

MAUNGATAPU - WELCOME BAY : photography



View from Rotary Park, looking southward across Welcome Bay Estuary



View from Hairini Bridge, Turret Road, looking toward Maungatapu peninsula

13. OROPI - OHAUTI - KAITEMAKO

Oropi - Ohauti - Kaitemako : Landscape Character Description

This unit is delineated to the north by State Highway 29 and the city boundary to the south. The unit encompasses the rural landscape of upper Welcome Bay and the urban residential subdivision along Ohauti Road.

The landform comprises a series of ridgelines that are incised by narrow and broader valleys that extend across the landscape toward the Tauranga Harbour.

Land use is a mixture of pastoral farming, horticultural cropping and residential development. Substantial vegetation, apart from occasional remnant mature trees is mainly confined to the steeper valley and gully slopes.

Built development is located throughout this area, primarily associated with farms and lifestyle lots. Recent development along Ohauti Road has seen an extension of residential and rural residential subdivision along its ridgeline.

Some quarrying of the sandstone has occurred in the past and the remaining exposed rock faces can be visually intrusive and are prone to erosion.

A large Transpower substation is located off Wade Place and comprises a significant area of open pastoral land along its ridgeline. The integration of the overhead powerlines should be considered in any future development, to integrate the structure into the residential character of the surrounding area.

The gully systems assist in the separation of built form and residential neighbourhoods, whilst also separating physical connection between these areas. The retention of the gully systems and the ridgelines is important to the maintenance of the landscape character.



Landscape Character Values

Defining Elements:

- Suburban residential development, detached housing.
- Rural residential housing.
- Vegetated gully networks.
- Single - Two storey housing.
- Open pastoral landscape.
- Large rural trees.

Views to Outstanding Natural Features and Landscapes:

- Mauao.

Amenity Values:

- Large scale exotic trees.
- Native vegetation along the harbour edge.
- Wide streets with connection between gully systems.
- Recreational walkway connections between open space and gully networks.
- Small scale pastoral landscape along ridgelines.

Opportunities to Enhance Landscape Character:

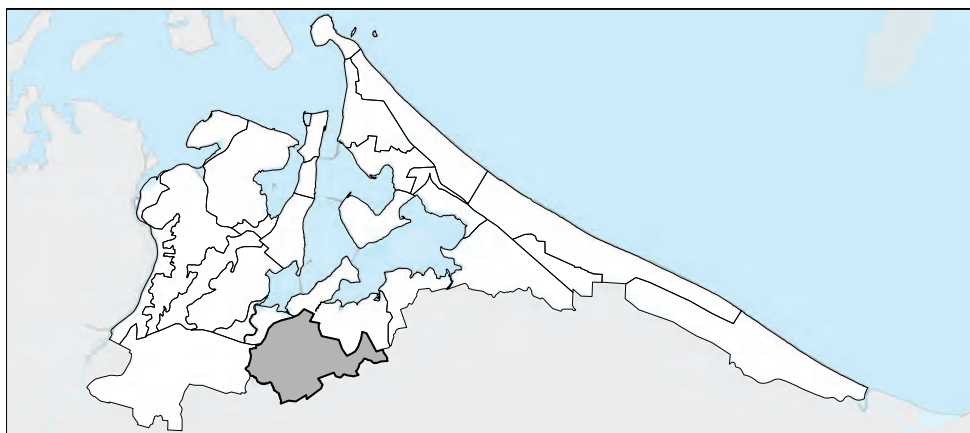
- Protect and enhance vegetation corridors through gully systems.
- Promote retention of existing tree cover for new subdivision development.
- Protect remaining ridgelines from residential development.
- Promote large scale tree cover to integrate built form into the landscape.

Threats to Degrade Landscape Character:

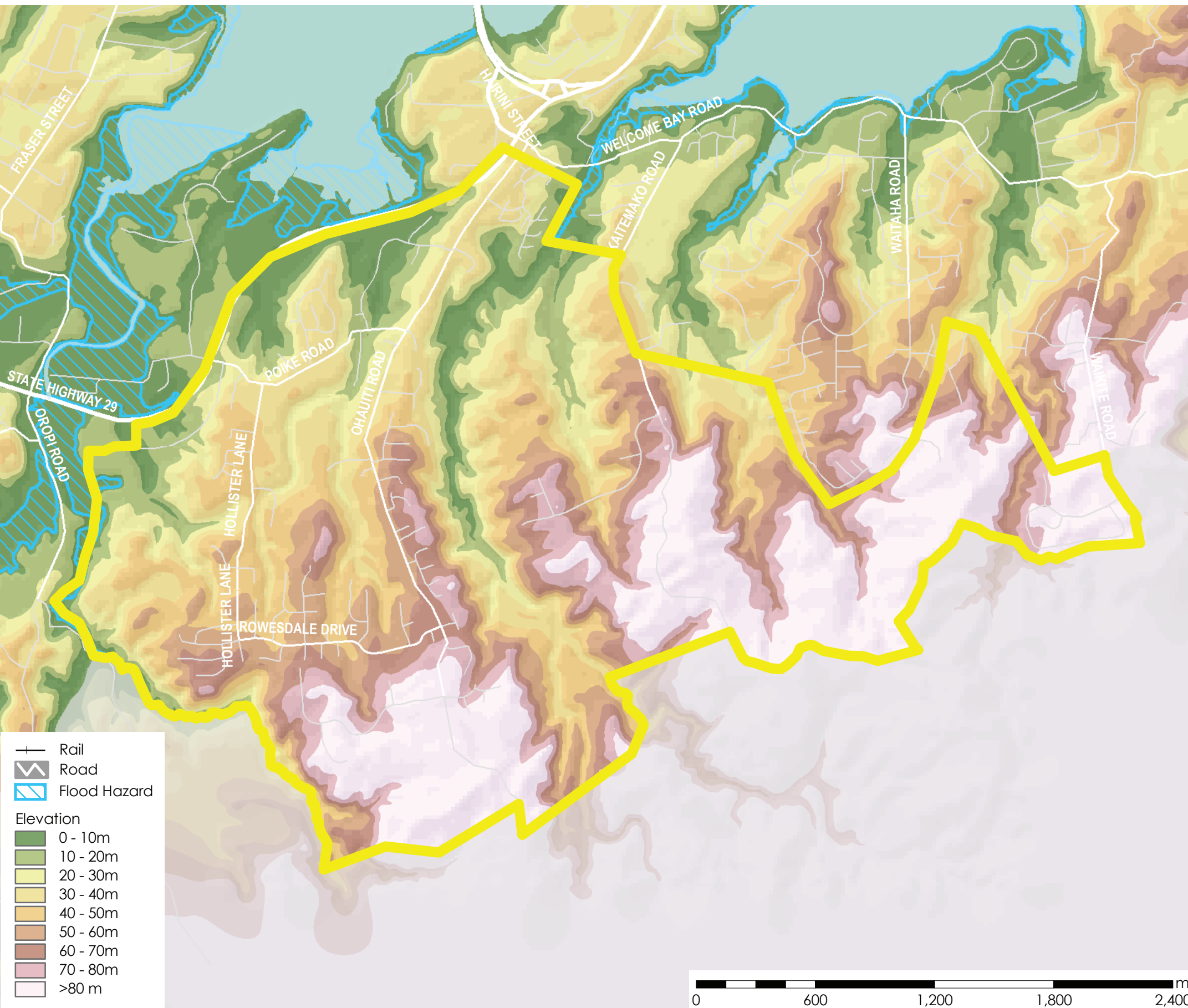
- Loss of natural landforms and habitats through large scaled earthworks.
- Redevelopment of sites on ridgelines creating dominant built form.
- Loss of vegetation cover through private view shaft protection.
- Rural residential sprawl within the rural landscape.

Management Guidelines

- Provide building controls for housing along the ridgelines and rural zoned interface.
- Enhance the gully systems and stream connections.
- Manage built development within the rural landscape to avoid fragmentation of the land.
- Protect open space within the Greenbelt.
- Manage built form, scale and character considering the rural / residential interface.



OROPI - OHAUITI - KAITEMAKO : landform & hydrology



Landform:

The unit is typified by steeply incised and often broad valley features eroded into the sandstone/siltstone plateau. Some quarrying of the sandstone has occurred in the past and the remaining exposed rock faces can be visually intrusive and prone to erosion. The landform in the area demonstrates the low erosive resistance of this rock type and in a number of locations on the steeper slopes there is evidence of erosion.

The original landform in this unit is largely left intact with small areas of earthworks for ribbon residential development.

Elevated well above the residential area of Welcome Bay, the rural and rural residential developments enjoy extensive views across the City.

Hydrology:

Steeply incised gully systems provide for a series of streams and further downstream, as the gradient lessens, a number of wetlands.

OROI - OHAUITI - KAITEMAKO : ecology

Open Space:

The zoned greenbelt areas will, in time provide critical connections and open space between future residential and rural residential development.

In some areas the gully networks not zoned for Greenbelt should be considered as reserve linkages to provide further separation between residential development, with the inclusion of ridgelines for these reserve linkages at the time of subdivision and development.

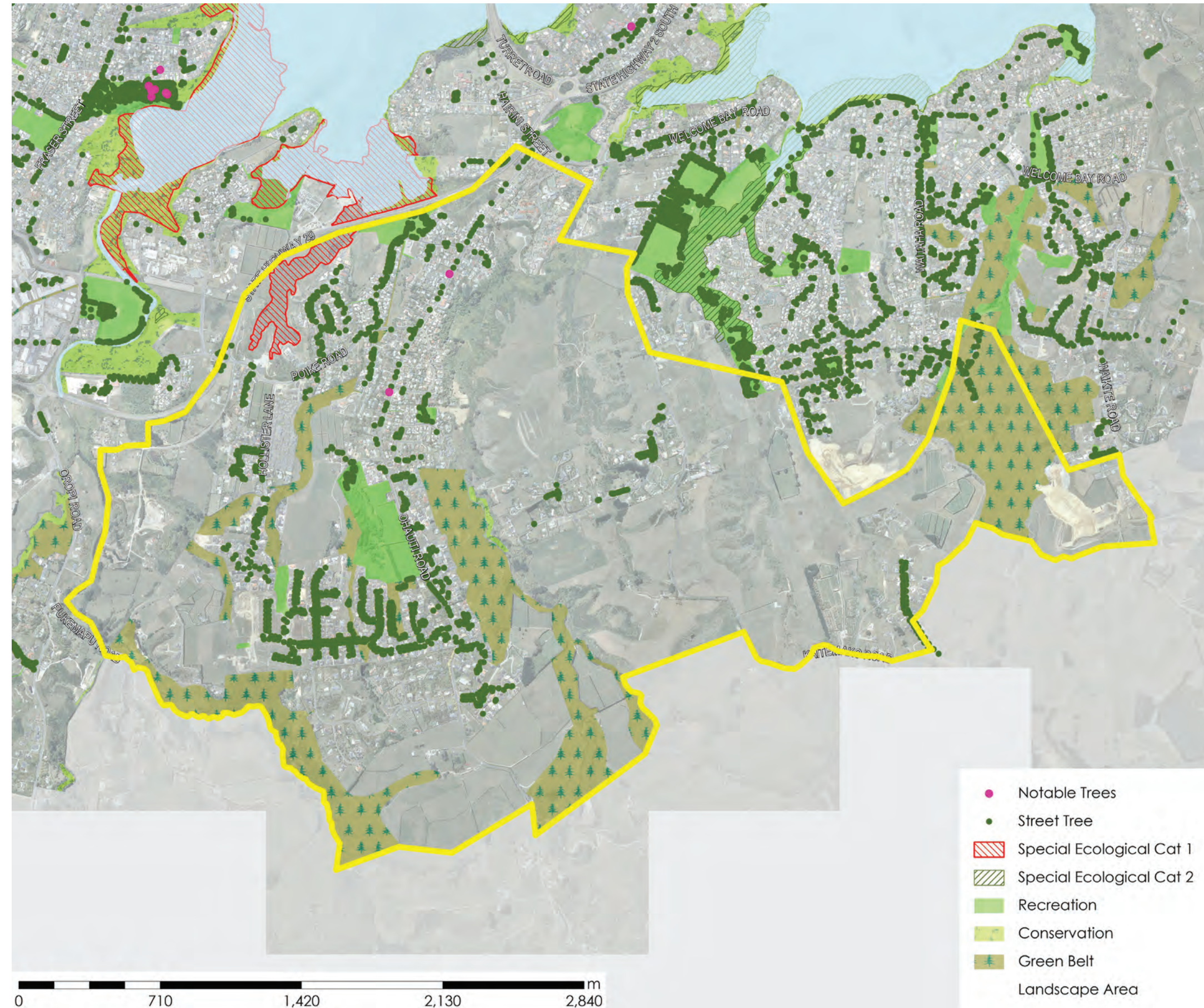
Trees:

Larger rural trees are scattered amongst the pastoral and horticultural landscape. They provide a sense of scale and referencing within the undulating landscape. The integration and retention of these trees is encouraged, particularly where they can be protected from encroachment of built development.

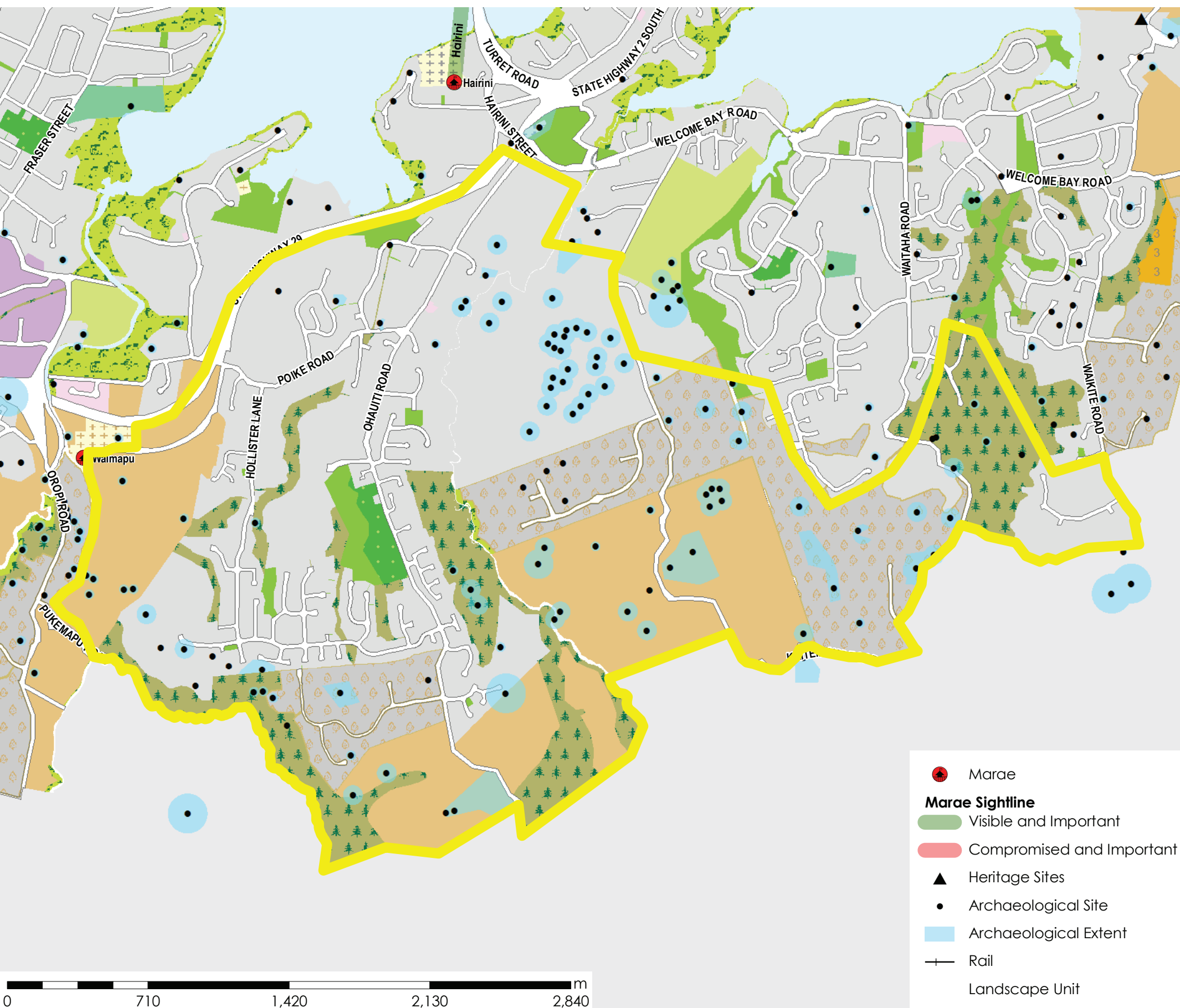
Native Vegetation Cover:

Native vegetation cover is found in varying states within the gully systems. However, there is dominant exotic cover within these areas, including the wetland areas where willow trees provide the canopy cover.

Further enhancement of these gully systems should be considered for properties both in public and private ownership.



OROPĪ - OHĀUITI - KAITEMAKO : people



Zoning:

Zoned suburban in the lower slopes the interface between the rural zone in the elevated areas of the unit is managed by the rural residential zone.

The zone edges do not appear to respond to the underlying landform and this may result in poor responses to the underlying landscape. The greenbelt zoning and rural zoning adjacent to the City boundary provides for an improved integration with rural landscape within Western Bay of Plenty District. However in some areas the interface between rural and residential development is primarily managed through the location of a road and is unresponsive to the landscape.

Archaeological / Heritage Values:

Numerous archaeological sites are located within this unit and must be taken into consideration to ensure the recognition of their location and value to Tangata Whenua.

Viewshafts from Marae to Mauao:

(Refer to Part 4 - Significant Viewshafts)

No marae are located within this unit.

Viewshafts to Outstanding Natural Features and Landscapes:

(Refer to Part 4 - Significant Viewshafts)

Mauao

- Viewshaft 010 - Poike Road/Hollister Lane

OROPI - OHAUITI - KAITEMAKO : photography



View eastward from Cheyne Road East looking across Oropi Road toward Ohauti

14. WAIMAPU LOWLANDS

Waimapu Lowlands: Landscape Character Description

This character area is delineated by State Highway 29 and the higher elevated plateau of Cheyne Road East to the south and east and by Greerton to the west. In the north the boundary is formed by the Waimapu Estuary, a relatively inaccessible part of the harbour.

The unit is divided into two key areas: 1. Maleme Street Industrial Area; and 2. Windermere. Generally low lying, the unit also includes the Bay of Plenty Polytechnic grounds. The harbour edge along the Windermere edge is generally in a degraded state with erosion and exotic weed cover. Built form is generally close to the edge of the escarpment and whilst small scale in built form, the edge remains visually sensitive and requires careful management.

The Waimapu Stream meanders through this character area which is predominantly low lying with wetlands, saltmarsh and swampy pasture. Some wetland areas have been recently drained and developed into light commercial activities resulting in a loss of the lowland's natural character values.

In the southwestern corner there is a small pocket of industrial activities accessed off Maleme Street, many of which back onto the State Highway. The native screen planting along this road frontage does little to screen the industrial area from neighbouring residential or the State Highway.

The open space corridor formed by the low lying stream valley provides a distinct area of separation between the elevated landforms of Greerton and Hairini/Waimapu.

The Waimapu Stream is also of significance to Tangata Whenua as it is said to be the path that Mauao (Mount Maunganui) took whilst being moved to its current location.



Landscape Character Values

Defining Elements:

- Suburban residential development, detached housing.
- Maleme Street Industrial Area.
- Low lying river and wetland landscape.

Viewshafts to Outstanding Natural Features and Landscapes:

- No identified viewshaft origins are found within this unit.

Amenity Values:

- Wide industrial streets.
- Good pedestrian connections to open space from Windermere.
- Estuarine and river margin wetlands
- Vegetated escarpments.

Opportunities to Enhance Character:

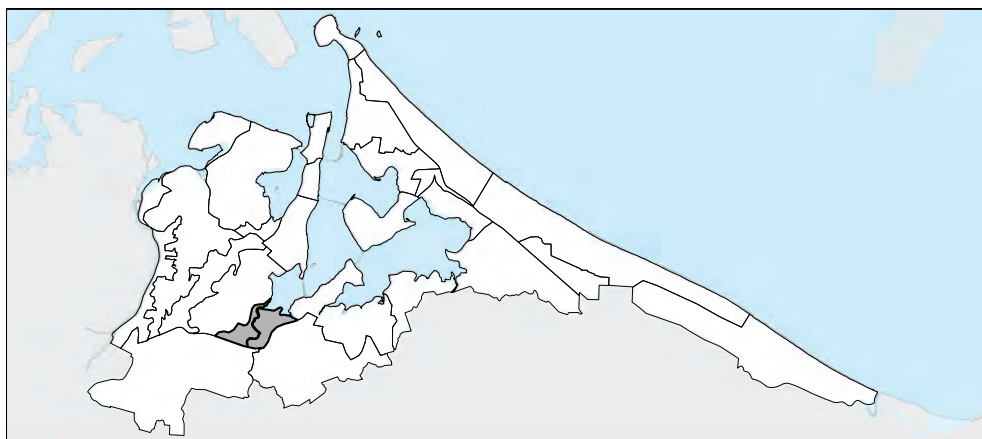
- Protect and enhance vegetation corridors through lowland and riparian vegetation.
- Harbour margin planting.
- Promote retention of existing tree cover for inclusion into new subdivision development.
- Enhance the vegetated buffer between the industrial activity and State Highway 29 to screen industrial areas.

Threats to Degrade Character:

- Loss of natural lowland areas to built development through filling.
- Continued prolific and uncoordinated signage within industrial zone.
- Lack of screening between industrial activities, residential and the State Highway 2 edge.
- Loss of tree cover within private and public land.

Management Guidelines:

- Enhance the harbour edge and riparian areas.
- Manage built form, scale and character considering the natural character values of the Tauranga Harbour edge.
- Enhance street tree cover and edge planting within industrial areas of Maleme Street.



WAIMAPU LOWLANDS : landform & hydrology

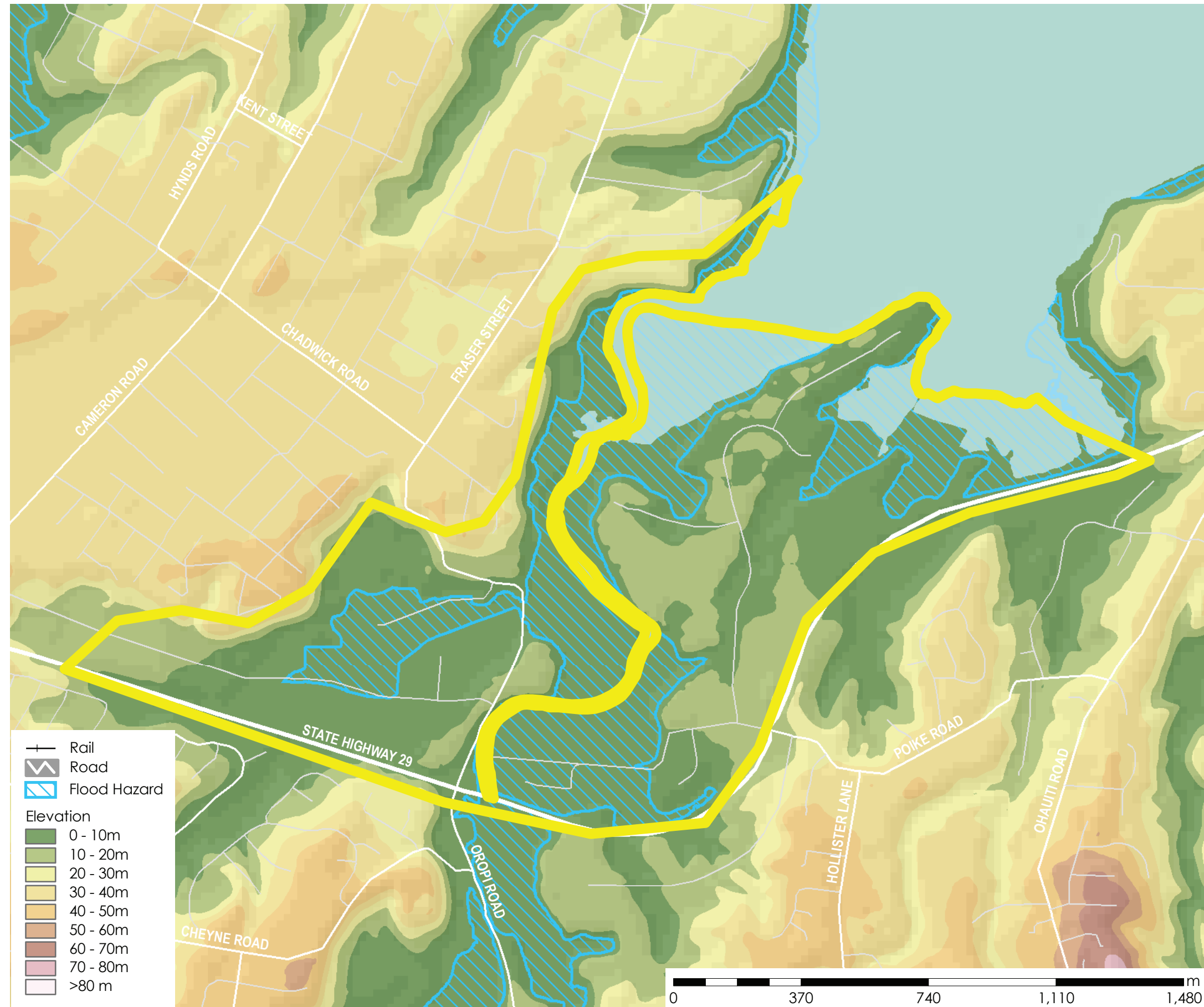
Landform:

Generally low lying, the unit provides the toe slopes of a spur that extends down from Poike into the Tauranga Harbour. There are wide low lying areas that contain estuarine habitats and wide valleys between the plateaus of Greerton and Hairini.

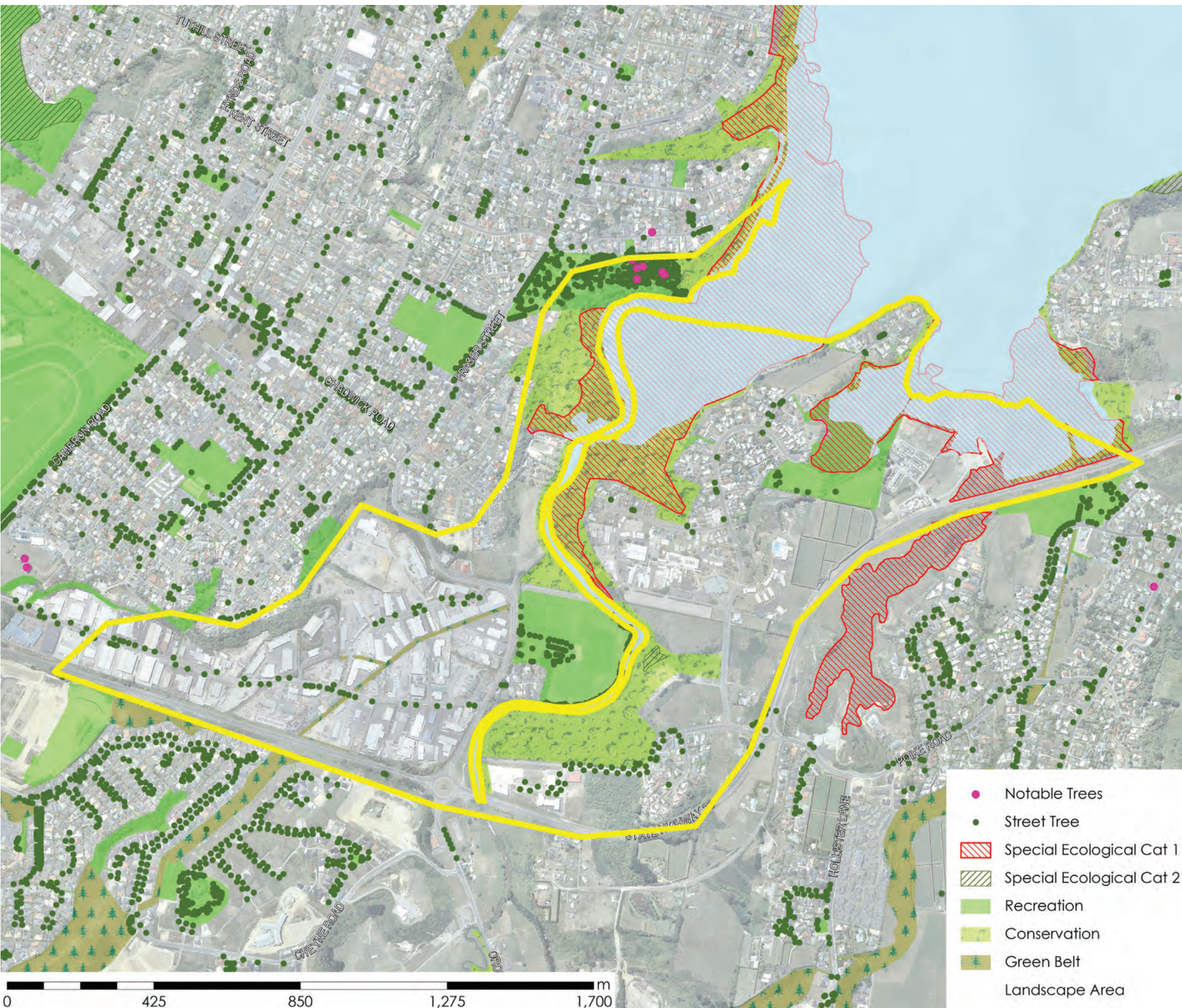
Hydrology:

Some of the wetland areas have been drained to allow for industrial development. These areas have been extensively drained and the water is channelised and discharged into the Waimapu catchment.

The Waimapu Stream meets the Tauranga Harbour adjacent to Yatton Park. The brackish water conditions support the existing large saltmarsh habitat.



WAIMAPU LOWLANDS : ecology



Open Space:

There is a significant amount of open space provided for alongside the Waimapu Stream with future plans to provide a walkway connection between Yatton Park and Greerton Park.

Windermere is connected to Greerton by a bridge that crosses the Waimapu Stream. The estuarine margin at the Waimapu Stream mouth provides for a large saltmarsh and mangrove habitat. This is a registered special ecological area.

Trees:

There is limited tree cover within the public street environment and along the edge of the industrial areas. Further tree cover is needed to ensure the integration of the industrial activity is managed appropriately.

Estuarine Vegetation:

The harbour margin along the northern end of Windermere provides very little native vegetation cover along the harbour edge. The saltmarsh and mangrove habitat along the harbour edge includes a significant area of native estuarine species, contributing to the natural character values of the Tauranga Harbour.

WAIMAPU LOWLANDS : people

Zoning:

The western lowland area is zoned industrial and supports the Maleme Street industrial area.

The residential zone in Poike provides for the Bay of Plenty Polytechnic and residential subdivision. The conservation zone which extends around the periphery of the Windermere peninsula provides a level of protection to the harbour edge.

The rural zoning remaining within the unit does not respond to the underlying landscape and an opportunity exists to re consider this land use.

Archaeological / Heritage Values:

There are a number of sites of archaeological significance. The saltmarsh is also of significance to tangata whenua and should continue to be protected.

Viewshafts from Marae to Mauao:

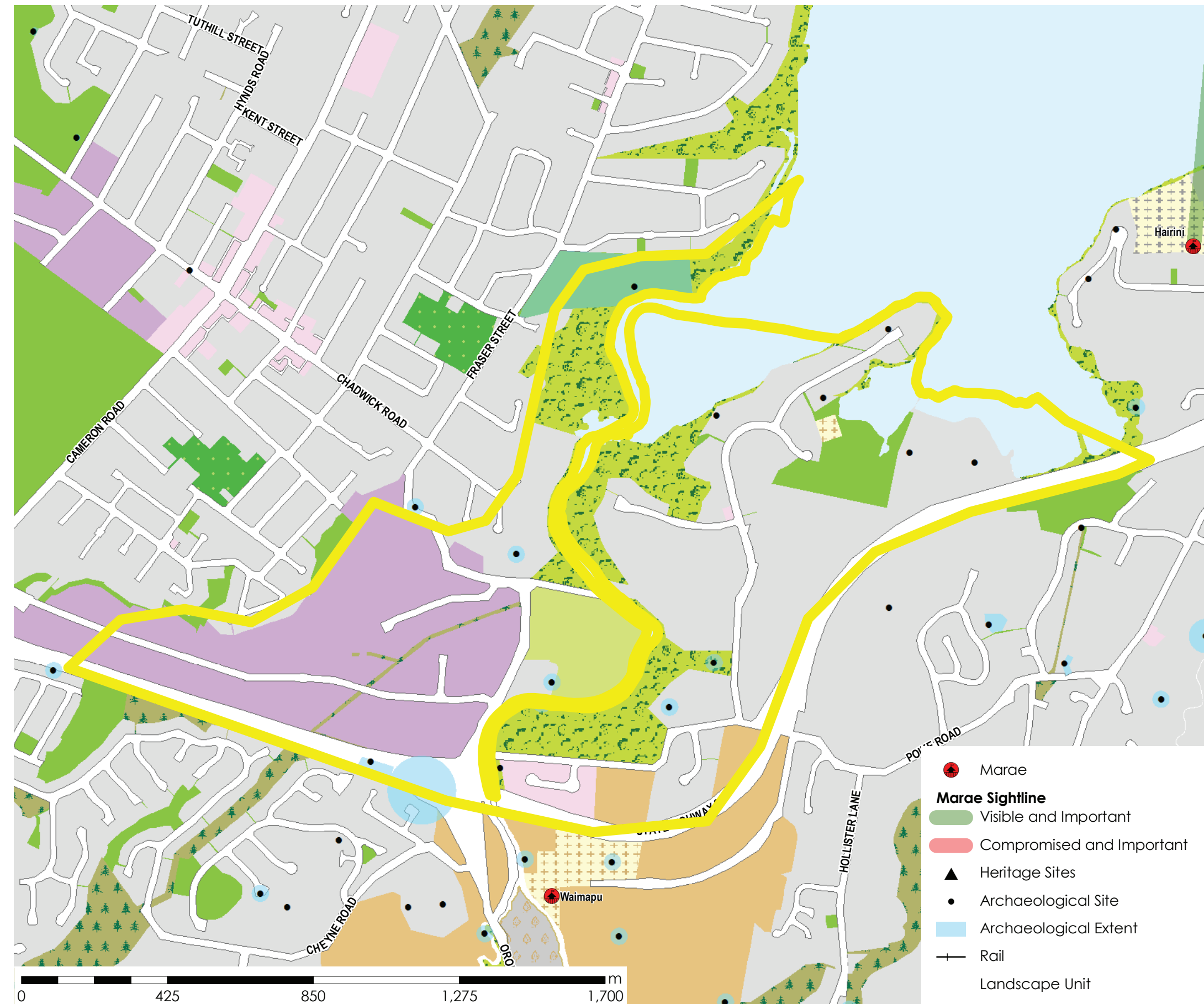
(Refer to Part 4 - Significant Viewshafts)

There are no marae directly within the unit, however the Waimapu Marae is in the adjoining unit and enjoys views across this landscape.

Viewshafts to Outstanding Natural Features and Landscapes:

(Refer to Part 4 - Significant Viewshafts)

No identified viewshaft origins are found within this unit.



WAIMAPU LOWLANDS : photography



View from harbour margin at Yatton Park, across the Waimapu Saltmarsh

Pyes Pa - Tauriko : Landscape Character Description

Pyes Pa and Tauriko, until recently, provided the rural edge to the City. In recent years the area has been modified to incorporate extensive residential subdivision and a new industrial business park.

Residential development extends along Pyes Pa Road and extends eastward to Cheyne Road East and the associated ridgeline. The northern extent of the unit is formed by State Highway 29 and the southern extent by Joyce Road (TCC City Boundary).

A mixture of detached residential, retirement village, rural residential housing, commercial and a secondary school are located within the Pyes Pa unit.

The Tauriko component comprises The Lakes subdivision and Tauriko Business Estate. The landscape in this area has undergone a significant transformation with large scale earthworks modifying hillsides, valley floors and providing new walkways, reserves and large lakes and ponds.

The Kopurererua Stream meanders between these two developments and provides the remaining unmodified element of the landscape.

The small Tauriko settlement is elevated above the Tauriko Business Estate and comprises a small commercial node with a service station, some fruit shops and a school. This area and its surrounding landscape comprises lifestyle and pastoral grazing with built development located adjacent to the State Highway.

Development on the ridgeline within this unit has resulted in built form dominating the landscape. The street planting is relatively immature in this area and in time will assist in the integration of the built form into the landscape.

A significant amount of native mass planting has occurred within the valleys, escarpments and reserves, which will in time contribute positively to the overall vegetation pattern of the area.



Landscape Character Values

Defining Elements:

- Kopurererua Stream.
- Wide valley floor in Pyes Pa West.
- Pyes Pa ridgeline
- Rural pastoral and horticultural practices.
- Recent rural residential and residential development.

Views to Outstanding Natural Features and Landscapes:

- No identified viewshaft origins are found within this unit.

Amenity Values:

- Large scale exotic trees in remaining pastoral landscape.
- Native vegetation within valleys.
- Wide streets with small scale street planting.
- Large scale industrial buildings.
- Small scale pastoral landscape along ridgelines.

Opportunities to Enhance Landscape Character:

- Protect and enhance vegetation corridors through gully systems.
- Protect remaining ridgelines from residential development.
- Promote large scale tree cover to integrate built form into the landscape.
- Promote riparian planting enhancement along the Kopurererua Stream.

Threats to Degrade Landscape Character:

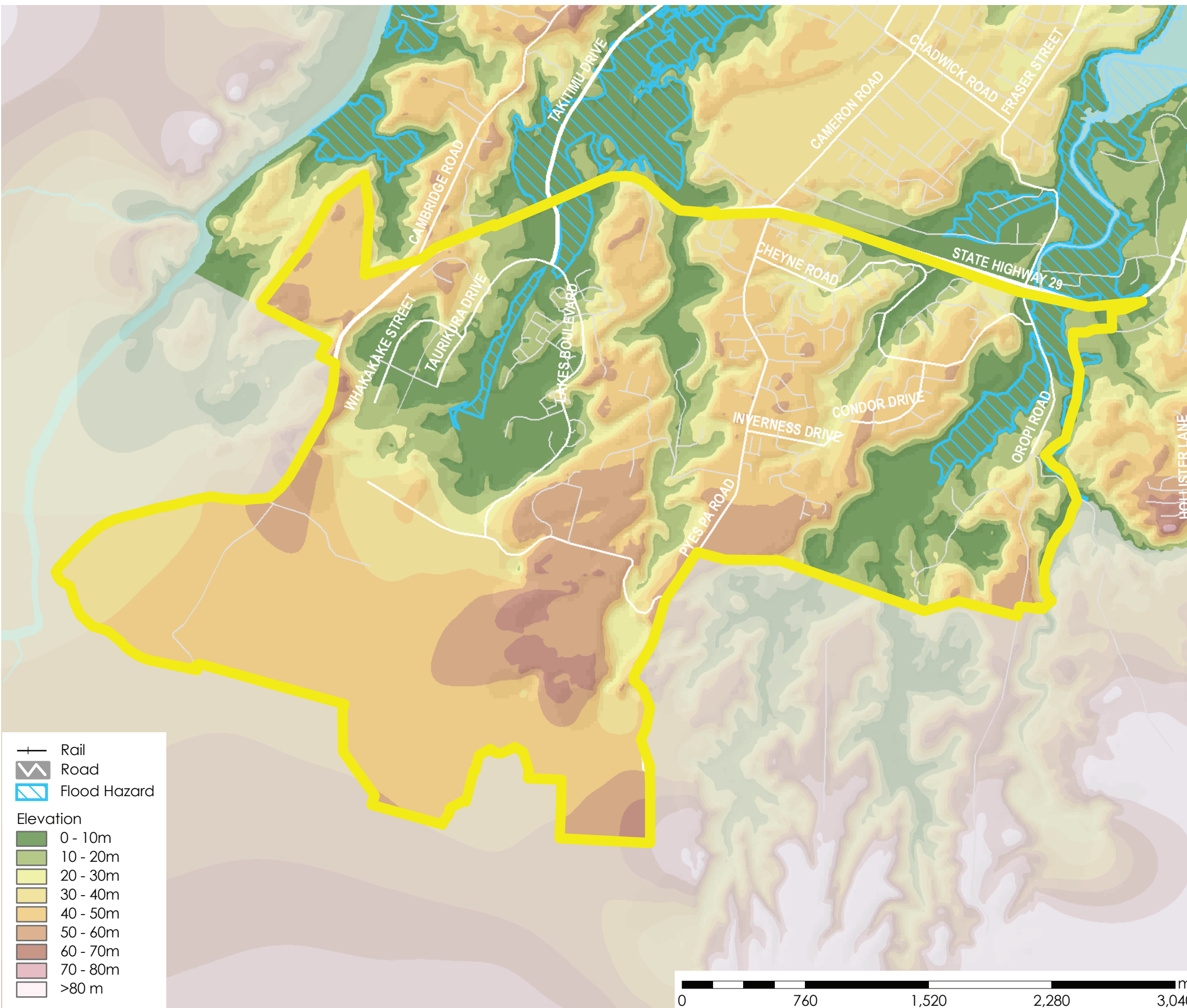
- Loss of natural landforms and habitats through large scale earthworks.
- Redevelopment of sites on ridgelines creating dominant built form.
- Rural residential sprawl within the rural landscape.

Management Guidelines:

- Provide building controls for housing along the ridgelines and rural zoned interface.
- Enhance the gully systems and stream connections.
- Manage built development within the rural landscape to avoid fragmentation of the rural landscape.
- Manage built form, scale and character considering the rural / residential interface.



PYES PA - TAURIKO : landform & hydrology



Landform:

Whilst the Pyes Pa and Cheyne Road ridgelines remain generally intact, the landform of the Kopurererua Valley and its sides have been significantly altered through large scale earthworks. The valley floor has been extended to provide for industrial and residential development.

A series of ridgelines extends from Oropi Road to the Tauriko / Wairoa River ridgeline. The valleys located in between provide both wide (Tauriko) and narrow valley floors, with the main two valleys extending beyond the district boundary being the Kopurererua Valley and the Waimapu Valley.

Hydrology:

The hydrology is found mainly through the valley systems which support the Kopurererua Stream and the Waimapu Stream. The remaining valleys generally support ephemeral flows combined with the inclusion of stormwater outlets and attenuation ponds.

PYES PA - TAURIKO : ecology

Open Space:

Open space areas are generally provided for through the numerous reserves located within the residential subdivision and the greenbelt zone provided for within Pyes Pa and Pyes Pa West / Tauriko Business Estate.

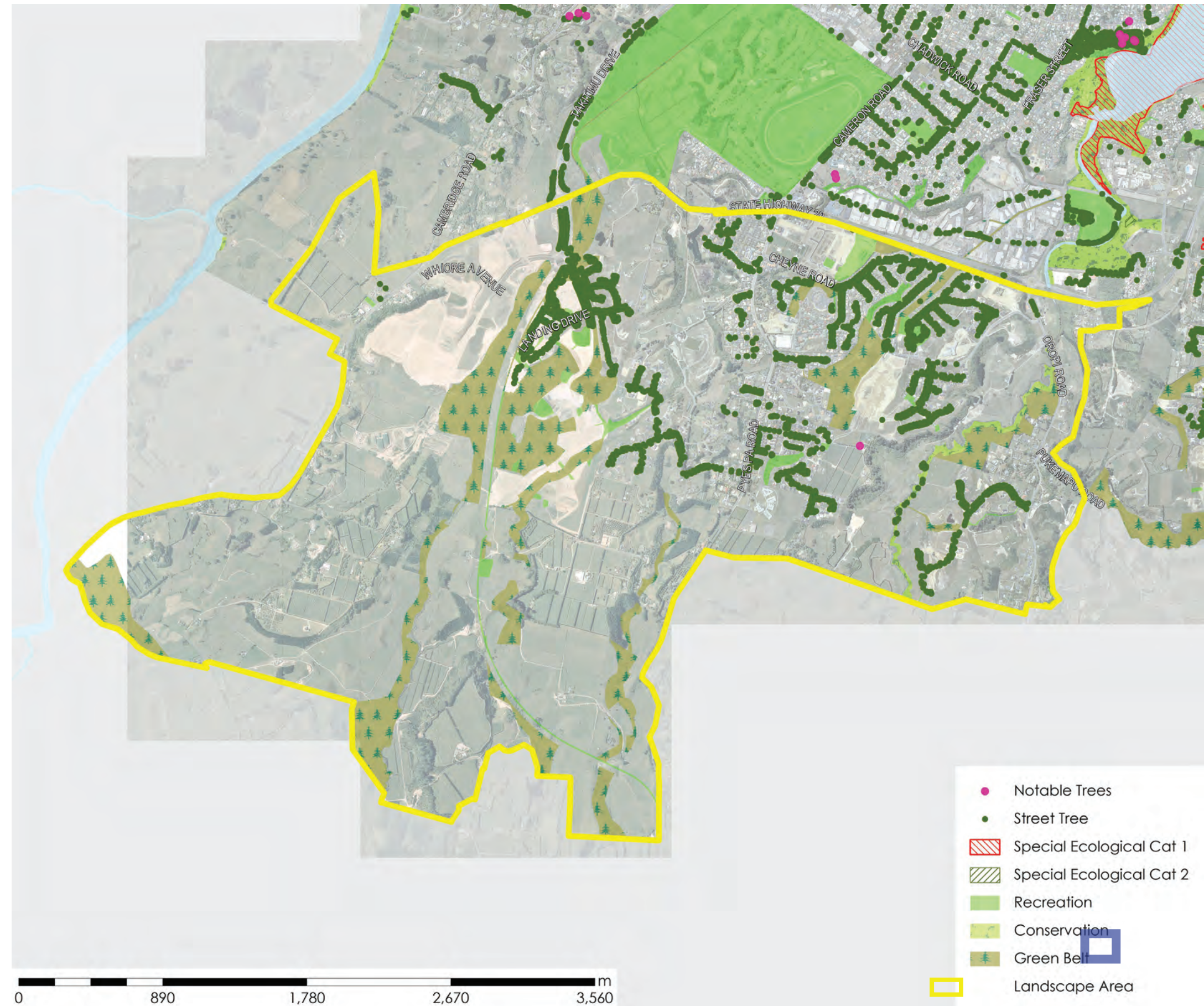
Trees:

Large tree cover is relatively minimal within the newly established subdivisions, with all existing large trees located generally within private property and the remaining undeveloped land.

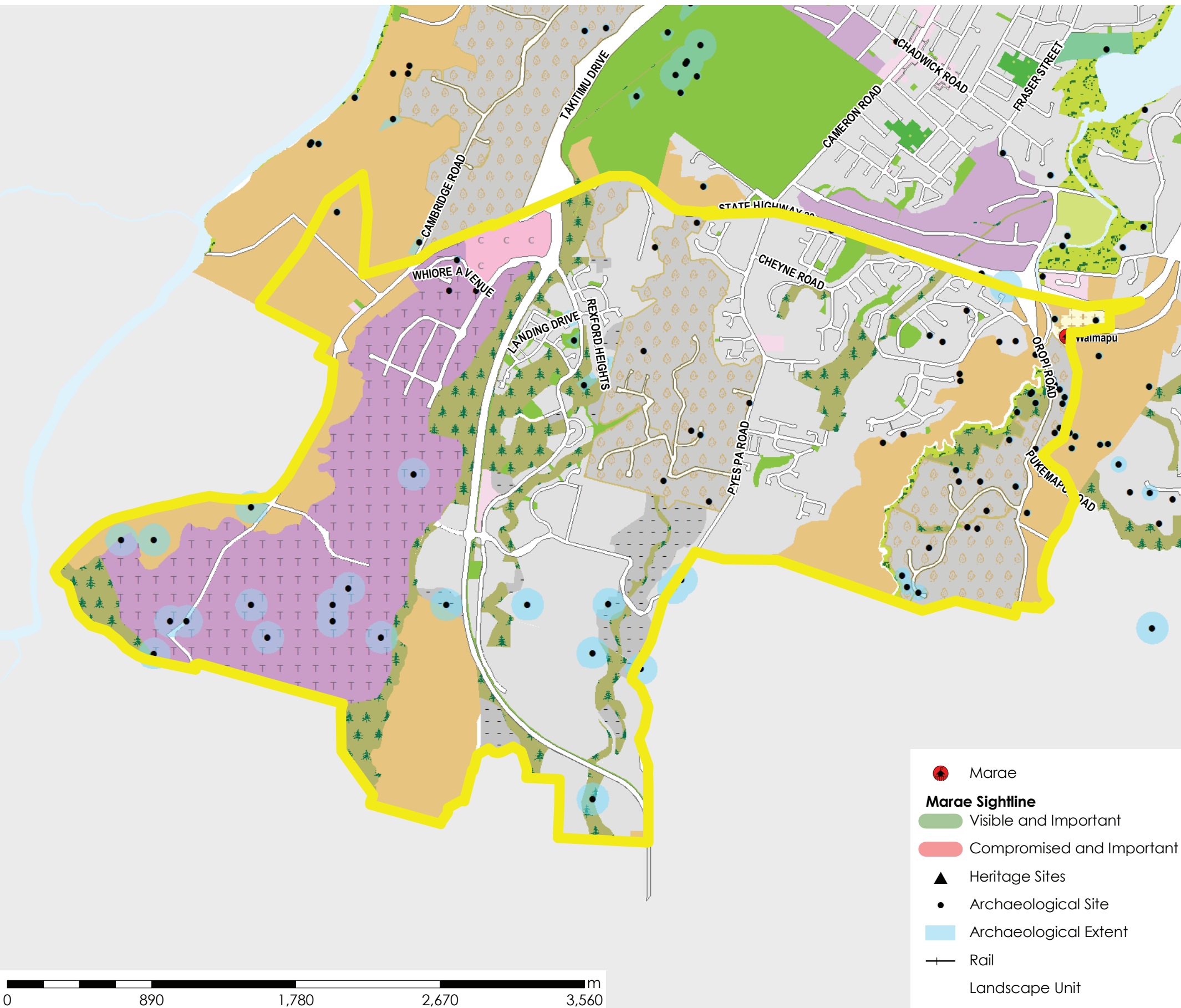
Native Vegetation Cover:

Native vegetation cover is extensive within the valleys and valley sides. This is the result of recent native bush and riparian planting undertaken for the newer subdivisions of Cheyne Road, The Lakes and Tauriko Business Estate.

Some of the remaining valleys are dominated with exotic weed cover and require further enhancement as development occurs in these areas.



PYES PA - TAURIKO : people



Zoning:

Remnant rural zoning extends into the centre and edge of this unit. The rural zoned land between The Lakes and Pyes Pa Road is reminiscent of its surrounding zoning which was historically rural. Further development in this area should take into account the surrounding zoning, while protecting the ridgeline from built form, which extends toward State Highway 29.

The Greenbelt zone provides separation between industrial and residential activity. The Greenbelt zone within the Cheyne Road subdivision provides a break in the residential development and further defines the valley network that extends toward the State Highway.

Archaeological / Heritage Values:

A number of registered archaeological sites exist along the ridgelines. A number have been preserved through protection within subdivision development.

Viewshafts from Marae to Mauao:

(Refer to Part 4 - Significant Viewshafts)

- There are no current marae within this unit.

Viewshafts to Outstanding Natural Features and Landscapes:

(Refer to Part 4 - Significant Viewshafts)

- No identified viewshaft origins are found within this unit.

PYES PA - TAURIKO : photography



View west across Tauriko Industrial Park from The Lakes residential development.



View east to the Lakes from Tauriko Industrial Park development

16. GREERTON

Greerton: Landscape Character Description

This landscape unit contains the central ridgeline of Cameron Road and extends between the Waimapu Estuary and Kopurererua Stream Valley. The northern area is bounded by Eighteenth and Seventeenth Avenues with State Highway 29 and the Waimapu Lowland unit providing the southern extent.

The street pattern is influenced by the dissected nature of the landform. Small streams have eroded steep sided valleys which extend green fingers of bush into the heart of the suburban area with residential development occupying the elevated flat land. These bush filled valleys are valuable both as a recreation and ecological resource and should be protected against industrial and residential development.

The pattern of residential streets is less ordered and responds to the landform, creating meandering streets which follow the landform. Closer to the central ridge the grid street pattern connects to Cameron Road. The width of these streets, relative lack of maturity of the garden vegetation and lack of vertical scale results in a dominant suburban built character.

Cameron Road forms the main transport spine of this unit tracing the centre of the broad ridge. A diverse range of activities co-exist along this busy thoroughfare with residential, retail, accommodation, fast food, and service industries providing a mixed pattern of activity.

As a major entry to the City and shopping environment Cameron Road requires quality and comprehensive landscape treatment. Definition between community nodes along Cameron Road is needed. Whilst Greerton Village forms a neighbourhood centre, the dispersal of commercial activity along Cameron Road is gradually reducing the definition of the central Greerton area. Further enhancement of the street environment along Cameron Road and the consolidation of commercial activities around nodes will assist in the definition of neighbourhoods.

The racecourse located at the western edge of Barkes Corner provides an important open space at the entry to the City. Yatton Park contributes a significant stand of mature and notable trees and provides a visual reference point for the Greerton area.

Large commercial buildings along the Cameron Road ridgeline have resulted in the loss of residential character. Brightly coloured large scaled commercial buildings have the ability to create significant visual impact on the cityscape, for example Mega Mitre 10.



Landscape Character Values

Defining Elements:

- Suburban residential.
- Ribbon commercial development.
- Vegetated gully systems.
- Yatton Park including its significant stand of trees.
- Open space found within Tauranga Race Course and Tauranga Golf Club.

Viewshafts to Outstanding Natural Features and Landscapes:

- No identified viewshaft origins are found within this unit.

Amenity Values:

- Large scale exotic trees within reserve land.
- Vegetated valley sides.
- Wide streets with small scale street planting.
- Large scale commercial buildings.

Opportunities to Enhance Landscape Character:

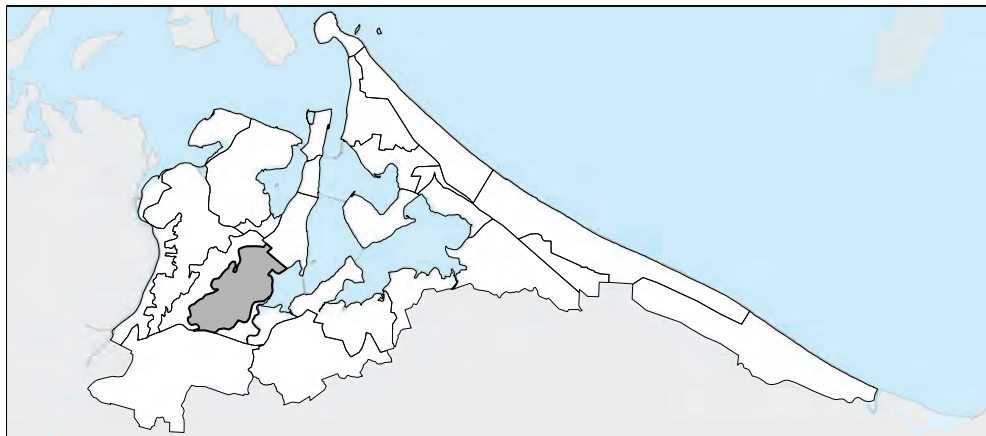
- Protection and enhancement of vegetation corridors along harbour edge.
- Promotion of large scale tree cover to integrate built form into the landscape.
- Restriction on commercial creep into residential neighbourhoods.

Threats to Degrade Landscape Character:

- Redevelopment of sites on ridgelines and escarpment edges creating dominant built form.
- Loss of vegetation cover through private view shaft protection.
- Rural residential sprawl within the rural landscape.
- Large scale commercial development with high reflectivity located prominently on ridgelines.
- Poorly defined and integrated industrial / residential edges.

Management Guidelines:

- Provision of building controls for housing along the ridgelines and rural zoned interface.
- Provision of reflectivity controls on large scale commercial buildings.
- Enhancement of the gully systems and stream connections.
- Management of built form, scale and character considering the industrial / residential interface.



GREERTON : landform & hydrology

Landform:

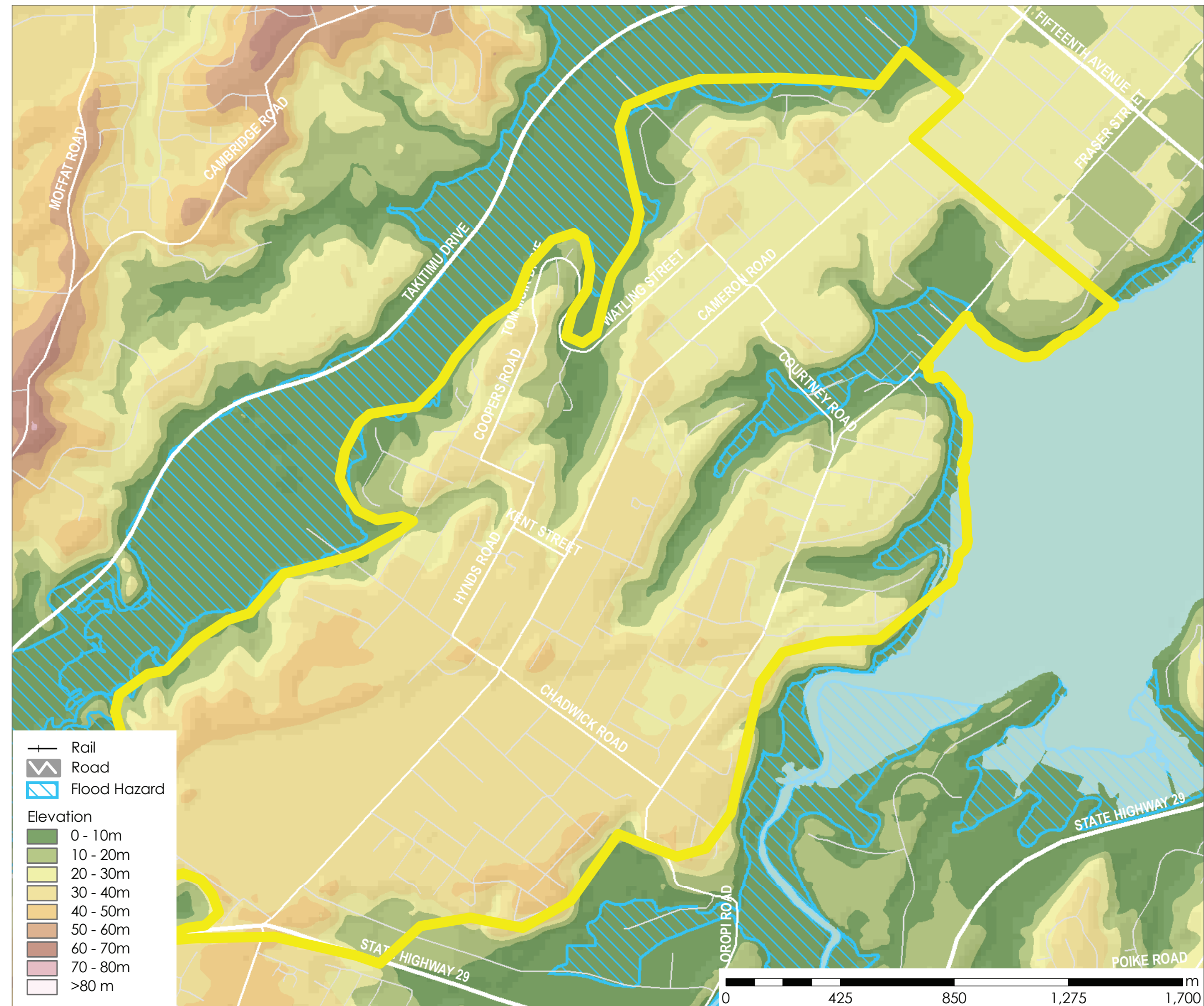
Located along the central ridgeline and plateau, this unit provides an elevated position within the cityscape. Spurs and valleys interconnect throughout the edges of the main ridgeline providing an undulated edge.

The harbour edge comprises a steep escarpment with pockets of development in lower-lying areas. Fraser Cove and Courtney Road Industrial Zones have developed upon one of the low lying historical harbour edges resulting in a modified harbour edge along Fraser Street.

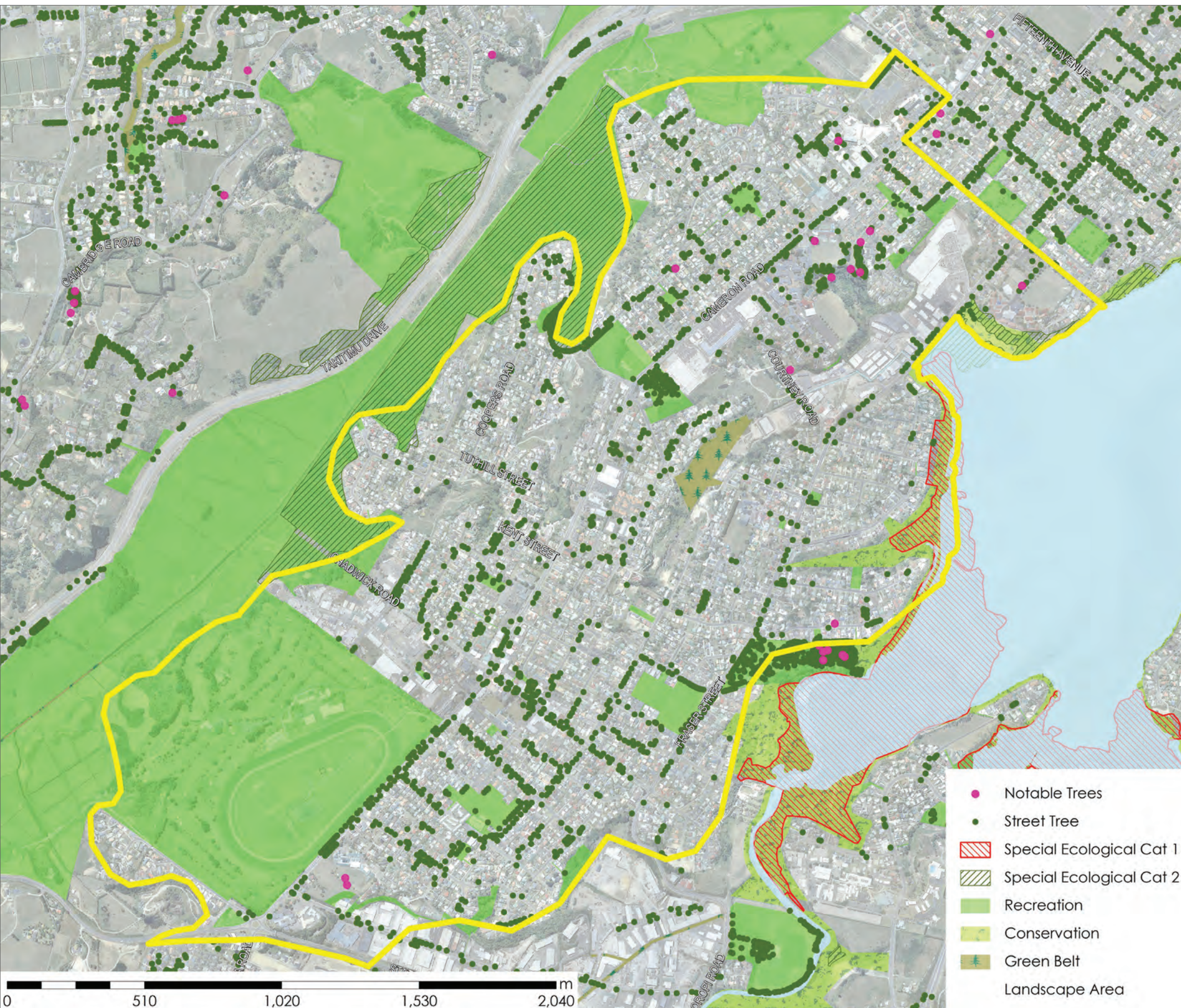
Hydrology:

The low lying edges along the harbour and Kopururerua Valley sides provide for the intertidal and wetland habitats along the margins.

The valley systems support the streams, wetland and attenuation of stormwater. The low lying area by Watling Street contains areas of open standing water that also cater for stormwater discharge into the wetland.



GREERTON : ecology



Open Space:

Large areas of open space are found within the Tauranga Race Course and Golf Course, which provide a significant contribution of open space to the unit.

Open space appears to be weighted toward the southern end of the unit with the latter Avenues area comprising less areas of open space. However these areas comprise the Tauranga Intermediate and Tauranga Girls College, which provide large fields and open areas.

Trees:

Significant stands of trees are found within the Tauranga Golf Course and Yatton Park. The latter Avenue street trees are large established trees which contribute positively to the urban amenity values of this area.

The Greerton neighbourhood comprises smaller street trees which provide little toward the scale and integration of built form into the landscape.

Native Vegetation Cover:

The valleys provide for native vegetation within the wetland and gully floors. These areas are a mixture of native understorey vegetation with willow dominated canopy cover. Recent enhancement planting within the Kopurererua Valley has resulted in an increase in young native planting within this area.

Estuarine Vegetation:

The harbour edge comprises a mangrove habitat along the edge. This edge is currently being maintained through the implementation of a consent, which manages the long term spread of mangroves further into the harbour.

A raised bund along the Merivale area has resulted in some estuarine ponds which drain at one point. Native vegetation along the harbour edge competes with aggressive weed species.

Zoning:

Several commercial precincts exist along Cameron Road, comprising 17th Avenue Commercial area, Gate Pa and Greerton. Fraser Cove also provides a significant commercial precinct for the Greerton unit.

The remainder of the zoning is residential with conservation and recreation zoning supporting the open space areas. Connections between open space are limited in some parts and would benefit from further connections between reserves and harbour edges.

Archaeological / Heritage Values:

Gate Pa is a distinct and internationally significant heritage site for Tauranga City. This area is of particular importance to both Tangata Whenua and European history.

Viewshafts from Marae to Mauao:

(Refer to Part 4 - Significant Viewshafts)

No marae are located within this unit.

Viewshafts to Outstanding Natural Features and Landscapes:

(Refer to Part 4 - Significant Viewshafts)

No identified viewshaft origins are found within this unit.



GREERTON : photography



View along Cameron Road through Greerton CBD area.

17. KOPURERERUA VALLEY

Kopurererua Valley: Landscape Character Description

Kopurererua Valley comprises a large passive open space reserve that extends in a north-easterly direction between the Tauranga central ridgeline and the Bethlehem / Tauriko plateau.

The Kopurererua Stream extends along the valley floor. Historically it was a meandering stream. Early 19th century farming practices saw the draining of the valley floor for pastoral farming and the straightening of the stream.

Few remnant vegetation patterns exist within this landscape feature and recent mass native vegetation planting is focused on the restoration of this landscape into a native bush and wetland environment.

The development of the Kopurererua Valley Reserve Management Plan and subsequent Kopurererua Valley Landscape Concept Plan have resulted in numerous enhancement projects occurring within the Valley including:

- Realignment of the stream to a meandering stream.
- Willow wetland removal and native wetland planting.
- Native bush planting.
- Protection of the Pa sites (Puketoromiro).
- Provision of a continuous and linked walkway network, connecting to residential subdivision.

The connection of the Stream to the Waikareao Estuary has been compromised with the inclusion of the Judea Industrial area. Provision has been allowed for a walkway connection along the stream edge in this area, however this has yet to be developed.

The inclusion of Route K expressway along the western side of the Valley has resulted in a significant change to the Valley floor. The loss of spurs and connections between ridgelines and a pa site have contributed to the loss of the historical landscape pattern. However public appreciation of the valley has increased, particularly as a result of more immediate access and visibility of this landscape through the provision of a road along the valley floor.



Landscape Character Values

Defining Elements:

- Kopurererua Stream.
- Wide valley floor.
- Large willow wetland.

Viewshafts to Outstanding Natural Features and Landscapes:

- No identified viewshaft origins are found within this unit.

Amenity Values:

- Large scale exotic trees in remaining pastoral landscape.
- Regenerating native vegetation within valleys.
- Rolling hillocks extending into the lower valley floor.
- Small scale pastoral landscape contributing to the rural landscape and open space values.

Opportunities to Enhance Character:

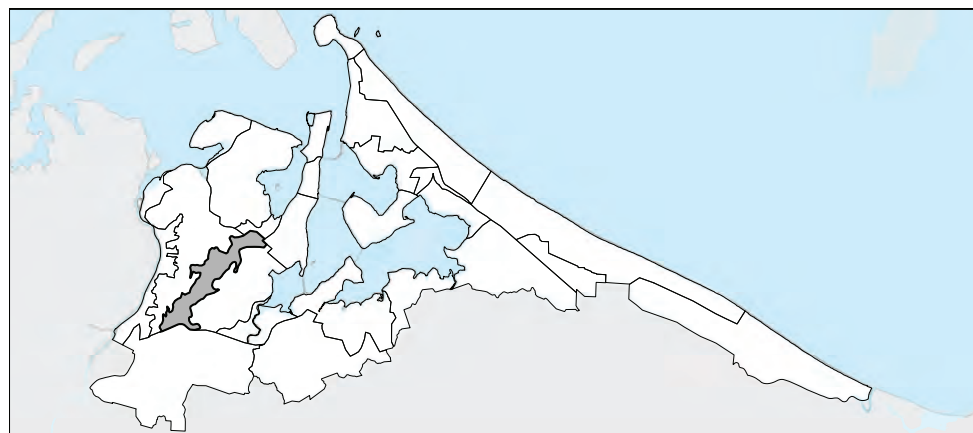
- Protection and enhancement of vegetation corridors through gully systems.
- Promotion of large scale tree cover to integrate built form into the landscape, along the edges.
- Promotion of riparian planting enhancement along the Kopurererua Stream.

Threats to Degrade Character

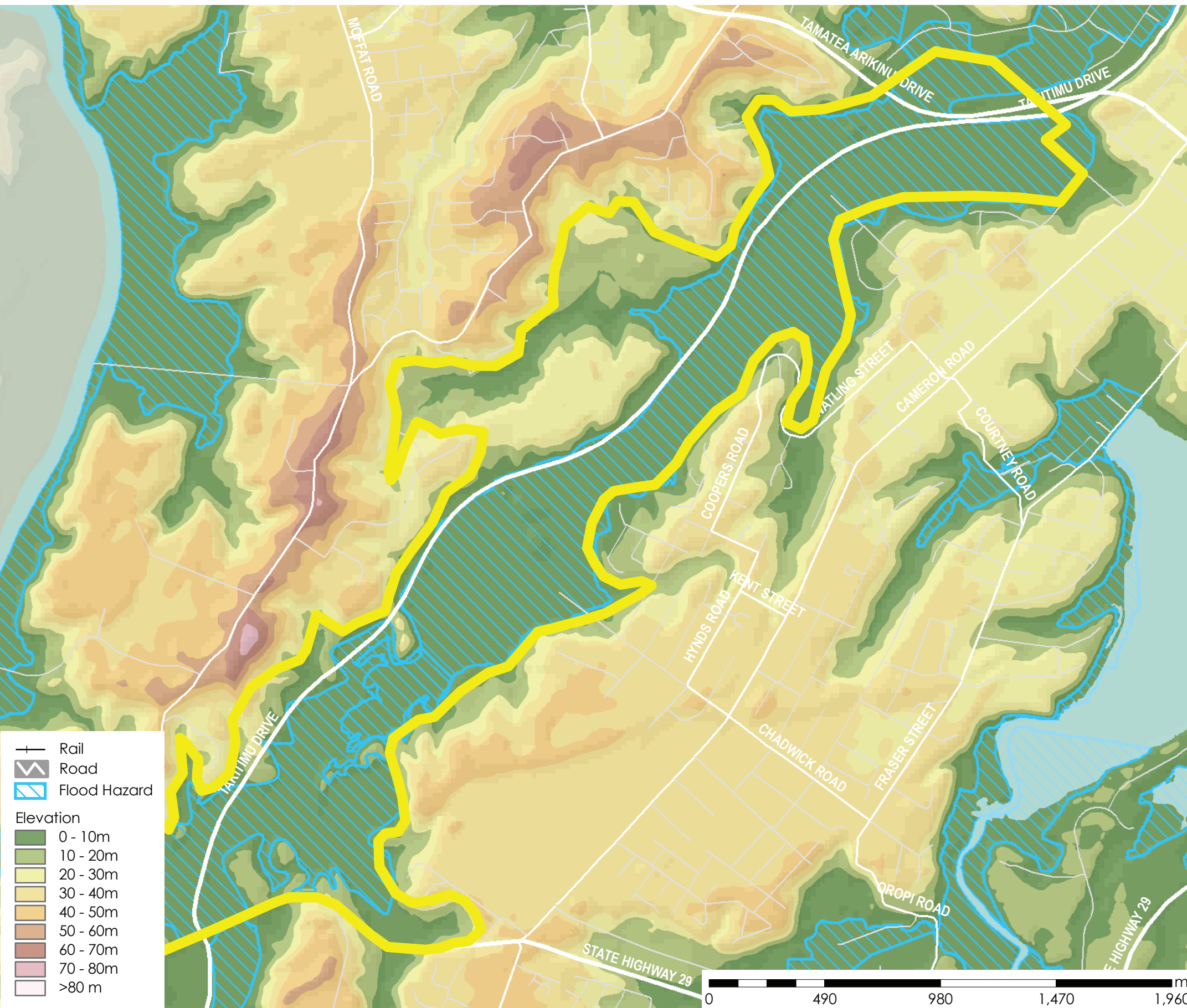
- Loss of natural landforms and habitats through large scale earthworks.
- Inclusion of additional infrastructure, e.g. overhead powerlines, contributing to restrictions on mature vegetation cover.
- Loss of vegetation cover through private view shaft protection along the edges of the valley.
- Extension of built form into the floodplain (Marshall Avenue).

Management Guidelines:

- Enhancement of the gully systems and stream connections.
- Avoid and manage built development on the residential fringe to avoid fragmentation of the land and loss of lowland plains landscape.
- Infrastructure development should avoid further loss or fragmentation of native vegetation within the valley.



KOPURERERUA VALLEY : landform & hydrology



Landform:

The landform along the western side of the Valley has been significantly altered as a result of Route K. The inclusion of this feature has seen the loss of two ridgelines that extended into the Valley, and the division of another. Due to the low lying floodplain the road has been raised above the floodplain with bunds along the roadside. The road divides the Valley's landforms, its features, including wetlands, and provides for limited pedestrian connections across the Valley between Cambridge Road and Greerton. This is an opportunity that is proposed to be investigated in the current adopted Council Landscape Concept Plan - Kopurererua Valley Landscape Plan.

Hydrology:

Recent hydrological investigations have been undertaken as part of the realignment of the stream. The wetlands extend along the eastern side of the Valley and up into the residential neighbourhoods.

As a low lying landscape with a high water table and tidal influenced stream the Valley repeatedly floods, comprising significant areas of surface water, following heavy rainfall. This is a common sight within the Valley and is recognised as one of the transient values of this landscape unit.

KOPURERERUA VALLEY : ecology

Open Space:

Ninety-five percent of the valley floor provides for open space through visual appreciation, and over time it is intended that this space is opened for public use. Numerous walkways are being included to enhance access.

The valley itself provides a significant buffer between the Cameron Road residential neighbourhoods of Greerton, Gate Pa and The Avenues and Cambridge Road rural residential subdivisions.

As a gateway to Tauranga City from State Highway 29, the provision of this open space is an asset to Tauranga City and should continue to be protected and enhanced.

Trees:

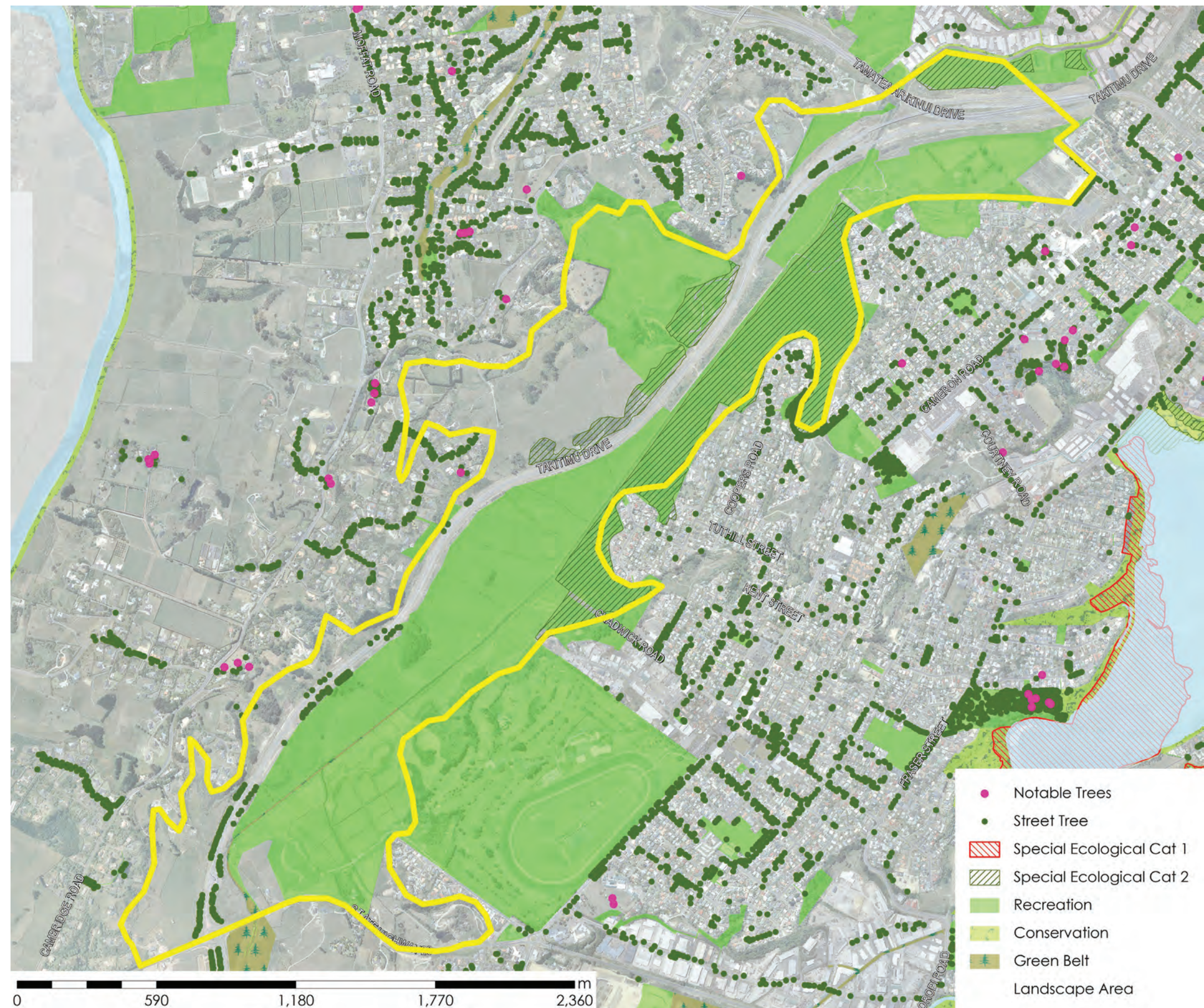
The only area comprising significant tree cover is the remnant Pa on a knoll divided by Route K. Known as Puketoromiro, the Pa site supports a large stand of Eucalyptus trees.

The other dominant areas of mature tree cover comprises the willow wetlands on the eastern side of the Valley. These are problematic species and are slowly being removed and replaced with native canopy wetland vegetation.

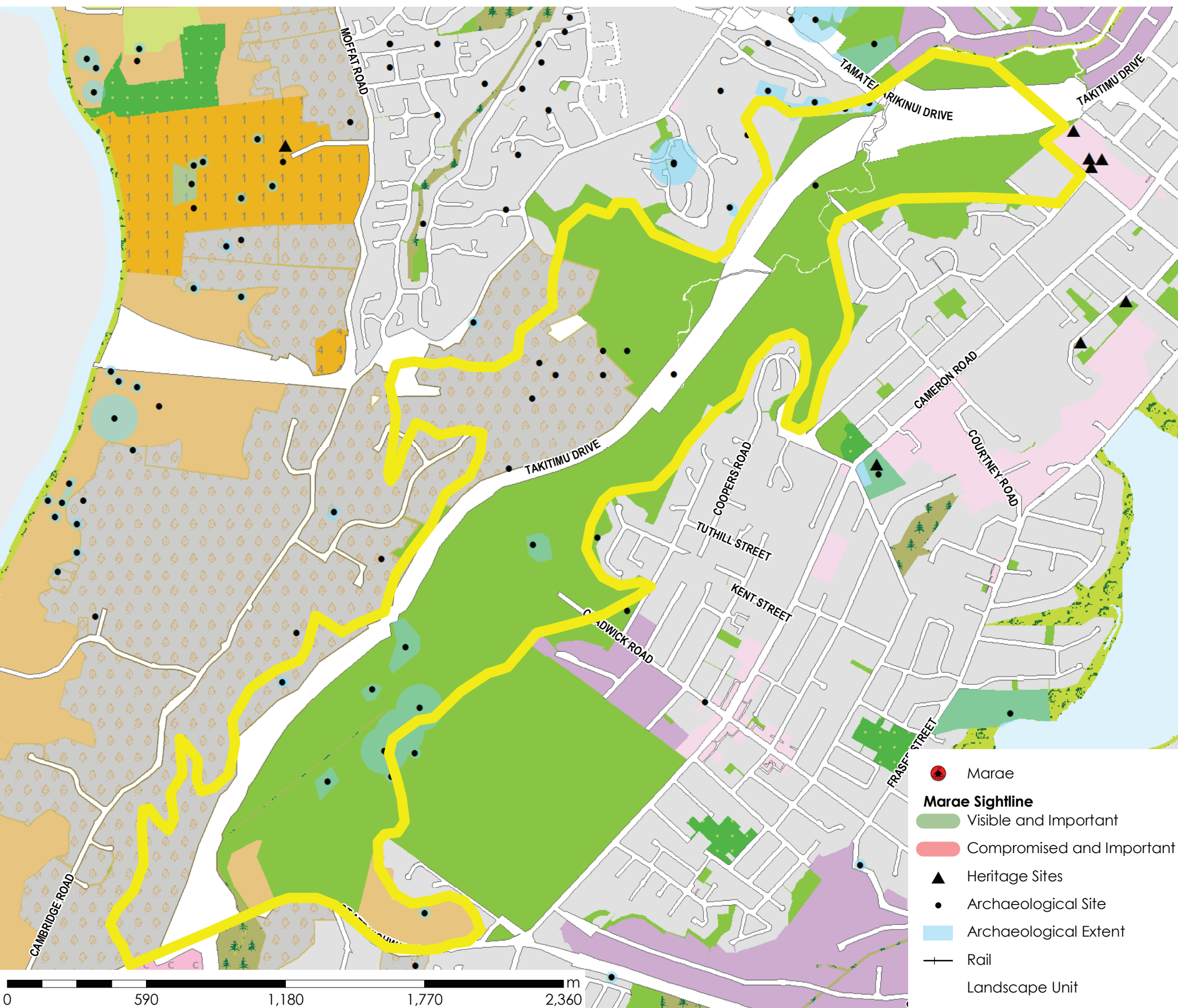
Native Vegetation Cover:

Almost all of the native vegetation within the Valley was removed, however as a result of significant planting projects large areas of the Valley are being restored into native bush and wetland vegetation.

Less intensive grazing of the floodplains on the western side of the stream has seen natural regeneration of reed species within the paddocks.



KOPURERERUA VALLEY : people



Zoning:

Zoned Rural and Rural Residential the valley supports a recreation reserve which will protect the unit from future residential development.

Archaeological / Heritage Values:

A number of archaeological sites exist within the Valley. Ngai Tamarawaho have a clear relationship with the Valley and their desire to restore the Valley and recognise their ancestral relationships with the area is being recognised, in part, through the implementation of the adopted Council Kopurererua Valley Landscape Concept Plan.

Viewshafts from Marae to Mauao:

(Refer to Part 4 - Significant Viewshafts)

No marae are located within this unit.

Viewshafts to Outstanding Natural Features and Landscapes:

(Refer to Part 4 - Significant Viewshafts)

No identified viewshaft origins are found within this unit.

KOPURERERUA VALLEY : photography



View along Kopurererua Valley pedestrian walkway, looking south into valley floor from 17th Avenue

18. THE AVENUES

The Avenues: Landscape Character Description

This character unit occupies the neck of the Tauranga Peninsula and largely comprises more established residential development. Generally, to the east of the peninsula, residential development extends down to the estuarine harbour edge whilst dwellings along the western edge sit in an elevated position above the expressway as it traces the harbour edge.

The pattern of development within this unit is dominated by a grid of wide streets with mature street trees, well established gardens and large houses. This is an area of high quality residential character with a strongly defined identity. Around the hospital and cemetery, mature exotic trees enhance the streetscape.

Pockets of light industry are located in areas of lower lying land, generally at the foot of steep densely vegetated escarpments. These areas generally lack unity and with a profusion of signage, functional buildings and scattered storage areas tend to degrade the visual character and overall amenity of the area.

In places, industrial development has begun to impinge on areas of existing mature vegetation. The steep scarp slopes and vegetated valleys are a valuable resource. Besides providing a valuable visual amenity and buffer between developed areas, they are also an ecological resource.



Landscape Character Values

Defining Elements:

- Vegetated escarpment edges along the estuarine and harbour margins.
- Large open space areas and older suburban streets with mature vegetation.
- Mature Pohutukawa trees along Turret Road.
- Strongly defined grid street pattern and established street trees.
- Dominant suburban built character.
- Visual links with harbour.
-

Viewshafts to Outstanding Natural Features and Landscapes:

- No identified viewshaft origins are found within this unit.

Amenity Values:

- Established streetscape with large tree plantings.
- Large scaled trees within private property providing strong vegetation cover.
- Street / Private property interface provides for good passive surveillance.
- Large lots with large detached dwellings,

Opportunities to Enhance Landscape Character:

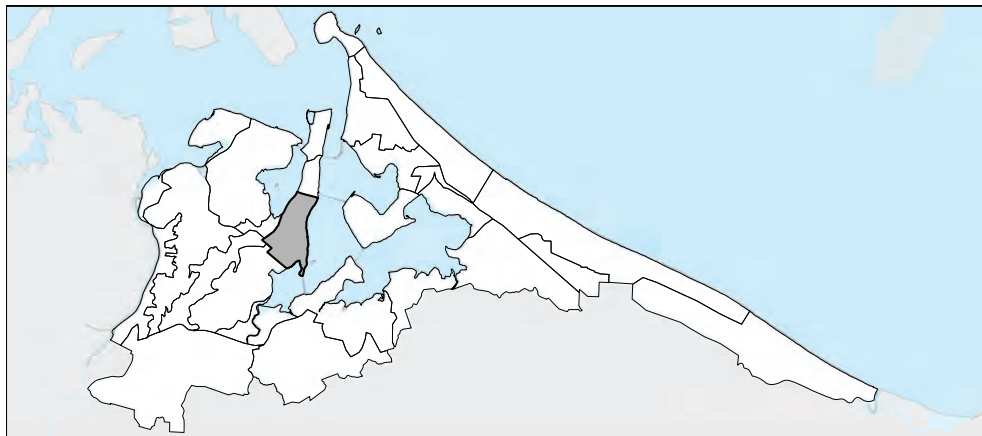
- Enhancement of street character through large specimen tree planting.
- Protection of open space values and strengthening of visual connections between open space areas to enhance the physical and visual connectivity of the open space network.
- Retention and enhancement of vegetated scarp slopes and valley bottoms.
- Restoration of the land/water interface.
- Implementing buffer planting alongside low amenity industrial edges.

Threats to Degrade Landscape Character:

- Loss of private vegetation patterns through infill housing.
- Loss of public views from key streets towards the harbour and Mauao.
- Erosion of the main escarpment and associated loss of vegetation cover.
- Strip commercial development and non residential built form extending into residential nodes.
- The visual clutter resulting from the proliferation of signage along key arterials (Cameron Road).

Management Techniques:

- Enhancement of the public tree planting within streets and reserves, to assist in mature tree cover.
- Enhance the harbour escarpment edge with further native planting.
- Continue residential height controls.
- Provide for building set backs from the harbour margin to protect amenity values.
- Minimise signs within suburban neighbourhoods.
- Incentives for enhancement planting of both native and mature tree cover in private property.



THE AVENUES : landform & hydrology

Landform:

Cameron Road is aligned along the raised central ridgeline that runs down the peninsula towards the CBD. The landform drops from a large plateau area to meet the water's edge at varying degrees of slope intensity. Escarpments provide definitive edges to the character area with housing clustered atop the plateau to take advantage of elevated views.

Erosion is apparent along the escarpment edges, particularly in the early avenue streets to the north (1st to 11th Avenues)

Hydrology:

Natural hydrology has been altered significantly through intensive residential development. Numerous outfalls for stormwater extend along the harbour margin forming groynes and culverts along the harbour margin.

