

07. RANGATAUA BAY INDUSTRIAL

Rangataua Bay: Landscape Character Description

This character unit consists of a narrow belt of land along the southwestern edge of the Mount Maunganui peninsula. It contains a mix of land uses, generally related to its open, flat coastal nature. The coastal edge is a sensitive environment and supports an important wildlife habitat.

The unit comprises sewage treatment ponds as well as pastoral farming and car parking. While natural character values were not a dominant influencing component of the development in the past, areas of wildlife value and significance remain. The protection and further enhancement of these areas should be a priority in the future.

Viewed from the State Highway, which forms the eastern edge of the character area, the Mount Maunganui Branch Railway line is a dominant feature. The railway line and highway currently form a defined barrier and edge to the unit which presents an opportunity for an enhanced buffer treatment.

Excluding the existing Conservation Zone and pockets of remnant native vegetation, the unit is of low quality and would benefit from enhancement of the industrial / harbour interface with the harbour margin.



Landscape Character Values

Defining Elements:

- Rural and coastal character of harbour edge.
- Large industrial / commercial activities.
- Estuarine harbour edge.

Viewshafts to Outstanding Natural Features and Landscapes:

- No identified viewshaft origins are found within this unit.

Amenity Values:

- Open space character.
- Low lying flat pastoral land.
- Estuarine harbour margin.

Opportunities to Enhance Character:

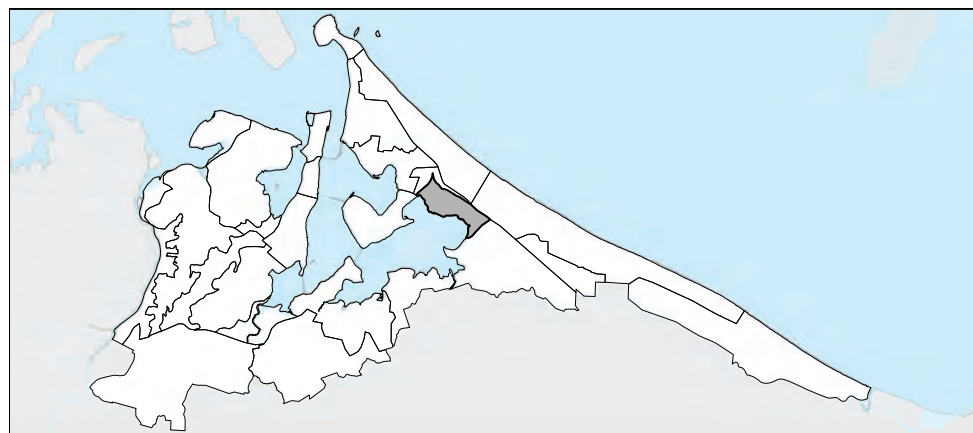
- Enhance harbour edge natural character through planting and protection of open space.
- Enhance key views from roads and open space to Mangatāwa.
- Mitigate the industrial edge through estuarine and native planting.

Threats to Degrade Character:

- Poor integration of significant infrastructure with the harbour edge.
- Commercial / industrial interface with inadequate buffering or setbacks from the rural landscape and harbour edge.
- Earthworks resulting in a loss of harbour edge.
- Bulk and scale of built form in conflict with the rural and harbour edge character values.

Management Guidelines:

- Protect the harbour edge from dominant industrial activity.
- Enhance the natural harbour edge and its intermediary landscape.
- Manage built form, scale and character considering the interface with the rural and harbour edge.
- Provide an undulating edge to the industrial / rural edge, with wide planted areas to ensure the protection of the rural and harbour amenity values.



RANGATAUA BAY : landform & hydrology



Landform:

Relatively low lying, this unit slopes down to meet the Tauranga Harbour. Small raised knolls are located within the unit, which are currently used for pastoral grazing. The central knoll has been modified through both pastoral farming and historical Maori use of the site.

The landform has been highly modified through draining for pastoral landuse and through use for the City's sewage treatment ponds.

Hydrology:

The harbour margin is largely estuarine providing for a graded harbour edge. The pastoral land use and industrial activity have significantly altered the hydrological patterns of the unit. The inclusion of the sewage treatment ponds has also altered the natural drainage of the area.

RANGATAUA BAY : ecology

Open Space:

Whilst a considerable amount of open space is visible from the State Highway, this all remains in private ownership.

The pastoral land use provides a visual connection to the open space, as does the estuarine edge.

Native Vegetation:

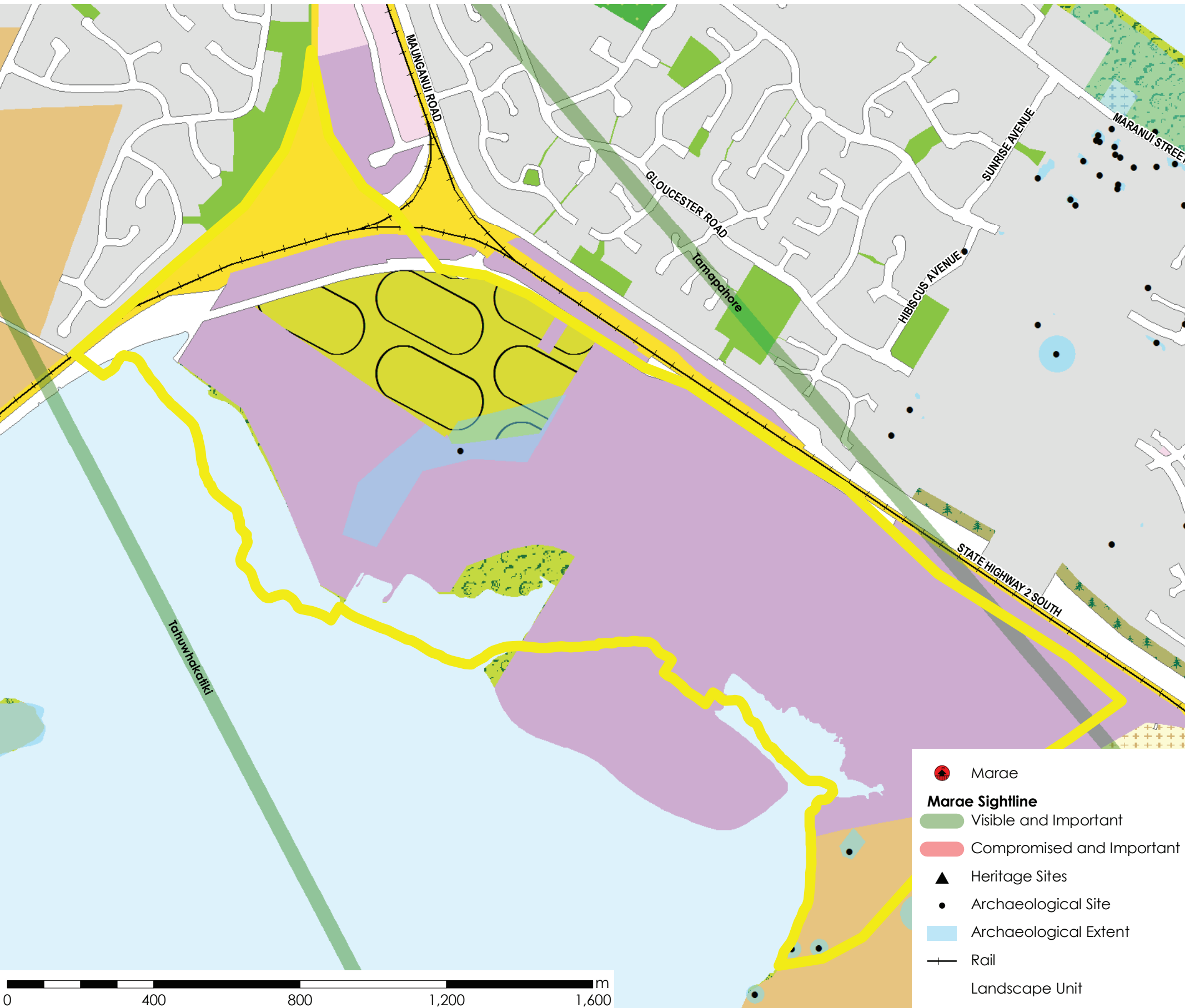
The native planting along the Baypark Speedway site provides the necessary visual screening of the commercial activity from the State Highway. Planting around the ponds and remnant native vegetation also provide a degree of buffering and screening from surrounding areas. There is very little native planting found within the rest of the unit, due to the development and pastoral land use activities.

Estuarine Vegetation:

The harbour edge provides a significant habitat for the estuarine vegetation. Modified and controlled from inland expansion, the habitats are considered important to Tauranga City and contribute to the natural character values of the Tauranga Harbour.



RANGATAUA BAY : people



Zoning:

Whilst some of the area is in pastoral land use, the zone is, in the majority, industrial business. This land use has the potential to be in conflict with the natural character values of the harbour edge and adjoining archaeological sites. Careful integration of this land use into the area is required.

Archaeological / Heritage Values:

Several archaeological sites are found within this unit, with an extensive site located on the central knoll. This is a feature of particular importance to tangata whenua. The harbour margin and Rangataua Bay is also of particular importance to Tangata Whenua.

Viewshafts from Marae to Mauao:

(Refer to Part 4 - Significant Viewshafts)

No identified viewshafts origins are found within this unit.

Viewshafts to Outstanding Natural Features and Landscapes:

(Refer to Part 4 - Significant Viewshafts)

No identified viewshafts origins are found within this unit.

RANGATAUA BAY : photography



View from Mangatawa looking north across Rangataua Bay unit.



View looking southwest from Baypark car park area, looking across Rangataua Bay significant ecological sites.

08. PAPAMOA EAST AND WEST

Papamoa East and West : Landscape Character Description

This character unit comprises the extensive recent urban growth of Tauranga City that has occurred in the past 10 years. Relatively new, the area is characterised by a homogenous built character comprising single storey housing on the majority of the residential development. Due to the landform and style of built form, there are few reference points within the unit. Papamoa Domain, Mangatawa and Papamoa Hills provide distinct reference points to assist in orientation.

Apartment buildings are located at key nodes along Papamoa Beach Road and Parton Road. A large commercial centre is located at Palm Beach Plaza / Fashion Island, located off Domain Road, Papamoa.

Papamoa Beach Road characterises the linear approach to development which runs parallel to the coastal dune environment. Within this area and the subdivision to the seaward side of Papamoa Beach Road small lots generally contain large houses with little private yard or garden space.

Housing which occurs adjacent to the coastal edge detracts from the natural character values of the undisturbed dune environment. Building curtilage for some of these properties dominates the coastal environment, detracting from the coastal character of the dunes.

The character of residential development and zoning has restricted views to the coastal edge and the ocean. Protection and management of the dune environment by Environment Bay of Plenty Regional Council has been undertaken through the Coastcare program.

The network of local purpose and recreation reserves which extend continuously along the Papamoa foreshore provide for the permanent protection of these duneland landforms and their associated landscape values.

Rural farmland surrounds the western and southern edge of this unit. The interface between this land and State Highway 2 is generally of low amenity with 1.8m post and panel fencing forming a solid line.



Landscape Character Values

Defining Elements:

- Coastal dune land and associated flat land.
- Commercial activities.
- Homogenous single and two-storied detached residential housing.
- Isolated medium density housing.

Viewshafts Outstanding Natural Features and Landscapes:

- Mauao

Amenity Values:

- Wide street environments.
- Open street character with tree lined streets.
- Landmark referencing of landscape features e.g. Mangatawa and Papamoa Domain.
- Single to double storey residential housing.

Opportunities to Enhance Landscape Character:

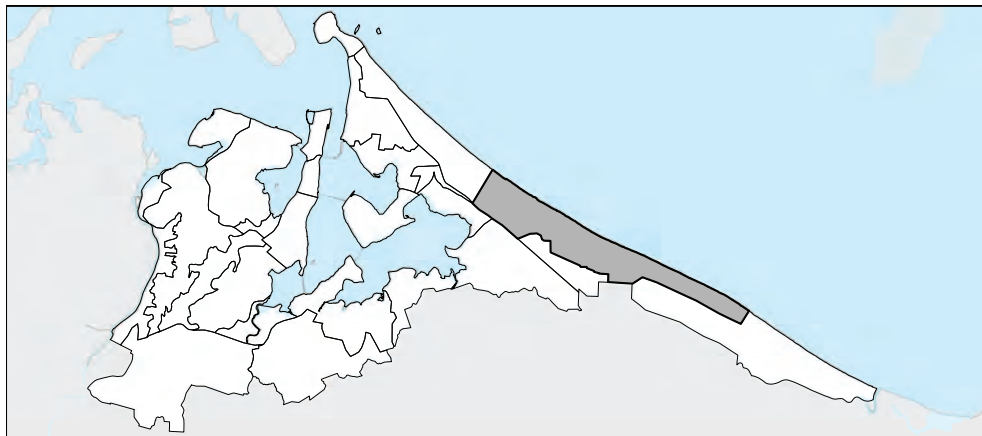
- Protect and enhance coastal beach environment.
- Plant large scale trees within open space to provide visual referencing.
- Encourage a variety of built form and variation in height and typology where appropriate.
- Enhance the rural / urban interface through vegetation management.
- Enhance the street character of Papamoa Beach Road.

Threats to Degrade Landscape Character:

- Built form of a bulk and scale that dominates the natural and coastal character values.
- Loss of visual references that have become identifiable features and landmarks (e.g. The Maritime Pines in Papamoa Domain form an existing feature worthy of protection).
- Buildings and boundary walls extending into the dune system, creating an abrupt and unattractive edge to the dunes.
- Cumulative effects of future suburban sprawl and subdivision at uniform densities.

Management Guidelines

- Manage built form, scale, building curtilage and character considering the coastal and natural character values.
- Encourage a variety of building form and height to assist in visual referencing.
- Encourage subdivision design and structure planning to provide visual connections from public open space to significant landmarks and features.



PAPAMOA EAST AND WEST : landform & hydrology

Landform:

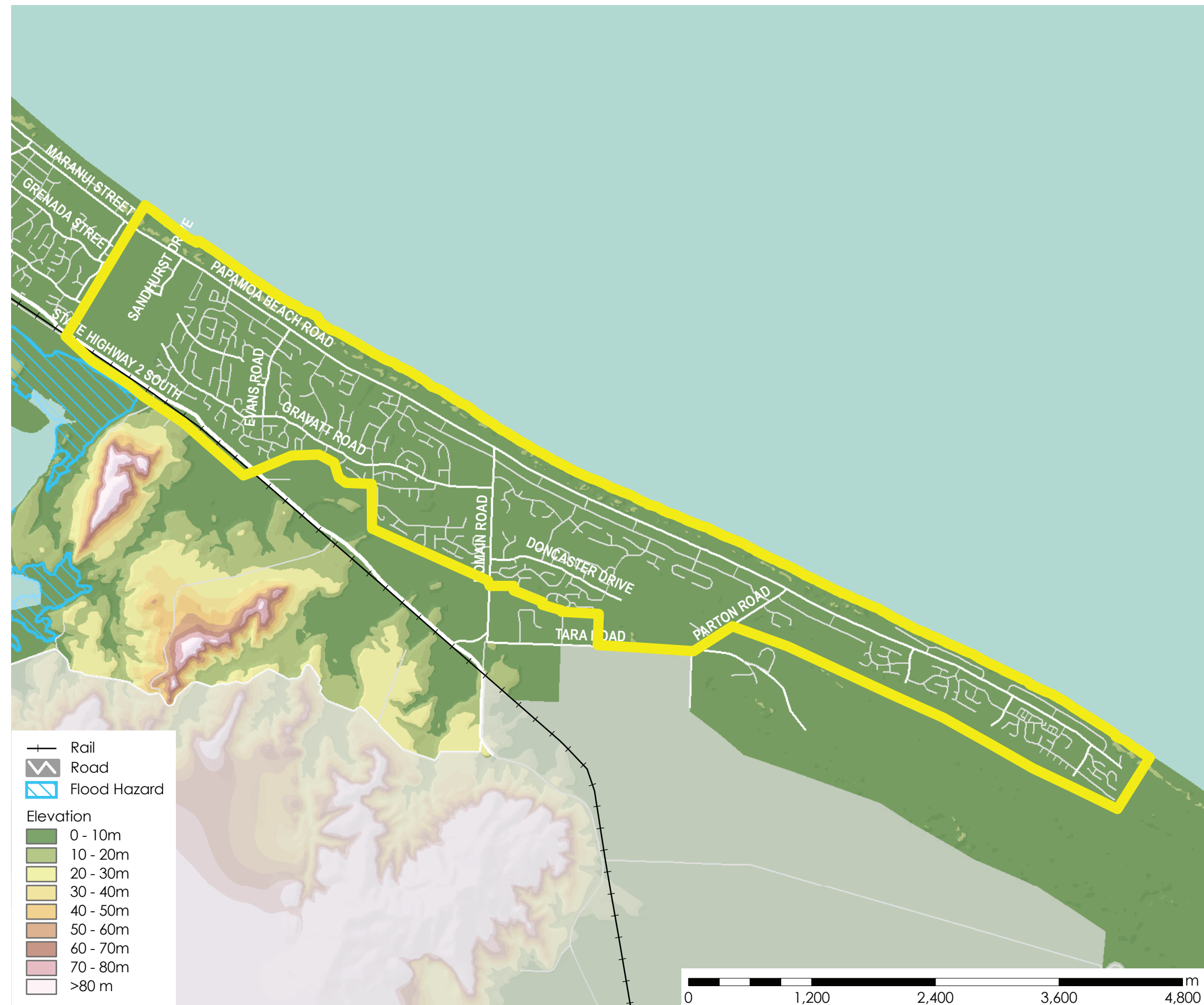
Whilst the majority of this area has been modified through residential development, some remnants of the underlying dune and wetland environment remain.

The frontal dune system remains along the coastline with the wider portions of duneland, comprising secondary dune systems, sited within both reserve and private property (undeveloped).

The low lying land to the south of the coastal dune land, historically was a mixture of rear dune wetland.

Hydrology:

The hydrology of the area has been significantly altered through the pastoral land use and more recently the residential subdivision. A connected overland stormwater system extends along the Wairakei Stream, along the centre of the unit, parallel to the coast. Several stormwater drains extend out to the coast through the provision of overland swales and culverts.



PAPAMOA EAST AND WEST : ecology



Open Space:

Due to the recent subdivision of Papamoa, there are a series of reserves that extend throughout the area, including;

- Omanu Beach Reserve.
- Waterford Downs Reserve.
- Hartford Avenue Reserve.
- Topaz Drive Reserve.
- Wairakei Drainage Reserve.
- Parkdale Reserve.
- Papamoa Domain.
- Papamoa Beach Reserve.
- Pataka O Nga Tupuna Reserve.
- Alice Johnson Reserve.
- Gordon Spratt Reserve.
- Simpson Reserve.
- Taylor Reserve.
- Motiti Reserve.

The Wairakei Drainage Reserve provides a pedestrian linkage and future opportunity to improve pedestrian connections to residential neighbourhoods and commercial centres.

Trees:

Tree cover, whilst low, is relatively young and has yet to mature and provide any visual relief to the unbroken horizon of rooflines that dominates in some parts of Papamoa. Some residential subdivision, including Royal Palm Beach Estate, has retained remnant rural exotic trees such as Eucalyptus, whilst other subdivisions have clear felled and provided a new palette of tree cover for the unit.

Papamoa Domain provides a significant stand of Maritime Pines, which provide a distinctive landmark for the area.

Native Vegetation Cover:

Native vegetation cover presides mainly within the coastal reserves. Extensive dune planting extends along the coastline in the form of low coastal groundcover and shrub planting. This area is in a continued state of enhancement through the implementation of the Coastcare programme.

PAPAMOA EAST AND WEST : people

Zoning:

Mainly residentially zoned, Papamoa comprises two zoned centres of commercial activity.

Archaeological / Heritage Values:

The landscape, including the dune environment, has rich cultural heritage values to Tangata Whenua with a large number of archaeological sites recorded. A number of the sites that fall within the residential areas have been modified, however the coastal dune system supports a significant number of sites and is of significant importance to Tangata Whenua.

Viewshafts from Marae to Mauao:

(Refer to Part 4 - Significant Viewshafts)

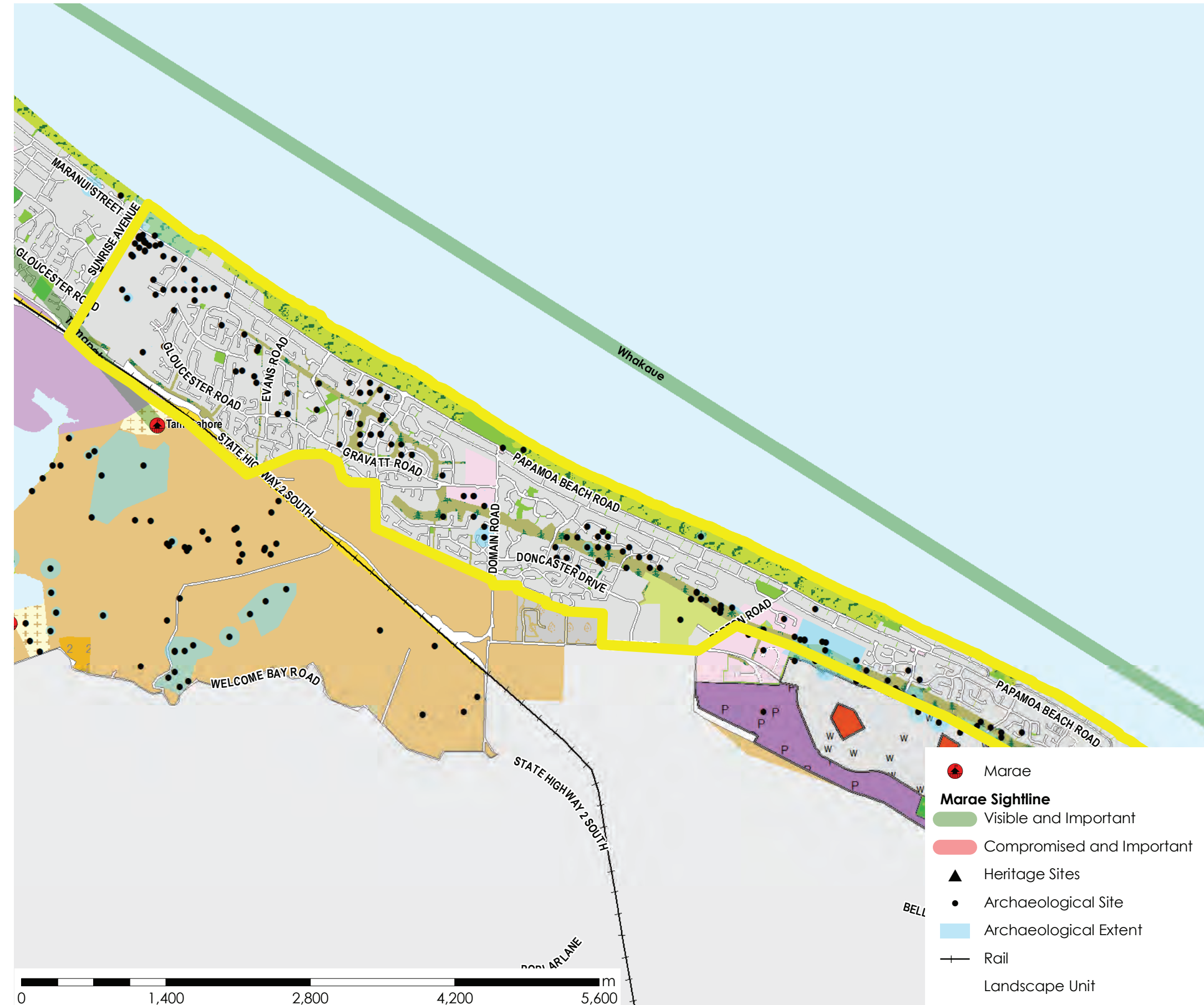
There are no current marae within the unit, with sight lines extending outside the unit.

Viewshafts Outstanding Natural Features and Landscapes:

(Refer to Part 4 - Significant Viewshafts)

Mauao

- Viewshaft 12 - Papamoa Beach Road



PAPAMOA EAST AND WEST : photography



View from Papamoa Beach road looking eastward across Conservation Zone land.



Aerial view of Papamoa East and coastal dunelands.

Papamoa-Kaituna: Landscape Character Description

Predominantly in pastoral and cropping use, this unit extends between the existing Papamoa East residential subdivision, State Highway 2 and the city boundary at the Kaituna River.

The landscape is modified flat pastoral land and contains some pocketed remnants of the dune and wetland environments which once extended along the length of this landscape unit.

Large drains extend through the pastoral landscape providing drainage to the lower areas of farmland. Within the Te Tumu Block is a striking remnant example of a dynamic dune system. Some mining of this dune system has occurred within the rear dune, resulting in a loss of the formation of the natural dune system.

This unit comprises the proposed urban centre of Wairakei, which will result in a change from a pastoral landscape to a mainly urban environment.

Large rural trees are sited throughout this landscape and contribute to the rural character and amenity values. Further development of these areas should attempt to retain a number of these trees in the landscape to assist with integration and visual referencing.

Buildings in the landscape currently comprise rural housing set adjacent to the roading system. Buildings are generally small in scale and do not dominate the rural landscape.

The Kaituna River forms the eastern boundary to the City and this unit. Providing a significant wetland habitat and important native habitat, the margins of this area are an important feature to be retained, protected and enhanced.



Landscape Character Values

Defining Elements:

- Low lying pastoral landscape.
- Dune and wetland system along coastal edge.
- Large rural trees.

Viewshafts to Outstanding Natural Features and Landscapes:

- No identified viewshaft origins are found within this unit.

Amenity Values:

- Open space rural character.
- Low lying flat pastoral land.
- Wetland river margins.
- Coastal dune system.
- Large rural trees providing reference points.

Opportunities to Enhance Landscape Character:

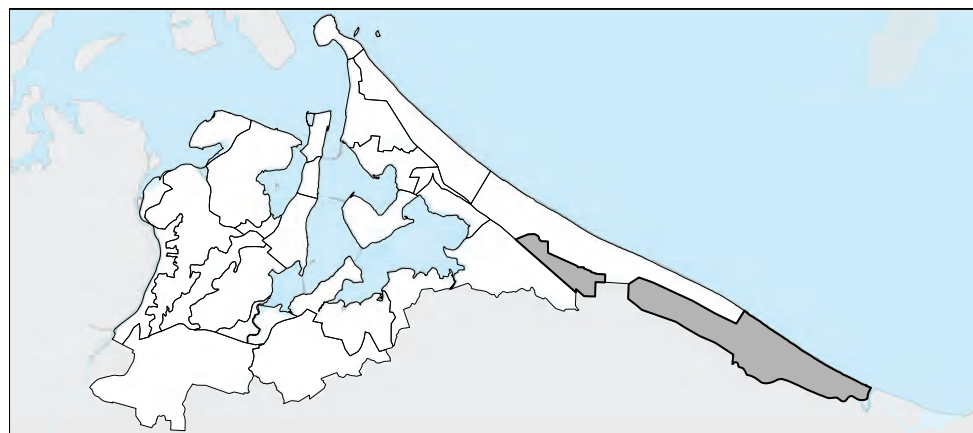
- Enhance river edge natural character through planting and protection of open space.
- Enhance key views from roads and open space to Mangatawa, Te Rae O Papamoa, Papamoa Dunes and Mauao.
- Retain large rural trees and inclusion of additional areas for large rural trees.
- Maintain and enhance overland hydrological patterns.

Threats to Degrade Landscape Character:

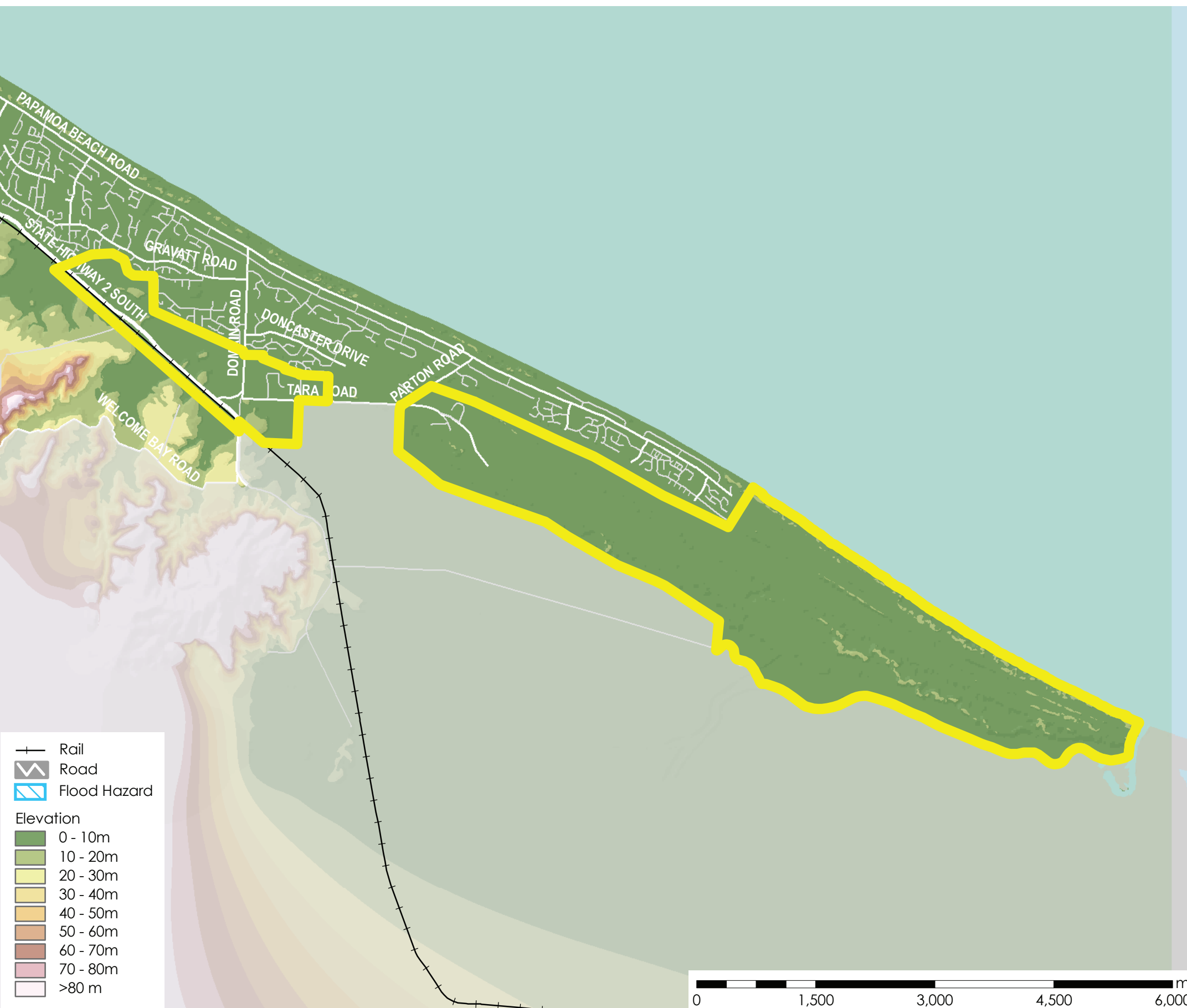
- Poor integration of roading and built infrastructure with the coastal and river edges.
- Loss of recognition of underlying natural processes and patterns (landform and hydrology).
- Earthworks resulting in a loss of harbour edge.
- Bulk and scale of built form in conflict with the rural and harbour edge character values.

Management Landscape Guidelines:

- Protect the river edge from dominant built activities.
- Enhance the natural river and wetland edge and its intermediary landscape.
- Manage built form, scale and character considering the rural / residential interface.
- Provide structure plans with requirements to visually orientate open space and roading toward significant landmarks and features, both within the hills and along the coast.
- Protect the dune system along the coast with a significant setback beyond the secondary dune system.



PAPAMOA - KAITUNA : landform & hydrology



Landform:

The land form is predominantly flat and has been highly modified to provide for pastoral farming practices.

A striking feature within the unit is the dune system that sits within the Te Tumu block. The dune system can be seen on the adjacent map showing the extent of the dune environment. The frontal dune system remains in a dynamic state and is a significant feature of this unit.

Hydrology:

Being low lying, the pastoral farming practices have channelised the water flow through the landscape. The Kaituna River and wetland is separated from this landscape with a flood protection bund. The Kaituna River and its margins supports some areas of native vegetation and a large extent of the river margin has been highly modified.

Large drains extend along the edge of roads with small intermediary drains extending between paddocks. Paddocks have been contoured to manage the high ground water table and surface drainage.

PAPAMOA - KAITUNA : ecology

Open Space:

Given the lack of urban development to date, public open space areas within this unit are minimal with the coastal dune system and Kaituna River boat ramp providing the main area for public use. When redeveloped, there is significant opportunity for future open space to protect existing features and vegetation whilst providing for views to key landscape features such as:

- Te Rae O Papamoa.
- Mangatawa.
- Upuhue.
- Kaituna River.
- Papamoa Coastal Dunes.
- Mauao.

Trees:

Large rural trees are located through this unit and given the flatness of the landscape are a key characteristic of the unit. Retention of these trees is an important factor in providing references between the rural landscape and the future urban landscape.

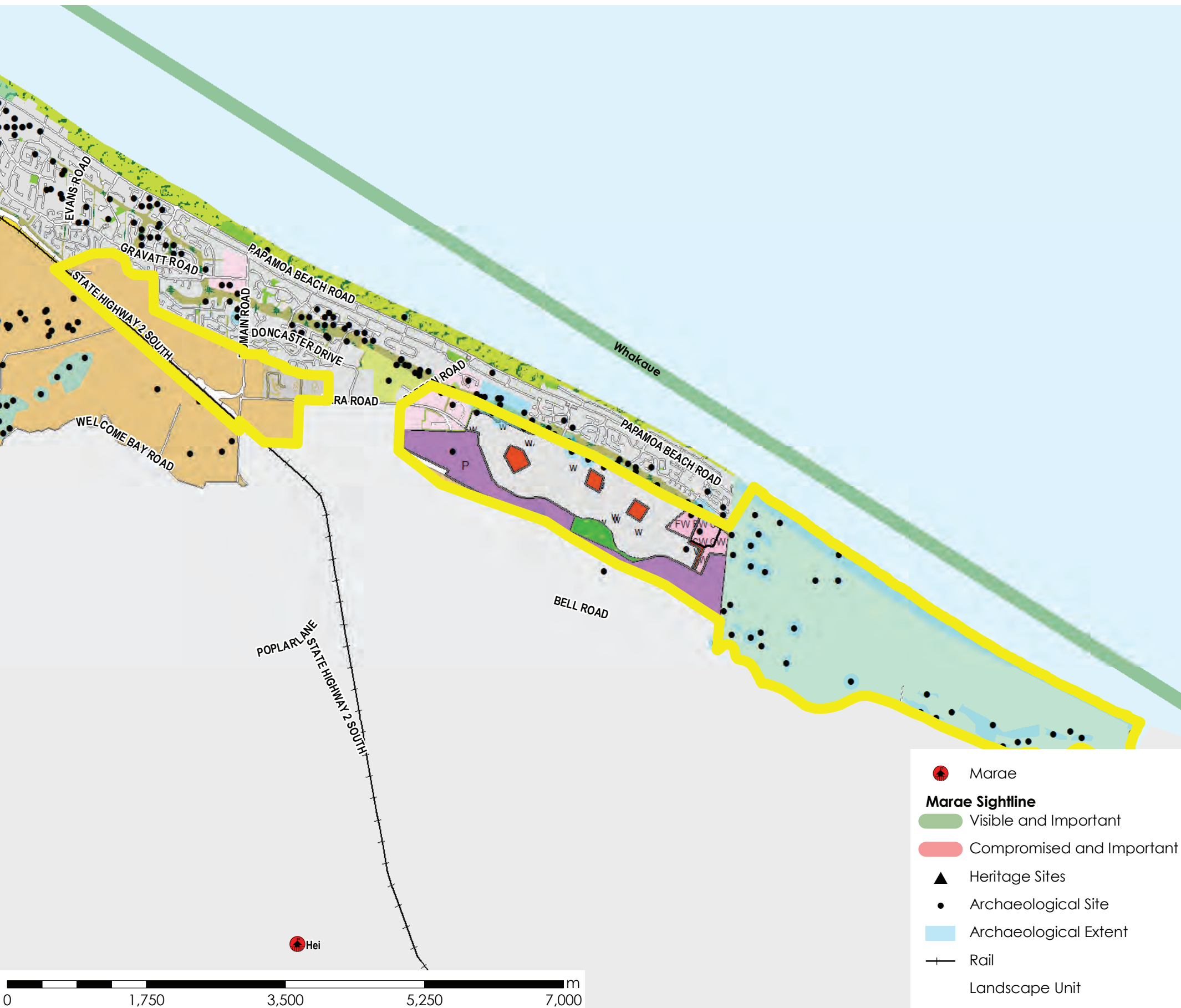
Native Vegetation Cover:

Minimal native vegetation cover exists within the pastoral landscape with the dunes and wetland areas supporting the main pockets of native vegetation cover.

Historically this unit would have been a mixture of coastal dune, wetland and dryland vegetation. Further planting within this unit to reflect the historical vegetation patterns is encouraged.



PAPAMOA - KAITUNA : people



Zoning:

Predominantly zoned rural, the unit provides for the future urban area of Wairakei Town Centre. Whilst zoned rural, the Te Tumu block is anticipated to be developed into the future.

The provision of open space amongst these zones is an important consideration. This will assist the protection of viewshafts and registered archaeological sites.

Archaeological / Heritage Values:

The dune environment is considered important to Tangata Whenua, with a number of archaeological sites being located within the dunes. The low lying plains throughout the unit have a number of archaeological sites, with the majority of these being located on the higher ground and remnant dune land. The secondary and tertiary dune systems, as well as the frontal dune system, are of importance to Tangata Whenua.

Viewshafts from Marae to Mauao:

(Refer to Part 4 - Significant Viewshafts)
There are no current marae within the unit.

Viewshafts to Outstanding Natural Features and Landscapes:

(Refer to Part 4 - Significant Viewshafts)
There are no viewshaft origins identified within this unit.

PAPAMOA - KAITUNA : photography



Aerial view eastward of Kaituna River and coastal duneland.



View northwest from Bell Road, of pastoral landscape.

10. MANGATAWA - KAIRUA ROAD

Mangatawa - Kairua Road : Landscape Character Description

Located between State Highway 2 and Welcome Bay Road, this unit is zoned rural and comprises a gently undulating landform of rural pastoral and horticultural land. Kairua Road rises from State Highway 2 around the edge of Upuhue, a dominant volcanic outcrop. This area supports a mixture of cropping and pasture with scattered dwellings located on both sides of the road.

The two distinctive volcanic outcrops, Mangatawa and Upuhue, with dominant Pa sites, rise prominently forming a distinctive character.

The northern of these two hills, Mangatawa, has been quarried in the past and contains large water storage tanks. The exposed rock faces are visible in the wider context of the visual landscape to the north. Located at the southern end of the Tauranga Harbour, Mangatawa is a visually prominent landmark to extensive parts of the City, including Mount Maunganui, Welcome Bay, Maungatapu, Matapihi, CBD, The Avenues, Greerton and Otumoetai.

On the northern flanks of Mangatawa, Tamapahore Marae is located at the end of Tareha Lane. SH2 which passes along the northern edge of this unit and beneath the landforms of Mangatawa and Upuhue forms the eastern entry to the City at this point. These landforms are significant as part of this entry and require appropriate protection and enhancement as part of this gateway to the City.

Land use upon and surrounding these two volcanic domes, both contributes and detracts from the values of these features. The pastoral grazing assists in emphasising the archaeological features of these historically modified landforms whilst the loss of native vegetation from land use has resulted in a dramatic change to the natural character values of the unit.

The character unit abuts Rangataua Bay adjacent to Whakatitiki Marae. Here, a number of streams meet the estuarine harbour edge forming a significant wetland containing mangroves. Some small scale reclamation has been undertaken in this area.

The open space values of the rural landscape are managed through the pastoral land use practices. The wide gully systems that extend between the ridgelines support cropping, whilst the ridgeline and plateaus support horticultural orchards, mainly kiwifruit.



Landscape Character Values

Defining Elements:

- Low lying pastoral wide gully systems.
- Large volcanic outcrops.
- Cultural landscapes of Mangatawa and Upuhue.
- Horticultural kiwifruit orchards.

Viewshafts to Outstanding Natural Features and Landscapes:

- Mauao

Amenity Values:

- Open space character.
- Undulating pastoral landscape.
- Estuarine harbour margins.
- Clustered housing character, and retention of open space from built form.
- Large rural trees.

Opportunities to Enhance Landscape Character:

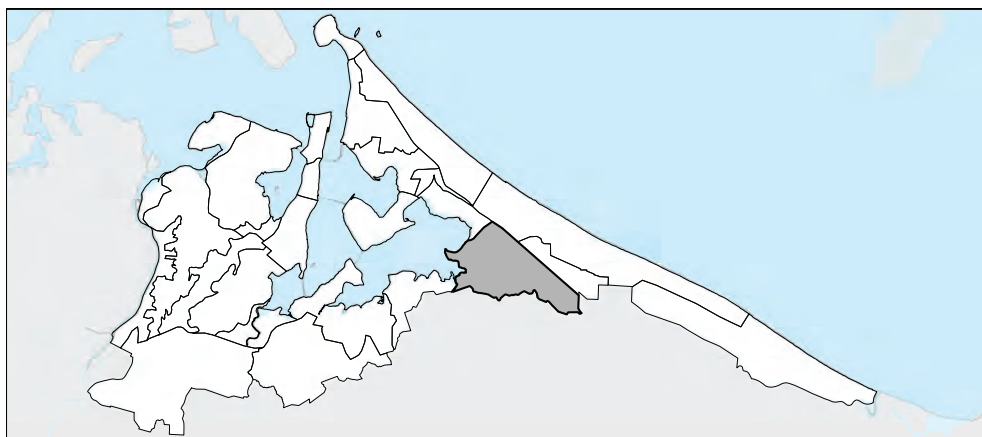
- Protect vegetation corridors through gully systems and harbour margin.
- Rehabilitate the water reservoir area on Mangatawa.
- Promote cluster housing along roads, retaining open space areas.

Threats to Degrade Landscape Character:

- Continued fragmentation of rural open space through lifestyle block development.
- Loss of open space buffer / context around volcanic outcrops.
- Poor pasture / weed management of volcanic outcrops.
- Ribbon housing development along roads.
- Ribbon development along harbour margin, resulting in a loss of open space and rural character values.

Management Guidelines:

- Protect the harbour edge from dominant and ribbon residential housing.
- Enhance the gully systems and stream connections.
- Manage built form, scale and character considering the rural / residential interface.
- Restrict ribbon rural residential housing along the road corridor, promoting clustering of housing into rural neighbourhoods.
- Avoid built form on ridgelines.
- Avoid a strong rural / residential interface, providing for an undulating and vegetated edge.
- Manage built form, bulk, scale and reflectivity in the rural land.



MANGATAWA - KAIRUA ROAD : landform & hydrology

Landform:

Two main volcanic domes extend out into the lower foothills along State Highway 2. Associated with these features there are three plateaux. The lower lying plateau to the east provides for pastoral farming and horticultural cropping. The remaining two plateaux support pastoral farming with the foothills providing for cropping and horticultural blocks, including kiwifruit orchards.

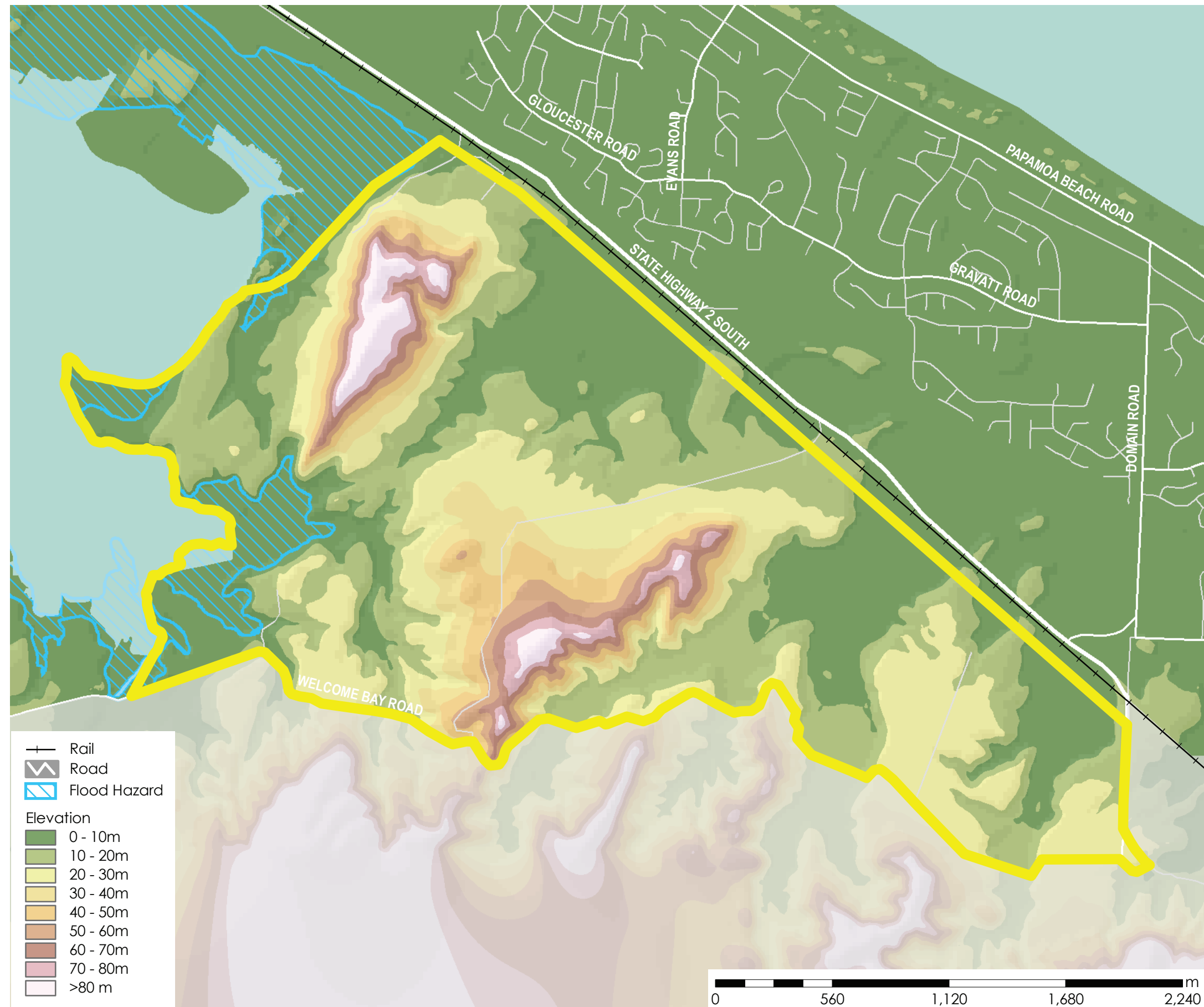
The wide low lying valleys that sit between the plateaux support channelised streams and lowland cropping, in the form of maize.

The steeper landforms of Upuhue and Mangatawa support dispersed foothills which provide for horticultural blocks and smaller farm blocks.

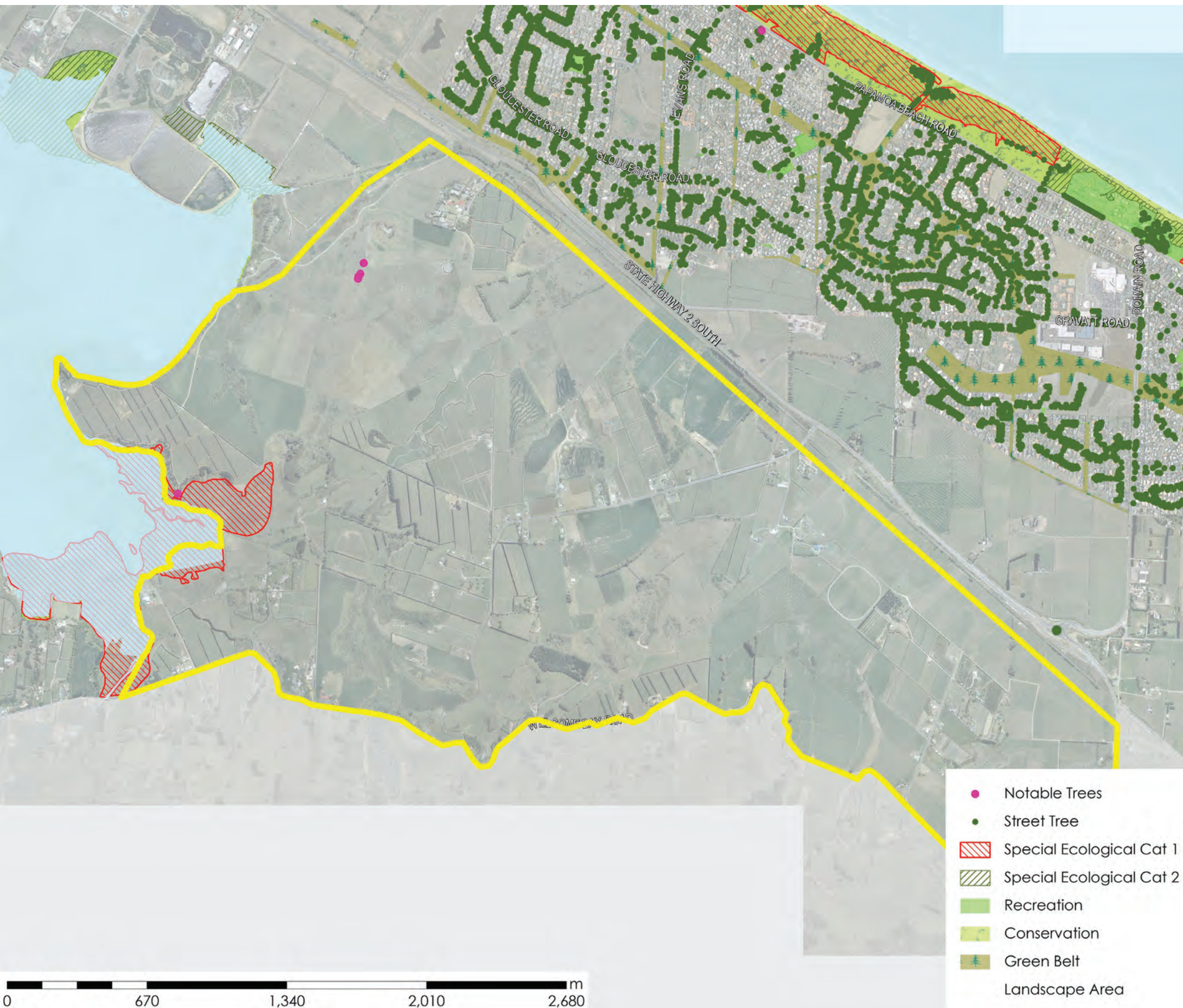
Hydrology:

Several streams extend down from the Papamoa Hills into the valleys in the form of the Waitao Stream and a number of smaller unnamed streams.

Lowland wetlands are located near the foothills with floodable zones extending into the lower valley floors. These areas along with the harbour margin provide areas for enhancement of the rural and natural character values of the unit.



MANGATAWA - KAIRUA ROAD : ecology



Open Space:

The open space values of this unit are attributed to the private open space, with no reserve land provided for.

The rural open space is an important factor of this rural landscape and is closely connected to the land use and location of residential development. The wide valleys and open pastoral paddocks characterise the area.

Trees:

There are no notable trees within this unit, however large scale rural trees form an important part of the landscape. The horticultural shelterbelts break the landscape up into smaller units, and screen views into the wider landscape from road corridors.

Native Vegetation Cover:

There are limited areas of native vegetation, with remnant pockets of native trees found within the pastoral landscape. The native vegetation cover in the gully systems, including riparian (streamside) and wetland areas, should be enhanced.

Estuarine Vegetation:

The registered Site of Ecological Significance is located along the harbour margin and supports a mangrove and saltmarsh edge. This area should be enhanced to assist in the maintenance and enhancement of the natural character values of the Tauranga Harbour.

MANGATAWA - KAIRUA ROAD : people

Zoning:

Supporting two marae and two school sites, the unit remains rural with pocketed clusters of rural residential housing. Welcome Bay Road supports clusters of rural residential housing along the plateau and ridgelines, with the valleys remaining void of built form.

Archaeological / Heritage Values:

There are numerous archaeological sites and features that are considered significant to Tangata Whenua. In particular Mangatawa and Upuhue provide striking examples of historical Maori settlements of the area.

Viewshafts from Marae to Mauao:

(Refer to Part 4 - Significant Viewshafts)

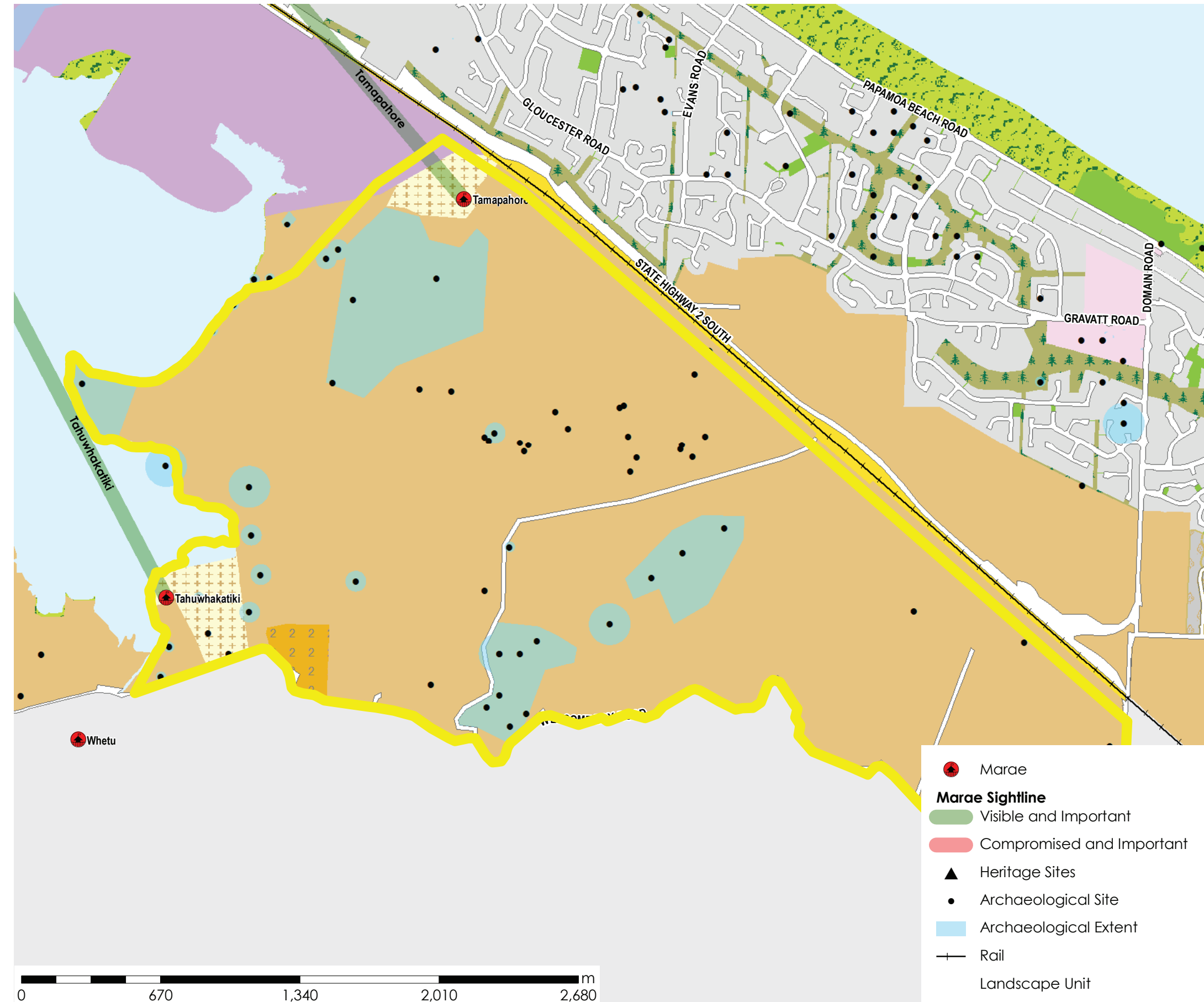
- Viewpoint 001 - Tamapahore Marae
- Viewpoint 002 - Tahuwhakatiki Marae

Both marae within the unit have views to Mauao and to the Tauranga Harbour. Tamapahore is located at the foothill of Mangatawa and maintains a strong visual relationship with it. Tahuwhakatiki also has views to Mauao across Matapihi peninsula.

Viewshafts to Outstanding Natural Features and Landscapes:

(Refer to Part 4 - Significant Viewshafts)

- No identified viewshafts origins are found within this unit.



MANGATAWA - KAIRUA ROAD : photography



Aerial oblique view eastward across Mangatawa Kairua Road Character Unit



View north from Kairua Road, toward Mangatawa.

Welcome Bay : Landscape Character Description

Welcome Bay Road forms the city boundary and southern boundary to this unit with the urban settlement of Welcome Bay forming the western edge. Along the northern and eastern edges of the Tauranga Harbour is an intact estuarine environment.

The landscape comprises a mix of horticulture, small block grazing and lifestyle lots. Some pocketed subdivision is located around the roading intersections along Welcome Bay Road.

Like the Mangatawa - Kairua Unit the shelterbelts create a dissected landscape, characterised by linear patterns with little reference to the underlying landform.

The stream and gully corridors provide vegetated patterns that link the hillsides to the harbour edge. These vegetated gullies contribute to the rural landscape character and have potential for enhancement.

Narrow access roads follow down ridgelines to the estuarine edge of Rangatua Bay where mangroves and wetlands provide rich marginal habitats recently designated by Environment Bay of Plenty as a Coastal Habitat Preservation Zone in the Regional Coastal Environment Plan.

The harbour edge is under continuing pressure from rural-residential housing. There are significant threats to the rural and natural character values of the harbour edge from inappropriate residential development that is not designed in response to the underlying landscape patterns and processes. Development along ridgelines and escarpment edges is well integrated into the surrounding landscape through the windbreak plantings and horticultural vegetation.



Landscape Character Values

Defining Elements:

- Rolling landscape with vegetated gully systems.
- Horticultural kiwifruit orchards.

Viewshafts to Outstanding Natural Features and Landscapes:

- No identified viewshafts origins are found within this unit.

Amenity Values:

- Open space character.
- Horticultural landscape.
- Small block pastoral landscape.
- Estuarine harbour margins.
- Clustered housing character.
- Large rural trees.

Opportunities to Enhance Landscape Character:

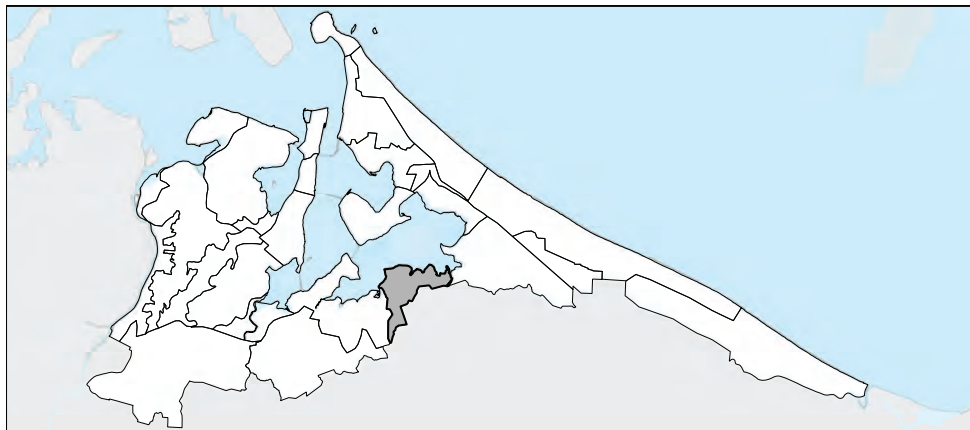
- Protect and enhance vegetation corridors through gully systems and the harbour margin.
- Promote cluster housing along roads, retaining open space areas.
- Promote sensitive housing along the harbour margin.

Threats to Degrade Landscape Character:

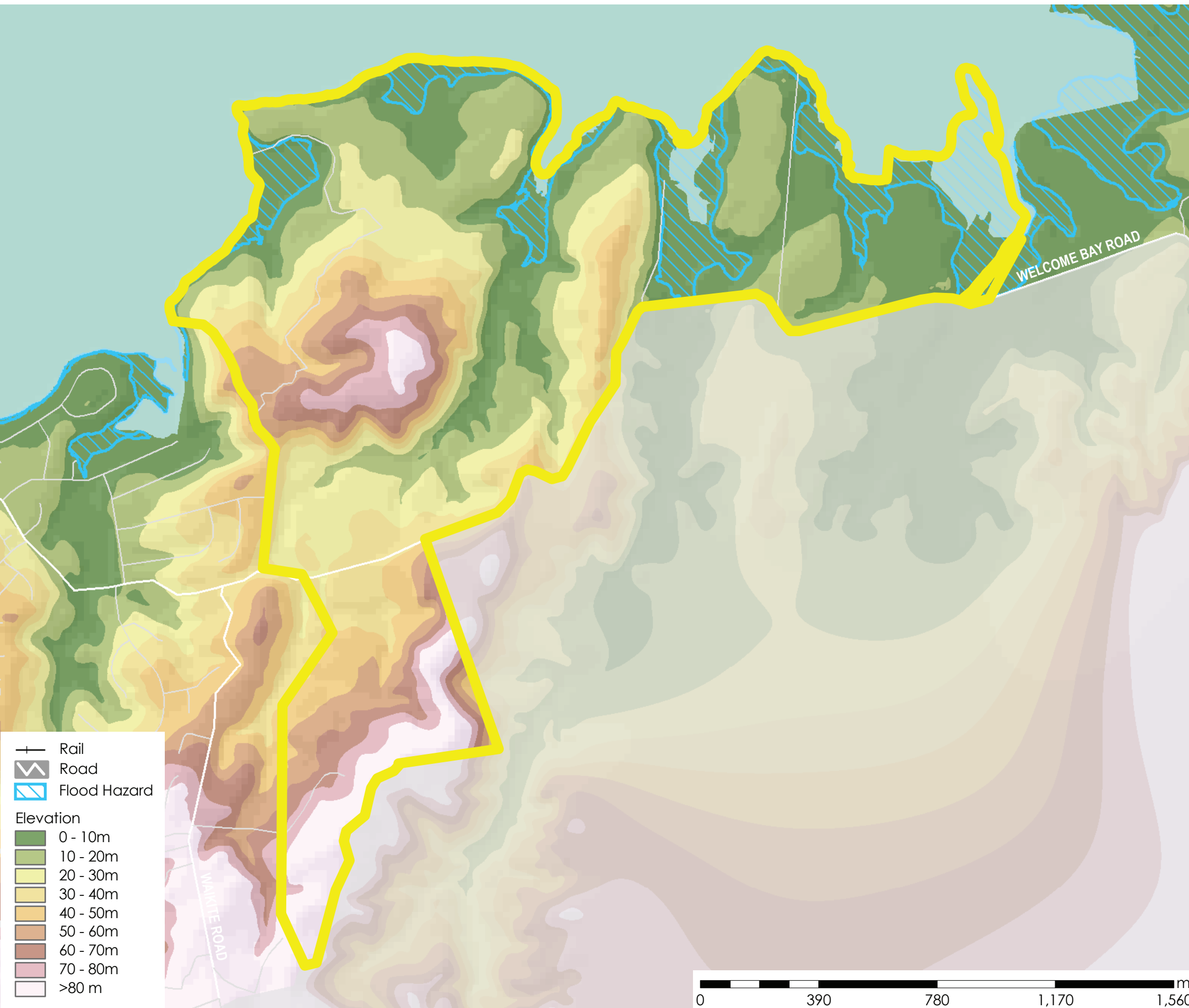
- Continued fragmentation of rural open space through lifestyle block development.
- Ribbon housing development along roads.
- Ribbon development along harbour margin, resulting in a loss of open space and rural character values.
- Strongly geometrical residential / rural built form edge.

Management Guidelines:

- Protect the harbour edge from dominant and ribbon residential housing.
- Provide sensitive building controls for housing along the harbour margin, ridgelines and top of harbour edge escarpments.
- Enhance the gully systems and stream connections.
- Manage built form, scale and character considering the rural / residential interface.
- Restrict ribbon rural residential housing along the road corridor, promoting clustering of housing into rural neighbourhoods.
- Avoid built form on ridgelines.
- Avoid a strong rural / residential interface, providing for an undulating and vegetated edge.
- Manage built form, bulk, scale and reflectivity in the rural land.



WELCOME BAY : landform & hydrology



Landform:

A series of ridgelines extend down from the Welcome Bay Hill. Intermediary gully systems extend down between the ridgelines, extending and widening as they reach the harbour's edge.

The fertile ground provides for a variety of landuse including horticultural and small block grazing.

Hydrology:

A series of small streams extend down the valleys into small wetlands prior to exiting into the Tauranga Harbour. The unmodified and wide valley floor supports wetlands that disperse the water flow across the floor prior to meeting the Tauranga Harbour.

The harbour margin, like the majority of the Tauranga Harbour, is intertidal with large areas of exposed harbour bed.

WELCOME BAY : ecology

Open Space:

Minimal open space is provided for with the Greenbelt zone and open space within the road reserve at the end of Asher Road.

The rural open space is an important factor of the rural landscape character and is closely connected to the land use and location of residential development. The perceived open space is limited due to the inclusion of shelter belts across the majority of this landscape unit.

Trees:

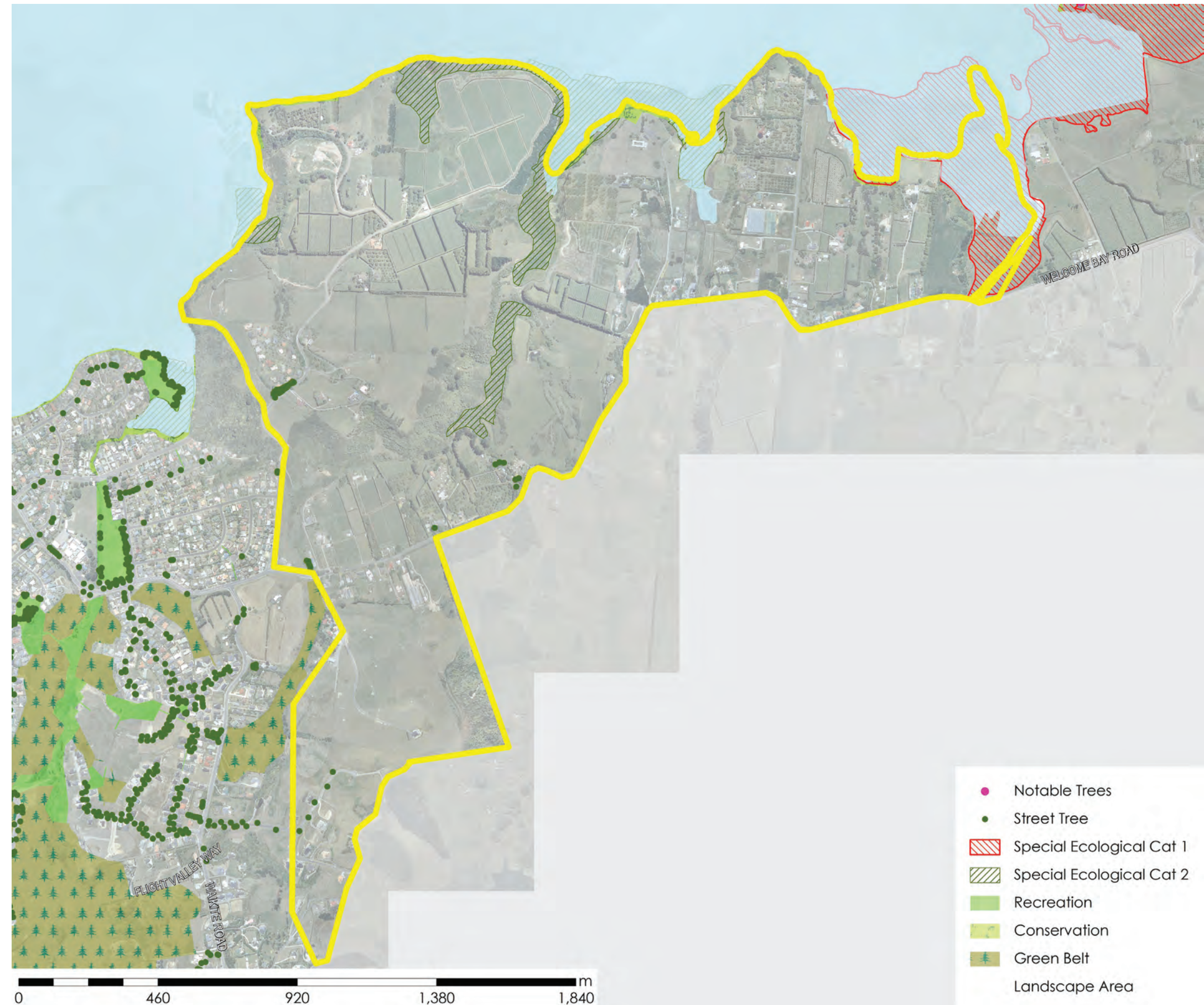
There are no notable trees within this unit, however large scaled rural trees form an important part of the landscape. The horticultural shelterbelts segment the landscape and create a strong and identifiable pattern, screening views into the wider landscape from road corridors.

Native Vegetation Cover:

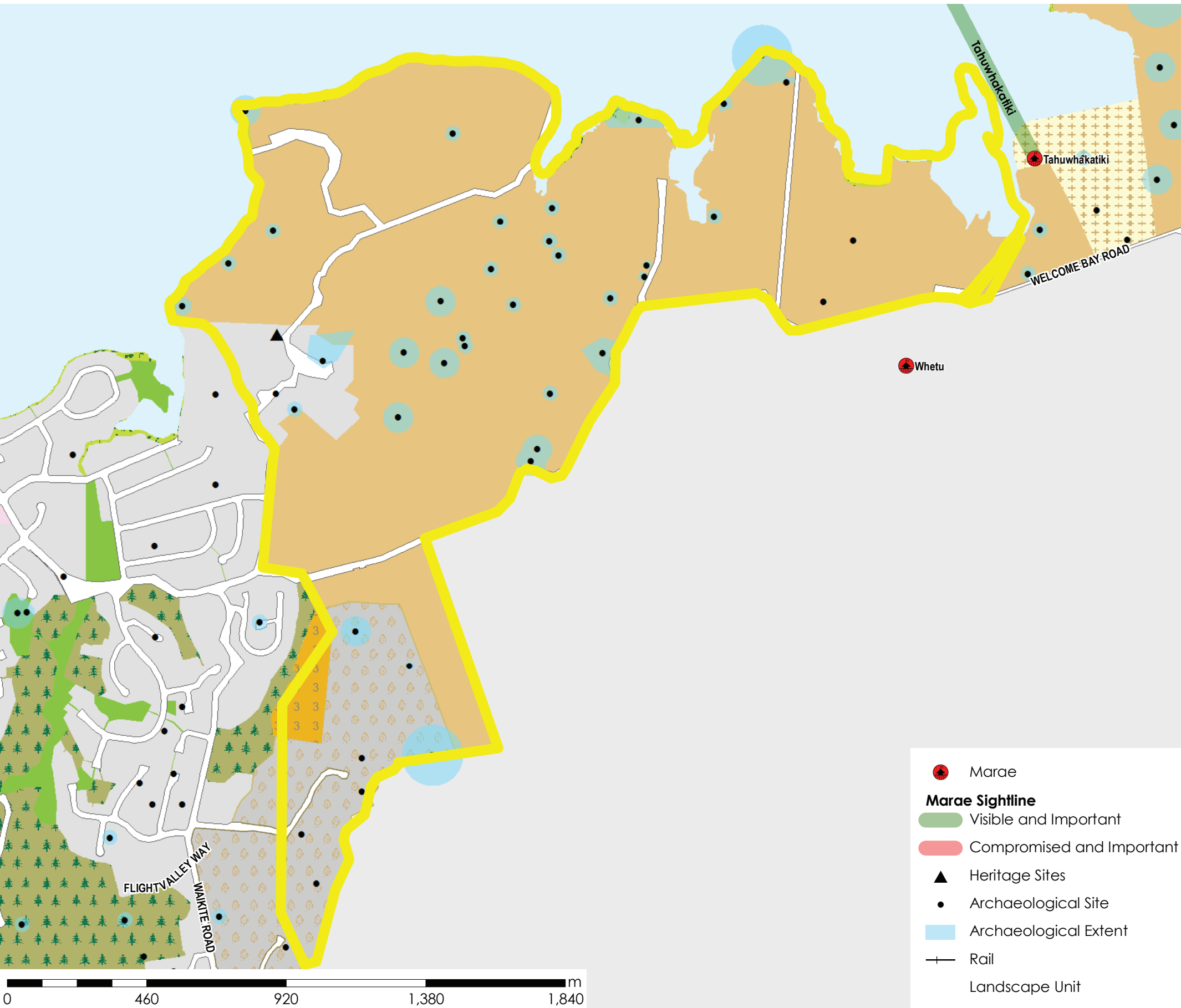
Native vegetation cover is found within the gully systems, which extend into wetlands near the harbour edge. The quality of these wetlands is generally low with pastoral land use extending into some of the wetland areas. Enhancement of the wetlands and gully vegetation will assist in the improvement of the rural and natural character values of the area.

Estuarine Vegetation:

Small pockets of sandy beach areas are found with the dominant estuarine vegetation of mangroves extending along the remainder of the harbour margin.



WELCOME BAY : people



Zoning:

Zoned mainly rural, the unit supports the current horticultural practices and small lot pastoral farming.

Archaeological / Heritage Values:

There are a number of archaeological sites, which are sited within private property. Further development will need to consider the extent of the archaeological sites and associated values.

Viewshafts from Marae to Mauao:

(Refer to Part 4 - Significant Viewshafts)

There are no marae currently within the unit and no significant views extending across the unit from other marae.

Viewshafts to Outstanding Natural Features and Landscapes:

(Refer to Part 4 - Significant Viewshafts)

No identified viewshaft origins are found within this unit.



View looking southwest across Rangataua Bay at Welcome Bay rural landscape.

12. MAUNGATAPU - WELCOME BAY

Mangatapu - Welcome Bay : Landscape Character Description

This character area mainly comprises established suburban housing development around the coastal edge of Welcome Bay and the Maungatapu peninsula. Residential housing extends along the Mangatapu peninsula either side of the State Highway 2 expressway.

Within Welcome Bay, residential development extends along the ridgelines and valley sides further south up toward the rural hillside.

Development in Welcome Bay has not recognised the natural landform and vegetation pattern which comprise the landscape structure. Consequently, in places, the scale, character and pattern of subdivision imposed on the landscape have been inappropriate. In many places development has also relied on substantial earthworks for access and the creation of building platforms. This has resulted in a loss of recognition of the underlying natural processes and patterns. Generally new subdivision has resulted in a dramatic change to the vegetation patterns and landform character of the site.

Of particular importance are the vegetated stream valleys that drain northwards to the harbour estuary. At their outfall there are wetlands and mangroves and in places these areas have been designated as reserves. Besides their ecological significance, these reserves maintain a public connection to the harbour edge where much development has otherwise blocked public views and restricted access.

In addition, the vegetated valleys are, or are potentially, significant ecological corridors between the harbour and the hills to the south. It is intended that these areas are identified and will be retained to assist in urban stormwater management and to provide ecological and amenity corridors for any remaining development in the area.

The maintenance of public access to the coast and valley areas is particularly important, both in terms of recreation and for education.

Mangatapu Peninsula provides an elevated harbour edge on its northern side, with public access to the harbour edge restricted by private subdivision. The southern side of the peninsula includes Rotary Park which provides access to the Tauranga Harbour and views across the Welcome Bay Estuary.



Landscape Character Values

Defining Elements:

- Suburban residential development, detached housing.
- Vegetated gully networks.
- Vegetated harbour edge.
- Single - Two storey housing.

Viewshafts to Outstanding Natural Features and Landscapes:

- Mauao.

Amenity Values:

- Large scaled exotic trees within private properties and gully systems.
- Native vegetation along the harbour edge.
- Detached single and two storey residential housing.
- Wide streets with views to the Tauranga Harbour, Mauao and the wider City.

Opportunities to Enhance Landscape Character:

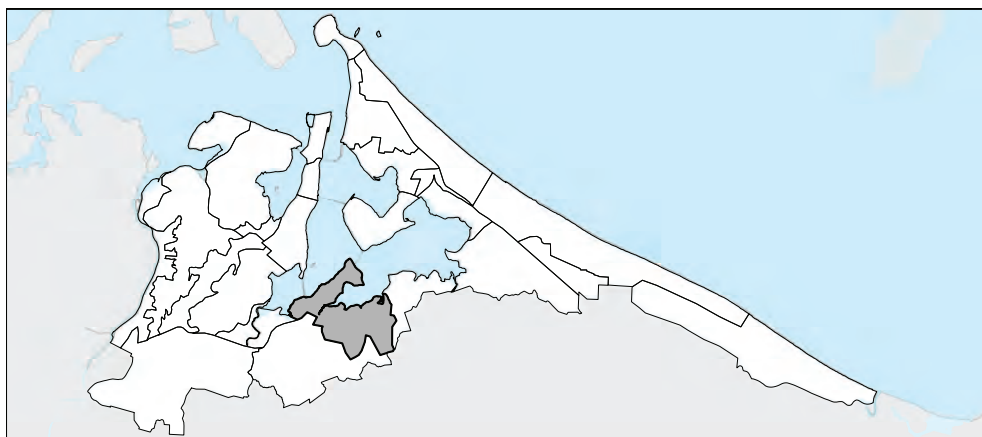
- Protect and enhance vegetation corridors through gully systems and harbour margin.
- Promote retention of existing tree cover for new subdivision development.
- Protect remaining ridgelines from residential development.
- Promote sensitive housing along the harbour margin.
- Promote large scale tree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

Threats to Degrade Landscape Character:

- Further loss of natural landforms and habitats through large scaled earthworks.
- Redevelopment of sites on ridgelines creating dominant built form.
- Loss of vegetation cover through private view shaft protection.

Management Guidelines:

- Protect the harbour edge from dominant and ribbon residential housing.
- Provide building controls for housing along the harbour margin, ridgelines and the top of harbour edge escarpments.
- Enhance the gully systems and stream connections.
- Manage built form, scale and character considering the rural / residential interface.
- Avoid, where possible, built form on ridgelines.



MAUNGATAPU - WELCOME BAY : landform & hydrology

Landform:

Four ridgelines extend northward down toward the water's edge in Welcome Bay, providing the structure for the road network which extends on top of these.

There are steep gully systems which are located between these ridgelines providing for a series of streams and wetlands. The landform within the gully systems is generally very steep and limited built form extends into these areas.

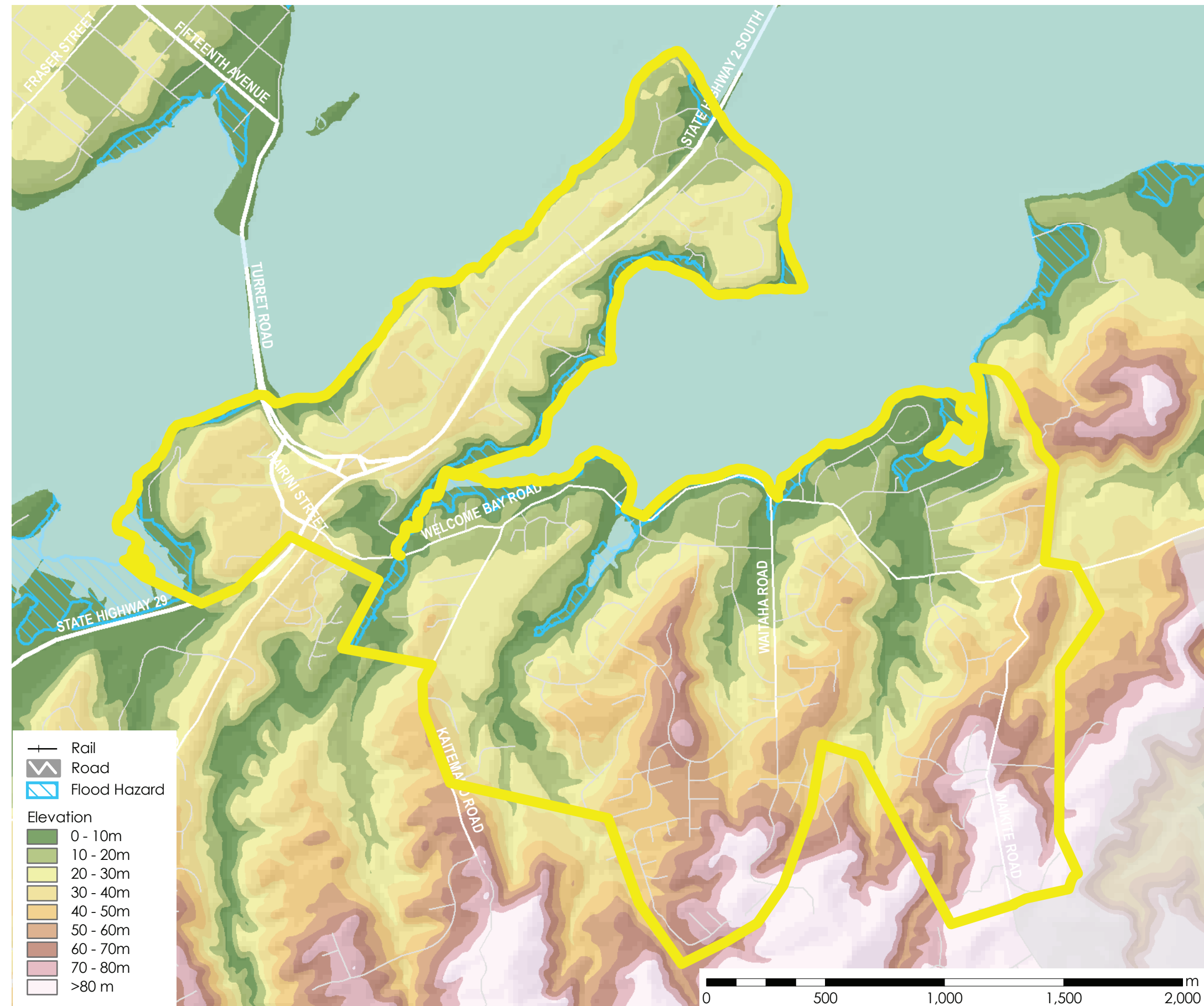
Maungatapu is a wider ridgeline with a significant amount of residential housing, a school and commercial centre. The northern harbour edge is raised some 20-30m above the water level, however some smaller gullies that extend into the peninsula allow built form and roading to move closer to the water level.

The southern side of the peninsula is divided from its northern side by an incised cut made for the State Highway 2 expressway. The harbour edge is less steep along the southern edge whilst the northern side comprises a steep escarpment face which is subject to erosion.

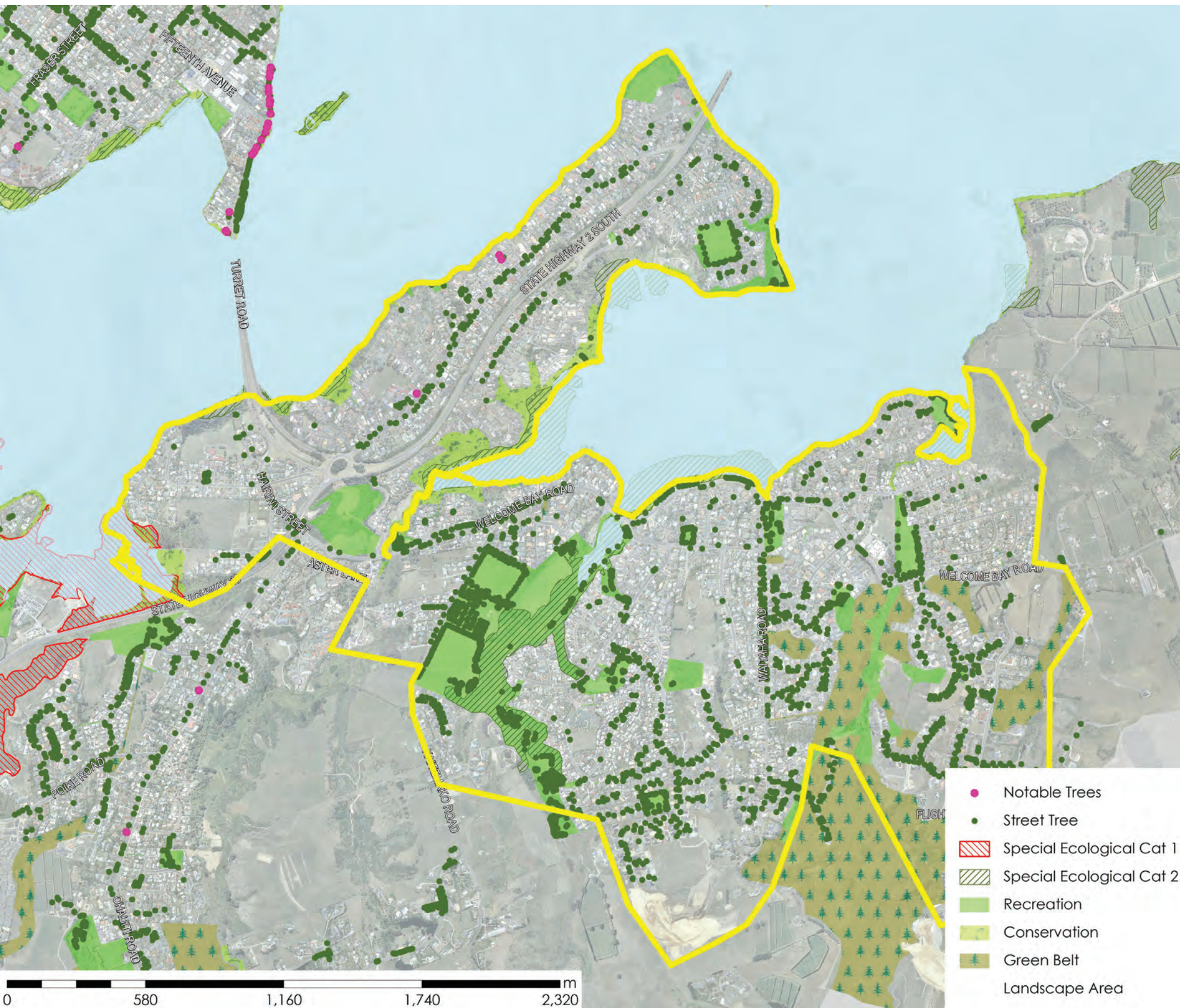
Hydrology:

The steep gully networks throughout Welcome Bay each contain streams which further support numerous wetlands.

The harbour margin drains almost completely at low tide with small channels remaining where streams connect to the harbour's edge. The estuarine margin provides brackish water conditions in which the saltmarsh and mangrove habitat thrive.



MAUNGATAPU - WELCOME BAY : ecology



Open Space:

Numerous parks are located throughout the unit, with Welcome Bay providing a strong gully network. The walkway network between the open space areas is generally through the street network. The reserves include:

Maungatapu:

- Vine Avenue Reserve.
- Anchorage Grove Reserve.
- Ariki Park.
- Wikitoria Reserve.
- Miriana Reserve.
- Maungatapu Peninsula Esplanade Reserve.
- Rotary Park.
- Te Wati Park.
- Taipari Park.
- Hammond Street Esplanade Reserve.
- Hammond Street Reserve.

Welcome Bay:

- Welcome Bay Road Esplanade Reserve.
- Waipuna Park.
- Johnson Reserve.
- Endeavour Heights Reserve.
- Selwyn Park.
- Osprey Park.
- Pelorus Street Reserve.
- Keam Reserve.
- Jonathon Brown Park.
- Owens Park.
- Forrester Drive Esplanade Reserve.
- Esmeralda Street Esplanade Reserve.
- Tye Park.

Trees:

The street tree cover in both Maungatapu and Welcome Bay is relatively young and sparse within the older subdivisions. The newer subdivisions have full juvenile street tree cover which will contribute positively to urban amenity values in years to come.

Native Vegetation Cover:

Native bush and wetland vegetation presides mainly in the valley floors and sides. Current threats to the integration of built form into the landscape is the loss of mature vegetation cover, including trees, through private gardening practice, erosion, and infill housing.

Estuarine Vegetation:

The harbour margin within the Welcome Bay Estuary supports a significant amount of mangrove habitat. Further north along the coastal edge, the harbour margin vegetation transitions to native bush planting with minimal coastal estuarine vegetation and sandy beach areas (Rotary Park).

MAUNGATAPU - WELCOME BAY : people

Zoning:

Predominantly residential zoning, both Maungatapu and Welcome Bay contain small commercial nodes that support convenience shopping for the local residents.

Recreation zoning is provided for through a number of small pocketed reserves and gully reserves. The connections between the reserves are good, however some interconnection would further support the walkability of the neighbourhoods.

Archaeological / Heritage Values:

Numerous archaeological sites, including historical pa are located within both Maungatapu and Welcome Bay. These features have been highly modified with a few remaining pa sites being protected through classification as reserve.

Viewshafts from Marae to Mauao:

(Refer to Part 4 - Significant Viewshafts)

- Viewpoint 005 - Hairini Marae

Maungatapu and Hairini marae are the two key marae located on the Maungatapu peninsula. Hairini enjoys views across the Tauranga Harbour, the CBD and the Port of Tauranga to Mauao. Development in the intermediary view has the potential to partially obscure the view and potentially degrade the visual connection.

Maungatapu Marae enjoys views of Mangatawa and Upuhue, with the Tauranga Harbour in the intermediary view.

Viewshafts to Outstanding Natural Features and Landscapes:

(Refer to Part 4 - Significant Viewshafts)

Mauao

- Viewpoint 014 - Waikite Road
- Viewpoint 015 - Ohauiti Road

