

Nelson Landscape Study

Identification of outstanding natural features & landscapes
and other landscape sensitive areas for Nelson City Council

By Boffa Miskell Ltd

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Executive Summary

Boffa Miskell Ltd were engaged by Nelson City Council to review the existing landscape provisions within the Resource Management Plan and to identify and recommend actions for better defining the landscape overlays and improving the landscape management provisions within the plan.

The objective of this study was not to undertake a comprehensive landscape assessment, involving a classification of the entire district. Rather it was intended to be a focussed and targeted study to identify sensitive landscapes worthy of special management within the Nelson Resource Management Plan ("the RMP"), and to make recommendations for their management and protection, particularly where their landscapes may be vulnerable or potentially threatened. The study also sought to identify outstanding natural features and landscapes worthy of special management within the Nelson City district. .

The landscape assessment covers the area within the jurisdiction of Nelson City Council with the aim of assisting the council in identifying key landscapes to better fulfil its obligations under Part II of the Resource Management Act 1991.

Sections 2.0 – 4.0 provide the base information in terms of background discussion, a review of the existing landscape provisions within the Nelson Resource Management Plan (RMP), and the methodology and criteria for identifying and evaluating these landscapes.

An initial analysis of the existing landscape overlay and associated RMP provisions resulted in the following three key findings:

- The existing overlay boundaries are not clearly defined in the plan with respect to what appears on the ground.
- The current landscape overlays and the associated provisions do not extend to the remote and extensive rural hinterland to the north of the urban area.
- The existing provisions in the plan need to be revised and more focussed on

managing the effects of change.

- There are currently no outstanding natural features and landscapes recognised within the plan.

A targeted assessment of the district's landscape resource identified particular features and landscapes worthy of special management. Eighteen specific landscapes or features have been identified and grouped around five proposed landscape overlays. These landscape overlays are:

- Outstanding Natural Features & Landscapes Overlay
- Ridgelines & Hilltops Landscape Overlay
- Lower Foothills Landscape Overlay
- Coastal Margins Landscape Overlay
- Amenity Landscapes Overlay

Sections 5.0 to 8.0 provide the assessment for each of the identified landscapes or landscape features. Each landscape is assessed in terms of its landscape values, sensitivity to change, and development considerations, with recommendations to better manage these identified values.

Section 9.0 provides general recommendations for objectives and policies within the plan.

A glossary of technical landscape planning terms used in this assessment is included as an appendix.

In summary the report recommends replacing the existing landscape overlay with five new overlays and associated provisions that better provide for the particular landscape values within the Nelson City Council boundaries. It is considered that this would better create a hierarchy within the RMP in terms of the importance of these landscapes and their values as a basis for more appropriate management in relation to Part II of the Resource Management Act.

1.0 Background

Nelson City Council administers a district of 42,133 ha in area, stretching from Waimea Inlet to Cape Soucis and inland to the defining ridge of the Bryant Range. The urban area itself is situated within an intensively modified coastal strip, between the foreground of the Nelson Haven and an immediate defining backdrop of hilltops and ridgelines. Further inland unfolds an extensive rural hinterland of relatively steep hill country sloping up to the Bryant Range and incised with a number of river valley systems of varying scales. In broad terms, the landscape of the district can be characterised as the coastal environment, hilly backdrop and inland valleys, as well as being readily differentiated into its urban and rural component parts (*Map 1.0*).

Nelson as a city, and its rural hinterland, is fundamentally shaped and formed by the topography. At a regional scale Nelson is located along a narrow coastal strip, facing northwest towards the vast expanse of Tasman Bay, with the Bryant Range dramatically defining Nelson from the Marlborough district to the East. These landscape features – the bay and the enclosing ridges to the east and on the opposite side of the bay in the west – are largely outside the Nelson City boundaries but represent some of the most significant landscapes within the city district.

The introduction to the district wide landscape objectives and policies in Chapter 5.0 of the Nelson Resource Management Plan (RMP) identifies the following major threats to the landscape character of Nelson:

DO9.i Major threats to the landscape character of Nelson include:

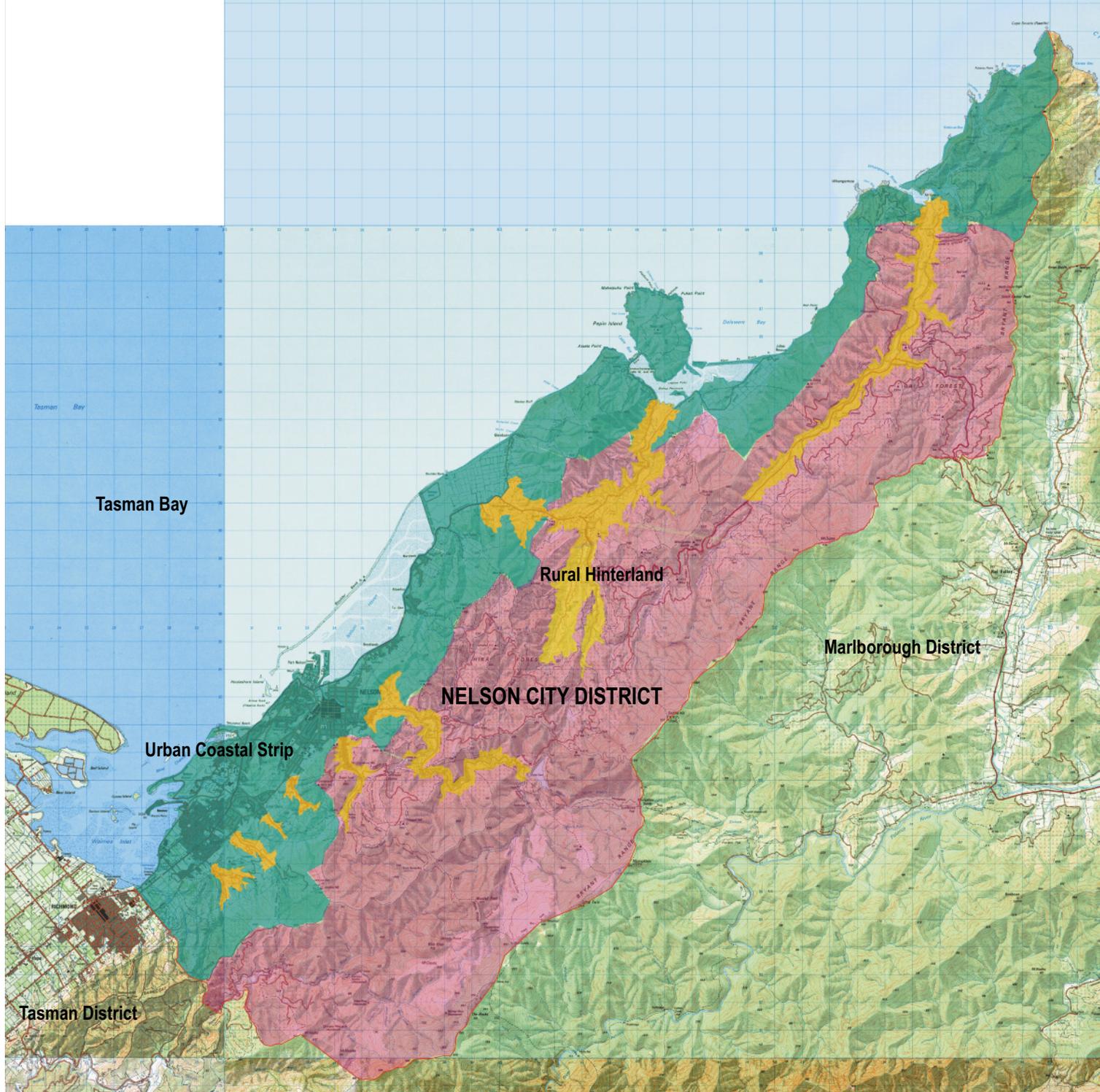
- a) Residential expansion especially along prominent ridgelines in the urban area. These result in loss of natural colours and patterns, development of a saw tooth appearance on the skyline ridge, and loss of public views from the ridge line.*
- b) Loss of views from within the urban area to prominent landscape features such as the coast or ridgelines. This may include the loss of prominent views from main routes in and out of the District, loss of views from within the central business district to the hills and coast, and blurring of the urban rural interface.*



The urban areas of Nelson are concentrated along a contained coastal strip set within a defining backdrop of hills and ridgelines that form an extensive rural hinterland



The inland areas of the district are incised by a number of river valley systems, such as The Brook shown, that provide rare flat land for urban expansion inland with a high visual absorption capacity.



LEGEND

-  Hill Country
-  Valleys
-  Coastal Environment
-  NCC Boundary

1 km

Map 1.0
Nelson Landscape
Character Areas



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c) Exotic forest establishment and harvesting along prominent foothills. This may result in removal of native vegetation, development of tracks and landings, and changes in landscape colours and patterns especially during harvesting.

d) The intrusiveness of structures (including signs and antennas) or tracks into otherwise “natural” or rural landscapes.

In recent years, more intensive development has occurred and is currently occurring in the valleys behind Nelson (the Maitai, Bishopdale, Ngawhātu, Brook and Marsden Valleys) and in the rural areas to the north and east of the city at Hira and the adjoining Lud and Teal Valleys, and the small rural settlements of the Glen and Cable Bay. In addition, subdivision consent approvals have allowed incremental urban growth into the rural backdrop along the coastal strip from Brooklands to Teal Valley and in the lower Stoke foothills. This is pushing out the boundaries of the urban residential area in what appears to be an ad hoc and uncoordinated pattern.

In addition, the remote northern rural part of the district has also become more vulnerable to development pressure since the notification of the RMP in 1996. This is partly due to the expansion in the region’s population, and the property boom that has dramatically increased demand for lifestyle subdivision. Further land uses, such as marine farms – now able to be developed in open coastal waters – represent new potential threats to the relatively unmodified natural character of this northern coastal environment.

Despite this growth, large areas of the district’s landscape resource remain in public ownership (*Map 2.0*), and to some degree this lessens the threats and development pressures on considerable parts of the district. In particular considerable portions of the town belt hills and coastal escarpments in the northern part of the district have the good fortune of being largely in public ownership.

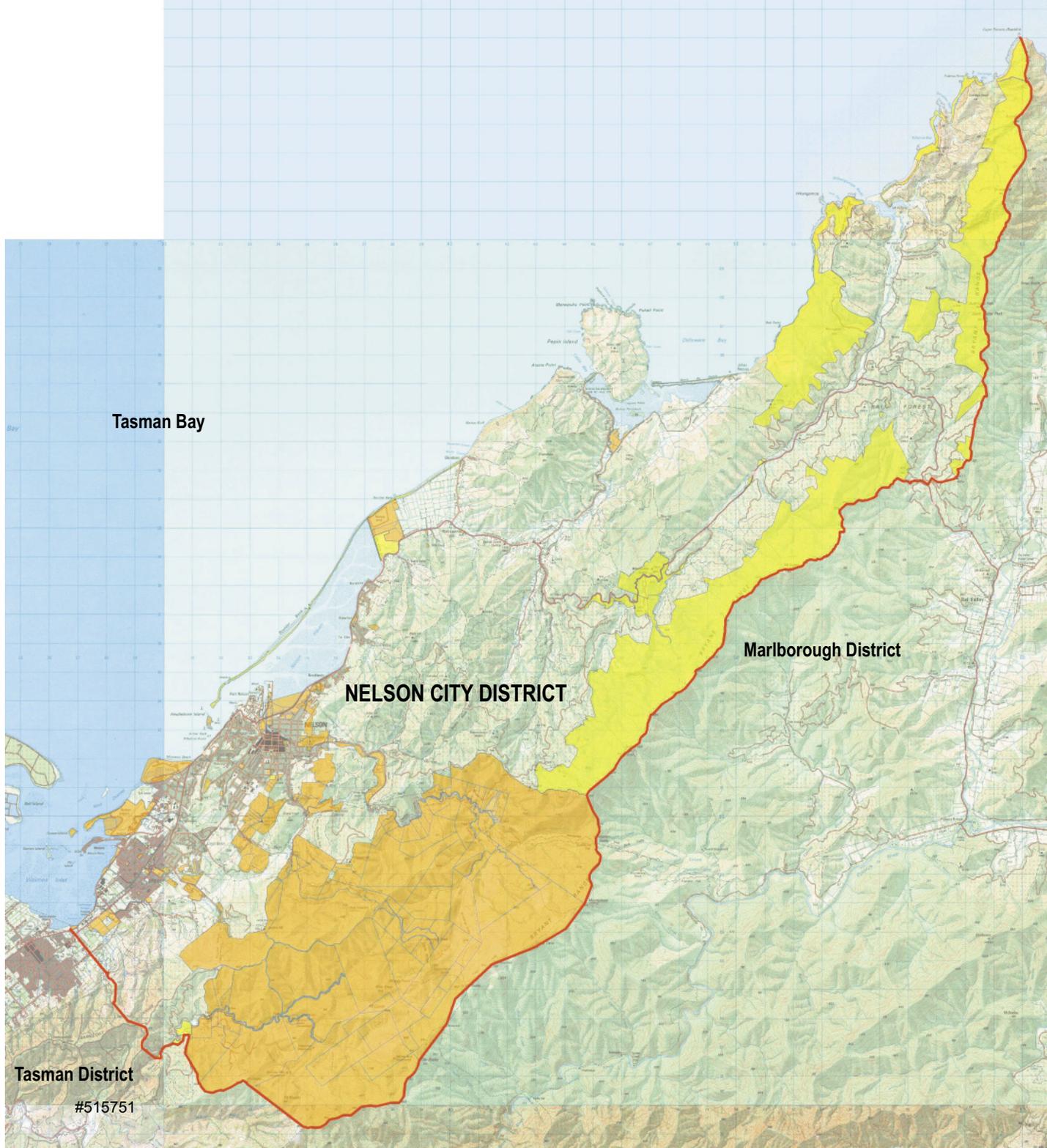
However, the effect of the new pressures and changes on the remaining parts of the district’s landscape have shown the current landscape provisions within the plan are ineffective in that they lack clear protection and management guidance for the district’s landscape values.



Residential expansion along prominent ridgelines can blur the urban-rural interface and become a visually obtrusive feature, resulting in a saw tooth appearance along the skyline ridge when viewed from the valley floor.



Greenfield subdivision. In recent years the small inland valleys behind the established urban area have come under increasing development pressure. urban-rural interface and become a visually obtrusive feature, resulting in a saw tooth appearance along the skyline ridge when viewed from the valley floor.



LEGEND



NCC Ownership



DoC Ownership



NCC Boundary

1 km

Map 2.0

Public Land Ownership



2.0 Existing Resource Management Plan Provisions

2.1 Landscape Overlay

The RMP describes the current landscape overlay as covering “*areas adjacent to the city, coast, and main traffic routes which are highly sensitive to development. They comprise mainly the ridge tops together with the most sensitive shoulder slopes*”. AP7.1 of the RMP describes the purpose of the landscape overlay as being to manage the “*location and form of development in order to mitigate adverse effects on the visual qualities of the areas*”.

These existing landscape overlays date back to a study by Works Consultancy Services in 1994. The location and extent of these overlays is shown on Map 3.0.

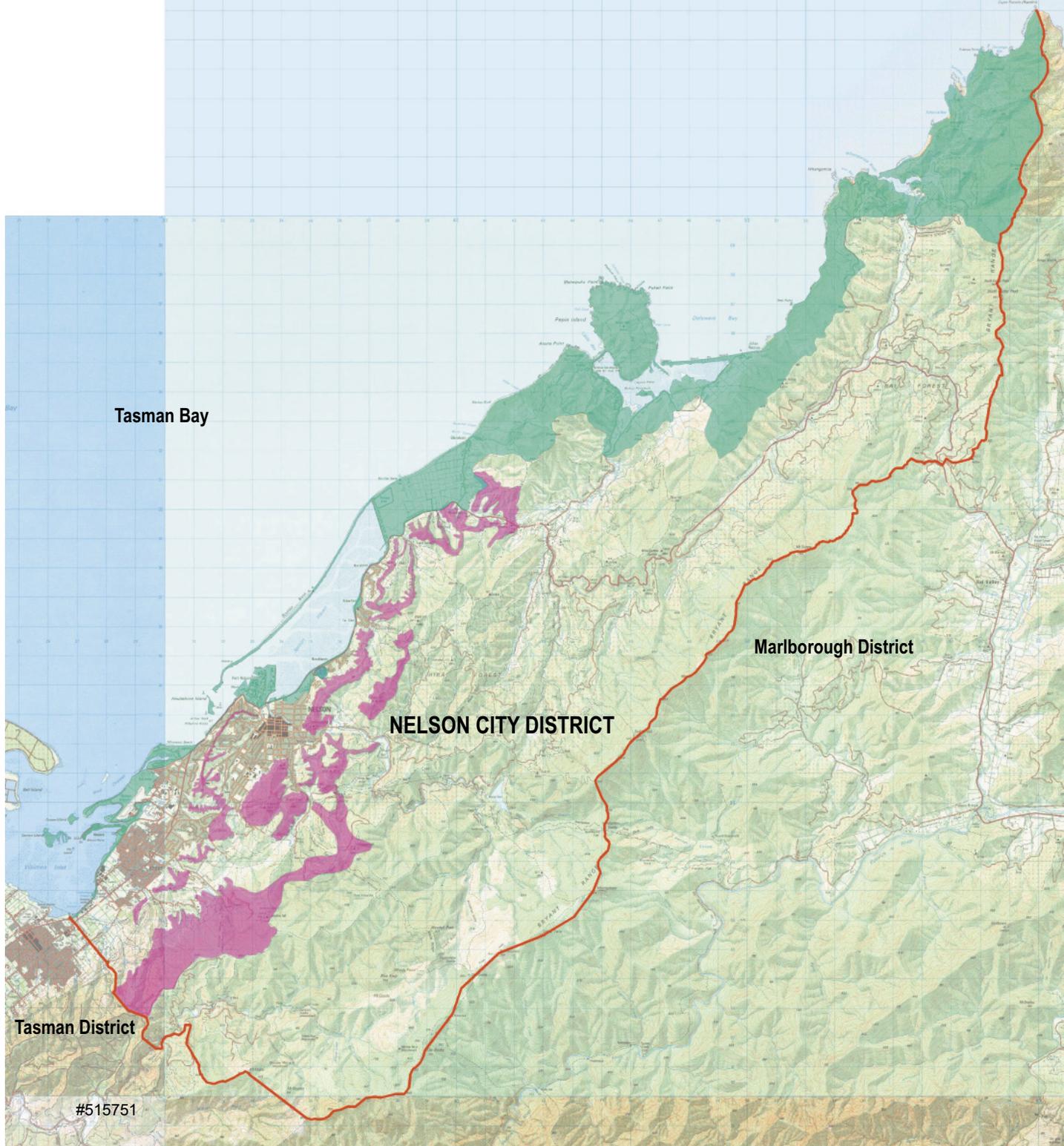
An analysis of the coverage of the existing landscape overlay indicates:

- The landscape overlay focuses on the immediate backdrop and context to the urban areas whereas the coastal overlay focuses on the opposite -the northern less modified rural coastline
- The landscape overlay does not map the rural hinterland beyond the immediate urban backdrop (ie Barnicoat and Bryant Ranges – Dun Mountain) and the northern rural hinterland from Hira to Cape Soucis
- Outstanding natural features or landscapes are not identified within the landscape overlay
- There appear to be some anomalies within the coverage and extent of what is or is not included within the landscape overlay
- The landscape overlay appears to have been formulated on the basis of landform or elevation only

The coverage of the landscape overlay has been called into question, where proposals that fall outside the identified overlay have a greater visual effect than those within but are not able to be adequately controlled.

The current Landscape Overlay and associated provisions within the plan originated from the Landscape Survey & Assessment Report prepared by Works Consultancy Services in 1994. A review of this report found that it was generally sound, and that the study was considerably more comprehensive in coverage than the final areas included as part of the landscape overlay. However, the study tended to focus on a broad classification of the district into units and character areas based largely on aesthetic criteria derived from an analysis of lines, textures and colours.

This results in two shortcomings: firstly the purely visual approach taken, analysing the landscape in terms of lines, textures and colours, does not reflect current landscape planning practice that understands the landscape more as the cumulative effects of a wide range of scientific and socio-cultural factors - the value of which needs to be considered in preparing a landscape assessment; and secondly having categorised the district's landscape the study does not take the next step of considering the relative importance of these landscape areas in terms of the requirements of section 6(b) and 7(c) of the RMA.



LEGEND

-  Existing RMP Landscape Overlay
-  RMP Coastal Environment Overlay
-  NCC Boundary

 1 km

Map 3.0
Existing RMP Overlays



2.2 District Wide Objectives & Policies

The RMP contains a number of district wide objectives and policies that are relevant to landscape considerations. These include:

District Wide Objective 'D09.1 Landscape' seeks to achieve –

“A landscape that preserves and enhances the character and quality of the setting of the city and in which its landscape components and significant natural features are protected.”

Policies include:

Policy D09.1.1 Significant Features

“Significant landscape and coastal features which contribute to the setting of Nelson should be protected.”

Policy D09.1.2 Development

“Development should be undertaken in a manner which avoids, remedies, or mitigates adverse effects on the landscape, coastal features and amenity values.”

Policy D09.1.3 Primary Road Routes

“Primary road routes that contribute to the experience of arriving in and departing Nelson, or of moving from one part of the city to another, should be protected and enhanced.”

Policy DO9.1.4 Visual Amenities

“Particular regard should be had for the protection of visual amenity values in the following areas:

- a) ridge lines/skylines, and*
- b) seaward facing slopes of hills, and*
- c) estuaries, and*
- d) shorelines / riparian margins, and*
- e) coastal headlands, promontories, and adjacent sea, and*
- f) relatively unmodified parts of the coastal environment.”*

District Wide Objective ‘D014.1 City Layout & Design’ seeks to achieve –

“Subdivision and development that recognizes and is appropriate to the natural characteristics of the City and is consistent with the orderly and efficient use of land”.

Policies include:

Policy DO14.1.1 Landscape Features

“Subdivision and development should provide practicable sites while retaining existing landscape features such as landforms, mature trees, indigenous vegetation, and natural watercourses”.

Policy DO14.1.2 Type & Intensity of Development

“The type and intensity of subdivision and development should reflect the natural and physical capabilities of the land and the characteristics of the zone”

District Wide Objective ‘D014.2 Amenity Values’ states that –

“The amenity values of the built environment shall be maintained or enhanced through the subdivision and development processes”.

District Wide Objective 'DO15.1 Urban Form' seeks to achieve –

"An urban form in which intensive development is not detached from existing urban boundaries, and which avoids or mitigates adverse effects on ecological, recreational, cultural, community and amenity values".

Policy DO15.1.3 Rural Greenbelt

"Adverse effects on existing rural character and amenity values should be avoided, remedied or mitigated in the Maitai Valley, between Bishopdale Saddle and Wakatu, and between Stoke and Richmond, in order to maintain a greenbelt between existing built up areas".

These objectives and policies provide a comprehensive high-level planning framework for landscape management in Nelson, addressing both the intrinsic landscape values and the threats and development issues surrounding those landscapes in the City district.

2.3 Rural Zone Objectives & Policies

In addition to the district wide objectives and policies, the RMP contains specific objectives and policies for each zone. The provisions for the Rural Zone are particularly pertinent to this study, as many of the landscapes under development pressure and change are within rural zoned areas. A number of specific objectives and policies target the specific issues relating to landscape character and change in rural landscapes. These include:

Rural Objective 'RU2 Rural Character' seeks to achieve:

"Maintenance or enhancement of an environment dominated by open space and natural features."

Policies include:

Policy RU2.1 Density-Subdivision

“Subdivision patterns should ensure that sufficiently large separations are maintained between clusters of buildings, or be designed such that any adverse effects on the rural character are avoided or mitigated, provided that a site meets a subdivision size permitted in this Plan”

Policy RU2.2 Density-Small Holdings

“Small land holdings should of sufficient size to provide for:

- a) maintenance of general rural character and amenities; and*
- b) being visually unobtrusive, utilizing topography to avoid visual impacts, and*
- c) servicing from existing infrastructure, especially roads, and*
- d) privacy and separation of dwellings*
- e) containment of the adverse effects on site, especially to provide for on site sewage disposal, and*
- f) avoidance or mitigation of natural hazards*

and should be in close proximity to the urban area of Nelson, to promote transport efficiency”.

Objective ‘RU3 Protection of Amenity’ seeks to:

“recognize and provide for the local rural amenity experienced within the Rural Zone including the local noise environment”.

Policies include:

RU3.3 Location of trees and shelter

“Plantation forests and dense evergreen shelterbelts should not be planted so as to unduly shade or adversely effect adjacent properties”.

Objective ‘RU4 Marsden Valley’ states:

“Subdivision and development within the Marsden Valley Small Holdings Area that does not adversely affect the rural and landscape character of the Marsden Valley”.

There are a number of detailed policies for this objective that cover such matters as

development within the road corridor, development density in Marsden Valley, vegetation, land recontouring, and building and roading design and layout.

2.4 Residential Zone Objectives & Policies

As with the Rural Zone, there are a number of specific objectives and policies for the Residential Zone.

These include:

Objective RE3 Streetscape, landscape, and natural features seeks to achieve:

“Attractive streetscapes, and the maintenance and enhancement of those significant public views, natural features, and landscapes that contribute to Nelson’s character and setting”.

Policies include:

Policy RE 3.1 Landscape Values:

“Roads, buildings, and other structures should not dominate landforms and vegetation, and should minimise intrusiveness into the landscape, so as to retain amenity values and the pleasant and natural appearance of the hills”.

Policy RE3.2 View shafts and gateways:

“View shafts and gateways which contribute significantly to Nelson’s visual amenity should be protected and enhanced”

Nowhere within the existing objectives and policies of the RMP does Council address the need to recognise and provide for the protection of outstanding natural features and landscapes from inappropriate subdivision, use and development, in accordance with section 6(b) of the RMA.

There is also perhaps a lack of specific reference to the visual amenity of more remote rural areas not considered to be part of the 'setting of the city' but nevertheless important in their own right and under increasing pressure for development.

2.5 Appendix 7 Guide for subdivision and structures in the landscape overlay

These guidelines, provided for the residential and rural zones, are a primary method to achieve the landscape objectives and policies of the plan. They are commendable for their comprehensive coverage of the range of matters relating to effects of subdivision and development on landscape values.

These guidelines have however proven difficult to manage, given the differences in the preparation of landscape assessment reporting; and the vague and ambiguous wording used in the guidelines, regarding what are the specific values of these areas that need to be protected from inappropriate subdivision, use and development, and how such development can impact upon those values.

2.6 Appendix 9 Landscape Components & Views

Appendix 9 of the RMP - Landscape Components and Views – identifies and describes the landscapes that contribute to the city's identity and sense of place. These are an extensive list, especially in relation to the immediate backdrops to the urban areas of Nelson. These areas are shown in Map 4.0.

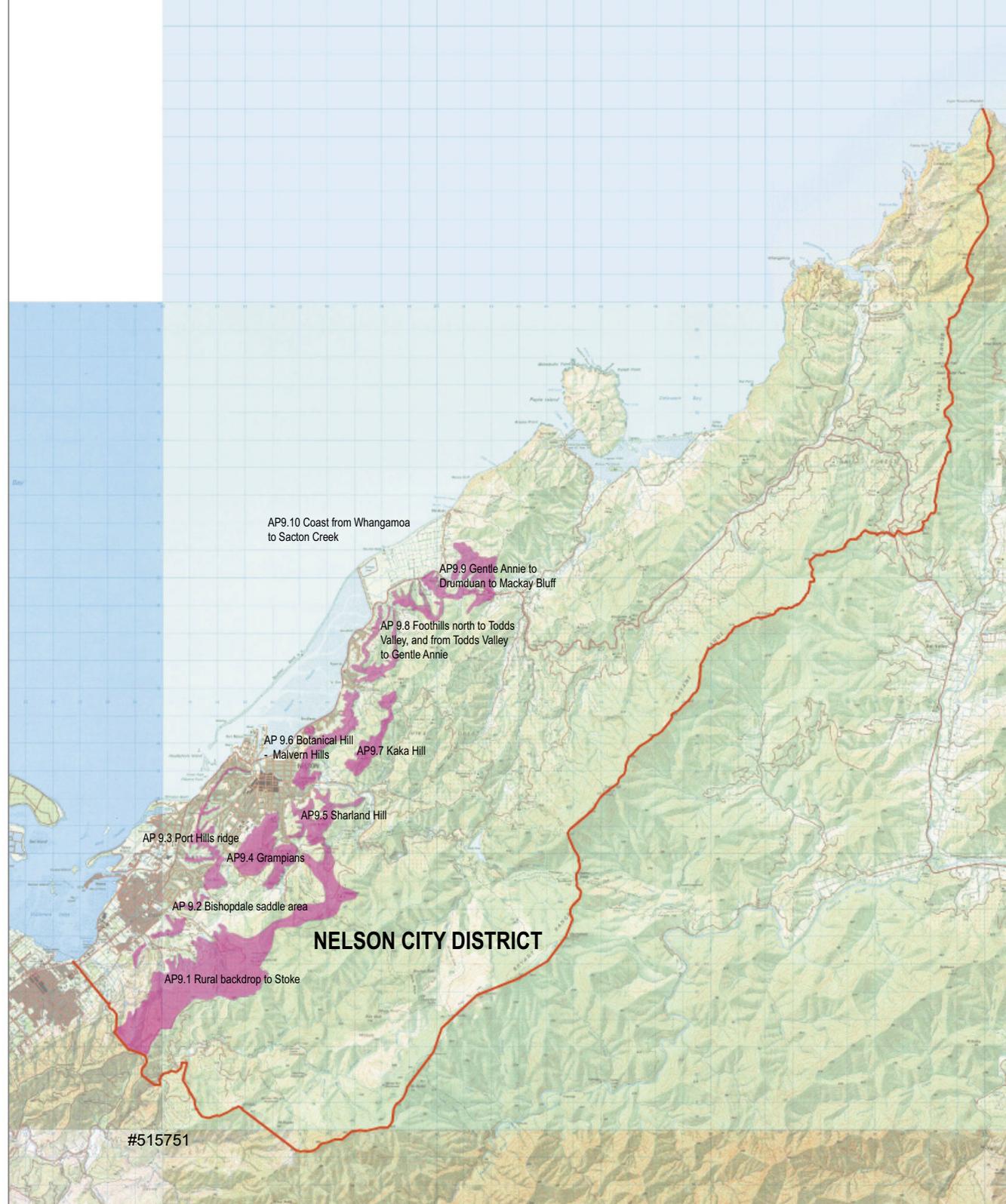
These areas are:

- AP9.1 Rural backdrop to Stoke
- AP9.2 Bishopdale saddle area

- AP9.3 Port Hills ridge
- AP9.4 Grampians
- AP9.5 Sharland Hill
- AP9.6 Botanical Hill – Malvern Hills
- AP9.7 Kaka Hill
- AP9.8 Foothills north to Todds Valley, and from Todds Valley to Gentle Annie
- AP9.9 Gentle Annie to Drumduan to Mackay Bluff
- AP9.10 Coast from Whangamoa to Saxton Creek
- AP9.11 Dun Mountain Mineral Belt
(Not mapped, for information purposes only)

While these areas are representative of many of the important landscapes within the district, the plan does not currently identify or provide for the management of any outstanding natural features or landscapes in accordance with section 6(b) of the Resource Management Act 1991 (RMA).

The plan acknowledges that some notable areas of landscape importance, such as the Boulder Bank, have not been identified within the landscape overlay as they are in the Conservation Zone, which affords greater protection. However, we feel it is important to include these areas within the landscape assessment for the purposes not only of completeness but also with the intention of providing statutory recognition of their value in landscape as well as conservation terms.



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 Existing RMP Landscape Overlay

 NCC Boundary

 1 km

Map 4.0
Existing Landscape Components & Views



2.4 Coastal Environment Overlay

In addition to a review of the landscape objectives, policies and overlays, the relationship between the existing Landscape Overlay and the Coastal Environment Overlay has been considered.

The extent of both existing overlays is shown on Map 3.0. While the terms of reference for this study did not extend to any review of the Coastal Environment Overlay and associated RMP provisions, a brief analysis of the Coastal Environment overlay found that:

- The coastal overlay in the northern rural area from Glenduan to Cape Soucis is consistent with a landscape understanding that the extent of the coastal environment extends to the top of the first dominant ridge.
- Coastal overlays within the urban and peri-urban areas of Nelson are more narrowly focussed on the immediate coastal margins, and the remnant conservation and ecological values in these locations.

This study acknowledges the role of the Coastal Environment Overlay within the RMP, and the recommendations for landscape overlays and associated provisions made in this study are intended to be complementary to the existing provisions for the Coastal Environment Overlay.

3.0 Assessment Criteria & Classifications

3.1 Criteria

The terms of reference for this study asked for a review of the existing landscape overlay and associated RMP provisions, and to make recommendations for changes to the RMP overlays and provisions to better manage future change and development within landscapes of the Nelson City district. In addition to this, outstanding natural features and landscapes and other 'landscape sensitive areas' were to be identified to allow for better protection and management in accordance with Part II of the Resource Management Act.

Rather than attempting to develop an objective and measurable set of criteria or value matrix, the study recognises the expert nature of the assessment, based on the formation of professional value judgments. These judgements were guided by a set of criteria that assisted with the assessment process, providing a framework for questioning and evaluating the significance of specific landscape features or areas in terms of their value, and provided a rationale to inform decision-making.

The matters taken into account in assessing the significance of landscape features and areas in the district are:

- The significance of any recognised natural science (geological or ecological) values
- Is the feature or landscape a landform that is significant for its highly legible and expressive appearance, or physically exceptional presence within the landscapes of the district?
- Does the feature or landscape have a visually prominent position within the district's landscapes?
- How memorable is the feature or landscape in the context of the district for its physical, natural and/or visual characteristics?

- Are there particular transient values that add to the memorability or significance of the feature or landscape in the context of the district?
- The contribution the feature or landscape makes to the identity, character or setting of the city
- The significance of any recognised historical and cultural associations relating to the identified feature or landscape

These guiding criteria emphasise the physical and visual qualities of landscapes, and the contributions these make to the patterns and character of urban and rural landscapes across the Nelson City district. In doing so, where possible consideration was also given to the natural and cultural values attached to these landscapes, where it was considered that such values are commonly recognised.

The terms of reference did not extend to any consultation with stakeholders or special interest groups. It is envisaged that this would be a part of any future steps towards amending the RMP.

In addition, the terms of reference did not include the coastal marine area or consideration of seascapes as distinct from landscapes. The study acknowledges that the coastal waters are an integral part of the Nelson City landscape. However, these areas were specifically excluded. The study focussed solely on landscape.

3.2 Classifications

From this a set of landscape values for each identified feature and area was developed. The sensitivity of each landscape or landscape feature to change was assessed, the threats of these changes considered and evaluated. These form the basis for recommendations for changes to the Resource Management Plan, so as to achieve appropriate subdivision, use and development of the specific identified landscapes.

In formulating recommendations for plan provisions, wherever possible landscapes and landscape features are grouped into categories with common values, sensitivities and threats. Within the categories however, some specific landscapes (eg The Town Belt Hills) have specific values or issues worthy of special management within the plan, and where this is the case specific recommendations are made.

Map 5.0 shows the identified landscapes and landscape features under the five different overlay categories. These are:

Outstanding Natural Features and Landscapes

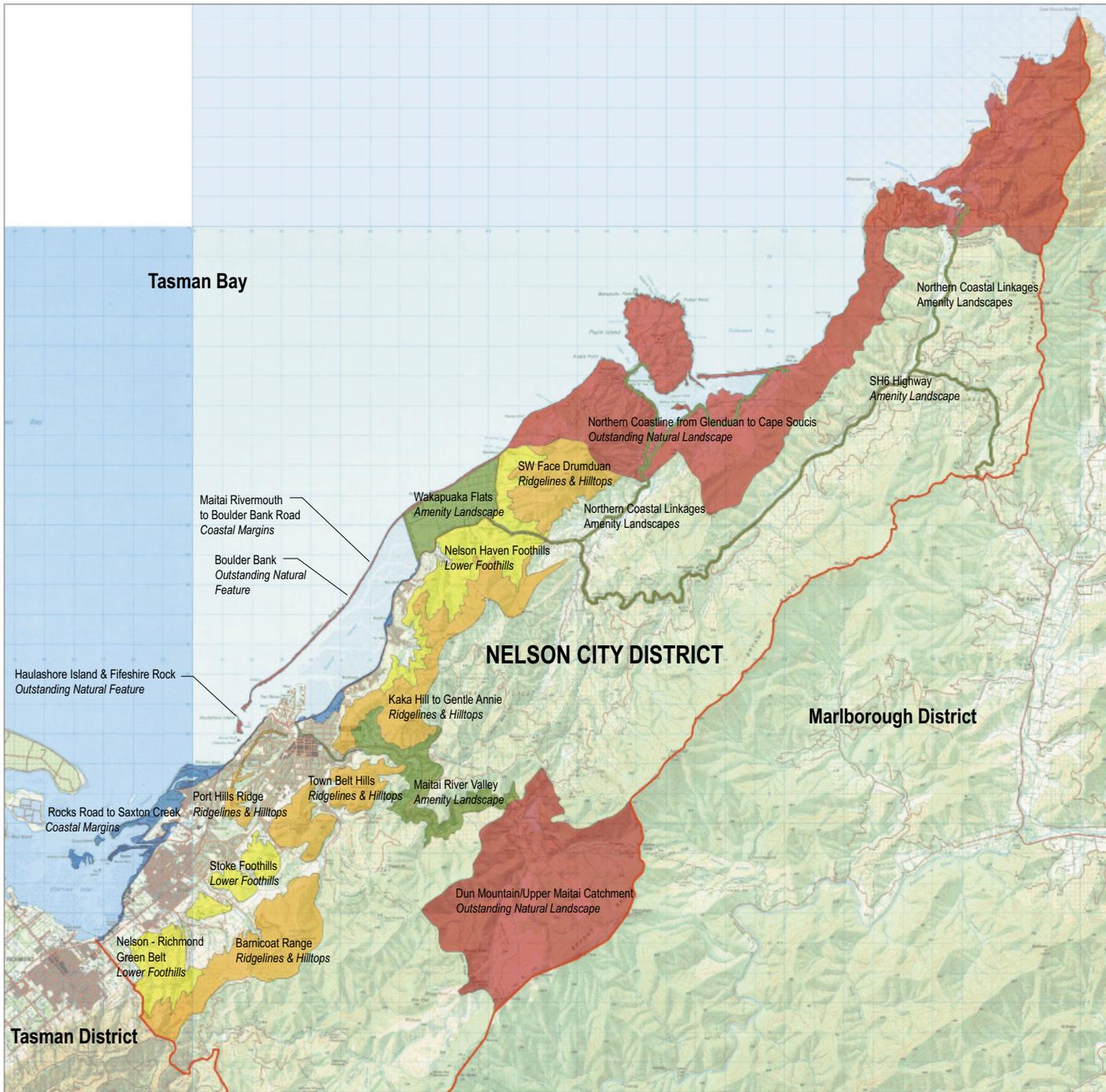
The following features and landscapes have been identified as outstanding in accordance with section 6(b) of the Act:

- Boulder Bank (Feature)
- Haulashore Island and Fifeshire Rock (Features)
- Northern Coastline from Glenduan to Cape Soucis (Landscape)
- Dun Mountain and Upper Maitai Catchment (Landscape)

In addition we identified three categories of Significant Landscape Overlays and four Amenity Landscapes with sensitive physical, natural and visual values. These areas are:

Ridgelines & Hilltops Landscape Overlay

- Barnicoat Range
- Nelson-Richmond Town Belt
- 'Town Belt' Hills – Grampians, Sharland Hill, Botanical Hill
- Port Hills Ridge
- Kaka Hill to Gentle Annie
- SW face of Drumduan



LEGEND

-  Outstanding Landscape Overlay
-  Ridgelines & Hilltops Overlay
-  Lower Foothills Overlay
-  Coastal Margins Overlay
-  Amenity Landscape Overlay
-  NCC Boundary

1 km

Map 5.0

Proposed Landscape Overlays



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Lower Foothills Landscape Overlay

- Stoke Foothills
- Nelson Haven Foothills to Wakapuaka

Coastal Margins Landscape Overlay

- Nelson Haven from Maitai river mouth to Boulder Bank Road
- Saxton Creek to Rocks Road

Amenity Landscapes Overlay

- Maitai River Valley
- SH6 Highway Amenity Landscape
- Northern Coastal Linkages
- Wakapuaka Flats

While these landscapes and landscape features have been identified as worthy of particular recognition and management within the RMP, this is not to say that the remainder of the district's landscapes do not have landscape values. All of the district's landscapes have to some extent physical, natural and visual qualities and characteristics of landscape value, and the existing district wide objectives and policies on landscape and visual amenities recognise this.

Outstanding natural features and landscapes, as well as the other significant landscape areas, have been mapped and defined according to the underlying landform rather than cadastral boundaries.

In this report we have taken the approach of evaluating the significance of each of these identified areas, considering the threats and development issues, and then analysing the existing provisions and providing recommendations for how best to manage the values of these important landscapes.

Sections 5.0 to 9.0 that follow provide specific accounts of the landscape values, threats and development issues for each of the landscapes or landscape features identified in the study. Specific recommendations are also made for the management of each landscape or landscape feature. Following on from this assessment, Section 10.0 outlines general recommendations for provisions within the Resource Management Plan. In essence, this study recommends the following:

- Replace the existing landscape overlay with the following five new landscape overlays:
 - Outstanding Natural Features & Landscapes
 - Ridgelines & Hilltops
 - Lower Foothills
 - Coastal Margins
 - Amenity Landscapes

- Revise the existing RMP provisions and appendices to better recognise the values of these landscapes, and to manage the sensitivities and development issues associated with them

The recommendations made are based on landscape management criteria and need to be refined and formulated into appropriate policy provisions where these are to be integrated within the RMP.

4.0 Outstanding Natural Features & Landscapes

4.1 Coastal Environment from Cape Soucis to Glenduan

Description:

This extensive rural coastal environment north of the urban area contains high intrinsic landscape and seascape values and a relatively unmodified natural character associated with the steep coastal cliffs. These rugged landforms rise above a rocky shoreline interspersed with sensitive estuarine environments.

The cliffs have modified but distinctive coastal shrubland communities with exotic forestry and in some cases native forest behind.

Landscape value:

- Largely unbuilt and relatively unmodified coastal environment with a high natural character worthy of special management
- A unique assemblage of a series of significant landforms and features within the coastal environment, including a steep and rugged formation of coastal cliffs from the Glen to Ataata Point; the varied and unique landforms surrounding Delaware Inlet, including Pepin Island and the boulder bank, Maori Pa Beach and Bishop's Peninsula; and a rugged and relatively unmodified coastal environment from Julie's Rescue to Cape Soucis, comprising rocky shore backed by steep escarpments, headlands, an estuary and several sheltered beaches with small dune systems with regionally rare Spinifex communities
- The generally high natural character of this coastal environment
- Estuarine environments at Delaware Inlet and Whangamoa River mouth with a high degree of naturalness intact. Delaware Inlet has a number of coastal



View looking along the relatively rugged and remote northern coastline. The steep coastal escarpment and rocky outcrops that are characteristic of the stretch of coastline from Glenduan to Cable Bay are just visible on the right.

vegetation communities from salt marsh through to coastal forest with identified significant conservation values (DoC, 1994); Whangamoa Estuary has recognised flora and fauna values (DoC, 1994).

- Historical associations of wider area as traditional fishing grounds for local iwi and Maori occupation sites at the Glen, value to tangata whenua, including spiritual importance of Bishops Peninsula and Delaware Spit (DoC, 1994), presence of an 'archaic' Maori campsite at the edge of Cable Bay, occupied at least periodically from the beginning of the 14th century, considered of national importance (DoC, 1994), continued association of Delaware Inlet as mahinga maataitai area and maori reserve land, Whangamoa Estuary is a nationally important archaeological site, with a verified history of occupation dating back 1200 years
- Nationally significant historical association of Cable Bay being the site of the first telegraphic cable link between New Zealand and the wider world, being a connection from Botany Bay, Sydney in 1876
- High amenity values resulting from the multiple natural and historical/cultural values and visual and experiential value of this landscape in contrast with the highly modified and settled urban part of the district

Sensitivities:

- The natural character of the landscape is sensitive to large scale changes in land cover or use (such as forestry or aquaculture) that may significantly alter the natural appearance of the land
- Any subdivision or building development or erection of structures or utilities may potentially impact on the unbuilt character and dominance of coastal features and remote rural character

Development Considerations:

- Land management/grazing along the coastal escarpment
- Protection and management of remnant coastal vegetation



View looking across Delaware Inlet to Drumduan. This area has a unique concentration of distinctive and varied coastal landforms, including the narrow forested Bishop Peninsula and the natural boulder bank that connects Cable Bay with Pepin Island on the right.

- Spread of residential activity at Cable Bay
- Increasing densities of rural-residential subdivision
- Development of marine farms
- Proposed papakainga development at Delaware Bay
- Forestry activity including development of roads and tracks within sensitive coastal environments may have adverse effects
- Development that seeks to promote further public access, such as improving vehicle access to the coast, needs to be balanced with retaining the area's intrinsic natural values

Conclusion:

The identification of a large area of the northern coastal environment within the district as outstanding should not restrict or penalise appropriate land use activities or land management practices. Nor should it necessarily affect the potential of the land for other appropriate activities. Given the extent of the area of proposed outstanding status, and it's generally 'working nature', it is important that the area be retained and managed as a working landscape. However, activities such as subdivision and residential development within this area that pose a threat to the working landscape character and remnant natural character values should be carefully managed.

Recommendations:

With this in mind the following recommendations are made:

- The identified northern coastal environment area to be recognised as an Outstanding Natural Landscape within the RMP, with cross-reference to appendix with account of landscape values, sensitivities, threats, and development considerations



View looking south towards the settlement of Glenduan at the foot of the of Drumduan hill. This distinctive landscape feature slopes steeply down to the coastline in the foreground which forms part of the recently established marine reserve.

- Within the area, all subdivision a discretionary activity, (except for lots created for access or network utility purposes which remain controlled activities in line with existing provisions for the Coastal Environment overlay). Develop assessment criteria relating to the following:
 - Minimum allotment size of 15 ha or an alternative of clustering where appropriate to best manage the landscape values as outlined in revised Appendix 09
 - Retain significant landforms, site features and areas of archaeological significance
 - Retain and where appropriate enhance areas of indigenous coastal vegetation
 - Positively manages the outstanding landscape values as identified in Appendix 8
 - Scale, design and appearance of buildings to be low profile and integrate with the landforms and low density rural character of the surrounding landscape, including clustering of lots as an appropriate development pattern
 - Minimise use of formed roads with kerb and channel and footpaths
- Thresholds for earthworks and vegetation clearance to be discretionary activities over and above the controlled activity standards of the Coastal Environment Overlay

4.2 Boulder Bank (Outstanding Natural Feature)

Description:

A defining coastal feature, being a natural spit of cobbles that forms Nelson Haven, extending approximately 12.5km from north of the artificially formed harbour entrance at 'The Cut' to the Glen.

Landscape value:

- Highly legible and expressive geological feature of international importance
- An outstanding landscape element, being a natural spit of cobbles and boulders of a distinctive linear form, separating the sheltered harbour of Nelson Haven from Tasman Bay
- High coherence as a clearly delineated landscape element, maintaining a relatively constant width of 55 metres (maximum width at high tide - DoC, 1994) along its length, and south of Boulder Bank Road, being separated from the mainland by approximately 1.5km of estuary
- Its generative role in the formation of the natural estuarine environment of Nelson Haven
- Its visual role and presence in defining the interface between the vast expanses of Tasman Bay and the sheltered inland waters of Nelson Haven
- Presence of distinctive coastal plant communities
- Historical and cultural associations including historic Maori associations as a fishing ground and camp sites, strong connections with the subsequent urban development of Port Nelson and the marina and the historic lighthouse with Category 1 Historic Places Trust listing

Sensitivities:

- A low-lying horizontal landform sensitive to the visual intrusion of any vertical structures

Development Considerations:

- The landscape values of the Boulder Bank are generally not under significant threat, given that the entire spit and islands are in public ownership managed for conservation purposes. The Boulder Bank is owned by the Crown and administered by the Department of Conservation. The Boulder Bank is in the



View looking northwest from the Port Hills lookout towards Nelson Haven and the Boulder Bank. The Boulder Bank is a highly legible and distinctive geological feature that is clearly outstanding in the context of Nelson, occupying a pivotal role in the district's landscape in defining the Haven from Tasman Bay.

Conservation Zone within the Resource Management Plan

- A lack of recognition within the RMP of the landscape (as opposed to purely conservation-based) values of the Boulder Bank that should be protected and managed. For instance, some interventions, that may have no or little effect ecologically, such as the erection of a mast, may have significant landscape effects.

Recommendations:

- Include as part of the Outstanding Natural Features and Landscapes Overlay within the RMP, with a supporting account of the features' landscape value, sensitivities and development considerations to be incorporated as part of the revised Appendix 09 to the plan as outlined in the general recommendations in section 9.0 of this report
- Add new content to the Conservation Zone provisions within the plan that complements the Conservation Zone status of the Boulder Bank but recognises the outstanding natural feature status of the Boulder Bank, in terms of its visual and physical landscape values (as a narrow low lying horizontal landform in a prominent coastal location) and how they are vulnerable to additions of vertical structures and any building and infrastructure development, changes in coastal management, planting etc

4.3 Haulashore Island & Fifeshire Rock (Outstanding Natural Features)

Description:

The former southern end of the Boulder Bank was formed into an island by the artificial harbour cutting of 1906. Located offshore from Rocks Road along the primary route into Nelson City from the airport and Tasman District.



The Boulder Bank is notable for its coherent landform and landcover, maintaining a relatively constant width of 55 metres along its length, and being home to distinctive native coastal plant communities that make their home among the rocks and boulders

Landscape Value:

- An important natural landform remnant within the coastal environment with relatively high degrees of naturalness, being a largely unbuilt island environment
- Highly memorable landmark feature occupying a prominent role as a node along the coast on the main route between the airport and city ie an important landmark along the coastal gateway route
- Distinctive higher relief and a vertical band of mature pines that contrasts with the horizontality of the surrounding coastline and boulder bank, adding to the memorability of the island as an important node within the coastal environment
- Strong historical associations with the development of Nelson, marking the former and present harbour entrances

Sensitivities:

- Modifications to landform and land cover by earthworks or vegetation clearance may significantly effect the distinctive landscape character that makes Haulashore Island outstanding within the coastal environment
- Any building development or erection of structures or utilities may potentially impact on the unbuilt character and dominance of coastal features and vegetation

Development Considerations:

- Haulashore Island is in public ownership, being owned by City of Nelson and zoned Open Space Recreation within the Resource Management Plan, where it is classified as a City Reserve
- Within the existing RMP, it is part of the Coastal Environment Overlay, which recognises that the natural character of the coastal environment is of significance in this location, but does not provide any special rules. Effects on this natural character will be assessed as part of discretionary applications within the Open Space Recreation Zone.



Haulashore Island and Fifeshire Rock are considered to be outstanding natural features that are a highly memorable part of the coastal gateway route from the Airport to the City Centre.

- Lack of recognition within the RMP of the landscape value of Haulashore Island and Fifeshire Rock as outstanding features with the Nelson coastal landscape that contribute strongly to the character and identity of the district

Recommendations:

- Include as part of the Outstanding Natural Features and Landscapes Overlay within the RMP, with an account of the features' landscape value, sensitivities and development considerations to be incorporated as a part of the revised Appendix 09 to the plan
- Recognition within the Open Space Recreation Zone of the RMP of the landscape value of Haulashore Island and Fifeshire Rock as outstanding nodes with the Nelson coastal landscape that contribute strongly to the character and identity of the district
- Discretionary status for any building, structure or development on the island, with specific assessment criteria relating to effects on the unbuilt vegetated character and landmark landscape status within the Coastal Gateway Route and other landscape values as outlined in revised Appendix 09

4.4 Dun Mountain & Upper Maitai Catchment

Description:

An area of the upper catchment of the Maitai River of steep and complex landforms incorporating gullies and the mid slopes of the Bryant Range and including the rare geological feature of the Dun Mountain Mineral Belt – a sequence of exposed mantle rocks normally 5km or more below the earth's surface.

Landscape value:

- The internationally important geological values of the ophiolite mineral belt.

- The distinctive natural lack of vegetation due to the ultramafic mineralite ground conditions that make the hilltop a distinctive landmark feature within the remote backdrop of the Bryant Range from views to the west
- The upper catchment of the Maitai represents an important landscape resource of considerable natural character and amenity values, being largely lacking in human intervention and relatively accessible, providing an invaluable inland recreational link for the region
- Important historical associations regarding mining of chromite and copper, including a number of nationally important historical features such as the Dun Mountain Railway (1862) and copper smelters in the Roding Creek area
- Significant recreational values associated with the Dun Mountain Walkway

Sensitivities:

- Large scale forestry development that may modify or adversely effect the unique geological features and impact on the naturalness and visual amenity values of the catchment

Development Considerations:

- All of the outstanding landscape area is in public ownership, falling within Nelson City Council owned land, which lessens the threat of inappropriate landscape change
- Vegetation cover should be conservation managed to preserve the high degree of natural character and harmony between landform and landcover. This is achievable given the public ownership status
- Public access development and increased demand for recreational facilities

Recommendations:

- Include as part of the Outstanding Natural Features and Landscapes Overlay,

with an account of the features' landscape value, sensitivities and development considerations to be incorporated in revised Appendix 09 to the plan

- Vegetation clearance and earthworks discretionary activities with assessment criteria relating to effects on the high natural character and visual amenity values of the existing vegetation and geological features
- Develop a Vegetation Management Plan that seeks to preserve the unique geological features of the summit and continuous vegetation cover of the upper Maitai catchment

5.0 Ridgelines & Hilltops Landscape Overlay

5.1 Barnicoat Range

Description:

The Barnicoat Range forms a secondary rural backdrop to Nelson South and Richmond, extending from south of the Nelson City boundary through to the Brook Valley.

Significance:

- Landscape value as the primary backdrop to Stoke foothills and South Nelson area
- Relatively unbuilt and open landscape character
- The visual prominence of the skyline ridge as an unbuilt backdrop to views from Stoke and the shoreline of the Waimea Inlet

Sensitivities:

- As a visually prominent backdrop valued for its unbuilt vegetated character the north-western face of the Barnicoat Range is sensitive to large scale changes in land cover and land use that alter its appearance viewed from Stoke and Nelson South

Development Considerations:

- The steep rugged landform and physical isolation from the accessible urban areas means development pressure from higher density subdivision and residential development is unlikely
- Forestry, and associated roads, tracks, and large scale earthworks represent the most significant management issue



Aerial oblique looking east to Stoke and the defining backdrop of the Barnicoat Range. The Barnicoat Range has a relatively unbuilt and open landscape character and is visually prominent as the skyline ridge in eastern views from Stoke and Richmond.



The steep rugged landform and physical isolation from accessible urban areas has allowed the Barnicoat Range to remain a working rural landscape where forestry and associated large scale earthworks and access roads are the most significant management issue

*Nelson Landscape Study, November 2005
Prepared by Boffa Miskell Ltd*

Recommendations:

- Include as part of the Ridgelines & Hilltops Overlay within the RMP, with an account of the feature's landscape value, sensitivities and development considerations to be incorporated as part of revised Appendix 09
- Maintain subdivision as a controlled activity where minimum allotment size of 15ha
- Make subdivision under 15 ha (except for where it is for the purposes of access or network utilities) a discretionary activity with assessment criteria relating to the importance of maintaining the Barnicoat Range as a rural backdrop to the urban area of Stoke and Richmond
- Vegetation clearance and earthworks are controlled activity status as per existing landscape overlay provisions

5.2 'Town Belt' Hills - Grampians, Sharland Hill, Botanical Hill

Description:

This area includes the hilltops and ridgelines that form the immediate backdrop to the established urban area of Nelson.

Landscape value:

- A series of individually significant and distinctive hilltops (Grampians, Sugar Loaf, Kaka Hill, Botanical Hill) of primarily conical landform and singular presence and definition shaping the urban form of central Nelson
- Collective role of these hilltops in providing a series of defining and enclosing backdrops to central Nelson
- The natural visual amenity values gained from the predominantly unbuilt 'green' character of the backdrop as a counterpoint to the highly built up urban area



The hills that surround central Nelson provide an unbuilt green backdrop that acts a counterpoint to the relatively densely built city centre and central suburbs.

- The particular role of certain hilltops as the backdrop to key view shafts within the city centre, such as the Grampians along the axis of Trafalgar Street and Nelson Cathedral, and Botanical Hill as the backdrop to Bridge Street
- The contribution the above characteristics make to the identity of Nelson City and shared and recognised values of residents
- The walkways and lookouts such as the Centre of New Zealand on Botanical Hill provide viewing points from which residents and visitors can see parts of urban Nelson in the context of the surrounding landscape and Tasman Bay

Sensitivities:

Landownership of this city backdrop varies, with parts of the Grampians, Sharland Hill and the city side of Botanical Hill in NCC ownership, but Sugarloaf and Kaka Hill are privately owned, and therefore more vulnerable to changes in land cover and land use including:

- The vegetated character of these hills is vulnerable to changes to the patterns and colours of the hills due to large-scale forestry clearance or development
- The unbuilt natural and visual amenity values of these hills is vulnerable to the development of buildings, structures, utilities and roads that may cause adverse effects

Development Considerations:

- Modification to these hills including vegetation clearance, earthworks, and the construction of roads and forestry tracks may adversely effect the naturalness and visual amenity values of these backdrop hills
- The erection of utilities such as communication towers and electrical infrastructure has a similar threat to the visual amenity of these hills
- Subdivision & building development on these hills has the potential to adversely effect their visual amenity value as an unbuilt vegetated backdrop to the city



The 'Town Belt Hills' play a significant role in defining and enclosing urban areas, providing a physical and visual separation between suburbs that reinforces local identity and neighbourhood character. In this case Sharland Hill on the left and the Grampians and Sugarloaf on the right define The Brook.



Botanical Hill and Walters Bluff occupy a particularly pivotal location between central Nelson and the coastal suburbs that stretch from Brooklands to Marybank. Further subdivision and development such as that at Walters Bluff should be avoided to preserve their otherwise unbuilt and open landscape character. This character is an important part of the wider patterns of urban form and city identity for Nelson.

*Nelson Landscape Study, November 2005
Prepared by Boffa Miskell Ltd*

Recommendations:

The 'Town Belt Hills' should be managed to protect their important role as an unbuilt vegetated backdrop to the relatively densely urbanised city centre and Nelson South areas.

- Include as part of the Ridgelines & Hilltops Overlay within the RMP, with an account of the feature's landscape value, sensitivities and development considerations to be incorporated as part of revised Appendix 09
- Subdivision is a discretionary activity with minimum allotment size of 15ha and strict assessment criteria relating to maintaining a vegetated backdrop to the city, with a general lack of buildings.
- All other subdivision to be a non-complying activity
- Vegetation clearance and earthworks are discretionary activities subject to assessment criteria relating to their visual impact on the landscape backdrop to the urban area
- Buildings and structures are non-complying activities (except for network utilities that are discretionary)

5.3 Port Hills Ridge

Description:

The defining ridgeline between central Nelson and the coast, the ridge runs northeast from Wakatu and Bishopdale to Observatory Hill and Haven Road.

Landscape Value:

- An important defining landform that forms a western skyline containing Nelson City Centre/Nelson South areas
- Similarly defining eastern skyline to Stoke



The vegetation cover is an important aspect of the town belt hills that needs strategic management to ensure it is not adversely affected by earthworks, the development of roads and access tracks, and the construction of buildings, utilities and other structures.

- A backdrop to the coastal landscapes of Tahunanui Beach and the coastal gateway to the city along Rock Road
- Important viewing points along the ridge top allow views of Nelson and Stoke in the context of the surrounding landscape

Sensitivities:

- Although the ridge is primarily covered in residential development, landform remains the dominant landscape element, with the ridge top being highly visible and sensitive to subdivision and building development that disrupts the coherence of this unbuilt skyline when viewed from the east, west and south

Development Considerations:

- Further subdivision & building development along the visually sensitive ridgeline has the potential to adversely effect the visual amenity value as an unbuilt ridge that forms the defining skyline from many parts of the central and southern urban areas

Recommendations:

- Switch status from existing landscape overlay (superseded) to the new Ridgelines & Hilltops Overlay, with associated account of landscape values, sensitivities, and development considerations in the appendices
- Consider imposing a height limit/controls on design and appearance of buildings within the overlay to avoid significant 'skylining' of buildings along the ridgeline that may adversely affect views from the urban areas below. Seek low profile building forms with a horizontal emphasis to integrate with the landscape.
- Consider reviewing and if appropriate revising existing Residential Zone rules for earthworks etc that may adversely effect the landform of the ridgeline

5.4 Kaka Hill to Gentle Annie

Description:

This ridgeline includes the Malvern Hills that extend from Botanical Hill parallel with Nelson Haven to Dodson Valley and also the higher coastal ridge extending from Kaka Hill to the Gentle Annie, down to the 200m contour.

Landscape value:

- As a rural backdrop to the coastal suburbs of Brooklands, Atawhai and Marybank
- The low density, open rural character of this backdrop in contrast to the more intensively modified peri-urban coastal strip from the city to Wakapuaka
- The visual prominence of the skyline ridge as an unbuilt backdrop to views from the Nelson Haven shoreline and the primary route between Nelson and Marlborough along SH6

Sensitivities:

- As a visually prominent backdrop valued for its unbuilt rural character the northwestern face of this ridgeline is sensitive to large scale changes in land cover and land use that alter its appearance from Nelson Haven and the coastal suburbs

Development Considerations:

- The steep rugged landform means higher density subdivision and residential development is unlikely in this area
- Forestry, and associated roads, tracks, and large scale earthworks represent the most significant management issue



Aerial oblique of the Malvern Hills ridgeline that runs parallel with Nelson Haven as it stretches north above the coastal suburbs of Brooklands, Atawhai and Marybank. The ridge forms an important open rural backdrop to the more intensively modified coastal strip formed by these suburbs.



Aerial obliques of Kaka Hill as it rises above the Maitai Valley to a peak of 351m asl. The hilltop is a distinctive landmark feature in skyline views from various parts of the district.

Recommendations:

- Include as part of the Ridgelines & Hilltops Landscape Overlay, with associated account of values, sensitivities and development considerations in the RMP appendices
- Maintain subdivision as a controlled activity where minimum allotment size is 15ha
- Subdivision under 15 ha (except for where it is for the purposes of access or network utilities) is discretionary with assessment criteria relating to the landscape value and sensitivity of the area as a rural and/or unbuilt backdrop to the urban area, and the importance of achieving a 'feathering out effect' from urban to rural areas that can be achieved by use of clustering or gradual transitions in lot densities.
- Vegetation clearance and earthworks are controlled activity status as per existing landscape overlay provisions

5.5 SW face of Drumduan

Description:

This area incorporates the southwestern face of a prominent landform at a critical junction within the district's landscape. The hill slopes are currently characterised by an unbuilt, open pastoral backdrop to key views along the main highway route and a backdrop to the settlement at the Glen.

Landscape value:

- A striking and dominant landform that occupies a pivotal role within the district's landscape, being the terminal backdrop to views looking NE along SH6 and Nelson Haven and also framing the transition between the coastal highway and the inland valley route to Marlborough, and defining the boundary between the



Aerial oblique of the southwest face of Drumduan that rises above Wakapuaka Flats and the small coastal community of Glenduan. The hillslopes are vulnerable to subdivision and development that alters the predominantly pastoral and scrub cover that creates an unbuilt backdrop to the Glen and views along the main highway.

*Nelson Landscape Study, November 2005
Prepared by Boffa Miskell Ltd*

predominantly urban and predominantly rural halves of the district

- An unbuilt rural backdrop to the settlement of Glenduan

Sensitivity:

- The hillslopes are vulnerable to subdivision and development that alters the predominantly pastoral and scrub cover that creates the open unbuilt backdrop to views along the main highway route and as a backdrop to the Glen

Development Considerations:

- Rural-residential subdivision or urban creep from the settlement at Glenduan poses a potential threat to the low density open rural character of the hillslopes
- Changes in vegetation cover, such as large scale forestry or shelterbelt planting that fragments the open simple pastoral cover of the backdrop

Recommendations:

- Include as part of the Ridgelines & Hilltops Overlay within the RMP, with an account of the feature's landscape value, sensitivities and development considerations to be incorporated as part of revised Appendix 09
- Maintain subdivision as a controlled activity where minimum allotment size of 15ha
- Subdivision under 15 ha (except for where it is for the purposes of access or network utilities) is discretionary with assessment criteria relating to the landscape value and sensitivity of the area as a rural and/or unbuilt backdrop to the urban area, encourage clustering of lots and/or gradual transitions in lot densities to help achieve a 'feathering out effect' from lower urban areas to rural areas on the higher hill slopes
- Vegetation clearance and earthworks to be controlled activity status as per existing landscape overlay provisions

6.0 Lower Foothills Landscape Overlay

6.1 Nelson – Richmond Green Belt

Description:

This area forms a 'green belt' of rural land and open space connecting down from the Barnicoat Range to adjoin the Saxton Field recreational grounds and defines the urban boundaries of Stoke and Richmond. The green belt comprises the Raine Family Farm.

Landscape Value:

- A belt of rural open space providing physical and visual separation between the urban areas of Stoke and Richmond

Sensitivities:

- The landscape values identified above are contingent on the continuing viability of the Raine property as a productive farming unit
- The impacts of future development adjacent to the farm's boundaries should be sensitive to and respect the value and viability of the farming operation

Development Considerations:

- The human impacts and potential reverse sensitivity issues associated with any residential development adjacent to the property may affect the farm operations and on-going viability; which in turn effects the open space and landscape values
- The green belt concept currently has no status or recognition within the RMP. The Nelson South Landscape Assessment of 2003 recommended implementing policies that promote the retention of this land as a sustainable farming unit and an integral component of the Green Belt concept



The Raine property and Saxton Field provide a substantial and meaningful physical separation between the urban areas of Stoke and Richmond that should be managed as a permanent green belt, with appropriate policies and provisions within the Resource Management Plan.

Recommendations:

- Include as part of the Lower Foothills Overlay within the RMP, with an account of the feature's landscape value, sensitivities and development considerations to be incorporated as part of revised Appendix
- New policy added for the Greenbelt as outlined in the General Recommendations Section 9.0 of this report
- Subdivision a discretionary activity with assessment criteria relating to the importance of maintaining a visually prominent, form-giving and environmentally sustainable green belt permanently defining the urban boundaries of Stoke and Richmond

6.2 Stoke Foothills

Description:

This area includes the foothills between the Ngawhatu and Marsden Valleys, Marsden & York Valleys, and York and Bishop Valleys.

Landscape value:

- The rural landscape qualities that remain – an open low density rural character and relatively natural appearing landforms – as a contrast and backdrop to the developed urban areas of Stoke
- The role of these foothills in providing the immediate backdrop to Stoke and a transition to the primary rural backdrop of the Barnicoat Range

Sensitivities:

- The largely pastoral land cover is sensitive to residential and rural-residential



Aerial oblique looking west over the lower foothills that define the York, Ngawhatu and Highland Valleys, with Stoke and Waimea Inlet in the background. The moderate scale and relatively gentle topography of these lower foothills means they are sensitive to the development of intensive subdivision and development that does not allow for a gradual transition from urban areas to the primary rural backdrop of the Barnicoat Range.

development at densities that fragment the open character of this backdrop

- The moderate scale and nature of the topography of these foothills is sensitive to the development of housing, roads, and associated earthworks that has significantly alters the physical and visual qualities of the landform that contribute to the landscape value

Development Considerations:

- Sprawl of suburban and rural-residential subdivision that is blurring the urban edge
- In response to above how to achieve an appropriate development density transition between urban development and the rural backdrop of the Barnicoat Range

Recommendations:

- Include as part of the Lower Foothills Landscape Overlay, with associated account of values, sensitivities and development considerations in the RMP appendices
- All rural-zoned areas in this overlay should be subject to the Rural Small Holdings Lower Density zoning to retain the low-density development.
- Subdivision a controlled activity subject to:
 - Compliance with the 3ha average, 2 ha minimum lot size rules of the Lower Density Small Holdings Area
 - Is accompanied by a landscape assessment from a suitably qualified person
 - Control reserved over:
 - Size, shape, orientation of allotments including clustering of lots to retain an open and undeveloped appearing landform backdrop to Stoke⁴
 - Retention of existing vegetation and other site features
 - Extent and form of earthworks



Looking east to Saxton Hill from Monaco. From such views the pastured landforms of the Stoke Foothills are a distinctive feature and contrast with the forested backdrop of the Barnicoat Range.

- Alignment and location of roads, and detailed road design details such as kerb and channel, lighting and footpaths appropriate for rural-residential setting
 - Location, design and appearance of buildings
 - Location, design and appearance of utilities
 - Location, design and implementation plan for proposed planting
- Subdivision that does not meet these thresholds is a discretionary activity with assessment criteria relating to the value of these lower foothills as a relatively low-density open rural-residential backdrop to the urban areas below, and an emphasis on clustering to retain the open character of the land as an acceptable solution.

6.3 Nelson Haven Foothills

Description:

This area forms the immediate backdrop to the coastal suburbs and low-lying areas from Brooklands to Wakapuaka. The overlay is generally located between the 100 and 200m contour along SH6 but lowering to include much of Todds Valley and the land around Wakapuaka and Glen Roads.

Landscape Value:

- As an immediate backdrop and defining open space belt defining the transition between the urban and rural areas from Brooklands to Glenduan

Sensitivities:

- The largely pastoral land cover is sensitive to residential and rural-residential development at densities that fragment the open character of this backdrop



Aerial oblique of Nelson Haven Foothills, that should play an important role in achieving a gradual transition from the intensively developed coastal suburbs to the primary rural backdrop of the Malvern Hills and Kaka Hill beyond.

Development Considerations:

- Sprawl of suburban and rural-residential subdivision that is blurring the urban edge
- How to achieve an appropriate development density transition between urban development and the rural backdrop from Kaka Hill to Gentle Annie

Recommendations:

- Include as part of the Lower Foothills Landscape Overlay, with associated account of values, sensitivities and development considerations in the RMP appendices
- This area should be subject to the Rural Small Holdings Higher Density zoning with clustering of lots to retain the open landscape character.
- Subdivision a controlled activity subject to:
 - Compliance with the 1ha average, 5000m² minimum lot size rules of the Higher Density Small Holdings Area
 - Is accompanied by a landscape assessment from a suitably qualified person
 - Control reserved over:
 - Size, shape, orientation of allotments including clustering of lots to retain open un-fragmented landscape character, and a gradual transition to lower lot densities on land on the higher slopes
 - Retention of existing vegetation and other site features
 - Extent and form of earthworks
 - Alignment and location of roads, and detailed roading design details such as kerb and channel, lighting and footpaths appropriate for rural-residential setting
 - Location, design and appearance of buildings
 - Location, design and appearance of utilities
 - Location, design and implementation plan for proposed planting



Further subdivision on the Nelson Haven Foothills should be subject to controls on the layout and design of lots to achieve clustering and/or gradual transitions in lot density to create a feathering out effect from the even suburban density of the lower slopes to the open unfragmented rural slopes further inland.

- Subdivision that does not meet these thresholds is a discretionary activity with assessment criteria relating to the value of these lower foothills as a relatively low-density open rural-residential backdrop to the urban areas below, and to achieve an appropriate development density transition between between the Residential Zone and rural areas.



Looking south from Boulder Bank Road towards the lower foothills above Marybank. The differences in elevation and steepness of terrain between the existing suburbs and the slopes above should be reflected in the density of any future subdivision development.

7.0 Coastal Margins Landscape Overlay

7.1 Nelson Haven Foreshore

Description:

This area covers the foreshore and immediate inland coastal edge of the Nelson Haven from the Matai River mouth north to Boulder Bank Road. It is consistent with the existing Coastal Environment overlay in this area.

Landscape Values:

- Despite significant modification by infill for the SH6 causeway, this stretch of coastline retains remnant ecological and natural character values that are significant in the context of the Nelson district, including ephemeral wildlife values, being a nationally important feeding and roosting ground for migratory wading birds such as the eastern bar-tailed godwit⁵
- The natural and visual values of the coast – its dynamic coastal processes, the distinctive ecological communities and visual appearance of the mudflats, the open horizontality of the landscape, and it's visual connection to Tasman Bay contribute to significant amenity values
- Ephemeral landscape values – the foreground to views of sunsets to the west, the constantly changing visual qualities of the coast and the waters of the haven - its patterns, textures, colours and lighting – contribute to a constantly changing shoreline and seascape of high visual quality that contributes to high amenity values
- The area's high profile and accessible location within the urban context of Nelson, it's visual connections to regional landscape features and as a foreground to views of Tasman Bay along the coastal gateway route, makes the coastline a highly memorable landscape that contributes to the city's identity



The dynamic coastal processes and vast horizontality of the Nelson Haven coastal margins contribute to a constantly changing shoreline with high visual amenity values. The haven is also the foreground to views to Tasman Bay and the distant mountains that provide an important visual connection between Nelson and the wider region.

Sensitivities:

- The visual amenity of the vast horizontal surface of the Nelson Haven and foreshore as a foreground to views to Tasman Bay is sensitive to the visual intrusion of vertical buildings, developments and structures
- The values of naturalness in terms of both natural character and amenity values are sensitive to further reclamation or modification to the shoreline and sensitive coastal environments by industrial or infrastructural activities

Development Considerations:

- Further reclamation and extension of the port and marina areas could impact on the ecological and landscape values of the Nelson Haven
- Further subdivision or development in areas such as the Boulder Bank Drive that form the visual backdrop to views along SH6 may affect the visual amenity of the shoreline
- Modifications or extensions to the coastal highway from the mouth of the Maitai to Boulder Bank Drive may have adverse effects on the remnant natural character and high visual amenity values of the Nelson Haven foreshore
- Within the Nelson Haven foreshore area, the erection of any vertical structures or buildings, (including utilities), and the character of any proposed planting, need to be carefully considered in terms of their impact on the natural character and visual amenity values of the coastal environment

Recommendations:

We consider the ecological and natural character values of this part of the coastal environment to be generally adequately dealt with by the existing provisions of the Coastal Environment Overlay. However, there should be recognition of the specific landscape (as



The saltmarsh vegetation communities of the haven reinforce the horizontality of the landscape. The erection of any utilities or vertical structures or character of any proposed planting in and around the coastal margins need to be carefully considered in terms of their impact on the natural character and visual amenity values of the coastal environment.

opposed to conservation or ecological) values of these parts of the district's coastline that are sensitive to the intrusion of buildings, structures and vertical elements that may disrupt the open expansiveness.

- For controlled activities in the coastal environment overlay add a further matter over which control is reserved relating to the visual effects of any buildings, structures, development or proposed planting or other mitigation associated with development, on the landscape values of the coastal environment in this location
- For discretionary activities in the coastal environment overlay add assessment criteria relating to visual effects on the coastline's primary landscape value as a vast open horizontal foreground to expansive views of Tasman Bay

7.2 Coast from Rocks Road to Saxton Creek

Description:

This area covers the coastal foreground to the city from Rocks Road and Tahunanui Beach south to Waimea Inlet adjoining Stoke, incorporating Saxton, Oyster and Pig Islands. It is consistent with the existing definition of the Coastal Environment in this location. This stretch of coast is characterised by expansive open areas largely devoid of vegetation cover, with a high visual sensitivity.

Waimea Inlet is a shallow bar built estuary – the largest enclosed estuary in the South Island with an inland coastline of 65km. Only approximately one third of this falls within the boundaries of Nelson City, but nevertheless this section of coast is a significant landscape element within the city.

Landscape value:

- The natural character values of the coastal environment in this location, despite being modified to varying degrees and being overlooked by established residential and industrial areas, the airport and major transport routes, retains significant



Aerial oblique looking southwest over Waimea Inlet, with Monaco in the foreground and Saxton and Oyster Islands immediately behind. The inlet is the largest enclosed estuary in the South Island, of which approximately one third falls within the boundaries of Nelson City.

remnant ecological and natural character values that are significant in the context of the Nelson district

- In particular the Waimea Inlet has recognised ecological value as a conservation site of national importance, with ephemeral wildlife values, being a nationally important feeding and roosting ground for migratory wading birds such as the eastern bar-tailed godwit⁶
- Similarly the relatively unmodified natural character of Tahunanui Back Beach area is important, being of increasing significance as urban growth in Nelson South and Richmond is placing it at the centre of the wider urban area.
- In particular the Back Beach Embayment at Tahunanui is a conservation site of recognised international significance due to the presence of the Back Beach Beetle⁷
- The legible coastal landform of Tahunanui Beach and Back Beach area that is expressive of the dynamic coastal processes, contributing to the natural character of the coast and revealing the processes that have formed it over the past 100 years and continue to form it
- The area's high profile and accessible location within the urban context of Nelson, it's visual connections to regional landscape features of the inlet and Tasman Bay, and as a foreground to the urban area and major transport routes between Nelson and Richmond makes the coastline a highly memorable landscape that contributes to the city's identity
- Shared and recognised values of Tahunanui as a significant recreational and amenity landscape for Nelson City and the wider region

Sensitivities:

- The visual amenity of the foreshore as a foreground to views to Tasman Bay has a low visual absorption capability, being sensitive to the visual intrusion of vertical buildings, developments and structures



Aerial oblique of Tahunanui Beach and the Back Beach Embayment. The relatively unmodified natural character of this area is of increasing significance as urban growth in Nelson South and Richmond is placing it at the centre of the wider urban area.

- The values of naturalness in terms of both natural character and amenity values are sensitive to further reclamation or modification to the shoreline and sensitive coastal environments by industrial or infrastructural activities, particularly along the Waimea Inlet edge adjacent to Stoke

Development Considerations:

- Further reclamation and extension of the highway along Rocks Road or the Stoke bypass could impact on the ecological values and natural and visual amenity values of the coast
- The erection of any vertical structures or buildings including utilities within the significant coastal area need to be carefully considered in terms of their impact on the natural character and visual amenity values of the coastal environment
- The degree and type of planting, (particularly tree planting) between Whakatu Drive and the sea needs to be carefully considered in terms of the visual impact on the amenity values and views of the coastal environment
- In particular further expansion and development of industrial areas adjacent to the Waimea Inlet at Stoke, while recognising the high level of existing modification, poses potential adverse effects to this environment

Recommendations:

The ecological and natural character values of this part of the coastal environment are considered in general to be adequately dealt with by the existing provisions of the Coastal Environment Overlay. However, there should be recognition of the specific landscape (as opposed to conservation or ecological) values of these parts of the district's coastline that are sensitive to the intrusion of buildings, structures and vertical elements that may disrupt the open expansiveness.



The coastal margins alongside Rocks Road present a memorable foreground to views of Tasman Bay. The foreshore has a low visual absorption capability, being sensitive to the visual intrusion of buildings, structures and trees.

- For controlled activities in the coastal environment overlay add a further matter over which control is reserved relating to the visual effects of any buildings, structures, development or proposed planting or other mitigation associated with development, on the landscape values of the coastal environment in this location
- For discretionary activities in the coastal environment overlay add assessment criteria relating to visual effects on the coastline's primary landscape value as a vast open horizontal foreground to expansive views of Tasman Bay

8.0 Amenity Landscapes Overlay

The following landscapes have been identified as having significant amenity values in relation to section 7(c) of the RMA.

8.1 Maitai River and River Valley

Description:

The Maitai River valley is the largest of Nelson District's valley systems, stretching inland from the edge of the established urban area between Sharland and Botanical Hills to the Maitai Dam in the foothills of the Bryant Range. The Maitai River itself stretches from two branches above the Maitai Dam in the Dun Mountain catchment to a river mouth in Nelson Haven on the western side of the port.

Landscape value:

- Significant recreational values associated with the Maitai River and associated reserves and open spaces including the golf course and motor camp, as a highly accessible in land connection for the region
- Picturesque scenic qualities of the landscape setting contribute to high visual amenity values
- The river itself is a significant landscape element within the valley and meandering through the established urban areas of central Nelson.

Sensitivities:

- Subdivision and development on the hill slopes enclosing the valley has the potential to impact on the picturesque scenic qualities of the valley
- Similarly the valley floor is sensitive to any subdivision or development that affects the visual and recreational amenity values



The Maitai River Valley is the largest of Nelson's valley systems, stretching inland between Sharland and Botanical Hills to the Maitai Dam in the foothills of the Bryant Range. The valley has high amenity values associated with significant recreational and open spaces, and the picturesque scenic qualities of the settled riverside landscape setting.

Development Considerations:

- Subdivision and development of buildings on the enclosing valley slopes
- Forestry activities and associated traffic movements
- The river and its margins should be protected from inappropriate effects of development such as earthworks and vegetation clearance

Recommendations:

- Include as part of the Amenity Landscapes Overlay, with associated account of values, sensitivities and development considerations in the RMP appendices
 - For controlled activities within the proposed Amenity Landscapes Overlay, add a further matter over which control is reserved relating to the physical and visual effects of any buildings, structures, development or proposed planting or other mitigation associated with development, on the visual and landscape values of the river and river valley
 - For discretionary activities within the proposed Amenity Landscapes Overlay, add assessment criteria relating to the visual effects on the visual and landscape values of the river and river valley

8.2 SH6 Highway Amenity Landscape*Description:*

The immediate landscape setting for State Highway 6 between Teal Valley Road and the Rai Saddle, being 100 metres either side of the highway corridor.

Landscape value:

- A 'slice' of rural landscape of remarkable coherence as it unfolds through a series

of river valleys and saddles with high visual amenity values gained from the largely unmodified character of the physical landform, the presence of waterways and the 'green' rural character of the highway landscape setting with a general absence of buildings, structures and development

- The high profile nature of this setting as a scenic landscape gateway for travellers along the state highway route between Nelson and the Marlborough District

Sensitivities:

- The vegetated character of the slopes adjoining the highway are vulnerable to large-scale forestry clearance or changes in operation that disrupt the colours and patterns that lend visual coherence to the existing rural character, especially during harvesting

Development Considerations:

- Requirement for buffer strips between forestry developments and the State Highway to maintain the vegetated character and visual coherence of the highway landscape corridor

Recommendations:

- Include as part of the Amenity Landscapes Overlay, with associated account of values, sensitivities and development considerations in the RMP appendices
- For controlled activities within the proposed Amenity Landscapes Overlay, add a further matter over which control is reserved, relating to potential effects on the stated visual and landscape values included in the RMP appendices
- Introduce a new controlled activity standard requiring a minimum 20m buffer zone between forestry plantations and the edge of the state highway
- For discretionary activities within the proposed Amenity Landscapes Overlay, add assessment criteria relating to the visual effects on the visual and landscape values of the highway corridor

8.3 Northern Coastal Linkages

Description:

These are the road corridors that provide access to the remote northern coastline, following the river valleys along Cable Bay Road and Kokorua Roads.

Landscape value:

- The primary access corridors to the remote northern coastline through river valleys of relatively high natural and visual amenity value
- Unfragmented landscapes with low density of subdivision and development that contribute to the remote rural character

Sensitivities:

- These coastal linkages will grow in use and sensitivity as increasing regional populations place more pressure on access to the district's remote northern coastline

Development Considerations:

- Fragmentation of the river valley landscapes by rural-residential subdivision

Recommendations:

- Include as part of the Amenity Landscapes Overlay, with associated account of values, sensitivities and development considerations in the RMP appendices
- For controlled activities within the proposed Amenity Landscapes Overlay, add a



The northern coastal linkage along Cable Bay Road from Hira is the primary access route to Nelson's northern coastline. As the regional population continues to increase, the remote and natural qualities of the coastal environment will grow in importance as more and more people wish to access the area to appreciate the scenic landscape qualities. This adds to the profile and sensitivity of these coastal roading links.

further matter over which control is reserved, relating to potential effects on the stated visual and landscape values included in the RMP appendices

- Introduce a new controlled activity standard requiring a minimum 20m buffer zone between forestry plantations and the edge of Cable Bay Road
- For discretionary activities within the proposed Amenity Landscapes Overlay, add assessment criteria relating to the visual effects on the visual and landscape values of the coastal linkages

8.4 Wakapuaka Flats

Description:

This area covers the former part of the Nelson Haven reclaimed for agricultural use, bounded by the outstanding natural feature of the Boulder Bank to the northwest, Wakapuaka Road to the southeast, and extending from Boulder Bank Road to Glen Road.

Landscape value:

- This area forms the low-lying foreground to a series of significant landforms at a critical junction within the district; adjoining the outstanding feature of the Boulder Bank and occupying the foreground to prominent views along the coastal highway between Nelson and Marlborough

Sensitivities:

- The low-lying, horizontal nature of the land with its corresponding sense of openness is sensitive to any development of buildings, structures or vegetation that introduces a sense of encroachment.

Threats & Development Issues:

- There is the possibility of the site being developed for land-based aquaculture. This activity is generally appropriate for the area, but any buildings or plant constructed may effect the open uninterrupted vastness of the site. The siting and clustering of buildings and plant is important to retain this sense of openness.

Recommendations:

- Include as part of the Amenity Landscapes Overlay, with associated account of values, sensitivities and development considerations in the RMP appendices
- For controlled activities within the proposed Amenity Landscapes Overlay, add a further matter over which control is reserved, relating to potential effects on the stated visual and landscape values included in the RMP appendices
- For discretionary activities within the proposed Amenity Landscapes Overlay, add assessment criteria relating to the visual effects on the visual and landscape values of the flats as a part of the gateway to Nelson
- Make aquaculture a discretionary activity with assessment criteria relating to the effects on identified sensitive landscape values outlined in revised RMP appendices

9.0 General Recommendations

The following recommendations provide for the special management of the landscape values of the identified outstanding natural features and landscapes and other sensitive landscape areas. As with the previous sections of this report, the recommendations made are based on landscape management criteria and need to be refined and formulated into appropriate policy provisions where these are to be integrated within the RMP.

As a general rule, because landscape management requires a certain level of judgement we have recommended a discretionary level of control for subdivision, buildings and other potential development issues over the current level of controlled activity status within the landscape overlay areas.

9.1 District Wide Objectives & Policies

Objective D09.1 Landscape

Revise existing objective:

“A landscape that preserves and enhances the character and quality of the setting of the city and in which its landscape components and significant natural features are protected”

to read:

“A landscape that preserves and enhances the character and quality of the setting of the city and it’s rural hinterland by protecting outstanding natural features and landscapes and other landscape sensitive areas from inappropriate subdivision, use and development”

The revised objective widens the scope to the rural hinterland as well as the city and to make reference to 'outstanding natural features and landscapes and other landscape sensitive areas' rather than 'landscape components and significant natural features'.

Replace D09.1.1 Significant Features with the following new policies:

- Policy Outstanding Natural Features and Landscapes
"Outstanding natural features and landscapes should be protected from inappropriate subdivision, use and development"
- Policy Significant Landscapes
"Significant Landscapes (including those identified in the Ridgelines & Hilltops, Lower Foothills and Coastal Margins Landscape Overlays) which contribute to the natural character and setting of Nelson should be appropriately managed to maintain the identified landscape values".
- Policy Amenity Landscapes
"Amenity Landscapes should be managed in such a way as to maintain the physical and natural characteristics that contribute to high visual amenity and or recreational values".

Amend Policy D09.1.4 visual amenities:

g) All areas identified as Ridgeline & Hilltops, Lower Foothills, Coastal Margins or Amenity Landscapes on the planning maps

Add new policy on Nelson-Richmond Green Belt:

"The Nelson-Richmond Green Belt should be managed and protected as an economically viable rural production unit to ensure it's open space function is preserved "

This complements the existing policy D015.1.3 Rural Greenbelt.



Oblique aerial of Wakapuaka Flats looking north to Drumduan. The flats were reclaimed for agricultural use, and occupy a critical junction in highway between Nelson and Marlborough and adjoining the outstanding feature of the Boulder Bank.

Add new policy on Significant Ridgelines:

“Significant ridgelines as identified on the planning maps should be protected from inappropriate development of buildings and structures that adversely affect their visual role as unbuilt backdrops and defining landscape features”

9.2 Landscape Assessment Provisions

Revise Rural Rule ‘RUr.80 Subdivision within the landscape overlay’ and Residential Rule ‘REr.109 Subdivision within the landscape overlay’ and any other such zone rules within Part 02 of the RMP to require all non-permitted activities within the landscape overlays to require a landscape assessment undertaken by a suitably qualified person as a part of any consent application.

9.3 Part 03 Appendices

- Undertake a thorough review of Appendix 7 Guide for subdivision and structures in the landscape overlay. The appendix should be revised to relate to the 5 new landscape overlays and be far more specific regarding the landscape values that need to be managed and how activities can best achieve this by avoidance, mitigation or otherwise. All
- Thorough revision of Appendix 9 Landscape Components and Views to relate to provide clear accounts of the specific values, sensitivities and development considerations for the new landscape overlays identified by this study
 - Amend cross-references to Appendix 09 in the relevant zone rules in PART 02 of the plan, and elsewhere as required
 - Schedule of 5 landscape overlay areas (cross-referenced to planning maps) with account of landscape values, sensitivities, threats and development issues specific to each feature or landscape

9.4 Part 04 Planning Maps

Amend planning maps as follows:

- Delete existing landscape overlay
- Add Outstanding Natural Features & Landscapes Overlay
- Add Ridgelines & Hilltops Landscape Overlay
- Add Lower Foothills Landscape Overlay
- Add Coastal Margins Landscape Overlay
- Add Amenity Landscapes Overlay

10.0 References

Boffa Miskell Ltd; (November 2003). *Stoke Foothills & South Nelson Landscape Assessment*; Prepared for Nelson City Council.

Boffa Miskell Ltd; (May 2004). *Tahunanui Reserve Management Plan*; Prepared for Nelson City Council.

Department of Conservation Nelson Marlborough Conservancy; (May 1994). *Internationally and Nationally Important Coastal Areas From Waimea Inlet to Cape Soucis, Nelson, New Zealand - Recommendations for Protection*.

Nelson City Council; (March 2005). *Nelson Urban Growth Strategy 2004 – Growth Options Consultation Document*.

Nelson City Council; (March 1997). *Regional Policy Statement*

Nelson City Council; (September 2004). *Nelson Resource Management Plan*

Works Consultancy Services; (April 1994). *Recreation, Conservation and Landscape Study Appendix III - Landscape Survey & Assessment*; Prepared for Nelson City Council.

11.0 Appendix – Glossary of Terms

The glossary of terms has been presented under three headings relative to the following –

- (i) Landscape character
- (ii) Landscape assessment
- (iii) General landscape terminology

1. Landscape Character

1.1 Landscape

The landscapes we see are the visible expression of the physical, biological and cultural processes occurring in any particular place. While this report focuses primarily on the visual aspects of the Tasman coastal landscape and its sensitivities and ability to accommodate development, this does not mean that “landscape” is purely a matter of aesthetics as there is a strong relationship between good visual landscape and good land management. A healthy environment in terms of ecology, soil conservation, hydrology, land use etc is very often also a highly regarded landscape.

1.2 Landscape Character

Landscape character refers to the combination of factors that distinguish any particular area of land. It is determined by the inter-relationship of –

- Landform – which reflects the geology, topography and attendant natural

processes such as erosion, hydrology and weathering.

- Land cover – which includes vegetation and water bodies, and reflects the biological processes such as plant succession and soil formation.
- Land use – which reflects cultural and social processes such as farming, tourism and transport, and can also include spiritual and historical associations that give added meaning to places.

1.3 Natural Character

As part of the Natural Character Environmental Performance Indicator Study, being prepared for the Ministry for the Environment, natural character has been defined as follows –

“Natural character is an intrinsic attribute of all coastal environments. The degree of naturalness depends on the extent of modifications to the ecosystem and landscape/seascape. The greatest naturalness occurs where there is least modification. Natural character occurs irrespective of people’s perceptions and ability to experience it.”

Natural character is a term used to describe the “naturalness” of the coastal environment. The degree or level of natural character within an area is dependent on –

- The extent to which natural elements, patterns and processes occur.
- The nature and extent of modifications to the landscape, seascape and ecosystems.

Natural elements are the products of natural processes such as landforms,

water forms, vegetation and landcover.

Natural patterns are the visual expression and distribution of natural elements where a landscape appears to be a product of nature rather than a product of human endeavour. For example, naturally occurring vegetation cover appears very different and more natural than trees planted in straight rows, as would be the case with commercial forestry.

Natural processes relate to the ecological processes that underlie the visual expression and character of the landscape. The processes that sustain natural appearance include: vegetation succession, natural erosion and deposition.

Modifications are the physical changes to the landscape such as mining, reclamations, infrastructure activities, buildings, structures and other man made changes or additions to the landscape. The highest degree of natural character (greatest naturalness) occurs as a continuum from the pristine to the totally modified.

1.4 **Rural Character**

Rural landscapes are, by their nature, strongly influenced by the type of rural activity and the intensity of associated settlement. Natural elements generally remain strongly evident but are overlaid by patterns and processes of human activity. Natural systems operate but, in places, are manipulated to enhance productivity. Human induced patterns and processes are related predominantly to productive land uses such as agriculture, horticulture and forestry, typically including paddocks, shelter belts, wood lot and forest blocks, cropping regimes and settlement. The patterns of human activity are generally large scale (by comparison with urban areas), reflected in generally low-density settlement, few

structures and often a sense of spaciousness.

Rural landscape and inhabited landscapes – not to be confused with “wilderness” or “natural” landscapes where human presence is minimally present or absent.

1.5 Rural Amenity

The aspects that are commonly understood as rural amenity values include:

- A sense of spaciousness (wide open spaces)
- Privacy, quietness and absence of traffic and bustle
- An environment relatively uncluttered by structure and artificial features
- A clean environment characterised by fresh air, clean water, etc.

1.6 Coastal Environment

The coastal environment is not defined in either the RMA or the NZCPS, however, the Environment Court and the Board of Enquiry on the NZCPS have concluded that each environment be individually assessed and defined due to the difficulties of applying a standard definition which would be applicable to all coastal situations. While the seaward side of the zone is early defined, the landward extent of the coastal environment zone clearly varies in different landscapes. Some councils have adopted a uniform width, some have a variable width based on topography, while others rely on a written definition.

In landscape terms and in the context of this study, the Nelson coastal environment has been reconceived as having two main components, an immediate coastal edge (as already defined for the urban area by the Coastal Environment Overlay in the RMP) and a more extensive area inland of the coastline, generally extending up to the first major ridgeline (such as has been defined for the coastal environment overlay within the RMP for the northern rural part of the district).

2. Landscape Assessment

1.1 Landscape Analysis

The process of breaking the landscape down into its component parts to understand how it is made up and functions.

1.2 Landscape Assessment

An umbrella term for the description, classification and analysis of landscapes.

1.3 Landscape Classification

The process of sorting the landscape into different types using selected criteria but without attaching relative values to the different landscape types.

1.4 Landscape Evaluation

The process of attaching value (non-monetary) to a particular landscape, usually be the application of previously agreed criteria, including consultation.

1.5 Landscape Value

The relative value or importance attached to a landscape (often basis for designation or recognition), which expresses national or local consensus, because of its quality, special qualities including perceptual aspects such as scenic beauty, tranquillity or wildness, cultural associations or other

conservation issues.

1.6 Aesthetic Criteria

The following criteria have been referred to in this report.

“**Naturalness**” describes the perception of the predominance of nature in the landscape. It describes the visual ‘wholeness’ of the landscape, whether change has undermined the visual values of the landscape or whether these have remained intact through changes that may have occurred. A landscape may retain a high degree of aesthetic naturalness even though its natural systems may be highly modified. Similarly landscapes that have high ecological values may not display high qualities of visual naturalness.

Memorability describes the way in which a landscape remains in the memory. Highly vivid landscapes are highly memorable and will comprise a key component of a person’s recall or mental map of a region or district. Vivid landscapes tend to be striking, often due to their landform.

Coherence describes the way in which the visual elements or components of any landscape come together. Landscapes with high levels of coherence will have their visual element in harmony and reinforcing each other. They will have unity, whilst they may be either visually diverse or relatively simple in terms of their elements; they work together in terms of their composition.

Distinctiveness refers to the uniqueness or variety of a landscape and its value in terms of being representative of the area, district or region. The Tasman coast is itself a distinctive landscape displaying a number of unique geological and cultural patterns and features.

Remoteness. Spatially the experience of being remote and isolated is a characteristic that enhances ones enjoyment and appreciation of the natural and “wild” environment. While this relative isolation can be an attribute in terms of threats and the maintenance of landscape values, there is evidence of increasing pressure for access and development.

Representativeness describes the values of the landscape in terms of representing the character of the area, district or region. The landscape may bring together and distil the important elements and components of an area and provide a representative example of the wider area.

Expressiveness describes the degree to which the processes (geomorphological, hydrological, wind, coastal and cultural) are actively displayed in the landscape. This criterion is linked to the geological values set although landscapes or features which are significant in terms of their geomorphological values may not be expressive of these processes whilst those which are highly expressive may not have a specific geomorphologic value.

Transient values describe the contribution, which wildlife, climate and atmosphere make to landscape. A landscape may gain significance due

to the way in which wildlife seasonally or at times in the day gathers of occupies a specific are. Similarly locations that benefit form the rising or setting sun, time of day and seasons of the year may be elevated in value due to this ‘transient characteristic’.

This criterion is linked to those of the ecological values set and provide for the recognition of the contribution to wildlife – which may or may not have intrinsic scientific value – to the perception of landscape.

3. General Landscape Terminology

- 1.1 Landcover.** Combinations of land use and vegetation that cover the land surface.
- 1.2 Landform.** Combinations of slope and elevation that produce the shape and form of the land.
- 1.3 Landscape capacity.** The degree to which a particular landscape character type or area is able to accommodate change without unacceptable adverse effects on its character. Capacity is likely to vary according to the type and nature of change being proposed.
- 1.4 Landscape effects.** Change in the elements, characteristic, character and qualities of the landscape as a result of development. These effects can be positive or negative.

- 1.5 Landscape feature.** A prominent eye-catching element, for example, the Motupipi headland.
- 1.6 Landscape quality (or condition)** is based on judgements about the physical state of the landscape, and about its intactness, from visual, functional, and ecological perspective. It also reflects the state of repair of individual features and elements, which make up the character in any one place.
- 1.7 Landscape sensitivity.** The extent to which a landscape can accept change of a particular type and scale without unacceptable adverse effects on its character.
- 1.8 Mitigation** measures, including any process, activity or design to avoid, reduce remedy or compensate for adverse landscape and visual effects of a man-made change to the landscape or development project.
- 1.9 Perception (of landscape).** The psychology of seeing and possibly attaching value and/or meaning (to landscape).
- 1.10 Preference.** The liking by people for one particular landscape element, characteristic or feature over another.

- 1.11 Sense of place (genius loci).** The essential character and spirit of an area: *genius loci* literally means ‘spirit of the place’.
- 1.12 Sustainability.** The principle that the environment should be protected in such a condition and to such a degree that ensures new development meets the needs of the present without compromising the ability of future generations to meet their own needs.
- 1.13 Visual amenity.** The value of a particular area or view in terms of what is seen.
- 1.14 Visual absorption capability.** The ability of a landscape to visually accommodate change or modification.
- 1.15 Visual effect.** Change in the appearance of the landscape as a result of development. This can be positive (i.e. beneficial or an improvement) or negative (i.e. adverse or a detraction).
- 1.16 Visual quality.** Visual quality means there is a harmonious relationship between landscape elements. There are a number of ways of assessing this, but in general the aim is to identify the combination of factors that make a landscape stand out as of special visual value.