

THE AVENUES : ecology



Open Space:

Memorial Park is the key open space in this unit and serves as a focal point for the surrounding suburban areas. The harbour margin is fringed by residential sections between Memorial Park and the CBD which effectively privatises a stretch of the waterfront. This stretch could be enhanced through appropriate native plantings. A linear stretch of open space also fringes the estuarine edge and provides an important visual connection and backdrop to the busy stretch of Takitimu Drive. A number of cemeteries, schools and associated sports fields within The Avenues also provide open space amenity.

Trees:

The Avenues unit has one of Tauranga's most established street tree networks with numerous local streets lined with mature specimen trees. These trees are a valuable resource and add to the amenity and appeal of the residential areas. The trees are predominantly exotic specimens and continue into the private residential sections.

Native Vegetation Cover:

Large outcrops of Pohutukawa remain along the harbour margin, including Turret Road. These provide significant enhancement to the harbour margin, whilst assisting in the integration of built form into the landscape. The enhancement plantings along the escarpments around the periphery of the area are also a defining feature.

Estuarine Vegetation:

Estuarine vegetation along the margin of this unit is managed under the mangrove removal consent and as a result there are no visible areas of estuarine vegetation along this unit's periphery.

Zoning:

Primarily suburban residential zoning with areas of commercial and retail are found along Cameron Road, Fraser Street, 11th Avenue and 15th Avenue. The area is experiencing commercial creep into the established residential areas. An increasing density of built form (residential / commercial) is arising along the harbour and estuarine margins.

Archaeological / Heritage Values:

A small number of archaeological sites exist and many have been lost as a result of intensive residential development. Heritage sites considered important to the City comprise the historical Avenues Cemeteries which contain a number of descendants of European settlers of the area.

Viewshafts from Marae to Mauao:

(Refer to Part 4 - Significant Viewshafts)

Hairini Marae contains visible and important views to Mauao and Tauranga Harbour. Development within The Avenues should consider avoiding obstruction of this significant view corridor.

Viewshafts to Outstanding Natural Features and Landscapes:

(Refer to Part 4 - Significant Viewshafts)

- No identified viewshaft origins are found within this unit.



THE AVENUES : photography



View along typical avenues street - 18th Avenue, off Grace Road

Central Business District: Landscape Character Description

Tauranga's central business district is situated between the Waikareao Estuary and the Tauranga Harbour. Located on a narrow peninsula, the form and character of the CBD is intimately related to the natural landform and dual water frontages.

The CBD is connected to its adjacent harbour landforms by a series of bridges linking to Otumoetai to the west, Matapihi to the east and to the Mount via the upgraded Harbour Link. These rail and primary vehicular connections converge with Cameron Road to create a central location and focus in an area that was once a relatively isolated peninsula. Each of these transport corridors provides a vital entry experience into the CBD area and also help to define the identity of the city.

Cameron Road extends along the central ridgeline of the peninsula and is the primary artery feeding into the CBD. Structured by a rectilinear grid street pattern, the commercial and retail core extends between the Cameron Road ridgeline and the old wharf area at the edge of the harbour.

Due to the scale and intensity of the CBD, built form contributes significantly to the unit's character. Building height is variable with a growing number of high-rise developments dispersed throughout the CBD. Building heights generally decrease towards the Strand and adjoining residential areas.



Landscape Character Values

Defining Elements:

- The narrow peninsula landform, steep vegetated escarpments along the estuarine and harbour margins.
- Dominant but compact urban form visually contained by the estuary and harbour.
- Highly visible core of buildings on the skyline.
- Mature street and reserve trees located along the ridgeline and harbour / estuarine edge.

Viewshafts to Outstanding Natural Features and Landscapes:

No identified viewshaft origins are found within this unit.

Amenity Values:

- Tree lined street of Cameron Road, particularly around the Domain.
- Positive interface between residential and commercial buildings.
- Native tree cover found within the Elms, Otamataha, the Redoubt and the Tauranga Domain provide dominant tree cover.
- Street orientation toward the harbour.
- Built form that responds to the landform.

Opportunities to Enhance Landscape Character:

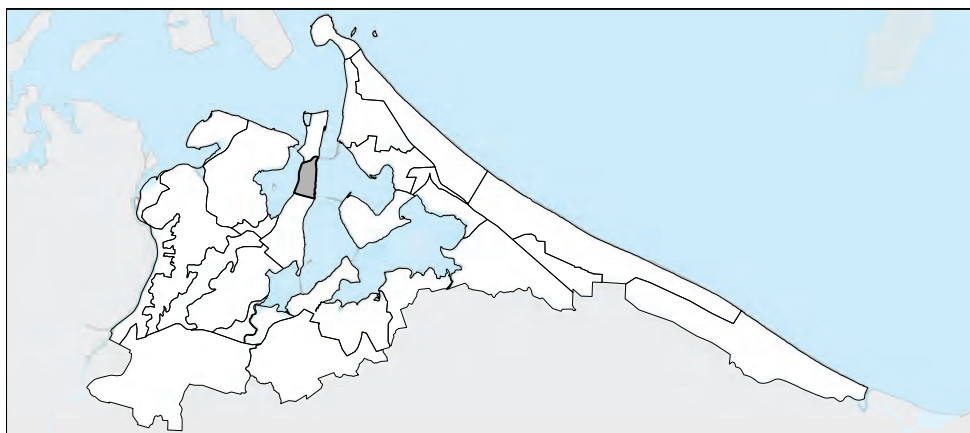
- Restoration of the land/water interface through enhancement of harbour and estuarine edge.
- Creation of 'green streets' linking open space areas through themed street tree planting.
- Ensure the scale of built form protects and reflects the underlying natural topography.
- Protection of cultural sites and areas of significant vegetation from development.
- Opportunity to promote linear views to the Harbour from the streets.

Threats to Degrade Landscape Character:

- Modification of escarpment landforms and associated vegetation through erosion or earthworks.
- Built form dominating the harbour edge and escarpments.
- Gradual loss of significant vegetation cover within the early Avenues.
- Waterfront development detracting from significant landscape and heritage features, including The Mission Cemetery (Otamataha).
- Loss of public views from key streets towards the harbour and Mauao.

Management Techniques:

- Enhancement of the public tree planting within key streets and reserves, to assist in mature tree cover.
- Enhancement of the degraded harbour and escarpment edge with native planting.
- Provide for building height controls that reflect topography and relate to views.
- Provide for building setbacks from the harbour margin to protect the harbour margin natural character values.



CBD : landform & hydrology



Landform:

The CBD character unit is a raised headland plateau with a broad ridgeline extending along Cameron Road. The CBD area slopes gradually eastward toward the Harbour from the Cameron Road ridgeline.

The original peninsula landform has a series of relatively steep escarpments along its seaward edge. In the main these retain a cover of native and exotic vegetation. The escarpments sharply define the upper plateau area which has been overlaid by the street grid.

Towards the northern end of the peninsula the remnant volcanic landform of Otamataha, the Redoubt and Domain with their associated vegetation provide an important visual amenity and historical association as part of the context of the city.

Hydrology:

Despite extensive reclamation and earthworks over time, the estuarine and harbour edges still provide a visual cue to the coastal processes that have shaped the landform. These processes provide an important connection between the CBD and the natural environment. The urbanised environment has resulted in the piping of most stormwater flows meaning that historical watercourses are no longer visible.

Open Space:

For its size, the CBD has a relatively high proportion of green space. The dual waterfronts and vegetated escarpments are complemented by the large Wharepai Domain. The Wharepai Domain and Cliff Road Reserve both provide excellent views to the surrounding landscape. There is opportunity to integrate these green spaces more effectively with the built environment by strengthening connections through the greening of city streets.

Trees:

Significant vegetation is found primarily in reserves and on key heritage sites, including the Elms, Mission Cemetery, the Redoubt and along the Harbour's edge. Dominant vegetation patterns found within the older streets enhance the residential character and wider amenity values of the area. Mature exotic and native specimen trees form the street and private vegetation patterns in the residential areas of the Avenues, with some areas of the CBD notable for their lack of vegetation cover. Isolated large mature specimens are found in private property throughout the CBD area.

Native Vegetation Cover:

Outcrops of mature Pohutukawa trees and indigenous cover are found along the edges of the escarpment and cliffs, and within the Tauranga Domain, Otamataha and the Redoubt.



CBD : people



Zoning:

The CBD is predominantly in commercial and retail use with established residential areas (Selwyn Street, early Avenues) and high-rise towers (Devonport Towers, Kingsview Hotel) in more recent times. Highly frequented public spaces such as the Strand, the waterfront, the Domain and Cliff Road provide an important counterpoint to the built up areas of the CBD. The relationship between future commercial growth and the public realm is a key consideration, as is the management of the interface with residential activities.

Archaeological / Heritage Values:

As a highly occupied area historically (Maori and European settlers) this area contains numerous archaeological sites.

Viewshafts from Marae to Mauao:

(Refer to Part 4 - Significant Viewshafts)

Hairini Marae has views directly across the CBD. This sightline is considered to be most at risk from obstruction of unlimited building heights. Management of the building heights and their effect upon this sightline must be considered.

Viewshafts to Outstanding Natural Features and Landscapes:

(Refer to Part 4 - Significant Viewshafts)

No identified viewshaft origins are found within this unit.



Aerial view northward across CBD.



View along Brown Street, westwards.

20. SULPHUR POINT

Sulphur Point: Landscape Character Description

The Sulphur Point character unit is located on reclaimed land to the north of the CBD and is separated from the Central Business District by the Harbour link.

Large-scale reclamation has occurred to extend the peninsula which contains the port and associated roads, railway, and wharves, modifying the natural landform and harbour edge. To the west of the peninsula is the mouth of the Waikareao Estuary whilst to the immediate east the harbour channel provides deeper water for the port and smaller fishing and commercial boat wharves, beyond which lies the large eastern expanse of the harbour.

To the north the more industrial scale of the port and its associated activities dominates. In addition, the Sulphur Point marina on the western side of the reclamation creates its own identity area with amenity planting, car parks, nautical styled clubhouse/restaurant/marine commercial buildings, boats and the marina itself.

While the Port of Tauranga area is highly visible from the harbour, Otumoetai and Mount Maunganui, its relative compactness means that the effects of the activities are relatively well contained.

The balance between the functional needs of port activities on the eastern side of the peninsula and the amenity requirements of public recreational areas, the marina and open space area on the west is a key management issue. The interface with the harbour is also an important consideration.

The Commercial Business area located at the intersection of Takitimu Drive and Chapel Street provides a node for larger format retail. As this area interfaces with the harbour there is opportunity to improve the amenity of this edge and soften the effects of the built form and signage that currently dominates.



Landscape Character Values

Defining Elements:

- Dominated by the scale and bulk of port and industrial activity.
- Modified landform through reclamation works.
- Highly variable visual landscape with the constant movement of ships and containers.
- Open space edge with specimen tree cover on the western side.

Views to Outstanding Natural Features and Landscapes:

No identified viewshaft origins are found within this unit.

Amenity Values:

- Marine Park and harbour margin.
- Tree lined Cross Road connection to the end of Sulphur Point.
- Recreational use of harbour margin along western and northern end.
- Marine precinct at end of Sulphur Point.

Opportunities to Enhance Landscape Character:

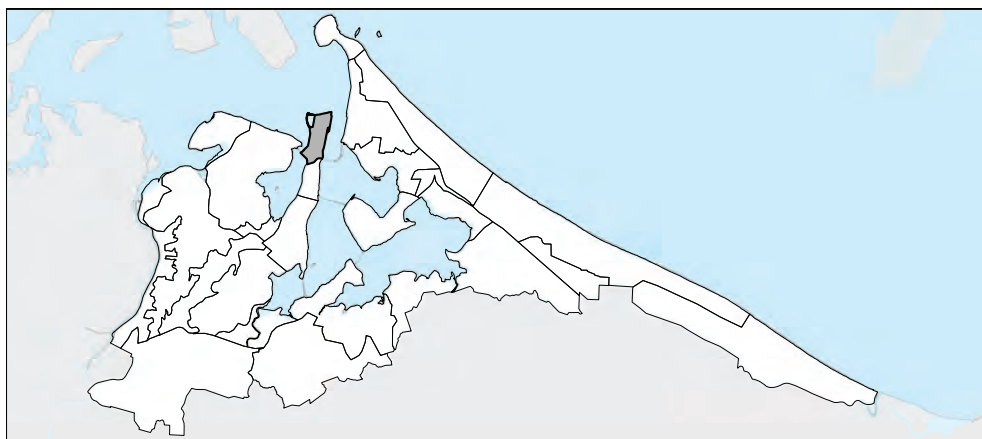
- Enhancement and naturalisation of green edge along the western side of the peninsula, buffering port activities from residential areas to the east.
- Enhancement of the land/water interface.
- Improvement of key streetscapes (i.e. Keith Allen Drive and Cross Road) and enhancing the amenity of pedestrian connections through to the marina.
- Improving the sense of entry into the harbour.
- Enhancing the Chapel Street corridor to provide a softer interface with the harbour.

Threats to Degrade Landscape Character:

- Further reclamation works impacting on the natural processes and character of the harbour.
- The bulk, scale and height of buildings and container stacks potentially impacting on public views from key streets and reserves towards the harbour and Mauao.

Management Techniques:

- Enhancement of public tree planting within key streets and reserve areas on the western edge of the peninsula.
- Management of built form through bulk, scale and design controls at sensitive edges (i.e. the Chapel Street interface with the harbour).



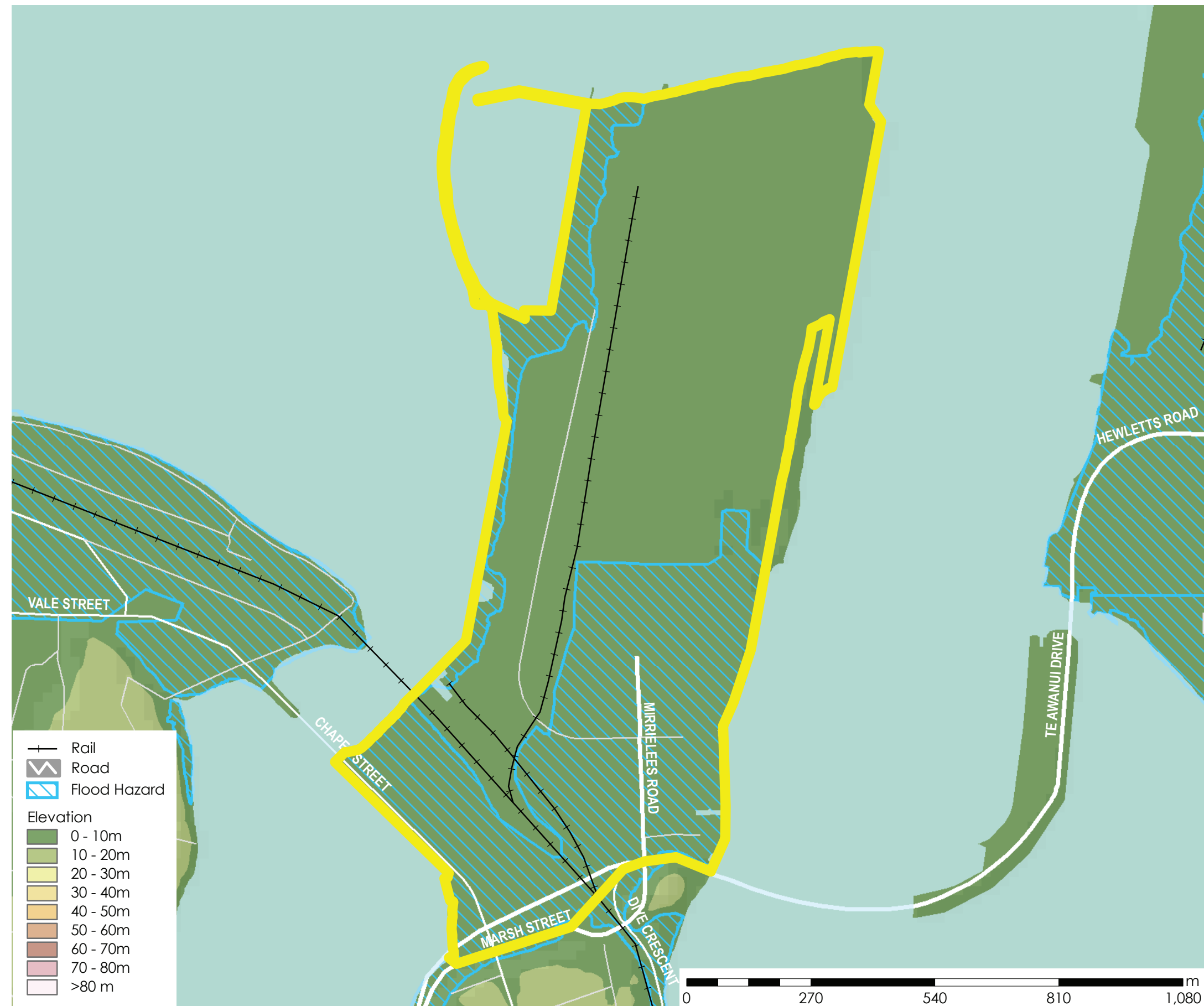
SULPHUR POINT : landform & hydrology

Landform:

The Sulphur Point character unit is located almost entirely on reclaimed land and has dramatically altered the appearance and natural processes of the harbour. While the landform appears as an extension of the natural peninsula, the flatness and linear edges clearly differentiate the area from the natural landforms that surround it.

Hydrology:

The harbour margin along this edge comprises strong currents and wave action that is continually eroding the western edge of the reclaimed peninsula.



SULPHUR POINT : ecology



Open Space:

The western edge of the character unit is the significant open space area of Marine Park. This linear open space provides a visual buffer to the port as well as amenity and recreational values. The marina itself is a focal point for the area and the boating activities contribute greatly to the character and identity of the area.

Trees:

Norfolk Island Pines are the most dominant species in the area with vegetation cover concentrated in the reserve. Pohutukawa are planted along the harbour edge and are in juvenile form. Further planting of Pohutukawa would enhance the harbour margin interface.

Native Vegetation Cover:

Areas of native plantings have been established between Marine Park and the port and Pohutukawa are becoming established along the western edge of the harbour.

Zoning:

Sulphur Point comprises three zonings being Port Business, Industrial Business and Open Space. The relationship between the recreational activities and port business is an important consideration for landscape management.

Archaeological / Heritage Values:

There are no registered archaeological sites within this reclaimed part of Tauranga City.

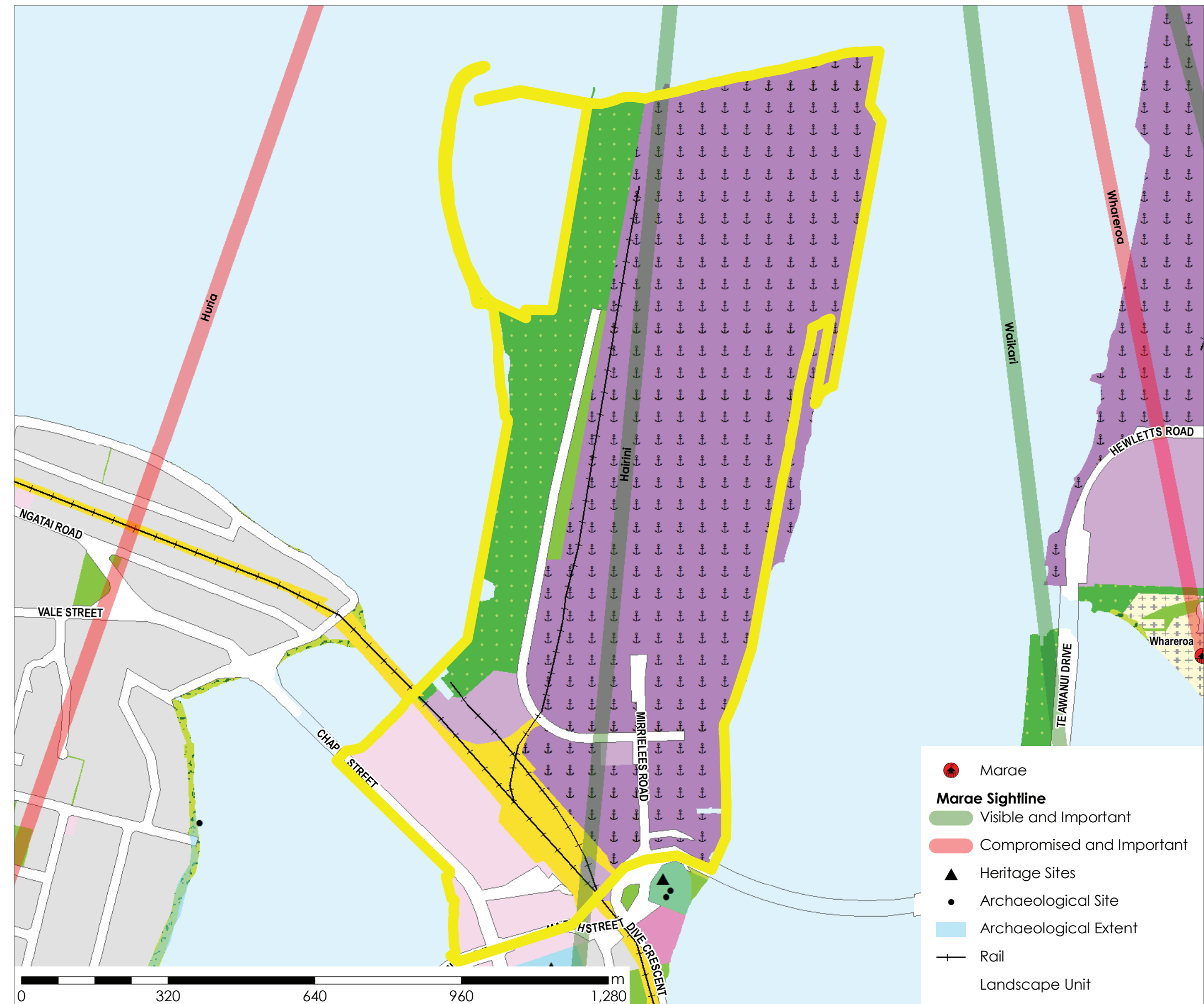
Viewshafts from Marae to Mauao:

(Refer to Part 4 - Significant Viewshafts)

Hairini Marae has views across the Port of Tauranga land. Consideration of the impact of port activities on the viewshaft should be considered, including height restrictions for permanent and temporary activities.

Viewshafts to Outstanding Natural Features and Landscapes:

(Refer to Part 4 - Significant Viewshafts)



SULPHUR POINT : photography



View from end of Sulphur Point



Aerial view, eastward, of Sulphur Point boatyard

Judea : Landscape Character Description

Occupying the downstream intertidal area of the Kopurererua Stream, the Judea industrial unit is low lying and is sited between the two ridgelines of Cameron Road and Otumoetai.

The stream has been channelised through most of this area losing much of its natural character and native vegetation patterns. The stream boundary to private property is degraded in areas and there are opportunities for this to be enhanced through planting and recreational access.

The Industrial unit contains a range of service and light industrial activities and there are opportunities for visual improvement of the streetscape environment with large scale specimen trees.

The prolific signage along building facades fronting the road corridor contribute to the degrading of the interface between the residential and industrial edge, and the entry to Tauranga City from Route J.

Native mass vegetation planting alongside Route J provides a screen between the industrial area and the road edge. However, signage along the Takitimu Drive edge dominates the entry as does the built form, with screen planting being compromised through this activity.

The general scale of the built form complements the surrounding landform. Many of the buildings have not built to the maximum height plane for the area, due to geotechnical constraints. The permitted building plane in this area could result in larger buildings that would dominate the landscape and valley floor.



Landscape Character Values:

Defining Elements:

- Wide industrial streets.
- Kopurererua Stream through centre of area.
- Large industrial buildings.

Views to Outstanding Natural Features and Landscapes:

- No identified viewshaft origins are found within this unit.

Amenity Values:

- Minimal values.
- Industrial wide streets with some street planting
- Low height of industrial buildings respond to the surrounding landform of the adjoining character units.

Opportunities to Enhance Landscape Character:

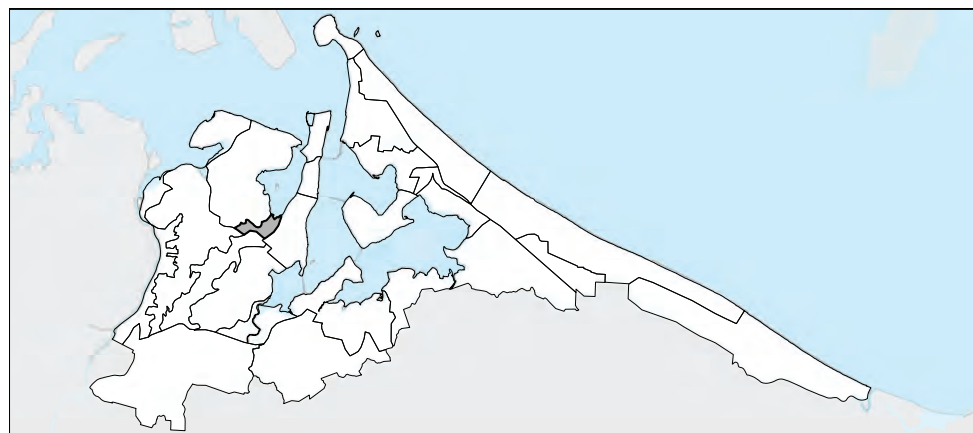
- Street planting with large trees to provide context to the built form.
- Escarpment plantings either side of the valley floor to further integrate the industrial buildings into the landscape.
- Planting through private property / public boundary through set backs and provision for native riparian planting.

Threats to Degrade Landscape Character:

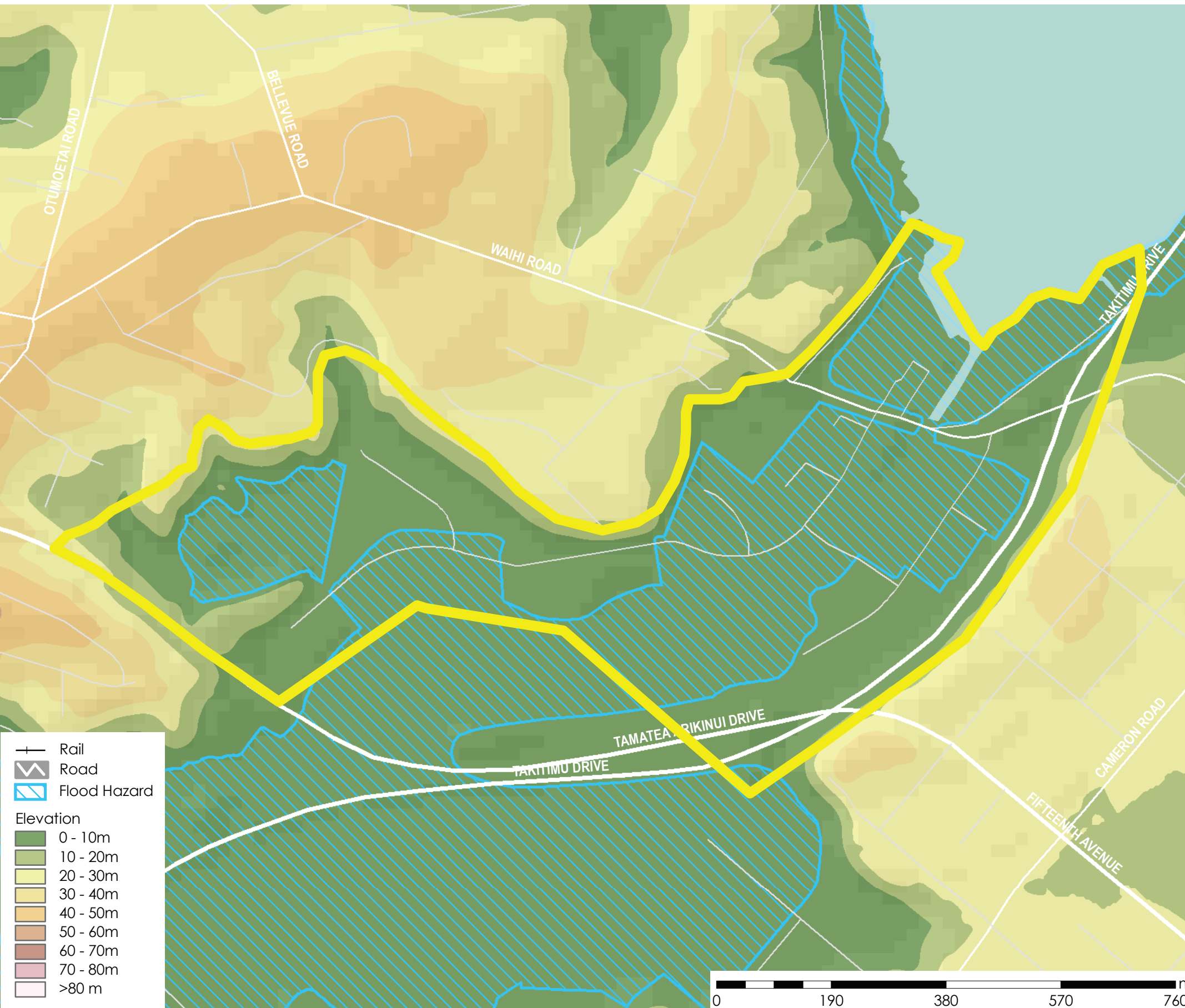
- Continued encroachment onto the Kopurererua Stream corridor.
- Loss of existing vegetation that screens built form from the road edge.

Management Techniques:

- Management of activities adjacent to the stream edge to avoid continued encroachment and provide for a vegetated edge to the private / public boundary.
- Restriction of building height to avoid dominance within the valley floor and on the surrounding residential interface.
- Undertake enhancement of the escarpment edge between residential and industrial activity to provide significant tree canopy cover.
- Provide significant building set backs from the harbour edge to minimise effects industrial built form would have on the amenity values of the harbour margin.



JUDEA : landform & hydrology



Landform:

A low lying flood plain, the unit has been drained and raised to accommodate the industrial activity. The edge of the unit comprises the escarpment and spur of Waihi Road residential subdivision.

Hydrology:

Being low lying the ground water table is high and the area is prone to flooding. The Kopurererua Stream is channelised and intertidal, providing fluctuating stream levels. Stormwater is piped to the Waikareao Estuary with minimal treatment.

Open Space:

Faulkner Park adjoins the unit and provides large vegetation cover that separates the residential edge of Judea from the industrial.

Challenge Reserve is a large area of wetland and a knoll, that was once connected to the Westminster Drive spur. Native revegetation planting is being undertaken in this area and will in time provide additional screening of the Judea industrial area from the residential edge.

Pedestrian connections are limited due to the main roading infrastructure dividing the unit. However, the walkway proposed along the Kopurererua Stream will provide, in time, pedestrian links to Challenge Reserve and the Waikareao Estuary walkway.

Trees:

Tree cover is extremely limited within the street environment and along the stream edge. This area requires further enhancement planting within the street to mitigate the effects of the industrial built form.

Native Vegetation Cover:

Native vegetation cover comprises the recently planted areas of Route J and Challenge Reserve with limited planting elsewhere in the unit. Canopy tree cover is recommended for integration into the existing native planting areas to provide some successional vegetation to the existing native shrubs.

Estuarine Vegetation:

The estuarine vegetation comprises a small area of mangroves that adjoins the Waikareao Estuary saltmarsh margins.



JUDEA : people



Zoning:

Zoned Commercial Business and Industrial, the unit has recreation reserve at its edges. The conservation zone along the estuary margin provides for habitat preservation and setback from the stream edge.

Archaeological / Heritage Values:

Significant archaeological features are recorded in Challenge Reserve, and are located on the upper edges of the area, including the knoll.

Viewshafts from Marae to Mauao:

(Refer to Part 4 - Significant Viewshafts)

There are no 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.

- Marae
- Marae Sightline**
- Visible and Important
- Compromised and Important
- Heritage Sites
- Archaeological Site
- Archaeological Extent
- Rail
- Landscape Unit



View south along Kopurererua Stream
within the Judea Industrial area

22. OTUMOETAI

Otumoetai: Landscape Character Description

The Otumoetai character unit is one of the largest established parts of suburban Tauranga, located on a series of ridgelines that extend down to meet the Tauranga Harbour and the Waikareao Estuary. These ridgelines support a number of neighbourhoods including Judea, Brookfield, Bellevue, Otumoetai, Pillans Point, Cherrywood, and Bureta.

The landform comprises a central ridgeline that extends in a northerly direction from Waihi Road to Cherrywood. A number of smaller spurs extend toward the harbour margin with intervening gully systems. Steep vegetated escarpments and valleys typify this area with these features forming a backdrop to the Waikareao Estuary and Tauranga Harbour. The gully systems form vegetated fingers that separate the neighbourhoods, assisting in the integration of built form into the harbour margins, with housing generally located on the upper slopes and at the top of escarpments. The lower areas are generally undeveloped due to the proximity to sea level.

The area has a range of residential types and is typified by established residential housing with a reasonable vegetative cover within private property. Commercial centres found within Brookfield and Cherrywood support the residential neighbourhoods with some pocketed retail located on intersections or connector roads. The East Coast Trunk railway link is aligned from Sulphur Point around the northern edge of the headland and follows the alignment of Ngatai Road. This separates the upper plateau of Otumoetai from the lower northern area of Bureta.

Vegetation within the street environment is minimal with a low percentage of tree cover within the street. The dominant vegetation patterns are generally found within the private landscape, with a number of registered trees found on ridgelines, smaller headlands and spurs. Open space areas found within reserves along the harbour margin, including the Daisy Hardwick walkway, and Kulim Park, provide the visual relief between the built form and the harbour margin. Other remaining areas of open space throughout the unit contribute to separating built form through spatial separation and vegetation cover. Areas of remnant indigenous vegetation provide continuity of habitat, e.g. Waikareao and Matua Saltmarsh Areas of Ecological Significance.

There is a recreational boardwalk around the west side of the Waikareao Estuary which accesses the tidal flats of the estuary. Motuopae Island is of great significance to Maori as an urupa, and is located in the Waikareao Estuary. Huria Marae of Ngai Tamarawaho overlooks the island from Te Kapaonga Street on the eastern side of the peninsula.



Landscape Character Values

Defining Elements:

- Steep vegetated escarpment along the harbour margin.
- Vegetated gullies and streams.
- Established trees located along the skyline and harbour edge.
- Dominant suburban built character.

Viewshafts to Outstanding Natural Features and Landscapes:

- Mauao.

Amenity Values:

- Suburban residential character.
- Small commercial nodes frequented throughout.
- Wide streets void of mature tree cover.

Opportunities to Enhance Landscape Character:

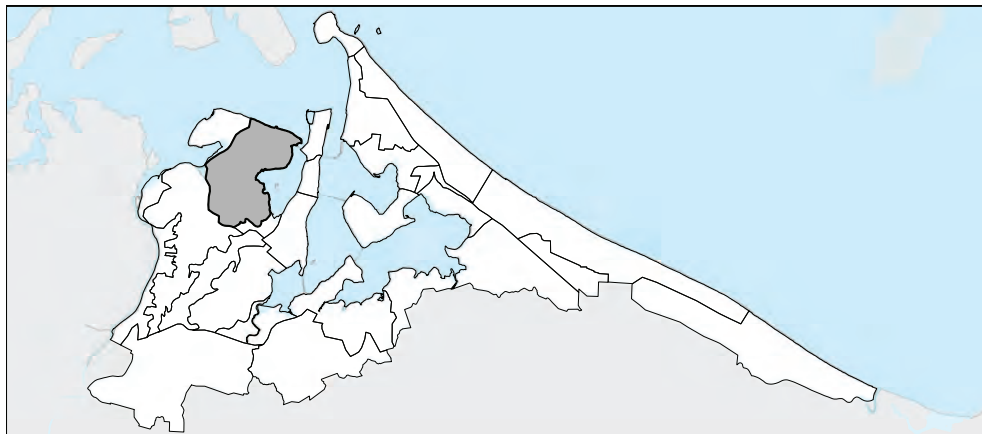
- Enhancement of street character through large specimen tree planting.
- Protection of large open space areas between residential neighbourhoods (Bethlehem / Bellevue).
- Recognition and protection of wildlife values and biodiversity.
- Restoration of the land/water interface.
- Enhancement of water quality.
- Protection and management of Maori cultural values.

Threats to Degrade Landscape Character:

- Loss of private established 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.
- Commercial and non-residential built form extending into residential neighbourhoods.

Management Techniques:

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



OTUMOETAI : landform & hydrology

Landform:

The Otumoetai peninsula comprises a headland extending from Waihi Road northward along Otumoetai Road. A series of spurs and valleys extend from this ridge in varying directions providing an undulating relief. The landscape elements that make up the landform comprise:

- Elevated terraces and plateaus.
- Low terraces.
- Narrow ridgelines.
- Narrow gullies.
- Wide gullies.
- Scarps.
- Rolling hills.
- Cliffs.
- Wetlands.

Narrow gully systems are generally found between Judea and Pillans Point and support walkway connections throughout the suburban areas.

Hydrology:

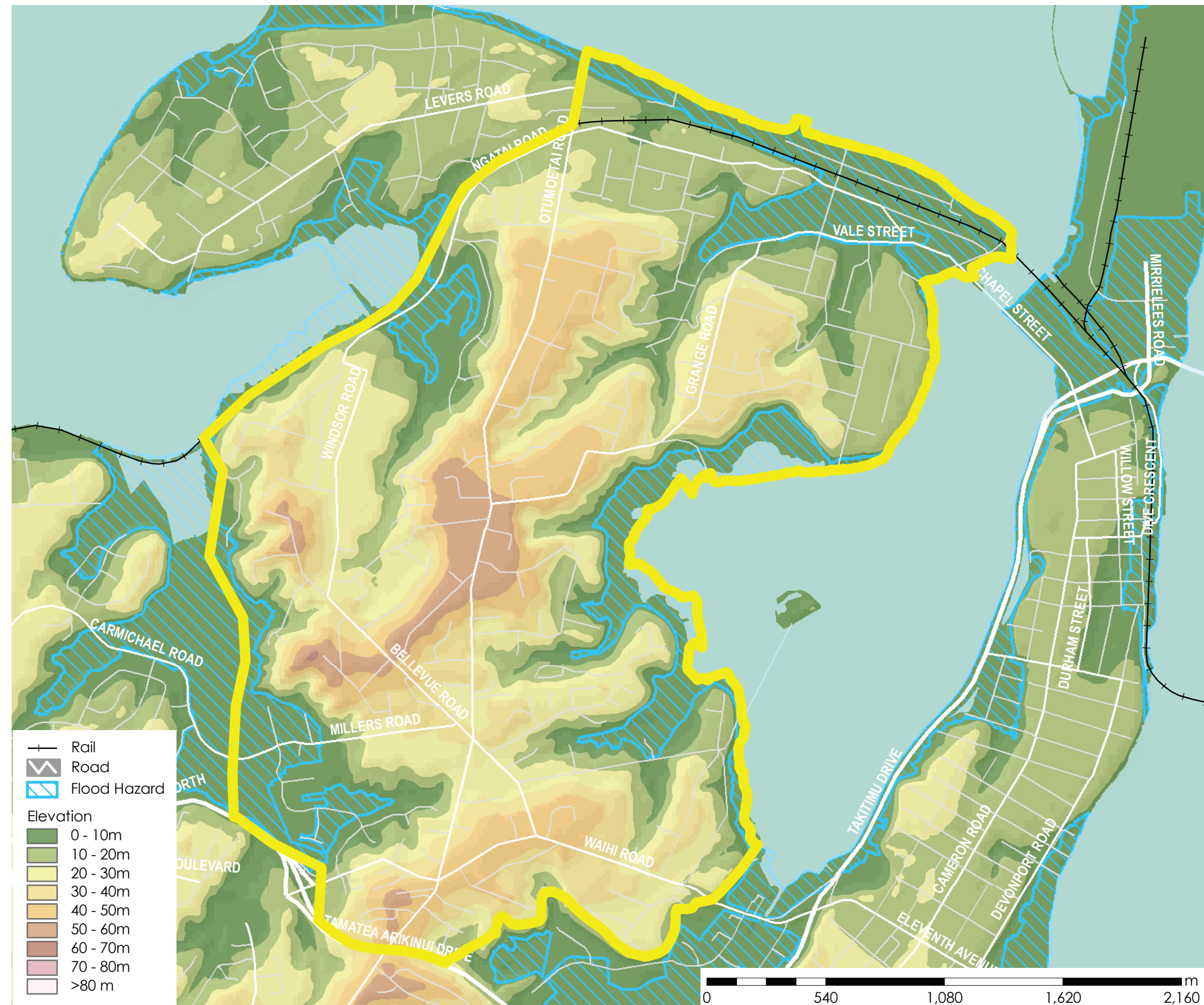
The gully systems also support a number of streams, drains and wetlands. The stormwater catchment generally drains into these gully and wetland systems at varying points, before carrying water flows into the Tauranga Harbour.

The new residential area of Miller Road, within Brookfield, supports a wider stormwater catchment from Bethlehem, with a series of stormwater ponds.

Carlton Street Reserve also provides a stormwater pond and wetland planting that treats the stormwater before it reaches the Matua Saltmarsh.

Some areas within the catchment are prone to flooding due to being low lying. These areas include; Bureta, Kulim Road, Pillans Road and Hinewa Road valleys.

The Otumoetai unit was subject to a significant amount of slips and flooding during the May 18, 2005, event, which saw the loss of several houses and properties on escarpments and flooding of a large number of homes, both on low lying and raised plateaus. Since this event a number of stormwater capacity improvements have been made to cater for larger rainfall events, and these have created new reserves and infrastructure within the unit.



OTUMOETAI : ecology



Open Space:

The key open space areas supporting the flora and fauna of the unit comprise:

- Kulim Park.
- Bureta Park Road Reserve.
- Otumoetai Golf Course.
- Waikareao Walkway.
- Lemon Grove Reserve.
- Otumoetai Schools - Primary, Intermediate and College.
- Pillans Point School.
- Rutherford Reserve .
- Bellevue School.
- Brookfield School.
- Botanical Gardens on Miller Road.
- Huria Marae Rugby Grounds.
- the various gully reserves.

These areas provide an important part in supporting diverse healthy patterns of vegetation cover.

Trees:

There are pockets of significant tree cover along the harbour margin and within the above open space areas. Private property supports a significant amount of the tree cover, which in turn assists in the integration of built form into the landscape. The public street planting provides minimal coverage and generally lacks a particular style or theme. Infill housing also threatens the mature tree cover.

Native Vegetation Cover:

Native vegetation cover along the escarpment and harbour edge extends predominantly around the Waikareao Estuary with the northern harbour edge remaining void of vegetation cover. Mature Pohutukakwa trees are sparsely dispersed along the harbour margin and escarpment edges. The vegetation pattern along the harbour edge is critical to ensuring the integration of built form into this landscape.

Current threats to the integration of built form into the landscape are the loss of mature vegetation cover, including trees, through private gardening practice, erosion, and infill housing.

Estuarine Vegetation:

The harbour margin within the Waikareao Estuary supports a significant amount of saltmarsh and mangrove habitat. This area extends the visible water edge further from the toe of the escarpments with unique plant associations and habitats. Further north along the coastal edge, the harbour margin vegetation transitions to native bush with minimal coastal estuarine vegetation and reclaimed harbour edges.

Zoning:

Predominantly zoned Suburban Residential the Otumoetai unit comprises a significant area of suburban dwellings for Tauranga City. Over the past 15 years infill housing has resulted in the reduction of lot sizes for some parts. Housing types are generally detached single to three storey dwellings with more recently apartments being located along harbour facing slopes of Seaview Road.

Residential built form is prominent on the skyline throughout the area with commercial activities located in the lower valleys and toe of slopes. Large residential homes are visible from the harbour edge, particularly at the top of the Pillans Point escarpment. Vegetation assists in the integration of these buildings into the landscape, however, where the vegetation has been removed this increases the visual dominance of the built form. The neighbourhoods are supported by pockets of small commercial zones providing for convenience stores, hairdressers and some smaller businesses. Due to the frequency of parkland and walkways, the Otumoetai unit supports walkable neighbourhood living.

Archaeological / Heritage Values:

Huria Marae and its wider surrounds overlook the Waikareao Estuary, including Motuopae. Motuopae contains an urupa with a tidal access road extending across the Waikareao Estuary. Motuopae and the estuarine margin sustain a customary vista against the backdrop of Te Papa peninsula, Pillans Point / Otumoetai areas.

Viewshafts from Marae to Mauao:

(Refer to Part 4 - Significant Viewshafts)

- Viewshaft 006 - Huria Marae.

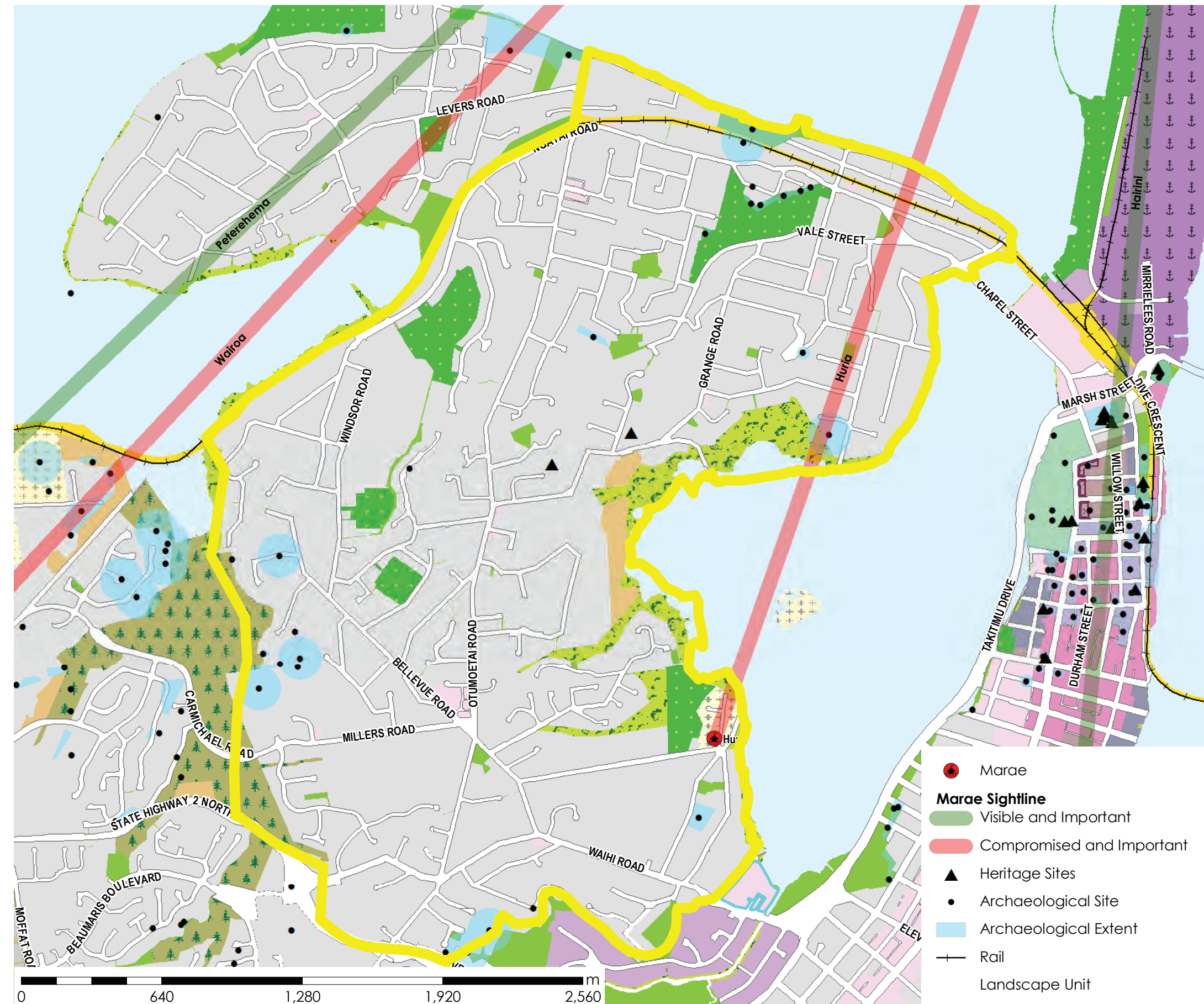
The sightline from Huria Marae and its surrounds comprises disrupted views to Mauao with the intermediary landscape of Pillans Point and Chapel Street.

Viewshafts to Outstanding Natural Features and Landscapes:

(Refer to Part 4 - Significant Viewshafts)

Mauao

- Viewshaft 009 - Grange Road.



OTUMOETAI : photography



View from Hinewa Road looking eastward across Lemon Grove Reserve, toward Mauao and Bureta.



View from Goods Road looking south across Waikareao Estuary and in the distance, Mangatawa.

Matua: Landscape Character Description

This character unit incorporates the northwestern headland of the Otumoetai Peninsula. It is separated from the urban area of Otumoetai by the East Coast Trunk railway line. This headland contains spacious residential development with a good proportion of mature vegetation on private and public land. The area has a long coastline with some spectacular harbour views including Matakana, Rangiwaea, Motuhua and Motungai Islands as well as Mauao and the Tauranga Harbour entrance.

Views across the Matua Saltmarsh and inner Tauranga Harbour margin are available to the south of the peninsula. Here some low lying residential subdivision, including a retirement village, is located.

Large remnant trees comprise the private landscape with a consistent number of street trees contributing to the character of the residential neighbourhood.

The unit enjoys a high proportion of open space including reserves, schools and a large area of low lying land and estuary, the Matua wetlands and nature reserve zoned “estuary protection”. There is also an almost continuous esplanade reserve around the coastal perimeter of the unit.



Landscape Character Values

Defining Elements:

- Steep vegetated escarpment along the harbour margin.
- Main ridgeline extending along the harbour edge with some areas of wide low lying harbour plains landscape. (Fergusson Park).
- Established trees located throughout the unit.
- Dominant suburban built character.

Viewshafts to Outstanding Natural Features and Landscapes:

- No identified viewshaft origins are found within this unit.

Amenity Values:

- Suburban residential character large lots and detached dwellings.
- Small commercial nodes.
- Wide streets void of mature tree cover.
- Harbour edge walkway providing connections to open space areas.

Opportunities to Enhance Character:

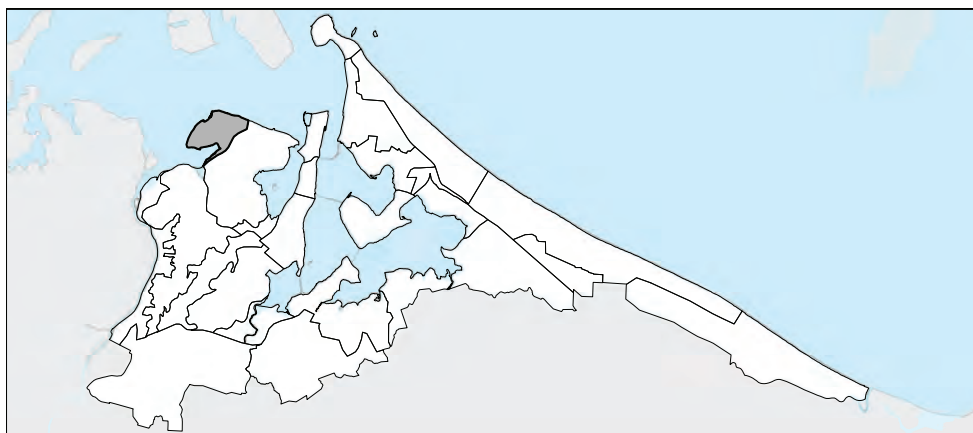
- Enhancement of street character through large specimen tree planting.
- Recognition and protection of wildlife values and biodiversity.
- Restoration of the land/water interface.
- Enhancement of water quality.
- Protection and management of Maori cultural values.

Threats to Degrade Character:

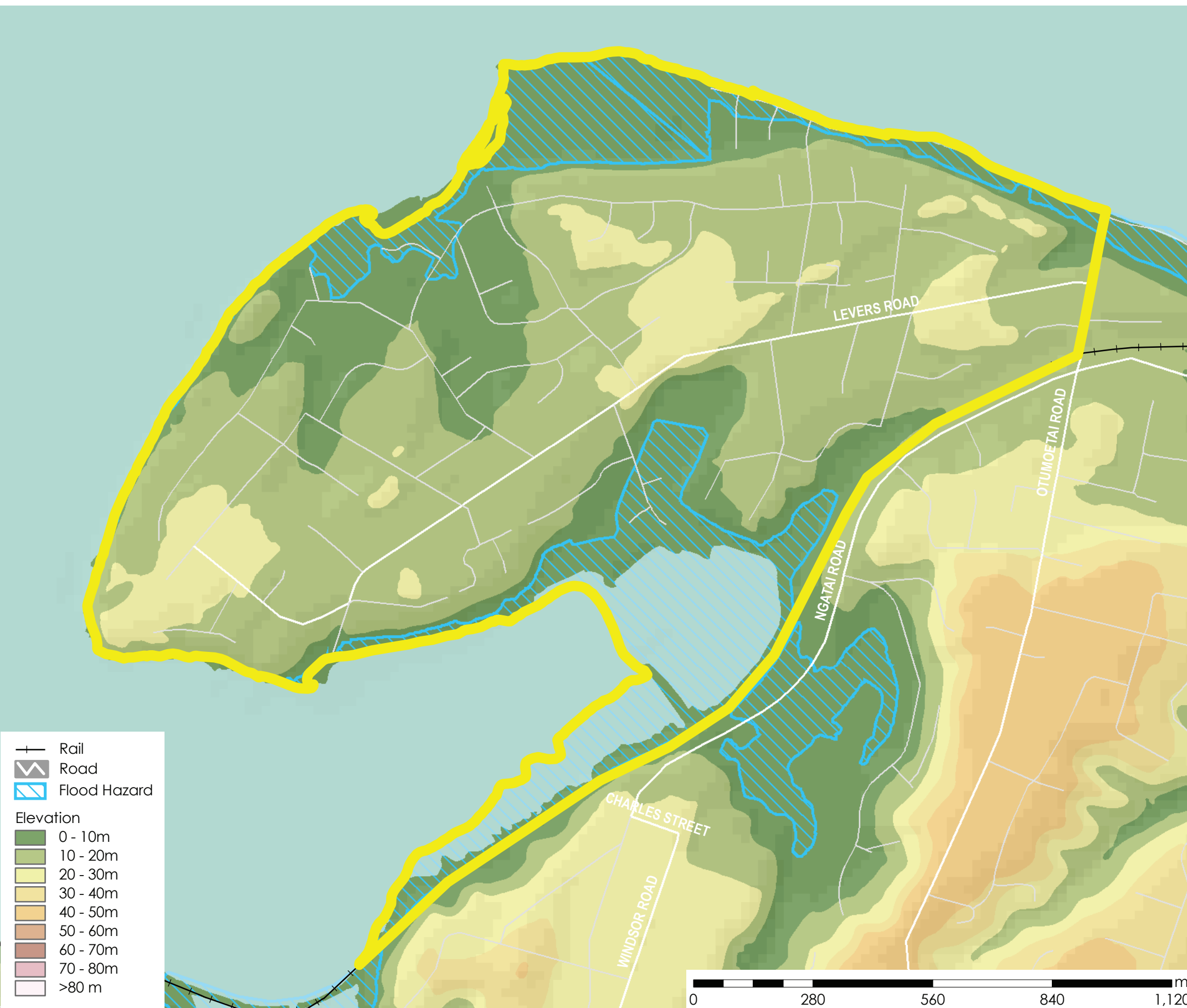
- Loss of private established vegetation patterns through infill housing.
- Loss of public vistas from key streets towards the harbour and Mauao.
- Erosion of the main escarpment and associated loss of vegetation cover.
- Commercial and non-residential built form extending into residential neighbourhoods.

Management Techniques

- Protection of views from identified public viewing places.
- Enhancement of public tree planting within streets and reserves, to assist in mature tree cover.
- Enhancement of the degraded harbour escarpment edge with native planting.
- Provide for building set backs from the harbour margin to protect the amenity values of the harbour margin.
- Incentives for enhancement planting of both native and mature tree cover in private property.



MATUA : landform & hydrology



Landform:

Comprising a central plateau of varying heights the Matua Peninsula provides a wide headland that extends in a northwesterly direction.

Low lying areas extend inland in the form of valleys and support housing on the lower slopes and low land reserves along the harbour margin.

The harbour margin has suffered from coastal erosion over the years and along the harbour edge there are varying degrees of retaining and coastal protection structures.

Hydrology:

The low lying gullies support small streams with the southern side of the peninsula supporting the estuarine environment of Matua Saltmarsh.

Open Space:

Four key reserves exist within the unit; Fergusson Park, Matua Park, Otumoetai Pa Historic Reserve and Matua Saltmarsh.

Smaller pocket parks are located amongst the residential neighbourhood and provide for a comprehensive open space network.

Trees:

A number of streets comprise a significant tree framework, however the extent of public street tree cover is low, with the mature tree cover being provided for within private property.

Native Vegetation Cover:

Pohutukawa trees line the coastal edge, however these are relatively recent additions with the inner harbour margin of Matua Saltmarsh providing an important indigenous habitat for native plants.

The gully slopes along the southern side of the peninsula also provide for a strongly vegetated edge, which assists in the integration of built form into the Matua landscape, when viewed from Otumoetai.



MATUA : people



Zoning:

Zoned Suburban Residential the peninsula contains one commercial node along Tilby Drive. Matua School is located centrally within the unit, between Clivdene Street and Levers Road.

Archaeological / Heritage Values:

Whilst a small number of archaeological sites are registered, this landscape unit is well known as one of the most significant pa sites of the Tauranga area. Otumoetai Pa extended along this peninsula and remnant features can be found within the Otumoetai Pa Historic Reserve.

Viewshafts from Marae to Mauao:

(Refer to Part 4 - Significant Viewshafts)

Two sightlines extend across this landscape toward Mauao with Matua providing a foreground to the view. It is important that to enable these visual connections to continue, built development considers its impact upon these cultural connections.

Viewshafts to Outstanding Natural Features and Landscapes:

(Refer to Part 4 - Significant Viewshafts)

- No identified viewshaft origins are found within this unit.

MATUA : photography



View looking eastward along Levers Road.



View looking north into Fergusson Park.