

Decision Report

Plan Change 16 – Landscape Clarification of Certain Provisions

Important Note

The Proposed District Plan May 2011 Annotated Version was the current version of the District Plan when Plan Changes 1-27 were notified in November 2011 and this version was therefore used as the base document for preparing the Plan Changes and the Section 32 and Planning Reports.

Since then the District Plan has been made operative (16 June 2012). The Operative District Plan 2012 is now the current version of the District Plan and therefore Plan Changes 1-27 are proposed to change this version only.

For the purpose of understanding how decisions on this Plan Change relate to the Section 32 and Planning Report and to both versions of the District Plan discussed above, this Decision Report is divided into three parts.

Part A contains the decisions made on the topics in the Planning Report and uses the Proposed District Plan May 2011 Annotated Version as the base document.

Part B shows how the full notified Plan Change and subsequent decisions on topics would change the Proposed District Plan May 2011 Annotated Version Base Document.

Part C shows how the full notified Plan Change and subsequent decisions on topics are proposed to change the Operative District Plan 2012.

Advice to Submitters:

Submitters will be familiar with the rule and map numbers from the Proposed District Plan May 2011 Annotated Version and so should refer to Parts A and B of this report to understand the decisions on their submission points.

However any submitter wishing to make an appeal will need to refer to the rule and map numbers of the Operative District Plan 2012 in Part C and reference these in their appeal.

Part A: Decisions on Topics in the Planning Report

Any changes to rules are shown as follows; existing District Plan text in black, proposed changes as included in the Section 32 Report in [red](#), and any changes resulting from decisions on the topics in the Planning Reports in [blue](#).

Topic 1: Applicability – Location of Rule

Decision

That the change is retained as notified.

The following submission is therefore:

Accepted

Submission	Point Number	Name
43	7	Bay of Plenty Regional Council

Reason for Decision

The submitter is in support of the change.

Topic 2: Applicability – Identified Public Lookout

Decision

That there is no change to Rule 6.6.1.1 (a) as was notified.

The following submission is therefore:

Accepted

Submission	Point Number	Name
43	8	Bay of Plenty Regional Council

Reason for Decision

The submitter is in support of the change.

Topic 3: Applicability – Landscapes that Adjoin Waterbodies

Decision

That there is no change to Rule 6.1.1.1 (b) as was notified.

The following submission is therefore:

Accepted

Submission	Point Number	Name
43	9	Bay of Plenty Regional Council

Reason for Decision

The submitter is in support of the change.

Topic 4: Viewshafts – Restricted Discretionary Activity List

Decision

That the Restricted Discretionary List for viewshafts be amended as shown below.

6.4.3.4 Within Identified Viewshafts

(a) High Restriction Area

Any of the following activities which exceed 1.2m in height above natural ground level:

- (i) Buildings/Structures
- (ii) Fences/Walls (except a post and wire fence)
- (iii) Signs (except Official Signs)
- (iv) Artificial Crop Protection

- ~~(v) Works and Utilities classified under Rule 10.3, excluding those not above ground level and streetlighting~~
- ~~(vi) Earthworks (fill)~~
- ~~(vii) Planting of Vegetation (at maturity)~~
- ~~(viii) Production Forestry~~
- ~~(ix) Conservation Forestry~~

(b) Medium Restriction Area

Any of the following activities which exceed 5m in height above natural ground level:

- ~~(i) Buildings/Structures~~
- ~~(ii) Signs (except Official Signs)~~
- ~~(iii) Artificial Crop Protection~~
- ~~(iv) Works and Utilities classified under Rule 10.3, excluding those not above ground level and streetlighting.~~
- ~~(v) Earthworks (fill)~~
- ~~(vi) Planting of Vegetation (at maturity)~~
- ~~(vii) Production Forestry~~
- ~~(viii) Conservation Forestry~~

(c) Low Restriction Area

- ~~(i) Production Forestry~~
- ~~(ii) Conservation Forestry~~

That the associated maps which identify the 'High, Medium and Low Restriction Areas' are added to Appendix 2 of the District Plan.

The following submissions are therefore:

Accepted in Part

Submission	Point Number	Name
43	10	Bay of Plenty Regional Council
45, FS75	27, 69, 70, 71, 72	Federated Farmers of New Zealand
47, FS83	12, 17	Horticulture New Zealand and New Zealand Kiwifruit Growers
27	10	Waihi Beach Community Board

Reason for Decision

Option 3 provides an appropriate response to submitters who were concerned that farming activities would be unnecessarily 'caught' by resource consent even if those activities would not obstruct the view.

Option 3 only requires resource consent for activities once they exceed a certain height with certain areas. The height limits have been determined by taking into account an activity's proximity to the vantage point and the topography on which they are situated within a specific viewshaft. The height restrictions are clearly set out in the Activity List and by reference to the maps for each viewshaft. This option will protect the District's viewshafts without unnecessarily restricting activities (farming or otherwise) that will not obstruct the view.

Topic 5: Viewshafts – Clarifying that Removal and Trimming of Vegetation is a Permitted Activity

Decision

That there is no change to Rule 6.4.1.4 (a) as was notified.

The following submission is therefore:

Accepted

Submission	Point Number	Name
27	9	Waihi Beach Community Board

Reason for Decision

The submitter is in support of the change.

Topic 6: Viewshafts – Assessment Criteria

Decision

That the assessment criteria be retained as notified.

The following submission is therefore:

Accepted

Submission	Point Number	Name
27	11	Waihi Beach Community Board
43	11	Bay of Plenty Regional Council

Rejected

Submission	Point Number	Name
37	21	New Zealand Transport Agency

Reason for Decision

Allowing 'necessary' lifeline infrastructure to be promoted over other activities and weighed against the protection of the view sets an expectation that these activities are 'allowed' to block the view.

If activities such as lifeline infrastructure are needed then they should be designed to avoid obstructing the view or alternative options be looked at.

The recommended changes in Topic 4 to the Restricted Discretionary Activity list may actually allow the construction of new roads and road widening without the need for resource consent because consent is only triggered by height.

Topic 7: Viewshafts on Matakana Island

Decision

That the submitters be informed that there are no viewshafts on Matakana Island and therefore the activity list included in Rule 6.4.3.4 does not apply to Matakana Island.

The following submission is therefore:

Accepted

Submission	Point Number	Name
35	8	Land Matters New Zealand

Reason for Decision

There are no viewshafts on Matakana Island and the activity list included in Rule 6.4.3.4 does not apply to Matakana Island.

Part B: Changes to the Proposed District Plan May 2011 Annotated Version Base Document

Any changes to rules are shown as follows; existing District Plan text in black and changes (being the culmination of the notified Plan Change and subsequent decisions) are shown in red.

That Section 6 – Landscape is amended as attached.

That maps of each viewshaft showing the 'High, Medium and Low Restriction Areas' are added to Appendix 2 – Schedule of Identified Outstanding Landscape Features (as attached).

Landscape

6. Landscape

Explanatory statement

The Western Bay of Plenty District has a number of natural features and landscapes that are appreciated by residents and visitors alike for their outstanding visual character and appeal. These features have been formally identified in a landscape assessment and mainly comprise of dominant landform features such as peaks, ridgelines and sharp transitions between landform types such as between land and water. A number of important viewshafts from State Highways and public lookouts have also been identified.

These landscape features and views are sensitive to change and their visual quality can be compromised by the individual or cumulative effects of land use and development activities which are not in harmony with the natural appearance of the landscape. Over the next ten year planning period, it is anticipated that there will be additional pressure put on these landscapes from subdivision and development. To ensure these landscape features are protected and maintained for current and future generations it is appropriate to implement planning controls to ensure potential impacts of development are avoided or mitigated.

~~The rules Activity performance standards~~ in this Section apply to ~~the all~~ Outstanding Landscape Features identified in Appendix 2 and on the Planning Maps. Specific Landscape Management Areas and rules have been adopted for both the Wairoa River Valley and Tauranga Harbour Margin. The new setbacks which define the extent of these management areas are significantly larger than in the previous District Plan, however they provide a more accurate reflection of the particular vulnerability of these landscapes to inappropriate subdivision and development. A set of Permitted Activity standards has been provided to allow development to still occur as of right in situations where the effects are deemed to be acceptable.

The Outstanding Landscape Features identified in Appendix 2 are in most cases located on private property. The overall intention of the rules in this Section is to not unreasonably prevent development within landscape features but rather to ensure that development is undertaken in a manner which mitigates its visual impact against the surrounding natural environment.

Lot boundaries provide the overall pattern of landscape that in time determines landscape character. Where possible they should be aligned to reinforce the natural pattern of the landscape.

Existing use rights apply. These include farm management and the management of other land currently used for production forestry, woodlots, and quarries.

6.1 Significant issues

1. The District has a number of outstanding natural features and landscapes, the visual quality of which can be adversely affected by inappropriate subdivision, use and development.

2. Important viewshafts from public locations such as State Highways and public lookouts can be compromised by inappropriate land use and development activities.

6.2 Objectives and policies

6.2.1 Objective

The unique visual quality and character of the District's outstanding natural features, landscapes and viewshafts are protected from inappropriate subdivision, use and development.

6.2.2 Policies

1. Within areas identified as being outstanding natural features and landscapes, landscape character should be protected and enhanced by managing the adverse effects of inappropriate land use and development activities.
2. Identified outstanding viewshafts throughout the District should be maintained through the avoidance of inappropriate development.

6.3 Applicability

The rules within the Landscape Section apply only within identified natural features and landscapes and identified viewshafts. Refer Planning Maps for general location and Appendix 2 (Schedule of Identified Outstanding Landscape Features) for detailed descriptions. For the purpose of interpretation, the description provided in Appendix 2 shall take priority over the maps with regard to location. ~~The Assessment Criteria in 6.6.1 apply to:~~

- ~~(a) Activities within natural features and landscapes where such activities are visible from State Highways and identified public lookouts.~~
- ~~(b) Activities within the Landward Edge Protection Yards Maketu Estuary (S22), and Waihi Estuary (S24) and Tauranga Harbour (S8) and Wairoa River (S7) Landscape Management Areas where such activities will be visible from the adjoining waterbody.~~
- ~~(c) Activities within the Open Coastal Landward Edge Protection Yard (S27) where such activities will be visible from both the adjoining waterbody and the beach.~~
- ~~(d) Activities within identified viewshafts where such activities could compromise the quality of the view or cause or contribute to the obstruction of the view.~~

~~**Note:** The Tauranga Harbour (including Matakana Island S19) and Wairoa River Landscape Management Areas are included as natural features and landscapes within Appendix 2 and extend 300m inland from MWHS and the river bank on Rural Zoned land only.~~

6.4 Activity lists

6.4.1 Permitted activities

In addition to those activities listed as Permitted in the respective zone (or in Rule 10.3) but excluding those listed as Restricted Discretionary in 6.4.3 below, the following are Permitted Activities:

6.4.1.1 **Within Identified ~~Outstanding Landscape Features~~ Natural Features and Landscapes**

- (a) Production forestry in landscape feature S19 - Matakana Island.
- (b) Native forest logging under the Forest Amendment Act 1993.

6.4.1.2 **Within 50m inland from MHWS in the Tauranga Harbour Landscape Management Area and within 50m from the river bank in the Wairoa River Landscape Management Area.**

- (a) Where ancillary to a permitted activity in the Rural Zone - earthworks (cut or fill) not exceeding a maximum cumulative volume of 200m³ per lot or resulting in a maximum cumulative vertical face of greater than 1.5m. Provided that any face shall be grassed or mass planted.

6.4.1.3 **Between 50m and 300m inland from MHWS in the Tauranga Harbour Landscape Management Area and between 50m and 300m from the river bank in the Wairoa River Landscape Management Area.**

- (a) Where ancillary to a permitted activity in the Rural Zone or associated with a building - earthworks (cut or fill) not exceeding a maximum cumulative volume of 500m³ per lot or resulting in a maximum cumulative vertical face of greater than 1.5m. Provided that any face shall be grassed or mass planted.

- (b) Buildings subject to compliance with all of the following Permitted Activity performance standards;

- (i) Height 6m (restriction applies only between 50m and 150m inland from MHWS and from the river bank).

Note: Rural Zone height of 9m applies between 150m and 300m inland from MHWS and from the river bank.

- (ii) All external surfaces of buildings (excluding glazing) shall comply with the following reflectivity standards

Walls = no greater than 35%
Roofs = no greater than 25%

Note: The above shall be in accordance with British Standard BS5252 Reflectance Value.

- (iii) No mirrored glass shall be used.

- (iv) No native vegetation greater than 3m in height shall be removed as a result of any new building and/or access way.

Note: For the purpose of this rule “buildings” shall include additions and alterations to existing buildings lawfully established prior to 1 January 2010 or granted building consent (and resource consent if required) for which relevant applications were lodged prior to 1 January 2010, which increase the gross floor area of that existing building by 50% or more.

Except that:

Additions and alterations which do not increase the gross floor of an existing building (as described above) by 50% or more shall be exempt from compliance with any rules contained within the Landscape Section.

6.4.1.4 Within Identified Viewshafts

- (a) Removal or trimming of vegetation.
- (b) Native forest logging under the Forest Amendment Act 1993.

6.4.2 Controlled activities

Those activities listed as Controlled in the respective zone, but excluding those listed as Restricted Discretionary in 6.4.3 below.

6.4.3 Restricted Discretionary Activities

6.4.3.1 Within Identified ~~Outstanding Landscape Features~~ Natural Features and Landscapes

- (a) Subdivision (only where additional lots are created within ~~an Identified Outstanding Landscape Feature~~ Natural Features and Landscapes and not within the balance area).
- (b) Buildings.
- (c) Earthworks (cut or fill) resulting in a maximum cumulative vertical face of greater than 1.5m.
- (d) Native vegetation clearance.
- (e) Production forestry.
- (f) Works and Utilities classified as Discretionary Activities by Rule 10.3.

6.4.3.2 Within 50m inland from MHWS in the Tauranga Harbour Landscape Management Area and within 50m from the river bank in the Wairoa River Landscape Management Area.

- (a) Subdivision (only where additional lots are created within ~~an Identified Outstanding Landscape Feature~~ Natural Features and Landscapes and not within the balance area).
- (b) Buildings.
- (c) Where ancillary to a permitted activity in the Rural Zone - earthworks (cut or fill) exceeding a maximum cumulative volume of 200m³ per lot and/or resulting in a maximum cumulative vertical face of greater than 1.5m.
- (d) Native vegetation clearance.
- (e) Production forestry.
- (f) Works and Utilities classified as Discretionary Activities by Rule 10.3.

6.4.3.3 Between 50m and 300m inland from MHWS in the Tauranga Harbour Landscape Management Area and between 50m and 300m from the river bank in the Wairoa River Landscape Management Area.

- (a) Buildings that do not meet all of the Permitted Activity performance standards provided in 6.4.1.3 (b) above.
- (b) All earthworks (cut and fill) including those ancillary to permitted activities in the Rural Zone exceeding a maximum cumulative volume of 500m³ per lot and/or resulting in a maximum cumulative vertical face of greater than 1.5m.
- (c) Removal of native vegetation over 3m in height, as the result of any new buildings and/or access way.
- (d) The assessment criteria set out in Rule 6.6.1 are applicable only to the extent that they relate to any actual or potential adverse environment effects directly attributable to the particular matter of non-compliance.

6.4.3.4 Within Identified Viewshafts

(a) High Restriction Area

Any of the following activities which exceed 1.2m in height above ground level:

- (i) Buildings/Structures
- (ii) Fences/Walls (except a post and wire fence)
- (iii) Signs (except Official Signs)
- (iv) Artificial Crop Protection
- (v) Works and Utilities classified under Rule 10.3, excluding those not above ground level and street lighting
- (vi) Earthworks (fill)

(vii) Vegetation (at maturity)

(viii) Production Forestry

(ix) Conservation Forestry

(b) Medium Restriction Area

Any of the following activities which exceed 5m in height above ground level:

(i) Buildings/Structures

(ii) Signs (except Official Signs)

(iii) Artificial Crop Protection

(iv) Works and Utilities classified under Rule 10.3, excluding those not above ground level and streetlighting

(v) Earthworks (fill)

(vi) Vegetation (at maturity)

(vii) Production Forestry

(viii) Conservation Forestry

(c) Low Restriction Area

(i) Production Forestry

(ii) Conservation Forestry

6.4.4 Discretionary activities

Any activity not listed as a Permitted, Controlled or Restricted Discretionary Activity.

6.5 Information requirements for restricted discretionary and discretionary activities

A landscape and visual assessment is to be provided with the application by a suitably qualified person. This assessment shall establish the landscape context taking into account the proposed activity and the affected landscape elements applicable to the development site and the immediate surrounding area.

The landscape assessment shall:

(a) Identify and describe the landscape characteristics of the site and any features of special significance to the surrounding environment.

(b) Include a site plan that shall identify lot boundaries, contours (reduced levels ie. levels related to a known datum point), landscape types, native vegetation, and other trees over 6m in height, waterways, significant adjacent off-site natural features, the

location of buildings and structures (and RL's for roofs), proposed access, fencelines, and the finished landform and levels in relation to the proposed subdivision or proposed works, to clearly demonstrate the protection of the natural landscape character.

- (c) Recommend conditions necessary to mitigate adverse effects or provide positive effects on the landscape including:
- (i) Controls on the siting, bulk, location and design of buildings, earthworks and vegetation removal
 - (ii) Location and design of roading and associated services
 - (iii) Planting of vegetation and/or landscaping on public and private lands
 - (iv) Protection of features of landscape significance or historic heritage
 - (v) Location and design of fencing.

The level of detail provided with any application shall be related to the scale of the activity and the nature of any effects.

For ease of analysis and consistent administration, the landscape elements as they relate to the Tauranga Harbour and Wairoa River Landscape Management Areas have been broadly defined into four landscape types as follows:

Harbour plains/ river flats: This landscape type is found mostly within the bays, along the harbour margin but also along the margins of the Wairoa River. Generally the estuarine margin is densely vegetated or a sandy beach is found. The depth of the harbour and river plains varies eventually meeting a rolling slopes landscape. The slope for this landscape element ranges between 0 - 4 degrees.

Rolling hills/slopes: This landscape comprises rolling landscape and can vary from gentle rolling to strong rolling hillsides with deep valleys and dominant ridgelines. In some cases the rolling slopes drop to meet the harbour margin directly with some estuarine margin abutting the edge. Slopes range between 4 - 21 degrees.

Scarps/cliffs: This landscape is found mostly along the varying headlands within the Tauranga Harbour and along the edge of the Wairoa River and its plains. Both scarps and cliffs are steep slopes ranging between 21-90 degrees.

Plateau: This landscape type is found along the varying headlands within the Tauranga Harbour and above steep river cliffs. The plateau in many cases supports a variety of land uses, including horticulture, agriculture and residential housing. The plateau landform ranges between of 0-4 degrees slope.

6.6 Matters of discretion

6.6.1 Assessment criteria for restricted discretionary activities

6.6.1.1 The Assessment criteria in 6.6.1.3 and 6.6.1.4 below apply to:

- (a) Activities within natural features and landscapes where such activities are visible from State Highways or the public lookouts identified within the descriptions of viewshafts 5, 6 and 7.
- (b) Activities within Orokawa Bay Unit (S1), the Wairoa River (S7) and Tauranga Harbour (S8) Landscape Management Areas, Motuhoa Island (S16), Rangiwaea Island (S17) Motungaio Island (S18), Matakana Island (S19), Maketu Estuary (S22), Okurei Point and Headland (S23), Waihi Estuary (S24) and Pukehina Spit End (S25) where such activities will be visible from the adjoining waterbody.
- (c) Activities within the Open Coastal Landward Edge Protection Yard (S27) where such activities will be visible from both the adjoining waterbody and the beach.
- (d) Activities within identified viewshafts where such activities could compromise the quality of the view or cause or contribute to the obstruction of the view.

Note: The Tauranga Harbour (including Matakana Island S19) and Wairoa River Landscape Management Areas are included as natural features and landscapes within Appendix 2 and extend 300m inland from MWHS and the river bank on Rural Zoned land only.

6.6.1.2 In considering an application for a Restricted Discretionary Activity, Council is restricted to the following assessment criteria. These criteria can be used as a guide for Discretionary and Non Complying Activities.

6.6.1.3 Within Natural Features and Landscapes

- (a) The extent to which the development will maintain, enhance, or avoid adverse effects on, the integrity of the landform and skyline profile. Factors that will be considered include:
 - ~~(i) The location of any buildings, works, structures (including sign boards) or vegetation within identified viewshafts;~~
 - (ii) Reflectivity standards relating to the colour and finish of buildings (see British Standard BS 5252);
 - (iii) The height of buildings taking into account the surrounding landscape;
 - (iv) Whether building form or works positively respond to the natural landform contour;
 - (v) The extent of landform modification and whether the finished landform appears natural;

- (vi) The ability to mitigate effects through landscape planting using native plant species within a timeframe not exceeding five years.
- (viii) The Design Response Guidelines identified on Page 28 of the WBOPDC Landscape Review – Assessment of Landscape Management Requirements for the Tauranga Harbour Margins and Wairoa River Valley by Boffa Miskell (October 2008).
- (b) The extent to which native vegetation removal can be avoided. Native vegetation should not be removed except where there is no alternative for building location or access. Subdivision should locate house sites and access outside existing stands of native vegetation.
- (c) The extent and location of earthworks. Earthworks shall generally not exceed that required for the building(s), vehicle access and turning, and outdoor living court(s).
- (d) The ability to retain a natural appearance following site earthworks and vegetation removal. All disturbed ground should be contoured to be sympathetic to the natural landform and revegetated with species appropriate to the context and use of the site.
- (e) The extent of proposed planting on re-contoured slopes steeper than 1 in 4.
- (f) The extent of visual effects of any works and network utilities.
- (g) The extent to which Significant Ecological Features within the visual landscape are avoided, maintained or enhanced (See Section 5).
- (h) The extent to which the location and design of access tracks and roads follow the natural contours, minimise any cut at ridgelines, and mitigate any impact by regrassing/planting. Work should take account of weather and planting times.
- (i) The extent to which new lot boundaries and fencing follows natural ground contours. Fences should not be located on the top of ridgelines and where practical should be incorporated into the landform feature within the lot. Water courses, areas of native bush and wetlands should not be dissected by subdivision or development.
- (j) The extent to which production forestry is in general accordance with any applicable industry code of practice. Particular regard shall be given to the following matters:
 - (i) avoiding geometric and unnatural shapes and unnatural orderliness.
 - (ii) attention to the shape and line of the production forest to blend into the landscape.
 - (iii) avoiding disruption to the skyline.

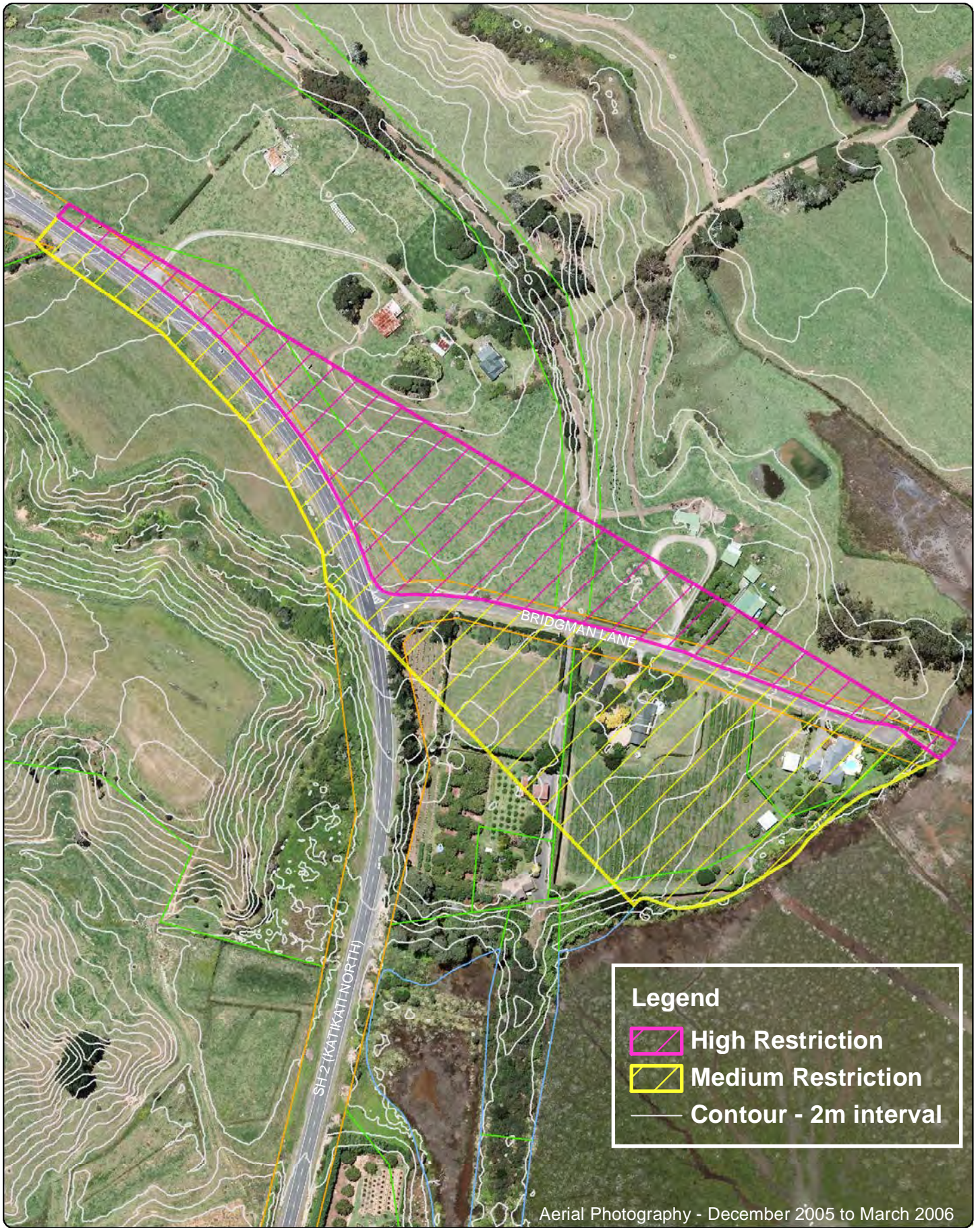
- (iv) avoiding vertical lines that divide a landscape.
- (v) oversowing clear-felled areas with grasses or replanting as soon as possible after felling.
- (vi) avoiding areas of high visual profile, particularly around the Tauranga Harbour margin (excluding Matakana Island) and the Wairoa River valley

6.6.1.4 Within Viewshafts

- (a) The location of activities shall not compromise the quality of the view or cause or contribute to the obstruction of the view.

6.7 Other methods

- 6.7.1 Bay of Plenty Regional Water and Land Plan with regard to earthworks.
- 6.7.2 Negotiation of joint management plans with affected landowners to maintain/enhance the significant viewshafts that are threatened by existing vegetation.
- 6.7.3 District Council incentives which may be payable for protection covenants.
- 6.7.4 Application fees shall be waived for resource consents for activities within Identified Outstanding Landscape Features that would otherwise be a Permitted Activity.



Aerial Photography - December 2005 to March 2006

Legend

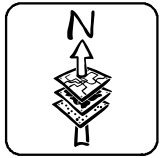
- High Restriction
- Medium Restriction
- Contour - 2m interval

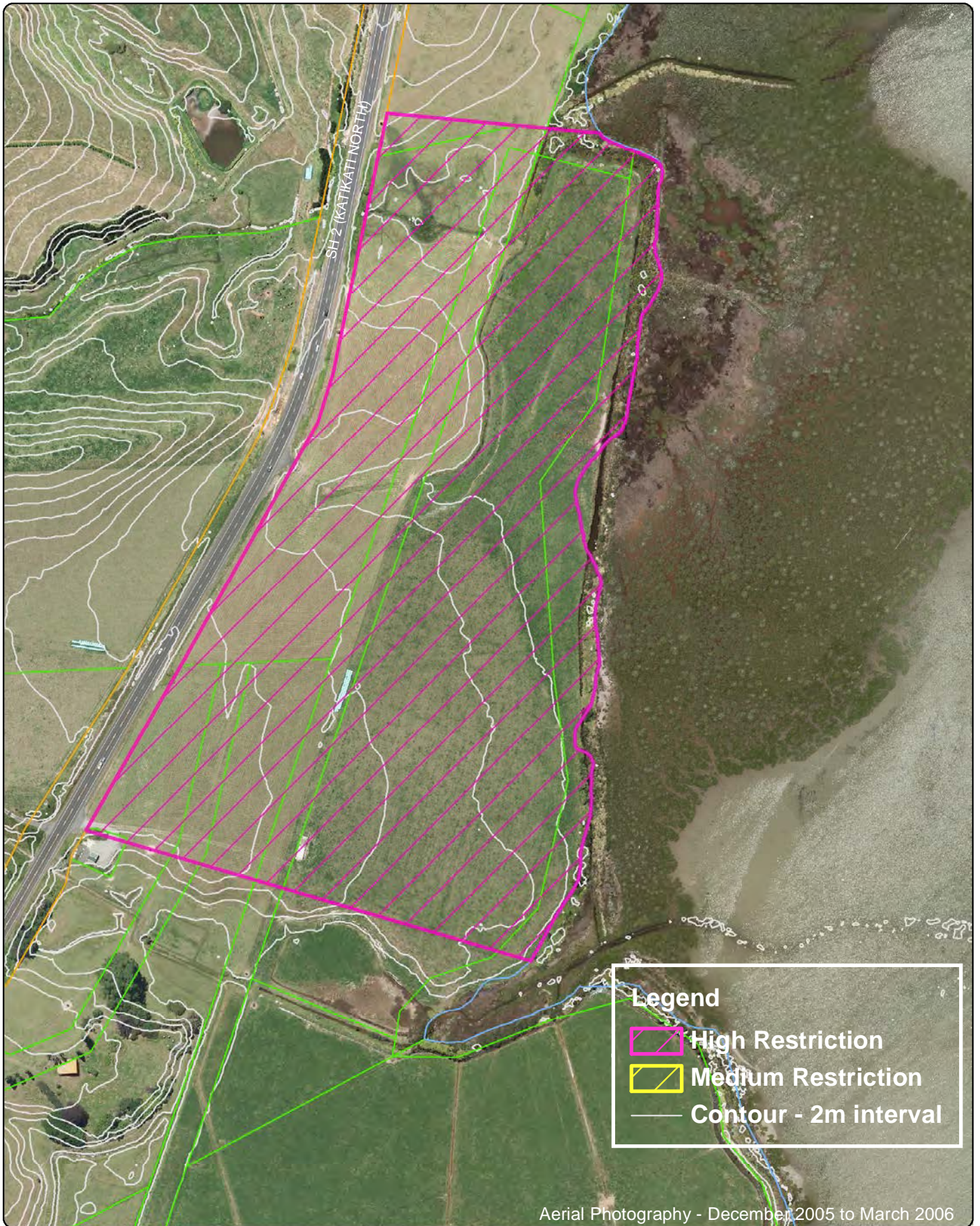
Produced using ArcMap by the Western Bay of Plenty District Council GIS Team.
 Crown copyright reserved. LINZ digital license no. HN/352200/03 & TD093522.
 Location of services is indicative only. Council accepts no liability for any error.
 Archaeological data supplied by NZ Archaeological Assoc/Dept. of Conservation.

Email: gis@westernbay.govt.nz Scale A4 - 1:3,000
 Date: 28/03/2012
 Operator: mlb
 Map: E:\Shape\MLB\Map\District Plan - 2012\View Shaft Restriction Areas.mxd



VIEWSHAFT 1
 VIEW TO TAURANGA HARBOUR AND MATAKANA ISLAND ALONG
 STATE HIGHWAY 2 JUST PAST THE ATHENREE TURN-OFF
 (MAP B03)

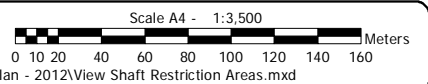




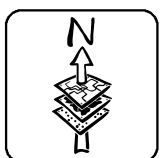
Aerial Photography - December 2005 to March 2006

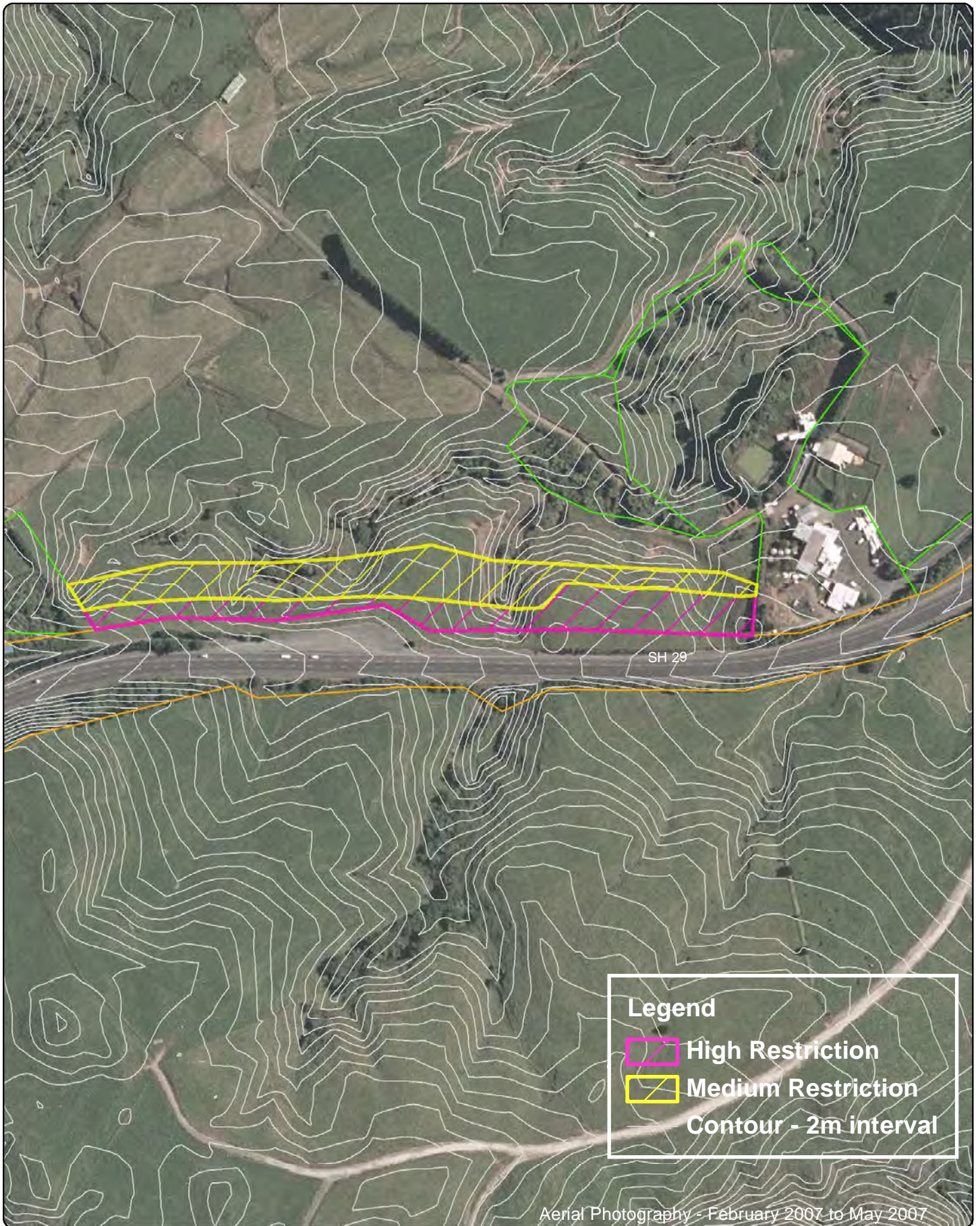
Produced using ArcMap by the Western Bay of Plenty District Council GIS Team.
 Crown copyright reserved. LINZ digital license no. HN/352200/03 & TD093522.
 Location of services is indicative only. Council accepts no liability for any error.
 Archaeological data supplied by NZ Archaeological Assoc/Dept. of Conservation.

Email: gis@westernbay.govt.nz
 Date: 28/03/2012
 Operator: mlb
 Map: E:\Shape\MLB\Map\District Plan - 2012\View Shaft Restriction Areas.mxd



VIEWSHAFT 2
 VIEW TOWARDS TAURANGA HARBOUR FROM STATE HIGHWAY 2
 TRAVELLING NORTH
 (MAPS B03 and C03)

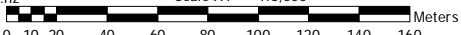




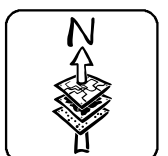
Aerial Photography - February 2007 to May 2007

Produced using ArcMap by the Western Bay of Plenty District Council GIS Team.
 Crown copyright reserved. LINZ digital license no. HN/352200/03 & TD093522.
 Location of services is indicative only. Council accepts no liability for any error.
 Archaeological data supplied by NZ Archaeological Assoc/Dept. of Conservation.

Email: gis@westernbay.govt.nz Scale A4 - 1:3,000
 Date: 28/03/2012
 Operator: mlb
 Map: E:\Shape\MLB\Map\District Plan - 2012\View Shaft Restriction Areas.mxd




VIEWSHAFT 3
 VIEW TOWARDS TAURANGA AND THE SEA FROM STATE HIGHWAY
 29 AT LAYBY EAST OF THE ENTRY OF THE FORTEX VENISON FARM
 - (MAP 103)





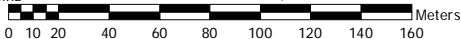
Legend

-  High Restriction
-  Medium Restriction
-  Contour - 2m interval

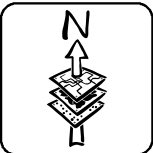
Aerial Photography - December 2006 to March 2007.

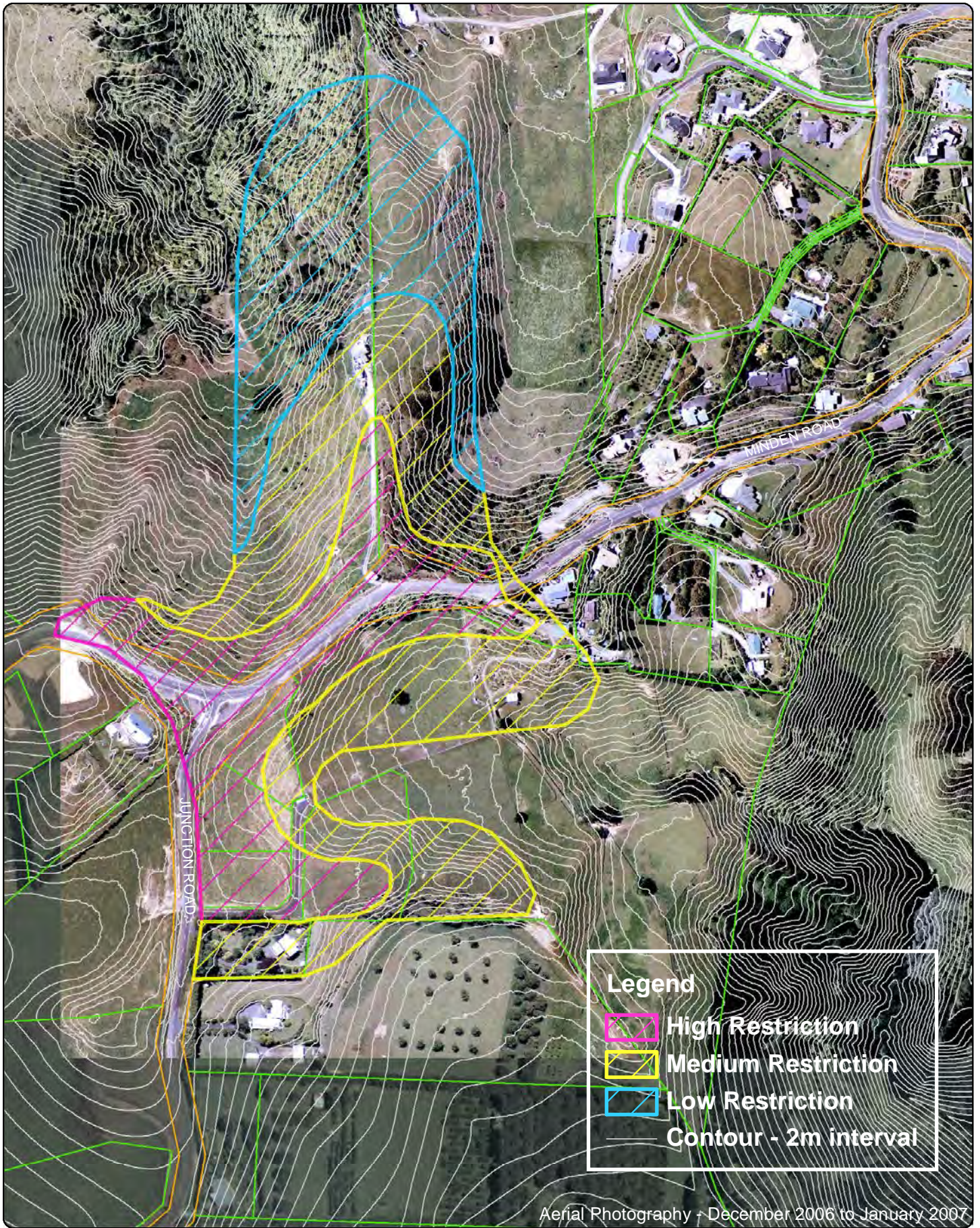
Produced using ArcMap by the Western Bay of Plenty District Council GIS Team.
 Crown copyright reserved. LINZ digital license no. HN/352200/03 & TD093522.
 Location of services is indicative only. Council accepts no liability for any error.
 Archaeological data supplied by NZ Archaeological Assoc/Dept. of Conservation.

Email: gis@westernbay.govt.nz Scale A4 - 1:3,000
 Date: 28/03/2012
 Operator: mlb
 Map: E:\Shape\MLB\Map\District Plan - 2012\View Shaft Restriction Areas.mxd




VIEWSHAFT 4
 ELEVATED VIEW FROM RAIL BRIDGE ON STATE HIGHWAY 2, AT
 COAST NORTH EAST OF OHINEPANEA
 (MAP I16)

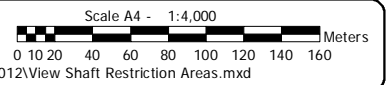




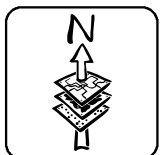
Aerial Photography + December 2006 to January 2007

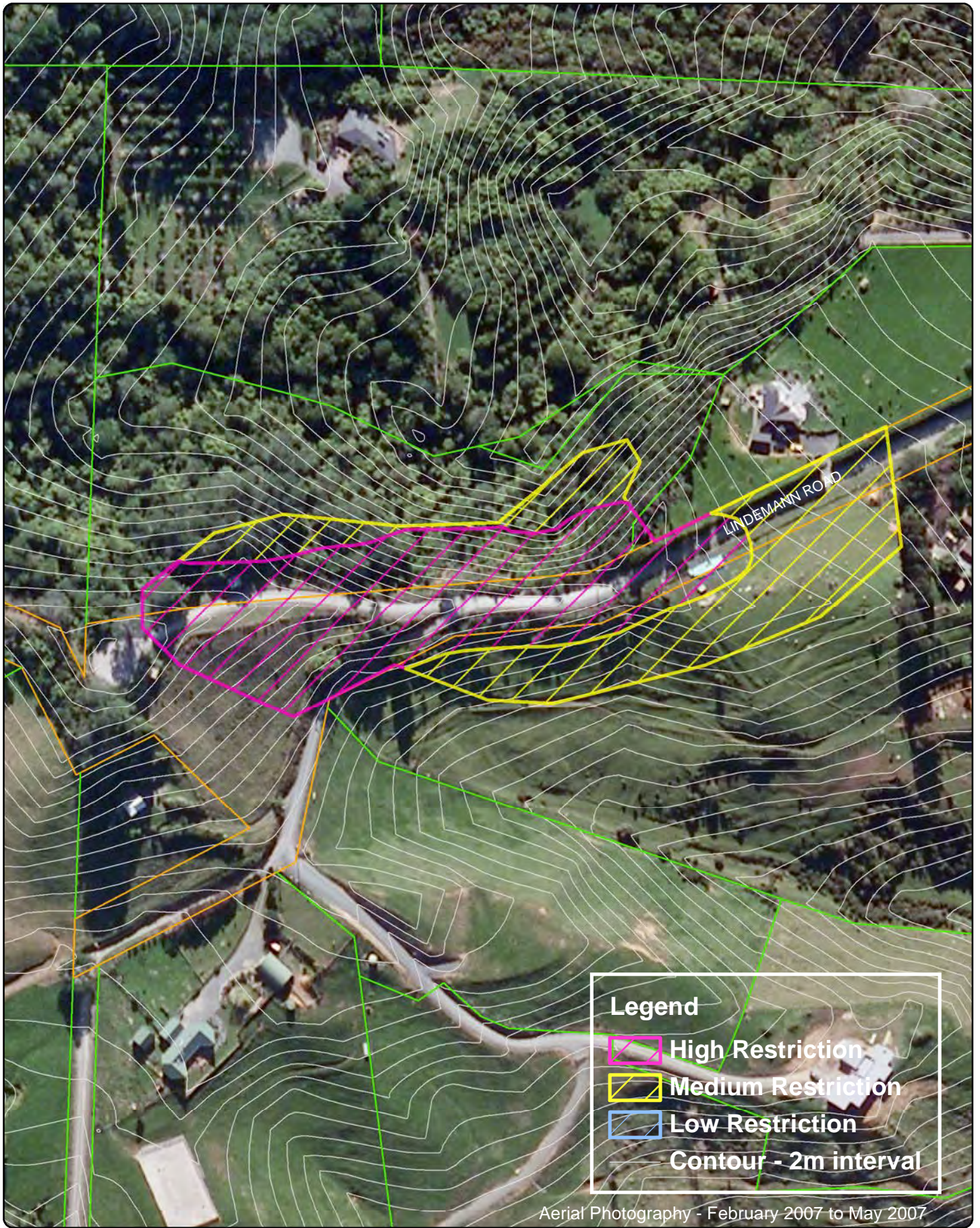
Produced using ArcMap by the Western Bay of Plenty District Council GIS Team.
 Crown copyright reserved. LINZ digital license no. HN/352200/03 & TD093522.
 Location of services is indicative only. Council accepts no liability for any error.
 Archaeological data supplied by NZ Archaeological Assoc/Dept. of Conservation.

Email: gis@westernbay.govt.nz
 Date: 28/03/2012
 Operator: mlb
 Map: E:\Shape\MLB\Map\District Plan - 2012\View Shaft Restriction Areas.mxd



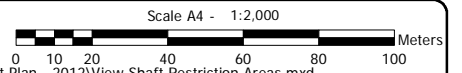
VIEWSHAFT 5
 MINDEN LOOKOUT
 (MAPS GO5 AND U45)



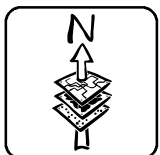


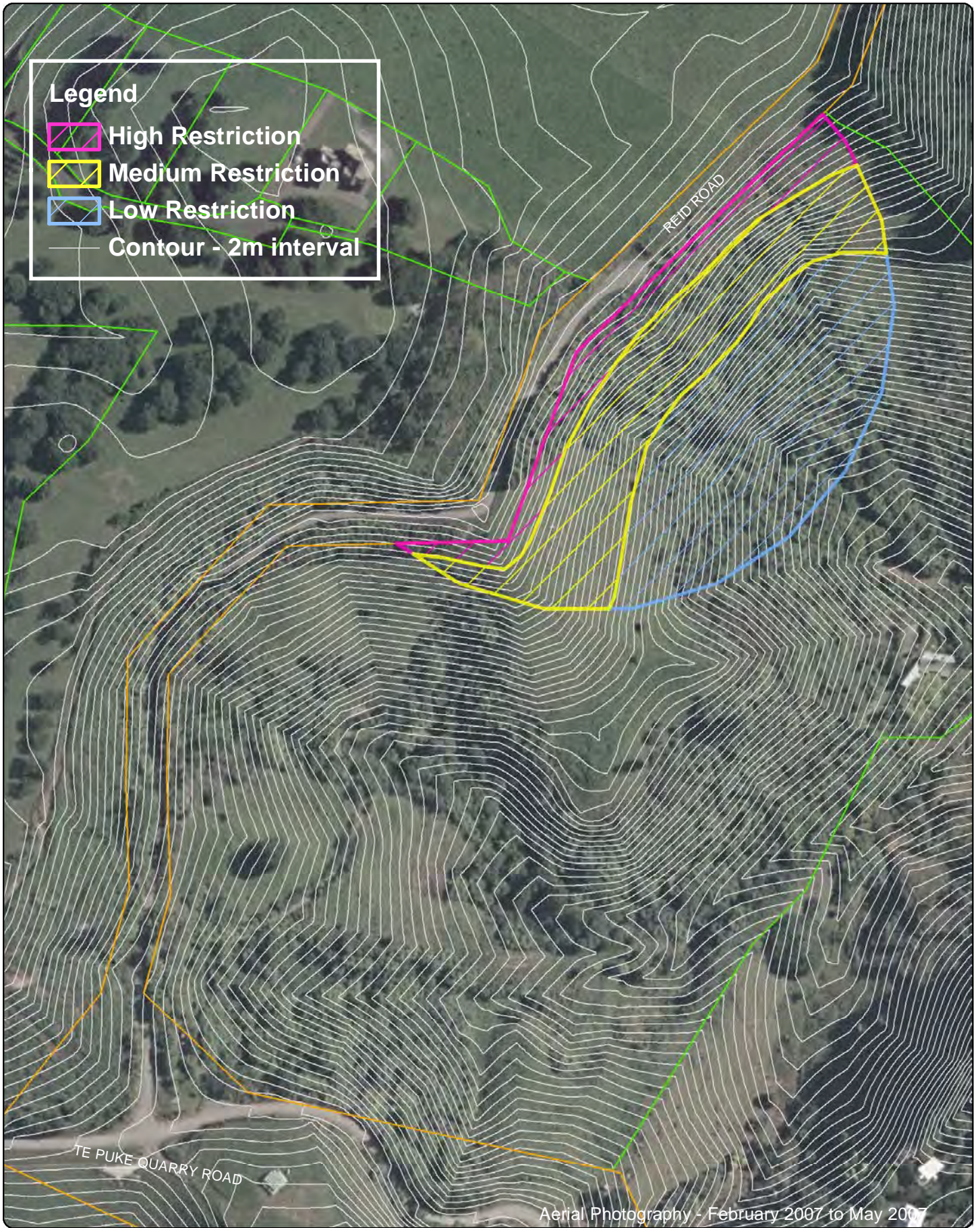
Produced using ArcMap by the Western Bay of Plenty District Council GIS Team.
 Crown copyright reserved. LINZ digital license no. HN/352200/03 & TD093522.
 Location of services is indicative only. Council accepts no liability for any error.
 Archaeological data supplied by NZ Archaeological Assoc/Dept. of Conservation.

Email: gis@westernbay.govt.nz
 Date: 16/05/2012
 Operator: mbl
 Map: E:\Shape\MLB\Map\District Plan - 2012\View Shaft Restriction Areas.mxd





VIEWSHAFT 6
 THE LINDEMANN LOOKOUT
 (MAP D02)



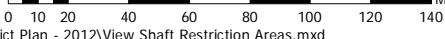


Legend

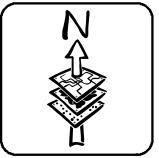
-  High Restriction
-  Medium Restriction
-  Low Restriction
- Contour - 2m interval

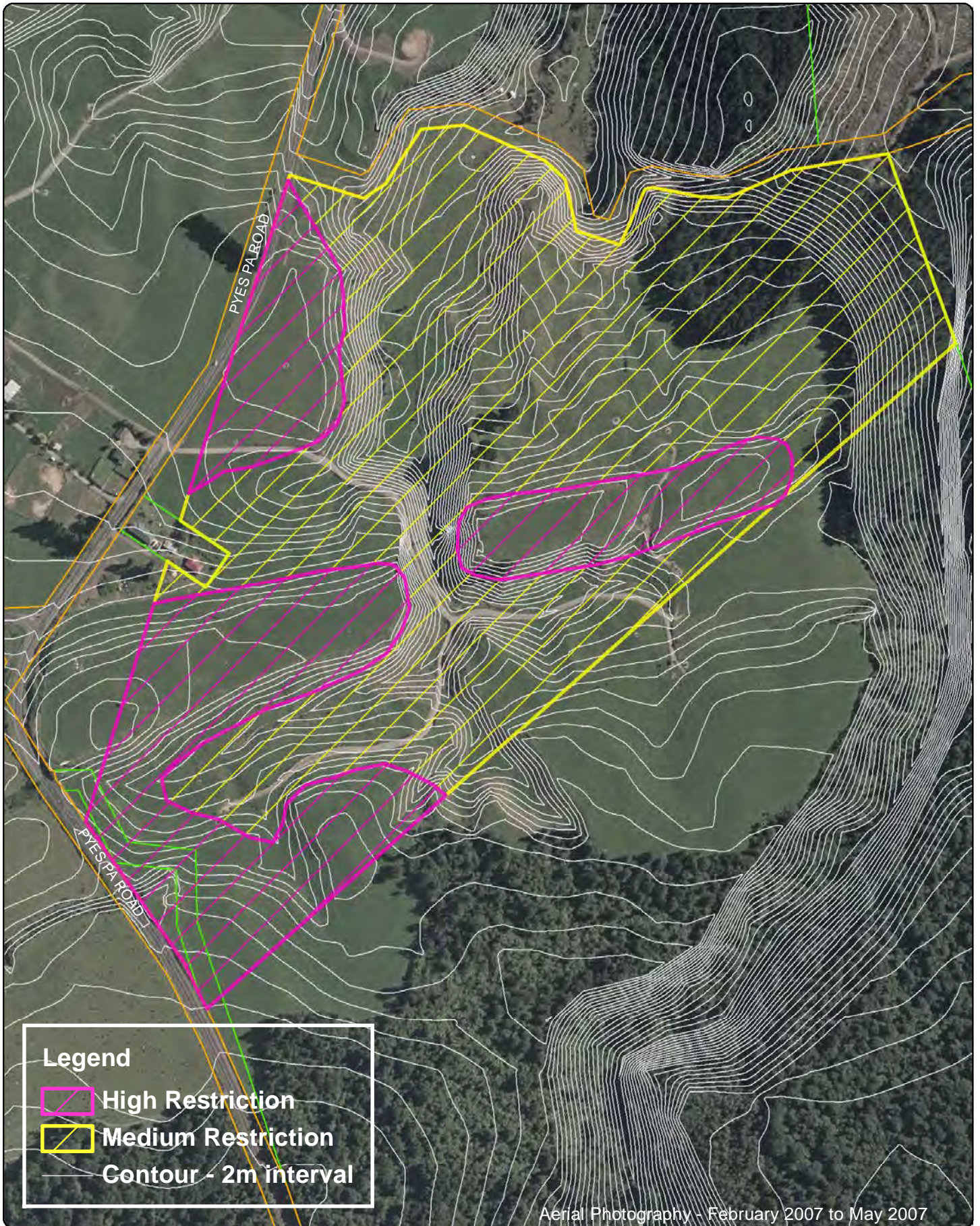
Produced using ArcMap by the Western Bay of Plenty District Council GIS Team.
 Crown copyright reserved. LINZ digital license no. HN/352200/03 & TD093522.
 Location of services is indicative only. Council accepts no liability for any error.
 Archaeological data supplied by NZ Archaeological Assoc/Dept. of Conservation.

Email: gis@westernbay.govt.nz Scale A4 - 1:2,500
 Date: 28/03/2012
 Operator: mlb
 Map: E:\Shape\MLB\Map\District Plan - 2012\View Shaft Restriction Areas.mxd





VIEWSHAFT 7
 VIEW EASTWARD OVER TE PUKE, MAKETU AND PLAINS FROM
 UNFORMED END OF REID ROAD OFF TE PUKE QUARRY ROAD
 (MAP H09)





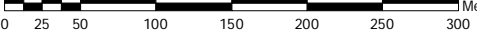
Legend

-  High Restriction
-  Medium Restriction
-  Contour - 2m interval

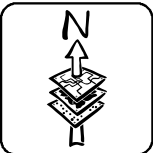
Aerial Photography - February 2007 to May 2007

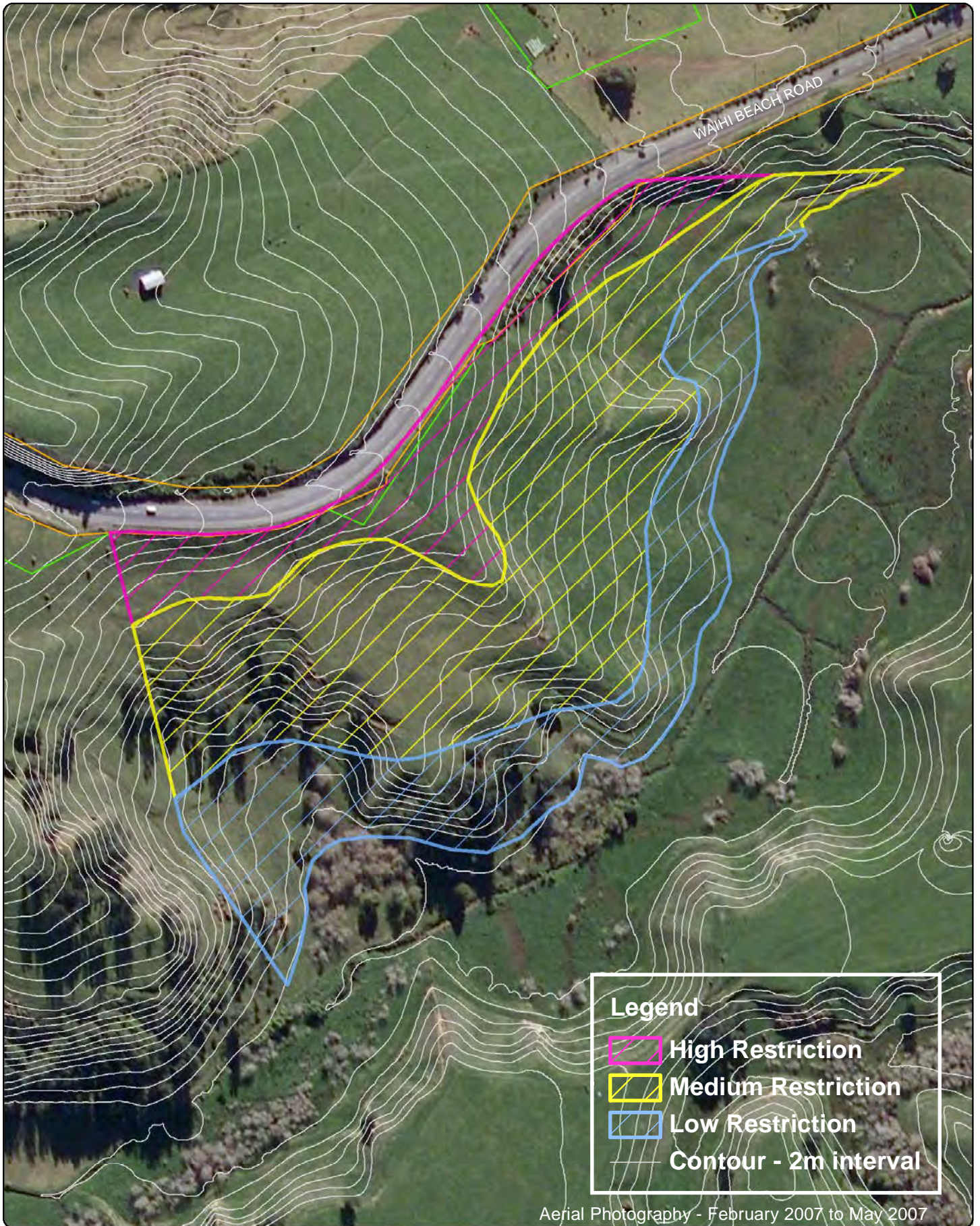
Produced using ArcMap by the Western Bay of Plenty District Council GIS Team.
 Crown copyright reserved. LINZ digital license no. HN/352200/03 & TD093522.
 Location of services is indicative only. Council accepts no liability for any error.
 Archaeological data supplied by NZ Archaeological Assoc/Dept. of Conservation.

Email: gis@westernbay.govt.nz Scale A4 - 1:5,000
 Date: 28/03/2012
 Operator: mlb
 Map: E:\Shape\MLB\Map\District Plan - 2012\View Shaft Restriction Areas.mxd




VIEWSHAFT 8
 VIEW TOWARDS TAURANGA HARBOUR, MT MAUNGANUI,
 MATAKANA AND MAYOR ISLANDS FROM STATE HIGHWAY 36
 (PYES PA ROAD) TRAVELLING NORTH - (MAP I07)



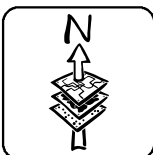


Produced using ArcMap by the Western Bay of Plenty District Council GIS Team.
 Crown copyright reserved. LINZ digital license no. HN/352200/03 & TD093522.
 Location of services is indicative only. Council accepts no liability for any error.
 Archaeological data supplied by NZ Archaeological Assoc/Dept. of Conservation.

Email: gis@westernbay.govt.nz Scale A4 - 1:2,500
 Date: 28/03/2012
 Operator: mlb
 Map: E:\Shape\MLB\Map\District Plan - 2012\View Shaft Restriction Areas.mxd



VIEWSHAFT 9
 VIEW TOWARDS THE SEA FROM WAIHI BEACH ROAD
 (MAPS A03 AND U03)



Part C: Changes to the Operative District Plan 2012

Any changes to rules are shown as follows; existing District Plan text in black and changes (being the culmination of the notified Plan Change and subsequent decisions) are shown in red.

That Section 6 – Landscape is amended as attached.

That maps of each viewshaft showing the 'High, Medium and Low Restriction Areas' are added to Appendix 2 – Schedule of Identified Outstanding Landscape Features (as attached).

Section Contents

Landscape	2
6. Landscape	2
Explanatory Statement	2
6.1 Significant Issues	3
6.2 Objective and Policies	3
6.3 Applicability	3
6.4 Activity Lists	4
6.5 Information Requirements for Restricted Discretionary and Discretionary Activities ...	8
6.6 Matters of Discretion	9
6.7 Other Methods	12

Matakana Island

Aspects of this Section of the District Plan that relate specifically to Matakana Island remain subject to appeal by reason of the following appeals:

- Bay of Plenty Regional Council (ENV-2010-AKL-000096)
- Blakely Pacific Limited (ENV-2010-AKL-000076)
- TKC Holdings Limited and Matakana Investment Group Limited (ENV-2010-AKL-000072)

As such the provisions in this Section of the District Plan that relate to the above have been annotated to indicate existing appeals. This has been done by providing a line in the right hand margin beside the part of the District Plan that has been appealed. Beside these lines is a number which is the *Council* reference to the respective appeals as follows:

- Bay of Plenty Regional Council - 1
- Blakely Pacific Limited - 3
- TKC Holdings Limited and Matakana Investment Group Limited - 35

Accordingly, in regard to provisions relating specifically to Matakana Island, the 2002 Operative District Plan and the 30 January 2010 Decisions Version of the Proposed District Plan remain applicable. In all other cases the 2012 District Plan as operative applies to Matakana Island.

Landscape

6. Landscape

Explanatory Statement

The Western Bay of Plenty District Council has a number of natural features and landscapes that are appreciated by residents and visitors alike for their outstanding visual character and appeal. These features have been formally identified in a landscape assessment and mainly comprise of dominant landform features such as peaks, ridgelines and sharp transitions between landform types such as between land and water. A number of important *viewshafts* from State Highways and public lookouts have also been identified.

These landscape features and views are sensitive to change and their visual quality can be compromised by the individual or cumulative effects of land use and *development* activities which are not in harmony with the natural appearance of the landscape. Over the next ten year planning period, it is anticipated that there will be additional pressure put on these landscapes from subdivision and *development*. To ensure these landscape features are protected and maintained for current and future generations it is appropriate to implement planning controls to ensure potential impacts of *development* are avoided or mitigated.

~~The rules Activity-performance-standards~~ in this Section apply to ~~the~~ all Outstanding Landscape Features identified in Appendix 2 and on the Planning Maps. Specific Landscape Management Areas and rules have been adopted for both the Wairoa River Valley and Tauranga Harbour Margin. The new setbacks which define the extent of these management areas are significantly larger than in the previous District Plan, however they provide a more accurate reflection of the particular vulnerability of these landscapes to inappropriate subdivision and *development*. A set of Permitted Activity standards has been provided to allow *development* to still occur as of right in situations where the effects are deemed to be acceptable.

The Outstanding Landscape Features identified in Appendix 2 are in most cases located on private property. The overall intention of the rules in this section is to not unreasonably prevent *development* within landscape features but rather to ensure that *development* is undertaken in a manner which mitigates its visual impact against the surrounding natural environment.

Lot boundaries provide the overall pattern of landscape that in time determines landscape character. Where possible they should be aligned to reinforce the natural pattern of the landscape.

Existing use rights apply. These include farm management and the management of other land currently used for *production forestry*, woodlots, and quarries.

6.1 Significant Issues

1. The *District* has a number of outstanding natural features and landscapes, the visual quality of which can be adversely affected by inappropriate subdivision, use and *development*.
2. Important *viewshafts* from public locations such as State Highways and public lookouts can be compromised by inappropriate land use and *development* activities.

6.2 Objective and Policies

6.2.1 Objective

The unique visual quality and character of the *District's* outstanding natural features, landscapes and *viewshafts* are protected from inappropriate subdivision, use and *development*.

6.2.2 Policies

1. Within areas identified as being outstanding natural features and landscapes, landscape character should be protected and enhanced by managing the adverse effects of inappropriate land use and *development* activities.
2. Identified outstanding *viewshafts* throughout the *District* should be maintained through the avoidance of inappropriate *development*.

6.3 Applicability

The rules within the Landscape Section apply only within identified natural features and landscapes and identified *viewshafts*. Refer to Planning Maps for general location and Appendix 2 (Schedule of Identified Outstanding Landscape Features) for detailed descriptions. For the purpose of interpretation, the description provided in Appendix 2 shall take priority over the maps with regard to location. ~~The Assessment Criteria in 6.6.1 apply to:~~

~~(a) Activities within natural features and landscapes where such activities are visible from State Highways and identified public lookouts.~~

~~(b) Activities within the Landward Edge Protection Yards Maketu Estuary (S19), and Waihi Estuary (S21) and Tauranga Harbour (S8) and Wairoa River (S7) Landscape Management Areas and Matakana Island (S9) where such activities will be visible from the adjoining waterbody.~~

~~(c) Activities within the Open Coastal Landward Edge Protection Yard (S24) where such activities will be visible from both the adjoining waterbody and the beach.~~

~~(d) Activities within identified *viewshafts* where such activities could compromise the quality of the view or cause or contribute to the obstruction of the view.~~

~~**Explanatory Note:**~~

~~The Tauranga Harbour (S8) and Wairoa River (S7) Landscape Management Areas and Matakana Island (S9) are included as natural features and landscapes within Appendix 2 and extend 300m inland from MHWS (S8 and S9) and the river bank (S7) on Rural Zoned land only.~~

3.13

6.4 Activity Lists

6.4.1 Permitted Activities

In addition to those activities listed as Permitted in the respective zone (or in Rule 10.3) but excluding those listed as Restricted Discretionary in 6.4.3 below, the following are Permitted Activities:

6.4.1.1 Within Identified ~~Outstanding Landscape Features~~ **Natural Features and Landscapes**

- (a) *Production forestry* in landscape feature S9 - Matakana Island.
- (b) Native forest logging under the Forest Amendment Act 1993.

35.15
35.17

6.4.1.2 Within 50m inland from MHWS in the Tauranga Harbour Landscape Management Area (S8) and within 50m from the river bank in the Wairoa River Landscape Management Area (S7), and within 40m from MHWS in the Matakana Island (S9) landscape feature

- (a) Where ancillary to a permitted activity in the Rural Zone – *earthworks* (cut or fill) not exceeding a maximum cumulative volume of 200m³ per *lot* or resulting in a maximum cumulative vertical face of greater than 1.5m. Provided that any face shall be grassed or mass planted.

35.15
3.13

6.4.1.3 Between 50m and 300m inland from MHWS in the Tauranga Harbour Landscape Management Area (S8) and between 50m and 300m from the river bank in the Wairoa River Landscape Management Area (S7) and between 40m and 300m inland from MHWS in the Matakana Island (S9) landscape feature

1.6

- (a) Where ancillary to a permitted activity in the Rural Zone or associated with a *building – earthworks* (cut or fill) not exceeding a maximum cumulative volume of 500m³ per *lot* or resulting in a maximum cumulative vertical face of greater than 1.5m. Provided that any face shall be grassed or mass planted.
- (b) *Buildings* subject to compliance with all of the following Permitted Activity performance standards;
- (i) *Height* 6m (restriction applies only between 50m and 150m inland from *MHWS* and from the river bank);
- Note:**
Rural Zone *height* of 9m applies between 150m and 300m inland from *MHWS* and from the river bank.
- (ii) All external surfaces of *buildings* (excluding glazing) shall comply with the following reflectivity standards:
- Walls* = no greater than 35%;
Roofs = no greater than 25%;
- Explanatory Note:**
The above shall be in accordance with British Standard BS5252 Reflectance Value.
- (iii) No mirrored glass shall be used;
- (iv) No native vegetation greater than 3m in *height* shall be removed as a result of any new *building* and/or access way.

35.15
3.13
1.6

Explanatory Note:

For the purpose of this rule '*buildings*' shall include additions and alterations to existing *buildings* lawfully established prior to 1 January 2010 or granted building consent (and resource consent if required) for which relevant applications were lodged prior to 1 January 2010, which increase the *gross floor area* of that existing *building* by 50% or more.

Except that:

Additions and alterations which do not increase the *gross floor area* of an existing *building* (as described above) by 50% or more shall be exempt from compliance with any rules contained within the Landscape Section of the District Plan.

6.4.1.4 Within Identified Viewshafts

- (a) Removal or trimming of vegetation.
- (b) Native forest logging under the Forest Amendment Act 1993.

6.4.2 Controlled Activities

Those activities listed as Controlled Activities in the respective zone, but excluding those listed as Restricted Discretionary in 6.4.3 following.

6.4.3 Restricted Discretionary Activities

6.4.3.1 Within Identified ~~Outstanding Landscape Features~~ Natural Features and Landscapes (except those addressed by specific activity lists in 6.4.3.2 and 6.4.3.3 following):

- (a) Subdivision (only where additional *lots* are created within ~~an Identified Outstanding Landscape Feature~~ Natural Features and Landscapes and not within the balance area).
- (b) *Buildings.*
- (c) *Earthworks* (cut or fill) resulting in a maximum cumulative vertical face of greater than 1.5m.
- (d) Native vegetation clearance.
- (e) *Production forestry.*
- (f) Works and *network utilities* classified as Discretionary Activities by Rule 10.3.

6.4.3.2 Within 50m inland from MHWS in the Tauranga Harbour Landscape Management Area (S8) and within 50m from the river bank in the Wairoa River Landscape Management Area (S7) and within 40m from MHWS in the Matakana Island (S9) landscape feature

- (a) Subdivision (only where additional *lots* are created within ~~an Identified Outstanding Landscape Feature~~ Natural Features and Landscapes and not within the balance area).
- (b) *Buildings.*
- (c) Where ancillary to a permitted activity in the Rural Zone – *earthworks* (cut or fill) exceeding a maximum cumulative volume of 200m³ per *lot* and/or resulting in a maximum cumulative vertical face of greater than 1.5m.
- (d) Native vegetation clearance.
- (e) *Production forestry.*
- (f) Works and *network utilities* classified as discretionary activities by Rule 10.3.

35.15
3.13
1.5

6.4.3.3 Between 50m and 300m inland from MHWS in the Tauranga Harbour Landscape Management Area (S8) and between 50m and 300m from the river bank in the Wairoa River Landscape Management Area (S7) and between 40m and 300m inland from MHWS in the Matakana Island (S9) landscape feature

- (a) *Buildings* that do not meet all of the Permitted Activity performance standards provided in 6.4.1.3(b) above.
- (b) All *earthworks* (cut and fill) including those ancillary to permitted activities in the Rural Zone exceeding a maximum cumulative volume of 500m³ per *lot* and/or resulting in an maximum cumulative vertical face of greater than 1.5m.
- (c) Removal of native vegetation over 3m in *height*, as a result of any new *buildings* and/or access way.
- (d) The assessment criteria set out in Rule 6.6.1 are applicable only to the extent that they relate to any actual or potential adverse environment effects directly attributable to the particular matter of non-compliance.

35.15
3.13
1.5

6.4.3.4 Within Identified Viewshafts

(a) High Restriction Area

Any of the following activities which exceed 1.2m in *height* above *ground level*.

- (i) *Buildings/Structures*
- (ii) *Fences/Walls* (except a post and wire fence)
- (iii) *Signs* (except *Official Signs*)
- (iv) *Artificial Crop Protection*
- (v) *Works and Utilities* classified under Rule 10.3, excluding those not above *ground level* and street lighting
- (vi) *Earthworks* (fill)
- (vii) *Vegetation* (at maturity)
- (viii) *Production Forestry*
- (ix) *Conservation Forestry*

(b) Medium Restriction Area

Any of the following activities which exceed 5m in *height* above *ground level*.

- (i) *Buildings/Structures*
- (ii) *Signs* (except *Official Signs*)
- (iii) *Artificial Crop Protection*
- (iv) *Works and Utilities* classified under Rule 10.3, excluding those not above *ground level* and streetlighting

- (v) *Earthworks (fill)*
- (vi) *Vegetation (at maturity)*
- (vii) *Production Forestry*
- (viii) *Conservation Forestry*

(c) Low Restriction Area

- (i) *Production Forestry*
- (ii) *Conservation Forestry*

6.4.4 Discretionary Activities

Any activity not listed as a Permitted, Controlled or Restricted Discretionary Activity.

6.5 Information Requirements for Restricted Discretionary and Discretionary Activities

A landscape and visual assessment is to be provided with the application by a suitably qualified person. This assessment shall establish the landscape context taking into account the proposed activity and the affected landscape elements applicable to the *development* site and the immediate surrounding area.

The landscape assessment shall:

- (a) Identify and describe the landscape characteristics of the site and any features of special significance to the surrounding environment.
- (b) Include a site plan that shall identify *lot* boundaries, contours (reduced levels i.e. levels related to a known datum point), landscape types, native vegetation, and other trees over 6.0m in height, waterways, significant adjacent off-site natural features, the location of *buildings* and *structures* (and RL's for roofs), proposed access, fencelines, and the finished landform and levels in relation to the proposed subdivision or proposed works, to clearly demonstrate the protection of the natural landscape character.
- (c) Recommend conditions necessary to mitigate adverse effects or provide positive effects on the landscape including:
 - (i) Controls on the siting, bulk, location and design of *buildings, earthworks* and vegetation removal;
 - (ii) Location and design of roading and associated services;
 - (iii) Planting of vegetation and/or landscaping on public and private lands;
 - (iv) Protection of features of landscape significance or historic heritage;
 - (v) Location and design of fencing.

The level of detail provided with any application shall be related to the scale of the activity and the nature of any effects.

For ease of analysis and consistent administration, the landscape elements as they relate to the Tauranga Harbour (S8) and Wairoa River (S7) Landscape Management Areas and Matakana Island (S9) have been broadly defined into four landscape types as follows:

Harbour plains/river flats: This landscape type is found mostly within the bays, along the harbour margin but also along the margins of the Wairoa River. Generally the estuarine margin is densely vegetated or a sandy beach is found. The depth of the harbour and river plains varies eventually meeting a rolling slopes landscape. The slope for this landscape element ranges between 0-4°.

Rolling hills/slopes: This landscape comprises rolling landscape and can vary from gentle rolling to strong rolling hillsides with deep valleys and dominant ridgelines. In some cases the rolling slopes drop to meet the harbour margin directly with some estuarine margin abutting the edge. Slopes range between 4 - 21°.

Scarps/cliffs: This landscape is found mostly along the varying headlands within the Tauranga Harbour and along the edge of the Wairoa River and its plains. Both scarps and cliffs are steep slopes ranging between 21-90°.

Plateau: This landscape type is found along the varying headlands within the Tauranga Harbour and above steep river cliffs. The plateau in many cases supports a variety of land uses, including horticulture, agriculture and residential housing. The plateau landform ranges between of 0-4°slope.

6.6 Matters of Discretion

6.6.1 Assessment criteria for Restricted Discretionary Activities

6.6.1.1 The assessment criteria in 6.6.1.3 and 6.6.1.4 below apply to:

- (a) Activities within natural features and landscapes where such activities are visible from State Highways or the public lookouts identified within the descriptions of *viewshafts* 5, 6 and 7.
- (b) Activities within Orokawa Bay Unit (S1), the Wairoa River (S7) and Tauranga Harbour (S8) Landscape Management Areas, Matakana Island (S9), Motuhua Island (S14), Rangiwaia Island (S15), Motungaio Island (S16), Maketu Estuary (S19), Okurei Point and Headland (S20), Waihi Estuary (S21) and Pukehina Spit End (S22) where such activities will be visible from the adjoining waterbody.
- (c) Activities within the Open Coastal Landward Edge Protection Yard (S24) where such activities will be visible from both the adjoining waterbody and the beach.

- (d) Activities within identified *viewshafts* where such activities could compromise the quality of the view or cause or contribute to the obstruction of the view.

Explanatory Note

The Tauranga Harbour (S8) and Wairoa River (S7) Landscape Management Areas and Matakana Island (S9) are included as natural features and landscapes within Appendix 2 and extend 300m inland from *MHWS* (S8 and S9) and the river bank (S7) on Rural Zoned land only.

6.6.1.2 In considering an application for a Restricted Discretionary Activity Council is restricted to the following assessment criteria. These criteria can be used as a guide for Discretionary and Non Complying Activities.

6.6.1.3 Within Identified Natural Features and Landscapes

- (a) The extent to which the *development* will maintain, enhance, or avoid adverse effects on, the integrity of the landform and skyline profile. Factors that will be considered include:
- ~~(i) The location of any *buildings, works, structures* (including sign boards) or vegetation within identified *viewshafts*;~~
 - (i) Reflectivity standards relating to the colour and finish of *buildings* (see British Standard BS 5252);
 - (ii) The *height* of *buildings* taking into account the surrounding landscape;
 - (iii) Whether building form or works positively respond to the natural landform contour;
 - (iv) The extent of landform modification and whether the finished landform appears natural;
 - (v) The ability to mitigate effects through landscape planting using native plant species within a timeframe not exceeding five years;
 - (vi) The Design Response Guidelines identified on Page 28 of the Western Bay of Plenty District Council Landscape Review – Assessment of Landscape Management Requirements for the Tauranga Harbour Margins and Wairoa River Valley by Boffa Miskell (October 2008).
- (b) The extent to which native vegetation removal can be avoided having regard to the nature and scale of the proposed activity. For subdivision and *buildings* native vegetation should not be removed except where there is no alternative for building location or access. Subdivision should locate house sites and access outside existing stands of native vegetation.

- (c) The extent and location of *earthworks* having regard to the nature and scale of the proposed activity. For subdivision and *buildings*, *earthworks* shall generally not exceed that required for the *building(s)*, vehicle access and turning, and outdoor living court(s).
- (d) The ability to retain a natural appearance following site *earthworks* and vegetation removal. All disturbed ground should be contoured to be sympathetic to the natural landform and revegetated with species appropriate to the context and use of the site.
- (e) The extent of proposed planting on re-contoured slopes steeper than 1 in 4.
- (f) The extent of visual effects of any works and *network utilities*.
- (g) The extent to which Significant Ecological Features within the visual landscape are avoided, maintained or enhanced (See Section 5).
- (h) The extent to which the location and design of access tracks and roads follow the natural contours, minimise any cut at ridgelines, and mitigate any impact by regrassing/planting. Work should take account of weather and planting times.
- (i) The extent to which new *lot* boundaries and fencing follows natural ground contours. Fences should not be located on the top of ridgelines and where practical should be incorporated into the landform feature within the *lot*. Water courses, areas of native bush and *wetlands* should not be dissected by subdivision or *development*.
- (j) The extent to which *production forestry* is in general accordance with any applicable industry code of practice. Particular regard shall be given to the following matters:
 - (i) Avoiding geometric and unnatural shapes and unnatural orderliness;
 - (ii) Attention to the shape and line of the production forest to blend into the landscape;
 - (iii) Avoiding disruption to the skyline;
 - (iv) Avoiding vertical lines that divide a landscape;
 - (v) Oversowing clear-felled areas with grasses or replanting as soon as possible after felling;
 - (vi) Avoiding areas of high visual profile, particularly around the Tauranga Harbour margin (excluding Matakana Island) and the Wairoa River valley.

6.6.1.4 Within Identified Viewshafts

- (a) The location of activities shall not compromise the quality of the view or cause or contribute to the obstruction of the view.

6.7 Other Methods

- 6.7.1 Bay of Plenty Regional Water and Land Plan with regard to *earthworks*.
- 6.7.2 Negotiation of joint management plans with affected landowners to maintain/enhance the significant *viewshafts* that are threatened by existing vegetation.
- 6.7.3 *District Council* incentives which may be payable for protection covenants
- 6.7.4 Application fees shall be waived for resource consents for activities within Identified Outstanding Landscape Features that would otherwise be a Permitted Activity.







Aerial Photography - February 2007 to May 2007

Produced using ArcMap by the Western Bay of Plenty District Council GIS Team.
 Crown copyright reserved. LINZ digital license no. HN/352200/03 & TD093522.
 Location of services is indicative only. Council accepts no liability for any error.
 Archaeological data supplied by NZ Archaeological Assoc./Dept. of Conservation.

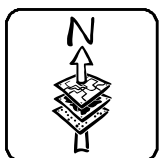
Email: gis@westernbay.govt.nz Scale A4 - 1:3,000
 Date: 11 August 2012
 Operator: mlb
 Map: E:\Shape\MLBMap\District Plan - 2012\View Shaft Restriction Areas - Viewshaft 1.mxd

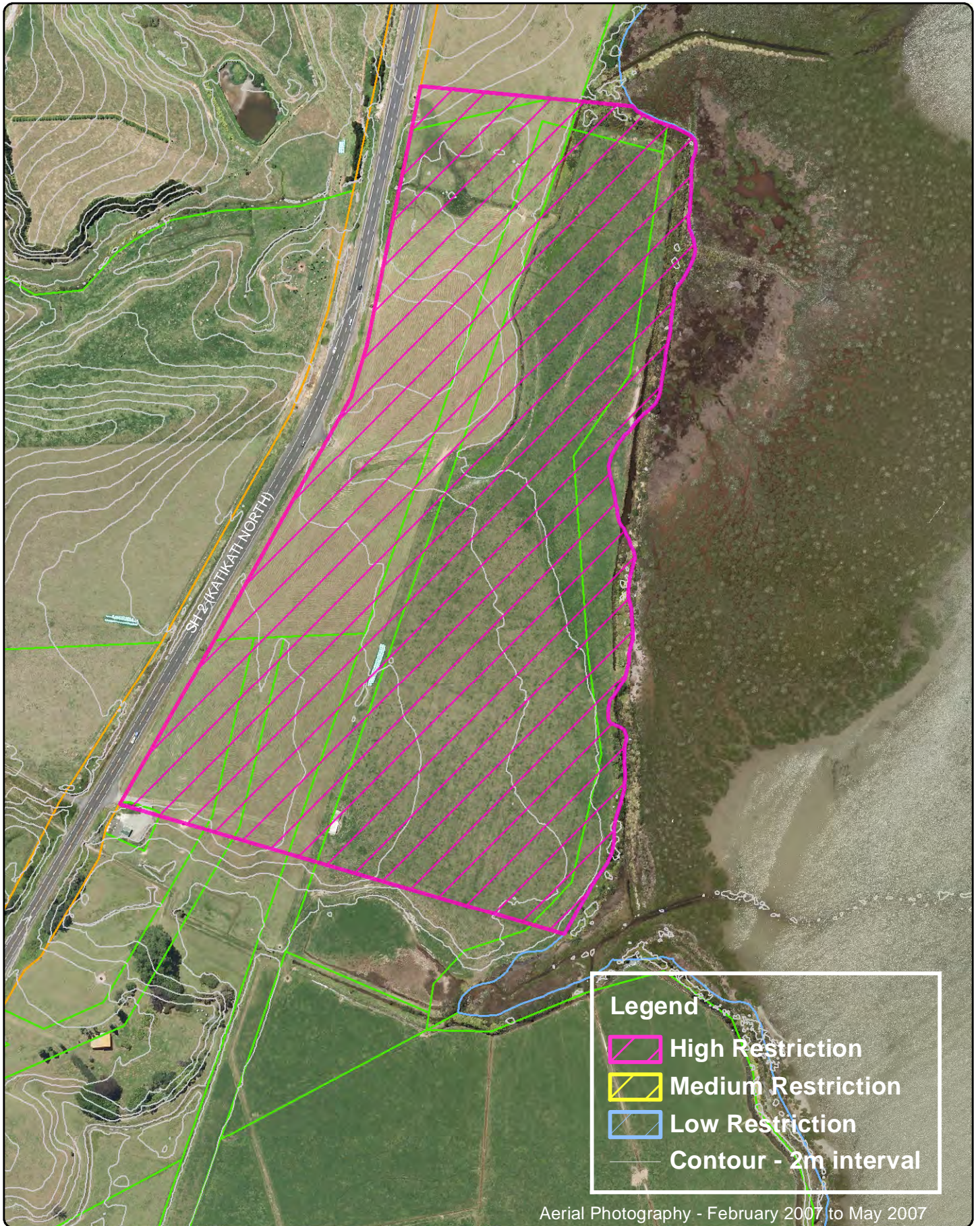
Legend

-  High Restriction
-  Medium Restriction
-  Low Restriction
-  Contour - 2m interval



VIEWSHAFT 1
 VIEW TO TAURANGA HARBOUR AND MATAKANA ISLAND ALONG
 STATE HIGHWAY 2 JUST PAST ATHENREE TURNOFF
 (MAP B03)



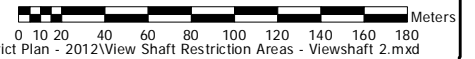


Aerial Photography - February 2007 to May 2007

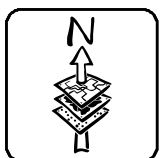
Produced using ArcMap by the Western Bay of Plenty District Council GIS Team.
 Crown copyright reserved. LINZ digital license no. HN/352200/03 & TD093522.
 Location of services is indicative only. Council accepts no liability for any error.
 Archaeological data supplied by NZ Archaeological Assoc/Dept. of Conservation.

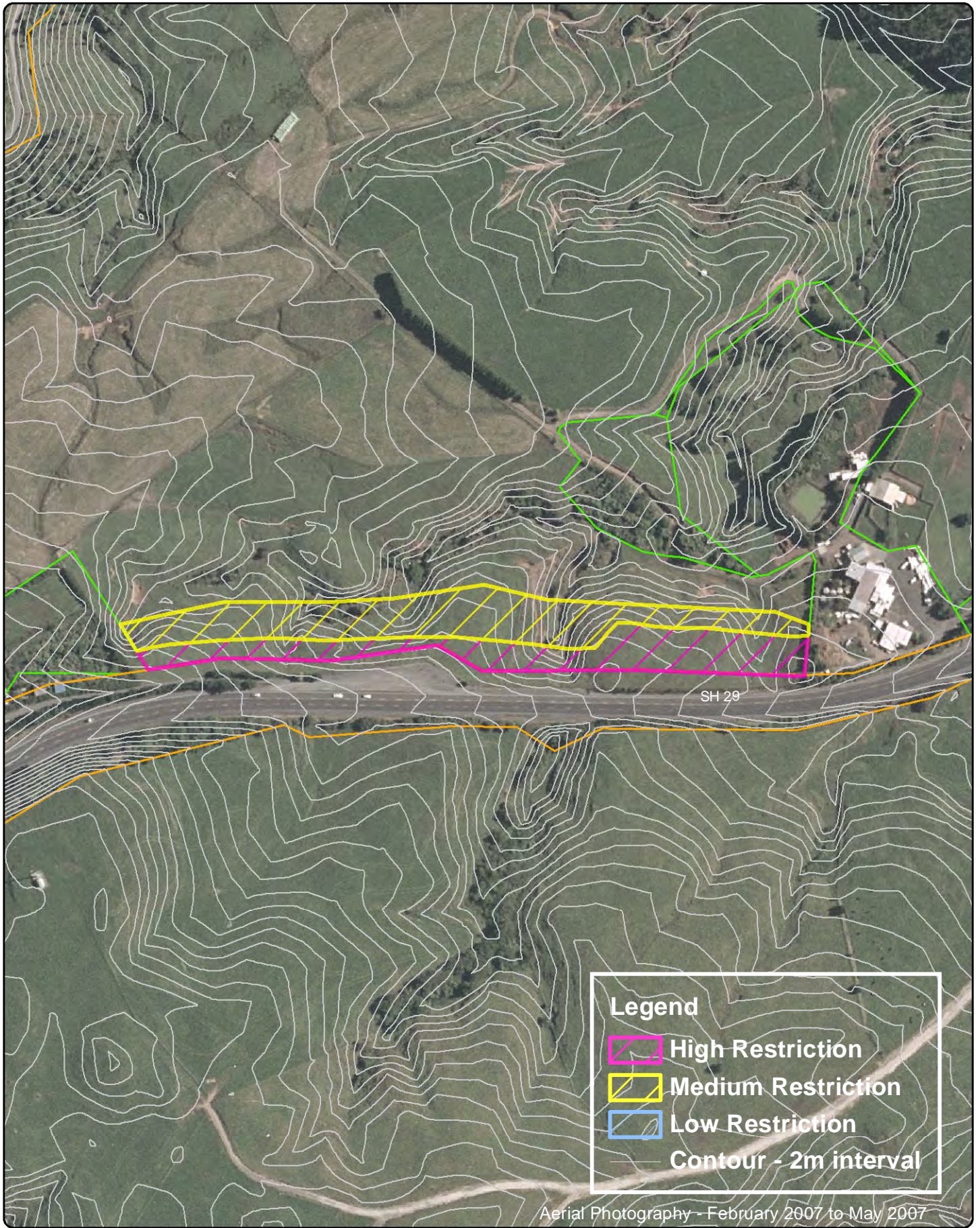
Email: gis@westernbay.govt.nz
 Date: 11 August 2012
 Operator: mlb
 Map: E:\Shape\MLB\Map\District Plan - 2012\View Shaft Restriction Areas - Viewshaft 2.mxd

Scale A4 - 1:3,500



VIEWSHAFT 2
 VIEW TOWARDS TAURANGA HARBOUR FROM STATE HIGHWAY 2
 TRAVELLING NORTH
 (MAPS B03 AND C03)





Aerial Photography - February 2007 to May 2007

Produced using ArcMap by the Western Bay of Plenty District Council GIS Team.
 Crown copyright reserved. LINZ digital license no. HN/352200/03 & TD093522.
 Location of services is indicative only. Council accepts no liability for any error.
 Archaeological data supplied by NZ Archaeological Assoc/Dept. of Conservation.

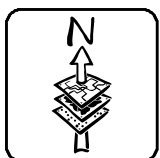
Email: gis@westernbay.govt.nz Scale A4 - 1:3,000
 Date: 11 August 2012
 Operator: mlb
 Map: E:\Shape\MLBMap\District Plan - 2012\View Shaft Restriction Areas - Viewshaft 3.mxd

Legend

-  High Restriction
-  Medium Restriction
-  Low Restriction
-  Contour - 2m interval



VIEWSHAFT 3
 VIEW TOWARDS TAURANGA AND THE SEA FROM STATE HIGHWAY
 29 AT LAYBY EAST OF ENTRY OF THE FORTEX VENI SON FARM
 (MAP 103)






Legend

-  High Restriction
-  Medium Restriction
-  Low Restriction
-  Contour - 2m interval

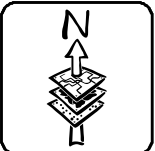
Aerial Photography - February 2007 to May 2007

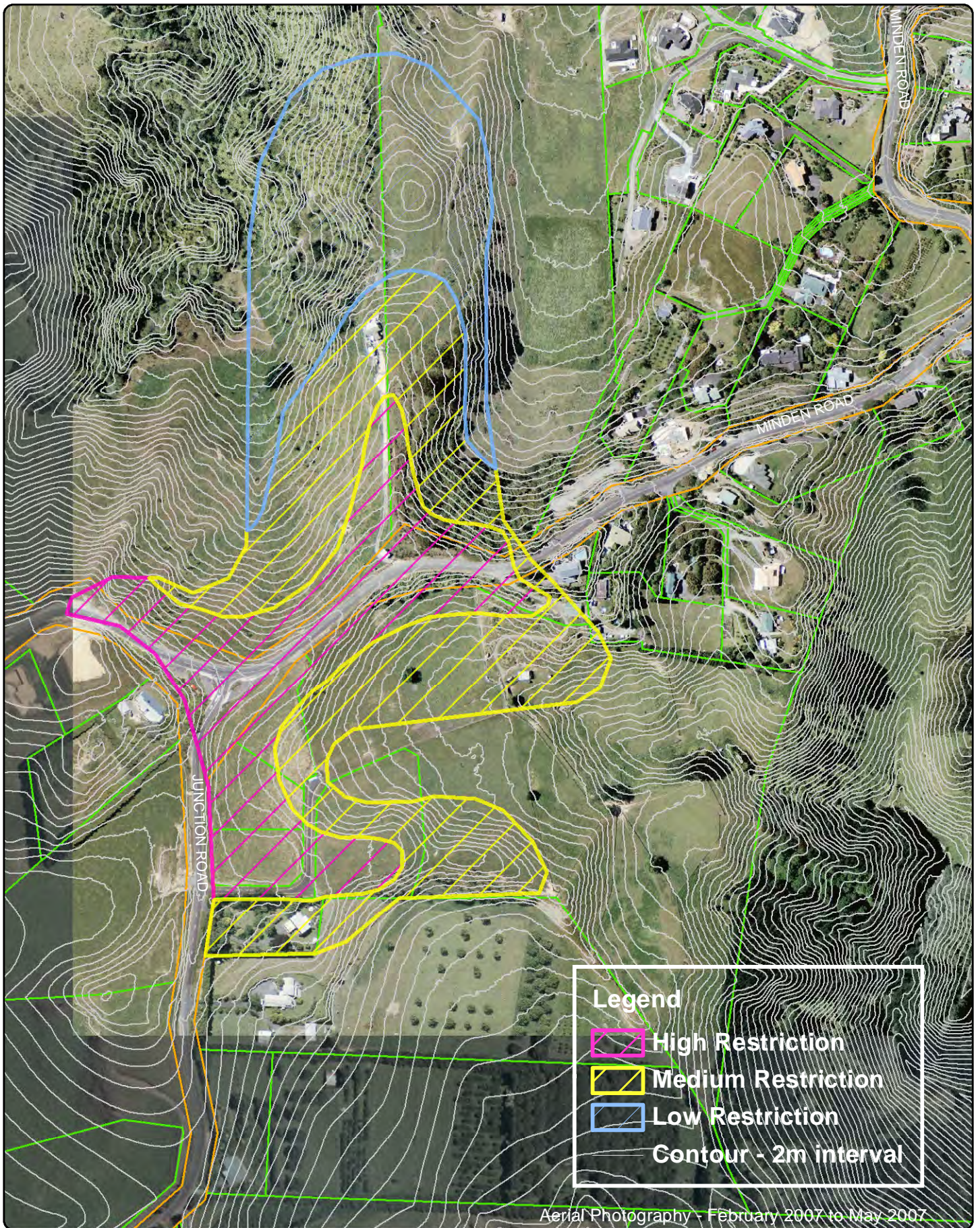
Produced using ArcMap by the Western Bay of Plenty District Council GIS Team.
 Crown copyright reserved. LINZ digital license no. HN/352200/03 & TD093522.
 Location of services is indicative only. Council accepts no liability for any error.
 Archaeological data supplied by NZ Archaeological Assoc/Dept. of Conservation.

Email: gis@westernbay.govt.nz Scale A4 - 1:3,000
 Date: 11 August 2012
 Operator: mlb
 Map: E:\Shape\MLBMap\District Plan - 2012\View Shaft Restriction Areas - Viewshaft 4.mxd




VIEWSHAFT 4
 ELEVATED VIEW FROM RAIL BRIDGE ON STATE HIGHWAY 2, AT
 COAST NORTH EAST OF OHINEPANEA
 (MAP I 16)



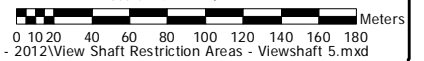


Aerial Photography - February 2007 to May 2007

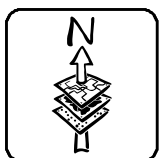
Produced using ArcMap by the Western Bay of Plenty District Council GIS Team.
 Crown copyright reserved. LINZ digital license no. HN/352200/03 & TD093522.
 Location of services is indicative only. Council accepts no liability for any error.
 Archaeological data supplied by NZ Archaeological Assoc/Dept. of Conservation.

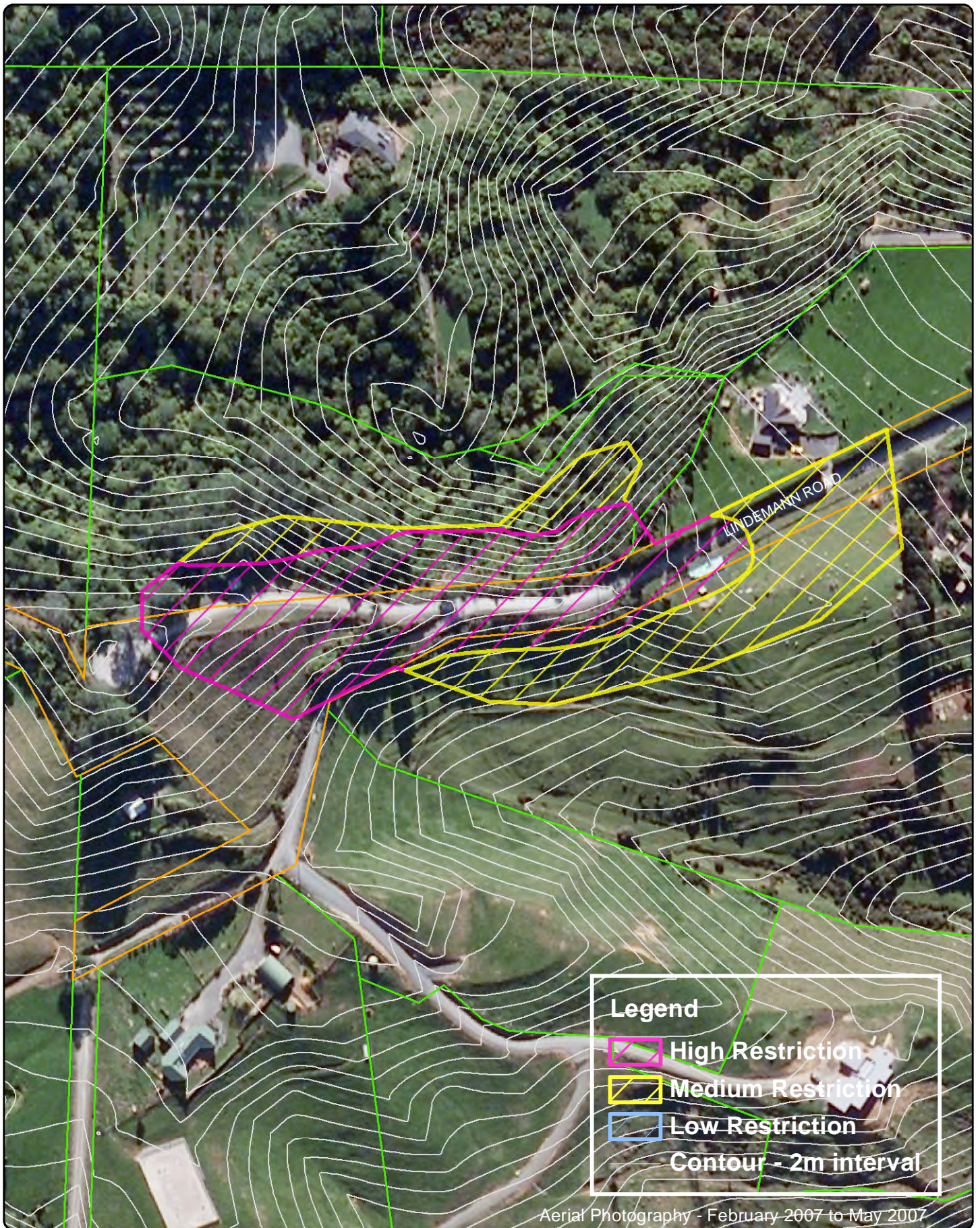
Email: gis@westernbay.govt.nz
 Date: 11 August 2012
 Operator: mlb
 Map: E:\Shape\MLB\Map\District Plan - 2012\View Shaft Restriction Areas - Viewshaft 5.mxd

Scale A4 - 1:4,000



VIEWSHAFT 5
 MINDEN LOOKOUT
 (MAPS GO5, U92, AND U101)



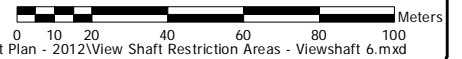


Aerial Photography - February 2007 to May 2007

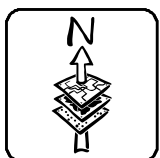
Produced using ArcMap by the Western Bay of Plenty District Council GIS Team.
 Crown copyright reserved. LINZ digital license no. HN/352200/03 & TD093522.
 Location of services is indicative only. Council accepts no liability for any error.
 Archaeological data supplied by NZ Archaeological Assoc/Dept. of Conservation.

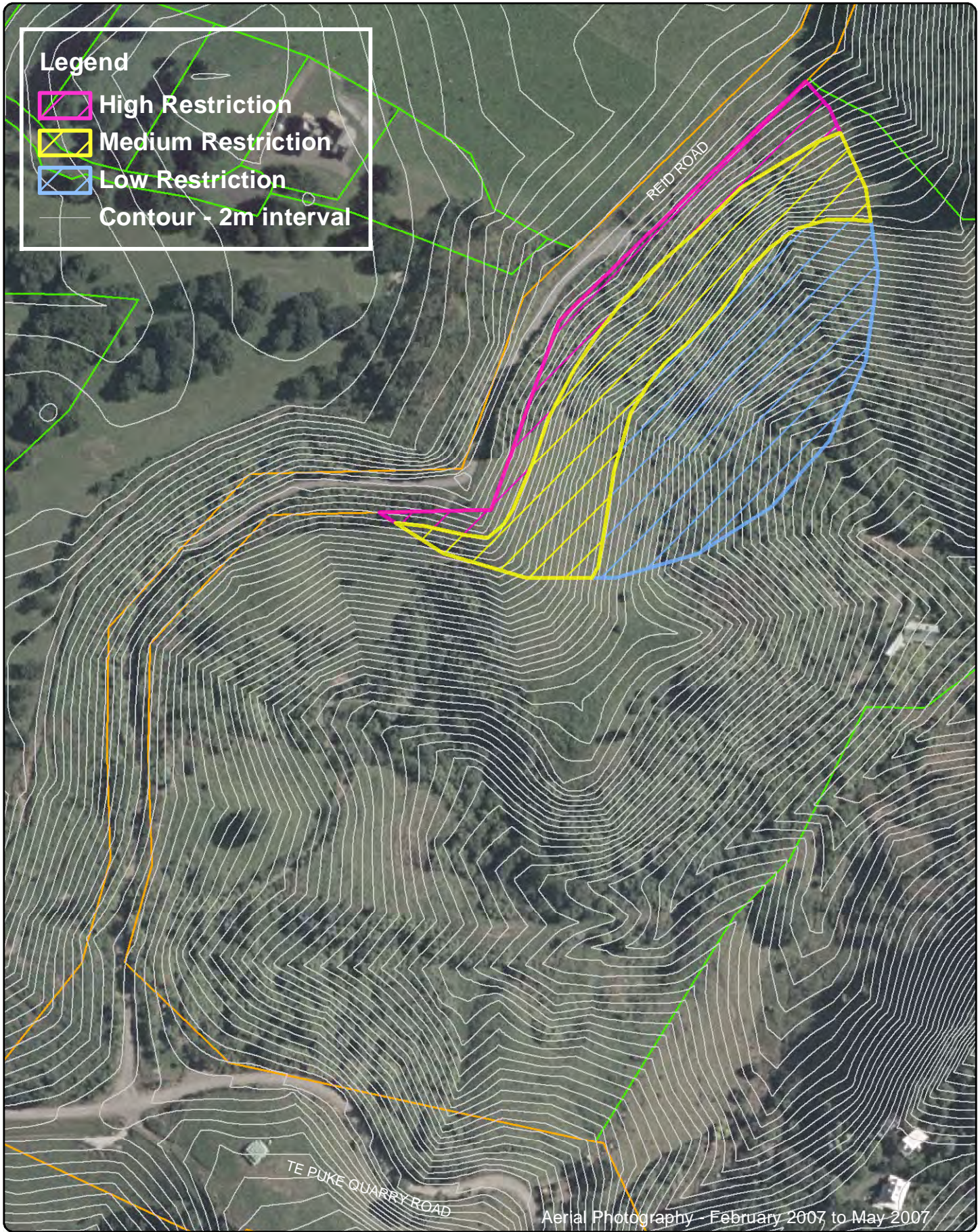
Email: gis@westernbay.govt.nz
 Date: 11 August 2012
 Operator: mlb
 Map: E:\Shape\MLBMap\District Plan - 2012\View Shaft Restriction Areas - Viewshaft 6.mxd

Scale A4 - 1:2,000



VIEWSHAFT 6
 THE LINDEMANN LOOKOUT
 (MAP D02)






Legend

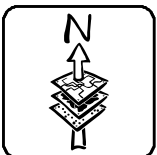
-  High Restriction
-  Medium Restriction
-  Low Restriction
-  Contour - 2m interval

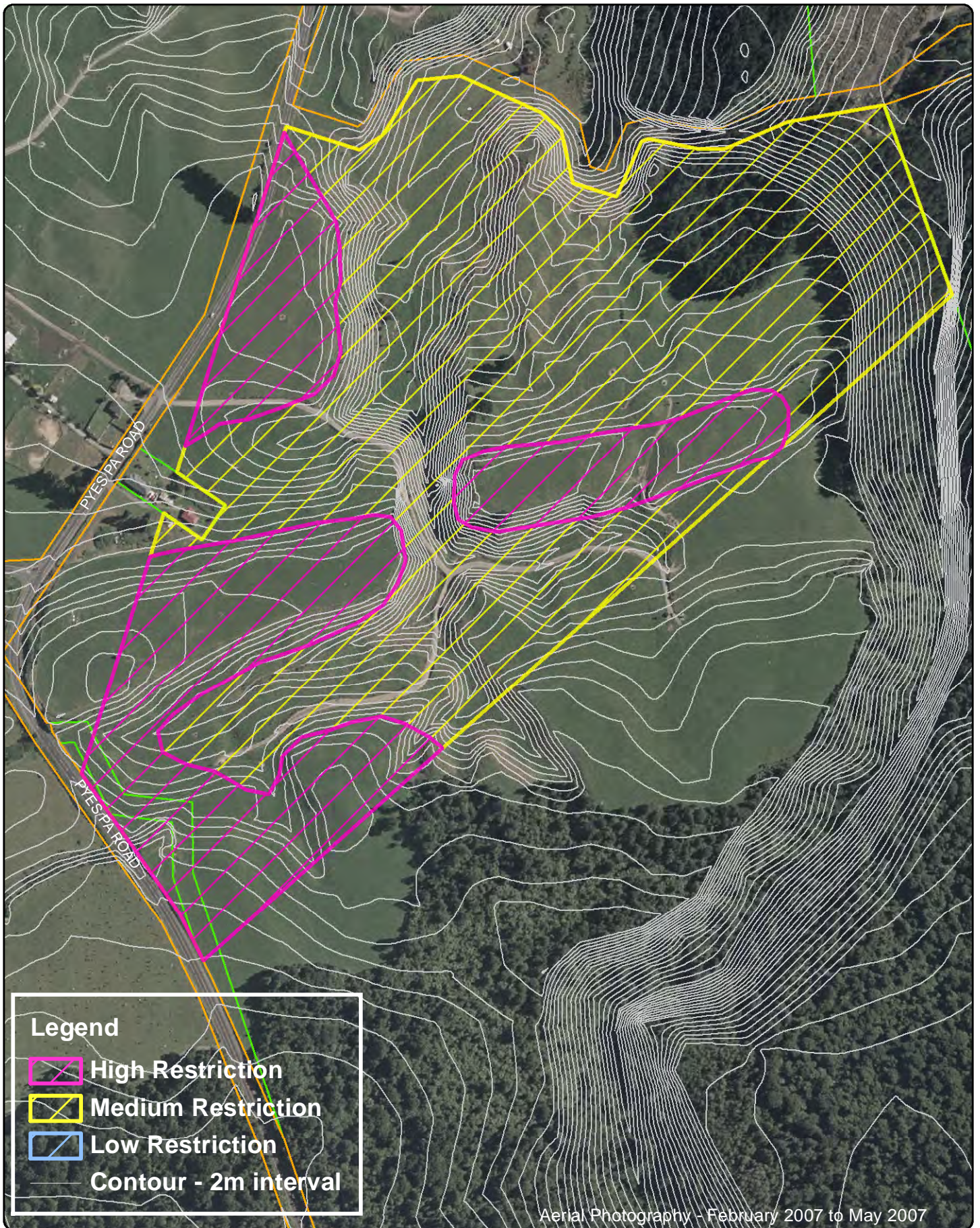
Produced using ArcMap by the Western Bay of Plenty District Council GIS Team.
 Crown copyright reserved. LINZ digital license no. HN/352200/03 & TD093522.
 Location of services is indicative only. Council accepts no liability for any error.
 Archaeological data supplied by NZ Archaeological Assoc/Dept. of Conservation.

Email: gis@westernbay.govt.nz Scale A4 - 1:2,500
 Date: 11 August 2012
 Operator: mlb
 Map: E:\Shape\MLB\Map\District Plan - 2012\View Shaft Restriction Areas - Viewshaft 7.mxd




VIEWSHAFT 7
 VIEW EASTWARD OVER TE PUKE, MAKETU AND PLAINS FROM
 UNFORMED END OF REID ROAD OFF TE PUKE QUARRY ROAD
 (MAP H09)





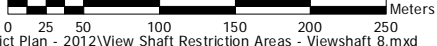
Legend

-  High Restriction
-  Medium Restriction
-  Low Restriction
-  Contour - 2m interval

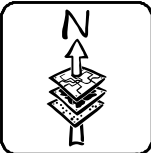
Aerial Photography - February 2007 to May 2007

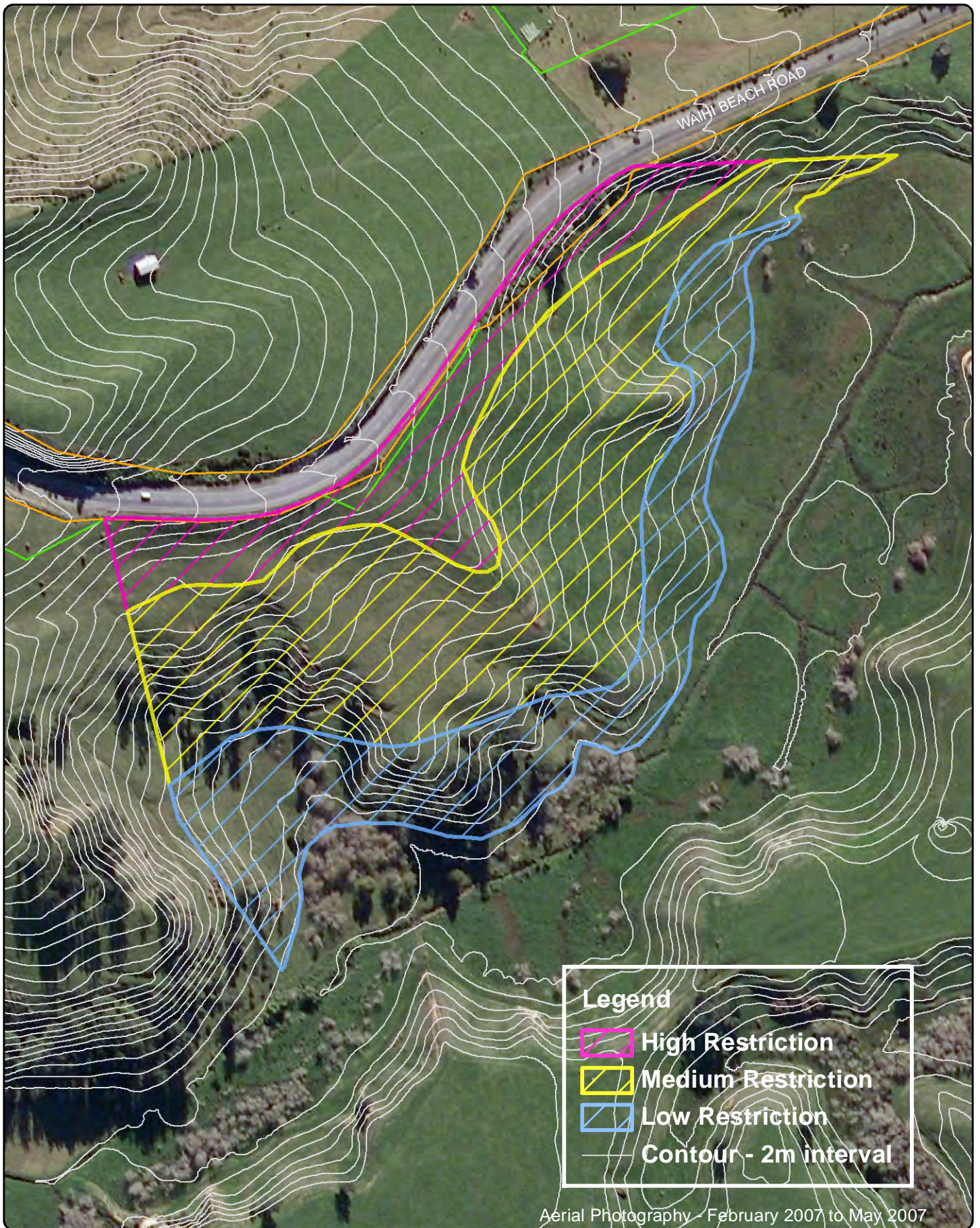
Produced using ArcMap by the Western Bay of Plenty District Council GIS Team.
 Crown copyright reserved. LINZ digital license no. HN/352200/03 & TD093522.
 Location of services is indicative only. Council accepts no liability for any error.
 Archaeological data supplied by NZ Archaeological Assoc/Dept. of Conservation.

Email: gis@westernbay.govt.nz Scale A4 - 1:5,000
 Date: 11 August 2012
 Operator: mlb
 Map: E:\Shape\MLBMap\District Plan - 2012\View Shaft Restriction Areas - Viewshaft 8.mxd




VIEWSHAFT 8
 VIEW TOWARDS TAURANGA HARBOUR, MT MAUNGANUI,
 MATAKANA AND MAYOR ISLANDS FROM STATE HIGHWAY 36
 (PYES PA ROAD) TRAVELLING NORTH - (MAP I07)





Produced using ArcMap by the Western Bay of Plenty District Council GIS Team.
 Crown copyright reserved. LINZ digital license no. HN/352200/03 & TD093522.
 Location of services is indicative only. Council accepts no liability for any error.
 Archaeological data supplied by NZ Archaeological Assoc./Dept. of Conservation.

Email: gis@westernbay.govt.nz Scale A4 - 1:2,500
 Date: 11 August 2012
 Operator: mlb
 Map: E:\Shape\MLBMap\District Plan - 2012\View Shaft Restriction Areas - Viewshaft 9.mxd



VIEWSHAFT 9
 VIEW TOWARDS THE SEA FROM WAIHI BEACH ROAD
 (MAPS A03 AND U03)

