



# Coromandel Coastal Zone Review

Undertaken on behalf of Thames-Coromandel District Council



# Executive Summary

## Task and Purpose

The Coromandel Coastal Zone Review was commissioned by Thames-Coromandel District Council to provide an overview of the present pattern and character of the Coromandel Coastal Zone and the coastal settlement and housing within it.

The aims of this Review are to compare present coastal land-use and settlement pattern and character with that anticipated by the current District Plan, and to draw out principles to assist with policy development within the present District Plan Review.

The Review undertook a two-stage assessment of, firstly, the Coromandel coastline and, secondly, the settlement within it by use of the coastal images gathered by the Council Seaview survey in 2009.

The findings and observations of these two assessments form the basis of the main report findings and recommendations.

In addition an overview of the current Thames-Coromandel District Plan issues, objectives, policies and rules, that currently apply to the Coastal Zone and coastal development, was undertaken. This forms the first section of the report, and the basis of the review of the coastal housing areas.

The review of coastal housing was undertaken by considering the areas of coastal settlement and housing against a broad framework of the objectives, policies and rules that apply within the current District Plan and within the coastal boundaries of each District planning area.

## Findings

1. The Review found that the District Plan contained a comprehensive range of landscape and settlement policy, and assessment criteria that considered the potential effect of development on existing coastal and settlement values. The potential rehabilitation of the coastal environment was found to be a key consideration of the consent of coastal development.

However the majority of this policy was found to apply to coastal subdivision, and housing, while most new development is being undertaken through existing provision of the Coastal Village and Coastal Residential policy areas, and where a lower design threshold applies.

2. The assessment of coastal settlement and housing considered that approximately 73% of existing coastal settlement met the pattern and form anticipated by the current District Plan. The other approximate 27% of sites that were considered to fall outside the intended pattern exhibited a range of issues that included:

- The appropriateness of the settlement location
- Off-site effects of the development on surrounding coastal and settlement values
- Scale and form of the development and the structures within it
- Associated site effects of access ways, earthworks, and vegetation removal

## Recommendations

Recommendations were made on basis of the Review findings and include:

### 1. Landscape management:

- To take a strategic approach in identifying valued areas of coastline, and to divide the coastline into smaller administrative areas
- To distinguish between developed and undeveloped areas of the coastline in policy application

## 2. Policy:

- To provide definitions of landscape and natural character that draw on the recent District Assessments of Landscape and Natural character and reflect the relevant sections of the Resource Management Act (1991), and the New Zealand Coastal Policy Statement (2010)
- To provide for transferrable development mitigation measures, to enable the rehabilitation and protection of shoreline features within existing areas of settlement and other coastal areas

## 3. Guidelines:

- To develop non-binding regulatory design guidelines for subdivision and housing development, and mitigation planting

## 4. Rules and Standards:

- To make housing within Coastal Residential policy areas a restricted discretionary activity on the basis of non regulatory guidelines for subdivision and housing development, and mitigation planting
- To make provision for 400m<sup>2</sup> lots sizes within Coastal Residential policy areas as a restricted discretionary activity on the basis of a comprehensive development plan
- To make the location of access ways a restricted discretionary activity where visible within the coastal environment
- To restrict retaining wall heights to 1.5m when visible within the coastal environment.
- To restrict excavation to a maximum depth of 2m for benching platforms when visible within the coastal environment

This report has been prepared for:

Mr Leigh Robcke

District Plan Manager

Thames-Coromandel District Council

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# Introduction

## Coromandel Coastal Settlement Review: Part A

### 1.1 Coromandel Coastal Zone Review

The Coromandel Coastal Zone Review ('Review') was commissioned by Thames-Coromandel District Council ('Council') as part of a wider review of the Thames-Coromandel District Plan-Operative (April 2010) ('District Plan'). The Brief sought an overview of the Coromandel coastal environment and a monitoring review of settlement within it, and to add value to the recently completed District assessments of landscape and natural character.

The aims of this Review are to compare present coastal land-use and settlement pattern and character with that anticipated by the District Plan, and to draw out principles to assist with policy development as appropriate.

In addressing these aims the Review undertook a two-stage assessment of, firstly, the Coromandel coastline and, secondly, the settlement identified within it. The findings and observations of these two assessments form the basis of this report and recommendations.

This report contains an overview of the approach of the current District Plan to coastal development, an outline of the recently completed District landscape and natural character assessments, and the Review findings. Summaries of the assessment of coastal character and settlement are appended for further reference.

### 1.2 Methodology

The Review is a desktop study that is based on coastal photographs collected by the Council Seaview survey in 2009, and used these photographs to review those settlements that are visible from offshore, and lie within the Coastal Zone. The boundaries of the Coastal Zone were taken to be between mean high water and the first inland ridge, or significant change in landuse.

The other reference sources included the District Plan and aerial photographs taken in 2002 and 2006, and located on the Council website ([www.tcdc.govt.nz](http://www.tcdc.govt.nz) - 'Location Map' and select 'Roads and Aerials' from drop down menu labeled 'default').

Both the coastal and settlement assessments are broad scale in approach and seek to compare coastal development against the pattern implied by relevant District Plan issues, objectives, policies, and rules, rather than evaluate the relative quality of individual areas.

The coastal assessments were undertaken by individual District planning area and provide an update of the overviews, provided in District Plan S860, with a Coastal Zone focus. The settlement assessments vary slightly, depending on site and policy, but all considered the following points:

- The landscape setting and its key features
- Settlement form, character, and scale relative to setting and the shoreline
- Comparison with District Plan objectives and policies

Images from the Seaview survey are included throughout the Review, and are identified by viewpoint and place name; for example V484, Kuaotunu Village. Where the viewpoint is not included as an illustration it is placed in brackets, for example (V484). In these cases the image can be located, by viewpoint number, on Council's website. (<http://www.tcdc.govt.nz/Services-A-to-Z/Maps--Geographical-Data-GIS/Seaview/>)



# Review of District Plan Approach and Policy Provisions

## 2.1 Overview

The District Plan's approach to coastal management has two main objectives: it seeks to protect natural coastal values; and provide for appropriate development. These goals are set out in District Plan S212.3 and the objectives are to recognise, protect and enhance outstanding District natural features and landscapes, and to recognise, protect, and enhance natural character, as appropriate.

The potential for appropriate development is supported by the provision of coastal rehabilitation, through mitigation planting, within supporting coastal policy.

There are two main categories of coastal development that are addressed by the District Plan. The first category includes development within established coastal settlement areas, while the second provides for new coastal subdivision and housing proposals. The key difference between the two categories is that extension of development within existing settlement areas is anticipated by the Plan, while the second is not formally provided for and its location and detail is determined by consent application, negotiation, and assessment, rather than by designation.

Most medium to larger settlement is located within Coastal Residential and Coastal Village policy areas, and the majority of these settlements predate the current District Plan. Additional dwellings within Coastal Residential areas, and are subject to a limited level of design review. Only bulk, location and height standards apply within Coastal Village areas.

Subdivision in the wider coastal environment (Coastal Zone – Outside All Policy Areas) effectively creates a new residential site/area and attracts a full assessment of effects, and often involves public notification. The consenting of final house site location and design follows subdivision approval and is not subject to the same level of discretion, but is still assessed to a greater degree than housing within established coastal residential policy areas.

At present the majority of coastal housing development is undertaken within existing Coastal Residential policy areas, and where provision has been made, while much of the policy provision for coastal development and assessment is applied to subdivision and development within the wider coastal environment.

## 2.2 District Plan Approach

The District Plan is structured around the main resource management issues that arise within the District, and the provision of objectives, policies, rules, and assessment criteria that address them while providing for the ongoing 'social, economic, and cultural wellbeing' of the District (Resource Management Act (1991), Part II, section 5 (2)).

The objectives and policies of the District Plan are applied through the technique of zone mapping and activity rules. Each zone determines a broad range of anticipated activity, within which additional policy areas can supplement or refine. Most coastal development within the Coromandel District falls within the Coastal Zone, with the Coastal Village and Coastal Residential policy areas providing for the main settlement areas within it. Subdivision consents effectively create additional coastal residential sites, albeit sometimes quite limited in size.

Provision for coastal settlement is also made through the development and designation of Structure Plans. These are similar to sub-policy areas but apply a separate set of rules to a particular site. Structure plans have been used to apply some of the more specific environment development controls within the District, although this approach is not required by the rules applying to their creation.

In addition the District Plan contains a landscape planning and coastal management framework that draws on the Coromandel District Landscape Evaluation, undertaken by Boffa Miskell Ltd in 1997 ('BML Assessment')

The approach includes two main strands that consider the characteristics, values, and potential of the terrestrial and coastal land areas of the eight planning areas that comprise the District, and provide environmental, management and development objectives the areas within them. Coastal policy provision is a significant factor within this approach.

## 2.3 Policy: S212 Landscape and Natural Character

District Plan S200 sets out resource management issues for the District, and the objectives and policies that apply to them. S212 'Landscape and Natural Character' and S213 'Settlements and Amenity' are the Issues most relevant to coastal development. Issue S211 'Biodiversity' also applies but its focus is more on coastal and inland forest areas, rather than shoreline issues per se. Policy seeks to protect ecological linkages within subdivision, and support development where restoration planting can be obtained as part of the process (S211.5.2)

Issue S212 'Landscape and Natural Character' provides an overview of landscape character and natural character, including definitions, and sets out District landscape issues, and the objectives, policies and methods to address them (Appendix One, Table Table A1.1: Summary of S212 Landscape and Natural Character & S213 Settlements and Amenity Values).

The thrust of S212 policy provides for:

- Protection of outstanding natural features, landscapes, and the natural character of the coastal zone (S212.3.1, S212.3.2, & S212.4.1)
- Provision for coastal development where it enhances existing character or leads to the rehabilitation of the coastal environment (S212.4.2 & S212.4.4)
- The prevention of adverse development effects (212.4.1)

Landscape character is described in a general framework of landform, landcover, landuse and how these interact to provide character variation (S212.1). This broad definition is then developed by an analysis of the landscape framework of the Peninsula and coastal areas, and is based on the identification of its 'key landscape elements' (S212.1.5).

Brief guidelines are provided for the protection or development of the five terrestrial and ten coastal landscape elements that are identified. Seven coastal elements are considered as suitable for development and are summarised as follows.

### Bays

- Contain streams and flat land and have a discrete enclosed character and smaller scale
- Development potential through natural landform and vegetation pattern and through clustering or separation of buildings and avoidance of sky line development

### Sandy Bays with Rocky outcrops

- Small valley bottoms and bays with enclosing ridges extending out to small headlands
- Development: On lower valley slopes and bottom and back beach areas and through integration of existing settlement through additional development
- Avoid small headlands and steep slopes

### Rocky Coastlines

- Steep cliff-like backdrop, or with small valleys and gentle foothills and varied contour
- Development: In bays if steep hills and headland areas are avoided and access is considered carefully
- Rehabilitation opportunities apply

#### Tidal bays with small headlands

- Broad tidal bays incorporate estuaries, ridges and headlands (for example, the South-west coastline)
- Development: In flatter back-bay areas and side slopes
- Avoid headlands and ridge

#### Stony Shorelines with Tapering Foothills

- Rocky shoreline at the toe of ranges with small valleys and more enclosed areas where rivers meet coastline. Pohutukawa are a dominant coastal element
- Development potential but low capacity to absorb visual change due to open character

#### Outwash Plains

- Western beaches and small plains at river mouths on the western coastline
- Vegetated backdrop and narrow river valley extending into Ranges
- Development limited to areas that do not require river protection work

#### Headlands and Peninsulas

- Prominent elements sensitive to landuse change; these contribute to perception of naturalness
- Development: if components of skyline, natural edge and landform and landscape pattern are protected and reinforced

The potential and constraints for coastal development identified in S212.1.5 reflect the two principles of protecting coastal areas and providing for the integration of coastal rehabilitation and development. However several issues result from the 'site based' approach that underlies the guidelines, and include assessing the value of a proposed site relative to the wider District, and the type and scale of site that the guidelines are applicable to.

Under the present approach each site is considered on its merits, but surrounding areas of higher landscape or natural character value are not formally reviewed, as the key landscape elements were themselves considered to be the outstanding natural features and landscapes of the District (212.4.1).

The key landscape elements were not fully adopted as the areas of higher landscape value, as intended, and the lack of inclusion of other maps of higher value landscape and natural character areas has proved a weakness in assessment.

The approach taken by the guidelines seeks to integrate development into the existing coastal landscape and appears most applicable in areas that have not been developed, or are partially developed, and are contained in terms of location or catchment (Figure One: Coastal Landscape Elements).

Larger sites, and those where there is existing development, are more difficult to assess on this basis, and appear to require additional guidelines that indicate the approach to subdivision and building design, and the scale and pattern of development that Council considers appropriate.

Further guidelines for appropriate development were included in the 1997 Assessment, and are partly expressed in subsequent District Plan assessment criteria but separately from the S212.1.5 (BML Assessment - Section 7). These indicate that all development should be considered in respect of:

- The nature of the activity
- The location and siting of the proposal
- The scale of the proposal
- Detailed design, built form and colour

Regardless of these subsequent issues the key landscape elements provide the only landscape baseline within the current District Plan and the starting point for most Coastal zone development assessments.





V201 Rocky Coastline



V302 Bays



V630 Sandy Bays with Rocky Outcrops



V906 Stony Shoreline with Tapering Hills



V973 Headland and Peninsula



V1294 Tidal Bay with Small Headland



V1380 Outwash Plains



Natural character is defined in broad terms within the District Plan that consider the level of modification of the landscape, and the presence, and intactness, of indigenous ecosystems as contributing to higher values (S212.1.3). Historical and cultural aspects are also considered as factors.

The recently completed District landscape and natural character assessments also define natural character in respect of the degree of modification and existing development, and the natural and ecological processes that are present, but restrict that assessment to the coastal environment (Review section 3.0).

The rehabilitation of degraded coastal landscapes through appropriate development is central to the consent process and mitigation. Policy S212.4.2 requires Council to 'encourage and provide' for rehabilitation and Conservation Lots are a further response (S752). However no working definition of 'degraded' is provided, and the potential off site effects of development are not addressed. This issue is relevant when access may be provided to previously undisturbed coastal areas through the development of adjacent land.

Adverse effects are defined with respect to physical form, potential effects on natural and landscape character (key landscape elements) and scale and location (S212.2.2) but how to measure the cumulative effect of development is not addressed.

## 2.4 Policy: S213 Settlement and Amenity Values

Issue S213 Settlements and Amenity Values addresses settlement and develops the theme of design and settlement pattern that is appropriate to its coastal context, including:

- Coastal settlement and landscape, natural character and amenity values (S213.2)
- Protecting sensitive coastline through containment of settlement (S213.3.2)
- The requirement for subdivision design and built form to consider surrounding landscape character and amenity values (S213.4.1)
- The form and scale of development should be 'in accordance' with existing landscape character in Coastal Village and Coastal Residential areas (S213.4.3.2)

S213 is concerned with coastal settlement areas, rather than individual coastal housing, but it links built form to coastal landscape and natural character values, and its provisions are applicable to both situations (Appendix One, Table A1.1).

Of these provisions the requirement that form and scale of development are to be 'in accordance' with existing landscape character within Coastal Village and Coastal Residential areas is the most directive.

## 2.5 Zones

The policy areas that are intended for settlement within the wider Coastal zone include Coastal Village and Coastal Residential policy areas, and the 'Iwi Kainga' zone. Residential development is a permitted activity within the Coastal Village policy area subject to meeting bulk, height and location standards, whereas housing within the Coastal Residential policy area is a controlled activity and housing consents require a limited design review. This design review is applied through the provisions of S213, particularly S213.4.1 and S213.4.3.2, and the design lines set out for most Coastal Residential areas (S853.2).

Subdivision and development is a discretionary, or a non-complying, activity in the Coastal zone and requires a full assessment against the requirements of S212 and S213 (Table One: Summary of Coastal Zone and Residential Policy Areas).

In practice the majority of larger settlements are established as Coastal Village areas, and medium and smaller sized settlements are established as Coastal Residential areas. Smaller settlements are anticipated by the Plan as being sited in more sensitive coastal locations, and therefore require a more extensive housing design review.

The District Plan also includes Recreation Active and Recreation Passive, Open Space, and Conservation zones and these imply an increasing level of protection from development. There are very few Conservation zones within the immediate coastline and the Recreation Passive zone is often applied in areas that include extensive coastal forest vegetation.

**Table One: Summary of Coastal Zone and Residential Policy Areas**

Zone	Objectives
Coastal Zone S332.1.3	Preserve character where geological features, landform, landscape, natural environment, biodiversity, archaeological, cultural/heritage values are dominant
Iwi Kainga S337.3.1.1)	Facilitate/provide for expression of Maori values at locations where Marae are already established or development is proposed. Underlying zone objectives are those of the Coastal zone
Coastal Residential S332.4	Retention of small coastal 'bach' settlements, where new housing is limited, apart from re-development. Landform and natural character values are expected to dominate
Coastal Village S332.5	Allow housing and compatible activities in a coastal setting that is not visually sensitive or high in natural character

## 2.6 Rules for Coastal Subdivision

Rule S750 provides for subdivision development in the coastal zone as a discretionary activity. The discretion that Council may apply to applications includes a range of resource management considerations for the ongoing use of the land. Landscape factors and effects on the Coastal environment are provided for in the assessment criteria of S851.5 (Appendix One, Table A1.2: Summary of Coastal Subdivision and Housing Design Criteria)

Rural subdivision can occur if a title contains a minimum of 40ha and each subdivided lot has an average net lot area of 20ha (S751.1 & S751.3). Coastal subdivision includes rural subdivision and falls under the Rules for Coastal Areas Outside All Policy Areas. Conservation Lot subdivision provides for an additional lot on the original subdivision when a 5ha area of qualifying coastal vegetation, or a natural feature, is protected (S752.1.1).

Taken together the assessment criteria of S751.5 and S851 refine the policies of S212 and S213 and require coastal subdivision to:

- Address potential impacts on landscape elements and natural character
- Protect existing vegetation and cultural elements
- Minimise residential lots and integrate design with existing landscape elements
- Provide for rehabilitation of the coastal environment as appropriate
- Use designs that integrate development with the existing environment

The key tests include the degree to which the proposal mitigates potential effects on the coastal environment and whether the proposed rehabilitation will outweigh the effects of the development. There is no definition of 'degraded', or how the requirement to rehabilitate is determined.

Assessment is undertaken with reference to the descriptions and guidance set out in S212.1.5 Key Landscape Elements and S860 Amenity Values and Landscape Character: Guidelines. In practice Council may also seek confirmation of:

- Whether building platforms are to be located in the positions indicated
- Whether house floor areas are proportional to an agreed curtilage for each lot
- The type and extent of revegetation, and survival rates specified

The application and consent of subdivision is the key step in establishing further residential areas, and when the majority of environmental conditions are applied within the subdivision process.

Council is not obligated to approve coastal subdivision when the activity status is discretionary, or non-complying, and seeks to determine the merit of the proposal, and lack of adverse effect.

## 2.7 Rules for Coastal Housing

Subsequent to subdivision consent, coastal housing is a controlled activity and building consent is assessed under S853.1.1, and with reference to the design guides that apply to many of the Coastal Residential policy areas (Appendix One: Table A1.2).

The guidelines seek to control for specific building effects, and include measures to avoid ridge line silhouette, light spill, and coastal prominence. However, effects on the coastal environment have been largely dealt with in the subdivision stage, and are not generally considered as a basis of refusal within the building consent process.

Council may also seek to define the final building footprint in relation to an agreed curtilage area for each lot and planting conditions are also likely to apply in coastal areas (Review Section 2.6).

## 2.8 Rules for Construction

Standards determine the specification for lot and house size, and associated site works, for each policy area (Table Four: Standards for Coastal, Coastal Village and Coastal Residential Housing).

The minimum lot standards for Coastal Village and Coastal Residential policy areas provide for lot sizes between 600m<sup>2</sup> to 800m<sup>2</sup> and houses of 215m<sup>2</sup> or more floor area (35% of total lot size), and two-storey height.

The standards provide for a low-density coastal settlement pattern and this is achieved in respect of lot size and the separation of housing blocks. However the same pattern of development and scale applies in all situations and can have unexpected in smaller coastal environments.

There is also no set requirement made for site planting, protection of the adjacent shoreline, or the provision of access points within beachfront subdivisions. Other elements that influence coastal outcomes within the District include the location of access ways and the earthworks associated with them, and the excavation for building platforms.

The ability to construct driveways at up to 1.4 grades within small-scale coastal landscapes can be significant and these potential associated effects are not identified as an element of discretion for site development within coastal sites.

Under the current definition of 'building platform' the area of permitted excavation includes a surrounding curtilage area that surrounds the building footprint, and may be up to 50% of its area – with subsequent off site effects on some elevated coastal sites (Section 900, Building Platform).

**Table Two: Selected Coastal, Coastal Village and Coastal Residential Housing Standards**

Activity	Standard	Coastal	Coastal Village	Coastal Res.
Average net lot area	S740, S750	20ha	600m <sup>2</sup>	800m <sup>2</sup>
Maximum site coverage	S510, Table 7	10%	35%	30%
Maximum height	S510, Table 7	8m	8m	8m
Side boundary	S510, Table 7	0	1.5m	0
Beach front yard	S510, Table 7	N/A	7.5m	7.5m
Private way - minimum width for up to four lots	S743, S754	6m	3.3m	3.3m
Access way - maximum grade for up to four lots	S743 and S754	1:5	1:5	1:5
Earthworks (face height)	S410, Table 4	3m	1.5m	1.5m

## 2.9 Summary

The District Plan sets out a range of objectives, policies, and rules that seek to protect existing coastal values. It also seeks to encourage development where the benefits of mitigation and rehabilitation can be demonstrated.

An assessment approach is included in the District plan that considers the coastal values and development potential of a site on the basis of its physical characteristics and value as a key landscape element. The absence of maps of outstanding natural features and landscape, within the District Plan makes it difficult to make a comparative judgment of site value, or the potential for wider landscape change.

The majority of present coastal development is undertaken within the Coastal Residential policy area and where a more limited consideration of design character is applied rather than within the assessment of Coastal subdivision and housing.

Structure plans can provide for a closer integration of coastal development and have been undertaken in a range of Coromandel coastal sites.

Coastal development is an activity that is anticipated and provided for in the coastal environment if it:

- Does not adversely affect existing landscape and natural character values, and supports and/or enhances them
- Is designed to integrate with the surrounding coastal character
- Meets the rules and assessment criteria that apply to the zone and activity area



# Landscape and Natural Character Assessments

## 3.1 Recent Assessments

District landscape and natural character assessments have been recently commissioned by Council to identify terrestrial and coastal land areas of higher landscape and natural character value within the framework of the Resource Management Act.

In 2006 LA4 Ltd (Landscape Architects) undertook and completed Coromandel District Landscape Assessment and in 2010 Focus Resource Management ('Focus') completed Coromandel Peninsula Ecological Assessment of Natural Character. The LA4 assessment was peer reviewed by Stephen Brown Environments ('SBE') and revised maps of landscape and natural character were provided.

Council has subsequently adopted the findings and maps of the Focus and SBE reports in draft form. The landscape character maps are located separately on the Council website and include a natural character overlay that combines the maps of both assessments.

## 3.2 SBE Landscape Peer Review

The SBE Coromandel Landscape Assessment Peer Review (2008) provides maps that identify the boundaries of the areas considered to be of outstanding and amenity landscape value and outstanding and high natural character. Ten features and smaller areas of coastal landscape were also identified as being of outstanding quality (SBE, Section 4).

The landscape assessment maps include both terrestrial and coastal areas of the District while the natural character maps only apply to the coastal environment.

Subsequent to fieldwork the peer review reached several conclusions about the general character of the Coromandel landscape, which influenced the scale of the maps (SBE, Section 4, pg 25):

- The Coromandel is comprised of many small scale landscapes that have local recognition but are not large enough to register within broad scale landscape units
- Rivers, harbours, and estuaries have a high level of local recognition, and rate as individual landscape units and identity

The SBE landscape and natural character maps subsequently aim to recognise small areas of landscape and water body that form recognisable areas of high value at a local level. To this extent the assessment reflects the approach taken by the 1997 Boffa Miskell District assessment.

The report also reviewed approaches to landscape assessment and proposes a 'best practice' based on the physical and landuse patterns within the Coromandel, the incorporation of the five top 'public' landscapes, identified by the Gravitas Research study (2006), Public Perceptions of Landscape Character in Thames-Coromandel District, and a perceptual and ecology based assessment of natural character (SBE, Section 2.4, pg 17)

The natural character maps provided by SBE assess the visible extent and quality of ecological and geological processes, water bodies, indigenous vegetation, and the extent and scale of development. The peer review is clear that this is a perceptual assessment and identifies the need for an additional science based assessment to confirm these findings.

Management guidelines are not provided by the SBE peer review and a distinction is made between the assessment of present value and guidelines for future use.

The provision of maps of higher value landscape natural character areas fills a gap in the present District Plan and provides an external reference for the assessment of coastal effects that is more aligned to current Environment Court approach and case law

### 3.3 Focus Natural Character Assessment

The Focus assessment of natural character reviewed the coastal environment of the Coromandel Peninsula and also provided maps indicating the location of the areas of high natural character and their description, but on a different basis of assessment from that adopted by the SBE report.

The assessment approach considered the process of natural systems, and their physical measurement and identification by extent of physical boundary, as the definition for the elements of natural character within the Coromandel coastline. Six 'ecosystem' groups were identified and guidelines provided for their management and protection:

- Sand dunes
- Gravel and boulder beaches
- Coastal wetlands
- Coastal forest
- Inland wetlands
- Rivers

In respect to shoreline elements, the assessment recommendations include:

- Gravel beaches - removal of seawalls when possible, review of future road encroachment, reserve set-backs to rear of beach zone
- Wetlands - allow access to sea, prevent further draining, and encourage riparian planting
- Dune land areas - restoration of back dune areas on private land, protection of public dune land areas, and undertake restoration

The assessment considers that the rarity of many of the coastal elements, and their integral part of the Coromandel landscape, warrant their identification and protection as a first step in managing natural character, and does not provide an indication of comparative value

The Focus assessment extends the initial SBE natural character assessment by providing an ecological basis to the physical elements of natural character. The assessment also provides a baseline for further monitoring, as well identifying the physical shoreline and inland coastal elements that require protection.

### 3.4 New Zealand Coastal Policy Statement 2010

The revised New Zealand Coastal Policy Statement has just been released and requires Regional and Territorial authorities to identify and make management provision for the elements of coastal character within Plan areas (Policy 7). This obligation would appear to be partly addressed by the recently completed District Landscape and Natural Character assessments.

In the course of setting out objectives and policies for coastal management the Policy Statement also provides definitions of those elements and characteristics that are to be protected, managed, or developed. These include indigenous biological diversity (Policy 11), preservation of natural character (Policy 13), and preservation of natural features and landscapes (Policy 15).

The definitions provided within these policies distinguish between the 'ecological process, form and extent' approach undertaken by Focus (Policy 11) and the perceptual approach taken by SBE (Policy 15). The Policy Statement identifies both of these approaches as relevant to coastal assessment and management.



## 4.0 Review Findings

### 4.1 Overview

The Coastal Zone Review was commissioned to provide a monitoring review of the Coastal Zone and settlement within it, and to add value to the findings of the District Assessments of landscape and natural character through provision of an off shore perspective

In response the Review undertook an overview of the character and pattern of the present coastal zone and then assessed present coastal settlement on the basis of current District Plan development policy

The study findings are presented in a similar order and address

- Coastal Character and Land Use pattern
- Coastal Settlement
- Development Issues
- Conformity with the District Plan

The findings and recommendations are based on a review of the Seaview images and reference to Council aerial photographs.

### 4.2 Coastal Character

The first stage of the Review included an overview of coastal character and land use pattern. This was undertaken within the boundaries of those District planning areas with a coastal boundary, and partly follows the pattern set out in the current District Plan S860

Reporting was undertaken in respect of the main features of each coastal area and its land form, land cover, and land use activity pattern (Appendix Two: Summary: Coromandel Coastal Character and Land Use Pattern).

The Brief sought a monitoring review of present coastal character and coastal settlement, rather than an assessment of coastal value and the findings of the District Landscape and Natural Character assessments were not re-evaluated as part of the Coastal Zone Review.





More general observations about the present character of the Coromandel coastal environment and land use relationships were also drawn during this process:

- Remoteness, and an absence of settlement activity typify relatively large sections of shoreline within the Coromandel District, although frequently related to specific and often inaccessible areas
- Almost all areas of the Coastal Zone indicated previous development and there are few apparently pristine coastal areas
- There are extended areas of re-establishing coastal forest that are changing the natural and landscape character of these shoreline areas
- Areas that have experience sustained coastal development are now, at least partly, characterised by that development
- Areas that have experienced sustained coastal development are now at least partly characterised by that development, as well as by their coastal framework, and further development may affect this character as well as wider shoreline values

Many areas of the Coastal Zone did not appear to be pristine, but the combination of factors within the Coromandel coastline, and including an absence of residential development, elements of natural character, and prominent natural features, indicated many areas that appeared to meet the ratings of outstanding applied by the District Assessments.

A number of higher quality 'natural areas' are inaccessible by road. By implication this inaccessibility places a greater importance on the preservation and enhancement of smaller areas of coastline within accessible areas. The SBE review also makes this point.

A further consideration is the filtering effect that greater road access to popular coastal areas may have on both the perception of the Coromandel coastal landscape and the role of settlement within it.

### 4.3 Coastal Land Use Pattern

The land use activities that were observed included indigenous scrubland and coastal forest areas (coastal forest), pastoral farming, forestry, vineyard development (limited), towns, coastal residential settlements, single or small groups of coastal houses, and campgrounds. Roads also appeared as prominent features in the shoreline – particularly the west coast

Off shore activities included oyster and mussel farming and the many commercial and recreational boats that use the in shore waters.

This pattern of coastal land use activity is mapped within the categories of 'coastal forest pastoral land use, forestry, residential settlement,' and 'dune land beach' in Figure Two: Coastal Land Use Pattern. The category of 'dune land beach' is included due to its relevance to the wider coastal debate, and its significance as a feature within the eastern coastline.

The map highlights the following points:

- The majority of the Coromandel coastline remains characterised by rural activity, or coastal forest
- Pastoral farming is the prevalent land use activity within the western and northern coastline but is infrequent in most parts of the eastern coastline
- Topography, major landform features, and the presence or absence of a substantial transport network continue to influence land use, and including the location of coastal settlement
- Coastal settlement is concentrated around the key areas of coastline and mostly within a relatively short reach of the main road network
- The present coastal settlement pattern does not appear to have changed significantly since the set of Council aerial photographs that were flown in 2002, and most subsequent development is located in the areas designated in the current District Plan
- Production forestry is mostly located within the mid to lower eastern shoreline and between Hahei and Hot Water Beach, and between Tairua and Opoutere Beach

- Opoutere Beach represents the largest remaining area of relatively undeveloped dune land beach within the east coast

The Seaview images indicate that a large extent of the Coromandel shoreline remains in rural land use or contains emerging coastal forest. The pattern of land use also indicates that coastal settlement is concentrated in areas of the shoreline, rather than evenly spread throughout.

In this sense the visual evidence of the Seaview images does not support the view that development is spreading significantly within the wider coastline, other than in areas anticipated by the current District Plan. However there are coastal subdivisions that are prominent and which have been consented subsequent to the current District Plan.

Conversely areas of natural and undeveloped coastline are very rare in the more accessible areas of the Coromandel District. The semi-protected shoreline of Opoutere Beach and the northern areas of Hot Water Beach comprise the majority of the areas of dune land shoreline that remain relatively undeveloped within the eastern coastline. Apart from parts of Otama Beach these undeveloped coastal features are located outside high settlement areas.

#### 4.4 Coastal Settlement Patterns

The location of settlement within the Coastal Zone that was identified from the Seaview images is set out in Figure Three: 'Coastal Settlement Patterns'. Figure Three indicates the approximate location of settlement areas and also provides filters for size on the basis of approximate dwelling numbers.

The map is drawn from a summary of the coastal settlement assessments and aims to provide an overview of where the main concentrations of coastal settlement are located and the size of those settlements (Appendix Three: Summary of Settlement Assessment). In addition to listing most coastal settlement sites the summary includes an approximation of the numbers of dwellings in each settlement.

The size of settlements was estimated from sites identified from the Seaview images and reference to recent Council aerial photographs, and the estimates are indicative only.

The pattern that results is similar to the physical characteristics of land form, land cover, and land use mapped within Figure Two, but indicates the differential in size between smaller and larger settlements, and the spread of dwelling numbers over the different sized settlements within the Coastal Zone.

The spread of settlements and relative size of settlements indicates that:

- The most popular coastal settlement areas remain the upper north and mid eastern coastal areas, and the planning areas of Whangapoua and Whitianga
- The most continually developed coastal area appears to lie between Whangapoua settlement and Opito Bay
- Cooks Beach and Hahei contain the greatest individual concentrations of coastal dwellings, excluding the Whitianga housing zone area
- The lower western coastline, between Te Mata and Tararu, is developed to a similar degree to the more popular eastern areas, although settlement sizes are smaller
- Small coastal housing sites (1 – 4 dwellings) comprise the greatest number of sites, and are spread throughout the western coastline and centred between Whangapoua and Tairua, within the eastern coastline
- Moehau, Tairua, and Whangamata planning areas contain comparatively little coastal development

The location of the largest settlement areas follows the pattern of described in the current District Plan and would appear unlikely to change as these coastal sites provide the safe coastal sites and long white sandy beaches that characterise the image and experience of the Coromandel for many of those who regularly visit, or have coastal accommodation.



The largest sites have developed on those sites that provide the largest areas of flat coastal land and while maintaining those amenity values sought. Cooks Beach and Hahei both include large coastal terrace areas that are partially screened by dune land rear beach areas and are contained within coastal slopes and headlands that provide a context and scale to their substantial settlement areas.

Those planning areas with less development possibly reflect areas of inaccessible coastline and zoning provision. For example a Recreation Passive zone bounds Oputere Beach and provides a level of protection from coastal development while several extended areas within Tairua and Whangamata contain cliff and scarp features.

Coastal sites that include 1 or 2 dwellings, and 5 or more, appear to comprise the majority of sites. This may reflect individual preference, historic land availability, and the potential to construct large dwellings on individual sites.

The differences in settlement rates within the coastal zone are examined further in Table Three: Coromandel Settlements – Relative Size (Approximate). The table appears to indicate that:

- Whangapoua, Cooks Beach, Hahei, and Onemana account for 38.3% of all dwellings
- The majority of sites fall within the 1 - 19 dwellings category (65.8%) but these account for approximately 8.4% of estimated total dwelling numbers
- Coastal housing (1 - 4 dwellings) accounts for approximately 43% of site locations but only 1.95% of total dwelling numbers

From this comparison individual coastal lots, and small groups of houses, appear to comprise the majority of sites, but not the bulk of individual dwellings. This function is provided by the settlements within the 'medium' and 'large' categories, and including settlements such as Te Puru and Grays Beach by a wide margin.

This difference may be relevant to the consideration of the relative benefit of concentrated sites vs. dispersed and low-density sites within the wider Coastal Zone.

**Table Three: Coromandel Settlements – Relative Size**

Settlement Category	Dwellings included	Sites	% of total sites	Dwelling totals	% of Dwellings
Large	(200+)	04	3.5	1390	38.3
Medium	(60 - 199)	14	12.30	1255	34.65
Small	(20 - 59)	21	18.42	877	18.70
Cluster	(5 - 19)	26	22.8	235	6.40
Dwellings	(1 - 4)	49	42.98	71	1.95
Totals		114	100	3628	100

## 4.5 Settlement Characteristics

Present settlement areas were reviewed to indicate the range of settlement form and typical relationships between site and settlement that could be drawn and applied as general principles to Coromandel coastal development.

Most existing medium to large settlements were assessed as falling within eight combinations of landform, land cover, while allowing for variation (Appendix Three - Table A3.1: Settlement Characteristics). These settlement types are illustrated in Figure Four: Settlement Characteristics, and include:

- Ridgeline and Hill Slopes
- Peninsula and Isthmus
- Steep Coastal Valley
- Outwash Plains & Valley

- Coastal Rural
- Small Bays
- Large Bays

A range of design and site factors were drawn from this summary and which indicate elements that are considered appropriate for development proposals within similar sites. These factors included

- Unobtrusive access ways and minimisation of earthworks, retaining, and embankment cuts visible within the coastal environment - Wyuna Bay - Appendix Two, Figure D, V527
- Dwelling size matched to scale of existing vegetation, where new, or established within a wider planting framework - Te Whau Point - Figure One, V973
- Structures in scale with sloping, or ridgelines areas, and to surrounding landform and existing vegetation - Hahei - Appendix E, Figure E, V259, and Ruffin Peninsula (V1072)
- A consistent pattern of development that creates its own pattern and character within its site and landscape context - Whangapoua - Appendix Two, Figure A, V1139
- A relationship to surrounding land form, shoreline, and vegetation features that allows the settlement to appear as part of its landscape context - Otama Bay - Figure Four, V465
- Containment within a catchment, where there is a clear underlying landscape framework - Te Kouma - Figure Four, V1183

At a site level the majority of the settlements can be summarised as falling within sloping or flat land areas. Vegetation appears significant to the successful integration of development within sloping, and ridgeline sites, while valley floor and terrace sites benefit from shoreline coastal features, or remnant coastal vegetation. The inclusion of breaks between housing, shoreline planting, and set backs areas also enhance this type of site; for example parts of Cooks Beach and Hahei foreshore areas.

At a broader scale the length of establishment is a factor that appears to have influenced the present form and character of Coromandel coastal settlement, apart from the site itself. Older settlements are likely to include a wider mix of dwelling size and style, and a vegetation structure within the settlement itself, for example Kuaotunu Village - Appendix Two, Figure D, V484. Newer sites often contain less variation of dwelling size and a low level of settlement or shoreline planting

Taken together these factors indicate that new settlement areas are more likely to be successful if there is discretion to apply a range of lot and dwelling sizes, and the provision to require some degree of structure planting, and the ability to influence the location and scale of dwellings, access way routes, and supporting earthworks in respect to the present District Plan provisions this degree of 'negotiated development' is most likely to occur within a structure plan environment.



V1393 Ridgeline and Hill Slopes



V307 Peninsula and Points



V1183 Steep Coastal Valley



V496 Headland and Points



V1379 Outwash Plains & Valley



V465 Coastal Rural



V1136 Small Bays



V289 Large Bays

## 4.6 Settlement Assessment

The second stage of the Review included the assessment of the coastal settlement and housing sites, identified by the first stage, against a framework of current District Plan objectives and policy, and guidelines. The guidelines varied but the principles remained similar and drew on Issue S212 and S213, and assessment criteria and guidelines set out in S751.5, S851.5 and S853.1.2 (Review section 2.6). A full explanation of those objectives, policies, and factors considered are set out Appendix Five.

The Review sought to assess positive development factors, as well identifying those elements that appeared to fall outside District Plan provisions. Drawing together the provisions of S212, S213, S751, and S853, the following factors were considered to support Plan intent:

- Legibility - the underlying landform remains evident and a contributing factor to the context and success of the settlement and the development site layout and structure contributes to an amended character pattern - Appendix Two, Figure E, V401
- Elevation - the location of development in proximity to ridgelines or features without significant conflict, by careful site planning, or inclusion of mitigation that reduced potential conflict and adverse effect - Appendix Two, Figure F, V31
- Scale and Built form - Design, bulk, and location that considers the existing settlement pattern, and the scale of surrounding landform - Figure 4, V307
- Landform modification - Excavation and earthworks are not prominent and the underlying and surrounding landform maintains its integrity - Figure 4, V1138
- Response to Coastal Character and Mitigation - Design/site planning responds to site context, surrounding coastal values, and demonstrates an understanding and response to site ecology or its potential - Appendix Two, Figure F, V33

Thirty-one sites did not conform to the pattern anticipated by the District Plan, and to the extent that the character of the settlement, or surrounding area, was compromised to some degree (27%). Conversely 73% of the sites were considered to conform to the assessment framework.

The main issues are listed in rank of frequency from the top of the following list:

- Prominence of ridgeline sites, earthworks, and access ways
- Headland/Cliff development
- Form, Scale, and settlement spread
- Foreshore prominence
- Effects on Natural Character
- Earth works and vegetation removal
- Bulk, elevation and external finish

In many cases those settlements, or house sites, that were considered to fall outside the assessment framework included a range of design, location, access, and earth works issues that reflected the rules that enabled construction. This outcome relates to the wider issue of the degree of discretion that Council is able to achieve under the provisions of the current District Plan, as well as the discretion and design approach of the site owner.

Other issues related to the granting of the original consent, and included the location of coastal houses in previously undeveloped areas, development of structures of a much larger scale, and bulk, than surrounding dwellings, or of obvious prominence and impact.

The excavation of shoreline and hillside site areas is difficult for Council to control under present provisions but was assessed as falling outside the intended pattern of development where this undertaking was prominent in the coastal environment.

The amenity values of existing coastal settlement areas were also considered where housing had been undertaken on the periphery of existing settlement that had a definable character and pattern.

## 4.7 Site Issues

The majority of the site issues, and 'adverse effects', identified within the assessment of coastal settlements and sites, are mostly known and reoccur on a frequent basis. The purpose of the assessment was therefore to highlight the issues for the purpose of policy development within the context of the present District Plan review.

Review sections 2.6 to 2.8 address the Rules that apply to coastal subdivision and housing and suggest that this precision is not presently included in the current District Plan.

The issues and factors are summarised as follows and illustrated in Figures Five and Six: Site Issues (See next page).

- Ridgeline sites were noticeable when located near the coastline, and were most prominent when seen in association with other dwellings (V260, 1070).
- Access ways are permitted to a 1:5 grade for right-of-ways to coastal development and are apparent when facing the shoreline. Public roads have a similar effect (V995, 1396)
- Headland and Cliff settlements indicate the potential to over scale, or dominate the underlying landform, or develop a local prominence where they extend into adjacent catchments (V234, 280)
- Foreshore prominence refers to sites where the architectural style, bulk and location becomes become the locus of the surrounding coastline (V146, 1388)
- Natural character effects refer to coastal sites where there had been no previous development, or within areas where natural character values were high (V737, 1243)
- Earthwork effects were most obvious in elevated or shoreline sites, and were associated with levelling of knolls, benching, and the creation of access ways (V608, 471)
- Vegetation removal has accompanied house lot establishment and access way construction in shoreline sites and also highlights associated earthworks (V1381, 762).
- Form and Scale reflect the effect of new settlement on the pattern and character of existing settlement, and are often associated with the establishment of development in slopes areas (V526, 1386)

## 4.8 Development Issues

Several broader development issues emerged from the Review, and partly addressed as site issues, and include:

- The consideration of natural character
- Form, scale and development pattern
- Site design, layout, and mitigation

The assessment of natural character, as a consent issue, concerns both the relative degree of development within a shoreline area, or site, and its existing perceptual and natural physical and ecological values. These principles of assessment, and supporting case law, and are reinforced by the 2010 New Zealand Policy Statement. The essential issue is one of managing natural values and rarity. This is a strategic evaluation and may mean that a decision is made to maintain land that could otherwise be developed for coastal settlement. The land in question may not be 'outstanding' in respect of landscape character. The basis of this evaluation and its purpose is not considered in detail in the current District Plan.

The current District Plan includes provision for further expansion of existing coastal residential areas within the east and west coast. Within the west coast these include the outwash plain settlements of Te Puru, Ngarimu Bay, Waiomu Bay, and Waitete Bay, and Opito Bay within the East coast. The extension of settlements can result in a different form and pattern, where they extend from flat areas and into surrounding slopes areas; for example the hill development south of Ngarimu Bay (V1395). The change in pattern is accentuated where new development subsequently establishes larger dwellings than the original settlement, and within land that is potentially quite visible to the existing settlement and shoreline. This change may amend the character of the whole settlement.





V253 Ridgeline Sites



V1070 Ridgeline Sites



V234 Headland/Cliff Development



V281 Headland/Cliff Development



V434 Form and Scale



V1356 Form and Scale



V146 Foreshore Prominence



V1388 Foreshore Prominence



V1234 Natural Character Effects



V737 Natural Character Effects



V471 Earthworks



V499 Earthworks



V1381 Vegetation Removal



V762 Vegetation Removal



V995 Access ways



V1396 Access ways



As coastal land is becoming in shorter supply future development is likely to seek to establish in additional hillside and ridgeline locations. The review of existing settlement character indicated the difficulties of integrate development into open rural slope areas, and the issues of size, scale, prominence, and character effects that may result.

The Review findings indicate the requirement for Council to exercise greater control of the development proposals in these areas, and to provide more flexibility with respect to site size, overall layout, and the planting provisions that are intended as part of the proposal.



## 5.0 Conclusions

The conclusions that summarise the findings of the Review are set out in the following sections under the headings of landuse and settlement pattern, settlement character, and the role of the District Plan.

### Landuse and Settlement Pattern

A key public concern is that the landscape and natural character values are being diminished by coastal development. In contrast the Review found that the Coromandel still has large areas of coastline in rural land use or coastal forest with little evidence of coastal development. Conversely, the readily accessible and most popular areas of the east coast are almost fully developed:

- The shoreline included extended areas of wilderness and undeveloped character and there are few areas of plantation forestry within most shoreline areas
- The west coast is largely characterised by pastoral farming within its immediate shoreline but this landuse is now almost absent from the east coast shoreline
- Extensive areas of coastal forest have developed along the shoreline of the upper east coast, whereas coastal forest is generally separated from the shoreline by roads within the west coast, apart from immediately above Coromandel Harbour
- The Coastal settlement pattern is similar to that of the late 1990s in most part and significant additional development has mostly been established within the areas designated by the current District Plan
- Individual Coastal housing is spread throughout the west coast but is concentrated in the Whangapoua and Whitianga areas on the east coast
- Coastal housing is not very apparent in most parts of the west coast but is located in some prominent headland and cliff top sites within the east coast
- The most intensive settlements are located on the east coast and within between Whangapoua and Mercury Bay and the eastern coastline and where almost all readily available land close to the shoreline has been settled
- The remaining undeveloped shoreline areas include the remaining rural land of Otama Bay, Whaorei Bay, and Opito Bay - these areas also reflect natural character and strategic landscape values within this section of coastline
- The lower west coastline is also fully developed and indicates increasing development within valley and shoreline areas
- Whaorei Bay (Kauwera Point) and New Chums Beach (Wainuiototo Bay) remain undeveloped and Opoutere Beach is the largest extent of relatively undeveloped dune land beach on the east coast

### Settlement Character

The District Plan sets out its intent for the Coastal environment through its zoning provisions. The Review found that the majority of dwellings were established within the Coastal Village policy areas and that most new development was being undertaken within the Coastal Residential Policy area. The 'bach community' theme of Coastal Residential appears to have been left behind, but this policy area does include some design assessment of dwellings. Overall, the Review found that:

- The level of adverse development effects within the many settlement areas is not high
- The most obvious effects involve ridgeline development and coastal slope development

- A continuous vegetation structure was the most beneficial factor within a review of settlement types
- The main adverse effect with coastal development lies in the determination of the original policy area
- The objective of low-density coastal living has been applied in terms of lot size
- Site coverage rules applied in all settlement areas and can lead to over scaling and dominance effects
- Older developments generally have a range of smaller dwellings and a greater level of coastal amenity

### District Plan - Project Findings

Within Coastal Village and Coastal Residential policy areas the location, extent, underlying topography, and existing landcover of land within these areas has largely determined subsequent development patterns and character.

This effect is due to the form that is set out by the rules that apply, the limited design control afforded in the coastal policy areas, and the lack of provision for coastal planting and integration provided by the standards.

This hierarchy is not clear within the District Plan, partly due to the non-binding status of the planning area guidelines (S860).

In application the boundaries and extent of the Coastal Residential zone areas are most critical in determining the potential character and pattern of development within a coastal area, as these policy areas provide for much of the remaining designated development area within the coastline.

Within this dual approach the value of the existing site, the degree to which these values are likely to be enhanced, or the mitigation offered are considered. The District Plan incorporates a system for identifying those areas of greater landscape value and principles for their management and development.

The District Plan contains clear provision for coastal development and land rehabilitation although the majority of settlement is established through zoning provision and does not involve either detailed assessment of dwellings or environmental provision. In summary, the Review found that the District Plan:

- Undertakes strategic coastal management through zoning provision
- Applies a method of landscape assessment that is based on coastal attributes but is weakened in application by its lack of an external baseline
- Contains principles, objective, and policies that apply to Coastal subdivision, housing, and the mitigation of such development through rehabilitation planting
- Does not define natural character or set out its assessment
- Has a strong subdivision assessment policy framework that requires assessment of landscape issues
- Contains design assessment for coastal housing but does not include housing design guidelines
- Provides for the majority of coastal settlement through establishment of Coastal Residential policy areas
- Contains standards for coastal development that provide for low density coastal living but do not address environmental issues



## 6.0 Outline Recommendations

The following outline recommendations address the District Plan issues that have been identified as part of the review process and landscape management, policy, guidelines, and standards

### 6.1 Landscape Management

The District Landscape and Natural Character Assessment both provide external baselines of areas of higher landscape and natural character. However the landscape assessment is more a reference point from which to assess relative value, rather than a management tool. As evidenced within the Kuaotunu Peninsula the retention of apparently undeveloped rural areas has a significant impact on impression of the underlying character of the coastline.

- Council to consider those landscape areas that appear to be of strategic importance and take action to protect these areas from development

The present S860 overviews provide an indication of the general character sought for an area but do not provide direction at a bay or catchment scale. This issue is directly relevant to the management of areas with a distinct character; for example Mercury Bay.

- Divide the coastline into smaller administrative areas so that the characteristics of a particular coastal area can be directly addressed
- Distinguish between developed and undeveloped coastal areas so that the relative issues of these different environments may be addressed appropriately

### 6.2 Policy

Present landscape policy does not include reference to the source of landscape and natural character within the Resource Management Act, Part II, section 6(a) and 6(b). The 2010 New Zealand Coastal Policy Statement also provides a clear definition of natural character and the obligations of Regional and Territorial Authorities in respect to its identification and management.

- Amend the definition of landscape character to reflect section 6(a) of the Resource Management Act and within the 2010 New Zealand Coastal Policy Statement, and that a definition of landscape character be added that refers to section 6(b).
- Draw a 'Coromandel' definition of landscape character from the District Landscape Assessment, following consultation

### 6.3 Guidelines

The present S751.5 Assessment Criteria and S853.1.2 Housing Guidelines provide an indication of the principles sought for subdivision and housing but do not provide an applicant with direct guidelines. Direct guidelines would also provide a reference for planning officers when discussing proposals with applicants

- It is recommended that non-regulatory guidelines for best practice subdivision and coastal housing be developed
- It is recommended that non-regulatory guidelines for coastal mitigation planting be developed for reference in development of proposals, and as a baseline for Hearings and Appeals

### 6.4 Rules

The present rules for Coastal Residential policy areas provide for a controlled design guideline standard to be met. Due to the increasing development of sites in the rural periphery of existing settlements, the ability of Council to control for the greater degree of effects would increase the potential for integration into the surrounding area.

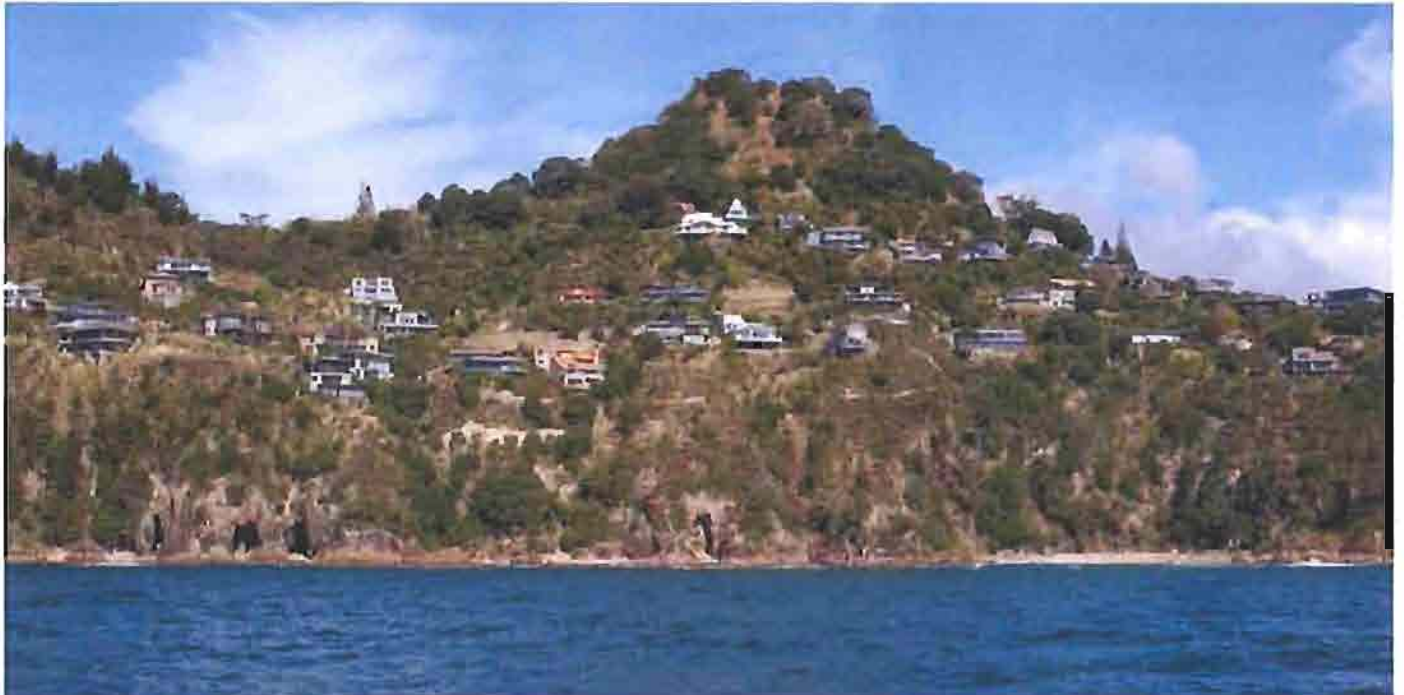
- It is recommended that housing on Coastal Residential lots be restricted discretionary on the basis of house location, form, and scale and reference to non-regulatory guidelines

### 6.5 Standards

The present standards for coastal lots and housing provide for one category of lot size and other provisions. It would provide a greater discretion for planners and applicants if smaller lot

sizes were also provided for in coastal slope locations with associated reductions in house size.

- It is recommended that provision be made for lot sizes of 400m<sup>2</sup> and 40% site coverage as a restricted discretionary activity in Coastal Village and Coastal Residential Policy areas, subject to a development plan that addresses surrounding coastal and settlement amenity values.
- It is recommended that the location of access ways be a restricted discretionary activity dependant on coastal effects in high visibility areas
- It is recommended that the maximum height of a retaining wall be 1.5m in the Coastal environment where facing, or prominent, to the shoreline
- It is recommended that the maximum level of excavation be 2m for any benching platform when the site is visible within the coastal environment on the basis of the lowest existing natural ground level within the area proposed for excavation



## Appendix One

Table A1.1: Summary of S212 Landscape and Natural Character & S213 Settlement and Amenity Values

S212.2 Issues: Landscapes and Natural Character	S213.2 Issues: Settlement and Amenity Values
Areas of degraded coastline (S212.2.1)	
<p>Development may:</p> <ul style="list-style-type: none"> <li>■ Be visually obtrusive and dominate natural character</li> <li>■ Remove indigenous vegetation</li> <li>■ Modify key landscape elements</li> <li>■ Obscure significant features</li> <li>■ Be inappropriate in location or scale</li> <li>■ Create visual scars (S212.2.2)</li> </ul>	<p>The need to sustainably manage and plan settlement to maintain:</p> <ul style="list-style-type: none"> <li>■ Amenity values</li> <li>■ Environmental values</li> <li>■ Coastal/Natural character</li> <li>■ Rural character</li> <li>■ Landscape character (S213.2)</li> </ul>
S212.3 Objectives	S213.3 Objectives
Recognise and protect or enhance the outstanding natural features and outstanding landscapes (S212.3.1)	Maintain and enhance amenity values, landscape character and coherence of settlements (S213.3.1)
Recognise, protect, or enhance the natural character of the District (S212.3.2)	Protect sensitive coastal and natural environments from the adverse effects of new settlement and expansion (S213.3.2)
S212.4 Policies	S213.4 Policies
Protect outstanding natural features and outstanding landscapes from inappropriate subdivision, particularly where significant landscape change may result (S212.4.1)	Ensure the character of built environment is coherent with surrounding landscape character and amenity values (S213.4.1)
Encourage and provide for appropriate development to mitigate adverse effects of past land use and enhance natural character and amenity in the coastal environment (S212.4.2)	Contain settlements and protect natural and rural areas and coastal margins (S213.4.3)
Promote restoration and enhancement of existing degraded landscapes and ecosystems (S212.4.3)	Ensure form and scale of development is in accordance with landscape character in Coastal Village and Coastal Residential Policy areas (S213.4.3.2)
Ensure activities and development reinforce and enhance the landscape character of an area (S212.4.4)	



**Table A1.2: Summary of Coastal Subdivision and Housing Design Criteria**

S751.5 Subdivision Assessment	S853.1.2 Coastal Design Characteristics
The extent to which development will promote efficient and sustainable use by: Minimising land required for residential use (S751.5.1.1 (i))	Designs should include: ■ External colours that harmonise with surrounding vegetation - standard Coastal Zone colours (S853.1.2.1)
Consolidating productive land into large parcels (S751.5.1.1 (ii))	■ External materials of low reflectivity and limited glazing (S853.1.2.2)
Rehabilitation of degraded land areas (S751.5.1.1 (iii))	■ Limited bulk and broken form when approaching maximum site coverage (particularly if two storey) (S853.1.2.3)
Avoiding, mitigating, and remedying impact on existing landscape values (including natural character of the coastal environment) (S751.5.1.3)	■ Minimum vegetation clearance - particularly manuka (S853.1.2.4)
Preservation of indigenous vegetation and wildlife habitat (S751.5.1.5)	■ Location of dwellings away from ridgelines and prominent landscape features (S853.1.2.5)
Preserving and enhancing areas of archaeological, cultural or spiritual significance (S751.5.1.6)	■ Avoidance of buildings impinging on the skyline (S853.1.2.6) ■ Avoidance of light spill at night (S853.1.2.7)
S851.5 Discretionary Assessment	
The extent to which the proposal will impact on key landscape elements (S851.5.1)	■ The proposal is unobtrusive and blends into the landscape (S851.5.2 (viii))
S426 (j) Vegetation Removal	Discretionary (Indigenous vegetation)
(b) Is vegetation on a ridge, headland, near a key landscape element?	■ (c) Is vegetation contiguous with adjoining sites/corridor linkages?



## Appendix Two

Summary: Coromandel Coastal Character and Land Use Pattern

The following sections summarise the landscape and settlement pattern of the coastal zone within the boundaries of Thames, Coromandel, Moehau, Whangapoua, Whitianga, Tairua, and Whangamata planning area.

A brief overview of the coastline of each planning area is followed by a list of landscape features, landcover, and settlements that are characteristic of, or prominent within the coastline. The features are identified by viewpoint, and illustrated within Figure A to Figure F and follow the Review sheets.

### Thames

The Thames planning area coastline extends between Tararu settlement and Wilson Bay and is characterised by a narrow coastal terrace and a shoreline boundary of steep coastal slopes throughout its length. There are no significant bays within the shoreline.

These slopes vary in height and form and are higher, regular in form, and more abrupt along the southern half of the coast, and lower, and sharply profiled in the northern section and above Te Mata.

The southern coastline is characterised by coastal forest while the northern coastline contains mostly pastoral landuse and with some forestry.

Stream and river valleys occur at regular intervals and form alluvial outwash plains and spits of differing size at their outfall areas. Small to medium settlements are established in these valley mouths and on the outwash plains, where large enough.

Due to the limited coastal terrace area and areas of valley settlement, the shoreline environment provides important amenity value within this coastline.

Coastal characteristics include:

- Views to the upper Coromandel Ranges from shoreline areas - V1353
- A shallow coastline and tidal character that includes stony spit areas, rocky headlands, vegetated coastal slopes, and beaches that are actively used for foraging, walking, and fishing - V1348
- Settlements are located within valley entrances, on foreshore outwash plain areas, and extend into side slopes, adjacent valleys, and highway boundaries in some parts - V1353
- Pastureland, some forestry, and limited settlement to the north of Te Mata, and coastal forest and frequent settlements to the south - V1348
- Pohutukawa are a foreshore feature throughout the coastline and between SH25 and shoreline in many parts - V1348
- Wilding pines throughout the southern shoreline
- SH25 follows the shoreline for the length of the planning area, and its stone sea walls and cuttings are a shoreline feature
- Coastal houses are located within forest and along the boundary of the rear terrace slopes and SH25 in the southern and northern sections of coastline, but are scattered and in mostly single dwellings - V1407
- Recent development has occurred on the perimeter areas of established settlements and subdivision has occurred within inner valley areas, and within limited coastal areas

### Coromandel

Coromandel planning area includes the long inland harbours of Manaia, Te Kouma, and Coromandel, and a section of open coast at its southern boundary. The outer coastline areas, Whanganui Island, and the southern slopes of Manaia Harbour and Te Kouma Peninsula are mostly in pastoral landuse, apart from areas of coastal vegetation that is establishing within the more remote areas of Manaia and Te Kouma Harbour.

Apart from a small private camping ground within Kirita Bay, and a scattering of houses in Manaia and Te Kouma harbours, most coastal development is located within the outer coastal

and peninsula areas of Coromandel harbour, or the bays to its immediate north. The inner areas of all main harbour areas are shallow and include salt marsh and tidal wetland areas. Oyster farming is located in many inner harbour areas and mussel-farming sites are scattered along the outer coastline with mussel barges providing a daily feature within Coromandel harbour.

Coastal characteristics include:

- The coastal form of Te Kouma and Manaia Harbours and the larger, settled, and enclosing area of Coromandel Harbour
- Rocky shoreline, points and reefs mark the southern shoreline between Manaia Harbour and Wilson Bay
- Isolated rural character within Te Kouma and Manaia Harbours - pastoral landuse on slopes and coastal forest establishing on the peninsula that separates the two harbours - V1228, 1266
- Salt marsh and wetlands within some shorelines and oyster farms within inner harbour areas and mussel farming in outer coastline areas
- Harbour form provides the setting for small settlements in the outer area of Coromandel Harbour - a pattern of medium sized dwellings within vegetation is common - V1139, V1178
- Small bays and settlements to the immediate north of Coromandel Harbour - V1051
- Whanganui Island and Wyuna Headland are both focal point for wider views within Coromandel Harbour - V1132
- Private camping ground settlement in Kirita Bay
- Farm settlement within Whanganui Island and Matariki Bay

#### Moehau

Moehau planning area forms the tip of the Coromandel Peninsula and includes coastline on its western, northern, and eastern sides. The location and form of Moehau Range and the extent and capacity of the road network influence the character of western, eastern, and northern coastlines.

Moehau Range is the dominant landscape feature within the tip of the Coromandel Peninsula, and its mid slopes and upper ridgeline areas contain extensive areas of forest, and also attract cloud effects that are feature of off shore views, as well as within the shoreline.

The road network is not sealed, and is metalled north of Colville, and connects Port Jackson with Fletcher Bay, but not Fletcher Bay to Port Charles, and across the top of the Peninsula. The roads are also small in scale and windy. This provides the opportunity for the Coromandel walking track that follows the upper north-eastern coastline.

The western coastline is regular in form, and Colville Bay is its only significant indentation, but the east coast is indented in many parts, and includes the inland harbour of Port Charles and Waikawau Bay in its southern coastline.

Farmland is a continuous shoreline feature of the narrow terrace and lower slopes of the upper west coast. Coastal forest rises above the farmland, but is mostly contained within the Conservation Estate. This landscape and landuse pattern is different in coastline to the south of Colville Bay, between Te Whau Point and Papaaroha. Small coastal hills meet the shoreline directly, and contain a range of a mix of scrubland, farming, forestry and settlement.

Rocky headlands and cliff features are common throughout the eastern coastline and coastal scrubland, emerging forest and areas of mature pohutukawa forest are also characteristic of most shoreline areas. Shoreline access is limited to the major bays and some small bays due to the limited road network and many areas of scarps and cliff areas.

Coastal elements and characteristics include:

##### Western Coastline

- Narrow pastoral terraces, stony beaches, pohutukawa, short valleys, and steep pastoral ridges above Colville Bay - V913

- Waiairo Plain, to the north of Otautu Bay
- Otautu Bay settlement - V953
- Forestry landuse within Colville Bay and to its south - V965
- Rural landscape and coastal hill slopes to the south of Colville - V986
- Waitete Bay, Amodeo Bay, and Papaaroha settlements - V994, 1013
- Te Whau Point coastal residential development
- Few individual coastal residential sites within the western coastline

#### Northern Coastline

- Inland views to the Moehau Range and long pastoral ridgelines mark the catchments of Port Jackson and Fletcher Bay - V864
- Dune land and wet land areas to at the eastern end of Port Jackson beach and extended stony beach within Fletcher Bay
- The natural features of Kaiti Point and Pinnacles rocks - V827
- Few buildings other than farm use and support buildings for the camping ground at Port Jackson
- Farm dwellings sited low in valleys, or within gully areas

#### Eastern Coastline

- Elevated rocky scarps, cliffs, and headlands between the Pinnacles and Stony Bay and backdrop of Moehau Range - V797
- Lack of road access and Coromandel walking track
- Scrubland and emerging coastal forest within most areas between the northern tip of the east coast and Waikawau Bay
- Settlement within bays and headland slopes of Port Charles - V768
- Cliffs and scarp coastline between Port Charles and Motukauri Point - V730
- Lowland forest and small gravel beach bays areas between Potiki Bay and Waikawau Bay
- Waikawau Bay dune land beach - V667
- Little Bay settlement - V647
- Prominent rock and headland features of Kokumata Point and Pukenui Point

#### Whangapoua

Whangapoua planning area includes the broad coastal arc between Whanake Point, and Tuataewa, and the eastern tip of Kuaotunu Peninsula, and north-east facing Opito Bay. This long sweep is divided by Whangapoua harbour, and Otama sand spit at the mid point, and there is a difference in character between the northern and eastern parts.

The northern section has a more robust topography and is influenced by the location of several small coastal peaks and the large inland form of Kennedy Bay. Coastal slopes are mostly steep, or sheer in part, and end at rocky shorelines, with the exception of Kennedy Bay. Large rock formations feature within this coastline and uplifting and folding are evident in these features. Coastal scrubland and forest have established throughout this shoreline, and form the context for the Tuataewa settlement within the forested slopes associated with Whanake Peak. Wilding pines have also established in many areas north of New Chums Beach.

The topography of the eastern section is formed from the northern shoreline of Kuaotunu Peninsula and the coastline is much more gradual in comparison to the northern part of Whangapoua. It also has a more developed and complex shoreline character.

The section between, and including, Matarangi Beach and Opito Bay, contains a series of broad sandy beaches, stream and river valleys, both small and prominent headlands and areas of rural pastoral and forestry activity that contain a series of coastal settlements. These include Rings Beach, Grays Beach, Kuaotunu West, Kuaotunu Village, and Otama Bay (housing and settlement). Opito Bay forms the tip of the Peninsula.

There are also a series of large headland features that dominate the landscape to the east of Kuaotunu Village. These include the formations of Mussel Rock, Kauwera Point, and Tamaihu Headland. Further volcanic forms form the eastern end of Opito Bay and influence the southern tip of Kuaotunu Peninsula.

Coastal characteristics include:

- Tuataewa bush settlement - V611
- Kahutera Peak and Tokangawha Point - V588
- Shoreline settlement, forestry, and scattered coastal housing within Kennedy Bay and wide views to inland hills and forest - V530
- Pa sites at Wainuiototo Bay, Whaorei Bay, and Opito Point - V539
- Whangapoua settlement - V527
- Whangapoua Harbour and views to the Coromandel Ranges - V520
- Large duneland spit and beach settlement of Matarangi
- Small and medium settlements of Rings Beach, Grays Beach and Otama Bay - V500
- Kuaotunu Village - V484
- Otama dune land beach and wildlife area - V466
- Otama Bay settlement
- Mussel Rock, Kauwera Point, and Tamaihu Headland - V443
- The large form of Opito Bay, extended sandy dune land beach, including several groups of coastal settlement within its shoreline - V439
- Undeveloped beaches within Wainuiototo Bay and Whaorei Bay
- Little coastal forest between Whangapoua and Opito Point

### Whitianga

Whitianga planning area includes the southern coastline of Kuaotunu Peninsula, the inner shoreline of Mercury Bay and the outer coastline that extends south of Cooks Bluff until Waipapa Island. Whitianga Harbour divides this coastline at the south-west corner of Mercury Bay

The north-east part of Whitianga is formed from the southern shoreline of Kuaotunu Peninsula and is characterised by a rocky shoreline, small bays and cliffs to the east of the small coastal peak of Maungatawhiri. This coastline is inaccessible by road and contains several natural features, in addition to the settlement at Matapoua Bay.

Mercury Bay is the focus of coastal settlement within Whitianga and its shoreline contains the settlements of Wharekaho, to the immediate west of Maungatawhiri, Ferry Landing, Flaxmill Bay and Cooks Beach. Cooks Beach is the largest coastal settlement within Coromandel and has a similar landscape structure to Whangapoua.

Hahei is the second largest coastal settlement within Mercury Bay and its landscape framework of valley slopes, headlands and an off shore island, differs from the other main settlements. Hot Water Beach settlement is small, but is expanding into surrounding slopes.

Coastal houses are scattered within Double Bay and Whauwhau beach, to the north, and within a coastal scrubland slopes to the south of Hot Water Beach. Several other larger individual houses are sited with elevated terrace slopes and low cliffs to the immediate south of Hahei.

Coastal elements and characteristics include

- Coastal forest and prominent rock features within the southern shoreline of the Kuaotunu shoreline, and including Devils Point and Motukoranga Island
- Matapoua Bay and bush residential development - V401
- Maungatawhiri headland and Whauwhau beach - V352
- Wharekaho Bay and settlement - V341

- Whitianga Harbour - V313
- Views across Mercury Bay to distant cliff and headland features
- The headland settlement of Ferry Landing
- White pumice cliff features south of Ferry Landing, and including Shakespeare Cliff and Cathedral Cove - V300
- Cooks Bluff headland
- Hahei - V259
- Hot Water Beach settlement, springs and extended dune land beach - V212
- Forestry lined cliffs between Hahei and Hot Water Beach
- Bush residential development south of Hot Water Beach

### Tairua

Tairua planning area has a short coastline that is divided evenly by Tairua harbour and estuary. The cone form of Paku is the dominant feature within this part of the coastline, and partially conceals the harbour entrance and, as well as being a landmark within Pauanui and Tairua settlements, Pauanui peak echoes this form.

Moderate to steep slopes, a rocky shoreline, several substantial rock headlands and cliffs, and small sandy and stony beach bays characterise the coastline north of Tairua. The bush residential developments of Pumpkin Hill and Te Karo Bay are sited within this coastline.

The sea frontage of Tairua is also characterised by the form and extent of Pauanui and Tairua beaches. These are prominent and sandy dune land in character and extend to the south of the harbour and north of Paku.

Pauanui is formed behind the sand spit that marks at the southern side of the harbour channel and lined with coastal houses but with intermittent breaks that reduce its apparent scale. Dune land restoration work is also apparent. Tairua beach is less settled, wider in character, and provides a relatively undeveloped link to the coastal vegetation at the base of Tairua Head.

Paku provides a prominent, although heavily developed, natural feature and that is reflected in the undeveloped slopes of Pauanui peak to the south-east. Tiered and ridgeline housing feature throughout the cone's slopes, and form a fringe around the cone's lower eastern slopes. Mature wilding pines are also established in the northern slopes.

Steep scarps and cliffs mark the coastline that extends southwards between Pauanui and north Opoutere beach, and are fringed by forestry plantations located above.

Coastal characteristics include:

- Rock headlands, bluffs, and small stony and sandy beach bays between Tairua Head and Waipapa Island
- Te Karo bay residential development
- Pumpkin Hill bush residential development
- Tairua and Pauanui sand dune land beaches - V138
- Volcanic form of Paku and residential development
- Tairua harbour - V126
- Pauanui dune land spit
- Steep scarps and cliffs between Pauanui and Opoutere Beach - V100

### Whangamata

Whangamata planning area includes the coastline between Whangamata and the northern end of Opoutere beach and part of the coastline to the north and between Opoutere and Pauanui. Whangamata and Wharekawa Harbours mark the southern boundary of the coastline and its mid point and divide the main area of developed land to the south of Wharekawa, and the extended form of Opoutere Beach.

Although extensively developed for residential use, agriculture, and forestry the natural character elements of tidal and coastal process are a feature of both harbours and the coastal form of the Whangamata area.

The northern section of coastline is characterised by Opoutere beach which extends for slightly over 5km. Extensive dune lands and a band of kanuka and mature pine back its steep profile. The beach is contained by cliff headlands to the north and the rocky headland of Ruahiwhiwi and the small off shore form of Hikunui Island. A Pa site can be seen behind the headland. Opoutere beach contains almost a third of the accessible coastline within Whangamata and is notable for its scale, wildlife, relative lack of development, and visual presence.

Farmland remains within part of the central coastline areas and within the valley at the north end of Opoutere Beach, within the slopes south of Onemana, and above a short stretch of sandy bays and small rocky headlands.

Forestry is the predominant inland land use and features at both ends of the coastal ridge that extends between Whitianga and Wharekawa harbours.

Coastal characteristics include:

- Opoutere Beach - V72
- Maungaruawahine cone (South Opoutere Beach)
- Wharekawa harbour, Ruahiwhiwi Point, and Pa site (South Opoutere Beach)
- Production forestry along the coastal ridge between Wharekawa and Whangamata harbour
- Pastoral farming in the mid section of this coastal ridge
- Bay and headland settlement of Onemana - V44
- Vegetated coastal scarps, gullies, sandy beach, and coastal housing to the south of Onemana - V33
- Whangamata harbour - double river and beach shoreline, off shore island, and back drop of Coromandel Range and inland forestry - V4





V1132 Little Passage



V1139 Wyuna Bay



V1178 Waipapa Bay



V1228 Te Kouma Harbour - Northern Shore



V1266 Manāia Harbour – Southern Shore



V1348 Oapa Creek



V1353 Te Mata



V1407 Bone Stream





V864 Port Jackson



V913 Ongoti Stream



V953 Otautu Bay



V965 Colville Bay



V986 Tukituki Bay



V994 Waitete Bay



V1013 Papaaroha



V1051 Omaru Bay





V827 The Pinnacles



V797 Stony Bay



V768 Sandy Bay



V730 North Rauporoa Bay



V692 Potiki Bay



V667 Waikawau Bay



V647 Little Bay



V608 Tuataewa





V588 Tokangawha Point



V580 Kennedy Bay



V539 Whangapoua Pa (New Chums Beach)



V527 Whangapoua



V520 Whangapoua Harbour



V500 Grays Beach



V484 Kuaotunu Village



V468 Otama Beach



V443 Tamaihu Headland



V439 Opito Bay (North)



V401 Malapaua Bay



V352 Maungatawhiri



V341 Wharekaho Beach



V313 Whitianga Harbour



V300 Shakespeare Cliff



V259 Hahei



V212 Hot Water Beach



V138 Tairua Beach



V126 Tairua Harbour



V100 North Opoutere Coastline



V72 Opoutere Beach



V44 Onemana



V33 Te Aranui Point



V4 Whangamata





Appendix Three  
Settlement Characteristics

### Table A3.1: Settlement Characteristics

#### Ridgeline and Hill Slopes (Predominantly 'Bush Residential')

- Location within coastal slopes, or coastline areas that include existing or emerging coastal vegetation, or located within vegetation on ridgelines
- Structures mostly in scale with landform and vegetation, and most successful when finished in recessive coastal colours and with a wood exterior, or a low steel and glass content in the shoreline facade
- Access ways are more successful when one right of way services all units, there is a narrow carriageway, and the access way follows the path on an existing track through vegetation, or approaches from behind the sites
- Tuatēawa - Vpt 608, Hahei (V258), Tapuaetahi (V 196), Te Awanui Point (V30)

#### Peninsula and Isthmus

- Dominant landform and vegetation provides a context for the settlement
- Dwellings kept below the ridgeline for most part, or within pohutukawa
- Most successful sites are modest in size, and access ways are located within ridgeline vegetation and are of a small scale
- Wyuna Bay - V1 139, Mc Gregors Bay (V1145)

#### Steep Coastal Valley

- Containment within valley catchment and dwellings set below the ridgeline and against valley slope backdrop or location on lower spur slopes within a wider valley
- Location on a spur, and within a wider valley catchment
- Te Kouma Bay - V1 183, Waipapa Bay (V1 178), Papaaroha (V1010)

#### Headland and Points

- Location within coastal vegetation and with moderate visibility from surrounding areas, set back from shoreline, or located within existing coastal vegetation
- Most successful when dwellings are restricted to one catchment and the scale of dwelling is matched to underlying landform, or vegetation pattern
- Ferry Landing - V307, Grays Beach (V496)

#### Outwash Plains & Valley

- Containment within valley slopes at the shoreline and either side of SH25
- Shoreline dwellings within pohutukawa, or other tree planting, and extending into adjacent valleys
- Most successful when shoreline dwellings have a similar scale and style and include breaks and planting between dwellings, and high way spread is limited
- Waioimu Bay - Vpt 1379, Te Puru (1389), Raumahanga (V1371)

#### Coastal Rural

- Settlement close to the shoreline and in proximity to a coastal landform, or contained within a wider valley floor
- Most successful when dwellings are modest in size, in scale with their context, or are partially screened by vegetation, and do not intrude on adjacent dune lands
- Otama Bay - Vpt 465, North Opito Bay (Vpt 439), Kiritā Bay (V1294)

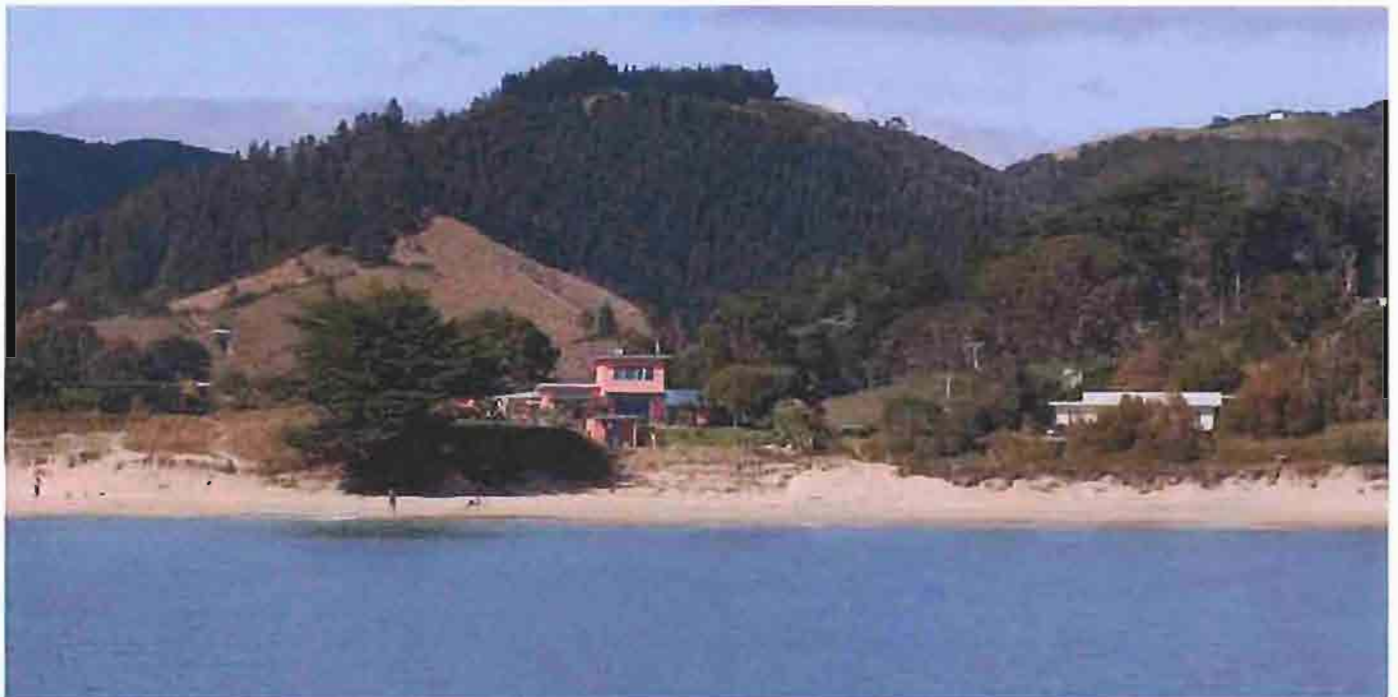
#### Small Bays

- Dwellings located behind shoreline system and within coastal vegetation, or within context of surrounding slopes that may contain scrubland, or pastureland and rural planting
- Most successful when dwelling sizes matches scale and character of surrounding coastline
- Wyuna Bay - V1 136, Matapaua Bay (Vpt 401), Flaxmill Bay (Vpt 302), Oamaru Bay (V1051), Kikowhakarere Bay (V1056)



#### Large Bays

- Dwellings located behind dune lands and with a rural backdrop that contains pastoral slopes, gully vegetation, or shelter belts
- Most successful when settlement is clearly defined within its shoreline site and contained by prominent Point or Headland features and dwellings include some breaks and planting, or the settlement includes set back areas on the foreshore
- Cooks Beach - Vpt 289, Whangapoua Bay (Vpt 527), Hahei (V256)



Appendix Four  
Summary of Settlement Assessments

The Review draws its findings from the overviews of the seven coastal planning areas and the broad assessments that were made of the settlements and coastal houses that could be identified from a sea view. The results of settlement assessments are summarised in Table A4.1: Summary of Settlement Assessments.

Settlements and coastal houses are listed by planning zone or policy area, and name and viewpoint number and by relative size.

The size of the settlement is a general estimate based on the shoreline view and aerial photograph. It is provided for the purpose of comparison and should not be considered in any context requiring further accuracy.

This summary is also mapped on Figure 3 of Section 4.2. Farmhouses were not reviewed.

Settlement size has been grouped into the following classes that are also indicated by colour within Table A4.1 and mapped in Figure 3:

Large Settlement	200+
Medium Settlement	50-200
Small Settlement	20-50
Cluster (5 - 10)	5-10
Dwellings (1 - 4)	1-4

The individual settlement assessments are summarised in the column marked A and a functional summary of each assessment is included in the final column.

- C - Conforms to District Plan landscape and settlement policy and objectives for planning zone
- O - Development issue that falls outside the settlement pattern indicated by the District Plan

Table A4.1: Settlement Summary

	Area & Settlement	Vpt.	Size	A	Comment
<b>Coastal Village</b>					
1	Tapu	1309	20+	O	Landscape/vegetation backdrop, single storey dwellings and limited spread
2	Waerua	1377 1381	20+	O	Settlement pattern and visual quality compromised by earthworks/vegetation removal of southern dwellings
3	Te Pahi	1386 1388	100+	C	Forest valley character and shoreline planting diluted by large limestone buildings and highway spread
<b>Coastal Residential</b>					
4	Te Mata	1353	20+	C	Contained by headlands and beach escarpment
5	Roumahanga	1371	40	C	Integration of coastal edge, planting, dwellings
6	Tranchar Bay	1390	20+	C	Integration of coastal edge, planting, dwellings
7	Ngatimu Bay	1395 1396	20+	O	Peripheral south development of different form and scale and includes prominent access ways
8	Whakatake Bay	1402	20+	C	Foreshore development with rural backdrop

	Area & Settlement	Vyfl	Site	A	Comment
<b>Coastal Zone</b>					
8	Coastal dwellings between Wilson Bay and Waikowai (excluding Bark Hooped)	1306	↑	C	Individual and small groups of dwellings sited close to the highway edge and against coastal forests and on about with minimal physical or visual effect
10		1316			
11		1322			
12		1327			
13		1331			
14		1360			
15		Tā Mata Scaevola			
16	Whareroa Giverny	1399	↑	O	Small house dwellings in close group against forest
17	Waikowai	1399	↓	O	Small scale cabin dwellings against vegetated scarp
18	Coastal dwellings between Tapu and Tearu	1367	↑	C	Individual, or pairs, of dwellings set above coastal road in pine trees, scrubland, and some areas of coastal forest with low to very low sea visibility
19		1366			
20		1383			
21		1406			
22		1407			
23		1408			
<b>Coastal Wairoa</b>					
1	Omeu Bay	1051	↑	O	Compact holiday settlement against landform/vegetation
<b>Coastal Hawke Bay</b>					
2	Kaohakare Bay	1056	↓	C	Valley floor, single storey, within planting
3	Long Bay	1064	↑	O	Ridge sites without mitigation planting and sea sightline
4	Ruffin Peninsula (West)	1070	↓	C	Two storey ridge-line silhouettes in middle section
5	McGregor Bay	1144	↓	C	Ridge-line sites set back and within planting
6	Wynne Bay	1159	↓	C	Landslip, planting, and moderate size dwellings
7	Waiapu Bay	1178	↓	O	Valley planting, and set back coastal settlement
8	Tā Kōhanga Bay	1183	↓	O	Valley planting, and set back coastal settlement
9	Tā Kōhanga Bay West	1185	↑	O	Prominence of some sites, earthworks, lack of planting
<b>Coastal Zone</b>					
10	Oahu Bay	1038	↑	C	Valley location one storey dwellings within planting
11	Ōpūkawa Bay	1054	↑	O	Elevation, bulk and external finish of several sites
12	Whangarei (Baititi)	1096	↑		Undeveloped harbour feature with high visual containment
13	Frederic Point	1157	↑	C	Low profile ridge-line dwellings within planting context
14	Manaa Rd	1168	↑	C	Low profile shoreline dwellings within rural planting
15	Tā Kōhanga Harbour	1234	↑	C	Located and screened within shoreline vegetation
16		1237	↑	C	
17		1240	↑	O	
18		1240	↑	O	
19	Manaa Harbour	1267	↓	C	Wide rural valley spur and planting setting/tracking
20		1264	↓	C	Small dwellings on harbour shore without access roads
21	Kiata Bay	1294	↑	C	Camping ground in coastal valley shore setting
<b>Coastal West Coast</b>					
<b>Coastal Residentia</b>					
1	Onuku Bay	953	↓	C	Dwellings/camp contained by flatteridge-line setting
2	Waimea Bay	994	↓	O	Location/prominence of dwellings and lack of planting

	Area & Settlement	M <sub>2</sub> L	Size	A	Comment
<b>Coastal Zone</b>					
3	Fanua Bay 58h	898	4	C	Located against shoreline vegetation and landform
4	Darker Strm	902	3	C	Located and screened within shoreline vegetation
5	Cotvils Bay	867	10+	C	Located and screened within shoreline vegetation
6	What Road	870	2	C	Low visibility within vegetation and landform backdrop
7	Ti Whau Point	972	10+	C	Low visibility within vegetation and landform backdrop
8	Amadeo Bay	1002	3+	C	Most shoreline dwellings within landform
9	Paparahi	1010	15+	C	Dwellings mostly located within landform and vegetation
<b>MOHIO (East Coast)</b>					
<b>Coastal Residential</b>					
1	West Charles Settlement	780	45+	C	Extends colour, scale, design (limited dwellings)
2	Sandy Bay	767	40+	C	Valley context and low density shoreline character
3	Little Bay	647	10+	C	Contained within Bay and vegetated coastal ridge
<b>Coastal Zone</b>					
4	Port Charles shoreline	758	10+	C	Low profile/compact cluster in planted rural valley setting
5	Nth Raukorua Bay	737	1	D	Elevation for access and building site on open cliff face
6	Nth Raukorua Bay	727	2	C	Appropriate scale, form, colour within coastal vegetation
7	Taharuru Bay	630	1	C	Coastal vegetation site, appropriate scale and design
8	Taharuru Bay	629	1	D	Exposed within remote and otherwise unmodified shoreline
<b>Whangapoua</b>					
<b>Sea Margins</b>					
1	Kennedy Bay village	575	10+	C	Single storey cluster in wide shoreline/planting setting
2	Kennedy Bay dwellings	580	1	D	Sand spit location
3	Kennedy Bay dwellings	581	3	C	Single storey dwellings within coastal vegetation
4	Kennedy Bay dwellings	574	2	C	Low density dwellings in vegetation and landform setting
<b>Coastal Village</b>					
5	Whangapoua	526 529	100+	C	Settlement contained within framework of pastoral and forestry slopes, coastal vegetation and headland
6	Kuapoua West	485	45+	C	Foreshore scale and set back and screening of imagery
7	Kuapoua Village	484	10+	C	Integration with slope, river, shore planting & scale
<b>Coastal Residential</b>					
8	Tutawa	606	10+	C	Integration of residential settlement in coastal forest slopes
9	Rings Beach	500	30+	C	Contained bay/planting setting and appropriate scale
10	Grays Beach	493 496	10+	D	Location of Gray Road and development at base of headland diminishes legibility of coastal land form and Bay setting
11	Otama Bay	464 465	20+	C	Scale, location, and design appropriate to modified rural setting, prominent landform setting and coastal planting
12	Opito Bay North	430	15+	C	Scale, form, extent reflects landform and coastal setting
13	Mid Opito Bay	436	25+	C	Form, pattern, density sits within landform backdrop
14	Opito Bay South	434	15+	D	Elevation/pattern/form breaks from existing settlement
<b>Coastal Zone</b>					
15	Tutawa	606	1	D	Effects of earthwork/development in foreshore
16	Whangapoua (Le Punga Road)	526	10+	D	Elevated lee break landscape/settlement pattern of Bay
17	Rings Beach	499	3	D	Location, visibility, scale and earthworks

	Area & Settlement	Vyft	Size	A	Comment
18	Kusofunu West	490	1	O	Ridge/line location, scale, exposure, and lack of planting
19	Otara Bay	471	1	C	Form and appearance meets objectives in modified coastal setting
<b>Wairarapa</b>					
<b>Errata Mitige</b>					
1	Ferry Landing	305	100	C	Scale, elevation and integration with adjacent/planting
2	Cooks Beach	288	100	C	Settlement within Bay and landform/planting backdrop
3	Hahei	293, 298	100	O	Prominence of southern and northern slope and ridge/line dwellings detract from the wider Bay setting and pattern
<b>Coastal Residential</b>					
4	Matapua Bay	401	100	C	Scale, elevation, form, and location within planting/shore
5	Whareroa Bay	338	1	C	Present boundary containment within wider rural context
6	Fildard Bay	302	100	C	Low density and scale within valley and planting setting
7	Hot Water Beach	210	100	C	Settlement reflects landform and stream mouth setting
<b>Coastal Zone</b>					
8	Matapua Bay	300	100	C	Integrated in coastal vegetation and screened from sea
9	Double Bay	371	1	C	Integrated in coastal vegetation and screened from sea
10	Whareroa Beach	361	100	C	Appropriate form, scale, colour within coastal vegetation
11	Cooks Beach	290	100	C	Ridge/line dwellings within vegetation context
12	Cooks Bluff	270	1	O	Exposed ridge/line site adjacent to Cathedral Cove. Slope/terrace in vegetation reduce visibility/impact
13		279	1	C	
14		281	1	O	Headland silhouette, form/scale, and lack of planting
15	Cooks Bluff (in shore)	282	100	C	Scale, form, planting, and screened from Cooks Beach
16	Cooks Bluff (in shore)	283	100	C	Integrated in coastal vegetation and screened from sea
17	Hahei	200	100	I	Silhouette with ridge sites emphasis headland road cut
18	8th Hahei	234	1	O	Single prominent terraced dwelling within contained bay
19		206	1	C	Ridge site set back and integrated in vegetation
20		243	1	C	Ridge site set back and integrated in vegetation
21	Hot Water Beach	210	100	O	Scale/elevation of lots/dwellings detracts from setting
22	Spencer's coastline	186	1	C	All dwellings located within planting context that provides either setting or screening to sea views of dwellings. External colour/design/form also a factor
23	(Boat Harbour Flood)	109	100	C	
24		201	1	C	
<b>Tairāwhiti</b>					
<b>Coastal Residential</b>					
1	Paeu	121, 134	100	O	Landform compromised by scale, form, and terrace edge and ridge/line location of dwellings and prominence of winding path
<b>Coastal Residential</b>					
2	Te Koro Bay	165	100	C	Appropriate form, scale, colour within coastal vegetation
3	Pumpkin Hill	146	100	O	Colour, bulk, proximity of shore sites
<b>Coastal Zone</b>					
4	Otara Bay	158	100	C	Appropriate form, scale, colour within coastal vegetation
5	Tarua Headland	143	1	O	Silhouettes on prominent headland

	Area & Settlement	Vpt.	Size	A	Comment
Whangamata					
Coastal Residential					
1	Onemana	42 46	250-	O	Headland sites and lack of integration of coastal sites
2	South Onemana	29	1	O	Bulk and prominence potentially mitigated by planting.
3	South Onemana	31	1	C	Comprehensive integration of ridgeline site in planting
4	South Onemana	33	2	C	Location within planted backdrop in mid slope site
5		36	1	C	
6	Ohur	82,83	3	C	Elevated and shoreline sites integrated within planting



Appendix Five  
Settlement Assessments



## A5.1 Introduction: Coastal Settlement Assessments

The second stage of the Coastal Zone Review comprises an assessment of coastal settlements and housing that are located within the Coastal Zone and outside the Housing Zone settlement areas of Whangamata, Tairua, Pauanui, Cooks Beach, Whitianga, Matarangi, and Coromandel and Thames

The main aim of the assessment is to compare settlement with the pattern and form implied by current District Plan objectives, policies, rules, and guidelines, and to draw conclusions from that comparison that are relevant to the present District Plan review.

All present development complies with the District Plan by consent, but some development is closely aligned to its objectives, while there are also examples of settlement that do not appear to conform to them. The reasons for this variation lie outside the scope of the Review.

## A5.2 Assessment Framework

The assessment framework sought to review the form and pattern of settlement, and its relationship to its coastal context and combined the S212 and S213 issues, objectives and policies that were most concerned with coastal development for broader issues.

The strategic objectives provided for each planning area, and guidelines for Coastal Residential areas are also referred to.

The District Plan sets out the development effects that it seeks to avoid and these factors provide a context to comments about site effects, where they arise (S212.2.1). The factors include development that may:

- Be visually obtrusive and dominate natural character
- Remove indigenous vegetation
- Modify key landscape elements
- Obscure significant features
- Be inappropriate in location or scale
- Create visual scars

District Plan policy applies to a different degree depending on policy area. Taking this variation into account the separate coastal settlement policy areas were considered on the following basis:

### Coastal Village Policy Areas

Development form is subject to height, bulk and location control in Village residential areas.

For the purpose of the Review policy S213.4.3.2 and the main S860 objectives for each planning area are also considered; for example Whitianga:

- Ensure form and scale of development is in accordance with landscape character in Coastal Village and Coastal Residential Policy areas (S213.4.3.2)
- Clearly defined settlements around the coast (S864.6.1 (vii))

### Coastal Residential Policy Areas

Settlement and Amenity Values policies S213.4.1 and S213.4.3.2 apply to all Coastal Residential areas, and the main S860 objectives for each planning area are considered in this context.

Development form is subject to similar height, bulk and location controls as Village areas, and but also has regard for guidelines that apply to the individual settlements, where supplied in S853; for example Whitianga:

S213 policies:

- Ensure the character of the built environment, including subdivision, is coherent with surrounding landscape character and amenity values (S213.4.1)
- Ensure form and scale of development is in accordance with landscape character in Coastal Village and Coastal Residential Policy areas (S213.4.3.2)

#### S864 6 1 objectives

- landform dominates (iii)
- roads conform to landscape (v)
- boundaries of vegetation conform to landscape (vi)
- clearly defined settlements (vii)

#### Design factors for Whitianga Coastal Residential areas:

- Use receding colours, such as standard Coastal Zone colours, on exterior surfaces or use natural materials with similar qualities
- Avoid reflective external materials and limited areas of glass relative to building bulk
- Limited bulk and a broken building form – and at Hot Water Beach and where a one storey limit is likely on the beach frontage
- No removal of pohutukawa trees (S853.4.5 (ii))

#### Coastal Zone Housing

Landscape and Natural Character policy S212.4.4 and S213.4.1 (see Coastal Residential Policy areas above) apply to Coastal Zone housing in addition to assessment criteria and guidelines set out in S853.2, for example Whitianga.

#### S212.4.4 policy:

- Ensure activities and development reinforce and enhance the landscape character of an area

#### S853.1.2 Coastal Design Characteristics:

- Harmonise external colours with surrounding indigenous vegetation and use materials with a low reflectivity rating (S853.1.2.1 & 2)
- Limited bulk and a broken form (S853.1.2.3)
- Minimum vegetation clearance (S853.1.2.4)
- Avoid headlands, ridgelines and features (S853.1.2.5)
- Avoid impinging on the skyline (S853.1.2.6)
- Avoid light spill at night (S853.1.2.7)

The assessments follow the settlement policy area categories and set out the S860 policy objectives and S853 guidelines that apply at the beginning of the section. Each settlement is described under the headings of Site Setting, and Site Relationship and the assessment seeks to provide a summary of the of the site relationship in respect of:

- Landscape setting
- Settlement form and character
- Comparison with the relevant District Plan objectives, policies, and guidelines

### A5.3 Thames District Plan Objectives, Policy and Guidelines

S865/866 Objectives	
S866 Coastal Zone objective)	<p>Landscape quality is assessed as moderate to high. The vegetative backdrop is considered to be important in providing a context and enclosure for settlements.</p> <p>Additional development is considered appropriate in enclosed valley environments.</p> <p>Objectives for development include (S865.8.1):</p> <ul style="list-style-type: none"> <li>■ landform dominates (i)</li> <li>■ vegetation boundaries conform to landscape (iv)</li> <li>■ clearly defined coastal settlements (v)</li> <li>■ continuous native vegetation cover on conservation and private areas where there are few buildings (vi)</li> </ul> <p>Environmental outcomes sought include (S865.8.1):</p> <ul style="list-style-type: none"> <li>■ textures and indigenous vegetation continues to dominate the built environment (ii)</li> <li>■ scale and form of replication of the environment is in harmony with the natural environment (iv)</li> <li>■ protection of coastal ecosystems and processes (vi)</li> <li>■ coastal subdivision, development, and building where 'entirely appropriate, sympathetically designed, and necessary' (vii)</li> </ul> <p>The Plan also seeks to retain a 'views and vistas of the coast' and 'indigenous values' (S865.7.1.8.5 (vi)).</p> <p>There are no S853.2 design guidelines provided for the Coastal Residential areas within the Thames area.</p>
Coastal Residential Policy Area:	The Plan does not include specific design guidelines for Thames Coastal Residential areas and these settlements are reviewed against the general provisions of S212 and S213 and S866 guidelines for the area.
S867/868 Objectives	
Topic	Key Landscape Element: Outwash Plains (M1012 - 139)
Zoning (M50/05)	Coastal Village, Recreation Reserve, Open Space
Setting	<p>Tapu is a small settlement that extends southwards from Tapu River along the base of forested shoreline slopes and has a service function as well as being a seasonal holiday settlement. The coastal terrace extends from the shoreline at the mouth of Tapu River and provides the site for a camping ground, public reserve, and the main settlement (V1358, V1359).</p> <p>Tapu River outlet includes a south-west bend which has led to the formation of a small peninsula parallel to the shoreline and camping ground. A tidal spit area extends from this peninsula and an outwash plain marks the village shoreline. Both are exposed at low tide.</p> <p>Most of the village is set back from SH25 and there are a limited number of shoreline sites. New development is also limited in the coastal area.</p>
Site Relationship	<p>The slopes that lie behind Tapu and the outflow of Tapu River and its associated outwash plain provide the setting and context for the settlement.</p> <p>Although spread along SH25 in a strip pattern the separation of the camping ground and main settlement, the medium size of most dwellings, and the location of the shoreline reserve, reduce the impact of the settlement and it meets the objectives of the District Plan in respect of scale and relationship to the coastline.</p>
Topic	Key Landscape Element: Outwash Plains (M1012 - 139)
Zoning (M50/06)	Coastal Village, Open Space
Setting	<p>Waerua Village is located at the base of Waerua Stream Valley and sited within the mouth of the valley. Recent development has extended the settlement northwards.</p> <p>Low coastal ridges mark both sides of the valley. Production forestry, pasture areas, and coastal scrubland/forest form the backdrop of the northern slopes and pasture remains in parts of the southern valley slopes. Commercial Range ridges provide a forest backdrop.</p> <p>Pohutukawa and exotic trees break up the impact of the settlement within the southern village area but development is sited directly on the shoreline to the north of the stream outlet and breaks this pattern with larger buildings being prominent (V1378).</p> <p>Development has also been undertaken on the lower hill slopes to the south of Waerua and has required vegetation clearance and earth works to create access ways that are quite noticeable within the shoreline area. Earth works are also a feature within the lower slopes of Pohue Stream valley.</p>

Site Relationship	<p>The bulk of Weimua Village lies within the valley mouth of Weimua Stream and has a moderate profile and a scale that fits its surroundings and is expected within this coastline.</p> <p>Pohua Valley provides an alternative development area, that has its own character and separate catchment, but its shoreline development, although small, is prominent and is beginning to have the effect of merging both settlements. The impact of this spread is lessened where coastal vegetation breaks up its form (V1377).</p> <p>More noticeable is the extent and visibility of the vegetation removal and earthworks associated with development on the southern slopes of the main valley. Earthworks are also a feature of lower Pohua Valley.</p> <p>Overall the combined settlements meet the objectives of the District Plan but the southern development appears to fall within the category of adverse effects (S212.2.1) (V1381).</p>
Te Puna	Key Landscape Element: District Plan (N1374 - 1380)
Zoning (M50/01)	Coastal Village, Open Space, Recreation Passive
Setting	<p>Te Puna is sited on an outwash plain to the north and south of Te Puna Creek outlet, and mostly on the seaward side of SH25. The outwash plain is the largest within the western Peninsula coastline, and extends for approximately 1.65km along the shoreline (V1386).</p> <p>Te Puna Creek valley is narrow and contained at its entrance by a prominent northern ridge and a more gradual, and developed, southern ridge. Coromandel Range forested ridges are visible at valley head.</p> <p>Most village dwellings are of a medium size and are located within coastal and exotic trees and shrubs (V1386). Coastal vegetation is prominent on the coastal slopes, to the north and south, and the main village setting.</p> <p>Residential development follows the shoreline but is broken by marine areas. Some more recent cliff dwellings are prominent compared to previous dwellings, but are not prominent.</p> <p>Bright external colour and roof materials, and large bulk, stand out within the generally low and lesser form of the shoreline character of the stage (V1385, V1386).</p> <p>Slope development has been undertaken to the south but is generally in scale and without extensive access way and earthworks.</p>
Site Relationship	<p>Te Puna Village is the largest settlement within the Thames coastline that is not a housing zone, but has generally maintained a low-density character and contained character. This reflects the relationship of the settlement with its valley setting and limited development in surrounding slopes although the settlement has spread along SH25 to the north.</p> <p>Te Puna meets the objectives of the District Plan, although beginning to lose some aspects of shoreline form, and is a successful development in respect of its size and coastal profile.</p>
Coastal Environment	Thames region
Te Mata	Key Landscape Element: District Plan (W1353 - 1355)
Zoning (M50/04)	Coastal Residential, Coastal, Recreation Passive, Open Space
Setting	<p>Te Mata includes two areas of coastal settlement that are sited on narrow coastal terrace areas that lie to the north of the outflow of Te Mata River and within the broad bay and beach that extend to the south (V1354, V1355).</p> <p>A coastal ridge and aerial headland extend to the south of Te Mata River and divide the wider bay into two areas and an outwash plain and stony spit extend from the headland and are features at low tide.</p> <p>A small group of houses are located on the terrace to north of Te Mata River mouth and further houses mark the low ridge to their rear and frame views to the Coromandel Range (V1353).</p> <p>Te Mata beach extends for approximately 1.7km within the main bay and contains a strip settlement of small to medium sized dwellings that lie along the rear boundary of SH25.</p> <p>Coastal and exotic planting is established along the lower slope areas behind these beach houses. These slopes rise above the bay and eventually meet Te Mata Peak and now contain a pattern of rough pasture and gully scrubland, remnant puka and groups of pines.</p> <p>Two coastal subdivisions are the located within these slopes. The lower subdivision is sited just above the main beach settlement, and within the Coastal Residential zone, while the remaining sites are more elevated and within the Coastal zone. Mitigation planting is evident in the lower sites (V1352).</p> <p>Both developments are considered within this section as they form part of the character of the wider bay.</p>

Site Relationship	<p>The wider form of Te Mata Bay divides around Te Mata River outfall and its associated southern headland. Settlement to the north of the ridge also lies to the north of the river and there is a marked separation between it and the main beach settlement. The curve of the beach and the headland also screen views between the two areas.</p> <p>Neither of the shoreline settlements detracts from their highway coastal setting and both appear to meet the objectives of the District Plan in respect of settlement form and scale and relationship to coastal character.</p> <p>The subdivision developments above the shoreline have a different settlement pattern and character that is characterised by a low density, some larger dwellings, and the establishment of access ways. Associated earthworks and retaining walls are also a feature in part (V1356).</p> <p>Due to their prominence, and some adverse effects, these developments appear to fall outside the objectives of the District Plan and in respect of defined settlement, and development that either enhances, or does not detract from existing coastal character.</p>
Raumahunga	Key Landscape Element: Outwash Plains (V1371 – 1372)
Zoning (M50/06)	Coastal Residential
Setting	<p>Raumahunga is a small settlement located to the north of a headland that marks the southern boundary of Otuturu Stream.</p> <p>The settlement has a bush residential character and extends up a forested coastal ridge that marks the north side of the stream valley, and a short way within the valley itself (V1371). Other dwellings are tiered up some inner slopes, but are not prominent.</p> <p>Otuturu Stream catchment provides the landscape setting for the settlement and includes continuous coastal forest within its northern ridge and inner valley slopes and a more patchy cover of coastal shrub land and a large group of pine trees on its lower southern slopes (V1372).</p>
Site Relationship	<p>The high quality of the landscape setting and the scale of landform surrounding Otuturu Stream valley easily absorbs Raumahunga and the settlement appears smaller than it is.</p> <p>Raumahunga meets the objectives of the District Plan and is an example of coastal settlement has successfully developed within its context.</p>
Thornton Bay/	Key Landscape Element: Scarp and Cliffs (V1391 – 1393)
Ngarimu Bay	(V1394 – 1396)
Zoning (M50/08)	Coastal Residential, Coastal Zone, Conservation
Setting	<p>Thornton Bay and Ngarimu Bay are adjacent to each other and only a small change separates the two bays at shoreline, but the backdrop varies and the two settlements also reflect this change.</p> <p>Thornton Bay settlement stretches along the base of a small and symmetrical foothill, on the landward side of SH25, and within the coastal vegetation on the hills lower southern ridge. Continuous forest characterises the coastal setting (V1392, V1393).</p> <p>Ngarimu Bay settlement is located on a shoreline terrace at the base of the next southern ridge and slightly above the shoreline. The settlement has a backdrop of groups of conifers, and a shoreline boundary of tall Norfolk Pines and which over top the houses in most part (V1395).</p> <p>More recent development has extended settlement into a broad rural slopes that lie to the south of Ngarimu and which faces directly to the coast. Dwellings have also been constructed along the shoreline below this slope (V1396).</p>
Site Relationship	<p>The hill backdrop to Thornton Bay provides a strong landform and vegetation structure for the dwellings located along the roadside and within its ridge and slope areas. Ngarimu Bay settlement is also set within planting and has developed within a reasonably contained area.</p> <p>Both of these settlements benefit from the scale of the landforms that contain them and the degree of existing vegetation and meet the objectives of the District Plan in respect to development that is in scale and character with the surrounding coastline.</p> <p>The development within the slopes to the south of Ngarimu Bay has a low-density rural residential character and form that contrasts with the more established settlement areas. Prominent access ways draw attention to this change in pattern.</p> <p>This area of settlement does not appear to meet the objectives of the District Plan in respect of coherence with surrounding landscape character and amenity values (S213.4.1).</p>

Whakatete	Key Landscape Element: Scarps and Cliffs (V1401 – 1403)
Zoning (M50/09)	Coastal Residential, Coastal
Setting	<p>Whakatete Bay settlement is a collection of coastal houses that stretch along some 650m of rural shoreline backed by gentle to moderate farm slopes and which divides into two catchments around a vegetated gully (V1401, V1403).</p> <p>The northern catchment contains the majority of the open farmland, which rises to meet the solid band of coastal forest some 900m inland. A much steeper and more vegetated slope bounds the southern farm valley and extensive scrubland has established in the upper slopes.</p> <p>Coastal and exotic trees extend along the base of these farm slopes and dwellings are located along the road in front and behind these trees. Additional land has been zoned for development within the northern catchment.</p>
Site Relationship	<p>The setting of this small settlement contains a strong landscape framework a backdrop of mature farmland, a vegetated gully, and extensive coastal forest. The two catchments have a linear character and high landscape values.</p> <p>The present settlement is located along SH25 and within the lower area of the bay and meets all District Plan objectives, although its high degree of fit reflects its present small scale.</p>
Coastal Housing	
Setting	<p>Coastal housing sites are scattered throughout the Thames coastline and, with the exception of three sites, are all in groups of one or two houses and do not have the high profile of sites in other planning areas (V1306, 1316, 1322, 1327, 1331, 1350, 1362, 1366, 1406, 1407, 1408).</p> <p>The individual sites comprise approximately thirteen dwellings, when farmhouses are excluded, are either located on the side located within close proximity to, and on, the boundary of SH25.</p> <p>Houses that are located south of Te Mata are almost all sited within pine blocks or coastal forest and are difficult to view from off shore and are mostly completely screened from SH25.</p> <p>Houses to the north of Te Mata are also located on the road side, within pine trees, or on small headland areas. Many of the dwellings in this stretch of coast appear to be farmhouses and are not reviewed.</p> <p>The three larger groups of coastal zone houses are located within the coastline and include Wairotoroto Stream, Waikawau, and Te Mata. The Te Mata houses are reviewed within the Coastal Residential section.</p>
Wairotoroto Stream	<p>Wairotoroto Stream comprises a group of six small to medium coastal houses that are sited directly to landward of SH25 and against the steep pasture slopes. These houses have been established for a long period, have a low coastal profile, and no adverse effect on its character (V1329).</p>
Waikawau	<p>Waikawau is a predominantly holiday cabin settlement that stretches approximately 200m along SH25 and 500m southwards from the outlet of Whakarewa Stream outlet (V1339)</p> <p>A coastal ridge meets SH25 behind the cabins and contains groups of conifer and pohutukawa. The river mouth marks the base of a wide rural valley, a bridge, and several villa style rural houses.</p> <p>The cabins are small in scale and have a low prominence in the shoreline and are part of the character of the gravel outwash plain which is also a key boat launching area (V1338)</p>

## A5. 4 Coromandel District Plan Objectives, Policy and Guidelines

S860 Coastal Zone objectives	<p>Landscape quality is assessed as having a low to moderate visual quality and development sensitivity. Coastal headland areas are considered to be the most visual importance.</p> <p>Objectives for development include (S863.6.1):</p> <ul style="list-style-type: none"> <li>■ landform dominates (i)</li> <li>■ clearly defined coastal settlements (v)</li> <li>■ roads conform to landscape (vi)</li> <li>■ vegetation boundaries conform to landscape (vii)</li> </ul> <p>Environmental outcomes sought include (S863.9.1):</p> <ul style="list-style-type: none"> <li>■ landform and indigenous vegetation continues to dominate the built environment (iii)</li> <li>■ scale and form of modification of the environment is in harmony with the natural environment (iv)</li> <li>■ protection of coastal ecosystems and processes (v)</li> <li>■ coastal subdivision, development, and building where 'entirely appropriate, sympathetically designed, and necessary' (vii)</li> </ul> <p>The Plan seeks to retain a 'variety and diversity of scenic, remote, tranquil, spiritual and communal experiences' (S863.7.1 (vi) &amp; (vii)).</p>
Coastal Residential Policy Areas	<p>S853.3.1 - 5 set out key design factors relevant to Kikowhakarere Bay, Wyuna Bay, and Te Kouma:</p> <p>Kikowhakarere Bay:</p> <ul style="list-style-type: none"> <li>■ limited bulk and height and a broken building form</li> <li>■ minimum amount of vegetation clearance and mitigation screening may be required from the road and sea views</li> <li>■ consultation with Heritage Places Trust re Calloway Lane house</li> </ul> <p>Wyuna Bay and Te Kouma:</p> <ul style="list-style-type: none"> <li>■ external colours that harmonise with indigenous vegetation, such as standard Coastal Zone colours, where visually intrusive</li> <li>■ avoid reflective external materials and maintain limited areas of glass relative to building bulk</li> <li>■ limited bulk and a broken building form – and at Wyuna Bay where a one storey limit is likely on the ridgeline</li> <li>■ minimum vegetation clearance</li> </ul>
<b>Coastal Village Settlements</b>	
Oamaru	Key Landscape Element: Tidal Bays with Small Headlands (V1049 – 1053)
Zoning (M30/04)	Coastal Village, Coastal, Open Space
Setting	<p>Oamaru is a small bay that is approximately 600m wide and contains a beach of some 400m in length. The bay is enclosed, to the north and south, by small but prominent headlands, and a small but steep and symmetrical hill and larger ridge that provide the eastern boundary and back drop. Tall kanuka is a feature of all these slopes.</p> <p>A camping ground is located in the small valley at the northern end of the beach and small to medium sized dwellings line the beach at the rear of Colville Road. Larger residential dwellings are located within the inner and upper slopes of the southern headland.</p>
Site Relationship	<p>The hill and headland landforms contain Oamaru is from wide harbour view and the shoreline dwellings sit low against the hill slope. The camping ground is set back within the side valley and is largely screened by its surrounding vegetation.</p> <p>Elevation, vegetation removal, and external colour highlight the presence of dwellings on the southern headland but they are not large structures and don't have a high degree of impact on the bay and other areas.</p> <p>The settlement sits within the shoreline and meets Plan objectives.</p>
<b>Coastal Residential Settlements</b>	
Kikowhakarere	Key Landscape Element: Bay (V1055 – 1057)
Zoning (M30/04)	Coastal Residential, Coastal, Open Space

Setting	<p>Kikowhakarere Bay is shallow and has an indented form and a shoreline of approximately 300m in length that extends into a low-lying coastal terrace. The bay is enclosed by steep slopes to its north but opens to gradual coastal slopes to its eastern boundaries (V1055 - 1055).</p> <p>These contain areas of scrubland and pasture on their lower areas while production forestry marks their upper slopes. Coromandel Range provides a broad backdrop across the horizon line.</p> <p>A small settlement, a field, and camping ground mark the shoreline boundary and include shrubs and trees.</p>
Site Relationship	<p>Kikowhakarere settlement presently has a high degree of 'fit' with its landscape context meets all Plan objectives for this area. The settlement is fortunate to have avoided Colville Road being routed on its shoreline.</p> <p>The single-level dwellings have a close settlement pattern and the shoreline has a rural character that reflects planting, pastureland, and depth of the terrace itself. Only two larger dwellings are located in the surrounding slopes and these are mostly screened.</p>
Long Bay & Ruffin Peninsula	Key Landmarks (Wyuna, Headlands and Peninsula) (V1062 - 1072)
Zoning (M31/02, 03, 08)	Coastal Residential, Open Space, Recreation Passive
Setting	<p>These groups of dwellings are sited within the north-west shoreline and ridge areas of Long Bay and Ruffin Peninsula and the isthmus and peninsula landform that extends from the southern slopes of Kikowhakarere Bay and to its headland at Wyuna Bay.</p> <p>The landform provides an outer north-west boundary to Coromandel Harbour and also forms Wyuna and McGregor Bay on its eastern shoreline.</p> <p>Wyuna Bay Road follows the peninsula ridge and provides access to the dwellings located on it, and to Wyuna Bay at south-west end of the peninsula.</p> <p>Long Bay beach includes a low-lying terrace and camping ground that are bounded by a low isthmus and form along the south-east boundary. Infill houses have been recently located on the part of the bay and other dwellings are located adjacent peninsula slopes (V1062 - V106)</p> <p>Two high points, and a small saddle mark the northern beginning of Ruffin Peninsula and a group of the dwellings are located off Wyuna Road in this high point area (V1066 - 1066).</p> <p>The remainder of the peninsula is lower and has a more regular horizon line and two small groups of dwellings at its northern and southern end (V1070 - 1072).</p> <p>Pohutukawa are prominent within the northern section of Ruffin Peninsula while coastal scrubland areas and pine trees mark the remainder (V1068).</p>
Site Relationship	<p>The elevation and narrowness of the isthmus and peninsula, and existence of areas of mature pohutukawa and other vegetation provides a varied location for coastal dwellings. Most are well integrated within the landscape and do not detract from its form and character.</p> <p>The settlement is also consistent with the semi-developed character of the majority of the outer peninsula and Coromandel Harbour areas and meet Plan objectives in respect to coherence of built form and coastal character.</p> <p>The more recent Long Bay dwellings, and those to the north of the west peninsula area, are the exception to this pattern and have a higher prominence due to ridge location and built form, or lack of supporting planting to provide a context. These effects appear to fall outside Plan objectives.</p>
McGregor Bay and Wyuna Bay	Key Landmarks (Wyuna, Headlands and Peninsula) (V1143 - 1143)
Zoning (M31/02, 03, 08)	Coastal Residential, Coastal Zone, Open Space, Recreation Passive
Setting	<p>The harbour side slopes of Ruffin Peninsula extends between the headland areas of McGregor Bay (V1143) and the south-east corner of the main peninsula headland (V1137). Settlement is located along the ridge line on both sides of Wyuna Road, and within the shoreline of Wyuna Bay.</p> <p>Most of the western facing slopes are characterised by a cover of coastal vegetation and including mature pohutukawa and pines. The extent of this cover is in part due to several large lot holdings within the mid to northern peninsula.</p> <p>Dwellings are sited above McGregor Bay (V1144) and also a feature of the peninsula ridge from mid point to Wyuna Bay. Two settlements are established in the shoreline and slopes behind Wyuna Bay, and in the small bay that lies to its south-east.</p> <p>Slopes rise steeply to a prominent headland area and an end point to the character of the low-lying peninsula coastal vegetation, and beach that marks the inner harbour shoreline.</p>



Site Relationship	The curve of the bay and peninsula, extensive vegetation cover, and relatively undeveloped coastline between McGregor Bay and Mt Wynne Bay, helps to decrease the impact of the settlement within the ridgeline and lower slopes.  The control of vegetation, regular landform, and narrow ridgeline road, provides a good context for settlement and the mostly medium sized structures are absorbed into the landscape and meet Plan objectives.
Waipapa and Te Koura	Key Landscape Element: Steep Shoreline with Spacing Footings (N1177 - 1183)
Zoning (M3006, 08)	Coastal Zone, Coastal Residential, Open Space, Recreation Passive, Conservation
Setting	Two settlements and two small rural subdivisions are located in the approximately 1km of shoreline that extends between Waipapa Bay and Otara Point, and including Waipapa and Te Koura (N1177, 1183). The subdivisions are reviewed under the Coastal Zone that follows.  Waipapa Bay and Te Koura form two catchments that are separated by broad ridgelines and slopes. Both areas appear to have been separated from farmland and pasture remains in surrounding coastal areas.  Te Koura Road follows the shoreline and its route is evident due to cuttings around the base of the headland slopes (N1178).  The slopes and spurs within the settlement areas contain scrubland, exotic woods, and wilding pines that provide a context for most dwellings (N1178, 1182).  Other landscape elements include the piers, launches and moored boats that are excluded off the headland to the east of Te Koura (N1185).
Site Relationship Waipapa and Te Koura	The moderate grade of the lower valley slopes and vegetation cover screen many areas of settlement from direct coastal view and provide a backdrop within the valley areas.  Waipapa Bay settlement benefits from a broad valley catchment and is contained by further vegetation in the slopes above, while Te Koura settlement extends from a narrow shoreline and follows the valley line to open farmland.  Shoreline road access and larger shoreline dwellings are features of both settlements but are not significant. Both settlements meet the objectives of the Plan in respect of coastal effects and form of development.
<b>Coastal Housing</b>	
Design Guidelines	Coastal Housing (Outside All Policy Areas)
Waipapa Bay (cont)	Key Landscape Element: Steep Shoreline with Spacing Footings (N1178)
Setting and Site Relationship	A group of two residential houses and what appear to be two service dwellings (for a masonry yard) occupy a small rural promontory immediately before Waipapa Bay.  These buildings are located with care and coastal planting and in association with the rising slopes of East Waipapa Bay headland and are successfully integrated with this site and meet the objectives of the Plan in respect of scale and bulk and surrounding coastal character.
Te Koura	Key Landscape Element: Steep Shoreline with Spacing Footings (N1180 - 1183)
Setting and Site Relationship	Two dwellings are located within coastal scrubland, and above the shoreline, and to the immediate west of Te Koura (N1182).  All of these dwellings have a context of gully dunes scrubland but none include repetitive colours or gully noticable. The lowest dwelling is most prominent due to a greater bulk, height, and extent of earthworks and lack of planting when compared to the other sites.  In terms of scale and pattern these dwellings meet Plan objectives but not in respect of external colours, harmonising with surrounding vegetation, or use of materials of low reflectivity rating (S853.1.2.1 & 2).
Te Koura Harbour	Key Landscape Element: Headlands and Peninsula (N1234, 1236, 1240, 1242)
Zone	Coastal
Setting	Te Koura Harbour has a curved inlet form of approximately 3.5km in length and a width that varies between approximately 400m and 700m. It has an east-west orientation that opens inland to broad plains and the Coromandel Range.  Its character is rural and remote. Pasture covers the low north-west tip and the moderate to steep slopes within the hinterlands of the northern shoreline. It has an indented form and areas of coastal scrubland and forest are established within gully areas that extend from small bays.  Pine trees and scrubland cover the slopes on the southern harbour boundary. The shoreline has a more regular coastal pattern and forms part of a peninsula that separates Te Koura and Merata Harbours.  There are no dwellings are apparent in the northern shoreline. Four sites are located within the southern shoreline.

Site Relationship	<p>The three inner dwellings/structures are sited within pine trees and coastal vegetation, and are either partially or completely screened from off shore view (V1234, 1236, 1240). At present all of these sites meet Plan objectives and have no noticeable effect on coastal character.</p> <p>The fourth site is located on a small rise and near the harbour entrance (V1243). This dwelling is directly visible and mitigation measures do not appear to have been considered in respect of external colour or planting but the main effect of this site relates to its location in an otherwise undeveloped and remote coastal area. This location does not appear to meet the objectives of the Plan in this respect (S863.9.1 (vii)).</p>
Manaia Harbour	Key Landscape Element, Headlands and Peninsula (V1256 - 1273)
Zone	Coastal
Setting	<p>Manaia Harbour is an inland harbour of approximately 4.5km in length and varies between approximately 700m and 1.4km in width. It is larger than Te Kouma harbour and has a less regular form.</p> <p>The narrow outer channel opens to a broad rural landscape on its inner eastern and southern shoreline, while the northern shoreline is remote and contains several small bays and areas of coastal forest (V1265, 1263).</p> <p>Manaia settlement is sited south-east of the harbour and the majority established coastal settlement is in close proximity. Other smaller sites are located in northern coastline of the harbour.</p>
Site Relationship	<p>Six small shoreline sites are located on the shoreline margins of the two outer northern bays and do not appear to have road access. These small dwellings have minimal associated infrastructure and no wider coastal effect (V1262, 1264).</p> <p>Scattered dwellings are located with pine trees and scrubland, to the west of Manaia settlement, and have little or no effect on the wider coastal environment (V1266).</p> <p>In terms of location, scale, and site integration all of these sites meet the objectives of the Plan.</p>
Kirita Bay	Key Landscape Element, Tidal Bays with Small Headland (V1293 - 1295)
Zoning	Coastal
Setting	<p>Kirita Bay contains a private camping ground a range of small and medium sized dwellings that are located on the shoreline terrace at the base of a relatively broad pastoral valley (V1294). The bay has a narrow indented form and the beach is set approximately 800m back from its headlands.</p> <p>The valley contains a series of large pastoral ridges that descend to its centre, and which contain areas of coastal forest within their gully areas. SH25 crosses the valley above and the forested slopes of Coromandel Range form the eastern horizon line.</p> <p>The shoreline is mostly open, apart from an arc of pohutukawa and conifers behind the camp buildings.</p>
Site Relationship	<p>The camping ground settlement has a relatively diffuse form, an undeveloped foreshore area and contains mostly small-scale buildings.</p> <p>The settlement has little impact on the surrounding coastline due to both the large scale of the bay and its location within a modified rural environment, and appears to meet Plan objectives.</p>

## A5.5 Moehau District Plan Objectives, Policy and Guidelines

S860 Coastal Zone objectives	<p>Landscape quality is assessed as high due to lack of modification, low population density, and natural character. (S861.5.1)</p> <p>S861.9 of the District Plan seeks to retain the 'remote and wilderness' experience of the Moehau area. Objectives for development include (S863.6.1 - 6):</p> <ul style="list-style-type: none"> <li>■ sparse settlement, with landform and nature dominant</li> <li>■ winding unsealed roads with little forestry and a consistent cover of farmland and bush vegetation</li> <li>■ small-scale/low-impact development that does not require improved access or services (S861.5.2)</li> </ul> <p>Environmental outcomes sought include:</p> <ul style="list-style-type: none"> <li>■ commercial activities retained in Colville (S861.9.2)</li> <li>■ remote and wilderness experience retained (S861.9.3)</li> </ul> <p>The Plan seeks to retain a 'variety and diversity of scenic, remote, tranquil, spiritual and communal experiences' (S863.7.1 (vi) &amp; (vii)).</p>
Coastal Residential Policy Areas	<p>S853.2.1.4 &amp; 853.2.1.5 set out key design factors relevant to Otautu Bay, Waitete Bay, Port Charles, and Little Bay:</p> <p>Flat areas: Otautu Bay, Port Charles (M10/04 - Harbour, M10/05 - Sandy Bay):</p> <ul style="list-style-type: none"> <li>■ single or low two storey dwellings</li> <li>■ buildings with low bulk or low density in relation to lot size</li> </ul> <p>Coastal Slopes: Otautu Bay, Waitete Bay, Port Charles (M10/04), and Little Bay (M10/09):</p> <ul style="list-style-type: none"> <li>■ where buildings are visually intrusive, use external colours that harmonise with indigenous vegetation, such as standard Coastal Zone colours</li> <li>■ avoid reflective external materials and maintain limited areas of glass relative to building bulk</li> <li>■ limited bulk and a broken building form</li> <li>■ minimum vegetation clearance</li> </ul>
<b>Coastal Residential Settlements (excluding Colville)</b>	
Otautu Bay	Key Landscape Element: Bay (V952 - 957)
Zone (M10/06)	Coastal Residential, Coastal, Open Space, Conservation
Setting and Site Relationship	<p>Otautu Bay is located to the northern entrance of Colville Bay and has an indented and curved form within the coastline. It is bounded by a sandy beach and is approximately 950m in width and approximately 350m deep, and orientated to the south-west. An open valley extends behind Otautu Bay and Waiaero plains to the north and forested areas of Moehau Range are visible on the horizon line (V953).</p> <p>A coastal terrace lies between the eastern shoreline and the lower slopes of a ridgeline that forms the eastern headland. Long pastoral slopes extend across the rear of the bay from this ridge and coastal vegetation is established in the upper gully areas (V955).</p> <p>Groups of pohutukawa mark lower pasture areas provide a context for the camping ground that is spread around the eastern shoreline (V956).</p> <p>Otautu is a small settlement approximately seven dwellings that are sited mid bay and against shelterbelt planting. Most dwellings are of modest size and appear to meet Plan objectives (S853.2.1.4).</p>
Waitete Bay	Key Landscape Element: Bay (V983 - 989)
Zoning (M10/08)	Coastal Residential, Coastal, Open Space, Recreation Passive

Setting	<p>Waitete Bay is a shallow bay off approximately 900m in length that is contained between a small rocky point and a coastal hill at its northern end and a more prominent ridge and headland at its southern end (V993, 997).</p> <p>The backdrop to the bay includes small hills and ridges to the north-east and more elevated slopes that follow a ridgeline that extends inland from mid bay. Most of these landforms are relatively low and the character is open, compared to the surrounding coastline, and contains rural land used for both pasture and production forestry purposes.</p> <p>A sandy beach extends across the bay and is bounded by Waitete Bay Road. A rocky outcrop divides the beach near its southern end, and valleys extend back on either side.</p> <p>The northern valley contains one of two main groups of dwellings on a small spur near the shoreline (V994). The second group of dwellings is located on the low ridgeline that extends back from the outcrop (V995). Woods Road follows this ridge inland and provides access to dwellings on its boundary.</p> <p>Both the road and the dwellings are prominent features of the bay.</p> <p>A third group of dwellings is located on the lower slopes of the small hill that marks the northern end of the beach. These dwellings step down the slope, directly above the shoreline (V993).</p> <p>A small group of dwellings are located outside the main bay and on the southern headland and screened by the trees established on its edges (V998).</p>
Site Relationship	<p>Waitete Bay settlement appears to be influenced by road location and to have developed in stages, and over a reasonable length of time. Its built character contains a mix of styles and clusters of dwellings, rather than a more formal foreshore settlement.</p> <p>Many dwellings are sited within slope and ridgeline areas, and include design and colour features that fall outside the design criteria for coastal housing or objectives for Moehau and are prominent within the foreshore (S853.1.2, S863.6)</p> <p>The form and appearance of these dwellings do not appear to meet the present objectives of the Plan, but the mixed rural development within its surroundings, and varied landform, results in a low level of impact on the surrounding coastline.</p>
Sandy Bay/Port Charles	Key Landscape Element: Bay, Rocky Coastline, Dunes
Zone (M10/04, 05)	Recreation Passive, Open Space, Coastal, Coastal Residential
Setting	<p>Port Charles is an inland harbour form with a north-west aspect and a length of 2.5km and width of approximately 1.4km. A forested Point extends into the harbour midway from its western side and bounds Sandy Bay to its north, and Port Charles settlement to its south (V769, 760).</p> <p>The main valley farm settlement is located in Carey Bay and on opposite Sandy Bay on the north-eastern side of the harbour. The settlement contains a wharf and several buildings. A mussel farm is located offshore from the wharf.</p> <p>Moderately steep pastoral slopes provide a backdrop to Carey Bay and the northern side of the harbour. These run out at the broad shoreline terrace that marks the head of the harbour (V751). Two further groups of coastal houses are located within this shoreline, and accessed from Carey Road (V754, 756).</p> <p>Pastureland extends back from the shoreline for a short distance and rises up to mid slope, where it meets the coastal forest that is a feature of the southern horizon ridgeline.</p>
Site Relationship	<p>Settlement within Port Charles falls into three areas that include the terraces areas that bound Sandy Bay, the point and harbour slopes of Port Charles, and the two clusters on dwellings located at the head of the harbour, and along Carey Road.</p> <p>An indented harbour shoreline, differences in topography, and vegetation cover separate these settlement areas from each other in most part and they have different aspects.</p> <p>The dwellings within Sandy Bay are of a similar form and size and the setting of forested hills and headlands remains dominant within the bay.</p> <p>Dwellings within Port Charles, and surrounding slopes, are located within vegetation and generally have a low impact on their setting. Those on the slopes to the south are more apparent due to elevation and form (V757).</p> <p>The harbour headland settlements have low presence within in the scale of the surrounding foreshore and valley backdrop.</p> <p>The present settlements appear to meet Plan objectives.</p>
Little Bay	Key Landscape Element: Bay (V647 - V654)
Zone (M10/09)	Coastal Residential, Coastal, Open Space, Recreation Passive

Setting	<p>Little Bay is a small north facing indented bay of approximately 500m in width that lies to the immediate east of the much larger and more prominent Waikawau Bay and dune land beach (V647).</p> <p>Kamakamakura Point separates the two bays and the coastal vegetation on its headland areas and rocky foreshore both contain Little Bay from northern view and extend the character of the ridge that bounds the main beach.</p> <p>Forested coastal hills provide the backdrop to the north-west of Little Bay and production forestry covers most hills to the west. Kokumata Point and its headland contain the bay to the west and include rock and cliff features that are visible in the wider bay (V646). Reefs lie off the bay and are exposed at low tide.</p>
Site Relationship	<p>The vegetated and northern facing slopes of the ridge that bounds Little Bay provides the context for the settlement. At present most dwellings fit the scale of this slope in respect to height, bulk, form and colour, although recent infill dwellings appear to be affecting this pattern.</p> <p>Those that are most prominent include those with more than one storey, stepped or pitched rooflines, lighter external colours, and located within or near the ridgeline (V654). Elevated deck areas and shoreline earthworks are also noticeable, with further earthwork cuts visible in upper slope areas</p> <p>The Plan guidelines also do not require the ridgeline to be protected and the road layout provides for this location</p> <p>While these recent dwellings do not appear to meet the objectives of S853.2.1.5, the settlement is contained and does not affect the relatively undeveloped character of Waikawau beach and appears to meet Plan objectives.</p>
<b>Coastal Housing</b>	
Northern West Coast	Key Landscape Element: Stony Shoreline with Tapering Foothills (V898, V902, 903)
Zone (M10/00)	Coastal zone
Setting	<p>The shoreline between Fantail Bay (893) and Waiaro Valley coastal plain is characterised by pastoral slopes that run out to a stony beach shoreline from forest filled coastal valleys. Moehau Range rises in close proximity to the coast and pohutukawa are a feature in many parts of the shoreline.</p> <p>Dwellings are scattered along this section of coast but most appear to be farm related and have not been assessed. They are frequently located within valley shoreline and within shelter planting.</p>
Site Relationship	<p>Fantail Bay (South) – (V898)</p> <ul style="list-style-type: none"> <li>■ A group of two dwellings, sheds, and a shoreline dwelling that are located either side of Port Jackson Road on the narrow coastal terrace in this area. These dwellings are located with coastal vegetation and have little impact on surrounding character. The shoreline dwelling appears to fall outside Plan objectives. Darkie Stream (V902, 903)</li> <li>■ A group of approximately five coastal dwellings have been established within pohutukawa and at the base of an area of kanuka that stretches up the valley and to the main farm buildings. These dwellings incorporate recessive colours and are of modest scale and difficult to see from off shore. This cluster of dwellings appears to meet Plan objectives</li> </ul>
Colville Bay	Key Landscape Element: Rocky Coastline (V967 - 968)
Zone (M10/00)	Coastal
Setting and Site Relationship	<p>A group of ten or more dwellings are located within the mix of wilding pines and coastal scrubland that marks the inner shoreline of southern Colville Bay. This settlement extends to the mid point of this shoreline and a further group is located on the slopes at the harbour head and Te Whau Point.</p> <p>None of these structures are very apparent from off shore, although the excavation for Wharf Road is noticeable. These dwellings appear to meet Plan objectives, although their low visibility may change as the pine trees mature, or are removed.</p>
Te Whau Point	Key Landscape Element: Headlands and Peninsulas (V973 - 976)
Zone (M10/00)	Coastal
Setting and Site Relationship	<p>Te Whau Point rises steadily over a distance of some 2.7km from the inner harbour, to end at a headland rise and the beginning of a prominent coastal ridge (V974). The lower slopes of the headland extent to a low point that has an unusual folded and tilted rock form on its seaward side (V973, 975).</p> <p>Ten or more dwellings are located within the scrubland slopes near the headland rise and surrounding the point (V971 - 973, 976). These dwellings are accessed by a single and narrow track and are all integrated into the surrounding scrubland to a high degree, and are difficult to see from off shore.</p> <p>These dwellings appear to meet Plan objectives.</p>
Amodeo Bay	Key Landscape Element: Rocky Coastline (V1001 - 1002)
Zone (M10/00)	Coastal

Setting and Site Relationship	<p>Amudeo Bay contains several coastal houses within the slopes surrounding the outlet of Teahetavang Stream, and a small group of structures that appear to form holiday accommodation.</p> <p>Four are visible within the lower shoreline and a further satellite dwelling is located on a small rise to the north-east of the valley entrance, accessed from Captain Amodeo Road (V1001, 1002).</p> <p>The valley is separated from the shoreline by the route of Cokilla Road and a bridge. Substantial road construction boundary of the road and production pine plantations are the main land cover within surrounding slopes.</p> <p>The dwelling within the upper slopes is exposed and does not appear to incorporate mitigation measures. Otherwise the settlement fits the character and scale of its surroundings and appears to meet Plan objectives.</p>
Papanui	Key Landscape Element: Rocky Coastline (V1003 - 1014)
Zone (M10/00)	Coastal, Conservation
Setting	<p>Papanui describes a cluster of houses within the slopes to the north, and behind a small vegetated headland and the camping ground and holiday accommodation buildings that are located on the coastal terrace and beach that lies to the immediate south.</p> <p>The northern coastal section and headland include approximately 1km of coastline and the beach extends for approximately a further 800m and until the low vegetated Opouli Point.</p> <p>Pohutukawa mark the coastal slopes of the small ridge and hill that divide the beach, and these trees mark the southern boundary of the camping ground. Raupora Stream outlet is located at the base of the headland at the north end of the beach and its strand course is marked by groups of trees.</p> <p>Further pohutukawa are located some distance back from the beach and the camp administration buildings are sited on within in the shoreline in front of these trees.</p> <p>Pastureland and several fern dwellings mark the remainder of the beach shoreline and other rural dwellings are located behind Cokilla Road, to the rear of Raupora Stream. Coastal forest covers the ridges and inland hills while the lower slopes have recently been cleared.</p>
Site Relationship	<p>The dwellings located within the slopes above Cokilla Road and in association with the headland mostly have a scale, form, and external materials that match their setting and result in a low presence in the surrounding coastline, with one exception.</p> <p>White steel against the context of mature coastal trees at its northern end and the group of cabins and caravans at its southern end highlight the presence of the camping ground. This is partly due to the lack of shoreline planting in this area and the bright exterior colours that have been used.</p> <p>Although the camping ground is quite prominent the overall form of both settlements appears to meet Plan objectives.</p>
Port Charles	
Northwest Papanui Bay	Key Landscape Element: Slope and GRB (N736 - 737)
Zone (M10/00)	Open Space Hazard, Coastal
Setting	<p>Motuhau Point to Port Charles Headland</p> <p>This section of coastline rises from a low but pronounced coastal ridge at Motuhau Point, to form a regular cliff and cliff formation that extends north, and until the large rock headland north-east of Port Charles (N712, V743).</p> <p>Gravel beaches mark the southern sections and coastal forest tops the low shoreline ridge. This section is followed by deep shoreline water, areas of rock shelves, large rocks and steep scree and near vertical cliffs. Geological features and extensive erosion features are both prominent (N733, 735).</p> <p>A site is being established with a bluff area to the north of this shoreline and two dwellings are located on a terrace in the mid area of the coastline (N736, 737).</p>
Site Relationship	<p>The northern site appears to be midway down the bluff face and accessed by the track that has been cut from the slopes above (N736).</p> <p>There is little other development in the surrounding shoreline and the coastline is remote and includes cliff and rock features that are not common.</p> <p>It is likely that the dwellings will be prominent on this site and will increase the bulk character of the coastline if appears to fall outside Plan objectives (S212.4.4, S253.1.2.3).</p> <p>The two mid coast dwellings are one level in form, include recessive external colours, and sit back from the terrace edge and within some coastal vegetation (N736).</p> <p>The location of these dwellings fits within the same issue of remoteness and previous lack of development but the low profile of these dwellings appear to meet Plan objectives.</p>
Tairāuru Bay	Key Landscape Element: Shady Bays with Rocky Outcrops (V502 - 503)
Zone (M10/00)	Coastal

<p>Setting and Site Relationship</p>	<p>Taiharuru Bay is a small sandy beach, of approximately 350m in width that meets a gradual shoreline containing extensive coastal forest. It has an eastern aspect and lies within a wider rocky coastline bay of approximately 2.5km in shoreline and between Hopapa Point and Pukenui Point.</p> <p>Two dwellings are set back from the shoreline and within coastal vegetation and have very little off shore visibility (V630). A second and smaller dwelling is located directly on the shoreline to the southern end and is directly visible.</p> <p>The two dwelling within the coastal vegetation have little or no impact on this otherwise undeveloped shoreline and appear to meet the objectives of the Plan.</p> <p>Although small the dwelling located on the shoreline is quite visible and incorporates reflective colours that enhance its presence within this otherwise undeveloped area of coastline (V629). It does not appear to meet Plan objectives in this respect.</p>
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## A5.6 Whangapoua District Plan Objectives, Policy and Guidelines

S860 Coastal Zone objectives	<p>Landscape quality is assessed as moderate, with the more remote and less developed areas being most sensitive to change. Development opportunities are considered to exist in most parts</p> <p>Objectives for development include (S862.6.1):</p> <ul style="list-style-type: none"> <li>■ strong coastal influence (iii)</li> <li>■ roads conform to landscape (vi)</li> <li>■ vegetation boundaries conform to landscape (vii)</li> <li>■ clearly defined settlements (viii)</li> </ul> <p>Environmental outcomes sought include (S861.9.1):</p> <ul style="list-style-type: none"> <li>■ protection of remaining indigenous vegetation as visual backdrop and effective soil conservation (i)</li> <li>■ landform and indigenous vegetation continues to dominate the built environment (iii)</li> <li>■ scale and form of modification of the environment is in harmony with the natural environment (iv)</li> <li>■ coastal subdivision, development, and building where 'entirely appropriate, sympathetically designed, and necessary' (vi)</li> </ul> <p>The Plan seeks to retain a 'variety and diversity of scenic, remote, tranquil, spiritual and communal experiences' (S862.7.1 (v)).</p>
Coastal Residential Policy Areas	<p>S853.2.2(ii) sets out key design factors relevant to Tuatēawa, Rings Beach/Kuaotunu West (Grays Beach), Olama Beach, and Opito Bay:</p> <ul style="list-style-type: none"> <li>■ where development is visually intrusive, use external colours that harmonise with indigenous vegetation, or surrounding dune land area, such as standard Coastal Zone colours</li> <li>■ avoid reflective external materials and maintain limited areas of glass relative to building bulk</li> <li>■ limited bulk and a broken building form</li> <li>■ minimum vegetation clearance</li> <li>■ avoid impinging on the skyline at Opito</li> <li>■ driveways to follow contours and avoid cut and fill</li> </ul>
<b>Coastal Village Settlements</b>	
Kennedy Bay	Key Landscape Element: Dunelands & Spits (V574 – 580)
Zoning (M20/07)	Iwi Kainga, Coastal Village, Coastal, Recreation Passive
Setting	<p>Kennedy Bay forms a natural inland harbour that is approximately 2.8km deep from its outer headlands. Its northern and southern shorelines contain coastal forest in most parts and rise steeply to approximately 280m+ and 360m+ asl. The large rock forms of Tokangawha Point (V588) mark the northern headland.</p> <p>The Coromandel Ranges provide the horizon line to the inner bay and short farm valleys extend to the south-west and the north of the bay (V574, 580).</p> <p>A long white sandy beach marks the curved inner shoreline and extends for approximately 2.4km. The northern half is a sand spit due to a lagoon that lies directly inland and which has its outfall at the northern end of the bay. Production forestry is established on the spit and extend southwards until the settlement near mid shore (V575).</p> <p>The village settlement consists of a group of approximately 20 buildings and which include a marae. These are mostly one storey and are set back from the shoreline and against a backdrop of tree planting. The settlement has a low density and the dwellings spread along the shoreline and set back.</p> <p>Further coastal dwellings are located to the northern and southern ends of the beach and within the southern coastline.</p>
Site Relationship	<p>The present village settlement is absorbed by the large scale of its bay setting and has an informal character that fits its shoreline and rural surroundings and a wider pattern of small groups of coastal and farm dwellings within the bay. Additional development is consented and will have a limited effect on the existing character of the village.</p> <p>This settlement appears to meet Plan objectives.</p>
Whangapoua	Key Landscape Element: Dunelands and Spits, Bay (V525 – 533)
Zoning (M20/10)	Village Residential, Recreation Passive, Open Space, Coastal



Setting	<p>Whangapoua Bay has a north-east aspect, and contains a white sand dune land beach of approximately 1.6km in length (V526, 530, 532). The beach has a prominent profile that runs out ends at a small spit and stream outfall at its northern end. Pungapunga Island lies approximately 200m off shore from the stream outfall (V531).</p> <p>Te Rehutae Point contains the southern end of the bay, and Motutu Point extends to the north (V523, 537).</p> <p>Te Rehutae contains a small ridge that is covered by mature coastal vegetation and provides the setting for settlement at the southern end of the bay (V525). Motutu Point extends in a broad arc from the stream outfall and farmland, near its base, to Whangapoua Pa at its tip. Pohutukawa line the inner shoreline and coastal vegetation covers the inner slopes of the mid and outer Point.</p> <p>A valley extends westwards from the main bay shoreline, and this forms a triangle of land behind the main dune land that is the site for Whangapoua village settlement. Recent development has occupied all of the land south of the stream but this is not visible from off shore.</p> <p>Moderate ridgeline systems extend to the bay either side of the valley, and their coastal slopes provide a backdrop of areas of pastureland, exotic woodlots, and production forestry to the south-west and west of the bay, and areas of pasture and to the north. Coastal forest is a feature of the upper ridgelines to the north-west.</p> <p>Dwellings extend the full length of the main beach and appear as a single row above the sand dunes, although slightly screened by them. Exotic and coastal trees are located to the rear of the/some dwellings, providing some backdrop filtering to dwellings at the southern end of the bay.</p> <p>Consent has been given for additional coastal housing on the backdrop slopes to the south-west, and the initial stages of construction are visible (V526)</p>
Site Relationship	<p>The low elevation of the surrounding slopes, and the prominence of Te Rehutae and Motutu Point, emphasis the width of Whangapoua Bay while provides a high level of containment. The settlement is in scale with this landscape framework and occasional breaks in the shoreline reduce the impact of the moderately large shoreline dwellings.</p> <p>Development within the south-west slopes will change this balance, but it also includes significant mitigation planting and its impact remains to be determined.</p> <p>The settlement appears to meet Plan objectives.</p>
Kuaotunu	Key Landscape Element: Sandy Bays with Rocky Outcrops (V483 - 488)
Zoning (M20/17)	Village Residential, Recreation Passive, Open Space,
Setting	<p>The landscape setting of Kuaotunu Village includes the inner slopes of Black Jack Headland, a beach and foreshore area of approximately 1.2 km length, and the distant ridgelines and inner valley slopes of Kuaotunu River Valley (V484).</p> <p>The southern ridgeline of Kuaotunu valley provides a horizon line of pastoral slopes that are patterned with coastal vegetation in upper areas. Coastal forest provides the setting for the main village area on the lower shoreline of the southern headland (V483). Kuaotunu River marks the western boundary of the main village its lower outfall area is marked by areas of open space, lawn and tree planting in part.</p> <p>The main beach extends north of the river outfall for approximately 950m in length. Coastal housing is established on the village boundaries and several other groups of baches and beach dwellings are located within the beach. Pine and macrocarpa trees, and some coastal shrubs, are scattered along the rear of the dune lands (V486).</p> <p>Kuaotunu Road runs behind the beach and development has been undertaken along its southern boundary. This development is screened from view apart from a small group of dwellings at the western end of the beach (V488).</p>
Site Relationship	<p>Kuaotunu Village settlement includes the main area of dwellings, roads, and service and retail shops at the southern end of the bay. Apart from recent infill development, most village dwellings match the scale of adjacent buildings, and the village contains a range of buildings that reflect its long period of establishment. Mature vegetation also contributes to the integration of the village with its foreshore and river setting.</p> <p>The village also includes some areas of public space that have a formal layout and civic character that add to its sense of identity and maturity.</p> <p>The village settlement and the majority of beach frontage development appear to meet Plan objectives.</p>
Opito Bay	Key Landscape Element: Bay, Dunelands and Spits (V429 - 444)
Zoning (M20/21, M20/22)	Coastal Residential, Coastal, Open Space, Conservation

Setting	<p>Opito Bay has a broad and open form that follows a gradual arc of approximately 4.5km between Opito Point to the south, and Tamariki Headland to the north (V429, 444). It is the largest contained bay in the Commanded district and contains several areas of coastal settlement, and further areas are contained for development.</p> <p>Three separate ridges and hill formations meet the bay shoreline; these include Tatarangi Peak to the south, the coastal slopes that lie between Waitaha and Stewart Stream, and the low coastal ridge formation that parallels the shoreline north of Waitaha Stream.</p> <p>Pastoral and tree characterise the northern shoreline and headland areas, while a mix of fallow pasture, coastal vegetation marks the low slopes that are visible behind coastal housing that extends along the shore to the south of Skippers Road (V442, 437). Production forestry extends across the majority of the hilltop and ridge areas within the bay.</p> <p>Pohutukawa are prominent within the western slopes of Tamariki Headland, and are scattered in groups throughout the shoreline, but coastal vegetation is scarce in most of its extent (V443).</p> <p>Settlement falls within three general areas:</p> <ul style="list-style-type: none"> <li>■ Northern section: Dwellings are located on the coastal terrace to the north and south of Waitaha Stream, and around the associated boat launch area (V438).</li> <li>■ Mid bay: North of Stewart Stream, stretching along the rear slopes of the coastal terrace and to the south of Black Jack Road (V436).</li> <li>■ Southern Bay: South of Stewart Stream and extending along the shoreline to the small beach rock promontory that marks the end of Opito Bay Road, and including development within the terrace, gully areas, and wide slopes (V434, 433).</li> </ul> <p>Further development is consented in both southern and northern bay areas, this includes structure plans that include both general Coastal Residential rules, and provision for a comprehensive development plan and coastal planing.</p>
Site Relationship	<p>The size of Opito Bay has provided the location for several settlement areas, and these fall within three areas that mostly occupy the coastal terrace area, mid bay and northern area, and settlement that is established on both terrace and surrounding slopes.</p> <p>The settlement located entrance of Black Jack Road to Opito Bay, and its intersection with Skippers Road, appears to be one of the first development areas and is characterised by small to medium dwellings, a side-by-side, or right-of-way lot pattern, location within or adjacent to the coastal terrace, and more or less direct access to the main coastal road (V439 – 437).</p> <p>The dwellings located to the north of Stewart Stream, and extending to the small beach in settlement at mid bay, have a similar layout and terrace location to the northern settlement, while including some dwellings on rear terrace sites. The size of some of these dwellings is also large.</p> <p>These areas of settlement are generally in scale with their surroundings and incorporate moderate to high levels of planting in part. They appear to meet Plan objectives.</p> <p>The southern area of settlement differs in pattern and site character to the west north of Stewart Stream and incorporates the river slope slopes and a less formal pattern of street and site layout. This pattern and form reflects a more varied topography and access from inner street as well as from the main shoreline road.</p> <p>The effect of this change within the shoreline and wide bay is an increase in the visibility of the sites. Factors include elevation, a more extensive and visible street network, and an increase in the depth of settlement from approximately 50m to approximately 200m from the sea of the main shoreline road.</p> <p>Other factors that appear to increase prominence are a noticeable increase in dwelling size, the front elevation of a number of shoreline dwellings, and the absence of breaks within the development along its shoreline extent.</p> <p>The objectives for Whangaporoa Coastal Residential settlement include maintaining a strong coastal influence, locating roads where they conform to the landscape, and developing clearly defined settlements; this development appears to fall outside Plan objectives in these respects (2002.5.1 (i, v, vi)).</p>
Orahi Rule	Key Land-use: District, District, Open Space, Conservation (2002.5.1 (i, v, vi))
Zoning (M20/20)	Coastal Residential, Coastal, Fallow Recreation, Open Space, Conservation
Setting	<p>Orahi coastal residential settlement is sited at the western end of Orahi Beach and below the backdrop of Mappin Rocks and a small but prominent cone shaped hill. Approximately 22 dwellings are located to the rear of the eastern beach foreshore and on an elevated coastal terrace that is bounded by Orahi River to the west (V464, 466).</p> <p>Pohutukawa are established along the terrace scarp and provide the shoreline setting for the settlement and a context for more distant views from western road approaches to the site.</p> <p>Production forestry extends across the upper ridges to the south of Orahi River valley which extends back from Orahi Beach, and turns the horizon back (drop to the settlement to the south-west).</p>

Site Relationship	<p>The higher terrace houses are prominent within the wider bay, and from southern land approaches into Otama Bay. However, they are set against the hill slopes and do not have a significant landscape impact. Other dwellings include planting or are located on lower sites and are partially screened by pohutukawa; these tend to meld together at distance.</p> <p>At present the settlement is compact, integrated within its rural and coastal surroundings, and appears to meet Plan objectives.</p>
Grays Beach	Key Landscape Element: Sandy Bays with Rocky Outcrops (V492 – 496)
Zoning (M20/16)	Coastal Residential, Open Space
Setting	<p>Gray's Beach settlement is spread between two locations within the valley mouth and the western headland of a shallow bay of approximately 1.4km in width. Approximately 800m of this length comprises a white sandy beach and dune lands.</p> <p>The lower settlement area is located behind the shoreline route of Bluff Road and for half its length is screened from coastal view by the dune lands. These dunes extend westwards from the outfall of Pitoone Stream and appear to reach 7+m above its level.</p> <p>Dune height is more noticeable due to the absence of dunes within the eastern half of the beach; this gap provides views of the eastern half of the valley settlement and the slopes of the rural valley in the distance (V493, 494).</p> <p>The western headland is comprised of two ridges that divide around a small gully. This is marked by the ascent of Cuvier Crescent and the majority of headland dwellings are located to its north (V496). Coastal vegetation marks the gully between the headland ridges, and mature pohutukawa spread either side and provide a context for many dwellings located within these slopes.</p> <p>Gray Road marks the eastern side of the headland and is prominent as it rises directly from the shoreline. Large dwellings mark its eastern boundary, and are also prominent along the base of the headland, to the west of Gray Road, and are sited behind Bluff Road (V495).</p>
Site Relationship	<p>The dwellings located within the valley are substantially screened from off shore view by the dune land foreshore. This area of settlement also fits within its rural backdrop and surroundings, apart from two prominent dwellings on the lower eastern headland slopes and appears to meet Plan objectives.</p> <p>The dwellings within the upper and mid foreshore areas of the western headland also appear in scale with their location and the extensive areas of pohutukawa and variation in topography provide a context and variation that decreases their potential impact.</p> <p>The route of Gray Road and the prominence of the dwellings to its lower east boundary, and west and along the base of the headland, have a strategic prominence that appears to have a significant effect on the immediate shoreline and landform, and does not appear to meet Plan objective in respect of scale and form (S213.4.3.2).</p>
Rings Beach	Key Landscape Element: Sandy Bays with Rocky Outcrops (V498 – 501)
Zoning (M20/15)	Coastal Residential, Coastal, Conservation, Recreation Passive, Open Space
Setting	<p>Rings Beach is located within an indented bay of approximately 700m in width that contains a small stream valley and is bounded by two moderately large and vegetated rocky headlands (V498, V501). A white sand dune land beach creates a regular boundary across the foreshore of the bay and is bounded by Bluff Road (V500).</p> <p>Moderately sized dwellings and a collection of baches are located behind the coastal road, against a backdrop of conifer and shelter planting.</p> <p>More substantial houses are located at the eastern end of the beach and on the upper slopes of this area. Two larger dwellings fall outside the Coastal Residential zone and are very prominent due to scale and earthworks (V499).</p> <p>Both headlands also exhibit the earthwork effects of the embankments required for the coastal road.</p>
Site Relationship	<p>The majority of Rings Beach development appears to meet Plan objectives. The bay's coastal landform elements remain legible, and it has an informal and rural character at shore level despite the coastal road and busy connection with Matarangi to its immediate west.</p> <p>This relationship is compromised by the extent of the road cutting on both headlands and the prominence of the two coastal dwellings that are located within the mid to upper slopes to the south-west of the bay.</p>
Tuataewa	Key Landscape Element: Rocky Coastline (V606 – 612)
Zoning (M20/05)	Coastal Residential, Coastal, Recreation Passive, Open Space

Setting	<p>Tuataewa settlement is located on the east facing slopes of a prominent coastal ridge that descends southwards between Whanake peak and Tuataewa Point, and is approximately 2.8km in length (V611, 606). The main ridge is offset between 1km and 300m from the shoreline, and is extensively covered in coastal vegetation in its upper slopes.</p> <p>Remnant pasture areas, a quarry, and a small pine plantation are located within the lower slopes and terrace areas, and these form the main foreshore view from off shore. Several dwellings are located in mid bay, falling outside the Coastal Residential zone. Earthworks are prominent to the rear of one of these sites (V608).</p> <p>The shoreline includes small gravel beach areas to the south, and medium to large rock features and a rocky shoreline for the remainder (V607, 610).</p> <p>Bush residential settlement is established across the top of the main ridge, within its mid slopes, and either side of Tuataewa Road as it ascends from the coastline at the southern end of the wider settlement. Two separate development areas are established within the lower slopes, either side of the quarry block and remnant farmland in this area.</p> <p>From an outside perspective these separate developments appear as one group.</p>
Site Relationship	<p>The housing within the mid and upper slopes has a minimal level of visual effect, partly due to distance, and only a few dwellings that are noticeable.</p> <p>Dwellings located in the lower and more gradual southern slope areas are more prominent, those on the immediate shoreline are directly visible, at both the southern and northern end of the coastline. However the level of effect on the surrounding coastline is limited.</p> <p>This settlement appears to meet Plan objectives.</p>
<b>Coastal</b>	
Ti Punga Road	Key Landscape Element: Bay (V526)
Zone (M20/10)	Coastal, Coastal Residential, Conservation, Open Space
Landscape setting and Site Relationship	<p>The slopes to the south-west of Whangapoua settlement are consented for a comprehensive development of 14 lots. A structure plan setting out the consent details, and site plan, is included in S342.2 of the current District Plan. At present the site is partly under construction and the access way complete (V526)</p> <p>The slopes comprise a lower foreshore ridge and a higher ridge that forms the horizon line. A group of several pine trees is located near the summit and a small gully runs between the two ridgelines and forms the site of two dwellings, with the highest being below the ridgeline.</p> <p>This development represents a change in the present village settlement pattern of coastal terrace settlement. Apart from this change the potential effects are over scaling and visual prominence, but this will depend the size and final location of the dwellings. The present access way is quite noticeable and directly exposed to the shoreline.</p> <p>Substantial coastal planting is proposed but this development appears to fall outside Plan objectives, although the outcome is not clear at present.</p>
Otama Bay	Key Landscape Element: Duneland, Scarp & Cliffs (V471)
Zone (M20/20)	Conservation, Recreation Passive, Coastal Residential, Coastal
Setting	<p>Three coastal dwellings are sited on the upper and lower slopes of a small coastal spur that runs out at the western end of Otama beach. Black Jack Road descends the small valley that lies to the west of the spur and cuts across its base at shoreline. Prominent road cuttings mark its route across the toe of the slope. A car park located on the rear of the beach foreshore in this area.</p> <p>Thick manuka scrubland covers the western slopes of the spur and is directly visible from off shore. The eastern slopes of the ridge are part of the adjacent farm and include pasture and areas of gully scrubland. Otama Beach provides a frame across the base of Black Jack Road.</p> <p>Two dwellings are located on the lower areas of the spur and a third is located in the upper slopes.</p>
Site Relationship	<p>The lower dwellings located within landform and vegetation and are screened from most shoreline and off shore views, although one dwelling is prominent to the east from road approach.</p> <p>In contrast the upper dwelling is quite visible within this part of the bay, due to its scale, elevation, and ridgeline location.</p> <p>This dwelling does not appear to meet S853.1.5 in respect of location but the mitigation principles proposed by the Plan in respect of one level of construction, external colours that match surrounding indigenous vegetation, and a lack of prominent earthworks or access way.</p> <p>Its location on the ridge increases its prominence but this is likely to decrease with the growth of the adjacent scrubland and the site is located within a modified rural setting.</p> <p>In these respects this dwelling, and other two, appear to meet Plan objectives.</p>

## A5 7 Whitianga District Plan Objectives, Policy and Guidelines

S860 Coastal Zone objectives	<p>Landscape quality is assessed as moderate within all land and coastal areas, and with rural areas being most able to accommodate change.</p> <p>Natural bush areas and the coastal environment are identified as being sensitive to change and as having the highest landscape quality (S864.5).</p> <p>Objectives for coastal development include (S864.5.1):</p> <ul style="list-style-type: none"> <li>■ landform dominates (i)</li> <li>■ roads conform to landscape (j)</li> <li>■ vegetation boundaries conform to landscape (iv)</li> <li>■ clearly defined settlements (vi)</li> </ul> <p>Environmental results sought include (S864.5.1):</p> <ul style="list-style-type: none"> <li>■ small scale and clustered development contained on the lowlands (ii)</li> <li>■ protection of coastal ecosystems and processes (iv)</li> <li>■ coastal subdivision, development, and building where 'entirely appropriate, sympathetically designed, and necessary' (vi)</li> </ul> <p>The Plan also seeks a 'variety of scenic, remote, tranquil, spiritual and communal experiences' in coastal areas (S864.7.1 (vi)).</p>
Coastal Residential Policy Areas	<p>S863.4.5 (j) sets out key design factors relevant to Mataua Bay, Wharekai Beach, Flaxmill Bay, Northern Hāhei (Grange Road), and Hot Water Beach:</p> <ul style="list-style-type: none"> <li>■ Use reflecting colours, such as standard Coastal Zone colours, on exterior surfaces or use natural materials with similar qualities</li> <li>■ Avoid reflective external materials and limited areas of glass relative to building bulk</li> <li>■ Limited bulk and a broken building form - and at Hot Water Beach and where a one storey area is close to the beach frontage</li> <li>■ No removal of pohutukawa trees</li> </ul>
<b>Coastal Village Settlements</b>	
Ferry Landing	Site Location Element Bay (N281 - 311)
Zoning (M40/06)	Coastal Village Residential, Recreation Passive, Open Space, and Conservation
Setting	<p>Ferry Landing settlement occupies Whakaperu Point and the western part of Manamatarotana Bay and is shoreline faced due north-west and east (M311, 306).</p> <p>A sharply profiled ridge rises to 100m all to the east of the settlement and a low alluvial plain lies the Point where a separate settlement is located. The main ridge provides a backdrop to all areas of the settlement.</p> <p>A white sandy beach marks the eastern, and main, shoreline, and is lined by large pohutukawa, except where dwellings meet the beach near the Point. Mature pohutukawa provide a context for dwellings on the Point itself.</p>
Site Relationship	<p>The coastal ridge, beach, and promontory of Whakaperu Point, and the cover of mature pohutukawa provide a strong landscape framework for the relatively exposed settlement (M304, 305).</p> <p>Dwellings match the scale of adjacent buildings in most places and the set back created by the shoreline road diminishes the scale of those eastern dwellings located against the base of the ridge. Dwellings with pitched roof profiles and light exterior colours are the exception to this pattern (M305).</p> <p>The settlement appears to meet the objectives of the Plan.</p>
Flaxmill Bay	Site Location Element Bay (N291 - 303)
Zoning (M40/06)	Coastal Residential, Recreation Passive, Open Space
Setting	<p>Flaxmill Bay is formed by the inner shoreline of the large Manamatarotana Bay and contains a curved beach of approximately 300m that is bounded by a short terrace and enclosing valley slopes (M303). The wider form of Whakaperu CMC encloses the bay to the east (N201). Pohutukawa, low slopes, and the coastal road meet the beach at its western end.</p> <p>Pasture covers the lower valley slopes and provides a backdrop to shoreline planting and a small settlement of scattered dwellings and a motor camp. A small mooring area lies off shore and moored boats are a landscape feature of the Bay.</p>
Site Relationship	Present settlement is in scale with its setting and reflects the informal semi-developed character of Flaxmill Bay and appears to meet Plan objectives.
Cooki Beach	Site Location Element Dendurahi (N291 - 305)
Zoning (M40/07)	Coastal Village, Recreation Active, Recreation Passive

Setting	<p>Cooks Beach is a large village settlement that is located on a coastal terrace behind a sandy dune land beach of approximately 2.4km in length. A tidal estuary bounds the eastern end of the beach, and is highlighted by a shoreline conifer planting, and Cooks Stream marks its western end (V284). Cooks Stream also provides the rear boundary to the terrace for much of its length.</p> <p>The northern face of Cooks Bluff forms the eastern Bay headland and its inner bay slopes include several groups of coastal housing. Lonely Bay marks the western end of the Bay (V293).</p> <p>Gradual coastal slopes extend back from the rear of the main terrace and rise to small ridgelines that range between approximately 80m asl and 110m asl. These low hills and ridgelines provide a backdrop of rolling slopes and contain a range of rural landuse activities (V286, 289).</p> <p>These include a vineyard, shelterbelts, small woodlands, as well as scattered areas of coastal zone housing. Several of these dwellings are within elevated sites and ridgeline locations and are prominent, although isolated at present</p> <p>Dune lands are a constant feature of the beach. They are bounded by dwellings in the eastern third of the shoreline and until a set back applies, and for the remainder of the beach. Scattered belts of pine trees, and other planting, partially screen the dwellings behind and help lower the profile of the dwellings behind in this section (V285, 288)</p> <p>Apart from planting near the estuary outfall area there are few trees towards the eastern end of the beach. The set back does not apply in this section and rear dune land areas are included into domestic frontage in parts.</p>
Site Relationship	<p>Cooks Beach is located within a Bay landscape framework that is large enough to absorb its extensive coastal settlement for most part, and including the large shoreline dwellings that bound the beach in some areas.</p> <p>The wide terrace set back and the natural boundary created by Cooks Stream, to the rear of the terrace, have both accommodated and contained the main settlement area and only one level of housing is visible for most part from an off shore.</p> <p>The mostly rural backdrop also contrasts the shoreline development and the headland areas also provide scale and containment to the settlement.</p> <p>This present framework is beginning to be affected by the location of coastal housing in the backdrop slopes of Cooks Beach and within Cooks Bluff to the east but for most part the settlement is clearly defined.</p> <p>Coastal landform continues to dominate, although characterised by active rural landuse, and the settlement appears to meet Plan objectives in these respects.</p>
Habitat	Key Landscape Element: Dunelands (V252- 260)
Zoning (M40/07)	Coastal Village, Coastal Residential, Recreation Passive, Open Space
Setting	<p>Hahei is located at the base of a coastal valley and within a shallow Bay that contains a sandy dune land beach of approximately 1.5 km in length. The Bay has a north-eastern aspect and faces Mahurangi Island, which lies approximately 900m off shore.</p> <p>The settlement is located on a coastal terrace, and within the inner valley slopes of the northern headland and southern valley ridge, and which runs out to Hereheretaura Point. Wigmore Stream bounds the eastern end of the terrace and divides the settlement within the southern slopes from the remainder of Hahei.</p> <p>A camping ground is located on the western boundary of Wigmore Stream and the consequent lack of dwellings and an approximately 70m shoreline set back provide a significant area of open space within the shoreline.</p> <p>Views to the rear valley slopes provide a rural character to off shore views and large pohutukawa are a feature of both ends of the bay and the inner valley slopes of the northern headland.</p> <p>The northern headland forms a broad bluff formation at the coast and a look out, and access road, are prominent features within its southern slopes. Several Coastal Zone houses are located above this road, and to the south of the lookout and tend to highlight the presence of the road.</p> <p>Pohutukawa and other trees provide a context for the many houses on the lower slopes of this headland and other housing areas extend into small gully areas further into the valley</p> <p>Mitigation planting is noticeable around several dwellings in the upper southern ridgeline slopes, and as they extend back from Hereheretaura Point.</p>

Site Relationship	<p>The majority of the coastal housing within Hahei is located within the lower terrace and lower to mid slope areas of the bay. Remnant or new coastal and exotic planting provides a context for many dwellings and those on the terrace area are screened from off shore view.</p> <p>This settlement conforms to the objectives of the District Plan and does not dominate the coastal landscape character of the bay, although it is quite visible in most part. The coastal set back and pohutukawa planting along the car park boundary are a factor in lowering potential impact</p> <p>Dwellings to the eastern end of the main beach are an exception to this pattern.</p> <p>More recent development has extended settlement into more elevated and steeper areas within both the northern headland and southern slopes. This development marks a break from the previous settlement pattern and includes ridgeline development. Prominent earthworks and access ways are also a feature of several sites</p> <p>This latter development represents a change to the pattern and character of the more established settlement and its relationship to its coastal setting and appears to fall outside Plan objectives in this respect (S213.4.3.2).</p>
<b>Coastal Residential Settlements</b>	
Matapaua Bay	Key Landscape Element: Sandy Bay with Rocky Outcrop (V399 – 401)
Zoning (M40/05)	Coastal Residential, Coastal, Open Space, Conservation
Setting	<p>Matapaua is a small indented bay that is located at the base of a horseshoe of ridgelines that originate from Tahanga Peak to the bays immediate north. These ridgelines meet the coastline on both sides of the bay and exhibit volcanic characteristics in their regular and steep form and exposed rock features.</p> <p>A white sandy dune land beach bounds a small valley floor and is ringed with dune lands and pohutukawa. The eastern valley slopes have been recently farmed and retains patches of pasture cover, while the western valley slopes are reverting to scrubland (V401).</p> <p>Rock outcrops and small headland features mark the shoreline to the west of the bay and are bounded by dense pohutukawa</p> <p>Matapaua Road enters the bay from the western ridge and provides access to 19 lots that are spread along the rear of the beach and a further 19 lots that are being developed on a coastal terrace above the western bay headland (V400, 399).</p>
Site Relationship	The style of development within Matapaua Bay fits the scale of the bay, its beach frontage, and the rural character of the surrounding valley. Most houses sit below the rear dune land areas and are filtered by shoreline pohutukawa and the both settlement areas appear to meet Plan objectives.
Wharekaho Bay	Key Landscape Element: Bay (V337 – 334)
Zoning (M41/01)	Coastal Residential, Coastal Maori, Open Space, Coastal
Setting	<p>Wharekaho settlement is located within the mid shoreline section of Wharekaho Beach. The beach extends for approximately 1.75 km and forms the shoreline of a shallow bay that opens to the wider Mercury Bay.</p> <p>Its catchment is rural and pasture based and there are few elements of coastal character within the shoreline apart from the beach. Almost all dune land formations have been absorbed into the pastoral foreshore and there is a low level of coastal planting in general (V399).</p> <p>Wharekaho settlement extends either side of a small ridge that separates the slopes into two main catchments (V341). Dwellings are located either side of Wharekaho Beach Road and in side streets to the south. Most development is at shore level and moderate in size.</p> <p>Trees are planted within the settlement but few are located within the shoreline and the character remains predominantly rural and pastoral.</p>
Site Relationship	<p>The present settlement has few physical site boundaries, other than the shoreline, and appears mostly influenced by the route of the coastal highway. It has a low-density character, and scale of dwelling, that does not dominate the bay, but also includes few elements that define its form.</p> <p>The development is in scale with the wider catchments, adjacent settlement and the size of the bay. It appears to meet Plan objectives of in these respects, while not reflecting a strong pattern of development.</p>
Hot Water Beach	Key Landscape Element: Bay and Dunesland and Spits (V209 – 217)
Zoning (M40/09)	Open Space, Coastal, Coastal Residential, Coastal, Recreation Passive, Open Space Hazard

Setting	<p>Hot Water Beach is a shallow bay of approximately 1.9km length and has an easterly aspect. Low coastal ridge and dune bound the beach and contain postwarland (N215).</p> <p>The river beach extends north from a small rocky promontory (60m tall) that is located near the southern end of the bay. The promontory is covered by pohutukawa and marks the location of the hot water springs for which the beach is known. This feature provides a backdrop to the springs and part of the setting of Hot Water Beach settlement (N212).</p> <p>The river settlement is located on a short ridge that descends to the beach from the south (N215). 46 lots are provided within the Coastal Residential zone area that is located on this ridge, and an additional 20 or so lots have been provided in the Coastal Zone areas surrounding it. Six of these lots appear to have been overbuilt.</p>
Site Relationship	<p>The compactness of the original settlement and its close relationship to landform are in scale with the small catchment and valley that marks the southern end of Hot Water Beach.</p> <p>The surrounding coastal housing lots mark a break from this pattern through elevation and size. These lots are also able to accommodate larger dwellings than the existing settlement.</p> <p>Overall the settlement conforms to Plan objectives and retains a remote character and the coastal character and form of the main beach is dominant pattern. This pattern is likely to be diluted as further Coastal Residential lots are developed but this development will largely be screened from the main shoreline area by the local promontory.</p>
<b>COOKS BEACH</b>	
Maungatawhiri Bay and Wharohua Beach	Key Landscape Element: Steep and Cliff, Sandy Flats with Rocky Outcrop (N371 and N359 – 361)
Setting and Site Relationship	<p>A single dwelling is located on a small headland in Horseshoe Bay (N371). This site is located within coastal vegetation and meets Plan objectives in respect of its low impact and integration with its coastal surroundings.</p> <p>A group of two dwellings, a small bach, and a caravan on the shoreline of Wharohua Beach and to the immediate north of Maungatawhiri Headland and Lions Rock (N359 – 361).</p> <p>These dwellings have the low physical and visual footprint and appear to meet Plan objectives.</p>
Cooks Beach	Key Landscape Element: Dunes and Cliff (N358, 359)
Setting and Site Relationship	<p>Two large dwellings located on the slopes to the south-west of Cooks Beach, and adjacent to a vineyard and these dwellings are sited on a low ridge that parallels the coast near the southern end of Cooks Beach (N358, 359).</p> <p>Other settlement is established in lower areas but is not as visible from the shoreline.</p> <p>All of these dwellings are sited against a hill slope backdrop, or against planting, and appear to meet Plan objectives, although reflecting the potential visibility of large dwellings in open coastal slope areas.</p>
Cooks Bluff	Key Landscape Element: Steep and Cliff (N273 – 275)
Zoning (M40-01)	Coastal Open Space
Setting	<p>Three dwellings are sited on the northern slopes of outer Cooks Bluff and a further group is located on the inner northern slopes that face Cooks Beach. Two of the Cooks Bluff houses are visible off shore:</p> <ul style="list-style-type: none"> <li>■ East of Bluff (vineyard): large single level house with noticeable exterior colour. Moderate visibility and no megaton planting evident (N273)</li> <li>■ North-West of Bluff: large house with articulated form and light exterior colour. Limited off shore visibility (N274)</li> <li>■ North-West of Bluff: large two wing house with recessive exterior colour and low roof pitch. Moderate to high off shore visibility and no megaton planting evident (N271)</li> <li>■ South-West of Bluff (South-East of Cooks Beach): Group of six dwellings located within coastal vegetation and pine planting and a further group close to the shoreline and Cooks Beach. Low off shore visibility in most part (N252)</li> </ul>
Site Relationship	<p>The dwellings located in the inner slopes of Cooks Bluff are sited below the ridgeline and in context of existing pine planting. They have a low effect on the surrounding shoreline and appear to meet the Plan objectives.</p> <p>Cooks Bluff is a prominent landform in the surrounding area and provides part of the backdrop to Cooks Beach and Cathedral Cove. The three sites located on the Bluff appear to fall outside Plan objectives in respect to their location and prominence (S65).1.2.6).</p>
South Hales - Hot Water Beach	Key Landscape Element: Steep and Cliff and Dunes and Open (N263, 274, 277)
Zone (M40-00)	Coastal



Setting and Site Relationship	<p>This coastline includes a series of low rocky scarps and cliffs and small indented bays within its northern section and south of Hahei. The coastal form then changes to more elevated and consistent cliff and scarp forms and extends south to Hot Water Beach.</p> <p>Dwellings are located along a ridgeline road, and mostly not visible off shore, and within the immediate coastline in two more prominent locations. These dwellings include.</p> <ul style="list-style-type: none"> <li>■ A two storey dwellings located within planting and inland from the shore (V243)</li> <li>■ A large tiered dwelling is located on the cliff edge of bay to the south of Hahei (V234)</li> <li>■ A medium to large two-storey dwelling that is located on the lower slopes of the northern headland of Hot Water Beach (V217)</li> </ul> <p>Both the ridgeline dwelling, south of Hahei (V243), and the dwelling located at the end of Hot Water Beach (V234) are two storied and relatively large but their built form, coastal set back, and surrounding planting and external colour lower their visibility and prominence. These dwellings appear to meet Plan objectives in respect to scale and context.</p> <p>The dwelling located on the cliff edge appears to fail outside Plan objectives in respect to location and impact on coastal character (V234).</p>
Tapuaetahi	Key Landscape Element: Rocky Coastline (V195 - 201)
Zone (M40/00)	Coastal
Setting and Site Relationship	<p>This section of coastline includes the moderately steep slopes that lie below and to the north of Tapuaetahi Peak, and south of Hot Water Beach headland</p> <p>These slopes are in a transition from pasture to coastal forest and include scrubland and intermediate shrub/ small tree cover. Blocks of pine trees are established on some slopes and in ridgeline areas.</p> <ul style="list-style-type: none"> <li>■ Base of Tapuaetahi: A single gable rooled verandah front villa that is set within surrounding vegetation. Low visibility (V196)</li> <li>■ North of Tapuaetahi: Dwelling hidden within upper slope vegetation. No offshore effects from either site (V198)</li> <li>■ South of Hot Water Beach: A moderate sized house on the coastal terrace above a vegetated scarp (V201)</li> </ul> <p>All of these dwellings include mitigation measures in terms of design, site location, and integration with surrounding vegetation and appear to meet Plan objectives.</p>

## A5.8 Tairua District Plan Objectives, Policy and Guidelines

<p><b>S866 Coastal Zone objectives:</b></p>	<p>The Plan addresses the inland areas of Tairua more so than the coastal environment. Visual quality is assessed as low in most parts, and with rehabilitation opportunities to increase both landscape and visual values.</p> <p>Objectives for development include (S866.6.1):</p> <ul style="list-style-type: none"> <li>■ landform dominates (i)</li> <li>■ roads conform to landscape (v)</li> <li>■ vegetation boundaries conform to landscape (vi)</li> <li>■ clearly defined settlements (vi)</li> </ul> <p>Environmental outcomes sought include (S866.9.1):</p> <ul style="list-style-type: none"> <li>■ scale and form of modification of the environment is in harmony with the natural environment (iv)</li> <li>■ protection of coastal ecosystems and processes (i)</li> <li>■ coastal subdivision, development, and building where 'entirely appropriate, sympathetically designed, and necessary' (vi)</li> </ul> <p>The Plan also seeks to retain a 'variety and diversity of scenic, remote, rural, spiritual and communal experiences in coastal areas' (S866.7.1 (vi)).</p> <p>S866.2.5 provides brief assessments and design factor guidelines for the Coastal Residential areas of Pumpkin Hill and Sator's Grove Road.</p>
<p><b>Coastal Residential Policy Area:</b></p>	<p>S866.2.5.2 (i) sets out key design factors relevant to Paik, Pumpkin Hill and Te Karo Bay:</p> <ul style="list-style-type: none"> <li>■ Exterior colours that harmonise with indigenous vegetation – standard Coastal Zone colours</li> <li>■ Avoid reflective external materials and limited areas of glass relative to building bulk</li> <li>■ Limited bulk and a broken building form</li> <li>■ Minimise vegetation clearance</li> <li>■ Driveways that follow contours and minimise cut and fill</li> </ul>
<p><b>Coastal Residential Policy Area – Te Karo Bay</b></p>	
<p><b>Key Landscape Element:</b></p>	<p>Sandy Bay with Rocky Outcrop, Rocky Coastline (N134 – 136)</p>
<p><b>Zoning (M50/04):</b></p>	<p>Coastal Residential, Recreation Passive, Conservation</p>
<p><b>Setting:</b></p>	<p>Te Karo Bay is a 13 lot subdivision that extends inland from the shoreline within the coastline to the north of Pumpkin Hill and an area where small sandy beaches extend between small rocky headlands and off shore reefs.</p> <p>The sites are accessed from Sator's Grove Road, which runs behind the shoreline within Te Karo Bay and include a terrace area, landward of the rear of Sator's Grove Road, small inland mees, and the rear slopes of the headland that separates Te Karo Bay and Otara Bay.</p> <p>At present 5 lots have been developed and access ways have been formed for future dwellings.</p>
<p><b>Site Relationship:</b></p>	<p>The dwellings are located within the coastal scrubland, tree fern and gully areas of more established vegetation and inland from pohutukawa.</p> <p>Four dwellings are visible in part with only one being relatively visible, due to a light green roof. The remaining sites are difficult to see, and a larger, and closer, dwelling is screened by its dark brown exterior colour. Other visible elements include the tops of water storage tanks and girders of the brook of Sator's Grove Road.</p> <p>The development meets current Plan objectives in respect to design and integration within the coastal environment.</p>
<p><b>Pumpkin Hill</b></p>	<p>Key Landscape Element: Rocky Coastline (N145 – 147)</p>
<p><b>Zoning (M50/05):</b></p>	<p>Coastal Residential, Open Space</p>
<p><b>Setting:</b></p>	<p>Pumpkin Hill is a medium sized bush residential subdivision that is located on moderate to steep coastal slopes and straddling two spurs to the immediate north of Tairua Beach. The spurs and slopes face due east and are part of a pinnery coastal ridge that descends from Pumpkin Hill and to Tairua Beach headland, at its southern point.</p> <p>Coastal forest and scrubland cover the majority of the lower and mid site slopes. The slopes also include a prominent pale block and wicking pipes are visible within the remainder of the site.</p> <p>Seven dwellings are presently visible from offshore and include four dwellings and a vacant lower site on the south spur, and three on the northern spur (N145, 146, 147).</p>

Site Relationship	<p>The extensive vegetation cover, elevation of the site, and initial rise created by the steeper shoreline areas, create the opportunity of locating dwellings with a minimum degree of effect and the potential for enhancement of the vegetation cover and shoreline.</p> <p>The integration of the majority of the dwellings has been successfully achieved for all those sites that are within the mid slope area and where consistent vegetation cover, distance from the shore, and relatively low profile designs have been incorporated in the building form.</p> <p>In contrast both of the lowest sites are within 80m distance of the first shoreline rise and directly visible from off shore. The northern lot has been developed and its two-storey dwelling is highly prominent.</p> <p>The majority of this development is successful but the lower sites draw attention to the wider dwellings, in addition to their own location, and do not appear to meet the objectives of the Plan in respect of S212.2.1 and being visually obtrusive with evident natural character values.</p>
Paku	Key Landscape Element: Headlands and Peninsulas (V126 – 133)
Zoning (M61/03)	Coastal Village, Open Space, Coastal, Recreation Passive
Setting	<p>Paku marks the entrance to Tairua harbour and its distinctive twin peaks reach approximately 179m asl and the cone base includes a diameter of just over 1km on its main north-west to south-east alignment</p> <p>Pohutukawa surround the base of the western, and larger, peak and also feature on different headland and lower slope area of the scarps that rise above the sea line. Elsewhere, where not developed, the cover is mostly low scrubland, some coastal shrubs, and many areas of wilding pine trees.</p> <p>Residential areas mark the mid to lower northern slopes, overlooking Tairua Beach, all of the western slopes, and the large terrace area to the south of the main cone.</p>
Site Relationship	<p>The dwellings to the north of the cone mostly extend back from the top of the shoreline scarp and this pattern lessens their impact and apparent intensity of development in this area (V136).</p> <p>Dwellings are densely established around the eastern slopes and southern slopes, and those within the lower areas include elements of cantilever decking in part, and give the impression that the dwellings are also (V130).</p> <p>Western dwellings are located on inner harbour slopes and with a greater apparent integration with coastal vegetation, than other areas (V126).</p> <p>The natural form and prominence of Paku can be seen as compromised by the degree of residential modification and those dwellings that occupy the headland areas and upper ridgeline areas are particularly noticeable (V137)</p> <p>In respect of scale and form the development does not meet the objectives of the Plan but the landform could be enhanced, from its present position, through control and removal of the wilding pines and replanting with coastal vegetation.</p>
Coastal Housing	
Setting and Site Relationship	<p>There are only sites within in the Coastal zone and these are located on Tairua Headland and within Otara Bay and immediately north of Te Karo Bay.</p> <p>The Otara Bay site is located in the south corner and at the inner beach area of the reef that extends from the headland that separated Te Karo and Otara Bay. The dwelling is located behind the foreshore vegetation and has no effect on the coastal environment and meets Plan objectives for coastal development (V158).</p> <p>The Tairua Headland dwelling is apparent from the sea environment and directly visible from Paku, and from where its greatest impact is perceived (V143). The development also includes substantial planting mitigation.</p> <p>This dwelling does not appear to meet Plan objectives in respect to the design guidelines in respect to ridgeline development (S853.1.2.5, S853.1.2.6) but this prominence is reducing with the growth of the coastal planting.</p>

## A5.9 Whangamata District Plan Objectives, Policy and Guidelines

S860 Coastal Zone objectives	<p>Landscape quality is assessed as moderate, and with potential for development in inland areas. Objectives for development include (S867.6.1):</p> <ul style="list-style-type: none"> <li>■ roads conform to landscape (iv)</li> <li>■ vegetation boundaries conform to landscape (vi)</li> </ul> <p>Environmental outcomes sought include (S867.9.1):</p> <ul style="list-style-type: none"> <li>■ scale and form of modification of the environment is in harmony with the natural environment (ii)</li> <li>■ protection of coastal ecosystems and processes (iii)</li> <li>■ coastal subdivision, development, and building where 'entirely appropriate, sympathetically designed, and necessary' (v)</li> </ul> <p>The Plan seeks to retain a 'variety and diversity of scenic, remote, tranquil, spiritual and communal experiences in coastal areas' (S867.7.1 (vi)). S853.2.6 sets out key design factors relevant to the Coastal area of Ohui. No guidelines are provided for Onemana.</p>
Coastal Residential Policy Areas	The Plan does not include specific design guidelines for Whangamata Coastal Residential areas and these settlements are reviewed against the general provisions of S212 and S213 and S860 guidelines for the area
<b>Coastal Residential Settlements</b>	
Onemana	Key Landscape Element: Bay (V42 – 48)
Zoning (M70/03)	Coastal Residential, Recreation Passive, Open Space
Setting	<p>Onemana is sited within a shallow bay of approximately 900m in length and which is contained by a prominent pohutukawa covered headland at its southern end and cliffs and production forestry at its northern end (V44, 48). Forestry land also meets its inland western and northern boundaries.</p> <p>The main settlement is located on triangular land parcel that extends inland up to 600m in distance and incorporates a shoreline set back of approximately 100m in depth. This foreshore area includes lawn areas, a tennis court, car park, surf life saving club and toilet, and Norfolk Pines and pohutukawa planting (V45).</p> <p>Dwellings are located on broad ridges that divide around three streams, two small and one larger, and descend to meet Onemana Drive, which runs across their base and provides beach access. The streams include riparian planting and these form planted corridors within the settlement.</p> <p>The southern headland is formed from a series of small rocky scarps and points that are marked by swathes of pohutukawa on their faces and cliff tops. Additional dwellings are located on the upper headland terrace and are partly visible from off shore (V42).</p>
Site Relationship	<p>Due to its set back, the break in landform that marks its foreshore, elevation, and low level of planting within the main settlement and foreshore Onemana settlement has an open relationship to the coastline and broad views are available to most parts of the lower valley area. The use of light exterior colour adds to the prominence of some dwellings.</p> <p>The area of headland development is located within the context of planting and a prominent coastal form and has level of visibility and effect in comparison.</p> <p>Settlement form and character is influenced by street layout, and particularly in the shoreline area. A slightly ambiguous boundary exists with the beach frontage, and includes areas of direct access, access from cul-de-sac, and areas where dwellings prevent access</p> <p>Some of these issues will become less significant as shoreline planting matures but the underlying settlement pattern appears to fall outside the objectives of the Plan in respect of coherence with surrounding landscape character (S213.4.3.2).</p>
<b>Coastal Housing</b>	
Ohui	Key Landscape Element: Dunelands and Spits (Vpts 82 – 85)
Zoning (M70/05)	Coastal
Setting	<p>Ohui is a small holiday settlement located in an area of mature pine trees at the northern end of Opoutere beach. The name has also been adopted by the life style resort that is located on the top of the conical hill that sits back from the shoreline and is a feature of this end of the beach (V82).</p> <p>The campground is mostly screened from offshore view and only administration and service blocks are visible. These are finished in dark tones (V83)</p> <p>The resort is extensive but the hill is low and the buildings are presently screened by pine trees on surrounding slopes.</p> <p>Farmland meets the shore to the north of the settlement and no other development is visible within the wider area of Opoutere Beach (V85).</p>

Site Relationship	None of the existing development has an adverse effect on coastline character and it meets the objectives of the Plan.
South Onemana	Key Landscape Element: Sandy Bays with Rocky Outcrops (Vpts 29 – 36)
Zoning	Coastal, Open Space, Conservation
Setting	<p>The shoreline between Te Awarui and Whitipiroua Point (Onemana) contains a repeating series of small valley catchments that end in abrupt shoreline slopes and small rocky scarps that are characterised by swathes of pohutukawa. Sandy beaches meet the shallow bay forms and the several rocky points that are present within this coastline.</p> <p>Several large and medium coastal dwellings have been established on mid to upper ridgeline slopes and immediately above the shoreline scarp. These include:</p> <ul style="list-style-type: none"> <li>■ A two-storey dwelling located above the coastal scarp and below a small hill (V29)</li> <li>■ A large farm dwelling on the main ridgeline (V31)</li> <li>■ A large single storey building is spread across a mid slope ridge and above a lower and smaller residence that is located immediately above the coastal scarp (V32)</li> </ul>
Site Relationship	<p>These dwellings are located in rural coastal setting and within pastoral slopes. They have a high potential visibility but have mostly been sited in context with catchment and shoreline pattern of coastal vegetation.</p> <p>Significant mitigation planting has been undertaken in the case of V29 and V32 and has been very successful in respect of the second two dwellings by filling out the existing gully planting and linking and screening the dwellings</p> <p>The largest, and most exposed dwelling, has a mature shelter planting associated and demonstrates how successful planting can be in providing a context to surrounding landform and catchment patterns (V31).</p> <p>Planting has not succeeded in some areas and may reflect planting distance or exposed coastal conditions.</p> <p>These dwellings meet the objectives of the Plan in their attempts at integration and the low level of subsequent effect on the existing pattern of rural and coastal vegetation cover.</p>



Site Environmental Consultants  
p. 09 948 1070 m. 021 304 712  
hugh@siteinfo.co.nz