



View from viewing platform on Mount Maunganui Main beach, north, towards Marine Parade apartment housing



View north from Pilot Bay, along The Mall, toward Mauao



# 02. THE MOUNT INDUSTRIAL

## The Mount Industrial: Landscape Character Description

Located on the flat land to the south of the Mount Maunganui peninsula, the edges of this character area are strongly defined by Maunganui Road, Blake Park, Hewletts Road and the harbour edge.

This industrial area provides a significant entrance to Tauranga and Mount Maunganui for vehicles from the State Highway. With elevated views across the unit, from the Hewletts Road flyover, the built form and roading dominate the views.

The area mainly comprises of a mix of industrial, storage and service facilities housed in a variety of large functional buildings with extensive setbacks and yard areas. Further growth in the last 10 years has seen an extension of Port based activity, with large storage buildings, including a coal storage shed and silos. The large scale and highly reflective surfaces of some large buildings have resulted in built form being distinctly recognisable from distant viewpoints.

Typical of industrial development the building design and site design of private lots provides little positive contribution to the amenity values of the area. The boundaries between public and private land are not clearly defined on road frontages and along the rail corridor. This area would continue to benefit from large scale structural planting within the public road reserve and perimeter land associated with private property.

The built edge adjacent to the rail corridor is visible from Maunganui Road and provides the main interface between residential and industrial activities. Screen planting along the rail corridor provides some screening of unattractive structures. The edges and entrances are of particular importance to the overall perception of the area and at present lack visual cohesion and offer little to aid travellers' orientation.

Signage and advertising is prevalent with large scale billboards and building signage orientated toward Hewletts Road and Totara Streets.

Street planting is minimal with the main areas of street planting located on Totara Street and adjacent to the railway corridor. Poor street planting and wide streets result in the built form dominating the street environment.



## Landscape Character Values

### Defining Elements:

- Dominant built form and infrastructure is the core components of this character unit.
- Commercial and industrial built form dominating streetscape.
- Harbourside beach adjacent to Whareroa Marae.

### Viewshafts to Outstanding Natural Features and Landscapes:

- No identified viewshafts origins are found within this unit.

### Amenity Values:

- Low amenity values for pedestrian street environment
- Low quality built form dominating the street environment.
- Low values associated with visual connections to Tauranga Harbour.
- Small harbour edge beach with minimal native cover alongside Whareroa Marae.

### Opportunities to Enhance Landscape Character:

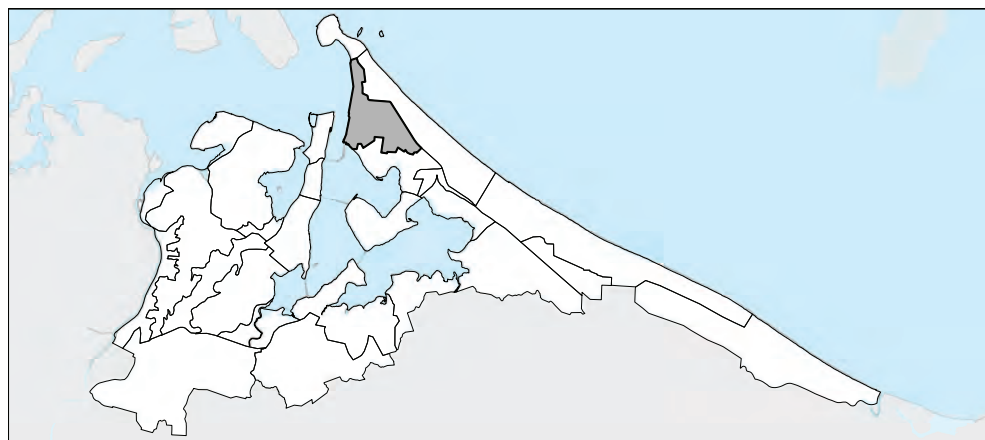
- Provide for strong structural street planting along key corridors.
- Improve street frontage landscape treatments along the road edge and public / private interfaces.
- Manage and reduce the extent of commercial signage.
- Undertake an enhancement of interface between Port of Tauranga, commercial buildings and residential edge at northern end of Totara Street.

### Threats to Degrade Landscape Character

- Continued proliferation of commercial signage dominating the streetscene.
- Loss of minimal areas of remaining vegetation cover.
- Highly reflective building materials.

### Management Guidelines

- Coordinate billboard and signage within the street scene.
- Manage amenity values between sites by providing planting and fencing requirements that will enhance the landscape character.
- Manage and enhance the interface between residential / commercial and industrial edge.
- Increase public tree planting within streets to improve gateway and landscape character values, with particular emphasis on Hewletts Road and Totara Street.
- Provide for colour or reflectivity controls on large scaled industrial buildings, to manage their visual impact on the wider cityscape.



# THE MOUNT INDUSTRIAL : landform and hydrology

## Landform:

The landform in the Mount Industrial unit is historically low lying with remnant sand dunes throughout. A significant amount of reclamation was undertaken for the development of the Port of Tauranga. All remnant landforms have been significantly modified through the industrial and commercial development.

## Hydrology:

No visible remnants of water courses or the historical landscape remain. Roadside drainage is located along Totara Street, with all other remaining drainage being subsurface. The natural interface between the harbour and land has been highly modified through built development and reclamation. Natural coastal processes are evident only along the edge of Whareroa Marae.





# THE MOUNT INDUSTRIAL : ecology



## Open Space:

Public open space is limited in the unit with the most notable being the Whareroa Boat Ramp and its small beach area, adjacent to Whareroa Marae. A walkway and cycleway extends through this area from the harbour bridge and enhancement would assist in the interface between the industrial activity, the reserve and Whareroa marae, including its adjoining residential kaumatua and papakainga housing.

The beach environment adjacent to the boat ramp would benefit from some enhancement to increase the recreation and amenity values.

## Trees:

Street tree cover and private tree cover is sparse, resulting in a low quality street environment. A significant level of street planting is required to enhance the street environment and coherence of trees within this unit.

## Native Vegetation Cover:

Minimal native planting is present, apart from that found within the street environment. The coastal edge of Whareroa marae and its beach environment would benefit from native coastal planting and amenity planting. The interface between the marae and the industrial zone would also benefit from a planted buffer.



#### Zoning:

Zoned Port Business, Industrial Business, Commercial Business, Rail, with a small pocket of Marae Urban for the Whareroa Marae. This unit has a focus toward large scaled buildings with functional business and industrial use.

The interface between the differing activities is relatively poor and provides an opportunity for enhancement. Connection between different parts of the industrial zone is generally gained by vehicle with minimal focus on pedestrian connections.

The orientation of the streets provides for views toward Mauao, the Kaimai Ranges and Mangatawa.

#### Archaeological / Heritage Values:

The landscape has been highly modified providing for little reference to the heritage and archaeological values within the unit.

#### Viewshafts from Marae to Mauao:

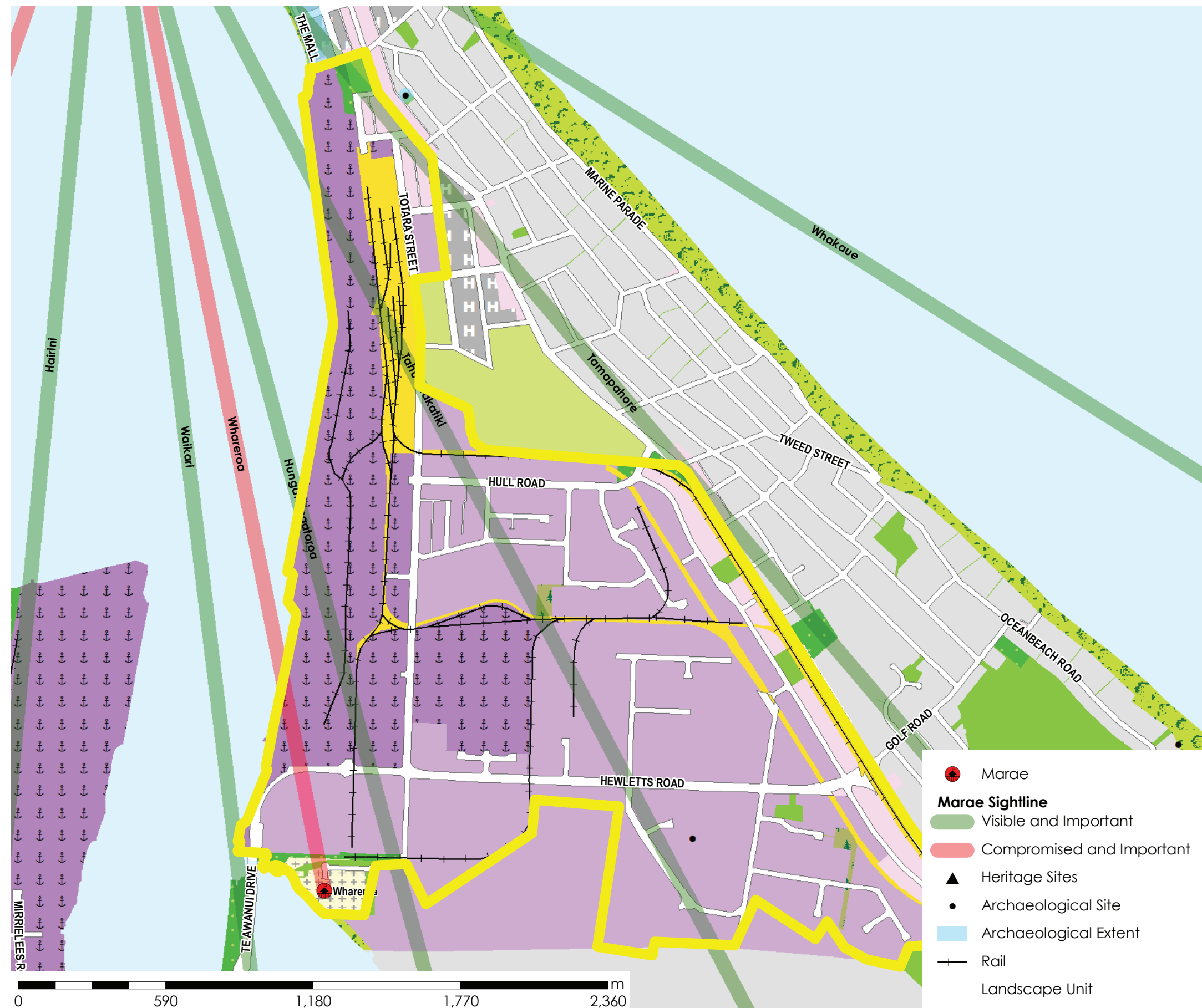
(Refer to Part 4 - Significant Viewshafts)

The sightline from Whareroa Marae is completely obscured by the industrial activity to its north. Views remain south toward the Tauranga Harbour, Welcome Bay and the Kaimai Ranges.

#### Viewshafts to Outstanding Natural Features and Landscapes:

(Refer to Part 4 - Significant Viewshafts)

No identified viewshaft origins are found within this unit.





# The Mount Industrial : photography



View east along Maunganui Road, viewing interface between rail corridor and industrial edge to residential edge



View southwest from Hewletts Road flyover across industrial zone



### Tauranga Airport: Landscape Character Description

This character unit consists of a narrow belt of land along the south western edge of the Mount Maunganui peninsula. It contains a mixture of land uses comprising the Tauranga Airport, Omanu Golf Course, industrial business and pastoral grazing. This area supports a significant and highly visible part of the Tauranga Harbour margin.

The coastal edge is a sensitive intertidal and eustuarine environment with important wildlife habitats. The airport and industrial business land uses place pressure on the harbour margin interface and over time there has been some degradation of the wildlife areas of the harbour margin.

Tauranga Airport occupies a large proportion of the character unit. The airport itself represents a significant open space and is visually dominant from the Tauranga CBD and Harbour Bridge. This flat green open space physically separates areas of urban development and provides an important undeveloped edge to the harbour. The natural character of the harbour margin has been degraded as a result of grazing extending to the harbour edge.

Viewed from Maunganui Road, the views into the unit are dominated by the Mount Maunganui Branch Railway with the Omanu Golf Course as the intermediary landscape. The vegetation cover within the golf course area provides high amenity value to this area of the unit.



### Landscape Character Values

#### Defining Elements:

- Low lying open green space.
- Open space and industrial buildings of the Airport.
- Intertidal harbour margin.

#### Viewshafts to Outstanding Natural Features and Landscapes:

- No identified viewshafts origins are found within this unit.

#### Amenity Values:

- Open space areas of the Airport and Omanu Golf Course.
- Native estuarine edge of Tauranga Harbour.
- Low urban amenity along edges adjacent to airport and industrial business zone.

#### Opportunities to Enhance Landscape Character:

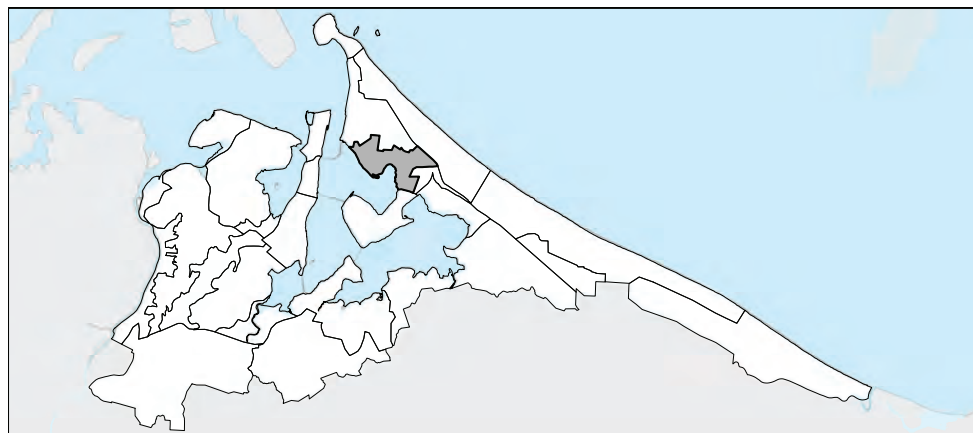
- Enhance the harbour margin through native planting.
- Enhance interface between airport and harbour edge.
- Enhance urban amenity of major entry routes from the airport to the City.

#### Threats to Degrade Landscape Character:

- Continued loss of native habitats along the harbour margin.
- Reclamation of land along the harbour edge.
- Loss of open space through further development.
- Industrial development with poor interfaces with the airport and adjoining open space areas.
- Built form dominating open space and coastal edge.

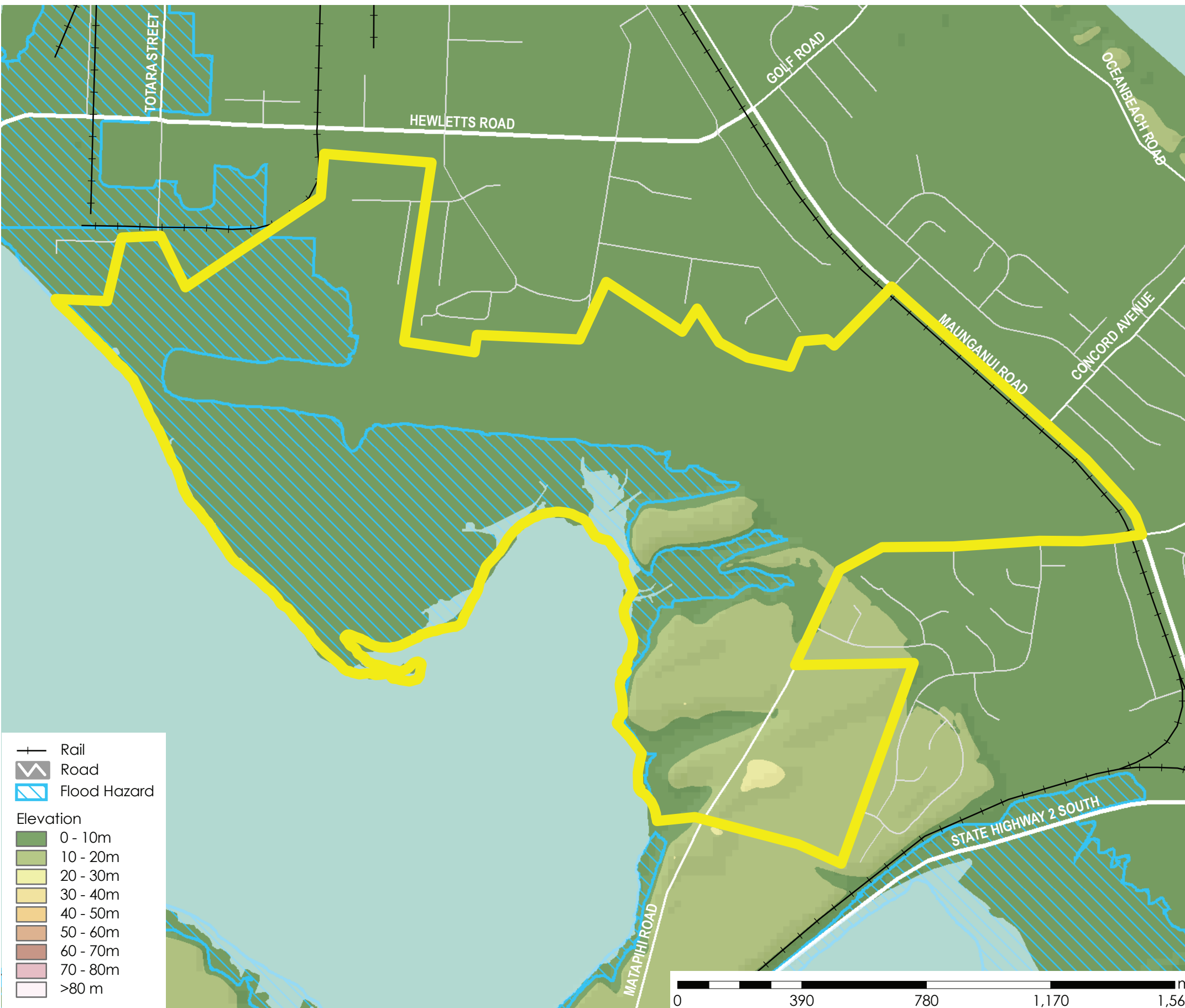
#### Management Guidelines:

- Protect and manage native habitats along the harbour margin.
- Manage and enhance open space areas, avoiding fragmentation of large open space areas.
- Enhance and provide for vegetated interfaces between industrial business and airport zones and residential and marae zones.
- Enhance and protect the harbour margin from built development through provision of significant set backs from harbour edge for airport and industrial business activities
- Manage development to ensure it fits in with the existing landform and open space values.





# TAURANGA AIRPORT : landform and hydrology



## Landform:

Low lying, the unit provides a flat open space that has been modified to create large flat open areas with little topographical variation.

The creation of the golf course and airport have both resulted in significant modification to the natural landform.

Small knolls and spurs extend down into the unit from the Matapihi peninsula ridgeline, providing a gradual fall toward the airport and harbour margin.

The southern edge of the Tauranga Airport provides a natural estuarine edge with minimal modification to its natural form. This feature is important to the protection of the natural character and amenity values of the unit and Tauranga Harbour.

## Hydrology:

The harbour margin comprises an intertidal zone which supports remnant indigenous vegetation. Significant modification of the open space has created a series of drains alongside the airport and surrounding pastoral land also drains toward the harbour edge.

The intertidal zone of the harbour margin has been modified significantly surrounding the airport with the southern edge of the airport providing a natural and remnant areas of intertidal habitats.



### Open Space:

Largely in open space, the unit provides a distinctive area of visual relief from built form for the Tauranga District. This open space provides an important transition between the industrial business zone and the residential and rural zones of Matapihi.

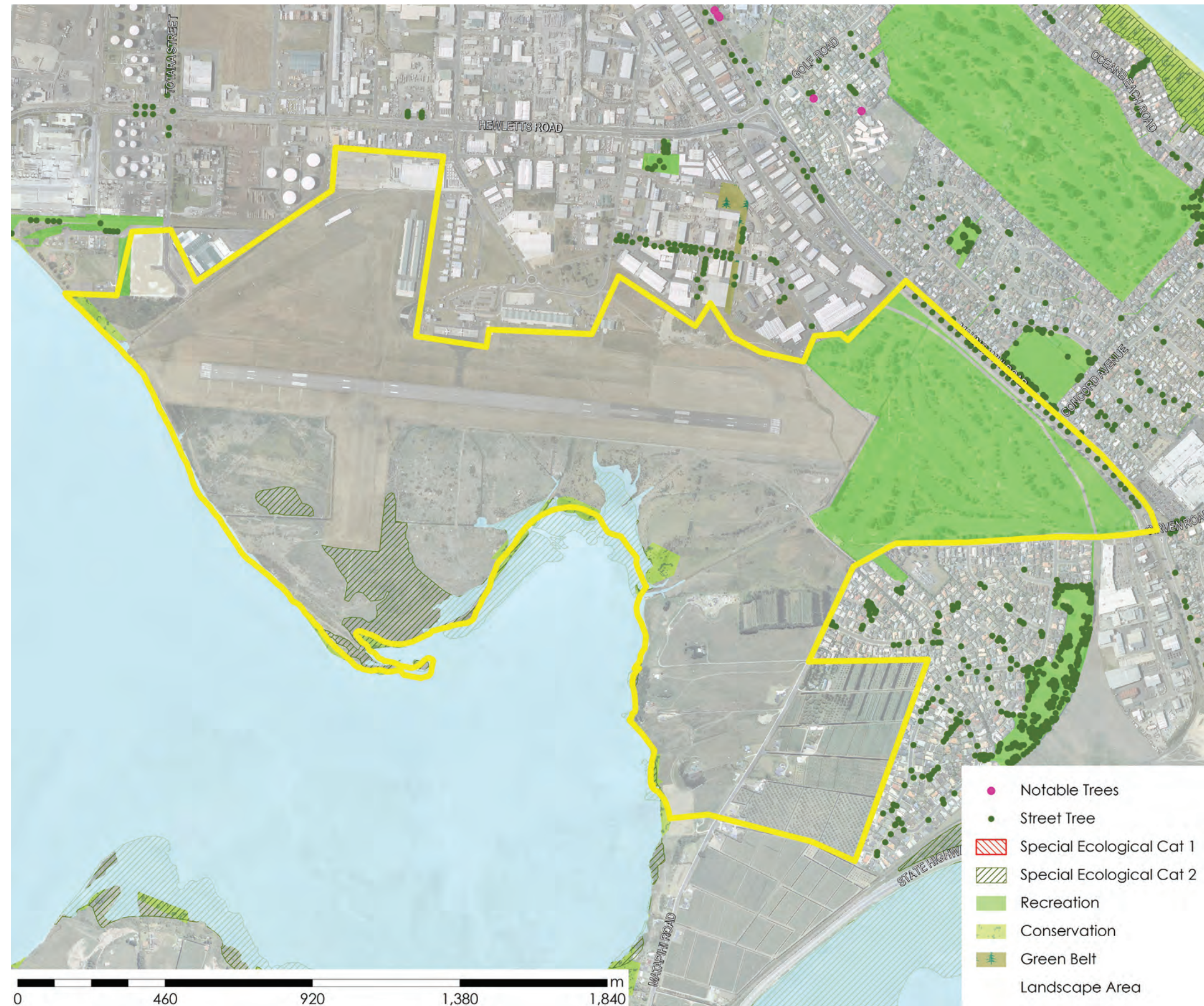
Zoned Passive Open Space, the Omanu Golf Course provides a developed 'park land' adjacent to Maunganui Road, supporting the entrance to Mount Maunganui. The lack of built development on the harbour edge provides opportunity for enhancement of the natural character values of the harbour and its margins.

### Trees:

Due to the airport, large trees are generally not found within this unit, excluding some within the Omanu Golf Course, which are managed to remain under the specified flight path height limits.

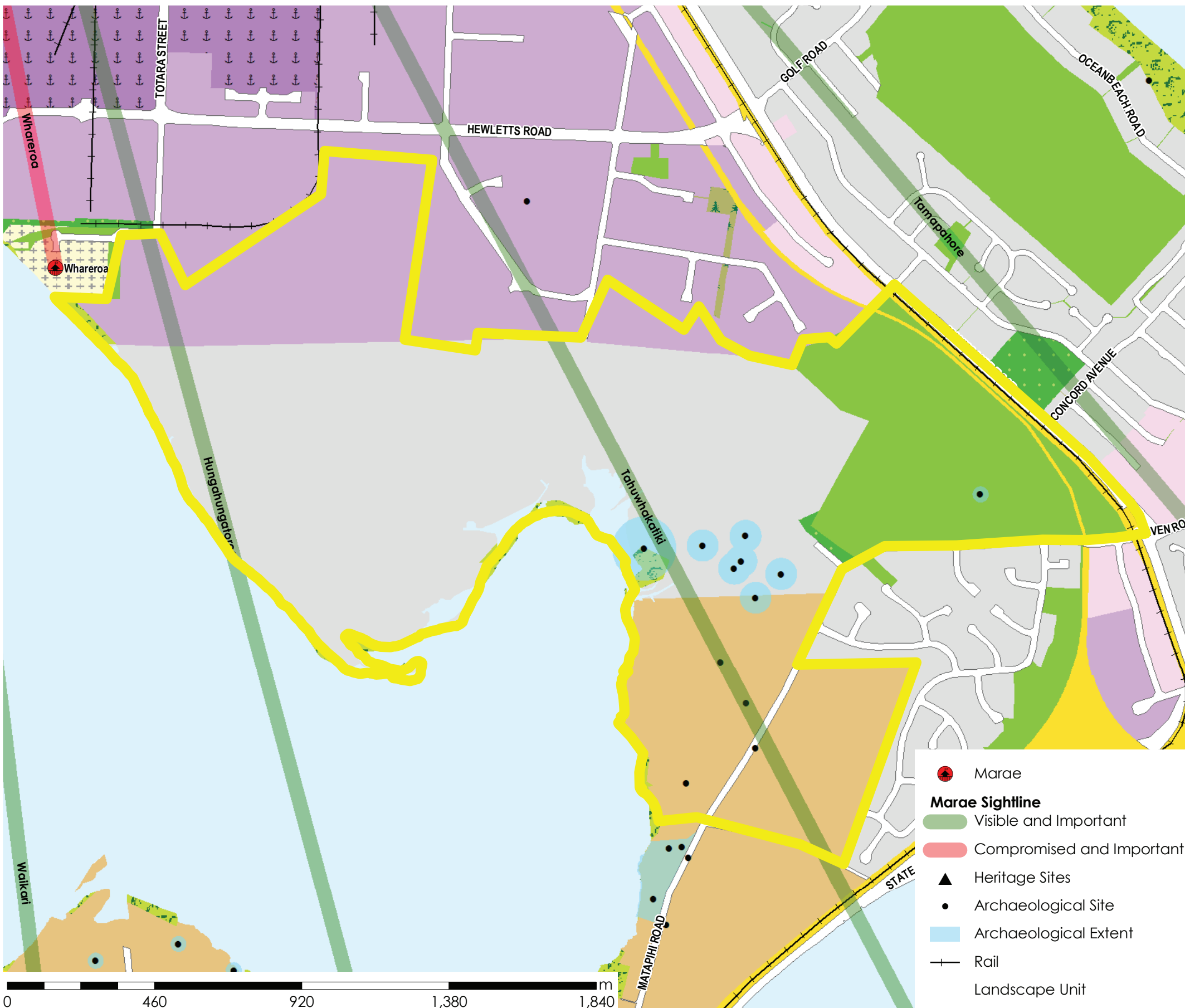
### Native Vegetation Cover:

Native vegetation is found along the harbour margin including around Te Ngaipapapa Point. Vegetation is generally in a degraded state and would benefit from enhancement along the harbour margin to improve the habitat and its natural character values.





# TAURANGA AIRPORT : people



## Zoning:

The unit comprises a mixture of industrial business and Residential A with an airport designation, Recreation A (Omanu Golf Course) and Rural (adjoining Matapihi).

## Archaeological / Heritage Values:

Several archaeological sites are located within the site, including a registered urupa (burial ground). The bay is of particular significance to tangata whenua, who enjoy views across the land toward Mauao, from Matapihi.

## Viewshafts from Marae to Mauao:

(Refer to Part 4 - Significant Viewshafts)

There are no zoned marae within the unit, however there are views from the urupa toward Mauao.

## Viewshafts to Outstanding Natural Features and Landscapes:

(Refer to Part 4 - Significant Viewshafts)

No identified viewshafts origins are found within this unit.



# TAURANGA AIRPORT : photography



View of marae housing adjacent to Ballance Agrinutrients Plant.



View east from top of Kingsview Hotel (Tauranga CBD) across toward Airport and Bay.



# 04. OMANU - ARATAKI

## Omanu - Arataki : Landscape Character Description

This character unit is bounded by the coast, Banks Avenue, State Highway 29/Mount Maunganui Road and Sunrise Avenue. This suburban residential zone contains a number of small and large centres including:

- Mount Maunganui Residential.
- Omanu.
- Arataki, including Bayfair Shopping Centre.

The unit is predominantly residential that extends from Mount Maunganui to Arataki. These areas are suburban in character, with large gardens providing a more visually amenable balance between buildings. Infill housing however has resulted in the reduction of lot size and loss of private open space and vegetation, particularly along the coastal edge.

Development has taken place on the seaward side of Oceanbeach Road, obscuring views of the sea from the road and altering the character of the area from coastal to suburban. In addition, infill development along the coastal side of Oceanbeach Road has further obstructed views of the coastal edge.

Between Banks Avenue and Tweed Street a remnant secondary dune ridge extends parallel to the coastal edge, providing elevated residential lots and some relief to the coastal flatlands of this unit.

Street trees are sporadic with some streets comprising reasonable tree cover, whilst other streets are void of planting. Parts of this unit have low to moderate amenity values yet other areas have high amenity values due to narrow streets, good tree framework and open street frontages.

The Mount Maunganui Golf Course occupies a substantial area of this unit. Due to the nature of the landform it is not particularly visible within the context of the unit. However the vegetation patterns within the Golf Course provide a visual relationship with the surrounding street environment.

Some medium rise apartments are located near the coastal edge and along Maranui Street, in the form of retirement complexes and apartment dwellings. The Bayfair Shopping Centre and the BayWave Aquatic Centre create a distinct commercial node along Girven Road, providing a change in built character. The commercial activity extends along Girven Road, Marlin Street, Farm Street and Maunganui Road. This interface between the residential and commercial activities has, in some areas, poor edge treatment.



## Landscape Character Values

### Defining Elements:

- Suburban residential built form of detached dwellings.
- Some medium density apartment housing.
- Bayfair Shopping Centre (Arataki).
- Mount Maunganui Golf Course.
- Coastal residential edge.

### Viewshafts to Outstanding Natural Features and Landscapes:

- Mauao.

### Amenity Values:

- Some areas provide quality streetscapes with tree cover.
- Open street frontages from detached housing enhancing the streetscene.
- Mixture of detached dwellings and medium density housing.
- Large dominant tree cover found in open space areas, including the Mount Maunganui Golf Course.

### Opportunities to Enhance Landscape Character:

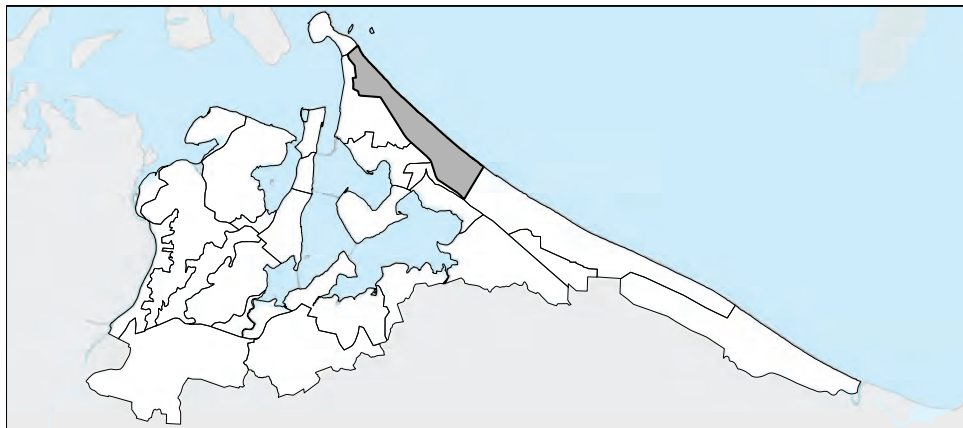
- Planting of large coastal specimen trees (e.g. Pohutukawa).
- Improve street connections to open space and coastal / harbour edge.
- Protect key views of Mauao from roads and open space.
- Encourage street interface from residential properties.

### Threats to Degrade Landscape Character:

- Further loss of remaining vegetation.
- Commercial creep into residential areas.
- Loss of active street interface due to non liveable ground floor developments / uses (e.g. car parks) dominating the streetscape.
- Built form incongruent with coastal landform and surrounding residential character.
- Bulk and scale of built form in conflict with suburban landscape character.
- Residential building and landscape design being out of character with the coastal landscape.

### Management Guidelines:

- Protect views from identified viewing places.
- Provide and enhance public tree planting within streets and reserves to assist in developing mature tree cover within the unit.
- Improve the streetscene interface between medium density living through liveable ground floor space and visual connections.
- Encourage low boundary fence / wall interface on street boundary.
- Built form, scale and character in keeping with residential character.
- Built form and scale to fit with the coastal landscape.
- Manage and remove encroachment of building curtilage along the coastal edge.





# OMANU - ARATAKI : landform and hydrology

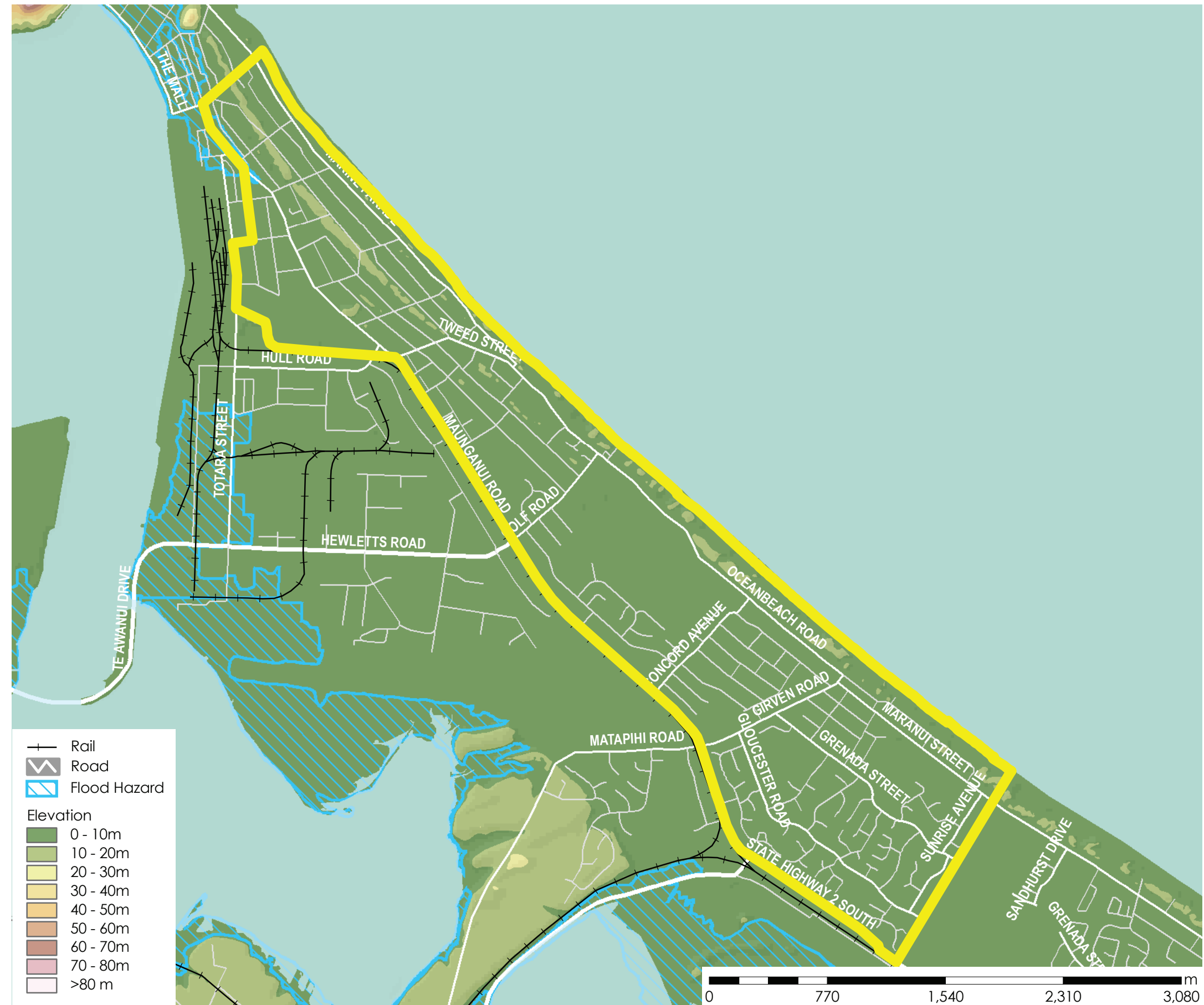
## Landform:

Within the coastal environment, this unit shows remnants of the dynamic dune systems that once dominated the landscape.

A remnant secondary dune ridge extends between Banks Avenue and Tweed Street. Housing largely conceals this feature now, and a subtle rise in the building skyline provides the only remaining reference. The coastal frontal dune system still remains, however most has been converted to residential and apartment housing. The dune system provides the only visual relief to what is generally a flat landscape.

## Hydrology:

Very little surface hydrology is apparent, with the highly modified area resulting in numerous subsurface drainage and culverts extending to the harbour and coast (end of Surf Road).





# OMANU - ARATAKI : ecology



## Open Space:

Open space includes the coastal dune system, the beach and the numerous parks, including:

- Blake Park.
- Macville Park.
- Moa Park.
- Links Avenue Reserve.
- Grenada Park.
- Pacific Park.
- Oceandowns Reserve.
- Hibiscus Avenue Reserve.
- Omanu Beach Reserve.

## Trees:

Street tree cover is minimal with the majority of mature trees found within reserves and private properties. A number of large trees are located within private property and are continually under pressure from infill development. Norfolk Pines are located sporadically within this unit, contributing to the dominant vegetation patterns within the unit.

The newer subdivisions within Aratakī have good quality street planting with the older areas of this unit being void of any vegetation.

## Native Vegetation Cover:

Native vegetation is predominantly found within the coastal beach environment. Environment Bay of Plenty Regional Council is undertaking enhancement planting through Coastcare programmes.

The coastal beach environment provides a significant habitat for native and exotic wildlife. The mature pohutukawa trees are generally protected, with younger specimens found within public reserves.



Zoned Suburban Residential for the majority of the unit, the area supports suburban housing with a mixture of detached dwellings and apartment dwellings.

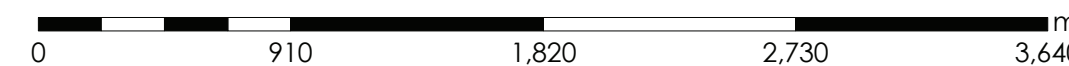
The commercial node of Arataki (Bayfair Shopping Centre) provides a large scale, internally focused mall that contributes little to the surrounding physical landscape. Commercial development within residential housing has extended along Girven Road and Maunganui Road, resulting in a loss of neighbourhood character.

A number of archaeological sites are located along the dune system. The dune system is very significant to tangata whenua by both association and physical occupation.

Marae are not located within the unit, however Tamapahore Marae enjoys views across the western edge, toward Mauao.

(Refer to Part 4 - Significant Viewshafts)

- Viewpoint 11 - Maunganui Road





# OMANU - ARATAKI : photography



Aerial view eastward along Mount Maunganui coastline of the Omanu - Arataki Unit.



## 05. BAYFAIR PARK

**Bayfair Park: Landscape Character Description**

This landscape unit comprises a clearly defined area of comprehensive subdivision located at the neck of the Matapihi Peninsula, behind the Owens Place commercial development.

The unit is bounded by State Highway 2 and Matapihi Road, and includes the Owens Place commercial and industrial development, Baypark Speedway and TrustPower Ltd offices on Truman Lane.

The residential component of the unit off Matapihi Road has been developed on two distinct levels of land. The larger houses on elevated areas benefit from views to the north and east. The lower areas contain two stages of development, differentiated from the more elevated housing by design, signage and maturity of vegetation. The lower level also tends to contain smaller dwellings on smaller lots.

The Matapihi Substation and its associated pylons are, in places, visually intrusive. Planting of tree species within the park and the subdivision itself would assist in mitigating these effects and be of benefit, both in relation to integrating the transmission line and in providing vertical scale to the surrounding residential development.

The commercial / industrial boundary along the rail corridor is planted to screen the low visual quality of these activities. Signage along the rail corridor (and Maunganui Road) frontage is large and extensive, detracting from the amenity values and the intent of the vegetation to provide visual mitigation.

Baypark Speedway provides a distinctive entry point to the area from State Highway 29. It is visually separated from residential and other commercial activities. The surrounding area adjacent to the rail corridor along Truman Lane is in a poor state with low visual quality.

TrustPower Ltd provides a higher quality commercial development, with extensive planting. However the location is disjointed from adjacent commercial activities and is reliant on high quality landscape treatments to ensure its integration into the landscape.

**Landscape Character Values****Defining Elements:**

- Suburban character.
- Owens Place Commercial / Industrial.
- Baypark Speedway and Trustpower Ltd commercial sites.
- Bayfair suburban residential development.

**Viewshafts to Outstanding Natural Features and Landscapes:**

- No identified viewshaft origins are found within this unit.

**Amenity Values:**

- Street tree planting within the suburban areas.
- Remaining screen planting alongside the rail corridor.
- Variety of residential built form.

**Opportunities to Enhance Landscape Character:**

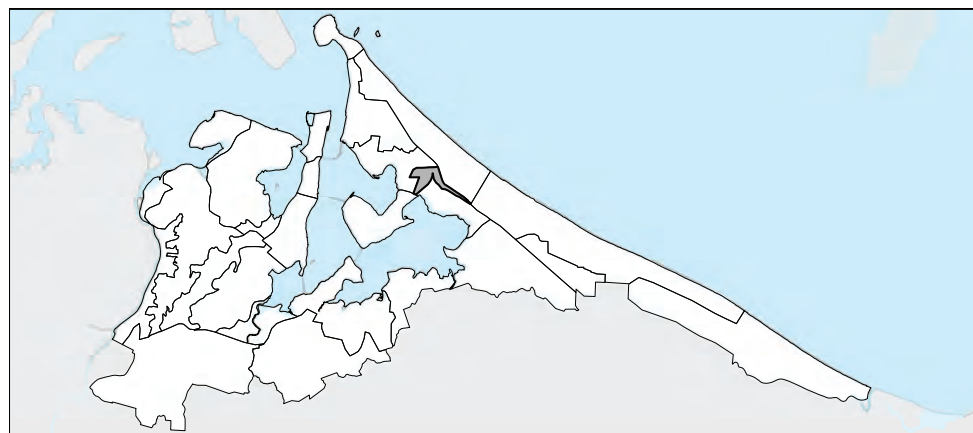
- Enhance streetscape through large specimen tree planting and pedestrian dominated environment within suburban and retail areas.
- Enhance key views from roads and open space to Mangatawa.
- Encourage street interface from residential properties.
- Enhance residential and commercial / industrial interface.
- Planting to enhance transmission line pylons.

**Threats to Degrade Landscape Character:**

- Commercial creep into suburban and residential areas.
- Large billboard signage along commercial and industrial building facades.
- Lack of managed interface between zoned activities.
- Commercial and industrial activities of a bulk and scale that impacts upon suburban landscape character.

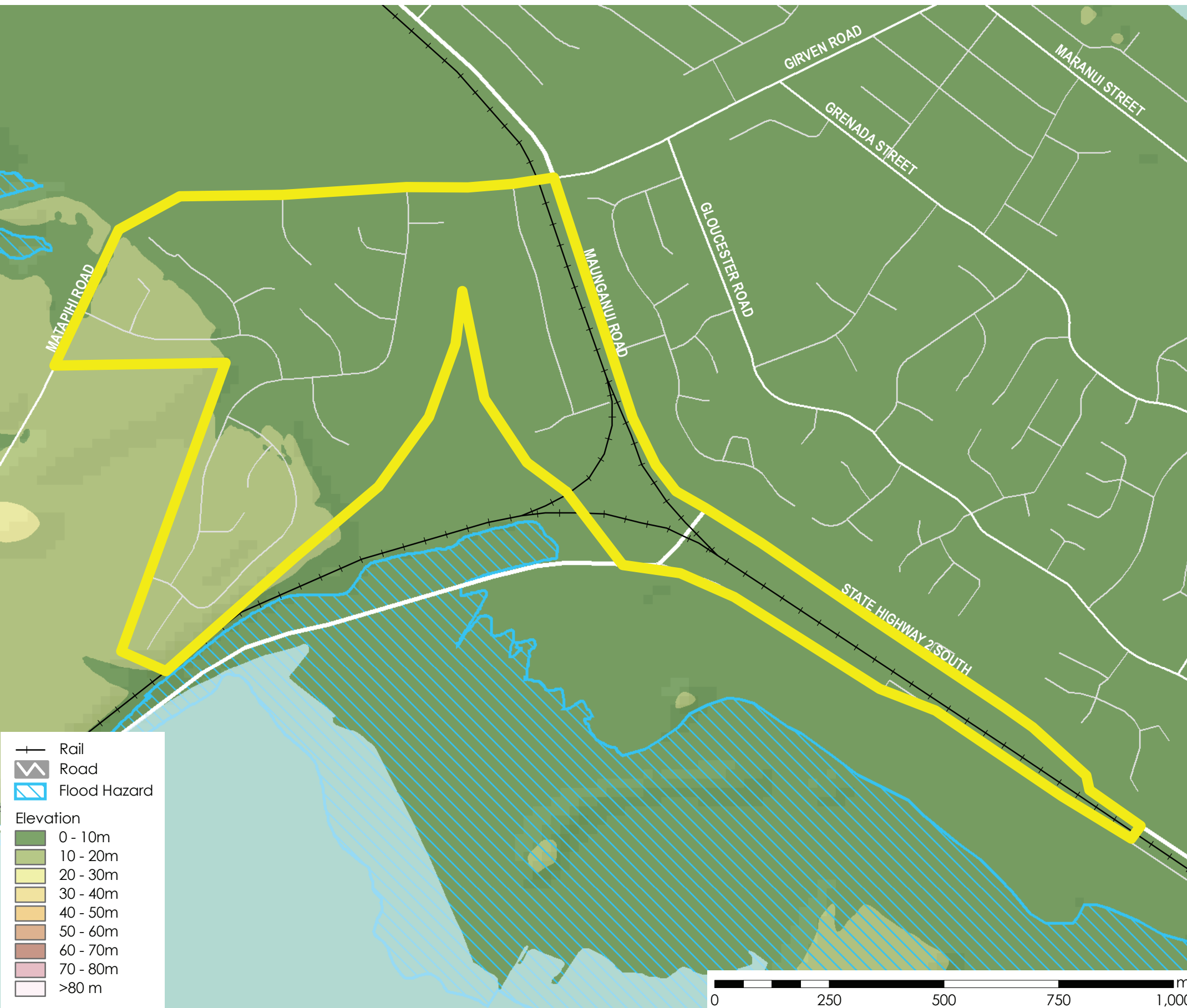
**Management Guidelines:**

- Provide for protection of identified viewshafts to landscape features.
- Increase public tree planting to enhance amenity values within streetscape and reserves.
- Encourage low boundary fence / wall interface on street boundary.
- Manage built form, scale and character in keeping with suburban landscape character.
- Provide an undulating interface to the rural / residential edge, with wide planted areas to ensure the protection of the rural landscape character.
- Provide wide planted transitions between commercial and residential activity, with minimal signage.





# BAYFAIR PARK : landform & hydrology



## Landform:

The landform surrounding the Owens Place commercial area is relatively low lying with a significant amount of modification to provide for the commercial activities residing within.

Bayfair Park residential development is sited on two levels, with the lower level on a similar elevation to the Owens Place commercial precinct.

The upper level provides a distinct transition onto a raised peninsula that extends southwest toward the Tauranga Harbour.

The lower lying areas of Truman Lane are remnant of Rangataua Bay and its marshland environment, however the area is highly modified.

## Hydrology:

The raised area of Bayfair Park residential development provides surface and stormwater drainage into Rangataua Bay.

The low lying areas of Truman Lane are such that there are extensive drains and bunds that extend around the developed area to manage the ground water levels.



# BAYFAIR PARK : ecology

## Open Space:

A large open space reserve, Bayfair Reserve, extends along the southeastern edge of Bayfair Park and provides a buffer between this unit and the State Highway expressway. This area is the only area of open space within the unit.

## Trees:

Tree cover within the commercial / industrial street environment is generally poor with limited mature cover found also within the private space.

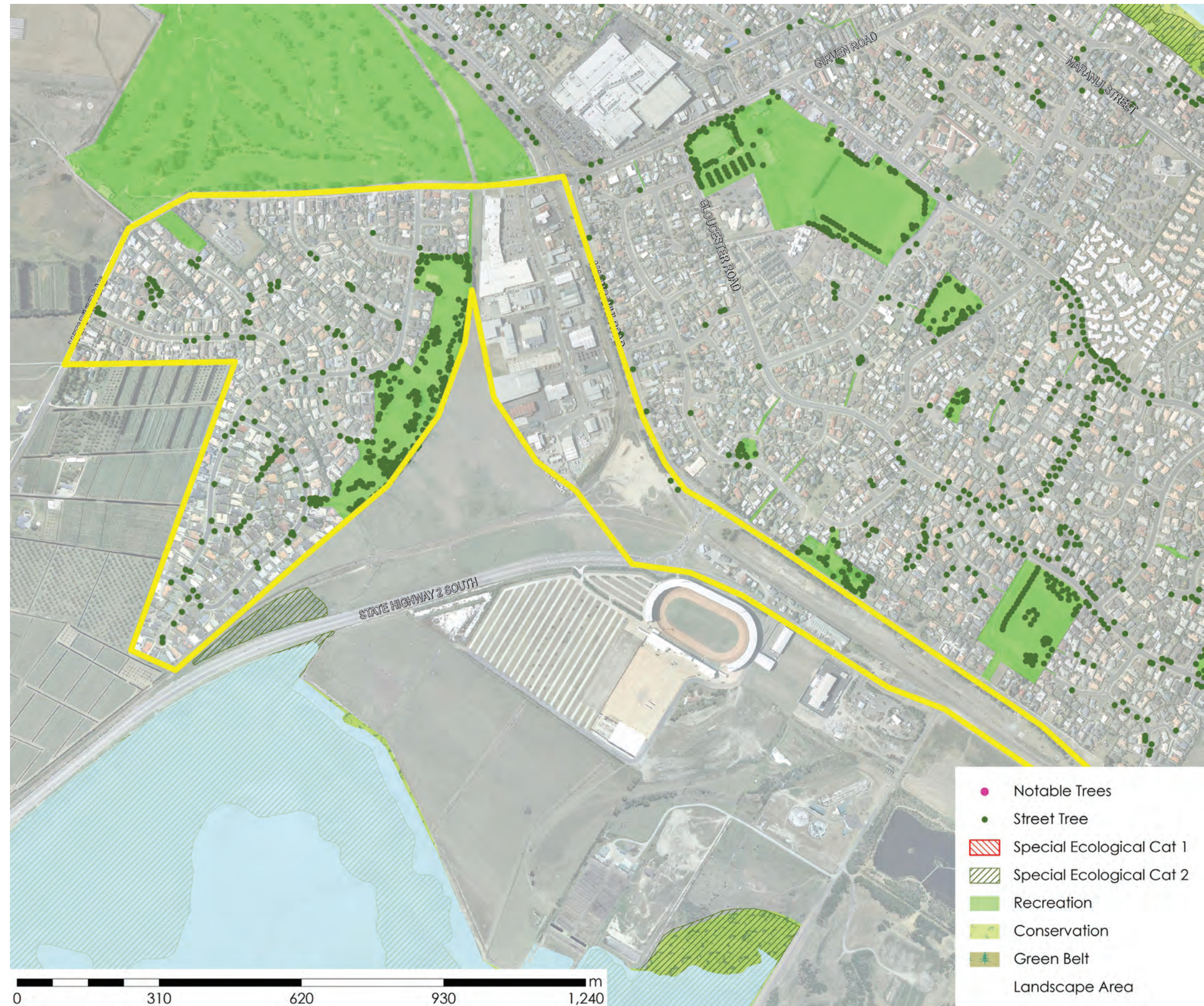
The residential development of Bayfair Park has moderate street tree cover.

## Native Vegetation Cover:

Native vegetation screening along the rail corridor parallel to Maunganui Road provides a visual screen between the road and the Owens Place industrial area. This is in mixed condition with pocketed views to the industrial activity being created for signage.

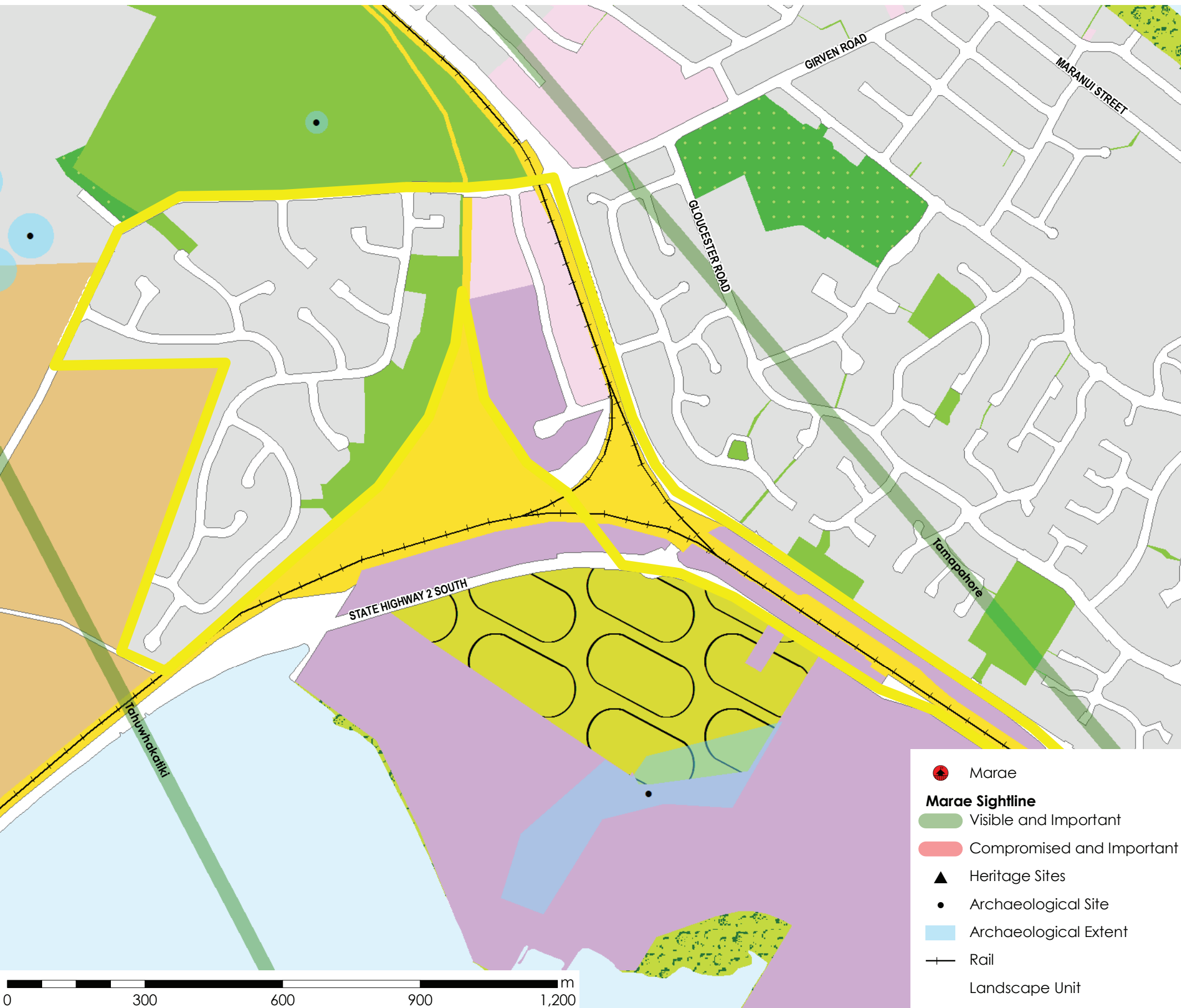
Further native vegetation cover could be provided within future development in commercial and industrial sites to provide a higher level of amenity and a softened transition between activities.

Native vegetation cover and strong framework planting would also improve the entrance area to Tauranga, adjacent to Baypark Speedway.





# BAYFAIR PARK : people



## Zoning:

A mixture of Commercial Business, Industrial Business, Rail, Suburban Residential and Passive Open Space zones are located within this character unit.

The interface between each of these activities has been successfully integrated in some areas with other areas having poor transition between activities. The transition between the commercial activities of Owens Place and the suburban neighbourhood has been buffered by the passive open space reserve. In other areas the interface between land uses has been poorly managed resulting in a loss of amenity value for the suburban neighbourhood. The view east of Matapihi Road provides an example of a difficult interface between commercial, rural and residential activities.

## Archaeological / Heritage Values:

No registered archaeological sites are within this unit.

## Viewshafts from Marae to Mauao:

(Refer to Part 4 - Significant Viewshafts)

Whilst no marae are located within this unit the sightlines to Mauao from Tamapahore Marae are found along the southeastern corner of the site.

## Viewshafts to Outstanding Natural Features and Landscapes:

(Refer to Part 4 - Significant Viewshafts)

No identified viewshafts origins are found within this unit.



# BAYFAIR PARK : photography



View east from Matapihi Road detailing boundary between commercial and residential zones.



View of residential zone within the Bayfair unit.



# 06. MATAPIHI

## Matapihi: Landscape Character Description

Matapihi is an elevated peninsula that extends westward from Bayfair Park into the Tauranga Harbour. Isolated by its landform and long estuarine harbour edges, the Matapihi Peninsula is an attractive unit containing pasture, horticulture, pockets of housing, papakainga, a school and marae.

For much of the peninsula it has a raised escarpment providing a densely vegetated harbour edge. Pohutukawa, poplar and willow species are prevalent on the lower edge, on the northern side of the peninsula, with edges of the harbour comprising a pastoral landscape. The raised terrace along the southern edge is subject to a significant amount of erosion, and as such, vegetation on these cliff faces is minimal.

Built structures and other development is of a small scale, and generally appropriate to the landscape character of the unit. Residential development provides a threat to the rural character, in particular the harbour margin. The inclusion of significant infrastructure has created distinct boundaries within the peninsula, altering the natural harbour edge. The rail corridor extends through the northern part of the peninsula, providing few crossing points.

The State Highway 2 expressway extends along the eastern edge of the peninsula, physically separating the Welcome Bay estuary from the remainder of the peninsula. Horticultural shelterbelts create a visual barrier along this boundary, further separating this side of the peninsula.

Adjoining the Tauranga Airport unit, Matapihi provides a continued extension of the open space values associated with the rural landscape character. The harbour edge, in particular, is an important component of the landscape character values of this unit.



## Landscape Character Values

### Defining Elements:

- Rural and coastal character of harbour edge.
- Large rural and horticultural vegetation.
- Pocketed residential settlements within larger areas of rural open space.

### Viewshafts to Outstanding Natural Features and Landscapes:

- Mauao.

### Amenity Values:

- Open space character.
- Large scale vegetation patterns.
- Vegetated harbour margin, with built form set back from the harbour edge.
- Clustered small scaled residential settlements.

### Opportunities to Enhance Landscape Character:

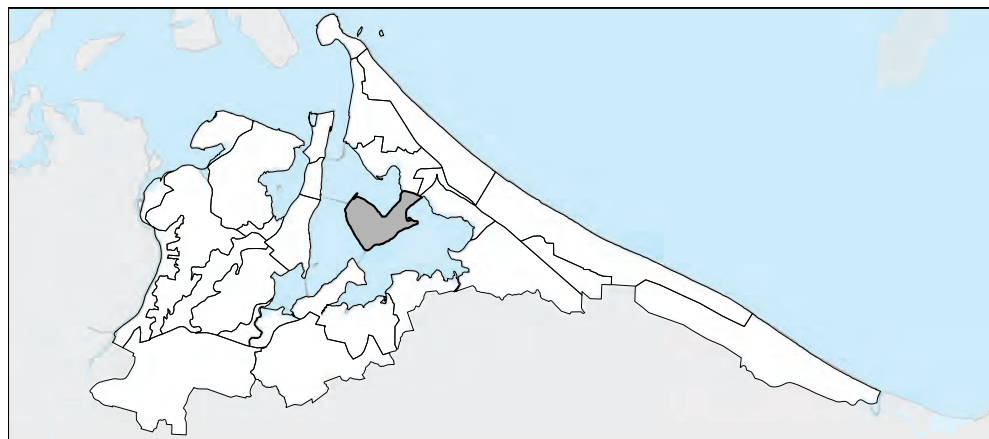
- Enhance harbour edge natural character through planting and protection of open space.
- Enhance key views from roads and open space to Mangatawa.
- Continue to cluster future residential settlement.
- Retain large trees within future clustered residential development.

### Threats to Degrading Landscape Character:

- Poor integration of significant infrastructure.
- Residential sprawl into rural landscape resulting in fragmentation of rural open space.
- Rural residential sprawl along Matapihi Road.
- Earthworks resulting in a loss of the natural character of the harbour edge.
- Bulk and scale of built form impacts on the rural and harbour edge character values.

### Management Guidelines:

- Protect the harbour edge from dominant and sporadic residential housing.
- Enhance public tree planting within streets and reserves to assist in developing future mature tree cover.
- Manage built form, scale and character in keeping with rural character.
- Provide an undulating edge to the rural / residential boundary, with wide planted areas to ensure the protection of the rural amenity values.





# MATAPIHI : landform & hydrology

## Landform:

Matapihi is an elevated peninsula that extends into Tauranga Harbour. Generally flat, the landform provides fertile rural land that is currently used for a mixture of small scale farming and large scale horticultural practices.

The raised harbour edge is highly erosive, with cliff faces on the western and southern edges subject to high levels of erosion.

## Hydrology:

Parts of the harbour edge are low lying and intertidal with floodable zones extending into some low lying gully systems. Small permanent and ephemeral streams meet the harbour edge and support small wetlands along the harbour margin, particularly along the northern edge of the peninsula.





# MATAPIHI : ecology



## Open Space:

Open space is found within private property and is passively gained through the rural pastoral use of the land. The majority of the peninsula is covered in horticultural land use, with the primary produce being kiwifruit.

## Trees:

Horticultural shelterbelts dominate the tree cover, with pockets of exotic rural tree species such as Eucalyptus and Poplar found within the remaining pastoral land and within the non productive gully systems.

The harbour edge comprises some pockets of pohutukawa, with a mixture of poplar and willow species.

## Native Vegetation Cover:

Native vegetation cover is generally found along the harbour edge in the form of intertidal vegetation and outcrops of Pohutukawa. Small wetlands support a variety of native wetland species, including raupo.



**Zoning:**

Zoned rural with rural marae zones, the peninsula manages the pressures of urban sprawl through the provisions of the Rural Zone. The interface between the Rural and Residential zones of Bayfair Park requires further attention, particularly if the land use changes from horticultural to provide open views (pastoral or the like).

**Archaeological / Heritage Values:**

The peninsula comprises numerous registered archaeological sites, urupa and marae.

**Viewshafts from Marae to Mauao:**

(Refer to Part 4 - Significant Viewshafts)

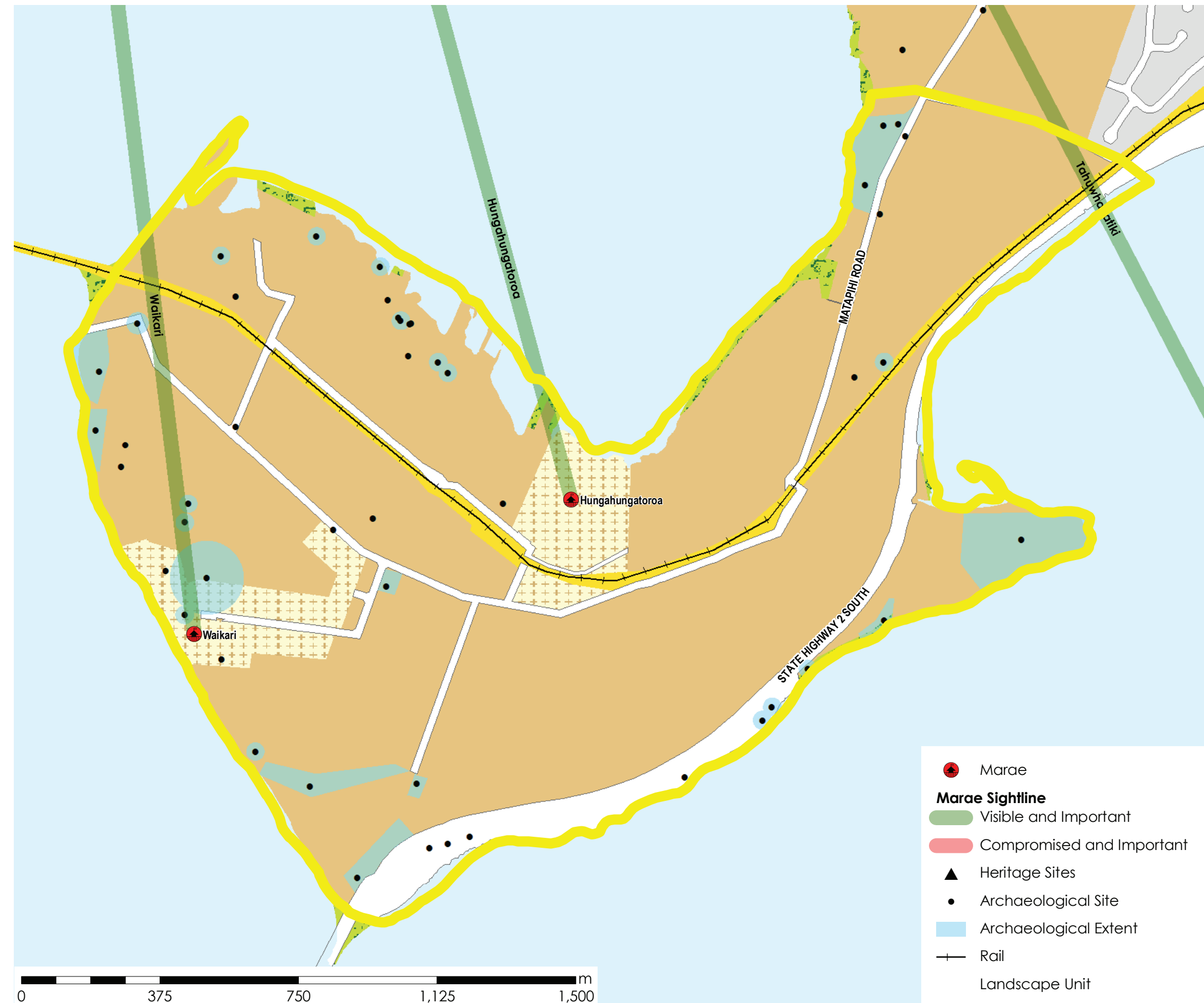
- Viewpoint 003 - Hungahungatoroa Marae
- Viewpoint 004 - Waikari Marae

The two marae, Waikari and Hungahungatoroa have significant views to Mauao and the Tauranga Harbour. Waikari also has views toward the Kaimai ranges and the Waimapu Estuary.

**Viewshafts to Outstanding Natural Features and Landscapes:**

(Refer to Part 4 - Significant Viewshafts)

- No identified viewshaft origins are found within this unit.





# MATAPIHI : photography



View east from Kingsview Hotel, Tauranga CBD, of Matapihi coastal edge.



View north of Matapihi peninsula.