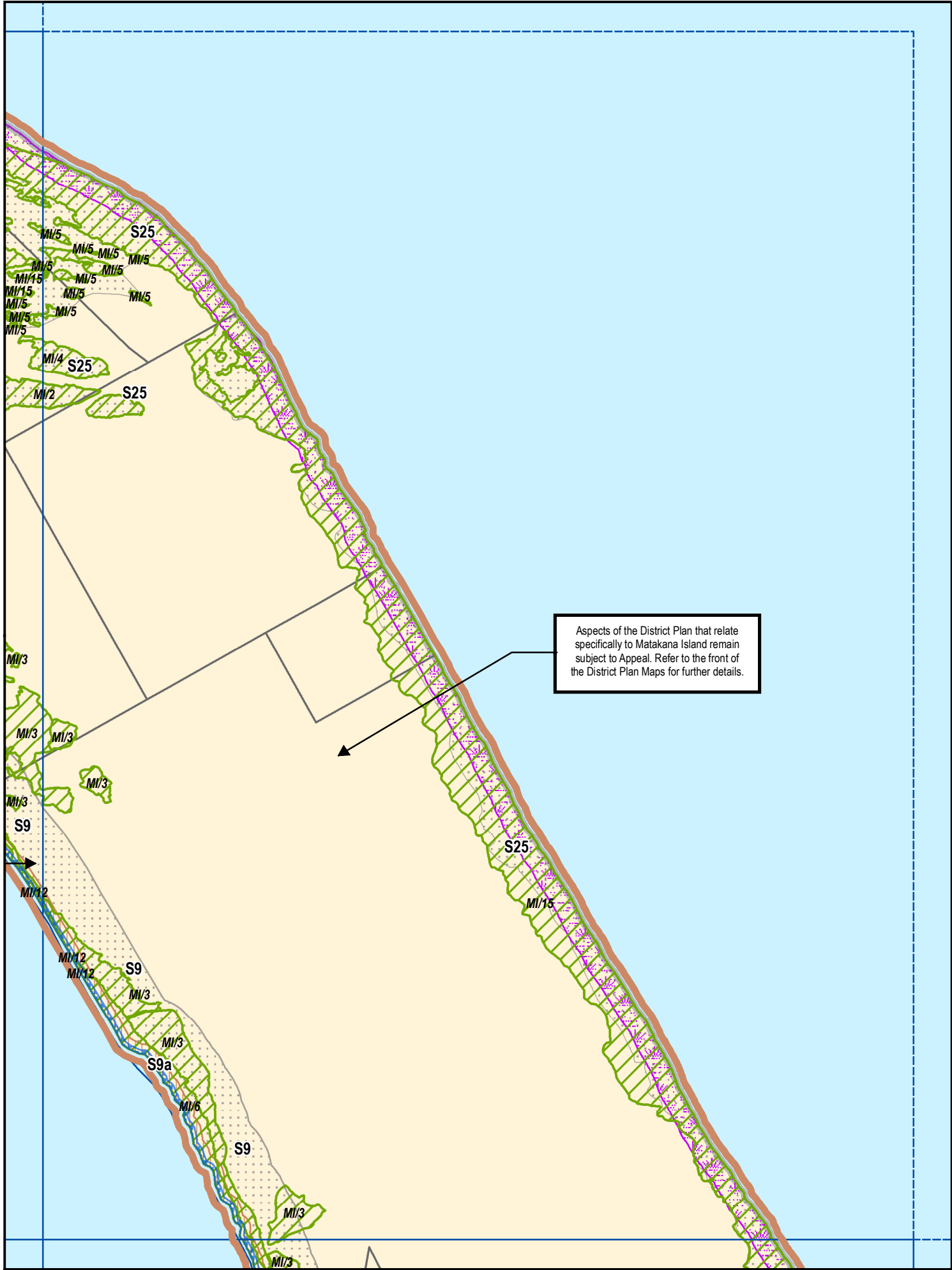
# C04 Rural Series



Scale 1:25000 (A4)



Revision Date: 7 March 2014



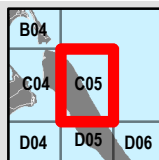
Aspects of the District Plan that relate specifically to Matakana Island remain subject to Appeal. Refer to the front of the District Plan Maps for further details.



# C05 Rural Series



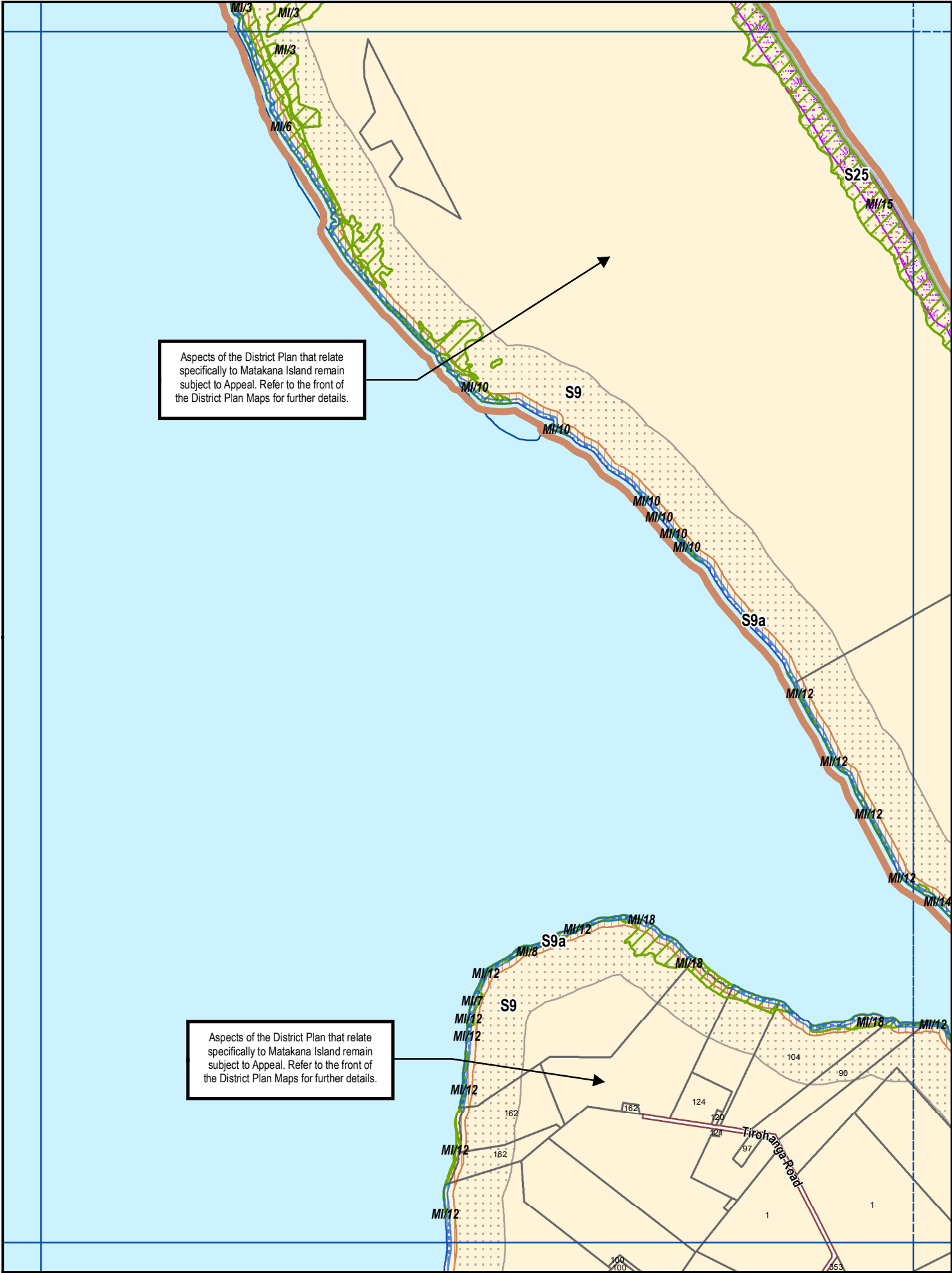
Scale 1:25000 (A4)



Revision Date: 7 March 2014

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**D05 Rural Series**

C04	C05
D04	<b>D05</b>
E04	E06

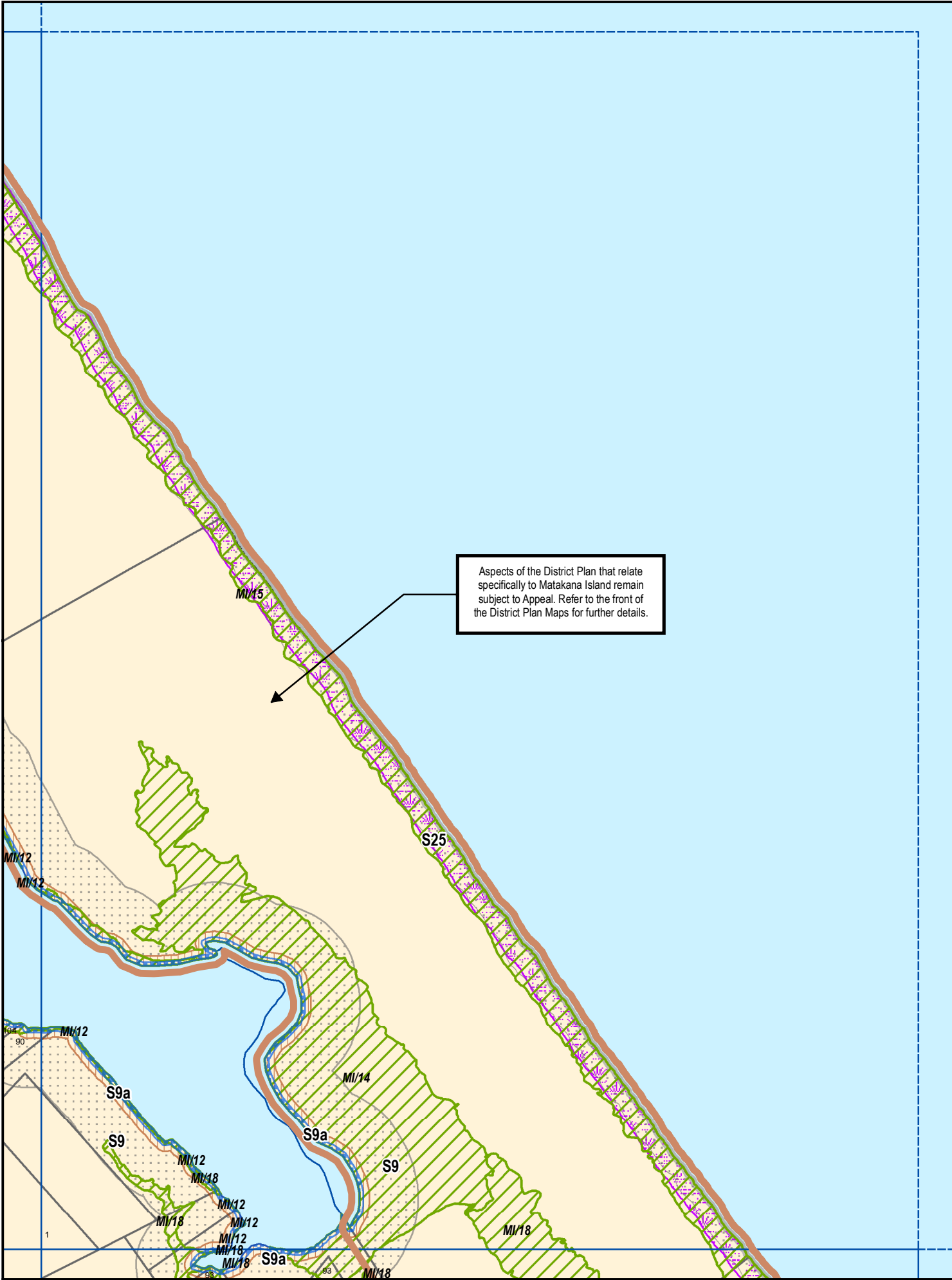
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0 200 400 600 800 1000 1200 1400m

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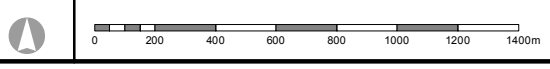


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# D06 Rural Series



Scale 1:25000 (A4)

C05	D05	<b>D06</b>	E05	E06	E07
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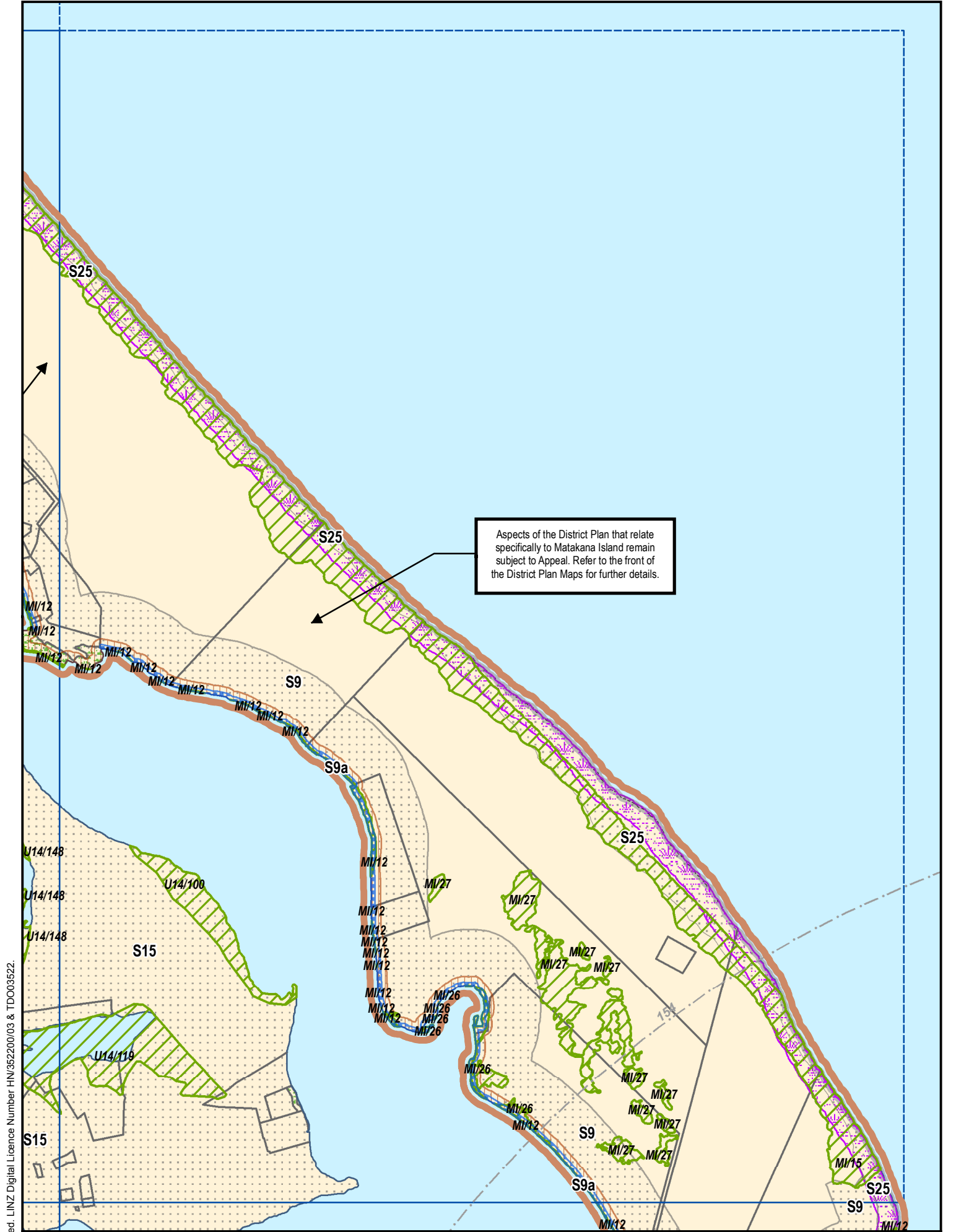
## E06 Rural Series

D05	D06
E05	E06
F05	F07

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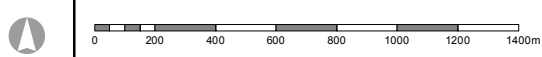
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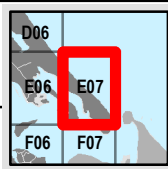


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# E07 Rural Series

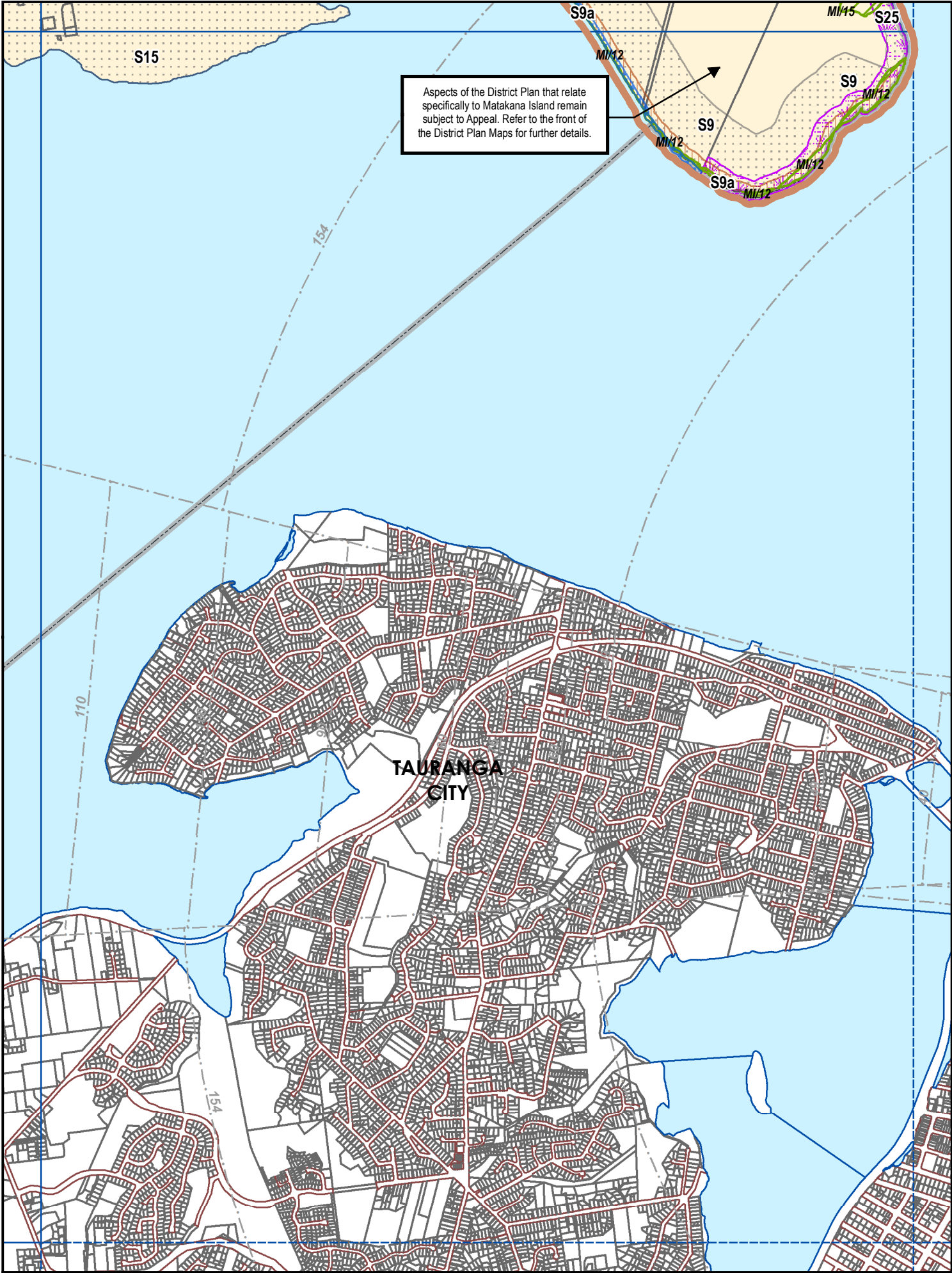


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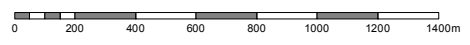
Revision Date: 7 March 2014



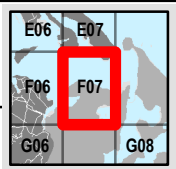


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# F07 Rural Series



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