

This Policy is primarily implemented through Methods C4-1, C4-2, C4-3, C4-4, C4-6, C4-8, C4-9, C4-12.

Note: These Objectives and Policies must be read in conjunction with Chapter 16, Heritage.

District Plan Methods

C4-1 Require an assessment of environmental effects to be submitted with any Resource Consent application. This may highlight landscape features that contribute to rural character or cultural heritage of significance to Maori.

C4-2 Impose conditions on Resource Consents that avoid or mitigate adverse effects on significant landscape features.

C4-3 Address the visual effects of minor-scale earthworks and vegetation removal associated with subdivision or development proposals through conditions of consent or advice notices on rural subdivisions and land-use Resource Consents.

C4-4 Require an Assessment of Environmental Effects that addresses mitigation of landscape effects as part of any designation process for major public works.

C4-5 Require a landscape effects assessment of rural-residential subdivision and implement any

recommendations through consent conditions.

C4-6 Control development within sensitive landscape areas through District Plan Rules.

C4-7 Apply land-use activity Rules that aim to maintain the Rural Zone's semi-rural character. The environmental effects of intensive commercial farming operations and large service industries will be individually assessed as discretionary activities.

C4-8 Identify areas of outstanding natural features and landscape. Apply District Plan Rules to recognise and provide for the protection of these areas from inappropriate subdivision, use and development.

C4-9 Apply development setback Rules for buildings along the eastern river bank, valley floor, slopes and escarpments adjoining Tauranga harbour, the railway, and Wairoa River estuary in north Bethlehem, and in the vicinity of other rivers, streams, wetlands and the Coastal Marine Area.

C4-10 Apply special environmental standards in Rural, Greenbelt and Marae Community Zones to assist in the protection of heritage landscapes.

C4-11 Regular monitoring to ensure compliance with environmental

standards and with the conditions of Resource Consents. See Chapter 8.

C4-12 Apply rules in the Residential and Business Zones, other than parts of Tauranga Central Business District, which control the maximum height of buildings and structures in the built environment.

C4-13 Apply thresholds (conditions) to the activities located around the coast of Matapihi Peninsula.

C4-14 Investigate, and where feasible and cost effective implement, the following non-regulatory methods to achieve environmental objectives:

(1) Environmental education, including education and facilitation of involvement in the resource consent process, improving knowledge of ecological principles and raising awareness of landuse alternatives

(2) Community encouragement through joint initiation and development of techniques and initiatives in response to issues.

4.1.3 Other Methods

C4-15 Council will initiate a District Planting Guide providing information to assist restoration of