

## SECTION 1.0 SIGNIFICANT RESOURCE MANAGEMENT ISSUES

### S1.1 SIGNIFICANT RESOURCE MANAGEMENT ISSUES

The Lakes A Zone comprises a discrete planning unit within the Rotorua District. **Part 20** of the District *Plan* contains specific provisions to manage the unique and sensitive attributes of the *lakes*' environment. The high degree of intactness of the *lakes*' environment contributes to the national significance of their *catchments*.

The Significant Resource Management Issues for the Lakes A Zone are:

#### S1.1.1 Reasonable Use

Achieving the maintenance and enhancement of the natural character of the Lakes A Zone as a goal of the District *Plan* has been a matter of great debate within the community, particularly outside existing settlements.

The maintenance and enhancement of natural character is very difficult if Council is to simultaneously enable the reasonable use of *land* by land owners. Council is not in a financial position to purchase tracts of *land* to ensure the maintenance and enhancement of the natural character.

#### Links to Objectives

OB 1, OB 2,  
OB 3, OB 5(b),  
OB 6, OB 7,  
OB 9, OB 10,  
OB 11, OB 12,  
OB 13, OB 14

#### S1.1.2

#### *Indigenous vegetation*

The substantial *land* areas of *indigenous vegetation* and volcanic landforms provide a unique visual setting to the *lakes*. The values ascribed to *indigenous vegetation* include biodiversity and habitats, landscapes, natural character, ecology and *water* and soil conservation. These values are threatened by ongoing changes in *land* use, particularly:

- Changes in *land* use, including clearance and increases in built developments;
- Presence of *pest animal* and *pest plants*;
- Poor *land* management including grazing and neglect;
- Drainage and reclamation of *wetlands*.

#### S1.1.3

#### **Okareka and Tarawera**

The Lakes A Zone landscape contains two small settlements confined to the *lake* shore of Okareka and Tarawera in a setting where there are backdrops of *indigenous vegetation*, pastoral farming and afforestation. However, to sustain the settlement communities, there needs to be the opportunity for additions and alterations to existing *structures*, *development* or *redevelopment* of new *structures* in the settlements without compromising the settlements' existing landscape qualities or the natural character and landscape quality of their setting

#### Links to Objectives

OB 1, OB 2, OB 4,  
OB 5, OB 6, OB 7,  
OB 9, OB 12, OB 13

OB 1, OB 3, OB 7,  
OB 9, OB 11,  
OB 12, OB 13,  
OB 14, OB 16,  
OB 17, OB 18

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### S1.1.4 Landscape Qualities

The landscape of the Lakes A Zone contains volcanic crests and landforms, skylines, ridgelines, steeper and shore *slopes* and *indigenous vegetation*.

The spaciousness, openness/enclosure, wilderness and ruralness is vulnerable to adverse *effects* from fragmentation and domestication through more intensified built *development* and *land* use patterns including changes in vegetation and *earthworks*.

### S1.1.5 Riparian Margins

Indiscriminate *development* (including *land* drainage, vegetation clearance, stock grazing, and *buildings* or *development* within the riparian margins lessens their effectiveness as a filter of *discharges* (including septic tank effluent) to the *lakes* and *rivers* and may reduce their natural character values and functioning/inter-relationships of the *lakes* and *rivers* environments.

### S1.1.6 Indigenous Terrestrial Ecosystems

Many indigenous terrestrial ecosystems are degraded by grazing, the presence of pests and weeds, and *development* including *structures* or *buildings*. Degradation and neglectful management practices are particularly significant in the small localised *wetlands*.

### Links to Objectives S1.1.7

OB 1, OB 7,  
OB 9, OB 10,  
OB 11, OB 12,  
OB 13, OB 14,  
OB15

OB 1, OB 2,  
OB 3, OB 4,  
OB 5, OB 6,  
OB 7, OB 9,  
OB 10, OB 12

OB 1, OB 2,  
OB 5, OB 6,  
OB 7, OB 9,  
OB 10

### Cultural and Historic Heritage

The use and *development* of *land* can destroy elements of the landscape and particular sites of cultural and historical importance. Greater value is now being placed by society on preserving the cultural and historic heritage of the nation. The eruption of Mt Tarawera has created a unique situation in the District. There is a lack of certainty and information about much of the pre-eruption settlement patterns and cultural sites. The historical interest is high as illustrated by the Buried Village at Te Wairoa. The consequence is that it is extremely difficult for the public to be aware of and protect appropriately pre-eruption cultural sites.

### S1.1.8 Relationship of Maori with the Area

Following the eruption of Mount Tarawera on 10 June 1886 Maori left the area after several centuries of occupation. Hapu information and some early survey records refer to pre-eruption occupation around the shores of the *lakes*, including areas that are today covered in *indigenous vegetation*. Significant areas of this vegetation are protected in the Department of Conservation estate. For some hapu who retain *land*, there is a desire to enable opportunities to provide for social and economic well being of iwi and hapu members returning to their ancestral *lands*. In this respect there needs to be the opportunity for *development* in appropriate locations without compromising existing landscape qualities or natural character.

### Links to Objectives

OB 11, OB 14,  
OB 15

OB 1, OB 5,  
OB 7, OB 11,  
OB 12, OB 14,  
OB 15

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### S1.1.9 Effects on the Tangata Whenua

Use, *development* and protection of *land*, water and other taonga under the *RMA* can have *effects* on the relationship of the Tangata Whenua and their culture and traditions with their ancestral *lands*, *water*, sites, *waahi tapu* and other taonga. Matters of significance to the Tangata Whenua relating to the sustainable management of *land* and associated resources are likely to be compromised without consultation with the Tangata Whenua.

#### Links to Objectives

OB 1, OB 2,  
OB 3, OB 4,  
OB 5, OB 6,  
OB 7, OB 9,  
OB 10, OB 11,  
OB 12, OB 14,  
OB 15

- Sedimentation (e.g. through *earthworks*);
- Stormwater *discharges*.

#### Links to Objectives

In addition trout fishing is an important recreational activity and attracts many tourists to the Lakes A Zone.

### S1.1.10 Recreation

The ongoing popularity of the Rotorua District to national and international tourists is increasing conflicts on the *lakes*, congestion at *lake* shore localities, increased noise levels from some activities and *development* pressure on the Lakes A Zone.

OB 1, OB 3,  
OB 5, OB 11,  
OB 12, OB 13,  
OB 14, OB 16,  
OB 17

### S1.1.12 Habitat for Aquatic Birds

There are significant habitats for the breeding, roosting, feeding and moulting of aquatic birds located in the Lakes A Zone. All species are threatened by:

OB 3, OB 4,  
OB 6, OB 7,  
OB 9, OB 10,  
OB 17

- Whole *lake effects* (e.g. through introduced macrophytes, algae, fish, birds, pollution and contamination);
- Site *effects* (e.g. through *disturbance* and destruction to particular breeding, roosting, feeding and moulting sites).

### S1.1.11 Habitats for Trout and Indigenous Aquatic Fauna

There are significant habitats for trout and indigenous aquatic fauna within the Lakes A Zone, and use and *development* of *land* can produce adverse *effects* including:

OB 3, OB 4,  
OB 6, OB 9,  
OB 10, OB 16,  
OB 17

### S1.1.13 Natural Hazards

The *lakes* environment will continue to be at risk from volcanic and seismic activity and in some local areas stormwater overland flow paths.

OB 18

- Low dissolved oxygen and high nutrient levels in *water* (e.g. through some farming practices);
- High *water* temperatures (e.g. through removal of riparian shade vegetation);

### S1.1.14 Noise

One of the components of the unique natural character of the *lakes* environments is the quiet ambient noise levels and this is threatened by recreational activities within the Lakes A Zone on *land*, *water* and in the air.

OB 14, OB 16

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### S1.1.15 Natural Character

Part of the natural character of the Lakes A Zone is the dominance of the natural elements in the landscape and the visual subservience of housing and roading. The narrow winding *roads* are part of the character of the area. The natural character is threatened by *road* widening to achieve safer traffic environments. At the same time there is a community desire to improve traffic safety.

### Links to Objectives

OB 11, OB 12,  
OB 17

## SECTION 2.0 KEY MATTERS OF NATIONAL IMPORTANCE IN THE LAKES A ZONE

### S2.1 Vision Statement

The Significant Resource Management Issues described in **Section 1.0**, along with the matters of national importance in the Lakes A Zone set out below, followed by all the objectives and policies in **Section 4.0** and anticipated environmental results and monitoring detailed in **Section 7.0** form part of Council's vision for the sustainable management of the *natural and physical resources* of the Lakes A Zone.

### S2.2 Matters of National Importance

The matters of National Importance in relation to the use, *development* and protection of *land* within the Lakes A Zone are considered to be:

- The preservation of natural character and protection from inappropriate subdivision, use and *development* [RMA s6(a)];
- The protection of outstanding natural features and landscapes from inappropriate subdivision, use and *development* [RMA s6(b)];
- The protection of areas of significant *indigenous vegetation* and significant habitats of indigenous fauna [RMA s6(c)];
- The maintenance and enhancement of public access to and along *lakes* and *rivers* [RMA s6(d)];
- The relationship of Maori and their culture and traditions with their ancestral *lands*, *water*, sites, *waahi tapu* and other taonga [RMA s6(e)];
- The protection of historic heritage from inappropriate subdivision, use and *development* [RMA s6(f)].

Where matters of national importance compete among themselves the Council will make a judgement as to the respective weighting to be applied taking into account the following matters.

### S2A NATURAL CHARACTER DESCRIPTION

**S2A.1** The maintenance and enhancement of Natural Character of the Lakes A Zone is a key consideration in all provisions of this *Plan*. As such, understanding the elements that make up the natural character is quite crucial to the administration of the District *Plan*. Consideration of whether natural character is maintained or enhanced will also be a paramount consideration in all Resource Consent applications.

The individual and unique character of the Tarawera Lakes within the Lakes A Zone is in essence derived from:

- Recent dramatic volcanic changes to the *land* and waterbodies;
- Highly variable topography;
- Significant *land* area in *indigenous vegetation* with consequential flora and fauna values contributing to NZ's biodiversity and the high *water* quality values of the *catchment lakes*;
- Two small lakeside settlements discretely located on the shores of Lake Tarawera and Lake Okareka;
- Unspoilt *lakes*;
- *Geothermal features*;
- The upper *slopes* and skylines of the *lakes* being largely intact and highly natural; and
- People's awareness, perception and appreciation of the landscape, including the relationship Tangata Whenua have with their ancestral *lands*, *water*, sites, *waahi tapu* and other taonga.

Section 6(a) of the *RMA* seeks to preserve the natural character of the coastal environment, *wetlands* and *lakes* and *rivers* and their margins.

## SECTION 2.0 KEY MATTERS OF NATIONAL IMPORTANCE IN THE LAKES A ZONE

For the purposes of defining natural character the *lake* margins have been interpreted to include the *land-water* interface and the containing landforms that provide the context and character for that *lake*. The margin includes at least to the first main ridge back from the shore.

### S2A.2 DEFINING NATURAL CHARACTER

The following statement shall be read together with the Objectives and Policies and Explanations of the Lakes A Zone as they relate to natural character and landscape values.

#### S2A.2.1 Defining 'Natural' in terms of the Lakes Landscape

The term 'natural' is often equated with 'indigenous'. However the presence of areas in New Zealand which are now purely indigenous, and thus completely pristine, is exceptionally rare because there is usually a presence of humans, introduced plants or animals and an absence of certain indigenous species. Although it is possible to identify areas which are dominated by indigenous values and tending towards the pristine, it is not possible to isolate them completely from exotic elements in the landscape.

#### S2A.2.2 Natural Character Assessed in Terms of a Spectrum

In defining degrees to which natural character is present within an area, it is useful to assess natural character in terms of a spectrum. At one end of the spectrum is the largely modified built environment and, at the other, the predominantly natural environment.

Natural character is present to some degree in every *lake* margin environment. Natural character of the *lake* margin is to be treated as

a matter of national importance in every *development* situation in the Lakes A Zone, in order to preserve and protect their relatively unmodified character from inappropriate subdivision use and development. However, where an environment is heavily modified by development, providing for *development* may not significantly compromise natural character.

#### S2A.2.3 Built components in terms of defining natural character

Natural character is restricted to natural components, that is, unbuilt or non-structural elements, but it is not necessarily restricted to indigenous components. Where the landscape is part of a working and living environment, it is the natural elements in that landscape that contribute to the natural character. Thus it does not include built elements, although it does include *exotic vegetation*, as it contributes to naturalness. The value of the *exotic vegetation* depends on its ecological and aesthetic compatibility with the surrounding landscape. Exotic trees will contribute more naturalness in a more modified *catchment* than in a more natural one.

#### S2A.2.4 Components of Natural Character

Defining naturalness in terms of section 6(a) encompasses both indigenous and introduced species.

The primary components, which underpin natural character, are natural processes, natural elements and natural patterns. These interrelate with one another to produce 'natural character' to varying degrees. The three components are briefly described below:

## SECTION 2.0 KEY MATTERS OF NATIONAL IMPORTANCE IN THE LAKES A ZONE

### i) **Natural Processes**

The preservation of natural character must first be concerned with sustaining ecological and other natural processes (both biotic and abiotic) which underlie the visual expression of the naturalness of an environment.

### ii) **Natural Elements**

Natural elements are the product of ecological and geological processes. They may or may not be expressed visually. In terms of the *lake* and stream margins (including *riparian areas*), natural elements may include geology, landforms, vegetation cover, *lake* and *river bed*, foreshore *wetlands* and *water* features.

### iii) **Natural Patterns**

Natural patterns are the basis for the natural expression or distribution of unmanufactured or unbuilt elements in an environment.

Natural character reflects the disposition of natural elements in dominantly natural patterns. It is natural processes that have contributed to those patterns and elements, and it is the restoration and continuation of the integrity of natural processes that will secure natural character in the future. Natural character, in the context of sustainability, is dependent on the presence of natural elements, arranged in natural patterns and underpinned by natural processes.

### S2A.3 ASSESSING NATURAL CHARACTER

In addition to the presence of natural processes, elements and patterns, two important considerations in assessing the degree to

which natural character is present are context and potential naturalness. These are outlined below:

#### S2A.3.1 Context

The consideration of context in assessing natural character is paramount. A location does not exist in isolation and therefore consideration of the context is relevant. A minor modification from the near pristine environment may markedly lessen the comparative degree of natural character, whereas a small amount of *indigenous vegetation* in a highly modified area may exhibit a relatively high degree of natural character. The contrast between the pocket of nature in a built up area, compared with a built element in a pristine or minimally modified area, heightens the awareness of the more natural. The contrast emphasises the character of the more natural. Natural character is considered to be present for both.

#### S2A.3.2 Potential Naturalness

The significance of potential naturalness and appropriateness of change is also to be considered in assessing natural character. The ability of any environment to return to its 'natural' state can be judged in terms of a place's ecological resilience and natural restoration potential. Whilst a return to a totally natural state may not be feasible, restoration, repair or re-instatement of natural elements, natural patterns and natural processes may be undertaken.

### S2A.4 PRESERVING NATURAL CHARACTER

Preserving the natural character including terrestrial and aquatic habitats and *water* quality of the Lakes A Zone, creates tensions that have been identified in **Section 1.0** of this *Plan* as a Significant Resource Management Issue. Retaining *indigenous vegetation*, the

## SECTION 2.0 KEY MATTERS OF NATIONAL IMPORTANCE IN THE LAKES A ZONE

naturalness of the *lake* and *river* margins and retaining the landform, lies at the heart of protecting the natural character of the Lakes A Zone while providing for reasonable use and *development* of *land* in a working and living landscape in a sustainable manner.

Preservation of natural character is most likely to be achieved in predominantly 'natural' environments, which are largely free of built *structures* and modifications. However, it can not be assumed that *development* will always be 'appropriate' in modified environments. In some situations, *development* may be 'inappropriate' if it will further degrade or lessen the naturalness of a *lake* or *lake* margin environment from its current modified state.

Even in highly modified environments, it is still necessary to take into account the *effects* of such use or *development* on the *lake* and the values of what is left of the natural character of the *lake* margin, both within the immediate area affected by the application and outside of it.

### S2B OUTSTANDING LANDSCAPES

The protection of outstanding natural features and landscapes from inappropriate subdivision, use and *development* is a key consideration in all the provisions of this *Plan*.

'Landscape' is not defined in the *RMA*. In this *Plan* it is interpreted to include both the physical and the perceptual. The physical resource in any area is expressed in landscape. In addition, each area is perceived and experienced. The values people place on these areas are subjective, although many are widely shared. Landscape as a human experience combines both aesthetic values and other values which humans attribute to landscape. Used in this sense

landscape is not only the physical appearance of *land*, but also a person's awareness, perception and appreciation of the landscape.

Attributes used for assessing whether the landscapes within the Lakes A Zone are 'outstanding', and therefore of national significance, included:

#### A. Natural Science

Natural features and landscapes of at least district importance for reasons of the rarity or representativeness of their particular landform and landcover. A natural feature may be a landscape feature or an element/component of the landscape. Under section 6(b), geology and soils are elements of particular focus.

#### B. Aesthetic

Landscapes (and natural features where applicable) that are of high aesthetic value are determined on how memorable they are, on their naturalness, on their composition (coherence) and on other important aesthetic factors.

'Aesthetic' is not defined in the *RMA*. A professional working definition interprets aesthetic as "pertaining to the quality of human perceptual experience (including sight, sound, smell, touch, taste and movement) evoked by phenomena or elements or configurations of elements in the environment." (Boffa Miskell & Lucas Associates. 1993. Canterbury Regional Landscape Study).



## SECTION 2.0 KEY MATTERS OF NATIONAL IMPORTANCE IN THE LAKES A ZONE

### C. Legibility

The landscape (or natural feature) of district significance should clearly express past natural and/or cultural processes. Some may have strong historical connotations and evoke a distinctive sense of place.

### D. Transience

The natural feature or landscape has significance by providing predictable or regular experience of dimensions of nature other than (or in addition to) landform or landcover such as the occasional presence of wildlife or (other) values.

### E. Shared & Recognised

There should be a substantial measure of agreement between professional and public opinion as to the value of natural features and landscapes, for example as reflected through writings and paintings or through favourite locations to sight or visit. The presence of existing protected sites is also likely to reflect shared and recognised values.

### F. Tangata Whenua

The natural feature or landscape identified as having particular district importance to the Tangata Whenua.

### G. History

The landform, indigenous *land* cover, the particular farming and forestry pattern and the scale and bushed character of the settlements of Tarawera and Okareka since the eruption of Mount Tarawera in 1886, provide historical associations and a particular context and meaning to human presence and occupation within the landscape. The historical associations also evoke strong memories of a tragic loss of human life

particularly in settlements around Lake Tarawera including the Buried Village, and a lost landscape, that contained natural wonders such as the pink and white terraces. In addition, the area (*land* and *lakes*) has historical associations with recreational and/or tourism activities.

### S2C SENSITIVE/LESS SENSITIVE LANDSCAPES

The Lakes A Zone includes seven *lake catchments* that are known or assumed to drain into the Tarawera River. These *catchments* have been identified as an outstanding natural landscape.

There is a very important series of outstanding natural volcanic features that form the basis to this outstanding landscape of the Lakes A Zone. Within the Lakes A Zone, the seven *lakes catchments*, landscape values, landscape quality and landscape sensitivity vary. Two levels of landscape management have been mapped and described as the:

- Sensitive Landscape; and
- Less Sensitive Landscape.

The 'sensitive landscape' defines the outstanding landscape as delineated within the Lakes A Zone.

The 'less sensitive landscape' includes the Lake Okaro *catchment* a small area on Ash Pit Road and a western portion of the Lake Tarawera *catchment*.

Overall, the Sensitive Landscape Policy Areas were assessed as outstanding on all above Attributes A - G. The attributes that contribute to an overall outstanding natural feature and landscape must therefore be protected from inappropriate subdivision, use and

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development. At different scales of interest, the attributes may be applied to a greater or lesser degree or in different combinations in assessing an outstanding natural feature or landscape.

### S2D DETERMINING 'APPROPRIATENESS'

Appropriate subdivision, use and *development* within the Lakes A Zone must be considered within the context of the requirements of section 6 of the *RMA*. Section 6 requires Council to recognise and provide for as matters of national importance:

- i) The preservation of the natural character of the *lakes* and *lake* margins;
- ii) Protection of outstanding natural features and landscape;
- iii) The protection of areas of significant *indigenous vegetation* and habitats of indigenous fauna;
- iv) The maintenance and enhancement of public access to and along *lakes* and *rivers*;
- v) The relationship of Maori and their culture and traditions with their ancestral *lands*, *water*, sites, *waahi tapu*, and other taonga; and
- vi) The protection of historic heritage from inappropriate subdivision, use and development.

The appropriateness or inappropriateness of subdivision, use and *development* within the context of the section 6 requirements is therefore different from need or market driven demand.

Subdivision, use and *development* must be considered in the context of the above values to determine appropriateness.

In the Lakes A Zone appropriateness of subdivision, use and *development* is also determined by having regard to the following considerations:

- Continued functioning and repair of ecosystems;
- Maintenance and enhancement of natural patterns, processes and elements;
- Intactness of natural character;
- Sensitivity and vulnerability of the landscape and natural features;
- Protection of areas of significant *indigenous vegetation* and significant habitats of indigenous fauna;
- The 'fit' between the existing environment and the characteristics of a proposal, including: context, existing character, scale of proposal, and the capacity of the environment to absorb change;
- The relationship of the Tangata Whenua including their culture and traditions with their ancestral *lands*, *water*, sites, *waahi tapu* and other taonga (refer S2E below);
- Protection of historic heritage.

### S2E TANGATA WHENUA

Recognising and providing for the relationship of the Tangata Whenua and their culture and traditions with their ancestral *lands*, *water*, sites, *waahi tapu* and other taonga is a key consideration in all provisions of this *Plan*.

#### S2E.1 Part Five of District Plan

By virtue of **Rule 1.1, Part Five** of the District *Plan* (as at 13 May 2000) will continue to apply within the Lakes A Zone.

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### S2E.2 The Tangata Whenua

The Tangata Whenua of the Lakes A Zone are descendants of Te Arawa Waka. Their tribal affiliation is to the Te Arawa confederation of Tribes. Most hapu who identify with the area have whakapapa (genealogy) with the Tuhourangi and Rangitahi Iwi. The Tangata Whenua have historically occupied the Tarawera Area and maintain a sense of identity and association with the area especially through tribal representation, and *land* trusts. The history is primarily an oral history recorded in patere (chants) and waiata (songs), but is also recorded in mahi whakairo (carving) and raranga (weaving).

Some hapu can affiliate with specific areas such as the *lakes*, mountains, settlements, places of historical value, and significant *land* features. These specific areas are regarded as taonga and all hapu respect their spiritual and traditional importance.

### S2E.3 Tarawera Eruption

Prior to 1886 the area was occupied and the resources used to sustain the Iwi and their hapu. In 1886 with the Tarawera and Rotomahana eruptions, most of the area was devastated with significant loss of life and property. Mud and volcanic debris covered and changed all the natural features in the area and notably the form of Lake Rotomahana. The shore lines of Lake Tarawera also changed significantly over a period of time. The area affected by the eruption was declared tapu. The descendants of those who perished or survived the eruption, continue to have a strong relationship with the area and may wish to relocate back to ancestral *lands*.

### S2E.4 Section 6(e): Maori Cultural and Traditional Relationships

In this *Plan* considerable emphasis is placed on the matters of national importance set out in section 6. Almost every element is present in the Lakes A Zone. Council is required to recognise and provide for matters of national importance in managing the use, *development* and protection of natural resources. Under section 6(e) Council has to consider ‘the relationship of Maori and their culture and traditions with their ancestral *lands*, *water*, sites, *waahi tapu* and other taonga’. Council recognises that the Tangata Whenua of the Rotorua District are Te Arawa Confederation of Tribes and in the Lakes A Zone those who hold Mana Whenua are the hapu and whanau of the area.

### S2E.5 The Relationship

The ancestral *lands* and the *lakes* (*water*) are the *natural and physical resources* that form the landforms, encompass the vegetation, natural features and landscapes analysed in the preceding sections. The relationship of the Mana Whenua with their ancestral *lands*, *water*, sites, *waahi tapu*, and other taonga is understood in a number of ways.

- A spiritual relationship and identity through past generations and whakapapa (genealogy), both before and after the eruption;
- A relationship of dependency on the natural resources of the area including the cultivation of *land*;
- Continuance of cultural traditions including toi (art), raranga (weaving), mahi whakairo (carving), and rongoa (medicine);
- A relationship based on Rangatiratanga through whakapapa (genealogy) and patere (chants);

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- A relationship based on Kaitiakitanga;
- A relationship of ownership in the customary sense is Mana Whenua.

### S2E.6 *Plan Implications*

Descendants of families displaced by the eruption are now looking to return to the area with a view to future use or occupation of their ancestral *land*. In this respect, it is considered important to enable Tangata Whenua to provide for the social and economic well being of Iwi and hapu members returning to their ancestral *lands*. To this end, the *Plan* enables opportunity for *development* in appropriate locations without compromising existing landscape qualities or natural character.

#### S2E.6.1 *Heritage*

Ancestral sites, *waahi tapu* and other taonga are, in many parts of the area, no longer visible, having being buried under the layers of Rotomahana mud. Hapu records and old survey maps provide some information of such heritage features.

Council recognises the desire of the Tangata Whenua and Mana Whenua to have an active role in looking after their valued heritage and taonga in the area. Management of such matters is best achieved through an on-going relationship between the Council and the relevant Iwi/hapu.

#### S2E.6.2 *Land and Resources*

All the matters of national importance are equally relevant to the *lakes* and Maori *land* within the Lakes A Zone. Given the different *land* tenures under Te Ture Whenua Maori (Maori Land Act) 1993

applicable to multiply owned Maori *land*, there will be different ways of achieving the Objectives and Policies of the Lakes A Zone. In addition the exercise by the Iwi/hapu of their Kaitiaki role could serve to ensure that section 6(e) matters are appropriately addressed. Providing for the relationship of Iwi/hapu to the *lakes* and ancestral *lands* therefore requires careful management in such a sensitive natural environment. Appropriate objectives, policies and rules enabling the relationship of Iwi/hapu with the *lakes* and ancestral *lands* to be strengthened and, in some cases, rekindled.

The historical significance of the area to the Tangata Whenua requires that the natural and indigenous characteristics of the area be retained.

The Council shares the vision that in Sensitive Policy Areas the outstanding natural features and landscapes be protected.

The future management of the area recognises the need to preserve the quality of the environment for future generations and to facilitate appropriate use and *development* of the *land*.

Recognition has been given to the desire of those who seek to return and live on their ancestral *lands* and provide for social and economic opportunities for Tangata Whenua. The approach has not been to deny reasonable use of *land* held by Maori Owners as evidenced by the approach taken to such activities as *buildings* and forestry. To enable appropriate *development* in certain locations, **Sections 8.0 and 9.0** of this *Plan* provide for the *development* of Structure Plans for a specified number of *sites* which have been identified. These provisions provide the opportunity for Tangata Whenua to develop and sustainably manage areas of ancestral *land* in selected locations without compromising other matters of national importance relevant to the Lakes A Zone. In addition, there are exemptions from some

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rules to facilitate the establishment of *Marae*. The *site* definition makes clear the status of *land* for the purpose of *houses* or *papakāinga* that could be built within the *site coverage* and *building* design rules. For some of the *land* the presence of *indigenous vegetation* and limitations on *earthworks* will constrain the siting of *buildings*. The individual characteristics of each *site* will influence the form of *development* permitted in the Lakes A Zone.

### S2E.7 Weighing up of Council Responsibilities

The presence of attributes that account for all of the section 6 matters of national importance means that Council has weighed up all of its environmental responsibilities under the *RMA*. Council has determined that the matters of national importance must be viewed holistically to achieve sustainable management. A shared vision is to see natural character, outstanding natural features and landscapes, and significant areas of *indigenous vegetation* preserved and enhanced while enabling the relationship of Iwi/hapu with the *lakes* and ancestral *lands* to be strengthened and, in some cases, rekindled in selected locations.

Council has formed the view that the future use, *development* or protection of *land* must now be viewed in its contemporary context. Recognition is given to the unique history and provision is made to preserve features of traditional and historic heritage for future generations. Such recognition is applicable to both general and Maori *land*.

The provisions of this *Plan* will recognise and provide for the relationship through active protection and through *development* rights within the limits set by the rules.

### S2E.8 Consultation with Applicants

The *effect* of the *development* on the relationship of Iwi/hapu with the *land* and resources of the area will require proper consultation before proposals are undertaken especially activities involving *earthworks*.

Following the eruption the location of many who perished is not known. Therefore the sacred nature of the whole area must be observed when carrying out *earthworks*.

It is important that when human remains are found that the Iwi/hapu are contacted immediately.

## SECTION 3.0 INTRODUCTION TO OBJECTIVES, POLICY AREAS AND RULE MANAGEMENT AREAS

### S3.1 OBJECTIVES

There are eighteen objectives for the Lakes A Zone. The objectives are not arranged in any hierarchy or ranking.

The following section explains how the various policy areas within the Lakes A Zone relate to each other.

### S3.2 POLICY AREAS

Within the Lakes A Zone two primary policy levels have been identified. These have been termed the **Sensitive** and **Less Sensitive** Policy Areas. All *land* within the Lakes A Zone has been assessed in terms of whether it is sensitive or less sensitive.

The Lakes A Zone has further been divided into eight secondary policy areas, seven of which have been defined on a *catchment* basis. Policies at this level focus on the specific landscape character within each of these policy areas.

These Policy Areas are shown on the Planning Maps for the Lakes A Zone.

Within the Tarawera and Okareka Policy Areas, additional landscape policies have been developed for the Tarawera and Okareka Settlements and the Tarawera Bush Settlement Policy Area.

### S3.3 RULES AND MANAGEMENT AREAS

The Rules for the Lakes A Zone uses five ‘management’ areas for each of the identified policy areas within the Zone as follows:

- Protection;

- Settlements;
- Bush Settlement;
- Sensitive Rural; and
- Less Sensitive Rural.

The Rule Management Areas are shown on the Planning Maps for the Lakes A Zone.

The following table shows Rules Management Areas that apply within each of the eight secondary Policy Areas.

## SECTION 3.0 INTRODUCTION TO OBJECTIVES, POLICY AREAS AND RULE MANAGEMENT AREAS

POLICY AREA	RULE MANAGEMENT AREAS
Okataina	Protection Sensitive Rural
Tarawera Settlement Bush Settlement	Sensitive Rural Settlements Bush Settlements Less Sensitive Rural Protection
Okaro	Less Sensitive Rural
Okareka Settlement	Sensitive Rural Settlement
Rotomahana	Sensitive Rural Less Sensitive Rural
Tikitapu	Protection
Rotokakahi	Protection
Western Corridor	Less Sensitive Rural Sensitive Rural

Explanation: The Policy Areas listed above include *land* as well as the *lakes* and are identified on the Planning Maps for the Lakes A Zone.

### S3.4 OBJECTIVES, POLICIES AND RULES LINKS

The policy tables of **Section 4.0** of this *Plan* contain the links of policies to objectives and rules. It should be noted that it is only the key links and relationships that have been identified in **Section 4.0**.

**SECTION 4.0****OBJECTIVES AND POLICIES**

The objectives and policies that follow are not limited to the current planning period and provide a framework for sustainable management over the ensuing planning periods to ensure that the attributes of the Zone will not become eroded, either in character or degree.

**OBJECTIVES**

- |              |   |
|--------------|---|
| <b>OB 1</b>  | Maintained or enhanced indigenous biodiversity and natural character of the <i>Lakes Catchments</i> .   |
| <b>OB 2</b>  | Maintained integrity of <i>eco-units</i> which characterise the Rotorua Lakes Ecological District.  |
| <b>OB 3</b>  | Maintained <i>water</i> quality standards (as set by Environment BOP) of <i>lakes</i> and <i>rivers</i> , through the management of subdivision, use and development.   |
| <b>OB 4</b>  | Healthy functioning aquatic ecosystems with a high degree of ecological integrity.  |
| <b>OB 5</b>  | <ul style="list-style-type: none"> <li>a) Recognised, protected and enhanced significant natural resources within the Lakes A Zone that are valued for their intrinsic, scientific, educational and recreational value.</li> <li>b) Protected geothermal surface features.</li> </ul>   |
| <b>OB 6</b>  | Healthy functioning <i>wetlands</i> with a high degree of ecological integrity.   |
| <b>OB 7</b>  | A network of healthy functioning areas of <i>indigenous vegetation</i> with a high degree of ecological integrity.  |
| <b>OB 8</b>  | Maintained air quality (as set by Environment BOP objectives), through the management of subdivision, use and development.  |
| <b>OB 9</b>  | Protected and enhanced <i>riparian areas</i> .  |
| <b>OB 10</b> | <p><i>Land</i> management that:</p> <ul style="list-style-type: none"> <li>a) Avoids adverse <i>effects</i> on <i>water</i> quality, aquatic ecosystems, and <i>wetlands</i>;</li> <li>b) Remediates currently polluted soils;</li> <li>c) Avoids polluting soils; and</li> <li>d) Retains healthy and intact soils.</li> </ul> |
| <b>OB 11</b> | <i>Land</i> management that retains existing landforms as described for each Policy Area.   |
| <b>OB 12</b> | Maintained or enhanced naturalness of the landscapes as it contributes to the natural character of the <i>lakes catchments</i> .  |
| <b>OB 13</b> | Protected <i>viewpoints</i> and scenic corridors of <i>roads</i> .  |



## SECTION 4.0

## OBJECTIVES AND POLICIES

**OB 14** *Land* management practices that:

- a) Protect known *historic places* and historic heritage;
- b) Recognises the relationships of the Tangata Whenua, their culture and traditions with their ancestral *lands, water, sites, waahi tapu*, and other taonga;
- c) Protect known features of scientific importance;
- d) Reaffirm Tarawera and Okareka as the only settlement areas;
- e) Recognise existing *amenity values* (including ambient noise levels which are consistent with *amenity values*);
- f) Recognise and protect a unique or representative range of heritage items of value to the community and to the nation.

**OB 15** Acknowledgement of the Tangata Whenua through:

- a) Recognition that *land* and associated resources have characteristics of special spiritual, historical, and cultural significance to the Tangata Whenua;
- b) Direct and effective involvement of the Tangata Whenua in sustaining the mauri of *natural and physical resources*;
- c) Provision of appropriate *development* opportunities in selected locations to enable the relationship of the Tangata Whenua and their culture and traditions with their ancestral *lands, water, sites, waahi tapu* and other taonga.

**OB 16** Recreational opportunities on *land* and *water* that:

- a) Do not detract from the natural character of the landscapes;
- b) Maintain and enhance existing *amenity values* including ambient noise levels which are consistent with *amenity values*;
- c) Are serviced by appropriate access and facilities to meet the needs of residents and visitors.

**OB 17** Infrastructure and Utility Services

Management of roading, stormwater, sewage disposal, provision of potable *water* supplies and provision of energy and communication in ways that:

- a) promote the health and safety, social, economic, and cultural wellbeing of people;
- b) Avoid, remedy or mitigate adverse *effects* on the environment, whilst ensuring that the *effect* from activities on infrastructure and utilities are avoided, remedied or mitigated.

**OB 18** Limited risks to human occupation and activity caused by the risks posed by natural hazards including:

- a) Flooding (*river* and *lake* level fluctuations);
- b) Okataina volcanic centre and localised volcanism;
- c) Geothermal activity;
- d) Seismic activity in active fault lines;
- e) Fires.

**SECTION 4.0****OBJECTIVES AND POLICIES****OB 19** Integrated Management

Integrated and co-ordinated management of the *lakes' catchments* through statutory and non-statutory processes (such as the Lakes Management Strategy) that establishes and promotes:

- a) partnerships and working relationships with Iwi;
- b) partnerships and working relationships with statutory authorities;
- c) partnerships and working relationships with community groups.

## SECTION 4.0

## OBJECTIVES AND POLICIES

### P1.0

### LANDSCAPE POLICIES FOR THE LAKES A ZONE

Links to Objectives		Links to Methods	Links to Rules
OB 1.0, OB 2.0, OB 3.0, OB 5.0, OB 6.0, OB 7.0, OB 9.0, OB 10.0, OB 11.0, OB 12.0, OB 13.0, OB 14.0, OB 16.0, OB17.0	<p><b>P1.0 LANDSCAPE:</b></p> <p><b>P1.1</b> To maintain and enhance the <i>lake catchments</i> as outstanding natural features and landscapes, each with its unique character.</p> <p><b>P1.2</b> To recognise the heritage and Tangata Whenua values associated with the landscape.</p> <p><b>P1.3</b> To maintain and enhance the landscape qualities, including the vegetated character of scenic <i>roads</i>.</p> <p><b>P1.4</b> To retain natural character of landscapes by:</p> <ul style="list-style-type: none"> <li>a) Confining close built <i>development</i> to the settlements of Okareka and Tarawera.</li> <li>b) Managing built <i>development</i> outside the identified settlements according to landscape sensitivity to absorb change.</li> <li>c) Encouraging clustered rather than dispersed built <i>development</i> outside identified settlements.</li> <li>d) Managing traffic in relation to built development.</li> <li>e) Limiting signage where it can be viewed from a <i>lake</i>, <i>public reserve</i> or <i>public road</i> and where it causes distraction from official <i>signs</i> or reduction of traffic safety.</li> <li>f) To require a <i>sign</i> to directly relate to the <i>site</i> of the activity.</li> </ul> <p><b>P1.5</b> To avoid, remedy or mitigate adverse <i>effects</i> on the post-eruption cultural landscapes and settlement patterns, and known pre-eruption heritage including archaeological evidence and <i>waahi tapu</i>.</p> <p><b>P1.6</b> To ensure scales of <i>building</i> and built elements, and vegetation that contribute to the naturalness, visual consistency and coherence of the landscape.</p>	M1.0, M2.0, M3.0, M4.0, M5.0, M6.0, M7.0, M9.0, M10.0	2.0, 3.0, 4.0, 5.0, 6.0, 7.0, 8.0, 9.0, 10.0, 11.0, 14.0, 17.0, 19.0, 20.0, 21.0, 22.0, 23.0, 24.0, 25.0, 32.0, 33.0, 37.0, 38.0, 39.0, 40.0, 41.0, 42.0

**SECTION 4.0****OBJECTIVES AND POLICIES****P1.0****LANDSCAPE POLICIES FOR THE LAKES A ZONE**

Links to Objectives		Links to Methods	Links to Rules
	<b>P1.7</b> To protect identified viewshafts.		

**SECTION 4.0****OBJECTIVES AND POLICIES****P2.0****LANDSCAPE POLICY**

<b>P2.1 OKATAINA POLICY AREA</b>	<b>P2.2 TIKITAPU POLICY AREA</b>	<b>P2.3 ROTOKAKAHI POLICY AREA</b>
<b>P2.1.1</b> To ensure that the Okataina Policy Area remains the least modified by human activity.		
<b>P2.1.2</b> To protect the natural character of the policy area based on <i>indigenous vegetation</i> .	<b>P2.2.1</b> To protect the natural character based on indigenous and exotic forest.	<b>P2.3.1</b> To protect the natural character based on indigenous and exotic forest.
<b>P2.1.3</b> To protect and enhance the <i>indigenous vegetation</i> cover within the policy area to reflect its near-pristine character.	<b>P2.2.2</b> To protect and enhance the <i>indigenous vegetation</i> cover within the policy area.	<b>P2.3.2</b> To protect and enhance the <i>indigenous vegetation</i> cover within the policy area.
<b>P2.1.4</b> To recognise and provide for the Tangata Whenua heritage associations.	<b>P2.2.3</b> To recognise and provide for the Tangata Whenua heritage associations.	<b>P2.3.3</b> To recognise and provide for the Tangata Whenua heritage associations.
<b>P2.1.5</b> To avoid built <i>development</i> including <i>lake structures</i> and <i>vessels</i> .	<b>P2.2.4</b> To avoid built <i>development</i> including <i>lake structures</i> (other than those associated with reserves for public recreation), and <i>vessels</i> .	<b>P2.3.4</b> To avoid built <i>development</i> including <i>lake structures</i> and <i>vessels</i> .
<b>P2.1.6</b> To ensure activities and recreational opportunities: a) do not compromise the policy area's <i>unpopulated</i> attributes; b) protect and enhance the existing natural character of the policy area.	<b>P2.2.5</b> To ensure activities and recreational opportunities: a) retain the policy area's <i>uninhabited</i> attributes; b) protect and enhance the existing natural character of the policy area.	<b>P2.3.5</b> To ensure activities and recreational opportunities: a) do not compromise the policy area's <i>uninhabited</i> attributes; b) protect and enhance the existing natural character of the policy area and the tapu nature of the islands in the <i>lake</i> .
<b>P2.1.7</b> To promote re-vegetation of pasture with locally sourced indigenous shrub and tree species.	<b>P2.2.6</b> To retain a forested environment.	<b>P2.3.6</b> To retain a forested environment.
	<b>P2.2.7</b> To ensure that <i>plantation</i> forest harvesting operations do not adversely affect the forested character of the policy area.	<b>P2.3.7</b> To ensure that <i>plantation</i> forest harvesting operations do not adversely affect the forested character of the policy area.

**SECTION 4.0****OBJECTIVES AND POLICIES****P2.0****LANDSCAPE POLICY****P2.1 OKATAINA POLICY AREA****P2.2 TIKITAPU POLICY AREA****P2.3 ROTOKAKAHI POLICY AREA****P2.1.8** To ensure a tranquil and quiet environment.**P2.3.8** To ensure a tranquil and quiet environment.

**SECTION 4.0****OBJECTIVES AND POLICIES**

<b>P2.0 LANDSCAPE POLICY</b>		
<b>P2.4 ROTOMAHANA POLICY AREA</b>	<b>P2.5 TARAWERA POLICY AREA</b>	<b>P2.6 OKAREKA POLICY AREA</b>
<p><b>P2.4.1</b> To protect and enhance the natural character of the policy area based on:</p> <ul style="list-style-type: none"> <li>(a) indigenous and exotic forests and <i>geothermal features</i>;</li> <li>(b) protection of the outstanding natural feature of Mount Tarawera.</li> </ul>	<p><b>P2.5.1</b> To protect and enhance the natural character of the policy area based on:</p> <ul style="list-style-type: none"> <li>a) protection of existing <i>indigenous vegetation</i>;</li> <li>b) afforestation and/or re-vegetation of steep <i>land</i>;</li> <li>c) retirement and restoration of the shoreline;</li> <li>d) protection of the outstanding natural feature of Mount Tarawera.</li> </ul>	<p><b>P2.6.1</b> To protect and enhance the natural character of the policy area based on:</p> <ul style="list-style-type: none"> <li>a) protection of existing <i>indigenous vegetation</i>;</li> <li>b) afforestation and/or re-vegetation of steep <i>land</i>;</li> <li>c) retirement and restoration of the shoreline.</li> </ul>
<p><b>P2.4.2</b> To ensure that activities and recreational opportunities maintain and enhance the existing natural character of the <i>lake</i> and <i>geothermal features</i>.</p>	<p><b>P2.5.2</b> To ensure that activities and recreational opportunities:</p> <ul style="list-style-type: none"> <li>a) retain a character that has an appearance of being <i>uninhabited</i> away from the settlement;</li> <li>b) protect and enhance the existing natural character of the policy area.</li> </ul>	<p><b>P2.6.2</b> To ensure that activities and recreational opportunities:</p> <ul style="list-style-type: none"> <li>a) retain a character that has an appearance of being <i>uninhabited</i> away from the settlement;</li> <li>b) protect and enhance the existing natural character of the policy area.</li> </ul>
<p><b>P2.4.3</b> To ensure a quiet environment.</p>		
<p><b>P2.4.4</b> To avoid the presence of <i>buildings</i> and <i>structures</i> which:</p> <ul style="list-style-type: none"> <li>a) are obtrusive when viewed from Lake Rotomahana;</li> <li>b) detract from the naturalness of the views of Lake Rotomahana and Mount Tarawera from identified <i>viewpoints</i>.</li> </ul>	<p><b>P2.5.3</b> To avoid the presence of <i>buildings</i> and <i>structures</i> which:</p> <ul style="list-style-type: none"> <li>a) detract from the naturalness of the views of Lake Tarawera and Mount Tarawera from identified <i>viewpoints</i>;</li> <li>b) are obtrusive when viewed from Lake Tarawera;</li> <li>c) reduce the natural landscape context of the settlement;</li> </ul>	<p><b>P2.6.3</b> To avoid the presence of <i>buildings</i> and <i>structures</i> which:</p> <ul style="list-style-type: none"> <li>a) detract from the naturalness of the views of Lake Okareka and Mount Tarawera from identified <i>viewpoints</i>;</li> <li>b) are obtrusive when viewed from Lake Okareka;</li> <li>c) reduce the rural and natural landscape context of the settlement;</li> </ul>

**SECTION 4.0****OBJECTIVES AND POLICIES****P2.0****LANDSCAPE POLICY**

<b>P2.4 ROTOMAHANA POLICY AREA</b>	<b>P2.5 TARAWERA POLICY AREA</b>	<b>P2.6 OKAREKA POLICY AREA</b>
	d) are placed on prominent <i>landform units</i> .	d) are placed on prominent <i>landform units</i> ; e) dominate the visual enclosure of the <i>lake</i> .
<b>P2.4.5</b> To retain the natural character of the <i>lake</i> by avoiding the proliferation of <i>lake structures</i> and restricting <i>vessels</i>	<b>P2.5.4</b> To retain the natural character by ensuring that: a) <i>buildings</i> and <i>structures</i> are low-rise, low key, well spaced and nestle into vegetation; b) the proliferation of <i>lake structures</i> is reduced and avoided; c) <i>lake structures</i> adjacent to the settlement do not dominate the unbuilt nature of the <i>lake</i> ; d) <i>vessels</i> are restricted on the <i>lake</i> .	<b>P2.6.4</b> To retain the natural character by ensuring that: a) <i>buildings</i> and <i>structures</i> are low-rise, low key, well spaced and nestle into vegetation; b) the proliferation of <i>lake structures</i> is reduced and avoided; c) <i>lake structures</i> adjacent to the settlement do not dominate the unbuilt nature of the <i>lake</i> ; d) <i>vessels</i> are restricted on the <i>lake</i> .
	<b>P2.5.5</b> To seek protection of vegetation, and to promote re-vegetation around <i>buildings</i> and <i>structures</i> to enhance the naturalness of the policy area.	<b>P2.6.5</b> To seek protection of vegetation, and to promote re-vegetation around <i>buildings</i> and <i>structures</i> to enhance the naturalness of the policy area.
	<b>P2.5.6</b> To manage excessive noise levels at the shoreline.	<b>P2.6.6</b> To manage excessive noise levels at the shoreline.
	<b>P2.5.7</b> To maintain and enhance a scenic and vegetated roadway character.	<b>P2.6.7</b> To maintain and enhance a scenic and vegetated roadway character.



**SECTION 4.0****OBJECTIVES AND POLICIES****P2.0****LANDSCAPE POLICY****P2.4 ROTOMAHANA POLICY AREA**

**P2.4.6** To manage subdivision, use, and *development of land* in ways that:

- (a) revegetate prominent *slopes* and erosion prone *land*;
- (b) enhance *water* quality;
- (c) enhance *buffers* to protect waterbodies;
- (d) protect *historic places* and historic heritage;
- (e) enhance the integrity of indigenous ecology of the Rotorua Lakes Ecological District;
- (f) recognise and provide for the Tangata Whenua heritage associations.

**P2.5 TARAWERA POLICY AREA**

**P2.5.8** To manage subdivision, use, and *development of land* in ways that:

- (a) revegetate prominent *slopes* and erosion prone *land*;
- (b) enhance *water* quality;
- (c) enhance *buffers* to protect waterbodies;
- (d) protect *historic places* and historic heritage;
- (e) enhance the integrity of indigenous ecology of the Rotorua Lakes Ecological District;
- (f) recognise and provide for the Tangata Whenua heritage associations.

**P2.6 OKAREKA POLICY AREA**

**P2.6.8** To manage subdivision, use, and *development of land* in ways that:

- (a) revegetate prominent *slopes* and erosion prone *land*;
- (b) enhance *water* quality;
- (c) enhance *buffers* to protect waterbodies;
- (d) protect *historic places* and historic heritage;
- (e) enhance the integrity of indigenous ecology of the Rotorua Lakes Ecological District;
- (f) recognise and provide for the Tangata Whenua heritage associations.

**SECTION 4.0****OBJECTIVES AND POLICIES**

<b>P2.0 LANDSCAPE POLICY</b>		
<b>P2.4 ROTOMAHANA POLICY AREA</b>	<b>P2.5 TARAWERA POLICY AREA</b>	<b>P2.6 OKAREKA POLICY AREA</b>
<p><b>P2.4.7</b> In less sensitive areas to maintain and enhance rural <i>amenity values</i> by:</p> <ul style="list-style-type: none"> <li>a) maintaining a low density of <i>buildings</i> and <i>structures</i>;</li> <li>b) maintaining a large separation between individual <i>buildings</i> or <i>clusters of buildings</i>;</li> <li>c) maintaining expansive areas of vegetation, particularly <i>indigenous vegetation</i>;</li> <li>d) managing <i>building</i> bulk and <i>height</i> to a rural scale;</li> <li>e) screening or landscaping of <i>buildings, structures, or hard surfaces</i> to integrate them into the rural landscape and to avoid adverse visual <i>effects</i> when viewed from <i>roads, reserves</i> and adjacent <i>sites</i>;</li> <li>f) To promote grazing retirement and revegetation of pasture with locally sourced indigenous plants.</li> </ul>	<p><b>P2.5.9</b> In less sensitive areas to maintain and enhance rural <i>amenity values</i> by:</p> <ul style="list-style-type: none"> <li>a) maintaining a low density of <i>buildings</i> and <i>structures</i>;</li> <li>b) maintaining a large separation between individual <i>buildings</i> or <i>clusters of buildings</i>;</li> <li>c) maintaining expansive areas of vegetation, particularly <i>indigenous vegetation</i>;</li> <li>d) managing <i>building</i> bulk and <i>height</i> to a rural scale;</li> <li>e) screening or landscaping of <i>buildings, structures, or hard surfaces</i> to integrate them into the rural landscape and to avoid adverse visual <i>effects</i> when viewed from <i>roads, reserves</i> and adjacent <i>sites</i>.</li> </ul>	

## SECTION 4.0

## OBJECTIVES AND POLICIES

P2.0 LANDSCAPE POLICY		
P2.7 OKAREKA SETTLEMENT POLICY AREA	P2.8 TARAWERA SETTLEMENT POLICY AREA	P2.9 TARAWERA BUSH SETTLEMENT POLICY AREA
<p><b>P2.7.1</b> To confine the settlement area so as to:</p> <ul style="list-style-type: none"> <li>a) protect existing remnant <i>indigenous vegetation</i>;</li> <li>b) enable indigenous revegetation;</li> <li>c) avoid <i>riparian areas</i> and adverse <i>effects on riparian areas</i>;</li> <li>d) avoid prominent <i>landform units</i>.</li> </ul>	<p><b>P2.8.1</b> To confine the settlement area so as to:</p> <ul style="list-style-type: none"> <li>a) protect existing remnant <i>indigenous vegetation</i>;</li> <li>b) enable indigenous revegetation;</li> <li>c) avoid <i>riparian areas</i> and adverse <i>effects on riparian areas</i>;</li> <li>d) avoid prominent <i>landform units</i>.</li> </ul>	<p><b>P2.9.1</b> To confine <i>development</i> so as to:</p> <ul style="list-style-type: none"> <li>a) Avoid prominent <i>landform units</i>;</li> <li>b) Avoid <i>riparian areas</i>;</li> <li>c) Enable indigenous re-vegetation.</li> </ul>
<p><b>P2.7.2</b> To ensure that within the prescribed density limits current settlement character is maintained or enhanced.</p>	<p><b>P2.8.2</b> To ensure that within the prescribed density limits current settlement character is maintained or enhanced.</p>	<p><b>P2.9.2</b> To provide low density <i>development</i> in order to promote a vegetated <i>buffer</i> between the Settlement Area and the Rural Area.</p>
<p><b>P2.7.3</b> To protect the natural character, particularly that based on <i>indigenous vegetation</i>.</p>	<p><b>P2.8.3</b> To protect the natural character, particularly that based on <i>indigenous vegetation</i>.</p>	<p><b>P2.9.3</b> To protect and enhance the natural character based on:</p> <ul style="list-style-type: none"> <li>a) Protection of existing <i>indigenous vegetation</i>;</li> <li>b) Revegetation of steep <i>land</i>;</li> <li>c) Retirement and restoration of <i>riparian areas</i>.</li> </ul>
<p><b>P2.7.4</b> To retain the natural character by ensuring that <i>buildings</i> and <i>structures</i> are low-rise, low key, well-spaced, and nestle into the vegetation.</p>	<p><b>P2.8.4</b> To retain the natural character by ensuring that <i>buildings</i> and <i>structures</i> are low-rise, low key, well-spaced, and nestle into the vegetation.</p>	<p><b>P2.9.4</b> To retain the natural character by ensuring that <i>buildings</i> and <i>structures</i> are low-rise, low key, well-spaced, and nestle into the vegetation.</p>
<p><b>P2.7.5</b> To promote the scenic and vegetated roadway character.</p>	<p><b>P2.8.5</b> To promote the scenic and vegetated roadway character.</p>	<p><b>P2.9.5</b> To promote the scenic and vegetated roadway character.</p>

**SECTION 4.0****OBJECTIVES AND POLICIES****P2.0****LANDSCAPE POLICY****P2.7 OKAREKA SETTLEMENT POLICY AREA****P2.8 TARAWERA SETTLEMENT POLICY AREA****P2.9 TARAWERA BUSH SETTLEMENT POLICY AREA**

**P2.7.6** To avoid the presence of *buildings* and *structures* which:

- Are obtrusive when viewed from Lake Okareka;
- Detract from the naturalness of the views of Lake Okareka and Mount Tarawera from identified *viewpoints*;
- Are placed on prominent *landform units*;
- Dominate the visual enclosure of the *lake*.

**P2.8.6** To avoid the presence of *buildings* and *structures* which:

- Are obtrusive when viewed from Lake Tarawera;
- Detract from the naturalness of the views of Lake Tarawera and Mount Tarawera from identified *viewpoints*;
- Are placed on prominent *landform units*.

**P2.9.6** To avoid the presence of *buildings* and *structures* which:

- Are obtrusive when viewed from Lake Tarawera;
- Detract from the naturalness of the views of Lake Tarawera and Mount Tarawera from identified *viewpoints*;
- Are placed on prominent *landform units*;
- Reduce the natural landscape context of the Settlement Area;
- Are sited higher than the 380m contour in the Tarawera Bush Settlement Policy Area.

**P2.7.7** To retain a quiet residential character.

**P2.8.7** To retain a quiet residential character.

**P2.9.7** To ensure a quiet residential character.

**P2.7.8** To ensure activities and recreational opportunities protect the existing natural character.

**P2.8.8** To ensure activities and recreational opportunities protect the existing natural character.

**P2.9.8** To ensure activities and recreational opportunities protect and enhance natural character.

**P2.9.9** To comprehensively design subdivision, use and *development* with ecological enhancement measures.

**SECTION 4.0****OBJECTIVES AND POLICIES****P2.0****LANDSCAPE POLICY****P2.10 OKARO POLICY AREA****P2.11 WESTERN CORRIDOR POLICY AREA**

**P2.10.1** To allow recreational opportunities on and around Lake Okaro.

- P2.10.2**
- a) To allow afforestation which increases the area of trees and *indigenous vegetation* within the *catchment*;
  - b) To enhance riparian vegetation around Lake Okaro.

- P2.10.3** To maintain and enhance rural *amenity values* by:
- a) maintaining a low density of *buildings* and *structures*;
  - b) maintaining a large separation between *buildings*;
  - c) maintaining expansive areas of vegetation including *indigenous vegetation*;
  - d) managing *building* bulk and *height* to a rural scale;
  - e) screening or landscaping of *buildings, structures, or hard surfaces* to integrate them into the rural landscape and to avoid adverse visual *effects* when viewed from *roads, reserves* and adjacent *sites*.

- P2.11.1** To maintain and enhance rural *amenity values* by:
- a) maintaining a low density of *buildings* and *structures*;
  - b) maintaining a large separation between *buildings*;
  - c) maintaining expansive areas of vegetation including *indigenous vegetation*;
  - d) managing *building* bulk and *height* to a rural scale;
  - e) screening or landscaping of *buildings, structures, or hard surfaces* to integrate them into the rural landscape and to avoid adverse visual *effects* when viewed from *roads, reserves* and adjacent *sites*.

**SECTION 4.0****OBJECTIVES AND POLICIES****P2.0****LANDSCAPE POLICY****P2.10 OKARO POLICY AREA****P2.11 WESTERN CORRIDOR POLICY AREA**

**P2.10.4** To manage subdivision, use, and *development of land* in ways that:

- a) revegetate prominent *slopes* and erosion prone *land*;
- b) enhance *water* quality;
- c) enhance *buffers* to protect waterbodies;
- d) protect *historic places* and historic heritage;
- e) enhance the integrity of indigenous ecology of the Rotorua Lakes Ecological District;
- f) recognise and provide for the Tangata Whenua heritage associations.

**P2.11.2** To manage subdivision, use, and *development of land* in ways that:

- a) revegetate prominent *slopes* and erosion prone *land*;
- b) enhance *water* quality;
- c) enhance *buffers* to protect waterbodies;
- d) protect *historic places* and historic heritage;
- e) enhance the integrity of indigenous ecology of the Rotorua Lakes Ecological District;
- f) recognise and provide for the Tangata Whenua heritage associations.

**SECTION 4.0****OBJECTIVES AND POLICIES****P2.0****LANDSCAPE POLICY****BUSH SETTLEMENT POLICY AREA****P2.12 SPENCER ROAD NORTH****P2.13 WAITANGI EAST****P2.14 WAITANGI WEST**

**P2.12.1** To retain the existing level of protection for *indigenous vegetation* by way of private covenants.

**P2.13.1** To retain the regenerating *indigenous vegetation* as far as is practicable.

**P2.14.1** To retain the existing level of protection for *indigenous vegetation* by way of private covenants.

**P2.12.2** To provide for limited *development* below the existing bush.

**P2.13.2** To maintain *lake* shore vegetation and particularly *indigenous vegetation*.

**P2.14.2** To revegetate areas of the *site* which are not in *indigenous vegetation*.

**P2.12.3** To retain the existing *site* sizes.

**P2.13.3** To facilitate Maori foreshore reserves or *esplanade reserves* upon subdivision or development.

**P2.14.3** To avoid the presence of *buildings* and *structures* above the 380m contour.

**P2.12.4** To allow for *site coverage* that reflects the residential uses on each *site*.

**P2.13.4** To nestle *building platforms, buildings* and access to them within the regenerating *indigenous vegetation* and back from the *lake* shore.

**P2.13.5** To revegetate pastoral *land*.

**SECTION 4.0****OBJECTIVES AND POLICIES****P2.0****LANDSCAPE POLICY****BUSH SETTLEMENT POLICY AREA****P2.15 TARAPATI KI NORTH****P2.16 TARAPATI KI SOUTH****P2.17 KARIRI POINT**

**P2.15.1** To maintain the regenerating *indigenous vegetation* and, where located on the steeper hills and scarps, protect by way of covenant.

**P2.16.1** To retain the existing level of protection for *indigenous vegetation* by way of private covenants.

**P2.17.1** To confine *development* to the north east.

**P2.15.2** To require revegetation of the hills and scarps, to the 380 metre contour level in order to complete the band of indigenous bush cover and pasture when viewed from Lake Tarawera and *public reserves*.

**P2.16.2** To revegetate pastoral *land*.

**P2.17.2** To minimise *disturbance* to the *RAP*.

**P2.15.3** To avoid the presence of *buildings* and *structures* above the 380m contour.

**P2.16.3** To design access to *building platforms* via the existing entrance to the *site*.

**P2.16.4** To avoid the presence of *buildings* and *structures* above the 380m contour.

All Objectives and Rules apply to the Landscape Policies in **P2.0**.



**SECTION 4.0****OBJECTIVES AND POLICIES****P3.0****TANGATA WHENUA AND CULTURAL HERITAGE**

Links to Objectives		Links to Methods	Links to Rules
OB15, OB19	<p><b>P3.0 TANGATA WHENUA AND CULTURAL HERITAGE</b></p> <p><b>P3.1</b> To identify, evaluate and protect in this <i>Plan</i>, in accordance with tikanga Maori, sites or areas with characteristics of special value to the Tangata Whenua, including <i>waahi tapu</i>, tauranga waka, mahinga kai and taonga raranga.</p> <p><b>P3.2</b> To determine, in accordance with tikanga Maori, the means whereby those sites or areas with characteristics of special value to the Tangata Whenua, but which they choose not to identify in this <i>Plan</i>, are to be protected.</p> <p><b>P3.3</b> To consult the Tangata Whenua in the resource management process where decisions are being made on issues of significance to the Tangata Whenua concerning ancestral taonga or tikanga Maori.</p> <p><b>P3.4</b> To enable the practical expression of kaitiakitanga by the Tangata Whenua over ancestral taonga, in particular <i>waahi tapu</i>, mahinga kai areas, Maori <i>land</i>, and taonga raranga.</p> <p><b>P3.5</b> To promote the formulation of Iwi Management Plans and recognise that resource management provisions included in them may necessitate a change to this <i>Plan</i>.</p> <p><b>P3.6</b> To enable the communal, social, economic and cultural wellbeing of the Tangata Whenua through the provision of <i>development</i> opportunities on selected <i>sites</i> through Structure Plans.</p> <p><b>P3.7</b> To take into account any special relationship the Tangata Whenua have with their <i>land</i> when considering resource consent applications lodged by Tangata Whenua.</p>	M1.0, M2.0, M5.0, M10.0	M41.0

**SECTION 4.0****OBJECTIVES AND POLICIES**

Links to Objectives	POLICIES	Links to Methods	Links to Rules
OB 14	<p><b>P4.0 HISTORIC HERITAGE:</b></p> <p>P4.1 To avoid, remedy or mitigate the adverse <i>effects</i> of activities on the identified heritage items bearing in mind that public access to heritage sites should not jeopardise the integrity of the item or the reasonable operation of activities on the <i>site</i>.</p>	M1.0	13.0, 41.0
OB 3, OB 6, OB 9, OB 10	<p><b>P5.0 WATER QUALITY:</b></p> <p><b>P5.1</b> To manage subdivision, use and <i>development</i> to protect the high <i>water</i> quality in Lakes Tikitapu, Rotokakahi, Okataina, and Tarawera.</p> <p><b>P5.2</b> To manage subdivision, use and <i>development</i> to enhance the <i>water</i> quality in Lakes Okaro, Rotomahana and Okareka.</p> <p><b>P5.3</b> To control small scale <i>earthworks</i> where there is a risk of resulting sedimentation in <i>wetlands, lakes</i> and <i>rivers</i>.</p> <p><b>P5.4</b> To require stormwater management within new subdivisions or developments that:</p> <ul style="list-style-type: none"> <li>a) improves <i>water</i> quality before diffuse <i>discharge</i> to <i>lakes, rivers, streams, or wetlands</i>, by the use of on-<i>site</i> treatment and disposal of stormwater, artificial <i>wetlands</i>, or grassed swales, and by the retention of vegetation on-<i>site</i>;</li> <li>b) minimises increases in peak flows;</li> <li>c) minimise increases in impermeable areas.</li> </ul> <p><b>P5.5</b> To promote retrofitting of stormwater remediation methods in existing situations where practicable.</p> <p><b>P5.6</b> To restrict <i>vessels</i> on the <i>lakes</i> to protect the natural character of the <i>lakes</i> and the high <i>water</i> quality in Tikitapu, Rotokakahi, Okataina, and Tarawera, and to assist in the improvement of <i>water</i> quality in Okareka and Okaro.</p> <p><b>P5.7</b> To avoid, mitigate or remedy adverse <i>effects</i> on aquatic ecosystems.</p>	M2.0, M3.0, M4.0, M6.0, M9.0, M16.0	2.0, 3.0, 5.0, 6.0, 11.0, 12.0, 15.0, 35.0, 36.0, 38.0, 39.0, 40.0

## SECTION 4.0 OBJECTIVES AND POLICIES

Links to Objectives	POLICIES	Links to Methods	Links to Rules
OB 1, OB 2, OB 6, OB 9	<p><b>P6.0 WETLANDS:</b></p> <p><b>P6.1</b> To protect and preserve <i>wetlands</i> and their riparian margins to protect their intrinsic values.</p>	M4.0, M5.0, M6.0	2.0, 3.0, 5.0, 6.0, 10.0, 11.0, 35.0, 36.0, 38.0, 39.0, 40.0
OB 1, OB 2, OB 3, OB 4, OB 5, OB 6, OB 7, OB 9, OB 10	<p><b>P7.0 INDIGENOUS FLORA AND FAUNA AND HABITATS:</b></p> <p><b>P7.1</b> To maintain and enhance a network of healthy functioning areas of <i>indigenous vegetation</i> which:</p> <ul style="list-style-type: none"> <li>a) Includes areas identified for their traditional, representative or significant indigenous values and habitats;</li> <li>b) Contribute to outstanding landscapes;</li> <li>c) Are important components to the <i>amenity values</i> of an area and the natural character of <i>lakes</i> and <i>rivers</i> and their margins;</li> <li>d) Contain representative or threatened species of indigenous flora and fauna.</li> </ul> <p><b>P7.2</b> To protect <i>indigenous vegetation</i> and habitats which characterise the <i>eco-units</i> of the Rotorua Lakes Ecological District according to the following characteristics:</p> <ul style="list-style-type: none"> <li>a) present versus past extent;</li> <li>b) diversity;</li> <li>c) naturalness;</li> <li>d) size;</li> <li>e) shape;</li> <li>f) <i>buffering</i>;</li> <li>g) fragility/threat;</li> <li>h) viability (ability of communities to maintain themselves in the long term in the absence of any special effort to perpetuate them);</li> </ul>	M3.0, M4.0, M5.0, M6.0, M12.0	2.0, 3.0, 6.0, 10.0, 12.0, 38.0, 39.0, 40.0, 41.0

**SECTION 4.0****OBJECTIVES AND POLICIES**

Links to Objectives	POLICIES	Links to Methods	Links to Rules
	<ul style="list-style-type: none"> <li>i) representativeness;</li> <li>j) presence of rare or special species or features;</li> <li>k) presence of indigenous fauna.</li> </ul> <p><b>P7.3</b> To promote where appropriate rehabilitation of <i>indigenous vegetation</i>, and the establishment of ecological corridors.</p> <p><b>P7.4</b> To maintain and enhance existing ecological corridors and where practicable to establish new ecological corridors.</p> <p><b>P7.5</b> To avoid, remedy or mitigate adverse <i>effects</i> on areas of <i>indigenous vegetation</i> and habitats in the context of the Rotorua Lakes Ecological District.</p> <p><b>P7.6</b> To promote the use of locally sourced species of indigenous plants for rehabilitation of existing indigenous habitat areas and establishment of ecological corridors.</p> <p><b>P7.7</b> To promote in subdivisions adjacent to areas of <i>indigenous vegetation</i> and habitats of indigenous fauna, the voluntary control of <i>pest animal</i> and <i>pest plants</i>.</p>		
OB 1, OB 2, OB 3, OB 4, OB 6, OB 7, OB 9, OB 12, OB 16.	<p><b>P8.0 RIPARIAN AREAS:</b></p> <p><b>P8.1</b> To promote management of <i>riparian areas</i> in ways that maintain and enhance the following values and features:</p> <ul style="list-style-type: none"> <li>a) <i>Waterbodies</i>;</li> <li>b) Reedbeds;</li> <li>c) Areas of indigenous terrestrial vegetation;</li> <li>d) Known habitats of aquatic indigenous fauna and trout, and indigenous birds;</li> <li>e) Aquatic and terrestrial ecosystems and ecosystem corridors;</li> <li>f) Natural character;</li> <li>g) The natural functioning of the adjacent <i>lakes, rivers, streams, or wetland</i>;</li> </ul>	M2.0, M3.0, M4.0, M5.0, M6.0, M12.0, M13.0	2.0, 3.0, 5.0, 6.0, 9.0, 10.0, 11.0, 12.0, 15.0, 35.0, 36.0, 38.0, 39.0, 40.0

## SECTION 4.0 OBJECTIVES AND POLICIES

Links to Objectives	POLICIES	Links to Methods	Links to Rules
	<p>h) <i>Water</i> quality.</p> <p><b>P8.2</b> To establish <i>riparian areas</i> as <i>buffers</i> that avoid or mitigate the adverse <i>effects</i> from <i>land</i> use and <i>development</i> on waterways.</p> <p><b>P8.3</b> To avoid clearance and ensure revegetation of terrestrial and aquatic vegetation and shorelines.</p> <p><b>P8.4</b> To acknowledge the presence of the existing boatsheds.</p> <p><b>P8.5</b> To not support further boatsheds or extensions to existing ones.</p> <p><b>P8.6</b> To achieve fenced and vegetated riparian <i>buffers</i> where farmland adjoins <i>lakes</i> and waterways.</p>		
OB 2, OB 5, OB 9	<p><b>P9.0</b> <b>GEOTHERMAL FEATURES:</b></p> <p><b>P9.1</b> To protect geothermal <i>eco-units</i> (including surface features and associated <i>indigenous vegetation</i>).</p> <p><b>P9.2</b> To require <i>buffers</i> around <i>geothermal features</i> to avoid or mitigate the adverse <i>effects</i> of <i>land</i> use and development.</p>	M5.0, M7.0, M14.0	2.0, 3.0, 5.0, 6.0, 11.0, 38.0, 39.0, 40.0
OB 11, OB 12, OB 14	<p><b>P10.0</b> <b>LANDFORMS:</b></p> <p><b>P10.1</b> To ensure that all <i>earthworks</i> are carried out and stabilised in a manner that avoids, remedies or mitigates adverse <i>effects</i> on the environment, and in particular, on the natural character, as described in <b>P2.0</b> for the Landscape Policy Areas.</p>	M9.0	5.0
OB 1, OB 3, OB 4, OB 5, OB 6, OB 9, OB 16	<p><b>P11.0</b> <b>RECREATIONAL OPPORTUNITIES:</b></p> <p><b>P11.1</b> To manage facilities, <i>lake structures</i> and access to <i>waterbodies</i>, to avoid adverse <i>effects</i> on the functioning of:</p> <p>a) <i>riparian areas</i>;</p> <p>b) habitats of aquatic indigenous fauna and trout;</p> <p>c) Maori heritage sites;</p>	M2.0, M3.0, M4.0, M5.0, M6.0, M12.0, M13.0	2.0, 3.0, 10.0, 12.0, 39.0, 40.0, 41.0

**SECTION 4.0****OBJECTIVES AND POLICIES**

Links to Objectives	POLICIES	Links to Methods	Links to Rules
	<ul style="list-style-type: none"> <li>d) spread of aquatic pests;</li> <li>e) the natural character of the margins.</li> </ul> <p><b>P11.2</b> To manage activities on the surface of the <i>water</i> to avoid adverse <i>effects</i>:</p> <ul style="list-style-type: none"> <li>a) on natural character;</li> <li>b) from noise on residents and other <i>lake</i> and <i>catchment</i> users;</li> <li>c) from nuisance to other people;</li> <li>d) from interference to trout spawning and feeding;</li> <li>e) from interference to the habitats of indigenous flora and fauna and in particular on indigenous aquatic vegetation in Lake Rotomahana;</li> <li>f) from interference to the nesting, roosting, feeding and moulting sites of indigenous aquatic birds;</li> <li>g) on <i>water</i> quality.</li> </ul> <p><b>P11.3</b> To manage the audible characteristics of motorised watercraft according to the ambient noise environment as described in <b>P2.0</b> for the Landscape Policy Areas.</p> <p><b>P11.4</b> To support appropriate recreational activities and to ensure that these are enhanced through the protection of natural character and aesthetic values.</p>		
OB 3, OB 4, OB 13, OB 14, OB 17, OB 18	<p><b>P12.0 INFRASTRUCTURE AND UTILITY SERVICES:</b></p> <p><b>Water</b></p> <p><b>P12.1</b> To ensure safe potable <i>water</i> supplies for consumption that provide for the health and hygiene of people and which optimises <i>water</i> conservation and continuity of supply.</p> <p><b>P12.2</b> To ensure <i>water</i> supplies with sufficient capacity for fire fighting within Gazetted Fire Districts.</p> <p><b>Stormwater</b></p> <p><b>P12.3</b> To ensure collection and disposal of stormwater where adverse <i>effects</i> on the</p>	M11.0	30.0, 31.0, 32.0, 33.0, 34.0, 35.0, 36.0, 37.0, 39.0

**SECTION 4.0****OBJECTIVES AND POLICIES**

Links to Objectives	POLICIES	Links to Methods	Links to Rules
	<p>environment and in particular:</p> <ul style="list-style-type: none"> <li>a) <i>water</i> quality;</li> <li>b) <i>land</i> stability;</li> <li>c) the safety and health of people;</li> <li>d) the safety of property;</li> <li>e) the functioning of <i>roads</i> intended for public use;</li> <li>f) indigenous flora and fauna;</li> </ul> <p>are avoided, remedied or mitigated.</p> <p><b>P12.4</b> To ensure that where the collection and disposal of stormwater creates inundation or ponding, the adverse <i>effects</i> can be remedied or mitigated.</p> <p><b>Sewage</b></p> <p><b>P12.5</b> To ensure treatment and disposal of sewage in ways that avoid, remedy or mitigate adverse <i>effects</i> on human health and <i>water</i> quality of streams, <i>lakes</i> and ground <i>water</i> and the <i>amenity values</i> of the settlements and natural character of the <i>lakes</i>.</p> <p><b>P12.6</b> To ensure sewerage systems avoid ingress of stormwater.</p>		

**SECTION 4.0****OBJECTIVES AND POLICIES**

Links to Objectives	POLICIES	Links to Methods	Links to Rules
	<p><b>Transport and Rooding</b></p> <p><b>P12.7</b> To ensure a roading network, with practicable access to <i>sites</i>, that enables safe and efficient traffic <i>movement</i>, including separate pedestrian and cycle traffic where appropriate, whilst avoiding, remedying or mitigating adverse <i>effects</i> on the natural character of the environment as described in <b>P2.0</b> for the Landscape Policy Areas.</p> <p><b>P12.8</b> To ensure public roading is established and maintained in ways that avoid, remedy or mitigate adverse <i>effects</i> on the environment's natural character.</p> <p><b>P12.9</b> To have a public roading network access based on a hierarchy ranging from State Highways to cul-de-sacs, where traffic <i>movement</i> and ease of access is related to the function of the <i>road</i> within the hierarchy.</p> <p><b>P12.10</b> To avoid, remedy or mitigate adverse <i>effects</i> of <i>Traffic Generation</i> on <i>amenity values</i>.</p> <p><b>Energy and Communications</b></p> <p><b>P12.11</b> To recognise a communications and energy supply network that enables continuity of connection and supply and avoids adverse <i>effects</i> on the environment and in particular on landscapes and significant <i>indigenous vegetation</i> and habitats of indigenous fauna.</p> <p><b>P12.12</b> To protect the natural character by placing new overhead lines away from State Highways 5 and 33 and Tarawera and Okareka Loop Roads outside the settlement areas, ridgelines, prominent topographical features and identified <i>viewpoints</i>.</p>		
OB 18	<p><b>P13.0 NATURAL HAZARDS:</b></p> <p><b>P13.1</b> To recognise that hazards arise from volcanic activity, seismic activity, geothermal activity, flooding, fire, erosion and sedimentation and apply measures that reduce risk to people and property.</p> <p><b>P13.2</b> To avoid use and <i>development</i> over and by geothermal hazards.</p>	M14.0	6.0, 24.0, 35.0, 40.0



**SECTION 4.0****OBJECTIVES AND POLICIES**

Links to Objectives	POLICIES	Links to Methods	Links to Rules
	<p><b>P13.3</b> To avoid remedy or mitigate the <i>effects</i> of 2% <i>AEP</i> flood events arising from streams, <i>ephemeral watercourses</i>, and high <i>lake</i> levels.</p> <p><b>P13.4</b> To not restrict re-vegetation and afforestation to avoid fire risk, but to rely on firefighting, fire prevention and evacuation.</p>		
OB 11, OB 12, OB 13, OB 14, OB 17	<p><b>P14.0 SUBDIVISION &amp; DEVELOPMENT:</b></p> <p><b>Subdivision</b></p> <p><b>P14.1</b> To promote the design of <i>sites</i> so as to facilitate <i>development</i> in a manner that is consistent with the objectives, and the policies as described in <b>P2.0</b> for the Landscape Policy Areas.</p> <p><b>P14.2</b> To ensure that each <i>site</i> created is capable of supporting its intended future use and that <i>building platforms</i> are designed and located so as to avoid, remedy or mitigate adverse <i>effects</i> on natural character.</p> <p><b>Solar Access</b></p> <p><b>P14.3</b> To minimise the shading <i>effects</i> of <i>buildings</i> on the solar access received by neighbouring <i>habitable buildings</i> between 9am and 3pm in the Tarawera and Okareka Settlements and the Tarawera Bush Settlement Area.</p> <p>(For the purposes of determining shading <i>effects</i> of <i>buildings</i>, an assessment will be made using the angle of the sun between the hours of 9am and 3pm on May 6.)</p>		2.0, 3.0, 5.0, 6.0, 17.0, 19.0, 20.0, 22.0, 23.0, 24.0, 25.0, 31.0, 32.0, 34.0, 35.0, 36.0, 38.0, 39.0, 40.0, 41.0
OB 1, OB 2, OB 3, OB 4, OB 5, OB 6, OB 7, OB 9, OB 14, OB 16, OB 18	<p><b>P15.0 ESPLANADE RESERVES AND STRIPS:</b></p> <p><b>P15.1</b> To require <i>Esplanade Reserves</i> and <i>Strips</i> for the range of purposes specified in section 229 of the <i>RMA</i> and in particular to:</p> <ul style="list-style-type: none"> <li>a) achieve riparian management;</li> <li>b) access to the <i>lakes</i> and <i>rivers</i> to meet the needs of residents and visitors.</li> </ul> <p><b>P15.2</b> To consider esplanade instruments wider than 20 metres, either as <i>esplanade reserves</i> alone or in conjunction with other reserves or easements, in the</p>	M6.0, M13.0	40.0

<b>SECTION 4.0</b>	<b>OBJECTIVES AND POLICIES</b>
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Links to Objectives	POLICIES	Links to Methods	Links to Rules
	<p>following circumstances:</p> <ul style="list-style-type: none"> <li>a) Where an existing retired area (for example, an <i>LIA</i> – Land Improvement Agreement) is being converted to a reserve;</li> <li>b) Where topography, cultural values or ecological values makes access impracticable or undesirable within 20 metres of the <i>waterbody</i>;</li> <li>c) Where facilities will be required in conjunction with the <i>esplanade reserve</i>, for example, parking or picnic areas;</li> <li>d) Where an area is required for avoidance, remediation or mitigation of adverse <i>effects</i> arising from the expected or likely use of the new <i>sites</i> where those adverse <i>effects</i> cannot be avoided, remediated or mitigated on-<i>site</i>;</li> <li>e) Other situations where the subdividing owner offers a wider reserve and particular features of the <i>site</i> make this desirable;</li> <li>f) Where a particular feature or area contributes to natural values or the natural character of a <i>lake</i> and its margin.</li> </ul> <p><b>P15.3</b> To allow esplanade instruments less than 20 metres wide where:</p> <ul style="list-style-type: none"> <li>a) The protection of values expressed in section 229 of the <i>RMA</i> are achievable through other methods and there is no practical opportunity for access;</li> <li>b) Existing permanent <i>buildings</i> such as <i>houses</i> are sited within 25 metres of the <i>waterbody</i>;</li> <li>c) Existing access to service all or part of a <i>site</i> is sited within 20 metres of the <i>waterbody</i> and cannot be readily resited;</li> <li>d) Topography adjacent to or within the proposed reserve requires that services such as a <i>road</i> or access servicing a <i>site</i> must be placed within 20 metres of the <i>waterbody</i>;</li> <li>e) Identified Maori heritage sites are within 20 metres of the <i>waterbody</i>.</li> </ul>		

**SECTION 4.0****OBJECTIVES AND POLICIES**

Links to Objectives	POLICIES	Links to Methods	Links to Rules
	<p><b>P15.4</b> To consider waiving requirements for esplanade instruments where a <i>road</i> adjacent to a <i>river</i> or <i>lake</i> is being stopped to create a recreation reserve.</p>		
<p>OB 8, OB 12, OB 14</p>	<p><b>P16.0 AMENITY:</b></p> <p><b>P16.1</b> To manage the level of nuisance to neighbours caused by the adverse <i>effects</i> of noise and light spill.</p> <p><b>P16.2</b> To manage the level of nuisance of <i>outdoor storage</i> that may cause odour or be unsightly.</p> <p><b>P16.3</b> To manage nuisances that may arise from the close proximity of <i>buildings</i> and activities by applying separation.</p> <p><b>P16.4</b> To avoid, remedy or mitigate adverse <i>effects</i> on the discreet domestic <i>building</i> form, dominant vegetative cover, undeveloped foreshore, that contribute to the <i>amenity values</i> of Tarawera and Okareka settlements including the Tarawera bush settlement area.</p>	<p>M8.0</p>	<p>2.0, 3.0, 4.0, 5.0, 8.0, 9.0, 11.0, 15.0, 16.0, 17.0, 19.0, 20.0, 21.0, 22.0, 23.0, 25.0, 26.0, 27.0, 28.0, 29.0, 30.0, 35.0, 38.0, 40.0</p>

## SECTION 5.0 EXPLANATION AND PRINCIPAL REASONS

### S5.1 OBJECTIVES AND POLICIES

#### S5.1.1 Introduction

The following section provides the explanations and principal reasons for the objectives and policies for the Lakes A Zone.

#### S5.1.2 Outstanding Natural Features and Landscapes

The Lakes A Zone is an area of outstanding natural features and landscapes, and as such Council's management (considering section 6 (b) *RMA*) with protective and enhancing techniques is to ensure that the area retains the identified values for future generations, whilst providing opportunities for the current community.

The Sensitive Policy Area has been derived from the identification of outstanding features and landscapes. An assessment of the outstanding landscape was made by identifying and evaluating the following:

- Natural Science;
- Legibility;
- Aesthetic;
- Transient;
- Shared and Recognised;
- Tangata Whenua; and
- Historic Values.

The Less Sensitive Policy Area does not constitute an outstanding natural feature or landscape and includes the Lake Okaro *catchment*, a small area on Ash Pit Road and the western portion of the Lake Tarawera *catchment*.

#### S5.1.3 Attributes that apply to the Sensitive Policy Area within the Lakes A Zone

The attributes that apply to the Sensitive Policy Area as a whole are described below:

##### Natural Science

- Geological formations - recent and current volcanic landscape of mountains, domes, scarps, *lakes*, *geothermal features*, etc.
- Natural colonisation of new post-eruption surfaces.
- Intactness of indigenous ecological sequences, spatially and temporally.
- The complex of the total Upper Tarawera Lakes *Catchment* as a whole, with the complex biotic and abiotic inter-relationships between each *lake catchment*.
- The generally exceptionally high natural quality of *lake waters*.
- A highly significant trout fishery.

##### Legibility

- Dramatic expression of recent volcanic activity as an outstandingly legible landscape.
- Evident natural colonisation of fresh *land* surfaces, meaning there is naturally very little old vegetation.
- Evident *water* quality expressing the natural quality and intactness of *catchments*.
- Natural patterns, processes and elements of a predominantly indigenous natural landscape are clearly and dramatically displayed.

## SECTION 5.0 EXPLANATION AND PRINCIPAL REASONS

### Aesthetic

- Classic picturesque landscape values of distinctive craggy mountains and cliffs above natural *lakes* surrounded by groves of indigenous bush and gentle pastoral *lands*.
- Settlements tucked into discrete enclaves and niches, as refuges for people, looking out on *lake* and mountain views, with the Arcadian mid-ground of farmland.
- Memorable landform features, such as the Tarawera skyline, its rift and other craters, the dome, the escarpments and plateaux, and the *lake* shore outlines of headlands and embayments.
- The overwhelming naturalness of the landscape character, with little and very localised built development.
- High aesthetic coherence, high scenic value and beauty.
- Tranquillity, an atmosphere of peaceful remoteness and high naturalness.

### Transient

- The important wildlife of the area, such as the brown teal and the rare New Zealand dabchick on Lakes Okareka, Tarawera, Rotomahana, Okataina, Tikitapu, Rotokakahi and Okaro.

### Shared and Recognised

- Community recognition through the planning process of the significance of the whole *lakes* complex.
- Known nationally and wider afield as an important, natural, beautiful and historic landscape.
- Recognition through the visitor industry, with scenic flights, mountain visits, boat trips, tramping tracks, etc., and through recreation.
- Recognition in the arts, in poetry, paintings, print making, photography, etc.

- Shared enjoyment through high recreational use, particularly sightseeing, via *land*-based driving, walking, picnicking, etc; *water*-based boating, fishing, swimming, hot pools, etc, and air-borne flights, etc.
- Valued indigenous ecosystems, much recognised in reserve *lands*, and in the *waters*.
- Intermittent calls for recognition of the area as a national park.
- Recognition as an integral component of an internationally renown trout fishery. Shared enjoyment through angling use.

### Tangata Whenua

- The Mauri of natural resources.
- The 'tapu' or sacred nature of Mt Tarawera.
- Long recognition by the Tangata Whenua of the very special significance of the *lakes*.
- The landscapes of the past, a known, loved and peopled place, and the events that changed the area from their lived in place to a desolate one.
- Traditions passed down through waiata and customs that speak about the landscape.

### Historic Values

- Iwi and hapu left the area and resettled in other parts of the Rotorua District and as far away as the Coromandel.
- Retained memories of the landscape as it was prior to the eruption.
- Strong memories of the lost landscape, of the tragic events of the past, the Buried Village, the Pink and White Terraces, etc.
- The tradition of guides and tourism.

The Sensitive Policy Area in total thus ranks as outstanding in terms of the above attributes.

## SECTION 5.0 EXPLANATION AND PRINCIPAL REASONS

The additional attributes that apply to each particular Policy Area within the Sensitive Policy Area are explained below.

In addition where applicable there is a description of those parts of the Lakes A Zone that are within the Less Sensitive Policy Area.

### S5.2 LANDSCAPE POLICY AREAS

All of the policy areas in the Lakes A Zone are known or assumed to be linked through hydrological and ecological systems.

The descriptions include *landform units*, which were also used for ecological descriptions<sup>1</sup> and the landscape assessment<sup>2</sup>. These units are underlined and are described in the definitions under '*landform unit*'. The *landform units* are shown on the *Landforms Maps* and illustrated for each *Lake Catchment* in **Appendix 13.0**.

The distinctive character for the policy areas is described below.

#### S5.2.1 Okataina

The Okataina Policy Area covers an area of 7012 hectares. The *lake* has a surface area of 1104 hectares. The Okataina Policy Area comprises steep slopes, undulating to hilly land, low terraces, scarps and gullies.

Most of the Okataina Policy Area remains covered in *indigenous vegetation*, ranging from primary revegetation to tertiary vegetation, including large podocarps and hardwoods which have been largely untouched by human influence. Small areas of exotic forestry and pastoral *land* use are present in the policy area, although they are not evident from the *road*.

The *indigenous vegetation* coupled with the lack of *development* in this policy area makes it closest to pristine of all the policy areas within the Lakes A Zone. The difficulty of access via a single access *road* assists in retaining the unpeopled nature of this policy area. Any *development* which has taken place in the policy area has been done so sensitively and is so limited that very few *structures* are evident.

Thick vegetation is dominant to the edges of Lake Okataina Road and the *road* is a significant scenic corridor. The protection of the vegetation to the *road* edge and the maintenance of the *road* as a scenic corridor is a priority.

Lake Okataina is popular for fishing, boating and walking. There is also a low key accommodation lodge located on the shores of the *lake* at the northern end.

In addition to the attributes that apply to the Sensitive Policy Area within the Lakes A Zone (**Refer to S5.1.3**), important landscape character values or attributes identified specifically for the Okataina Policy Area include:

#### Natural Science

- Lava from the Mamaku eruptive episode dammed the valley to form Lake Okataina.
- Lake Okataina lies in the western margin of the Haroharo Caldera.
- No obvious tributaries or outlet from the *lake*.
- Very high level of natural vegetation, supporting natural patterns and processes.
- The presence of the indigenous fish koaro.
- Quality of the *water* has low levels of nutrients.
- A highly significant trout fishery.

<sup>1</sup> Beadel SM, Shaw WB, Nicholls JL (1998): Rotorua Lakes Ecological District Natural Area Survey. Wildland Consultants Ltd Report 175 for Rotorua District Council and Environment BOP.

<sup>2</sup> Wallace Ian (1998): Rotorua Lakes Landscape Assessment. Report for Rotorua District Council.

## SECTION 5.0 EXPLANATION AND PRINCIPAL REASONS

### Legibility

- Very high *water* quality indicating intactness of the *catchment*.
- Dominant *indigenous vegetation* supports natural elements, patterns and processes.
- Very small level of modification.

### Aesthetic

- Overwhelming naturalness throughout the *catchment*.
- Small amount of pasture and exotic forestry is insignificant.
- Predominance of *indigenous vegetation* provides strong coherence.
- Lack of interference provides natural skyline.

### Shared and Recognised

- Restricted access and lack of *development* provides remoteness.
- Low impact recreational use provides a quiet environment.
- Tracks and fishing promote quiet recreational opportunities.
- Recognition as destination for people seeking undisturbed *indigenous vegetation*.
- Recognition as an integral component of an internationally renown trout fishery. Shared enjoyment through angling use.

### Tangata Whenua

- Sacred sites.
- Historical occupation.
- Cultural traditions.

### Historic Values

- Once a valley linking to Lake Tarawera.

- Lack of *disturbance* sets apart from other *catchments*.
- Least modified and strongest protection of environment.

### S5.2.2 Tikitapu (Blue Lake)

The Tikitapu Policy Area covers an area of 567 hectares. Lake Tikitapu has a surface area of 146 hectares. The Tikitapu Policy Area rises steeply from the *lake* on all sides, except for two flats at the northern end of the *lake*. The eastern, western and southern sides of this policy area rise steeply from the *lake* to hill and undulating to hilly country. A small, shallow saddle connects Lake Tikitapu with Lake Rotokakahi at the southern end.

While most of the policy area is densely vegetated with secondary *indigenous vegetation*, exotic forestry dominates the western *slopes*, especially close to the *lake*. The *lake* is connected to several tracts of indigenous and exotic forest via the Whakarewarewa Forest. *Indigenous vegetation* dominates the character of the policy area providing landscape coherence and naturalness.

The section of Tarawera Road along the eastern shores Lake Tikitapu is a valuable scenic corridor.

*Development* in this policy area has been kept to a minimum. A camping ground is the only non-public *development* in the area. The camping ground has been nestled into the landscape and is relatively low key.

Lake Tikitapu is a very busy recreational area with high numbers in the summer enjoying swimming, boating, cycling, and walking in the Tikitapu Policy Area. The continued recreational demand is generally accommodated in the large areas of recreation reserves adjacent to the *lake* and in particular, on the northern shores of the *lake*.

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The high level of recreational use and the small and inward looking *catchment* have led to a noisy environment in times of heavy usage. While the heavy usage can be noisy, the lack of permanent *development* ensures that the policy area retains a quiet character outside of the key recreational times.

In addition to the attributes that apply to the Sensitive Policy Area within the Lakes A Zone (**Refer to S5.1.3**), important landscape character values or attributes identified specifically for the Tikitapu Policy Area include:

### Natural Science

- Quality of the *water* has low levels of nutrients.
- A highly significant trout fishery.

### Legibility

- The *lake* resulting from an explosion crater, with *water* dammed by lava barriers.
- The forest cover over almost all the *catchment* (and the lack of pastoral activity) is perceived as contributing landscape value in sustaining the *water* quality and clarity.

### Aesthetic Value

- A small, compact *catchment* to which people closely relate.
- A picturesque character with forest clad hills surrounding the *lake*.
- Predominantly a forested *lake catchment*, including indigenous and well-integrated exotic forest, with the forests valued as the landscape context for the *lake*.
- The recreational focus contributes to enjoyment of the setting.

- Lack of *development* contributes to the remote and wild character.
- Intimate landscape scale and low-key, natural character.

### Shared and Recognised

- Public ownership and management contributes to the use and popularity of this shared landscape.
- The encouragement for public recreation and lack of built and private development.
- Widely valued as the Tikitapu or the Blue Lake, and a focus for *water*-based recreation, including motorised activities.
- Circular track provides for *land*-based enjoyment.
- Recognition as an integral component of an internationally renown trout fishery. Shared enjoyment through angling use.

### Tangata Whenua

- Cultural traditions.

### S5.2.3 Rotokakahi (Green Lake)

The Rotokakahi Policy Area covers an area of 1872 hectares. Lake Rotokakahi has a surface area of 452 hectares. The south-western side comprises steep scarps whilst the remainder of the policy area rises from the *lake* into hill and undulating to hilly country. A shallow saddle at the north-eastern end of the Lake Rotokakahi connects this policy area with the Tikitapu Policy Area.

Most of the policy area is covered in exotic forestry. The balance of the policy area, particularly the northern end, is covered in indigenous forest and the southern end features areas of pastoral *land* use. The exotic forest is superficially similar in character to the indigenous forest, lending some consistency to the character of



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the forested areas. The pastoral *land* use is not obvious from the main access points to the area and does not detract from the forested character of the policy area.

Much of the character of the Rotokakahi Policy Area derives from the *lake* being privately owned and not generally available for public use. Access to the *lake* is at the discretion of the Rotokakahi Board of Control. An Urupa on the Island adds mystique to the *lake*. This limited access and tapu or sacred nature and spiritual significance of the 'urupa' gives the policy area a very quiet and serene character.

Limited access to the *water* means that the recreational opportunities on the *lake* are almost non-existent. Tracks around the *lake* are popular for walking, mountain biking and other non-intrusive recreational activities.

In addition to the attributes that apply to the Sensitive Policy Area within the Lakes A Zone (**Refer to S5.1.3**), important landscape character values or attributes identified specifically for the Rotokakahi Policy Area include:

### Natural Science

- *Lake* backed up behind a lava barrier.
- Flows via Te Wairoa stream into Lake Tarawera.
- Quality of the *water* has moderate levels of nutrients.
- Indigenous Waterbird habitat.

### Legibility

- The extensive forest cover (and small amount of pastoral activity) in the *lake catchment* is perceived as contributing landscape value in sustaining *water* quality.

### Aesthetic Value

- Predominantly a forested *lake catchment*, including both indigenous and exotic, is valued as the landscape context for the *lake*.
- Islands add to very high aesthetic value.
- Peaceful - in contrast to Tikitapu.

### Shared and Recognised

- Privately owned and with limited *water* access available, recreational access to the *lands* is important.
- Commonly known as the Green Lake, and linked with nearby Tikitapu, the Blue Lake.
- The *lake* is valued for its mystique through having a different management regime.
- Strong association with Te Arawa, and in particular Tuhourangi and Ngati Tumatawera.

### Tangata Whenua

- Motutawa and Punaruku, *waahi tapu* islands, contribute landscape value.

### **S5.2.4 Rotomahana**

The Rotomahana Policy Area covers an area of 5277 hectares. Lake Rotomahana has a surface area of 897 hectares. Lake Rotomahana is the south-western crater located at the base of Mount Tarawera.

The north-eastern end of the *lake* rises steeply to base of Mount Tarawera. The volcanic rift continues at the south-western end of the *lake* as the Waimangu Thermal Valley.

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A shallow saddle at the north-western end of the *lake* separates Lake Rotomahana from Lake Tarawera. Lake Rotomahana *water* level is 38 metres above the Lake Tarawera *water* level. The rising *lake* level adds to the dynamism of this policy area. The eastern, western and southern sections of this policy area contain many landform components, including, volcanic flats, hills, flat to undulating, undulating to hilly, volcanic rifts, flats, gullies and wetlands. Given the diverse range of landform types, the character across this policy area is variable.

The south-eastern end of the *catchment* is dominated by pastoral *land* use. The Waimangu Valley and the north-western end of the *catchment* are covered in predominately *indigenous vegetation*. Areas of *exotic vegetation* are dispersed within the indigenous cover. The Waimangu Valley contains specialised geothermal vegetation, which contributes much to the character of the valley. The tourist oriented *development* at Waimangu Valley is contained within a predominantly geothermal landform and vegetation association.

Much of the sides and crater of Mount Tarawera are not vegetated or are covered by sub montane vegetation.

The small amount of rural *development* in this policy area adds to the rural character at the south-eastern end of the *lake*.

The dominant landscape features of this policy area are parts of Mount Tarawera and the Waimangu Geothermal Valley, however the character of the area is dominated by indigenous and exotic forest cover and pastoral *land* use.

The Rotomahana Policy Area is popular for its tourist activities, fishing, boat tours and walking tracks. Difficult *road* access makes Lake Rotomahana less visited than other *lakes* in the area.

In addition to the attributes that apply to the Sensitive Policy Area (**Refer to S5.1.3**) within the Lakes A Zone (where relevant in the Rotomahana Policy Area), important landscape character values or attributes identified specifically for the Rotomahana Policy Area include:

### Natural Science

- Volcanic rift and *geothermal features* - Waimangu Valley.
- Geothermal vegetation.
- Quality of the *water* has moderate levels of nutrients.
- Indigenous Waterbird habitat.
- A highly significant trout fishery.

### Legibility

- Geothermal expression, particularly at Waimangu Thermal Valley.

### Historic

- The loss of the Pink and White Terraces.

### Shared and Recognised

- Recognition as an integral component of an internationally renown trout fishery. Shared enjoyment through angling use.

### S5.2.5 Tarawera

This description includes the Tarawera Settlement and the Tarawera Bush Settlement areas.

The Tarawera Policy Area covers an area of 14,494 hectares. Lake Tarawera has a surface area of 4165 hectares. The Tarawera

## SECTION 5.0 EXPLANATION AND PRINCIPAL REASONS

Policy Area rises from the *lake* into hills, undulating to hilly, undulating with knolls, flats, low terraces and gullies. The most dominant landform in the area is Mount Tarawera. The mountain rises from the south-eastern shores of the *lake* and it has a very strong physical and cultural presence. The three flat topped domes of the mountain are very specific to landforms in this volcanic region. The Makatiti dome at the northern end of the *lake* has been formed by similar processes, however has much less visual prominence.

Road access is only available to the western side of the *lake* at the settlement, and at the north-eastern end at the outlet to the Tarawera River. Shallow saddles join the *lake* with the neighbouring policy areas of Rotomahana, Okataina and Okareka.

The *lake* is heavily vegetated around its margins. The main forest cover is *indigenous vegetation*, with areas of exotic forestry and pasture away from the *lake* margins. *Indigenous vegetation* contributes strongly to the character of the policy area, especially adjacent to the *lake*. Secondary indigenous species are dominant and a strong association with coastal *indigenous vegetation*, including Pohutukawa, is evident around the shores of much of the *lake*.

Exotic weeds and invasive plants, including acacias, have found their way into the *indigenous vegetation* at various points around Lake Tarawera. The areas of vegetation between the settlement and the *lake*, and also behind the settlement, provide valuable visual and ecological *buffers*.

Lake Tarawera and its *catchment* are heavily utilised for recreation activities including fishing, boating, swimming, tourist tours, walking, mountain activities and camping. Lake Tarawera is the most pressured of all the *lakes* in the Lakes A Zone for its recreational resources.

In addition to the attributes that apply to the Sensitive Policy Area (Refer to S5.1.3) within the Lakes A Zone (where relevant in the

Tarawera Policy Area), important landscape character values or attributes identified specifically for the Tarawera Policy Area including the Tarawera Settlement and Bush Settlement Areas, include:

### Natural Science

- Tarawera Volcano with rift crater.
- Large deep *lake*.
- Large areas of post-eruption regeneration forest.
- Pohutukawa down to *lake* shore.
- Hot *water* beach.
- Quality of the *water* has relatively low levels of nutrients.
- Indigenous waterbird habitat for many species including New Zealand dabchick.
- Nationally threatened indigenous mistletoe species *Tupeia antarctica*.

### Legibility

- Crater and lagoon.
- Mountain.
- Boundaries built-unbuilt landscape.
- Steep volcanic crater sloping straight into the *lake*.

### Aesthetic Value

- Memorable mountain form.
- Very open view of Mt Tarawera from most areas of settlement.
- Deep, clear, clean *lake waters*.
- Sacred.
- An unbuilt, highly natural character, with the *lands* beyond the settlements uncluttered by *structures*, and skylines, faces and shorelines appear natural.

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- Tranquil and remote character, low key, with people and built elements seeming to be subordinate to nature.
- Beyond the settlement, is predominately indigenous.

### Shared and Recognised

- Sacredness and mystique of Tarawera, the mountain.
- Recognised high recreational value, mainly for *water* based activity.
- High level of indigenous bush recognised as contributing significantly to the character of the settlement area.
- Recognised destinations include hot *water* beach and the outlet.
- Recognition as an integral component of an internationally renown trout fishery. Shared enjoyment through angling use.

### Transient

- The important wildlife of the area.
- The trout fishing culture and associated events.

### Tangata Whenua

- The significance of Mt Tarawera and its sacred nature.
- Pa and garden sites form pre-eruption settlement.
- Early settlement travelling routes and tourism corridors e.g. Tarawera/Rotomahana Saddle.
- Cultural traditions.

### Historic Value

- Memories of the devastation of Mt Tarawera for Tuhourangi.
- Pre-eruption villages and features, e.g. Te Wairoa (the Buried Village).
- Missions at Kariri and Te Mu.

### S5.2.5.1 Tarawera Settlement

The Tarawera Settlement Policy Area is located on low terraces and undulating to hilly country. The ribbon configuration of the settlement is a strong feature of its character.

Much of the housing in the Tarawera Settlement Policy Area is nestled into the *indigenous vegetation* and is relatively small in scale. Vegetation within the settlement along Spencer Road is predominantly indigenous and is largely intact, given the levels of *development* within the settlement. The narrow *road* corridor and small scale *development* in the ribbon settlement have enabled the settlement to retain a high level of natural character.

The Tarawera Settlement Policy Area is very popular for recreation and it has a number of access points to Lake Tarawera. Access to the settlement and the main recreational areas is very pressured at certain times of the year and is further compounded by narrow *road* access.

### S5.2.6 Okareka

This description includes the Okareka Settlement.

The Okareka Policy Area is a small inward looking *catchment* covering 1865 hectares. The *lake* surface covers 334 hectares. A series of small flats can be found at the northern and western ends of the *lake*. At the north-eastern end of the *lake* there are steep scarps, rising some 150 metres above the *lake*. A series of small valleys open out into the *lake* at the western and northern ends. The eastern, southern and north-western ends of the policy area contain flat to hilly country. A shallow saddle is obvious at the eastern end of the *lake*, which opens out to the Tarawera Policy Area.

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The north-eastern faces of the policy area are heavily vegetated with secondary stage *indigenous vegetation*. The forest is revegetating following the 1886 Tarawera eruption. The eastern, southern and north-western ends of the policy area are characterised by pastoral *land* use.

The western end of the policy area contains a variety of exotic species, mainly in wood lot plantings. A large quarry in this area also marks a strong human influence in the south-western part of the policy area.

In addition to the attributes that apply to the Sensitive Policy Area within the Lakes A Zone (**Refer to S5.1.3**), important landscape character values or attributes identified specifically for the Okareka Policy Area including the Okareka Settlement Area, include:

### Natural Science

- Volcanic landforms.
- Presence of indigenous wildlife, including the rare dabchick and the indigenous fish koaro.
- Quality of the *water* has moderate levels of nutrients.
- Nationally threatened indigenous mistletoe species *Tupeia antarctica* and *Ileostylus micranthus*.
- A highly significant trout fishery.

### Legibility

- Volcanic landscape clearly legible.
- Important volcanic features including scarps, *lake* and the mountain beyond.

### Aesthetic

- The complex mosaic of mountains, *lake*, indigenous bush and farmland following natural patterns.
- Classic picturesque views and scenic landscape compositions.
- The framed view to the mountain, Tarawera. An iconic vista, highly memorable.
- The context for the *lake* being indigenous bush-clad around the north-eastern *slopes*, elsewhere a predominantly pastoral landscape.
- An unbuilt, highly natural character, with the *lands* beyond the settlement uncluttered by *structures*. Skylines, faces and shorelines appear natural.
- The settlement unobtrusive and clearly confined on the well-vegetated and indented *lake* shore, to peek out at the views around.
- Tranquil and remote character. Low key, with people and the built seeming subordinate to nature.
- Beyond the settlement, it is predominantly nature, plus a picturesque, unbuilt, pastoral character, that dominate the Okareka *lake catchment* landscape.

### Transient

- The important wildlife of the area, such as the teal and the rare dabchick on the *lake*.

### Shared and Recognised

- A recognised destination and special place.
- Recreational attraction.
- Recognition as an integral component of an internationally renown trout fishery. Shared enjoyment through angling use.

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### S5.2.6.1 Okareka Settlement

The Okareka Settlement Policy Area is located at the western end of Lake Okareka. The settlement contributes much to the character of the policy area. It is nestled into hills, undulating to hilly country and low terraces, which come down to the *lake* edge. Many of the *sites* are elevated and some are located up toward the crest of surrounding landforms.

The small scale, well contained, inward looking settlement has a character which specifically relates to the *catchment* itself. The internal nature and containment is a valuable feature of the settlement.

The settlement contains a high proportion of woody vegetation, with a strong mix of both exotic and *indigenous vegetation*.

The only prominent view from the settlement out of the policy area is that through to Mount Tarawera. This view is highly valued by the residents and visitors.

### S5.2.7 Okaro

The Okaro Policy Area covers an area of 407 hectares. Lake Okaro has a surface area of 31 hectares. The Okaro Policy Area comprises hill and undulating to hilly country.

The Okaro Policy Area is dominated by pastoral *land* use. Pasture is dispersed with exotic plantings within the policy area adding to its rural character.

The lack of *buffer* planting and the presence of pastoral *land* use down to the *lake* edge contribute to the degradation of the *water* quality in this *lake*.

Lake Okaro is popular for *water* skiing as the *lake water* clarity does not allow prolific weed growth in the *lake*.

Important landscape character values or attributes identified specifically for the Okaro Policy Area include:

#### Natural Science

- Quality of the *water* has high levels of nutrients.

#### Legible

- A crater *lake* within the Waiotapu thermal area.
- A pastoral *catchment*, displaying the underlying landform patterns.

#### Aesthetic

- Associated with Rainbow Mountain.
- Distant views of Tarawera Mountain.
- The least natural, picturesque or memorable of the Tarawera *lakes catchments*.

#### Shared and Recognised

- Valued for *water*-skiing activity as low *water* quality inhibits weed growth.

### S5.2.8 Western Corridor

The Western Corridor Policy Area covers an area of 762 hectares on the western edge of the *lakes* area. The Western Corridor Policy Area comprises undulating to hilly country.

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The Western Corridor Policy Area is dominated by pastoral *land* use.

The attributes that apply to the Sensitive Policy Area (**Refer to S5.1.3**) within the Lakes A Zone also apply where relevant in the Western Corridor Policy Area.

### S5.3 BUSH SETTLEMENT

#### S5.3.1 Principles of Bush Settlement

The intention of Bush Settlement is to enhance the natural character of the area by linking revegetation to limited *development* rights in carefully selected locations.

The following principles apply to Bush Settlement Areas:

##### 1. Revegetation

The concept of Bush Settlement is to maintain and enhance the landscape through revegetation and protection of existing vegetation. In some areas identified for Bush Settlement, there is already bush on the *site*, but in other areas the *land* is pastoral. Measures to both protect existing *indigenous vegetation* and to encourage revegetation of *land* with indigenous plants are required. It is considered that enhancement vegetation planting or formal protection of indigenous bush is unlikely to occur without an incentive to undertake this work. Revegetation has therefore been linked with the allowance of a limited degree of built development. This has the added benefit of allowing landowners to access and maintain planted indigenous bush. The preferable revegetation is with indigenous species as set out in **S5.17**. Weed control is also encouraged.

##### 2. Low Density Development

In order that the adverse *effects* of additional *development* are minimised, and so that *development* takes place which is not *seen* to be an extension of the settlement area, the density of *development* permitted in Bush Settlement areas has been set at a significantly lower level than that identified in the Settlement Area. This results in a *buffering effect* between the settlement and pastoral rural *land* with a band of bush in between these areas which may include some low density built *development* in places.

##### 3. Landforms

*Development* is to be kept off prominent landforms, ridgelines and steep *slopes* and in so doing, reduces the probability of *earthworks* in the siting of *building platforms* and access. The intent of Bush Settlement is that carefully-sited *buildings* nestle into vegetation and landforms, be lower on the *slopes* and unobtrusive from the *lakes* and public places.

##### 4. Design of Buildings

Appropriate *building* design requirements relate to aspects such as reflectivity, *height* and *hard surface coverage*.

##### 5. Waterbodies

*Development* is generally to be kept away from *lake* shores and the valley sides of *rivers*, with specific controls through the rules, in particular the *building platform* rules.

## SECTION 5.0 EXPLANATION AND PRINCIPAL REASONS

### S5.3.2 Tarawera Bush Settlement Areas - Criteria

Identifying *land* suitable for Bush Settlement Areas was done by using aerial photography, field visits, topographical information and a computer generated model.

In Tarawera, the following criteria were used to identify possible areas:

#### Contour

To keep *development* off prominent landforms and ridgelines.

To keep developments to mid and lower elevations in order to allow *building development* to nestle.

#### Vegetation

To encourage bush settlement in areas which will contribute to the landscape layers in the backdrop to the settlement as viewed from the *lake*, where *indigenous vegetation* forms a *buffer* between the settlement area and the pastoral *slopes*.

To generally keep *development* away from *RAPs* (*Recommended Areas for Protection*).

#### Association

To confine *development* to areas that show a relationship with the Settlement Areas and therefore the *lake*, by being directly adjacent to the Tarawera settlement, accessible from Spencer Road and at the backdrop to the settlement.

### Sites Identified

These principles and criteria have resulted in the identification of 14 *sites* on the west of Spencer Road, generally behind the Tarawera settlement area, nine *sites* on the flatter *land* to the east of Spencer Road in the Waitangi Bay area and part of the *land* adjacent to Kariri Point as suitable for Bush Settlement.

Although the Bush Settlement Management Area generally includes whole *sites*, analysis was undertaken to identify which parts of the *sites* may be able to accommodate *development* and on which parts *development* is likely to detract from the natural character and landscape values of the area. A contour line of 380 metres above sea level has been identified as the upper limit for *development* as a *Discretionary Activity* in the Bush Settlement Management Area. It is likely that the landforms will not allow *building envelopes* to the 380 metre level on all *sites*, however the design of each individual *site* and the placement of *building platforms* can be dealt with at resource consent stage. In addition, some areas of *indigenous vegetation* on *slopes* have been excluded as well as areas that are already in Bush Covenants or which are in *RAPs*.

The 380 metre level contour was selected for two reasons. Firstly, this is generally the maximum level for *development* that has occurred along the beginning of Spencer Road. There are only two *houses* within the Tarawera Settlement area above this contour level and approximately twenty-five *sites* in the settlement area where *development* is just below this contour. Allowing housing *development* to this level would not be inconsistent with the elevations of housing in the Settlement area.

Secondly, the existing bush generally comes up to this contour line on all *sites* which form the backdrop to the Tarawera settlement. There are a number of 'gaps' in this layer of vegetation,



## SECTION 5.0 EXPLANATION AND PRINCIPAL REASONS

particularly on Lots 1 DPS 19175, Lot 2 DPS 67566 and Lot 2 DPS 28635. These gaps in vegetation reduce the landscape coherence and hence encouraging the owners to plant *indigenous vegetation* would contribute to a significant improvement in the landscape amenity of the area. This enhancement planting would contribute to the completion of the band of *indigenous vegetation* and thus the natural *lake* margin, albeit with some limited development.

A description of the character of each area that was identified for Bush Settlement is provided below:

### 1. Spencer Road North

This area includes seven *sites* which were subdivided in 1994. An area behind the *sites* has been preserved as a Scenic Reserve, while four of the *sites* include areas of bush that have been protected by conservation covenants. The bushed areas are on the steeper portions of the *slope*, with the existing housing developments on the less steep areas. Current *site* sizes are 2478 m<sup>2</sup> to 2.4220 ha.

### 2. Waitangi East

This is an area of flat to undulating *land* with some low terraces. It is situated between Spencer Road to the west, the *lake* to the east, and the two settlement areas. The northern portion of the *site* consists of a large bushed *site* with a stream flowing through it. The southern portion consists of a low flat based valley, which is in pastoral *land* with some indigenous and exotic planting and existing development.

### 3. Waitangi West

This is defined as the area of Bush Settlement west of Spencer Road in the Waitangi Bay area. It includes a narrow area between Spencer Road and Miller's Bush Reserve and the

Waitangi Forest Block. The *land* to the north of Waitangi Stream is undulating to hilly and steep in places. There is partial clearance and the *land* is regenerating with young indigenous species present. Waitangi Forestry Block has recently been cleared of pine forest and contains young regenerating *indigenous vegetation*, exotic species and weeds.

### 4. Tarapatiki North

This area consists of an undulating to hilly basin to the south and a hilled area to the north. The upper *slopes* of the basin are in pasture except for the north-eastern corner of the *site* which is in young indigenous regeneration.

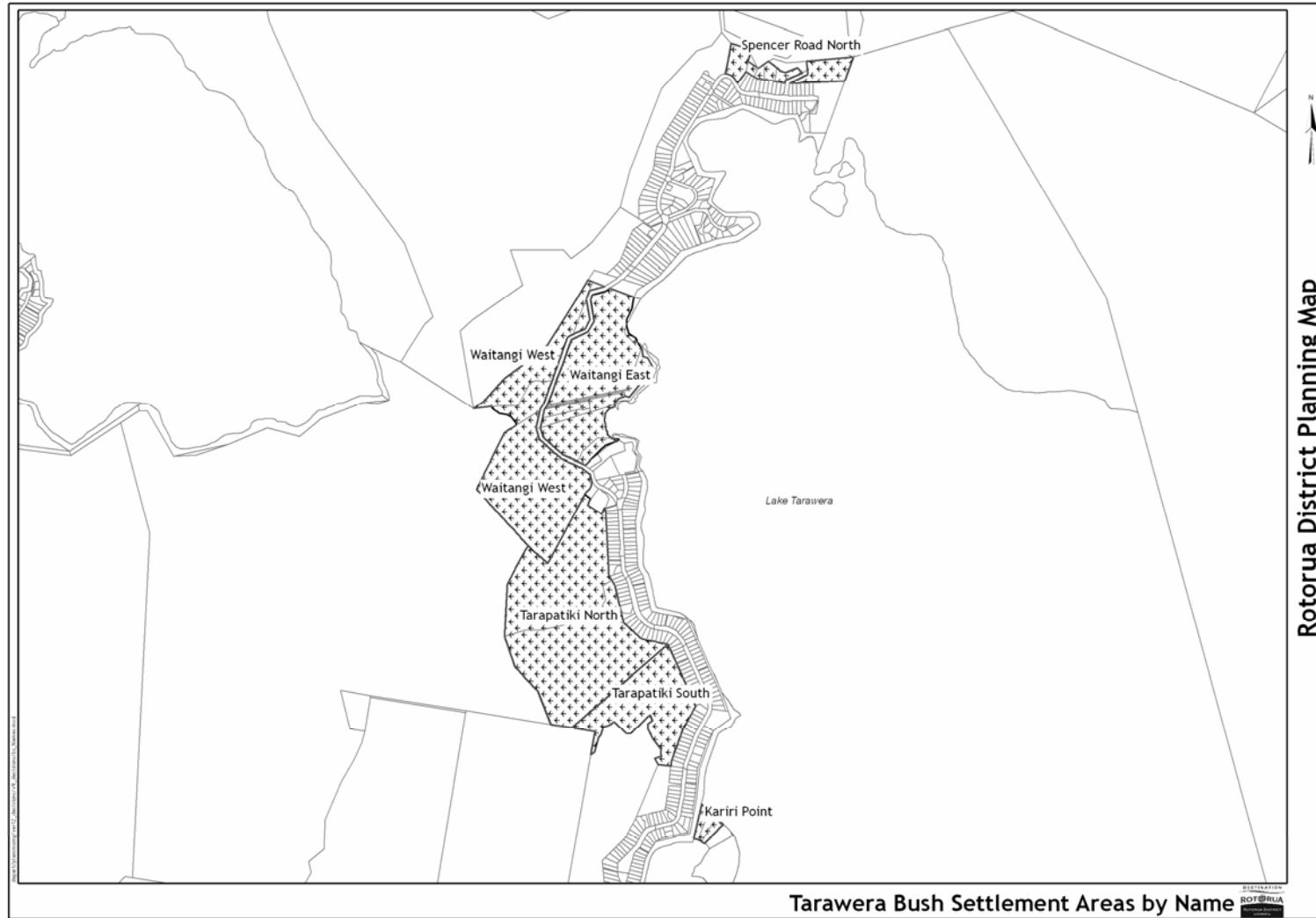
### 5. Tarapatiki South

This area consists of a terrace of flat *land* behind the existing settlement area and is backed by rising hills behind, covered by *indigenous vegetation*. The bush is protected by a Conservation Covenant and the *site* is dissected by a gully.

### 6. Kariri Point

The area of Bush Settlement identified at Kariri Point is a low terrace that forms the neck between Kariri Point itself and the western side of Lake Tarawera. This area contains regenerating vegetation including mahoe forest on Rotomahana muds. It sits between Rangiuru Bay and Boatshed Bay, and is backed by rising *slopes* that contain the Tarawera Settlement Area.

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## SECTION 5.0 EXPLANATION AND PRINCIPAL REASONS



**PHOTO 2**

Refer "Aerial Plan of Tarawera Settlement Area" in **Appendix 18** of **Volume 2** of the Lakes A Zone for the Photo Location Points.

**PHOTO 1**

Refer "Aerial Plan of Tarawera Settlement Area" in **Appendix 18** of **Volume 2** of the Lakes A Zone for the Photo Location Points.



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**PHOTO 4**

Refer "Aerial Plan of Tarawera Settlement Area" in **Appendix 18** of **Volume 2** of the Lakes A Zone for the Photo Location Points.



**PHOTO 3**

Refer "Aerial Plan of Tarawera Settlement Area" in **Appendix 18** of **Volume 2** of the Lakes A Zone for the Photo Location Points.





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**PHOTO 6**

Refer "Aerial Plan of Tarawera Settlement Area" in **Appendix 18** of **Volume 2** of the Lakes A Zone for the Photo Location Points.

**PHOTO 5**

Refer "Aerial Plan of Tarawera Settlement Area" in **Appendix 18** of **Volume 2** of the Lakes A Zone for the Photo Location Points.



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**PHOTO 8**

Refer "Aerial Plan of Tarawera Settlement Area" in **Appendix 18** of **Volume 2** of the Lakes A Zone for the Photo Location Points.



**PHOTO 7**

Refer "Aerial Plan of Tarawera Settlement Area" in **Appendix 18** of **Volume 2** of the Lakes A Zone for the Photo Location Points.





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**PHOTO 10**

Refer "Aerial Plan of Tarawera Settlement Area" in **Appendix 18** of **Volume 2** of the Lakes A Zone for the Photo Location Points.

**PHOTO 9**

Refer "Aerial Plan of Tarawera Settlement Area" in **Appendix 18** of **Volume 2** of the Lakes A Zone for the Photo Location Points.



## SECTION 5.0 EXPLANATION AND PRINCIPAL REASONS

### S5.3.3 Bush Settlement Provisions

#### Policies

Policies apply to the Bush Settlement Management Area as a whole and there are also specific policies relating to locations within the Bush Settlement Management Area.

#### Structure Plans

A structure plan approach is used, which identifies which parts of the *land* are suitable for development. All *building development* above 400 m<sup>2</sup> *site coverage* is considered to be a *discretionary* or *non-complying activity*. This is because each *site* will require particular and unique enhancement measures by way of mitigation and in order to ensure that development, including planting on the *site*, contributes to the overall landscape rather than detracting from it. The structure plan identifies the *site coverage* and subdivision potential for each Bush Settlement *site*.

#### Rules

The rules in relation to *outdoor storage*, helicopter landing pads, solar access, *Traffic Generation* are the same as within the Settlement area, while the rules in relation to *indigenous vegetation disturbance*, *earthworks*, *building platforms*, *viewpoints* and *buffers* are the same as the Sensitive Rural area. This reflects the location of Bush Settlement which acts as a *buffer* between the Settlement and Sensitive Rural areas. There is a need to consider both *amenity values* on neighbouring properties as well as the wider *effects* of the Bush Settlement area on the landscape as a whole.

### S5.4 TANGATA WHENUA

The policies are to address relevant matters of resource management significance to Tangata Whenua, to give *effect* to the requirements of Part II of the *RMA*, and to ensure that this *Plan* is not inconsistent with the provisions of regional policy statements and plans.

In achieving the purposes of the *RMA*, section 6(e) requires that the relationship of Maori and their culture and traditions with their ancestral *lands*, *water*, *sites*, *waahi tapu*, and other taonga be recognised and provided for as a matter of national importance. It is recognised in the *RMA* that it may not always be appropriate to identify sites of significance in a public document. It may be necessary to determine whether sites will be adversely affected by proposals through consultation with the Tangata Whenua.

In the preparation of the District *Plan* or any change to it Council can consider the findings of relevant Treaty claims and any resolutions reached by direct negotiation with the Crown. Relevant Treaty claims are those relating to the management of *natural and physical resources* under the *RMA*.

Policies providing for the involvement of the Tangata Whenua give *effect* to case law and will help avoid, remedy or mitigate adverse *effects* on relationships of the Tangata Whenua with their ancestral taonga, and has particular regard to kaitiakitanga under section 7(a) of the *RMA*.

### S5.4A TANGATA WHENUA STRUCTURE PLAN SITES

The intention of the Tangata Whenua Structure Plan Sites is to implement Objective 15(c), through the provision of appropriate *development* opportunities on identified *sites* to rekindle and



## SECTION 5.0 EXPLANATION AND PRINCIPAL REASONS

foster the relationship of Tangata Whenua and their culture and traditions with their ancestral *lands, water, sites, waahi tapu* and other taonga while avoiding compromising existing landscape qualities and natural character.

This is achieved through a two stage structure plan process being:

1. A Tangata Whenua Master Structure Plan showing the location of specific Tangata Whenua Structure Plan Sites and connections between *sites* (where relevant). The Master Structure Plan is for guidance and information purposes only and is not linked to rules or assessment criteria.
2. *Site* specific Tangata Whenua Structure Plans outlining (where applicable) suitable *building* areas, *building* coverage, vegetation removal, access and earthwork requirements.

*Building platforms* on the Structure Plan *sites* are to be selected in consultation with the Tangata Whenua to nestle into existing vegetation and landforms and to ensure that the proportion of *indigenous vegetation* removal on any one *site* is minimised.

It is anticipated that there will be only one Structure Plan developed for each of the *sites* identified on the Tangata Whenua Master Structure Plan. Structure Plans on these *sites* will be limited to *marae, papakainga houses, kaumatua houses, tourist accommodation* as defined in **Section 10.0** of this Volume (**Volume 1**) and tourist activities.

Four of the seven Tangata Whenua Structure Plan *sites* have areas of *indigenous vegetation* on them that are *Recommended Areas for Protection (RAPs)*. The *Recommended Areas for Protection* are identified in ‘Beadel, SM, Shaw WB, Nicholls JL (March 1998): Rotorua Lakes Ecological District Natural Area Survey’.

A description of each Tangata Whenua Structure Plan *site* is outlined below.

### Site 8 <sup>3</sup>

This *site* is legally described as Rotomahana Parekarangi 6B Block and has an area of 130.42 hectares inclusive of the island Otumutu.

A significant portion of the *site's* Lake Tarawera shorelines contains *wetland* vegetation backed by indigenous forest. The centre of this *site* is covered with scrub vegetation. Much of the shoreline vegetation including that on Otumutu is included in RAP 66 and is shown on Planning Maps Constraints 208 and 268. Details of RAP 66 are included in **Appendix 12.0, Volume 2** of the Lakes A Zone which includes the relevant extract from ‘Beadel, SM, Shaw WB, Nicholls JL (March 1998): Rotorua Lakes Ecological District Natural Area Survey’. The areas of RAP within this *site* cover 26.68 hectares.

Access may be negotiated over the adjoining reserve to the end of Spencer Road.

The *site* is shown on Planning Maps Policy 208 and 268 as being located within the Tarawera Policy Area and the Sensitive Rural Management Area.

<sup>3</sup> The reader is advised that the sites identified for Tangata Whenua Structure Plans are not numbered sequentially. The numbers for the sites replicate numbers from an original source document. There is difficulty in renumbering the Structure Plan sites and maintaining the integrity of the source documents concerned.

## SECTION 5.0 EXPLANATION AND PRINCIPAL REASONS

### Site 13

This *site* is legally described as Lot 3 DPS 19146 (previously part of Rotomahana Parekarangi 6G3B Block) and has an area of 5.82 hectares.

The *site* is predominantly covered with scrub and areas of regenerating indigenous forest, with the latter particularly on the *lake* shore escarpment.

The *site* has frontage to and legal access from Spencer Road. It would be relatively easy to develop an access into the *site*.

The *site* is shown on Planning Map Policy 271 as being located within the Tarawera Policy Area and is located in the Sensitive Rural Management Area. The *site* is relatively steep from the shoreline of Lake Tarawera. The steep area affects approximately half the total area of the *site*. There is *land* with slightly easier contours adjacent to Spencer Road.

In recognition of the rich cultural history of Tarawera, the Tangata Whenua Structure Plan for *Site* 13 provides for the establishment of a *wharenui* (meeting house) in a prominent position overlooking the *lake* and other sites of cultural importance. This location will allow for traditional ceremonies and reference to important taonga during *whaikorero* (ceremonial speeches). Other activities included within the definition of *marae* and *buildings* to provide for kaumatua houses, have been provided for in less prominent locations in this Structure Plan.

### Site 20

This *site* is legally described as Rotomahana Parekarangi 6J2B4 and has an area of 9.29 hectares. This *site* has access to Tarawera Road.

Topographically the *site* is predominantly a flat low terrace.

This *site* is predominantly covered in pasture and has access to Tarawera Road. A small stand of poplars on the *road* frontage is located in the centre of the *site*. There are no RAPs on this *site*. The Wairua Stream forms the southern boundary of the *site*.

The *site* is shown on Planning Map Policy 272 as being located within the Tarawera Policy Area and is located in the Sensitive Rural Management Area.

The original Hinemihi wharenui was located on this *site*. It was this meeting house that provided shelter for a number of people who survived the eruption of Mt Tarawera on June 10 1886.

### Site 29

This *site* is legally described as Rotomahana Parekarangi 6O2B Block and has an area of 254 hectares.

The western portion of the *site* is covered in production forestry while the eastern portion, including the Lake Tarawera shoreline, is in indigenous forest.

Much of the *site* is included in RAP 69 and is shown on Planning Maps Constraints 208 and 211. Details of RAP 69 are included in **Appendix 12.0, Volume 2** of the Lakes A Zone which includes the relevant extract from 'Beadel, SM, Shaw WB, Nicholls JL (March 1998): Rotorua Lakes Ecological District Natural Area Survey'. The area of RAP within this *site* covers 202.24 hectares. A significant part of the western portion of the RAP has been compromised by the use of the *land* for production forestry. There is currently no legal access to the *site* although it is possible for there to be physical access from the adjoining forestry or farming properties.

## SECTION 5.0 EXPLANATION AND PRINCIPAL REASONS

The *site* is shown on Planning Map Policy 208 and 211 as being located within the Tarawera Policy Area and is located in the Sensitive Rural Management Area.

The production forestry part of the *site* could accommodate *buildings* as a *permitted activity* where this is clear of *indigenous vegetation*. There may be areas of remnant vegetation in gully floors or along side ephemeral streams which would more than likely be unsuitable for a *building platform* in any event.

There is a relatively small area of flat *land* in an embayment known as Shag Rock Bay. Some *exotic vegetation* is present adjacent to the shoreline while the steeper scarps are primarily in *indigenous vegetation*. The *lake* shore landforms are prominent from close to the shoreline and further distant views.

### Site 30

This *site* is legally described as Rotomahana Parekarangi 3A5A Block and has an area of 77.92 hectares. It is located on a peninsula and has frontage to Lake Tarawera on the northern and southern shorelines of the block. There is no legal access or physical access other than from Lake Tarawera.

This *site* is predominantly covered in indigenous forest but there is a small area of bare ground in the centre of the block.

Much of the *site* is included in RAP 70 and is shown on Planning Map Constraints 209. Details of RAP 70 are included in **Appendix 12.0, Volume 2** of the Lakes A Zone which includes the relevant extract from 'Beadel, SM, Shaw WB, Nicholls JL (March 1998): Rotorua Lakes Ecological District Natural Area Survey'. The area of RAP encompasses the entire *site*.

The *site* is shown on Planning Map Policy 209 as being located within the Tarawera Policy Area and is located in the Sensitive Rural Management Area.

There is a recorded archaeological site V16/17 shown on the Planning Map Constraints 209 and located on the southern shoreline of the *site*. Archaeological site V16/17 is a pa site and is listed as item 242 in section a1.6 of **Appendix A** that is part of **Rule 1.1** of the Lakes A Zone (full text version).

The *site* is undeveloped. The presence of *indigenous vegetation* over much of the *site* means that **Rule 2.0 Indigenous Vegetation Disturbance** is relevant to this *site*. There are aspects of the *indigenous vegetation disturbance, earthworks* and *building* rules relating to *riparian areas* that would also be relevant.

The *site* contains hilly landforms as shown on Map Landforms 209 in **Appendix 13.0, Volume 2** of the Lakes A Zone. The topographic map shows that the *site* contains a ridge which is most evident from views of the northern shoreline. The area is popular for recreational boating and is designated as an access lane for *water* skiing as shown on Planning Map Constraints 209. The contour for the southern portion of the *site* is more gentle and there is a relatively flat area in the vicinity of the bare ground. The *land* rises to a hill on the south-western boundary known as Pukehou.

### Site 31

This *site* is legally described as Rotomahana Parekarangi 6Q2B Block and has an area of 77.92 hectares. The northern shoreline bounds Lake Tarawera and the southern shoreline bounds Lake Rotomahana. There is no legal access or physical access other than from each of the *lakes*.

## SECTION 5.0 EXPLANATION AND PRINCIPAL REASONS

The *site* is predominantly covered in indigenous forest but includes sizeable areas of scrub. *Wetland* vegetation occupies some of the shoreline. There are a number of Wattles growing within the vegetation.

The entire *site* is included in RAP 71 and is shown on Planning Maps Constraints 212. Details of RAP 71 are included in **Appendix 12.0, Volume 2** of the Lakes A Zone which includes the relevant extract from 'Beadel, SM, Shaw WB, Nicholls JL (March 1998): Rotorua Lakes Ecological District Natural Area Survey'.

The *site* is shown on Planning Map Policy 212 as being located within the Tarawera and Rotomahana Policy Areas and is located in the Sensitive Rural Management Area.

There are two recorded archaeological pa sites numbered V16/70 and V16/73 shown on the Planning Map Constraints 212 and located close to the north eastern and north western boundary of the *site* respectively. These are listed as items 237 and 228 in section a.1.6 of **Appendix A** that is part of **Rule 1.1** of the Lakes A Zone (full text version).

This *site* is undeveloped. The presence of *indigenous vegetation* over much of the *site* means that **Rule 2.0 Indigenous Vegetation Disturbance** is relevant to this *site*.

### Site 45

*Site 45* is legally described as Section 5 Block XII Tarawera Survey District which is shown on SO 20794. *Site 45* has an area of 17.69 hectares.

The *site* is covered with *indigenous vegetation*. The *indigenous vegetation* has not been identified as a RAP in 'Beadel SM, Shaw

WB, Nicholls JL (March 1998): Rotorua Lakes Ecological District Natural Area Survey'.

The *land* is shown on Planning Policy Map 209 as being located within the Tarawera Policy Area and is within the Sensitive Rural Management Area. The *land* is hilly and steep.

The village of Moura was located on this *site* prior to the eruption of Mount Tarawera. The north-western part of this *site* is listed as item 243 (V16/18) in section a.1.6 of **Appendix A** that is part of **Rule 1.1** of the Lakes A Zone (full text version). Item 243 (V16/18) is an archaeological site (pa site). This is shown on the Planning Map Constraints 209. The *site* also contains a burial ground. Planning Map Constraints 209 shows that the *site* is a Maori Reserve. The 1974 Gazette Reference (page 169) specifies that the purpose of the reserve is for a Maori burial ground. The *site* contains a memorial to the eruption of Mt Tarawera.

This *site* does not have *road* access. Access is from Lake Tarawera.

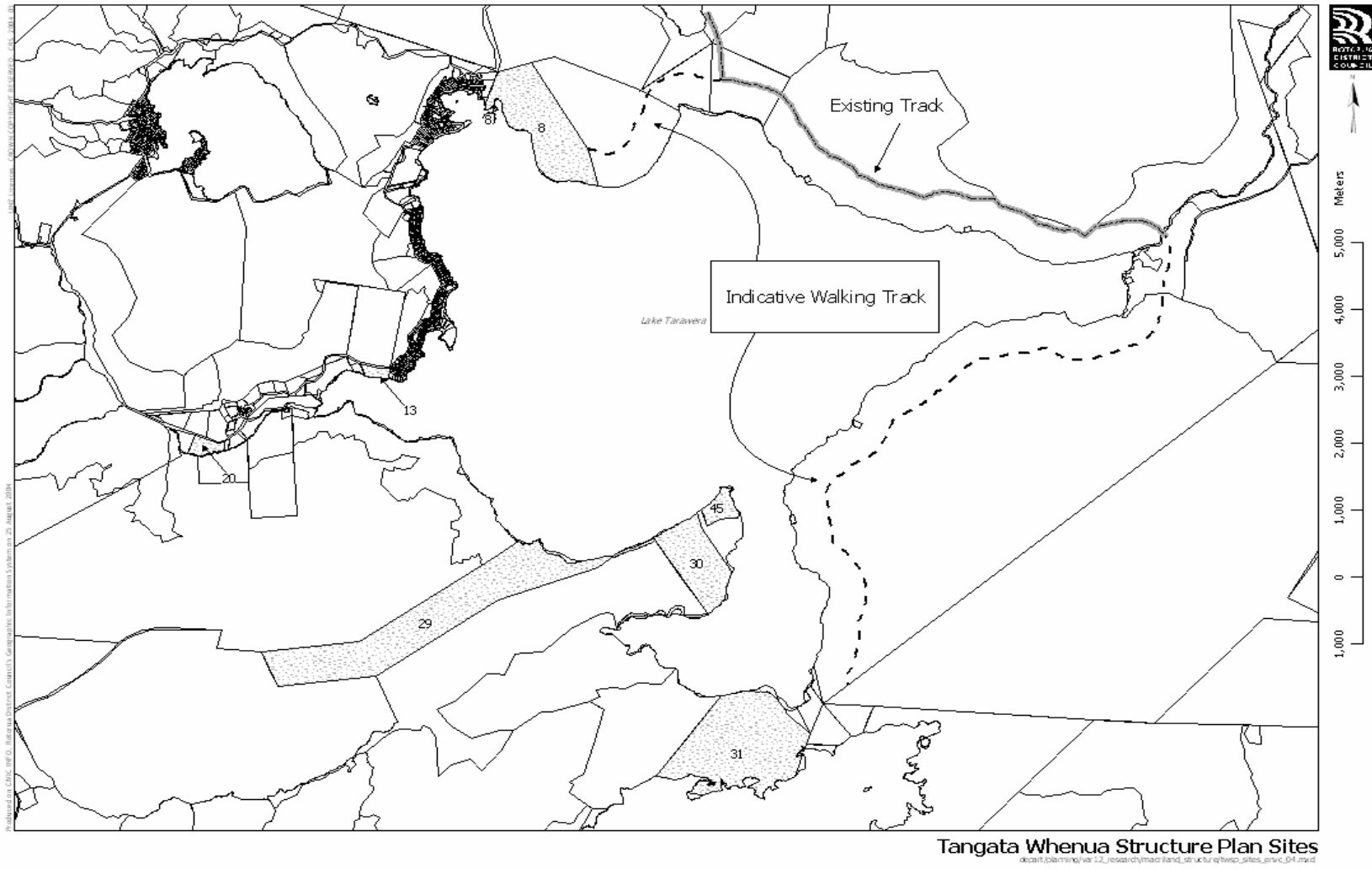
### S5.4B STRUCTURE PLANS BY WAY OF A LAND USE CONSENT

For *sites* identified on the Tangata Whenua Master Structure Plan that have not had Structure Plans developed for them (*Sites 8, 29, 30, 31 and 45*), Structure Plans for *marae*, papakainga houses, kaumatua houses, tourist accommodation as defined in **Section 10.0** of this Volume (**Volume 1**) and tourist activities, can be applied for by way of a *Discretionary Activity* Land Use Consent. The following factors shall be taken into account when selecting *development* areas on the identified *sites* and when considering an application:

## SECTION 5.0 EXPLANATION AND PRINCIPAL REASONS

- 1 The provision of appropriate *development* opportunities to enable the relationship of Tangata Whenua and their culture and traditions with their ancestral *lands, water, sites, waahi tapu* and other taonga.
- 2 Avoiding as far as is practicable *development* in *riparian areas* and enhancing the restoration of *indigenous vegetation* in *riparian areas*.
- 3 The level of vegetation *disturbance* necessary to construct *building platforms* and access to the *site*. In this respect, the *disturbance* of *exotic vegetation* is preferred but where there is no alternative *indigenous vegetation* may be disturbed. The *disturbance* of *indigenous vegetation* is to take into account the quality of the *indigenous vegetation* on *site*. Vegetation of a lesser age, structure, density and rarity is preferred.

# SECTION 5.0 EXPLANATION AND PRINCIPAL REASONS



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<sup>4</sup> The reader is advised that the sites identified for Tangata Whenua Structure Plans are not numbered sequentially. The numbers shown on the diagram replicate numbers from an original source document. There is difficulty in renumbering the Structure Plan sites and maintaining the integrity of the source document concerned.

## SECTION 5.0 EXPLANATION AND PRINCIPAL REASONS

- 4 The extent of *earthworks* required to provide *building platforms* and access to the *site*. In this respect, *earthworks* should also avoid *slopes* that exceed 24° and prominent and upper *slopes* and ridges.
- 5 The protection of historic heritage sites.
- 6 The siting of *buildings* in discrete areas, with low visibility from any *lake*, *viewpoint* or *public reserve*.
- 7 The scale and intensity of the activity.

### S5.5 WATER QUALITY

The existing *water* quality in Lakes Tikitapu, Rotokakahi, Okataina and Tarawera is high, being a product of generally large tracts of bush and forest cover with minimal *earthworks*, sedimentation episodes and urbanised areas. The maintenance of such good *water* quality standards will only be possible by careful management of *land* use practises and therefore Council will be monitoring *development* – particularly *earthworks* (not covered by *Regional Council* rules) and stormwater *discharges*.

The *water* quality in Lake Okareka is still of a relatively high standard while Lake Rotomahana has geothermal activity that influences *water* quality. *Water* quality in Lake Okaro is poor.

The *water* quality of the Rotorua Lakes, including those within the Lakes A Zone, is monitored by Environment BOP. The results of this monitoring for the period 1992-1994 provides a base level for the *water* quality of the *lakes* contained in Environment BOP's Operative Regional Plan for the Tarawera *River Catchment*. It is from this base level that trends relating to *water* quality improvement or degradation are able to be determined. Statements concerning the 'nutrient status'

of each *lake* within the Lakes A Zone as contained in section 5.2 above under the heading 'Natural Science' reflect the respective base level *water* quality position.

### S5.6 WETLANDS

*Wetlands* are important for habitat values, maintenance of *water* quality in the *lakes*, contributing to the natural character of the margins of the *lakes*, and as landscape features in their own right. For these reasons this *Plan* has strong objectives and policies and rules relating to their protection.

This *Plan* relies on the *Regional Council's* rules for *wetland* modification. *Wetlands* are included in the criteria for taking *Esplanade Reserves* or *Strips*, and where *wetlands* are present on its own reserves Council will manage them to retain their values.

### S5.7 INDIGENOUS VEGETATION, INDIGENOUS FAUNA AND HABITATS

The values ascribed to the vegetation (biodiversity including habitats, landscapes, natural character, *water* and soil conservation) are very important in the Lakes A Zone, and so the circumstances where *disturbance* can be carried out as *Permitted Activities* are closely detailed.

This *Plan* identifies 'Recommended Areas for Protection' (RAPs) which are to be protected through *Plan* rules to assist in the retention of the District's indigenous biodiversity. Council has considered alternative approaches including public purchase and assistance with management of the areas.

Vegetation provides habitat for birdlife and in particular indigenous species. The Lakes are an internationally significant habitat for trout. There are also important habitats for aquatic

## SECTION 5.0 EXPLANATION AND PRINCIPAL REASONS

birds including the endangered New Zealand dabchick.

### S5.8 RIPARIAN AREAS AND PUBLIC ACCESS

The definition of *riparian areas* uses three sets of criteria: presence of waterbodies and geothermal areas, the sensitive *landscape area* and the less sensitive *landscape area*, and *slope of land*. Each criterion will need to be determined on a *site-by-site* basis.

This *Plan* does not identify the *riparian areas* as ‘no go’ areas but states where *land* management needs to be subject to more stringent controls because of the environmental risks.

The management of *riparian areas* will seek to protect the intrinsic values, manage the *effects* of *land* use on waterways and maintain public access where it retains the natural character values.

All the *lakes* except for Rotokakahi are used for public recreation. Access around sections of *lake* edges is possible because of the extensive network of existing reserves managed by both the Department of Conservation and Rotorua District Council. However, practical access is hindered by lack of formed tracks and by intervening blocks of private *land*.

### S5.9 GEOTHERMAL FEATURES

*Geothermal features* and the volcanic landforms are part of the natural character of the Lakes A Zone and as such are an integral part of the assessment criteria for resource consents. The maintenance and enhancement of such features through the District *Plan* is a key factor particularly in the consideration of *earthworks* and *disturbance* of vegetation.

### S5.10 SOILS

The soils that covers nearly all of the Lakes A Zone are very recent, resulting from Rotomahana muds produced by the 1886 Tarawera Eruption. They are relatively fertile, but being fine-grained and unstructured, are particularly susceptible to instability and erosion. These soils make up one of the 8 at-risk *land* classes in the Bay of Plenty identified by Environment BOP. Depending on their location, they are between a few centimetres to several metres thick. Underlying them are several paleosols (old soils developed from previous volcanic ash layers).

The issue of avoiding pollution of soils is dealt with through **Part Fourteen** that forms part of **Rule 1.1** of the Lakes A Zone (full text version).

### S5.11 RECREATIONAL OPPORTUNITIES

Policies specifically target the attributes of each *lake* environment that provides recreational opportunities. Such values are reflected in the character statements.

Recreational pressures and conflicts have been identified. For example those seeking solitude or an undisturbed fishing spot find motorised *water* sports intrusive and disruptive.

Access via *boat launching ramps* is regulated under the Regional Plan for the Tarawera *River Catchment* along with jetties. Access Lanes (i.e. ski and jetski lanes) on the *lakes* are presently established under bylaws under the Harbours Act 1950, and the main criteria for establishing them are navigation and safety.

Environment BOP has transferred its administration of jetties under the Operative Regional Plan for the Tarawera *River Catchment* to the Rotorua District Council, as well as



## SECTION 5.0 EXPLANATION AND PRINCIPAL REASONS

administration of its bylaws relating to navigation and safety in the *lakes*. The Lakes A Zone contains provisions where necessary as a refinement of regional provisions controlling *lake structures* to recognise their cumulative *effects* on natural character. *Lake* surface activities, particularly motorised craft, are controlled to reflect the natural character attributes of each *lake*, especially noise. Large craft (*vessels*) are also controlled to reflect the natural attributes of the *lakes*. Large craft are particularly visible in small enclosed *lakes*, and houseboats can become a de facto residential *development* with the attendant visual, effluent and access problems.

### S5.12 INFRASTRUCTURE AND UTILITY SERVICES

This *Plan* enables the continuance of on-site provision of *water* supply, sewage disposal and stormwater management as well as *community water supply* and reticulated sewerage systems subject to the management of adverse *effects*.

All works and *network utilities* provide services for the ongoing functioning of the community. Given the significant natural character values in the *lakes* area, new services will be required to minimise adverse *effects* on the environment. However, the rules acknowledge the present alignment and characteristics of above ground electric and telecommunication lines and *structures* that support them.

Construction of new *roads* or widening of existing *roads* requires careful design to maintain or improve the scenic and vegetated character of *roads* to ensure the naturalness of the outstanding landscapes of the Lakes A Zone are maintained and enhanced.

### S5.13 NATURAL HAZARDS

There is a wide range of possible natural hazards and some created hazards that constrain development. The *lakes* area has a significantly large number of faultlines, the avoidance of which by development,

would be impossible. As such, Council's approach is to keep *development* at a relatively low density, to apply the provisions of the Building Act 1991 and implement evacuation procedures rather than prohibit further *development* in the area. It is not considered practical to avoid the *effects* of earthquake and volcanic eruptions other than timely evacuation.

Council is managing stormwater *effects* and mitigating flood hazards. The risk of fire hazard from allowing built *development* in bush environments is acknowledged. However, those choosing to live in such vegetated environments must live with this risk in the context of a largely undeveloped landform covered in *indigenous vegetation*.

### S5.14 SUBDIVISION AND DEVELOPMENT

The creation of *land* titles, *building platforms* and the scale of *buildings* and *structures* are all to be managed to retain the natural character of the Lakes A Zone. As such, subdivision is relatively limited to opportunities in the settlement and bush settlement areas. Larger scale rural lot subdivision is provided for in the remainder of the zone.

#### Appropriate and Inappropriate Activities

The Lakes A Zone has taken an 'activity neutral' approach by not listing what sorts of *development* can or cannot be undertaken in the Lakes A Zone. Instead, performance standards are defined, such as those limiting the size of *buildings* and their minimal distances from boundaries or streams, and the minimum size of a property. Not only residential but many types of *development* may be able to comply with these performance standards, but to provide clear direction that it is not an invitation to commercial use, such as for retailing or entertainment, there are also strict standards limiting traffic and noise generation based on individual

## SECTION 5.0 EXPLANATION AND PRINCIPAL REASONS

household levels. The rural *land* use activities of farming, forestry and conservation are however also recognised as having an important place in the Lakes A Zone, and their traffic and noise anticipated.

Thus while there is no prescription for the Lakes A Zone as to what is or is not allowed, it is implicit that the intent is for residential, farming, forestry and conservation, as well as day visitors and some small scale visitor accommodation activities.

### S5.15 *ESPLANADE RESERVES AND STRIPS*

Much of the Lakes A Zone is already held in *public reserve* which affords associated recreational and access opportunities.

Council will continue to acquire (through the provisions of the *RMA*) *esplanade reserves* and *strips* to:

- Assist in the management of riparian margins from an ecological perspective;
- Improve public access along the *lake* margins and to/from the *lakes*; and
- Assist in the retention of *indigenous vegetation* clad character of *lake* margins.

### S5.16 *AMENITY*

The natural character of the Lakes A Zone generates *amenity values* associated with undeveloped, peaceful, vegetated wilderness with minor intrusions of *buildings*. There is potential for conflict to occur among residents and/or visitors, who have different amenity value sets. This is particularly evident in relation to motorised craft on *lakes*, including jet skis and *water* skiers and the intrusion that this causes to fishermen (anglers) and residents on shore.

The Council has acknowledged the unique natural character of the area, its value as a nationally significant geographical area for its natural features of indigenous flora and fauna and *lake* recreational environment where public access is significant, and significant cultural heritage. The acknowledgement is reflected in this *Plan's* rules which seek containment of built *development* and the emphasis on retention of the natural character.

The management of *effects* that cause nuisance or annoyance to other people is achieved through defining the *amenity values* enjoyed by residents and visitors.

In the Lakes A Zone, amenity relates to noise, spill light or stray light emissions and electromagnetic radiation. Other aspects of amenity are dealt with under other headings such as natural character and landscapes.

### S5.17 *ENHANCEMENT*

Enhancement of natural landscape attributes is promoted and allowed for throughout the Policies (**Section 4**). The enhancement measures are intended to restore attributes of natural character of the *lands* and *waters* of the Lakes A Zone. These attributes include the **ecology** of the *lands* and *waters* as well as addressing people's **experience** of these places, in particular how things look in terms of their naturalness.

The types of enhancement envisaged include:

- Enhancement of the indigenous ecology, through supporting or establishing ecological corridors, and, in providing a *buffering* habitat for indigenous fauna;
- Protection of waterbodies and enhancement of *water* quality through the establishment and enlargement of vegetated

## SECTION 5.0 EXPLANATION AND PRINCIPAL REASONS

*buffers*, through increased vegetative cover, and, also through *wetland* restoration or establishment;

- Revegetation of erosion prone *land* and of prominent landforms; and
- The nestling of *development* into an ecological framework.

### S5.18 REVEGETATION

The enhancement measures provided for in the Lakes A Zone anticipate considerable revegetation. Revegetation is intended to involve the re-establishment of the local, indigenous plant communities that belong on each type of landform. To assist in the establishment of such *indigenous vegetation*, nurse plantings of non-invasive exotic species may be utilised, providing their removal would not adversely affect visual amenity, ecological, or soil and *water* values. A commercial *plantation* is not intended.

**SECTION 6.0****METHODS OTHER THAN RULES****Methods**

Methods other than rules are actions Rotorua District Council will or may take outside the District *Plan* to help achieve the objectives of the Lakes A Zone.

**M1.0 TANGATA WHENUA**

**M1.1** To consider transferring, where appropriate, functions, powers and duties to iwi authorities in terms of s.33 of the *RMA*.

**M1.2** To consider delegating, where appropriate, functions, powers and duties to a Committee of Council comprising the relevant Tangata Whenua representatives in terms of s.34 of the *RMA*.

**M1.3** To encourage applicants to consult the affected Tangata Whenua prior to submitting any request for a *Plan* Change.

**M1.4** To consult the affected Tangata Whenua on any proposal for a *Plan* Change or Variation.

**M1.5** To provide for tikanga Maori and *Marae* hearings where appropriate, and for the use of Maori language in statutory procedures, where the Tangata Whenua are an affected party.

**M1.6** To provide, where appropriate, for tikanga Maori and *Marae* hearings on the request of an applicant where the Tangata Whenua are the applicant.

**M1.7** To provide for the appointment of a person with recognised expertise in tikanga Maori to any hearing committee where ancestral taonga or tikanga Maori is a significant issue to the Tangata Whenua.

**M1.8** To recognise the importance of Maori customary, cultural and traditional knowledge.

**M1.9** To enable the Tangata Whenua to participate in the assessment of the *effects* of any activity on relationships with ancestral taonga, including public access to, or use of, ancestral taonga.

**M1.10** To consider altering this *Plan* where a finding on a Treaty claim by the Waitangi Tribunal, or a resolution by direct negotiation with the Crown, includes matters affecting the management of *natural and physical resources*.

**SECTION 6.0****METHODS OTHER THAN RULES****Methods****M2.0 WATER QUALITY:**

- M2.1** To work with Environment BOP and landowners to promote *land* management in the *lake catchments* (including human effluent disposal) that enables the standards set by Environment BOP for *water* quality and *discharge* and *water* permits to be met.
- M2.2** To work with Environment BOP to manage activities on the surface of *water* that enable the *water* quality standards set by Environment BOP to be met.
- M2.3** To work with Environment BOP and landowners to establish adequate riparian *buffers* and *wetlands*, and to minimise nutrients entering the *lake*.
- M2.4** To promote the upgrading of existing stormwater systems as practicable, having regard to:
- a) upgrade opportunities;
  - b) cost effectiveness
  - c) availability of *land*;
  - d) potential damage to utilities;
  - e) *effects* on the environment;
  - f) protection of *water* quality.

**SECTION 6.0****METHODS OTHER THAN RULES****Methods****M3.0 AQUATIC ECOSYSTEMS:**

**M3.1** To promote the protection of known habitats of indigenous birds and aquatic fauna and trout in *lakes* and streams.

**M3.2** To work with Environment BOP, the Department of Conservation and to identify the distribution of indigenous aquatic habitats and vegetation in the *lakes*.

**M3.3** To protect Rotomahana from further invasion by aquatic weeds by controlling boat access using Council's powers under the Reserves Act 1977 and Lakes' Bylaw delegated by Environment BOP under the Harbours Act 1950.

**M3.4** To assist funding to provide informative *signs* at boat ramps concerning the spread of aquatic *pest plants* and *pest animals*, and to provide boat wash-down facilities at boat ramps where practicable.

**M3.5** To work with neighbouring Councils and the Department of Conservation (DOC) on co-ordinated approaches for managing the risks of spread of aquatic weeds and pest fish.

**M3.6** To rely on the *Regional Council* to regulate *discharges to water* and *water takes*.

**M3.7** To work with landowners, Environment BOP and other organisations to rehabilitate streams and *wetlands*.

**M4.0 WETLANDS:**

**M4.1** To fund assistance for *wetland* protection in Financial Strategies and Annual Plans.

**M4.2** To manage *wetlands* in Council reserves in ways that retain or enhance their viability and habitats by:

- a) retaining watertables;
- b) rehabilitation planting;
- c) *pest plant* and *pest animal* control;
- d) removal of exotic plant species;
- e) prevention of grazing.

**M4.3** To promote the importance and protection of *wetlands*.

**M4.4** To rely on Regional rules to regulate modification of *wetlands*.

**M5.0 INDIGENOUS VEGETATION AND HABITATS:**

**M5.1** To require and facilitate the ongoing management of protected areas of *indigenous vegetation* and habitats.

**SECTION 6.0****METHODS OTHER THAN RULES****Methods**

- M5.2** To co-operate with other agencies which have responsibilities relating to *indigenous vegetation* and promote the control of *pest animal* and *pest plants* within protected areas.
- M5.3** To work with landowners who own *indigenous vegetation* on ways of protecting and enhancing indigenous biodiversity including, where relevant, the use of *exotic vegetation*.
- M5.4** To fund assistance for protection and rehabilitation in Financial Strategies and Annual Plans.
- M5.5** To use the presence of *indigenous vegetation* and habitats as criteria for reserves acquisition as a financial contribution.
- M5.6** To manage Council reserves with an objective to retain or enhance the viability of existing areas of *indigenous vegetation* by:
- a) planting with locally-sourced indigenous species;
  - b) controlling *pest plant* and *pest animals*;
  - c) preventing grazing;
  - d) where appropriate, removal of exotic species.
- M5.7** To work with the Ministry of Agriculture and Forestry on the production of sustainable forest management plans and permits that promote the protection of indigenous ecosystems and habitats.
- M5.8** To support the QEII National Trust.
- M5.9** To invite support for this *Plan's* objectives from Nga Whenua and New Zealand Nature Heritage Fund and similar bodies.
- M5.10** To consider rate rebates for *indigenous vegetation* and habitat areas that are protected.
- M6.0 RIPARIAN AREAS:**
- M6.1** To manage Council reserves, including *esplanade reserves*, in ways that protect or enhance riparian values, including:
- a) *wetlands*;
  - b) reedbeds;
  - c) areas of indigenous terrestrial vegetation;
  - d) known habitats of aquatic indigenous fauna and trout, and indigenous birds;
  - e) aquatic ecosystems;
  - f) mitigation of adverse *effects* of the use and *development of land* on lakes and streams;

**SECTION 6.0****METHODS OTHER THAN RULES****Methods**

g) threatened indigenous species.

**M6.2** To allow Council reserves, including *esplanade reserves* to be privately occupied only by way of a lease or licence and only where it can be shown that:

a) The values in M6.1 are maintained and, where consistent with an operative reserve management plan, enhanced; and

b) Practicable public access is not restricted; and

c) Such occupation is provided for in the Operative Reserve Management Plan, and can be lawfully established under the Reserves Act 1977.

Council may place *conditions* on the lease to protect these matters, and to control appearance and maintenance.

**M6.3** To prefer good *land* management practises in the *catchment* through techniques such as *Environmental Property Plans* over reliance on *riparian areas* as the sole *buffer* to the *lake's* receiving environment.

**M6.4** Except in situations where a particular rule applies, to negotiate with developers or subdividing owners with an aim to achieving riparian management of *lakes, rivers* and *wetlands* which maintains or enhances the above values. Council will consider *esplanade strips* or some other suitable covenant or easement.

**M6.5** To recommend to the *Regional Council* the *discharge* of any *LIA* (Land Improvement Agreement) as appropriate where it has been replaced by an *esplanade instrument* of at least the same terms and area.

**M6.6** To promote the values of *riparian areas* and the value of their good management

**M7.0 GEOTHERMAL FEATURES:**

**M7.1** To rely on Regional Rules to control the taking and *discharge* of geothermal fluids.

**M8.0 AIR:**

**M8.1** To rely on Regional Rules to regulate air quality.

**M9.0 SOILS:**

**M9.1** To encourage, with Environment BOP, the use and management of *land* in a manner which recognises the erodability of the soils, including:

a) minimising cultivation on *slopes* over 15°;

b) encouraging alternatives to pastoral grazing on *slopes* over 15°;

c) retention of intact vegetation in dry valleys (*ephemeral watercourses*).



**SECTION 6.0****METHODS OTHER THAN RULES****Methods**

**M9.2** To promote in conjunction with Environment BOP, and be involved with, *Environmental Property Plans* which meet the objectives of the Lakes A Zone.

**M9.3** To support Environment BOP's promotion of sustainable management of *land* and soil conservation.

**M10.0 HISTORIC AND CULTURAL HERITAGE**

**M10.1** To work with the Tangata Whenua and agencies with responsibilities for historic and cultural heritage management to:

- a) obtain up-to-date information on the location and nature of historic and cultural places including sites or areas with characteristics of special value to the Tangata Whenua;
- b) seek protection of these places including where appropriate, progressively updating this *Plan*.

**M10.2** To consider rates rebates for historic or cultural heritage sites that are protected.

**M11.0 INFRASTRUCTURE AND UTILITY SERVICES:**

**M11.1** To promote and encourage where practical the establishment of pedestrian and cycle networks separate from the vehicular traffic network.

**M11.2** To promote undergrounding or discreet overhead cabling of existing lines for conveying electricity and telecommunications.

**M11.3** To fund assistance to off-*road* walkways and cycleways in the Tarawera settlement that do not mimic footpaths.

**M11.4** To work with roading providers and Environment BOP in developing Regional Land Transport Strategies, which may include new *roads* and widening of existing *roads*.

**M11.5** To prepare annual *road* and traffic management work programmes as part of the Annual Plan process.

**M11.6** To use provisions in other legislation such as the creation of Bylaws under the Local Government Act 1974, to control activities, such as hawking in or adjacent to *roads*.

**M12.0 PESTS:**

**M12.1** To provide, in conjunction with the SPCA, an euthanasing service for unwanted cats and dogs.

**M12.2** To promote, in conjunction with Environment BOP and the Department of Conservation as appropriate, the control of *pest plants* and *pest animals* in *protected natural areas (PNAs)* by:

- a) considering funding assistance in Financial Strategies and Annual Plans for community and landowner initiatives;
- b) undertaking regular education and advertising programmes;

**SECTION 6.0****METHODS OTHER THAN RULES****Methods**

c) producing and distributing information.

**M12.3** To facilitate, in conjunction with other interested parties, a public debate about the threats of cats and dogs to indigenous fauna, and the best way to address those threats.

**M13.0 RECREATIONAL OPPORTUNITIES:**

**M13.1** To provide access to all *lakes*, except Rotokakahi and Rotomahana, in accordance with landscape policy.

**M13.2** To encourage and support community stream and *lake* care groups to manage access and amenity along streams and *lake* edges where these initiatives do not compromise existing *indigenous vegetation* and wildlife habitats.

**M13.3** To establish access suitable for public enjoyment along Council reserves, including *esplanade reserves* but which avoid excessive access to *wetlands*, to sensitive habitats especially of indigenous birds, and to identified *waahi tapu*.

**M13.4** To establish and maintain public walkways along Council reserves, including *esplanade reserves* in accordance with Reserves Management Plans.

**M13.5** To provide *signs* that inform the public of restrictions on the use of *lakes*.

**M13.6** To administer those functions of Environment BOP relating to *lake structures* in accordance with the terms of transfer of powers under s.33 of the *RMA*.

**M13.7** To work with the Department of Conservation on rationalisation of recreational management and facilities on Council and Departmental Reserves.

**M13.8** To work with the Department of Conservation on the co-operative provision of toilet facilities on reserves, particularly where access lanes are located.

**M13.9** To investigate the feasibility of providing holding tank pump-out facilities at *boat launching ramps*.

**M14.0 NATURAL HAZARDS:**

**M14.1** To maintain a register of known hazards on property files or on Council GIS.

**M14.2** To develop evacuation procedures and lifeline routes sufficient to deal with existing and future levels of population, including visitors.

**M14.3** To raise public awareness of natural hazards within the Lakes A Zone, particularly the fact that the entire Lakes A Zone is at risk from volcanic activity, including thick ashfall from the Okataina Volcanic Centre.

**M14.4** To manage *development* over active fault lines through the provisions of the Building Act 1991.

**SECTION 6.0****METHODS OTHER THAN RULES****Methods****M15.0 HAZARDOUS SUBSTANCES:**

**M15.1** The management of *hazardous substances* in the Lakes A Zone, is contained in **Part Fourteen** that forms part of **Rule 1.1** of the Lakes A Zone, which specifically addresses the storage, use, disposal and transportation of *hazardous substances* within the Rotorua District.

**M16.0 INTEGRATED MANAGEMENT WITH LOCAL AUTHORITIES**

**M16.1** To liaise with the *Regional Council* and adjacent District Councils to avoid duplication or overlapping of responsibilities and to provide timely and effective responses to those organisations in environmental management.

**M16.2** To ensure there are transparent and clear rules for the respective organisation with statutory responsibilities under the *RMA*.

## SECTION 7.0 ANTICIPATED ENVIRONMENTAL RESULTS AND MONITORING

ANTICIPATED ENVIRONMENTAL RESULTS	MONITORING
<ul style="list-style-type: none"> <li>The relationship of the Tangata Whenua and their culture and traditions with their ancestral <i>lands, water, sites, waahi tapu</i> and other taonga, is recognised and provided for.</li> </ul>	<ul style="list-style-type: none"> <li>To annually list resource consent applications by the Tangata Whenua approved by Council.</li> </ul>
<ul style="list-style-type: none"> <li>The adverse <i>effects</i> of use and <i>development</i> on the relationship of the Tangata Whenua and their culture and traditions with their ancestral taonga are avoided, remedied or mitigated.</li> </ul>	<ul style="list-style-type: none"> <li>To biennially monitor using Council records the number of sites of significance to the Tangata Whenua that have been modified, disturbed or destroyed.</li> </ul>
<ul style="list-style-type: none"> <li>Appropriate and meaningful consultation is undertaken with the Tangata Whenua on all matters of resource management significance to them.</li> </ul>	<ul style="list-style-type: none"> <li>To biennially survey a representative sample of the Tangata Whenua consulted by applicants to determine whether they are happy with the consultation processes and outcomes.</li> </ul>
<ul style="list-style-type: none"> <li>Sustained population levels at the settlements whilst maintaining the natural character of the Lakes A Zone.</li> </ul>	<ul style="list-style-type: none"> <li>To biennially monitor the percentage of indigenous vegetative cover in the settlement zones through the use of aerial photography.</li> <li>To biennially monitor the number of <i>buildings</i> built on the periphery of the two settlements to determine the robustness of the zone boundary, and effectiveness of the <i>site coverage</i> density rules.</li> </ul>
<ul style="list-style-type: none"> <li>Continuing viable rural enterprises in the Lakes A Zone.</li> </ul>	<ul style="list-style-type: none"> <li>To biennially survey <i>land</i> uses of the rural area to determine rural production and lifestyle use of <i>land</i>.</li> </ul>
<ul style="list-style-type: none"> <li>Retained or increased <i>land</i> area in <i>indigenous vegetation</i>, particularly in the riparian margins.</li> </ul>	<ul style="list-style-type: none"> <li>To biennially survey, using aerial photography, the <i>indigenous vegetation</i> cover throughout the Lakes A Zone, particularly the riparian margins.</li> </ul>
<ul style="list-style-type: none"> <li>Maintained and enhanced quality of <i>indigenous vegetation</i> habitats.</li> </ul>	<ul style="list-style-type: none"> <li>To carry out five yearly flora and fauna surveys of 10% of vegetated <i>land</i> in 10 preset locations to determine quality of flora and fauna.</li> </ul>
<ul style="list-style-type: none"> <li>To avoid intrusion of <i>buildings</i> and <i>structures</i> into the volcanic landforms,</li> </ul>	<ul style="list-style-type: none"> <li>To determine by photography the intrusion of <i>buildings</i> and <i>structures</i> into the Lakes A Zone by biennial sample survey of key view points including</li> </ul>

## SECTION 7.0                      ANTICIPATED ENVIRONMENTAL RESULTS AND MONITORING

ANTICIPATED ENVIRONMENTAL RESULTS	MONITORING
particularly the steep <i>slopes</i> and <i>ridgelines</i> .	key <i>ridgelines</i> , <i>riparian margins</i> and <i>volcanic landforms</i> .
<ul style="list-style-type: none"> <li>Sustained recreational opportunities in the Lakes A Zone and enhanced access, use and enjoyment of the <i>lakes</i>.</li> </ul>	<ul style="list-style-type: none"> <li>To annually monitor changes in <i>riparian management</i> through <i>esplanade reserve</i>, <i>esplanade strip</i> creation or use of other legal mechanisms for protection.</li> </ul>
<ul style="list-style-type: none"> <li>Avoidance of intrusive noise levels.</li> </ul>	<ul style="list-style-type: none"> <li>To undertake triennial noise surveys at key <i>public reserves</i> within the Okareka and Tarawera Policy Areas.</li> </ul>
<ul style="list-style-type: none"> <li>Retained recreational opportunities on the <i>lakes</i>.</li> </ul>	<ul style="list-style-type: none"> <li>To triennially survey:               <ul style="list-style-type: none"> <li>- <i>lake</i> use and the adequacy of <i>lake</i> and lakeside facilities and public access to and around the <i>lakes</i>;</li> <li>- <i>lake</i> users' views on the adequacy to which natural character, <i>water</i> quality and conflicts in <i>lake</i> use are being managed.</li> </ul> </li> </ul>
<ul style="list-style-type: none"> <li>Reduction in the number of private jetties and moorings unless required for access for landlocked <i>sites</i>.</li> </ul>	<ul style="list-style-type: none"> <li>To maintain a register of lawful <i>lake structures</i> including moorings, and to undertake annual surveys of their condition and, using photography, their cumulative <i>effects</i> on natural character.</li> </ul>
<ul style="list-style-type: none"> <li>Reduced numbers of public complaints about conflicts of use within the Lakes A Zone.</li> </ul>	<ul style="list-style-type: none"> <li>To monitor <i>conditions</i> of resource consents and complaints.</li> </ul>
<ul style="list-style-type: none"> <li>Protection of areas with natural or cultural heritage.</li> </ul>	<ul style="list-style-type: none"> <li>To maintain a register of areas containing natural or cultural heritage that have protective instruments or reserve status.</li> </ul>