

24. BETHLEHEM - TAURIKO PLATEAU

Bethlehem-Tauriko Plateau: Landscape Character Description

The Bethlehem – Tauriko plateau extends between the two areas with a large ridgeline supporting much of the roading infrastructure and development. The area comprises the central ridgeline and plateau, rolling slopes extending along spurs, steep escarpments and harbour plains. To the west of the ridgeline the Wairoa River valley forms the City boundary and is recognised as an important landscape feature. To the east the Kopurererua Valley bounds the southern end of the plateau with the Gordon Carmichael reserve and lowlands forming the eastern edge at the northern end of the plateau.

The harbour edge to the north provides another important landscape feature that provides significant amenity value to the harbour margin and rural and residential development of Bethlehem. The rural vegetated edge, the escarpment face and sites of ecological significance contribute to the amenity values on the harbour edge, providing a transition between the suburban / rural landscape and natural landscape. The East Coast Trunk railway extends along the northern edge of the harbour margin, severing the coast from the remaining land.

In recent years the plateau has undergone significant change with rural residential housing being developed in place of rural grazing and horticultural blocks. At Bethlehem town new zoning has allowed for a large commercial block to be developed and further residential development extending along Carmichael Road, within the Carmichael Estate. The connection of Miller Road, in Brookfield and Carmichael Road, in Bethlehem, has seen a large scale change from horticultural and pastoral land use to residential dwellings. Recent residential development has introduced a new character of built form to the area with large detached dwellings on residential and rural residential lots. Distinctive and purpose built streets have resulted in defined 'named' subdivisions with large areas of street planting throughout. Over time vegetation growth will contribute to creation of a distinctive street character.

The north eastern end of the plateau sees the land holdings of Ngati Kahu and Ngati Hangarau, where the land use is currently horticultural and pastoral grazing. Any future development of this land should integrate with and manage the harbour landscape, recognising the importance of the harbour edge escarpment and its native vegetation patterns. Large areas of open space are found within both public and private land use, comprising Mills Reef Winery, Bethlehem College, Gordon Carmichael Reserve, the Wairoa River, the future Parau Farms sports fields and pocket parks found throughout the recent residential subdivisions. This character area is undergoing significant and continual change with a recent plan change resulting in additional commercial and residential zones. The productive rural character of central parts of Bethlehem are no longer present and are found generally on the outer areas of the character area.



Landscape Character Values

Defining Elements:

- Steep river valley and harbour edge escarpments
- Large plateau and headland
- Gully and spurs extending into valleys
- Rural pastoral and horticultural landuse

Views to Outstanding Natural Features and Landscapes:

- Mauao

Amenity Values:

- Rural character of the harbour margin escarpment.
- Large rural trees and shelter belts throughout the rural and suburban areas.
- Integration of native vegetation areas into the suburban landscape.
- Views to Mauao and Tauranga harbour from residential and arterial roads.
- Character of detached dwellings on large rural residential and suburban lots.

Opportunities to Enhance Character:

- Protection of the rural and natural character of the harbour margin
- Consistent street planting.
- Entry planting to the City at Wairoa River and Tauriko entrances.
- Providing a transition between land use activities, ie rural, to rural residential, to residential.
- Protection of sightlines to Mauao from marae

Threats to Degrading Character:

- Dominant built form along the harbour and river margin.
- Dominant built form along ridgelines, dominating the skyline.
- Loss of native and dominant exotic vegetation along the coastal edge.
- Poor commercial / residential interface.

Management Techniques:

- Set back buildings from the harbour's escarpment edge and manage built form, to avoid dominant built form.
- Create entry treatments at City boundaries
- Enhance street character of State Highway, collector and local roads.
- Encourage planting which reinforces the natural patterns of the headland, valleys and ridgelines, in particular the harbour and river escarpments and harbour edge.
- Avoid significant earthworks on the harbour edge that will detract from the natural landform of the Bethlehem headland.



BETHLEHEM - TAURIKO PLATEAU : landform & hydrology

Landform:

The ridgeline and plateau that forms this character unit supports a single dominant ridgeline extending between State Highway 29 to the south and the Tauranga Harbour to the north.

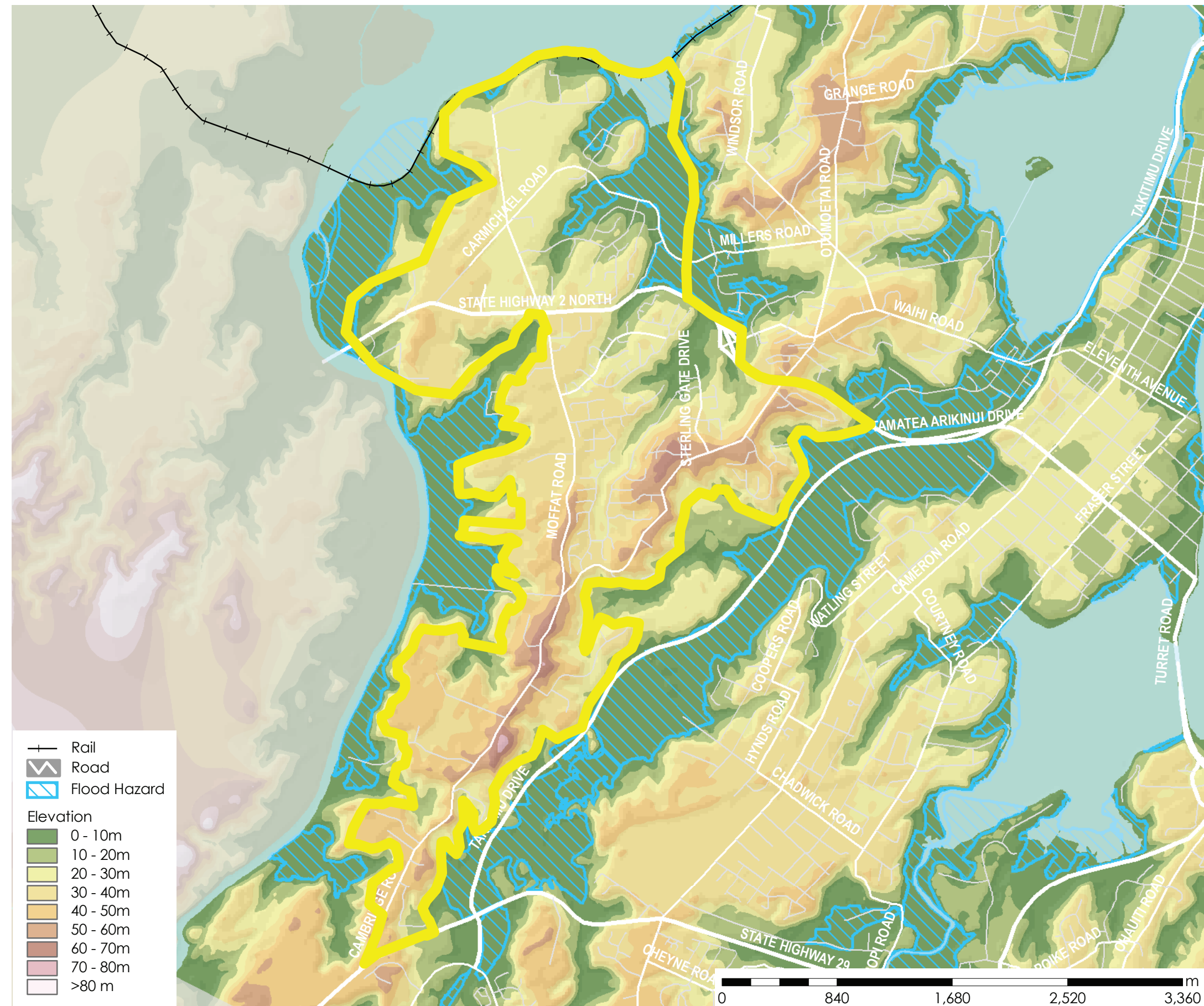
The ridgeline forks to the northeast along Cambridge Road and provides the connection to the Otumoetai peninsula. The ridgeline is narrow at its southern end, comprising a small plateau with deeply incised valleys either side, being the Kopurererua Valley to the east and the Wairoa River valley to the west.

A number of spurs extend down from the central ridge and lower to meet the Wairoa River margins and the Kopurererua valley. The escarpment that extends along the river valley edge creates a distinct delineation between the river valley floor and the surrounding landscape. The landform along the northern end of the plateau, drops to meet the Eastern Rail Corridor and Tauranga Harbour margin.

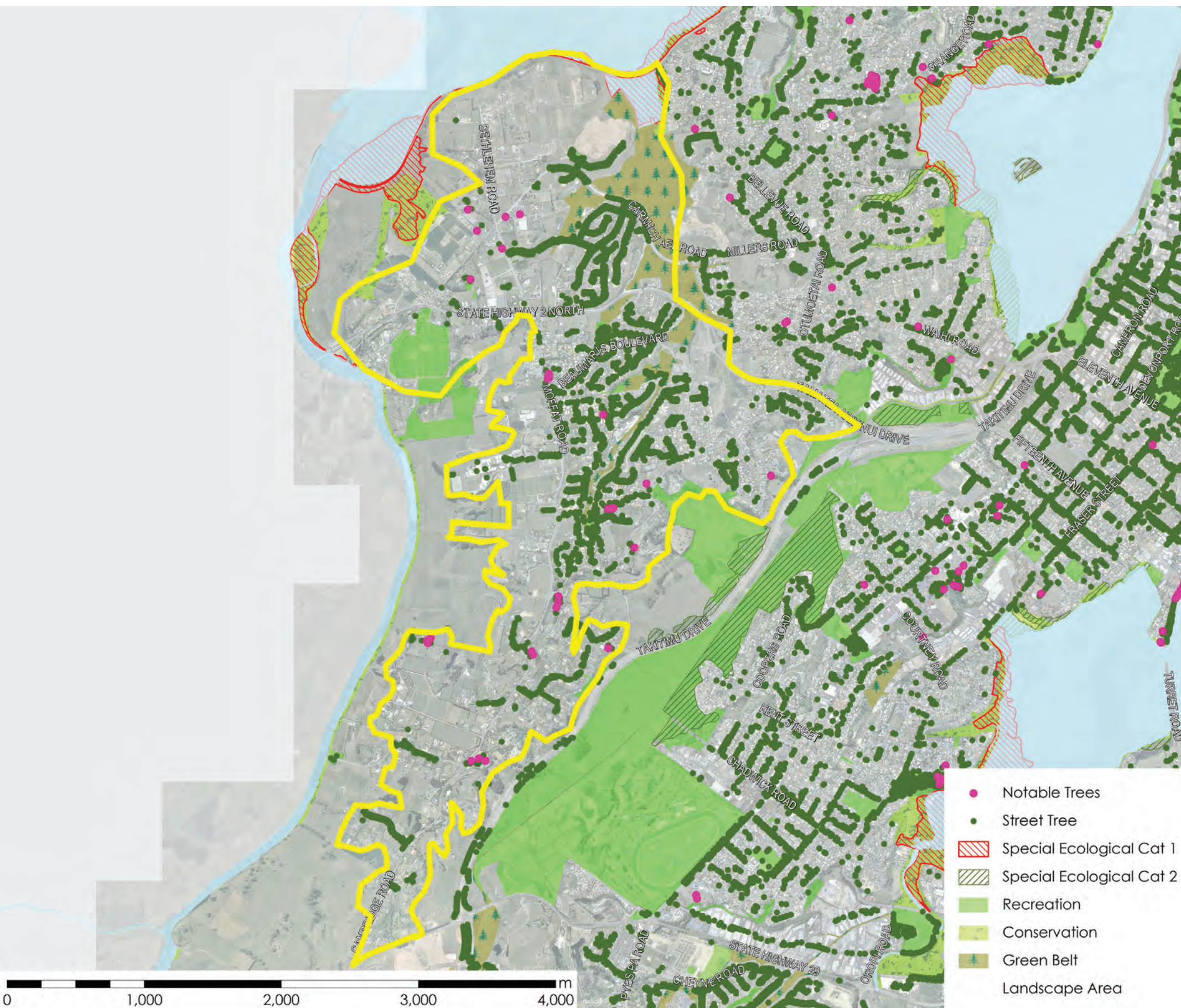
Hydrology:

A series of valleys extend between the spurs and form low lying floodable river plains formed by the hydrological processes of the Wairoa River and Kopurererua Stream.

Small springs and wetlands are located at the head of these smaller valleys and support a variety of wetlands and estuarine margins with significant ecological values. The low lying plains between Brookfield and Bethlehem centres support a series of stormwater ponds and wetlands, with the wetlands providing a reference to the historical marshlands that existed in the area, prior to development.



BETHLEHEM - TAURIKO PLATEAU : ecology



Open Space:

A number of pocket parks are located within the residential area of Bethlehem with the future sports ground of Parau Farms, located to the west, adjacent to the Wairoa River.

Gordon Carmichael Reserve provides an extensive series of walkways and wetlands for passive recreational use.

Reserves comprise:

- Belvedere Reserve
- Bethlehem Heights Reserve
- Beaumaris Boulevard
- Bethlehem Wetlands Reserve
- Gordon Carmichael Reserve
- Hallmark Rise Reserve

Trees:

The rural residential development in the southern parts of the Bethlehem plateau support an extensive range of tree cover, mainly rural exotic tree species. The more recent residential development of Bethlehem and Cambridge Heights comprises newly established avenue tree planting, that in time will create an extensive vegetation framework for the urban areas.

Native Vegetation Cover:

Native vegetation cover is limited with the escarpments along Kopurererua Valley supporting newly established native revegetation planting. Similarly the lowlands of the Gordon Carmichael Reserve and other gully reserves support a range of native revegetation planting.

BETHLEHEM - TAURIKO PLATEAU : people

Zoning:

This character unit comprises rural residential zoning to the south with Residential A zones located within Cambridge Heights and Bethlehem. Marae zones and the commercial precinct of Bethlehem Shopping Centre, create a commercial centre.

Archaeological / Heritage Values:

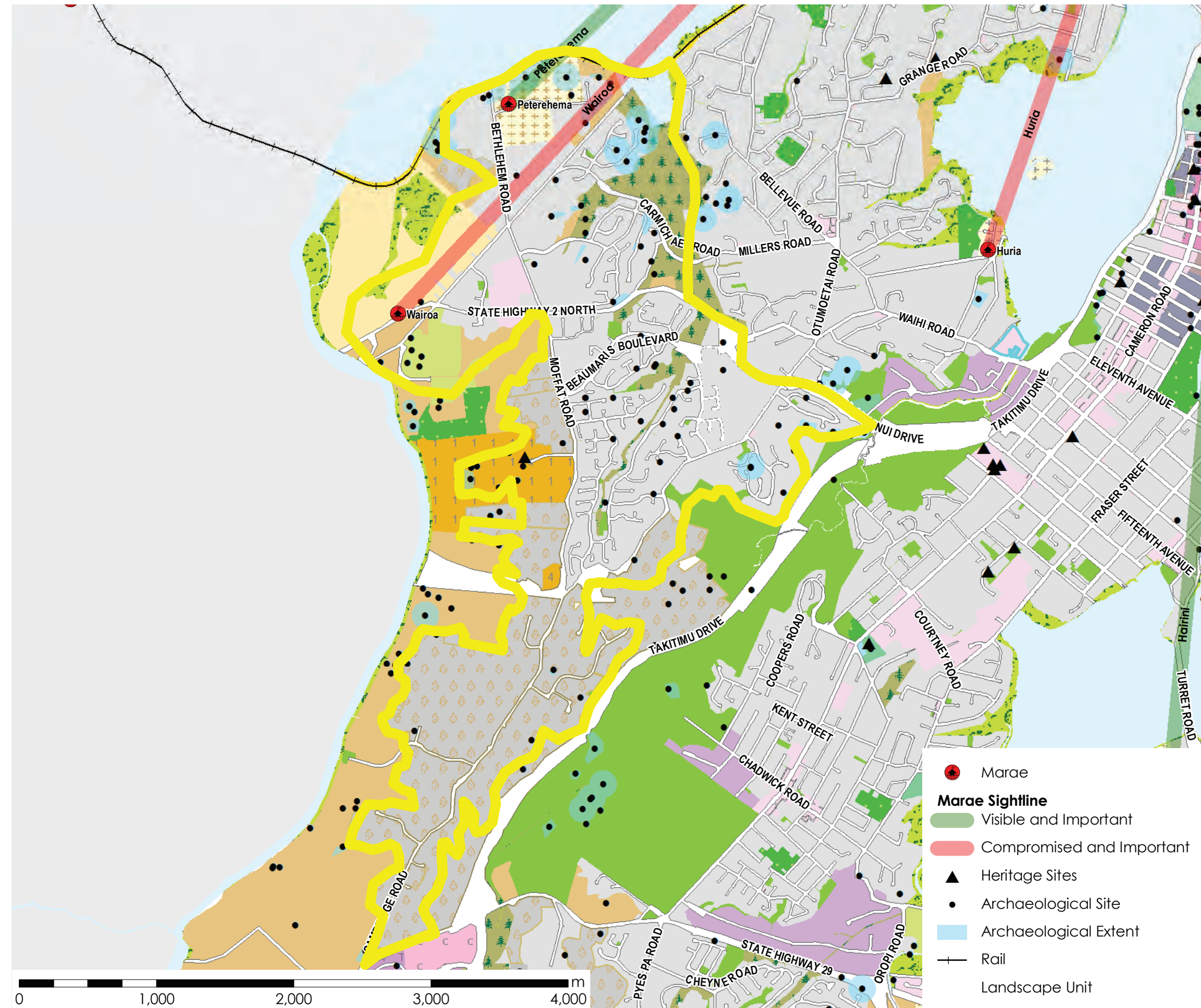
Numerous archaeological sites are located throughout this unit with the focus of historical maori occupation centred along the harbour margin and Parau Farms, where one of the Tauranga's largest defensive Pa once stood.

Viewshafts from Marae to Mauao:

(Refer to Part 4 - Significant Viewshafts)

Mauao

- Viewshaft 007 - Peterehema Marae
- Viewshaft 008 - Wairoa Marae



BETHLEHEM - TAURIKO PLATEAU : photography



View looking eastward across rural residential housing on Sunnydowns Drive toward Wairoa River valley



View from Wairoa River Bridge Reserve (Western Bay of Plenty District) to Bethlehem Plateau

Wairoa Lowlands: Landscape Character Description

The Wairoa lowlands are a distinctive part of the Wairoa River valley landscape. The wide open river plain is characterised by low lying flat pastoral land with small pockets of native vegetation along the Wairoa River margin. Linear patterns extend along the lowlands, comprising drains and fencing, providing a distinct rural character. Native vegetation along the river margin is in poor form, with isolated areas of narrow riparian planting.

Set within a flood plain the land provides a buffer area between the urban land use and the rural landscape of the Western Bay of Plenty District to the west. The open space character of the low lying flood plain contributes to the amenity values of the Wairoa River and forms a distinctive part of the river corridor. The river plains provide an aesthetic balance to the lowland landscape on the western side of the Wairoa River and are of importance to maintaining the landscape pattern between Tauranga District and neighbouring Western Bay of Plenty District.

The landform and its current land use provides a spatial separation between the river and residential properties. The extension of the lowlands up into valleys between the developed spurs, from the Bethlehem – Tauriko Plateau, provides spatial separation between built development.

Adjacent to the State Highway 2 bridge the commercial and residential activities of Taniwha Place, comprise rural residential housing and the Waimarino Adventure Park. This area is within close proximity to the river margin due to a large spur that extends down from the Bethlehem Plateau. Recent residential development on this spur has resulted in the river margins being dominated by built form and a reduction in the rural character values of the river environment.

The river margin is planned to provide for a continuous walkway that extends along the river margin, providing for native riparian planting along its full length.



Landscape Character Values

Defining Elements:

- Wide low lying river plains in pastoral land use
- Wide meandering river with narrow river banks.
- Steep escarpment sides with spurs extending to meet the lowlands.

Viewshafts to Outstanding Natural Features and Landscapes:

- No identified viewshaft origins are found within this unit.

Amenity Values:

- High rural amenity associated with pastoral landscape.
- Unbuilt river plains with uninterrupted views across plains landscape.
- Natural river edge with a minor amount of regenerating native species.
- Extent of open space within the river plains, mirrored across the river within the rural landscape of Western Bay of Plenty District.

Opportunities to Enhance Character:

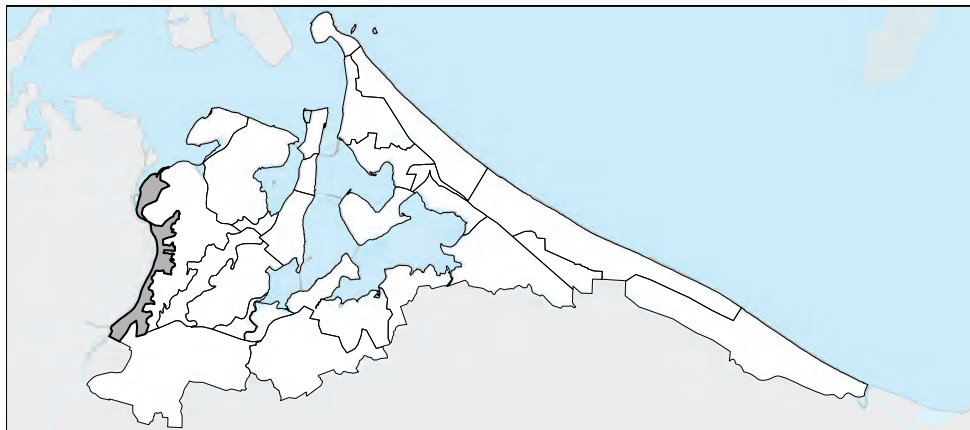
- Protection of river plains from built development
- Protection of river plains from earthworks, avoid raising the river plain level.
- Extension of the river riparian planting from a narrow strip to integrate with the lowland landscape and its natural patterns.
- Enhancement of the natural drainage patterns across the lowlands to the river, reflecting the historical natural drainage patterns.
- Work with Tangata Whenua to protect the cultural values along the river margin.

Threats to Degrading Character:

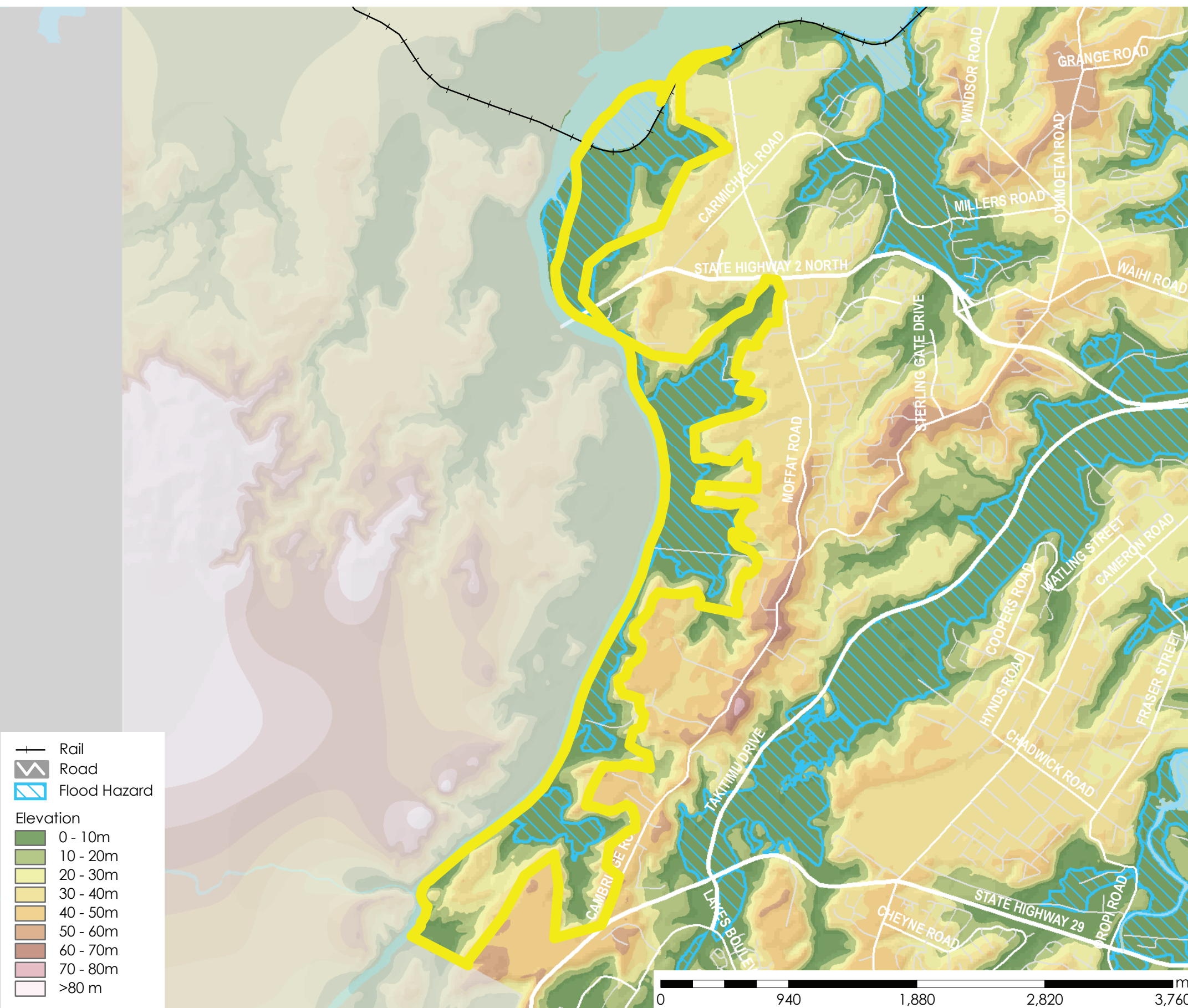
- Built form within the river plains, resulting in a loss of open space.
- Built form within the visual catchment of the lowlands that dominates the skyline, ridgeline and amenity of the river landscape.
- Large plantation or forestry within the lowlands resulting in a loss of open space.
- Loss of remnant lowland native vegetation along the river margin.
- Extensive earthworks along spurs extending to meet the river margin.

Management Techniques:

- Protection of lowland plains from built development.
- Protection of lowland plains from productive forestry or large plantation land use.
- Protection of lowland plains from earthworks resulting in raised areas, incongruent with the natural landform.
- Management of earthworks along spurs and ridgelines to avoid the loss of natural landform characteristics.
- Enhancement native riparian planting along the river margin to integrate with river plains.
- Building set backs from the river margin and lowland plains.



WAIROA LOWLANDS : landform & hydrology



Landform:

The landform is a distinctly low lying river plain and comprises a floodable plain that is generally unsuitable for built development.

This landscape is distinctive of a river plain, with no modifications made to the river margin landform. i.e. stop banks. The river plains support the Wairoa River landscape comprising high rural character and amenity values.

Modification of the river plain through filling and development should be avoided as this landscape is an important feature and protects the Wairoa River rural character values. Western Bay of Plenty District also recognises the importance of the Wairoa River plains landscape and management of this area should reflect the overall qualities of the entire river valley floor.

Hydrology:

As stated the river plains provide an important role for the river catchment, providing a floodable river plain, functioning generally as it would have prior to development occurring on its periphery. Drainage of the river plains has occurred through farming practices, with lateral drains extending to the Wairoa River.

WAIROA LOWLANDS : ecology

Open Space:

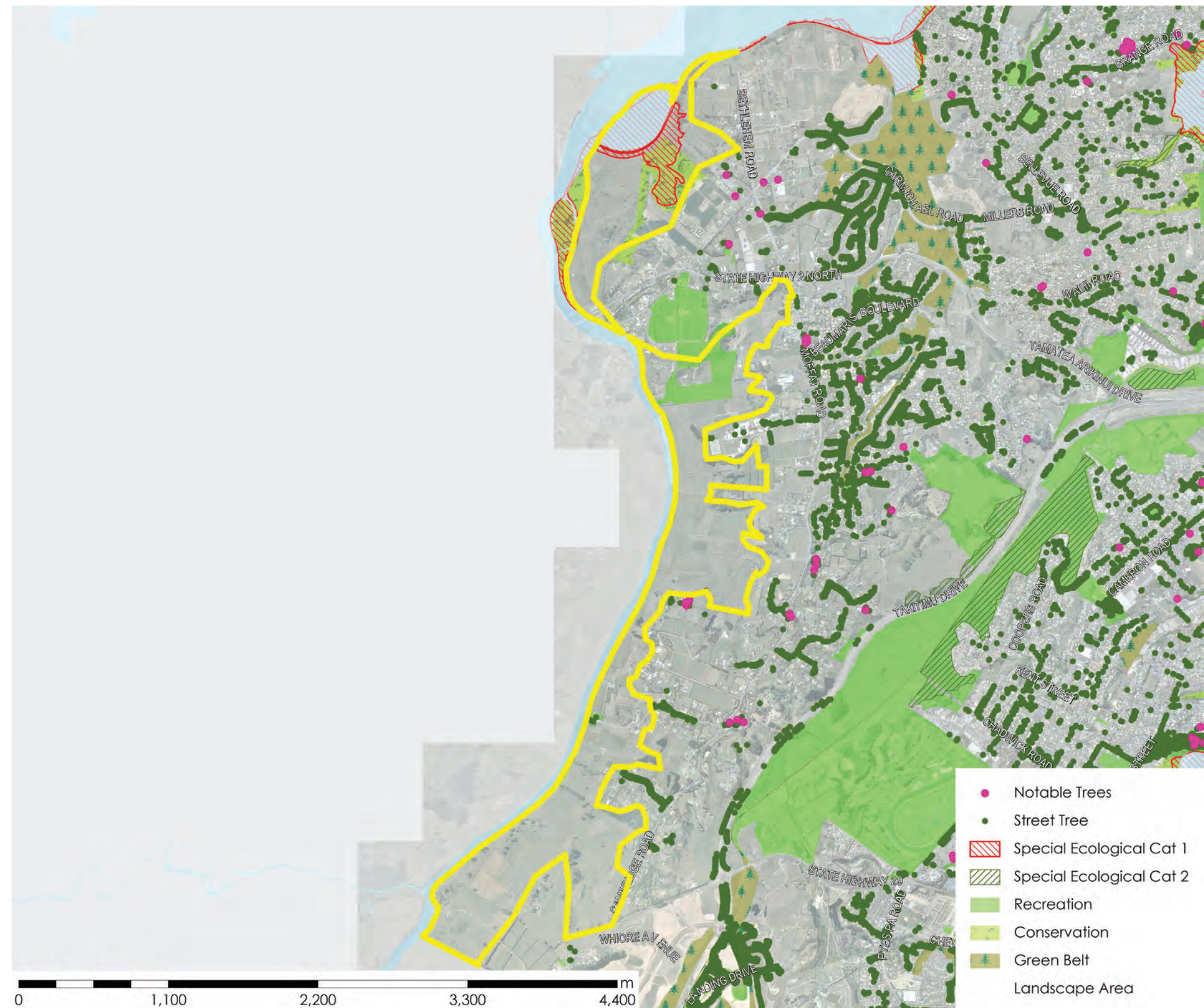
Miles Lane provides the only passive recreation reserve with Parau Farms and small segments of unconnected esplanade reserve being available for future recreational connections.

Trees:

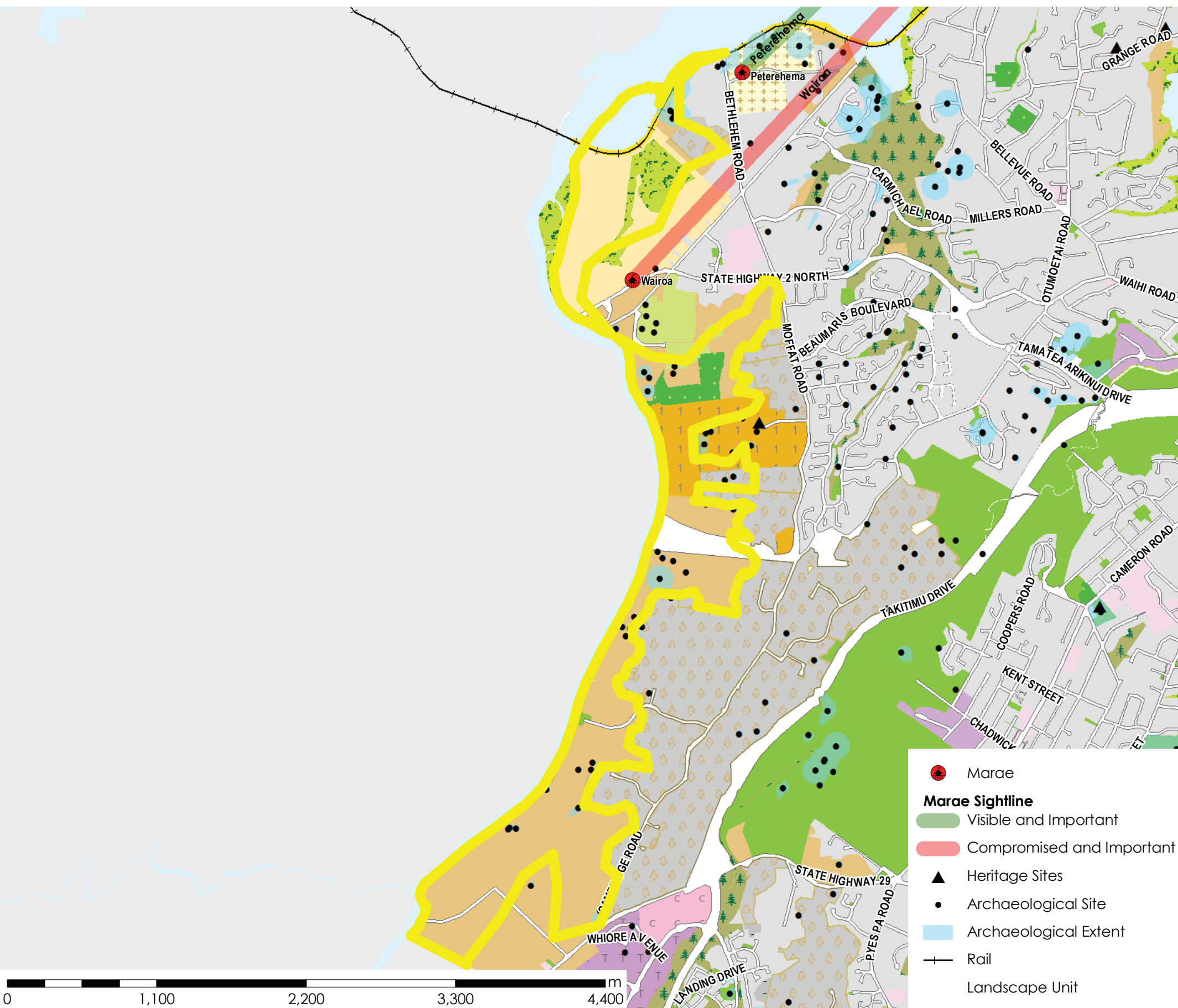
Largely void of dominant tree cover, isolated areas of cabbage tree are present. Exotic tree cover resides along the river margin and comprises mainly Willow, with gorse and pampass comprising the invasive weed species.

Native Vegetation Cover:

Native vegetation extends mainly along the river margin in small pockets, however the rural farming practices have generally removed any significant areas of native vegetation that may have once existed.



WAIROA LOWLANDS : people



Zoning:

A large extent of the river plain is zoned Rural with Parau Farms comprising the future recreation reserve to the north. Bethlehem College is located within the education zone to the south of Parau Farms and extends to the river edge.

Archaeological / Heritage Values:

Highly significant to Tangata Whenua the Wairoa river valley also comprises a large number of archaeological sites. The river itself is of high significance to Tangata Whenua and is known for its cultural importance amongst Maori.

Viewshafts from Marae to Mauao:

(Refer to Part 4 - Significant Viewshafts)

No marae are present 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.

WAIROA LOWLANDS : photography



View along Wairoa River margins.



View looking north across lowlands located between State Highway 2 bridge and Eastern Rail Corridor bridge.

Part 3 :: Outstanding Natural Features and Landscapes

Review and Evaluation of Outstanding Natural Features and Landscapes



Introduction

Tauranga City Council engaged Boffa Miskell Ltd to investigate and identify outstanding natural features and landscapes as part of the Tauranga City Landscape Assessment. The work entailed a review of the existing Tauranga Landscape Study, prepared by Boffa Miskell in 1995 and consideration of the recent studies of outstanding natural features and landscapes undertaken for Environment Bay of Plenty.

The work was undertaken to provide direction to the Tauranga District Plan Review and consequently meet the obligations of Part II, Sections 6(b) and 7(c) of the Resource Management Act 1991.

The following outstanding natural features and landscapes from the previous 1995 study were reviewed (refer to adjacent map):

- Tauranga Harbour and estuary wetlands.
- Mauao, Hopukiorie (Mt Drury), Moturiki Island and Motuotau Island.
- Coastal edge of the Tauranga Airport.
- Mangatawa and Upuhue.
- Coastal dunelands.
- Otamataha.
- Coastal edge of Matapihi.
- Waimapu stream and marshlands.
- Wairoa River.
- Matua Saltmarsh.

Each of the identified features and landscapes are found within the character units detailed in Section 1.

Selection Process

The identification of outstanding natural features and landscapes was based on a scoring system that adopts a three level ranking of low, medium and high values. Field assessment utilised a wider range of numerical scoring (1-5) which enabled a thorough analysis of the values. This numerical scoring has been adjusted to the ranking of low, medium and high.

The scoring system is not additive and does not require a predetermined benchmark to become an outstanding natural feature or landscape. Whilst some criterion will score highly, others may score moderate to low, with the feature or landscape still being recommended as outstanding.

This is a complex process requiring a significant component of judgement by the investigation team. Landscape is a multi-dimensional concept and the valuation findings are a series of layers, that were each evaluated and also considered together for the scoring of outstanding natural features and landscapes.

Some landscapes and features evaluated have not been evaluated as outstanding and these features have been recognised for their amenity values and contribution to Tauranga City's landscape. This has been achieved through the provision of a Important Amenity Landscape status which includes landscapes with high amenity values.

Landscape Values

Identification of landscape values comprises subjective judgement as landscapes and their features are valued differently by different people for a range of reasons. Experiences of a landscape can vary from long term management of a landscape to short visits, with each individual developing a different understanding of that landscape. An individual's background, upbringing and understanding of the local, regional and national landscapes contribute to the evaluation of landscape. Memories, cultural associations, heritage and individual interpretation of what is 'beautiful' are some of the contributing factors as to why people see landscapes differently. For example, to some a wetland is a positive term, whilst to others it is known as a swamp and is considered a negative term. One relates to the relationship a person has with the natural environment whilst the other relates to a person's relationship to the working rural landscape.

The methodology adopted utilises the Pigeon Bay criteria (WESI vs QLDC(2000) NZRMA 59) the evaluation of two landscape architects, a cultural heritage advisor, literature and publication reviews and GIS mapping of contributing landscape elements.

Public perception of the landscape has not yet been undertaken and will be evaluated utilising key stakeholder consultation as part of the District Plan Review process.

Identified Features and Landscapes

Six outstanding natural features and landscapes (ONFL) are identified within the City. These are as follows and are identified in the plan on page 161:

1. Tauranga Harbour margin and estuaries (including Rangataua Bay and Waimapu and Matua Saltmarsh).
2. Mauao.
3. Hopukiorie (Mt Drury), Moturiki Island and Motuotau Island.
4. Mangatawa.
5. Otamataha.
6. Coastal dunelands (in part)

Five remaining features and landscapes that were considered not to be outstanding have, however, been determined as important amenity landscapes and these are:

7. Coastal Dunelands (in part)
8. Upuhue.
9. Harbour edge of Matapihi.
10. Harbour edge of Bethlehem
11. Wairoa River

These landscapes and features were not included as outstanding landscapes and were generally subject to degradation of the natural landscape through development. These landscapes, however, are considered highly important to the City and provide distinctive roles to the management of the natural landscape, either as landscape edges or smaller distinctive features, that whilst not dominant are distinctly characteristic of the City.

Two of the outstanding natural features and landscapes identified comprise components that, whilst part of the landform, have had their values degraded, generally through the loss of their existing landscape pattern.

Mauao as a landform extends down to meet Adams Avenue at Mount Maunganui, however the outstanding natural landscape boundary is set above the Mount Hot Pools and Holiday Park. These two activities have highly compromised the values associated with this feature and the values are considered low in this area. Therefore this area has not been considered as an outstanding natural feature and landscape or as an important amenity landscape.

Similarly the extent of the outstanding natural feature and landscape of the Coastal Dunelands comprises areas where the values are considered important and have high natural character values within the sites, however the immediate adjacent built development, walkways and activities held within these landscapes has resulted in lower values within part of the Coastal Dunelands. The values are still considered to be important and are reflected in their recommended management techniques and inclusion as Important Amenity Landscapes.

Assessment Criteria

The assessment criteria selected are generated directly from recent case law and the Regional Policy Statement criteria, which provide specific direction for the assessment of outstanding natural features and landscapes. The assessment criteria comprises:

Natural Science Factors

- Representativeness
- Research and Education
- Rarity

Aesthetic Values

- Coherence
- Vividness
- Naturalness
- Intactness

Expressiveness (Legibility)

Transient Values

Shared and Recognised Values

Maori Values

Historical Associations

Each of these values are inter-related with many attributes of a landscape contributing to multiple values; for example vegetation cover can contribute to the natural science values, the aesthetic values and the transient values.

The application of this assessment criteria differs to the approach taken in the 1995 study. Subsequently there is a recommended change to the classification of some of these features and landscapes.

The description of the assessment criteria is detailed further. The assessment against the criteria is determined against a scaling of High, Moderate and Low values. This is based on an overall evaluation of the feature or landscape against those found within the City and the extent to which the outstanding natural feature and landscape meets the criteria.

It is important to recognise that the assessment of the criteria leading to the determination of a particular landscape or features being outstanding is not additive or based on a weighted scoring system. A landscape or feature may achieve the status of outstanding due to the way in which it meets a single criterion or a combination of some, but not all criteria.

In the evaluation of the outstanding natural features and landscapes, several landscapes and features were identified as having important landscape values, in particular natural character, rural character, cultural landscape value and amenity values. Section 7(c) of the Act comprises Amenity Values, of which the Important Amenity Landscapes comprise:

“Amenity Values means those natural or physical qualities and characteristics of an area that contribute to people’s appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes.

criteria

Natural Science Factors

Representativeness

Natural features and landscapes that are clearly and recognisably characteristic of the area, district or region. The key components of the landscape will be present in a way that more generally defines the character of the place, but which distils this character and its essence. Natural features in a good state of preservation are representative and characteristic of the natural geological processes and diversity of the region.

Research and Education

Natural features and landscapes that are valued for the contribution they make to research and education.

Rarity

Natural features that are unique or rare in the region or nationally, and few comparable examples exist.

Aesthetic Values

Coherence

The patterns of land cover and land use are largely in harmony with the underlying natural pattern of the landform of the area and there are no significant discordant elements of land cover or land use.

Vividness

Natural features and landscapes that are widely recognised across the community and beyond the local area and remain clearly in the memory; striking landscapes are symbolic of an area due to their recognisable and memorable qualities.

Intactness

Natural systems that are intact and aesthetically coherent and do not display significant visual signs of human modification, intervention or manipulation; visually intact and highly aesthetic natural landscapes.

Expressiveness (Legibility)

Natural features and landscapes that clearly demonstrate the natural processes that formed them. Examples of natural process in landscape exemplify the particular processes that formed that landscape.

Transient Values

The consistent occurrence of transient features (for example seasonal flowering of pohutukawa) contributes to the character to a sense of place, leading to strong community association with or high public esteem for the place.

Shared and Recognised Values

Natural features and landscapes are clearly special or widely known and valued by the immediate and wider community for their contribution to a sense of place leading to a strong community association with or high public esteem for the place.

Maori Values

Natural features and landscapes are clearly special or widely known and influenced by their connection to the Maori values inherent in the place.

Historical Associations

Natural features and landscapes that are clearly and widely known and influenced by their connection to the historical values inherent in the place.

method

Natural Science Factors

Representativeness

Data sets including contour data, vegetation patterns including the sites of ecological significance, conservation zones and registered trees were considered. Geomorphological processes were also considered,

Research and Education

Publications, community group initiatives and site educational material were considered.

Rarity

Data sets including contour data, vegetation patterns including the sites of ecological significance, conservation zones and registered trees were considered. Geomorphological processes were also considered with the evaluation against local and regional features.

Aesthetic Values

The analysis of aesthetic values considered key viewpoints, elevation (using the contour data), prominence, the relationship between urban form and natural form and vegetation pattern. Some landscapes displayed some but not all of the values attributed to aesthetic values.

Coherence

Vegetation patterns were mapped using aerial photography, recorded conservation sites, sites of ecological significance and site observation.

Vividness

The prominence of a landscape and the analysis of a landscape’s features were analysed through field work, contour mapping, and registered sites of ecological significance.

Intactness

The absence of development and exotic vegetation was considered a key part of this value layer. Mapping the development and vegetation patterns, combined with registered sites of ecological significance and conservation zones, assisted in the interpretation of this value.

Expressiveness (Legibility)

Geomorphological processes were considered with the assistance of topographical and hydrological mapping.

Transient Values

These values have not been mapped however, from consultation and observation, these values are described and evaluated accordingly.

Shared and Recognised Values

These values have not been mapped however, from consultation and desk top analysis, these values are described and evaluated accordingly. Desk top methods include the analysis of public documentation, promotional material and the like.

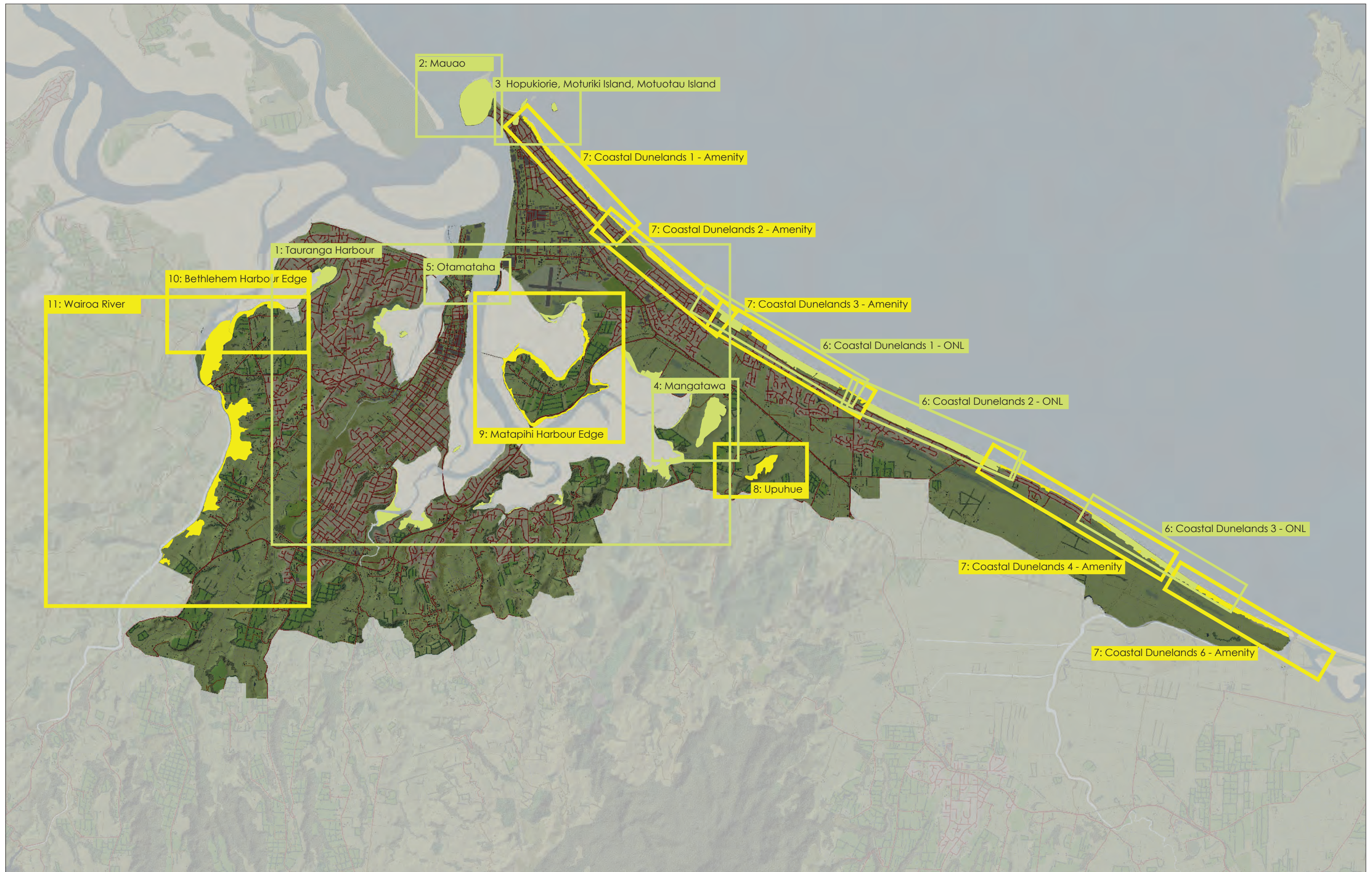
Maori Values

Values associated with tangata whenua have been analysed utilising various iwi management plans and consultation with the Tangata Whenua Collective (TWC).

Historical Associations

Desktop analysis of registered archaeological sites, heritage plans, historical publications and the Historic Reserves Management Plan.

Identified Outstanding Natural Features and Landscapes and Important Amenity Landscapes



Identification of Outstanding Natural Features and Landscapes

Tauranga Harbour and Estuaries

Description:

Tauranga Harbour and its estuarine margins comprise numerous bays, estuaries, wetland and saltmarsh. Recognised by Environment Bay of Plenty Regional Council as an outstanding natural feature and landscape, the Tauranga Harbour has parts of the harbour which detract and are not considered outstanding due to the considerable development within and along the harbour margins comprising:

- Port of Tauranga infrastructure
- Bridges
- Wharves
- Marina (2)
- Moorings
- Residential development
- Boardwalks
- Stormwater and sewer infrastructure
- Boat ramps
- Reclamations

The interface between the Tauranga Harbour water body and the land is the key area of management for Tauranga City Council. In recent years the growth of mangroves within estuary areas has resulted in actions to restrict their further spread into the intertidal areas. This outstanding natural feature and landscape has been extended to include estuarine environments, which were previously separately identified:

- Waimapu Estuary
- Waikareao Estuary
- Matua Estuary and Saltmarsh
- Welcome Bay Estuary
- Rangataua Bay and Estuary

The margins of the Tauranga Harbour are of great scenic importance. Whilst not rare the intertidal waterscape is characteristic of both the Tauranga and Western Bay of Plenty Districts.

Whilst the Tauranga Harbour and its margins comprise the complete unit for the Outstanding Natural Features and Landscapes and must be considered as a whole, the Tauranga City boundary extends only to MHWS (Mean High Water Springs). Therefore the unit comprises the harbour margins that are the landward side of the Tauranga City boundary, however the values associated with the unit extend beyond the line and must be considered in conjunction with the identified Regional Outstanding Natural Features and Landscapes.

Core Values:

- High natural science values associated with estuarine margins and habitats.
- High transient values associated with tidal influence on the areas.
- High aesthetic values associated with vegetation patterns and harbour edge.
- High natural character values associated with vegetation patterns.

Management Guidelines:

- Protection of harbour edge from inappropriate structures.
- Protection of harbour edge from inappropriate earthworks.
- Protection of harbour edge from native vegetation removal.
- Protection of harbour edge from reclamation and / or declamation.



Tauranga Harbour Margin - Outstanding Natural Features and Landscapes

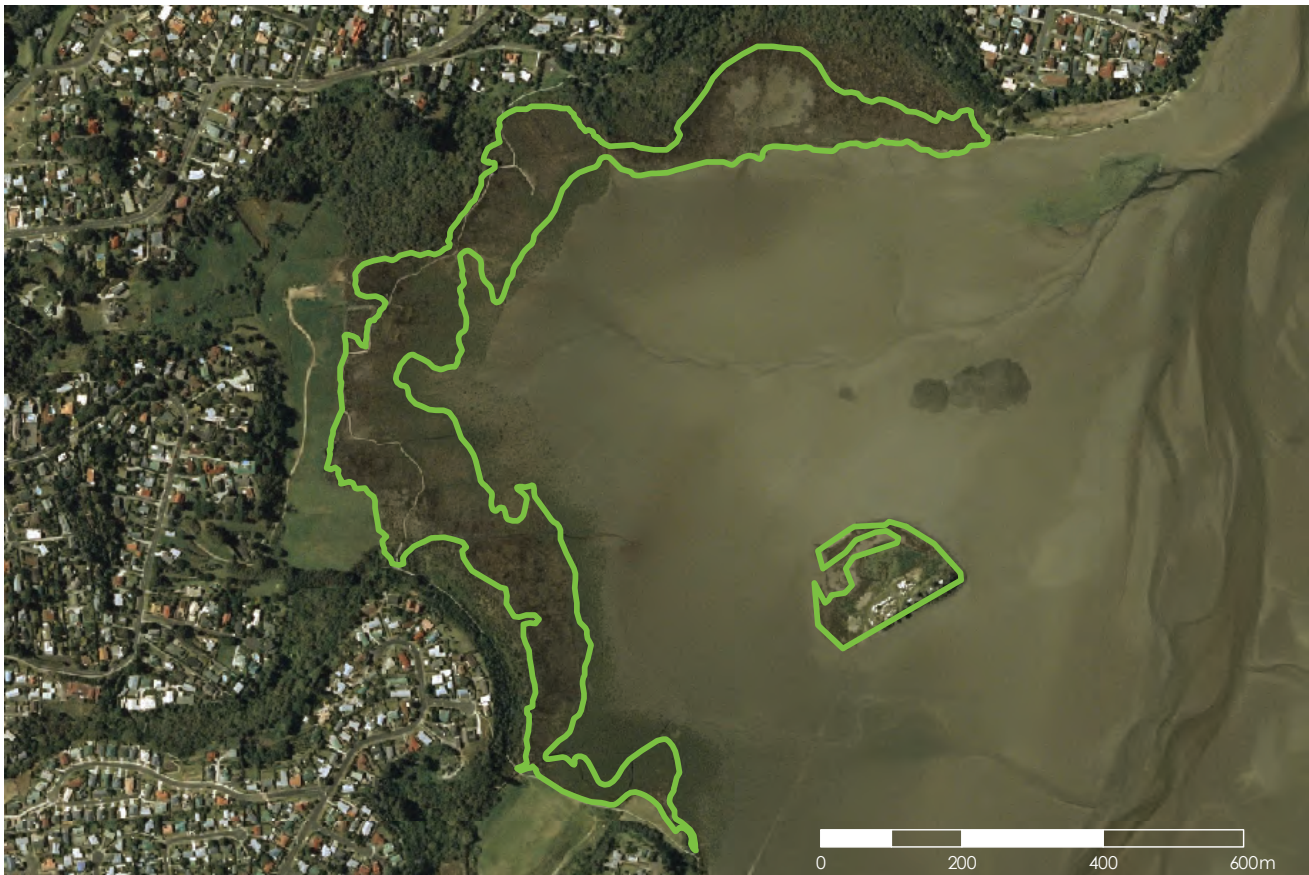




1a:Tauranga Harbour Margin - Matua Saltmarsh



1c: Tauranga Harbour Margin - Tauranga Airport



1b: Tauranga Harbour Margin - Waikareao Estuary



1d: Tauranga Harbour Margin - Rangataua Bay



1e: Tauranga Harbour Margin - Waimapu Estuary



Tauranga Harbour Margin - Tauranga Airport, Rangataua Bay, Welcome Bay and Waimapu Estuaries



1f: Tauranga Harbour Margin - Welcome Bay Estuary

Evaluation:
The following table details the summary of the assessment criteria:

ASSESSMENT CRITERIA							
Outstanding Natural Feature and Landscape	Natural Science Factors	Aesthetic Values	Expressiveness	Transient Values	Shared / Recognised Values	Maori Values	Historical Associations
Tauranga Harbour & Estuaries	✓	✓	✓	✓	✓	✓	✓
Evaluation of Values	High	Moderate	High	High	High	High	Moderate
Description of Values	<p>Tauranga Harbour is significant to the identity of the Bay of Plenty Region.</p> <p>The spatial relationship the harbour has with the land providing estuaries, bays and beaches is a significant factor in the representativeness of this feature.</p> <p>The harbour margins contribute to the definition of the harbour edge and the spatial relationship with the land. Significant areas of native estuarine vegetation are highly representative of the harbour.</p> <p>The natural harbour margins are generally not rare at a regional level. However, at a City level these features are rare and contribute to the natural character of the harbour margin.</p>	<p>The harbour edge has been significantly modified in the Central Business District, bridge connections, Port of Tauranga and Sulphur Point reclamation.</p> <p>The remainder of the harbour margin has pockets of modification from private development, resulting in a reduced level of coherence of the natural harbour margin. The remaining natural harbour margins and estuaries provide significant remnants of the historical harbour margins and contribute to the vividness and aesthetic coherence of the Tauranga harbour.</p> <p>Many parts of the harbour margin do not display highly vivid landscapes as separate areas. However, these areas display strong characteristics of the natural harbour edge.</p>	<p>The harbour margin areas identified display the remaining unmodified harbour margins. These areas contribute to the natural processes of the estuarine environment.</p>	<p>The tidal change is a significant component of the transient values and result in a consistently changing landscape, including the harbour margins.</p>	<p>The Tauranga Harbour edges are well-recognised features. Most recognised are the tidal flats at Otumoetai and harbour crossing points nearest Tauranga Airport.</p>	<p>Tauranga Harbour is highly valued by tangata whenua for its spiritual and cultural associations. The harbour margins comprise highly significant areas including burial sites (urupa).</p>	<p>Tauranga Harbour provides highly significant historical associations to Tauranga City.</p> <p>The margins protected comprise less significant areas, as in many cases, these are areas where access and development was difficult and were generally left untouched.</p> <p>The Waimapu Estuary contains archaeological sites and the Matua Saltmarsh comprises historical grazing use with more recent community restoration.</p>

Identification of Outstanding Natural Features and Landscapes

Mauao

Description:

Mauao comprises a large volcanic rhyolitic lava dome which supports native coastal and bush vegetation, a rocky coastline and sandy beach and grazing paddocks. The feature has been compromised through numerous works over the years including:

- Base walking track
- 4WD track to the summit
- Walking tracks to the summit
- Navigational markers and lights
- Water Storage Tank
- Water reticulation
- Farm fencing

Whilst compromised from human intervention Mauao's cultural landscape patterns provide distinct archaeological features that are representative of the occupation of Mauao.

Mauao's form is highly visible from numerous locations throughout Tauranga and the Western Bay of Plenty. It provides a navigational landmark and is visible from Bowentown through to the Maketu headland. Mauao is nationally recognised and is utilised in numerous symbols representing Tauranga, including Tauranga City Council's logo. Highly significant to Tangata Whenua, Mauao has been returned to Tangata Whenua and remains under joint management by Tangata Whenua and Tauranga City Council.

The Mount Maunganui Hot Pools and Campground located at the toe of the volcanic cone of Mauao form an integral part of the wider landform. However this area has resulted in modification to the natural landscape patterns and comprise a significant area of both existing and planned built development, which also includes the camping activities. This area has been specifically excluded from the outstanding natural feature and landscape and whilst the built development continues to remain, the landscape values for this component of Mauao will remain low.

Core Values:

- High natural science values associated with the geomorphological values.
- High representative values due to prominence and location.
- High shared and recognised values at district, regional and national levels.
- Moderate aesthetic values associated with vegetation patterns.
- High natural character values associated with vegetation patterns around the lower edge of Mauao.
- High Maori values associated with historical and associative relationships.

Management Guidelines:

- Protection from new structures that will contribute to scarring of the landscape and loss of natural landscape patterns.
- Protection from earthworks associated with buildings, access roads, and tracks that fall outside maintenance of existing tracks.
- Protection from native vegetation removal.
- Enhancement of coastal vegetation patterns and native bush patterns on the feature.
- Enhancement of integration of access tracks and structures into the landscape through the use of native vegetation.
- Management of areas adjoining the base of Mauao, up to Adams Avenue, to avoid inappropriate subdivision and use immediately adjacent.



Evaluation:
The following table details the summary of the assessment criteria:

ASSESSMENT CRITERIA							
Outstanding Natural Feature and Landscape	Natural Science Factors	Aesthetic Values	Expressiveness	Transient Values	Shared / Recognised Values	Maori Values	Historical Associations
Mauao	✓	✓	✓	✓	✓	✓	✓
Evaluation of Values	High	Moderate	High	Moderate	High	High	High
Description of Values	<p>A distinctive volcanic dome, located at the end of a sand tombolo, Mauao is highly representative to not only Tauranga, but the wider City and region.</p> <p>The form, vegetation patterns and relationship to the surrounding built development and the harbour entrance are distinctive values.</p> <p>The natural feature is in a good state of preservation, and at a wider scale is clearly evident of the natural processes which formed it. Mauao has been the subject of numerous research studies and provides a significant resource for education for scientific and cultural purposes.</p> <p>Mauao is considered rare in the City and region due to its form and relationship to Tauranga Harbour.</p>	<p>The land-use patterns contribute to the vividness of the landscape feature, forming a distinctive line between native vegetation and pastoral grazing. The land use also contributes to the definition of the archaeological features which are a key component of this landscape feature.</p> <p>Mauao is highly vivid and is strongly associated with Tauranga City and the region.</p> <p>Modification to Mauao over the years of occupation and grazing has resulted in significant changes, including a loss of naturalness within this landscape.</p> <p>The intactness of the coastal edge is high with regenerating bush around the slope faces. These values are improving, but are not considered to be high, as human modification has resulted in significant change.</p>	<p>The landform, its relationship to the coastal edge, harbour entrance and surrounding volcanic features results in highly representative values.</p>	<p>The pohutukawa along the coastal edge and the intertidal movement around the edge contribute to transient value. These are minor components of the overall feature and as such are considered to be moderately recognised and valued.</p>	<p>Mauao is highly recognisable at a City and national level. This is indicated by the very frequent use of its image in art, regional and local publicity, and institutional imagery and logo.</p>	<p>Mauao is highly significant to tangata whenua through ancestral associations, occupation and visual connections. Ownership has been returned to tangata whenua which is also representative of the site's importance.</p>	<p>A navigational landmark, Mauao comprises significant historical associations, within the landscape itself and with its relationship to the City.</p> <p>The first stone jetty was formed on its edge. Numerous archaeological features are located throughout the landscape of Mauao</p>

Identification of Outstanding Natural Features and Landscapes

Hopukioire, Motuariki and Motuotau

Description:

Like Mauao these features comprise a volcanic rhyolitic lava dome which supports native coastal and bush vegetation, a rocky coastline and a recreation reserve. Hopukioire (Mt Drury) and Motuariki have been compromised through historical works over the years including:

- Establishment of Pa at both Hopukioire and Motuariki.
- Quarrying of Motuariki with a stone crushing plant at Hopukioire.
- Marine Land aquarium built on Moturiki.
- Leisure Island Aquatic Centre.
- Establishment of army camps at Hopukioire.
- Signal station at Hopukioire.
- Domain house on Hopukioire (now removed).
- Soundshell terracing built on ocean side of Hopukioire.
- Track to the summit of Hopukioire.

Whilst not as visually prominent as Mauao these features have a strong visual and physical connection to Mauao through the geomorphological processes. Forming a distinct gateway to the Mount Main Beach area, Hopukioire is highly visible from many parts of the Tauranga District, in particular the outcrop of mature pohutukawa which cloak its slopes.

Motuotau provides a high level of natural character values and natural science values and provides a legible landmark for Mount Maunganui. Its rocky coastal edge and rock faces contribute to the high natural science values and legibility of the feature.

Core Values:

- Moderate natural science values associated with the geomorphological values.
- Moderate representative values due to prominence and location.
- High shared and recognised values at district levels.
- High to moderate aesthetic values associated with vegetation patterns.
- High natural character values associated with vegetation patterns on Motuotau, Moturiki and upper edges of Hopukioire.
- High Maori values associated with historical and associative relationships for each feature.

Management Guidelines:

- Protection from new structures that will contribute to scarring of the landscape and loss of the natural landscape patterns and native vegetation cover.
- Protection from earthworks associated with buildings, access roads, and tracks that fall outside maintenance of existing tracks.
- Protection from native vegetation removal.
- Enhancement of coastal vegetation patterns and native bush patterns on the feature.
- Enhancement of integration of existing access tracks and structures into the landscape through the use of native vegetation.



Evaluation:
The following table details the summary of the assessment criteria:

ASSESSMENT CRITERIA							
Outstanding Natural Feature and Landscape	Natural Science Factors	Aesthetic Values	Expressiveness	Transient Values	Shared / Recognised Values	Maori Values	Historical Associations
Hopukiore, Motuariki and Motuotau	✓	✓	✓	✓	✓	✓	✓
Evaluation of Values	Moderate	Moderate	High	Moderate	High	High	Moderate
Description of Values	<p>A series of smaller distinctive volcanic domes located in the foreground of Mauao. These features are moderately representative to the City.</p> <p>The form, vegetation patterns and relationship to the surrounding built development and the harbour entrance are distinctive values attributed to these features.</p> <p>Motuotau is a natural feature, is in a good state of preservation, and the natural processes which formed it are clearly evident. However, Motuariki and Hopukiore display scarring from significant modifications and are being restored through planting.</p> <p>These natural features together form distinctive features within the Mount Maunganui landscape and are visible from numerous vantage points throughout the City.</p>	<p>The natural vegetation patterns comprise high levels of naturalness. Hopukiore supports a distinctive and visible cover of pohutukawa which further defines the landform. The vegetation patterns are a highly valued component of these features.</p> <p>Historical land use of Motuariki and Hopukiore resulted in significant modification. However, their broader pattern as a cluster of volcanic domes is still clearly recognisable.</p> <p>The intactness of the native vegetation on Motuotau is highly valued, while Motuariki and Hopukiore comprise moderate to low values.</p>	<p>The landforms and their relationship with Mauao are highly expressive of the natural geomorphological processes which formed them.</p>	<p>The transient values of each feature differ. Hopukiore and Motuotau display seasonal flowering of pohutukawa. Motuariki, however, displays coastal ocean movement through rocky edge and beach tidal movement.</p>	<p>Each of these features is well recognised and indicated in frequent imagery in regional publicity. Much of this is linked to visitor activities, but also to their distinctive volcanic character.</p>	<p>Settled as pa sites, both Hopukiore and Motuariki are of high significance to tangata whenua.</p>	<p>Motuariki and Hopukiore comprise strong historical significance as working landscapes. Used for camp sites and mining these two sites display strong historical associations with archaeological features present.</p>

Identification of Outstanding Natural Features and Landscapes

Mangatawa

Description:

Mangatawa is a volcanic dome that extends out from the Welcome Bay landscape. Bounding the eastern end of the Tauranga Harbour, Mangatawa is a significant landmark within the landscape, providing a backdrop to the coastal Papamoa plains landscape.

Mangatawa contains cultural landscape patterns that contribute to its high Maori values, legibility, and historical values. The natural science values vary with moderate qualities attributed to rarity and low values associated with the intactness of natural systems, particularly native vegetation cover. Whilst native cover is not apparent on Mangatawa, the pastoral cover assists in the definition of the cultural landscape patterns (archaeological features). The pastoral cover contributes to the aesthetic, 'shared and recognised' and Maori values attributed to the site.

A significant threat to Mangatawa is the potential change in rural landscape farming practices. For example; forestry would result in the loss of the archaeological fabric and skyline which the landform displays. Horticultural cropping along the lower and mid slopes of Mangatawa could contribute to the legibility of the cultural and natural landscape patterns. Management of rural farming practices on Mangatawa need to be considered in close consultation with the landowners.

Despite cultural modifications, Mangatawa provides a striking landscape in a highly visible location. Mangatawa provides a reference point to the Papamoa plains and from the State Highway and is visible from many parts of the Tauranga District.

Core Values:

- High natural science values associated with the geomorphological values.
- High representative values due to prominence and location.
- Low to moderate shared and recognised values at district levels.
- Moderate aesthetic values associated with vegetation patterns.
- High Maori values associated with historical and associative relationships.

Management Guidelines:

- Protection of Mangatawa from new structures that will contribute to scarring of the landscape and loss of the distinctive skyline and archaeological features.
- Protection of Mangatawa from earthworks associated with buildings, access roads, and tracks that fall outside maintenance of existing tracks.
- Management of Mangatawa for the broad rural land use, e.g. pastoral versus forestry.
- Development of a management plan or memorandum of understanding for the management of Mangatawa with private landowners.



Evaluation:
The following table details the summary of the assessment criteria:

ASSESSMENT CRITERIA							
Outstanding Natural Feature and Landscape	Natural Science Factors	Aesthetic Values	Expressiveness	Transient Values	Shared / Recognised Values	Maori Values	Historical Associations
Mangatawa	✓	✓	✓	✓	✓	✓	✓
Evaluation of Values	High	Moderate	High	Low	Low - Moderate	High	Moderate
Description of Values	<p>A large distinctive volcanic dome located at the eastern end of Tauranga Harbour, this feature provides a significant backdrop and skyline to the harbour margin. The high representativeness values are based at a local and regional level.</p> <p>The landform, while highly representative, is not rare to the region and has been modified through varying land-use practices, such as human occupation, installation of a water reservoir and pastoral farming practices.</p> <p>Mangatawa provides opportunities for research and education surrounding its geomorphological features and cultural heritage values.</p>	<p>Natural vegetation patterns are poor, with the pastoral landscape dominating. However, the pattern of land use is largely in harmony with this landscape feature providing further definition of its features and skyline.</p> <p>The skyline and landform comprise recognisable features from numerous vantage points across the City. The cultural landscape patterns also contribute to the vividness of this feature.</p> <p>The values associated with intactness are low as a result of pastoral farming.</p>	<p>The landform is highly expressive of the natural volcanic geomorphological processes which formed it.</p>	<p>Transient values are relatively low due to the minimal significant vegetation cover and current land uses.</p>	<p>Mangatawa is highly visible within the immediate area and can be seen from numerous places within the City. However, Mangatawa does not feature in many publications or articles.</p>	<p>Settled as a pa site, Mangatawa is of high significance to tangata whenua and has Tamapahore Marae on its northern foothill.</p>	<p>Mangatawa has strong historical significance as a cultural and working landscape. Numerous archaeological features assist in the visual recognition of its historical associations.</p>