

Kāpiti Coast District Council Proposed District Plan

PROPOSED DISTRICT PLAN
Chapter 3 – Natural Environment

Landscape and Coastal Environment Addendum

June 9th 2016
FINAL for s42A

The logo for Isthmus, featuring the word "isthmus" in a lowercase, sans-serif font. A small red dot is positioned above the letter 'i'.

DOCUMENT CONTROL

REV NO.	DATE	REVISION DETAILS	AUTHOR	Review
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INTRODUCTION

Background to the Report

Following an independent review of the Kāpiti Coast Proposed District Plan (“PDP”) the Council resolved in July 2014 to continue with the review process and to hold-off formal hearings until 2016 to enable further engagement with submitters on key issues.

Part 1 of this report documents the response to submissions on Landscape matters and **Part 2** covers the Coastal Environment.

Landscape matters were addressed in Chapter 3 (Natural Environment) of the PDP with planning provisions set out for significant amenity landscapes (SAL)¹ and outstanding natural landscapes (ONL), as identified in a 2012 Landscape Study² (see Section 1.2 below) under the Resource Management Act (RMA, 1991) and in accordance with the Greater Wellington Regional Policy Statement (RPS). These landscapes were mapped as part of the ‘natural feature’ overlays on the planning maps. Assessment record sheets for each landscape, as included in the 2012 Landscape Study, were set out in a schedule in Chapter 3 of the PDP and referenced in the provisions, as matters to consider in decision making for activities that will require resource consent.

A number of the submissions received on the PDP raised concerns about landscape matters both in terms of the extent of mapped areas of SAL’s and ONL’s, and the planning framework (objectives, policies rules and standards).

In broad terms the submissions addressed landscape areas to the east or west of the State Highway. For ease of reference, these landscapes are referred to as:

Non coastal landscapes - located to the east of the state highway and inland of the redefined coastal environment line (see Coastal Environment Matters below). As identified in the PDP schedule, these submissions addressed:

- Tararua Ranges ONL
- Otaki Gorge Foothills SAL
- Lower Otaki River SAL
- Hemi Matenga ONL

1 Now referred to as Special Amenity Landscapes as is consistent with the operative Greater Wellington Regional Policy Statement

2 Copies of the 2012 Landscape Study can be viewed at KCDC. Outstanding natural features and landscapes and significant amenity features and landscapes were identified in the 2012 Study.

- Paekakariki Escarpment ONL
- Mataihuka (Raumati) Escarpment SAL

Following initial submissions, a Rural Interest Group (RIG) and a subset 'Pilot Group' comprising rural submitters, representing the RIG were formed to meet with Council and to work through a coordinated and agreed response process to review the Tararua Ranges, Otaki Gorge Foothills and the Lower Otaki River landscape areas east of State Highway 1; and

- **Lowland and coastal landscapes** - located to the west of the state highway including landscape areas within the redefined coastal environment. Submissions addressed:
 - Waiorongomai Dunes ONL
 - Ngarara Dunes ONL
 - Whareroa Dune Lands ONL
 - Northern Beaches SAL
 - Waitohu Stream Mouth SAL (addressed under Waiorongomai Dunes ONL)
 - Lower Otaki River SAL
 - Lower Waikanae River SAL³
 - Southern Beaches SAL

A further submission requested that the full extent of the Kāpiti Coastline be recognized as an Outstanding Natural Feature.

Isthmus Group Ltd Landscape Architects Brad Coombs and Lisa Rimmer (authors of the 2012 Landscape Study) were engaged by Council to provide advice and recommendations in response to the landscape submissions, including further consultation with a Rural Issues Group (RIG) and Pilot Group (as detailed in Section 1.4 below) on the non-coastal landscapes, and the proposed planning provisions (as detailed in 1.3 below). Landscape Architect, Frank Boffa was engaged by Council to work with Isthmus in a working review role to confirm the submission response recommendations for the non-coastal landscapes and to be a direct point of contact for the Pilot Group submitters.

Coastal Environment matters were addressed in Chapter 4 (Coastal Environment) of the PDP⁴ with planning provisions set out for the Coastal Environment (CE line) and areas of High Natural Character

³ The Lower Waikanae River was identified as an SAL in the PDP Chapter 3 schedule, as per the 2012 Landscape Study. However, due to mapping errors, it was identified as an ONL in the PDP planning maps.

⁴ Coastal Environment matters are now included in Chapter 3 – Natural Environment; as detailed in the Submitter Engagement Version of the Plan dated June 15th 2015.

(HNC), as identified in a 2012 Coastal Environment Study⁵ (see 2.2 below) under the New Zealand Coastal Policy Statement (2010) and the RPS. The CE line and areas of HNC were mapped as part of the 'natural feature' overlays on the PDP planning maps.

Submissions received on coastal environment matters raised concerns about the broad inland extent of the CE line and the exclusion of seascape areas (to the twelve mile limit) in the coastal environment and the need to identify areas of outstanding natural character (ONC).

Authors of the 2012 CE study, Isthmus Group Ltd Landscape Architects Brad Coombs and Lisa Rimmer were engaged by Council to provide advice and recommendations in response to the coastal environment submissions including further consultation with submitters and advice to recommend revised provisions for the coastal environment and areas of HNC and ONC (as detailed in Section 2.4 and 2.5 below).

Report Issued in Stages

This addendum report has been issued in stages to assist further consultation with the RIG and Pilot Group and for the purposes of pre-hearing meetings held in September 2015 and December 2015, prior to the PDP hearings.

The first issue of the report (the 'RIG report' 4th August 2015) set out:

- The overall policy context for landscape assessment including RPS policies (Appendix 1);
- A summary of the 2012 Landscape Study; and
- Submission response recommendations addressing:
 - General landscape matters;
 - Specific non-coastal landscapes, including recommended changes to the planning maps (Appendix 2 and Appendix 7, Pilot Group Protocol);
 - New and amended landscape area assessment record sheets (Appendix 3); and
 - Individual reports for the Pilot Group Properties (Appendix 8-11).

This version of the report was included in the 'Non Coastal Landscape' Prehearing pack (held September 16th 2015).

⁵ Copies of the 2012 Coastal Environment Study can be viewed at KCDC.

The **second issue** of the report (9th of December 2015, for the, Mapping of Coastal and Lowland Landscapes' Prehearing held 16th of December) documented the remaining section of Part 1. That is:

- The response to submissions on specific lowland and coastal landscapes, including recommended changes to planning maps (as an update to Appendix 2). New and amended assessment record sheets for all landscapes, as required for the ONL/ SAL schedule in the PDP were included in Appendix 3;

Part 2 of the report had been intended for issue prior to a Coastal Environment prehearing⁶. However, an amended prehearing programme meant that response to submissions was progressed through meetings and workshops with individual submitters (as described in Part 2 of the report) rather than a formal prehearing process.

The **final draft** of the addendum report, including Part 1 and 2, was issued on March the 18th 2016 to assist with the preparation of the section 42A report. In parallel, Te Ohu Taiao (representing Te Āti Awa ki Whakarongotai, Ngati Ruakawa, Ngati Toa) completed a review of the values to tangata whenua to be included in new and amended assessment record sheets for landscape areas (see Appendix 3). This followed on from a similar review carried out in the 2012 Landscape Study.

PDP chapter lead and Te Ohu Taiao feedback received as of 6th May 2016 was integrated into the **final addendum report**; as issued for S42A reports on **June 9th 2016**.

⁶ Landscape and Coastal Environment Prehearings referred to in this report:

- November 25th 2014 – Submitter 485 (Frank Boffa)
- March 27th 2015 – Coastal and Ngarara Dunes Landscape Matters
- September 16th 2015 – Non Coastal (Hill Country) Landscapes
- December 16th 2015 – Coastal and Lowland Landscapes

PART 1 LANDSCAPE MATTERS

1.1 Policy context

The requirements for District Councils to identify **outstanding natural features and landscapes**⁷ and to protect them from inappropriate subdivision, use and development are set out in Section 6b) of the Resource Management Act, Policy 15 of the New Zealand Coastal Policy Statement (NZCPS, 2010) and Policies 25 and 26 of the Operative Greater Wellington Regional Council Policy Statement (RPS) (full versions of the NZCPS and RPS policies are included in Appendix 1).

As a matter of national importance under the RMA:

Section 6 – Matters of National Importance

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall recognise and provide for the following matters of national importance:

(b) the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development.

Section 6(a) is also relevant where outstanding natural landscape areas are located in the coastal environment (as defined by the New Zealand Coastal Policy Statement, 2010) and/or include wetlands, lakes and rivers and their margins.

(a) the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development:

Under the NZCPS:

Policy 15 – Natural features and natural landscapes

To protect the natural features and natural landscapes (including seascapes) of the coastal environment from inappropriate subdivision, use and development:

(a) avoid adverse effects of activities on outstanding natural features and outstanding landscapes in the coastal environment.

⁷ Referred to as outstanding natural landscapes (ONL) in the Kapiti Coast District Council (KCDC) PDP (proposed District Plan).

The RPS directs:

Policy 25-Identifying outstanding natural features and landscapes – district and regional plans

District and regional plans shall identify outstanding natural features and landscapes having determined that the natural feature or landscape is:

(a) exceptional or out of the ordinary; and

(b) that its natural component dominate over the influence of human activity

Factors to be taken into account in the evaluation process are set out in the Policy including: Natural Science; Sensory and Shared and Recognised Factors (see Appendix 1).

Policy 26 – Protecting outstanding natural features and landscape values – district and regional plans

District and regional plans shall include policies, rules and/or methods that protect outstanding natural features and landscape values from inappropriate subdivision, use of development.

District Councils **may** identify **special amenity landscapes**⁸ to assist them in carrying out their resource management requirements, as set out in Section 7c) and 7f) of the RMA. The RPS policies 27 and 28 provide further explanation as to the rationale and process for identification as well as the focus for management.

Under the RMA:

Section 7- other matters

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall have particular regard to:

(c) the maintenance and enhancement of amenity values:

(f) the maintenance and enhancement of the environment

Amenity values means those natural or physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes.

⁸ The RPS became operative in April 2013, after notification of the PDP in 2012. Assessment factors for landscape remained unchanged, however the operative RPS policies reduce the requirement to identify SAL's (district councils **may** identify rather than shall) and refers to **Special** Amenity Landscapes (previously named Significant Amenity Landscapes).

The RPS directs:

Policy 27- Identifying special amenity landscapes – district and regional plans

District and regional plans may identify special amenity landscapes which are distinctive widely recognized and highly valued by the community for their contribution to the amenity and quality of the environment, city or region.

For the purposes of clarification, special amenity landscapes when compared to outstanding natural landscapes will have, when assessed under the factors of Policy 25:

(a) highly valued, but not clearly exceptional landscape values, in an area where the natural components of landscape character dominate; or

(b) highly valued, including exceptional landscape values, in an area where the modification of landscape by human activity is a dominant influence on landscape character

Policy 28 – Managing special amenity landscape values – district and regional plans

Where special amenity landscapes have been identified in accordance with policy 27, district and regional plans shall include policies and/or methods (which may include rules) for managing these landscapes in order to maintain or enhance their landscape values in the context of the continuation of:

(a) existing landuses that contribute to these landscape values.

(b) predominant existing landuses that are provided for within the underlying zoning, and

(c) Other lawfully established activities

1.2 Landscape Study (2012)

The Kāpiti Coast District Landscape Study (2012 Landscape Study)⁹ was carried out during 2010 to 2012 by Isthmus Group Ltd.

The 2012 Landscape Study provided a professional assessment of outstanding natural features and landscapes (ONF/L) and significant amenity landscapes (SAL) under the proposed RPS¹⁰ policies. These areas were identified through a process of desktop analysis, field work to publically accessible areas and the review of a wide range of printed and digital media and maps including Council GIS data, aerial photographs as well as historic texts, other technical studies, policy documents and other secondary sources relevant to the appraisal of natural science, sensory and shared and recognised values in landscape. Brad Coombs and Lisa Rimmer from Isthmus Group Ltd carried out the assessment tasks and

⁹ The Landscape Study is available on request from KCDC. The overview/executive summary section of the report is available via the councils website: http://www.kapiticoast.govt.nz/Your-Council/Planning/District-Plan-Review/PDP_Technical_Reports/

¹⁰ The RPS became operative in April 2013. Assessment factors for landscape remained unchanged, however the operative RPS policies reduce the requirement to identify SAL's (district councils **may** identify rather than shall) and refers to **Special** Amenity Landscapes (previously named Significant Amenity Landscapes).

produced the Landscape Study report. NaturalTEXTures and Aurecon consultants provided technical inputs and information relevant to ecology and planning matters only.

Using the 'summative tests' provided under the RPS, 16 SAL's and 11 ONF/L's were identified in the Landscape Study. The extent and significance of these areas was to be confirmed in the PDP submission and hearing process.

1.3 General Matters

1.3.1 Scope

A number of submissions received on the PDP during 2012 and 2013 addressed more general matters relevant to all ONL and SAL areas.

Federated Farmers (submission No 250) raised a number of concerns about the assessment of ONL'S and the identification of SAL's. In summary, they sought that:

- Robust and objective criteria be used to identify ONL areas and be mapped and described to provide certainty as to exactly where they are located and their outstanding qualities;
- ONL areas be ground truthed;
- ONL classification be removed from farmland; and
- The category of SAL and the associated provisions should be removed from the PDP.

Federated Farmers, and many other submissions on landscape, also raised concerns about the *planning provisions* (objectives, policies and rules/standards) applied to SAL and ONL areas. These matters will be addressed in more detail in the s42A report (to be available prior to the PDP hearings in 2016). In summary, the submissions sought:

- Greater distinction between ONL's and SAL's in the planning provisions with less restrictions applied to SAL's; and
- Further consideration of existing activities (such as earthworks, including track maintenance) and a return to existing (Rural Zone) provisions for development in ONL's and SAL's on private land.

The submission of Maypole Environmental Ltd also raised concerns about the application of ONL and SAL provisions applying to activities within an identified Neighbourhood Development Area that is in accordance with a Council-approved Neighbourhood Development Plan granted under Rule 5C.4.2 or within the Ngarara Precinct. In addition, there were a number of submitters with interests in coastal landscapes that raised concerns about restrictions to coastal hazard management within ONL and SAL areas. As planning matters, these concerns will be addressed, as appropriate, in the relevant section 42A reports and are largely outside of the scope of this report.

1.3.2 Submission Response Process

Matters addressed in the submissions are primarily related to alternatives in planning approach and will be addressed in detail in the s42A report. To support the submission response process Isthmus carried out a further review of best practice guidance on landscape assessment practices and management. This included review of recent case law and other District Plans with comparable resource management issues. Several workshops and discussions were then held with Council staff to confirm recommended changes to the ONL and SAL PDP provisions, as outlined in Section 1.3.3 below.

1.3.3 Recommendations

Outstanding Natural Landscapes

The recommendations are to confirm:

- The operative RPS criteria have been used in the assessment of all landscape areas. These areas are mapped in the PDP and their values documented in a supporting schedule (and will include boundary adjustments and new/updated assessment record sheets confirmed in the PDP review process).
- Best practice assessment practices have been used to establish landscape boundaries using Council GIS data and aerial photographs along with field work from publically accessible areas. The Pilot Group property visits were used to provide further boundary checks with principles developed then applied across much broader areas to confirm recommended changes to both non coastal and lowland and coastal landscape areas. Ground truthing of all landscape boundaries is not possible, as landscape areas need to be identified at a broader scale in a district wide assessment and include the consideration of a range of factors (physical, sensory and shared and recognized) not necessarily immediately evident on the ground or at a finer scale of assessment. Access and the availability of appropriate vantage points often limit the value of site work to particular properties – particularly where there are few locations within the property from which a broader view of the landscape and its edges can be gained. However, further site work may be necessary, as a matter for decision makers to consider, when determining the appropriateness of effects in a particular consent application.
- Case law guidance confirms the appropriateness of identifying ONL areas on private land and areas of farmland provided they are able to meet the 'ONL tests'¹¹. However, further review of the planning

¹¹ As confirmed by the recent King Salmon decision.

Environmental Defence Society Incorporated v The New Zealand King Salmon Company Limited SC 82/2013; [2014] NZSC 38; [2014] NZRMA 195.

provisions is recommended (as detailed under *Landscape Planning Provisions* below) to ensure ONL areas are protected from *inappropriate* subdivision, use and development (under Section 6b) of the RMA) and that adverse effects on natural character are avoided where they are located in the Coastal Environment (as per NZCPS 2010). In practical terms this means the focus of landscape management needs to be on the protection of the identified landscape values and the factors that contribute to them rather than protection of the area outright. While the requirements for ONL areas in the CE are more stringent (as demonstrated in the recent King Salmon decision¹²) existing land uses can be provided for and development options considered where these result in negligible or very low adverse effects and/or enhance the landscape values.

Special Amenity Landscapes

The recommendations are to confirm:

- The operative RPS criteria have been used in the assessment of all landscape areas and provide for the identification of special amenity landscapes under Policy 25 that are:

“distinctive and widely recognized by the community for the contribution its landscape amenity values make to the pleasantness, aesthetic coherence, cultural and recreational attributes of the district.”

These areas are mapped in the PDP and their values documented in a supporting schedule (and will include boundary adjustments and new/updated assessment record sheets confirmed in the PDP review process);

- Special Amenity Landscapes planning provisions need to be further distinguished from ONL areas, in keeping with their Section 7 status under the RMA, and as part of the response to submissions on landscape planning provisions (as detailed under *Landscape Planning Provisions* below). A policy approach (rather than rules and standards) to SAL management is recommended and this has been used successfully in other districts; where the SAL’s are mapped and district plan schedules describe the areas’ values and set these out as matters to be considered in a consent process.
- Physical, perceptual and associative factors contributing to landscape values for each ONF/L and SAL area were identified as part of a district wide and whole landscape assessment. Where more detailed assessment is required to determine the effects of a particular consent application, factors relevant

¹² As confirmed by the recent King Salmon decision.

Environmental Defence Society Incorporated v The New Zealand King Salmon Company Limited SC 82/2013; [2014] NZSC 38; [2014] NZRMA 195.

to the site and the proposal will be confirmed. This may include the identification of additional factors and landscape values, unique to a particular site, that are relevant to Section 6b) and RPS Policy 25; as determined through a finer grain of assessment. Ground- truthing of landscape area boundaries, carried out during a more detailed assessment process, will be a further matter for decision makers to consider, when determining the appropriateness of effects in a particular consent application. These matters for decision makers to consider are set out as an explanatory note in Appendix 3 and are recommended to be included in the introduction to the PDP schedule for ONF/L and SAL areas.

Landscape Planning Provisions

Further explanation as to the planning provision changes recommended will be provided in the s42A report (available prior to the PDP hearings). In summary, the recommended changes propose greater distinction in the management approach for ONL's and SAL's and provide for a greater range of permitted and discretionary activities.

Outstanding Natural Landscape Planning Provision Recommendations

- As is consistent with Section 6b) of the RMA and the RPS, the PDP refers to outstanding natural *features* and landscapes (ONF/L).
- The status of buildings in ONF/L's that are no greater than 54m² and no higher than 6m change from Controlled Activities to Permitted Activities, as the effects of these activities will be no more than minor and it is unreasonable to require resource consent.
- A new rule be added permitting earthworks within ONF/L's that are associated with the repair and maintenance of roads (within the legal road reserve) and the repair and maintenance of farm tracks, forestry tracks, tracks associated with weed management and pest control, firebreaks, fencelines, private accessways and walkways.
- The Restricted Discretionary rule relating to the harvesting of plantation forestry in ONF/L's is deleted. As such, the underlying zone rules for harvesting of plantation forestry will apply (i.e. in the Rural Zones, the harvesting of up to 10ha is permitted, and over 10ha is controlled).
- Planting of plantation forestry in ONF/L's is recommended as a discretionary activity and shelter belts as a restricted discretionary activity, and new rules added to make this clearer (i.e. currently the default discretionary activity rule 3A.4.1 applies).
- The status of earthworks in ONF/L's that are not permitted activities change; from non-complying to discretionary.

Special Amenity Landscape Planning Provision Recommendations

- As is consistent with the RPS, the PDP refers to *special* amenity landscapes (SAL).
- The focus of the policies relating to SAL's change from 'protecting' and 'avoiding adverse effects' to 'maintaining and enhancing' the landscape values of these areas.
- All rules relating to SAL's in Chapter 3 are deleted; however, the SAL's should still be identified on the planning maps and within Schedule 3.5 in Chapter 3. The maintenance of amenity values should be achieved through normal zoning provisions controlling land use activities. Resource consent applications for activities in SAL's are to be assessed in terms of their ability to maintain or enhance the identified landscape values of the relevant SAL's (by reference to the relevant Chapter 3 policies).

1.4 Non-coastal landscapes

Submissions on specific non-coastal landscapes (east of the State Highway) typically sought clarification as to why their property had been identified as part of an ONL or SAL and/or a boundary review in order to exclude part or all of their land from any ONL or SAL planning map notation. A number of submissions also included additional or amended information about a particular landscape. These comments have been verified, where possible and used to update the individual landscape assessment record sheets in Appendix 3.

1.4.1 Scope

Submissions received on specific non-coastal landscapes are listed below. Most landscape submissions concerned properties owned by members of the RIG and Pilot Group. These landscapes are combined as a group, as the consultation and review process that followed addressed these landscapes together; as described in detail in 1.4.2

RIG and PILOT GROUP PROPERTIES		
* pilot group properties		
Tararua Ranges ONL		
<i>Submitters</i>	<i>No's</i>	<i>Boundary relief sought –2013 submission</i>
Egon and Irena Guttke	101, 102	ONL boundary to be aligned with the Tararua Forest Park or as a minimum to areas east of the Mangaone Walkway
Takahe Trust/Sattya Trust	201, 206, 222, 224, 226, 238, 241, 260, 270, 273, 278	Removal of ONL area from the submitters land or boundary alignment with the eco domain – hill country as shown on Map 22D/moderate erosion susceptibility shown on planning map 22C
Richard Swan	231	Tararua Ranges ONL boundary to be defined by the Tararua Forest Park, Hemi Matenga Reserve and other reserves
Bruce and Margaret Niven*	251	ONL boundary to be aligned with the Tararua Forest Park, Hemi Matenga Reserve and other reserves
Peter Adlam	258	ONL boundary to be aligned with the Tararua Forest Park, Hemi Matenga Reserve and other reserves.
Lyndon Enterprise Ltd	271	Review ONL boundary following site survey
Carter Family of Reikorangi	320	The foothills of the Tararua's be removed from the Tararua Ranges ONL.
Waa Rata Estate Marian Smith and Phil Stroud*	327	At the head of the Reikorangi Valley, the ONL boundary be aligned with the Tararua Forest Park and Ngatiawa ridgeline towards the mapped stream. In general the Tararua Ranges ONL boundary should be distinct from the K017 Ecosite.
Gillian Tousoon	383	As per submission 327
Margaret (Lynne) and Allan Smith*	385 & 443	ONL boundary to be aligned with the Tararua Forest Park
Joanna (Jan) and Jock Richmond	426	ONL notation be removed from the property
Errol Croad	509	ONL notation be removed from the property
Matt O' Sullivan	574	Review ONL boundary following site survey
Otaki Gorge Foothills SAL		
Lyndon Enterprise Ltd	271	Review SAL boundary following site survey Note: Otaki Gorge ONL is not located on

Matt O' Sullivan	574	Review SAL boundary following site survey
Lower Otaki River SAL		
Bruce and Margaret Niven*	251	Remove SAL notation from property

OTHER NON-COASTAL LANDSCAPES		
Hemi Matenga ONL		
<i>Submitters</i>	<i>No's</i>	<i>Boundary sought – 2013 submission</i>
Winstone Aggregates	92	Delete ONL notations from Waikanae Quarry Site. Remove ONL notation from land immediately adjoining (Lot 1 DP 26401)
Paekakari Escarpment ONL		
Jan Nisbet	133	Include Perkins Farm in the ONL
Mataihuka (Raumati) Escarpment SAL		
Lowell Manning	453	Delete SAL notation from the property

Note:

Submissions received on the Waikanae River ONL will be addressed in the Lowland and Coastal Section of this report, as most of the submissions concerned areas to the west of State Highway 1.

1.4.2 Submission Response Process

The submission response process working with the *Pilot and RIG Group* is summarized below with key dates for workshops and meetings recorded. Overall, this process intended to provide for an agreed and transparent approach to the consultation and additional field work required to finalise the boundaries of the Tararua Ranges ONL, the Otaki Gorge Foothills SAL and the Lower Otaki River SAL (to the East of the SH1) within the context of a district wide assessment under the operative RPS.

RIG AND PILOT GROUP SUBMISSIONS

Understanding the submissions

In the first stages of the submission response process Council staff met and discussed concerns with members of the RIG Group (inaugural meeting November 2014). A smaller Pilot Group representing properties along the Tararua Ranges was subsequently formed with a view to representing the issues of the RIG group and coordinating site visits and follow up meetings with Council's review consultants Isthmus Group Ltd (Brad Coombs and Lisa Rimmer) and Frank Boffa.

The first meeting with Pilot Group members was held at the Council Chambers on 29th January 2015 where Isthmus presented a summary of the 2012 Landscape Study with follow up discussion highlighting submitter concerns regarding:

- The alignment of the Tararua Ranges ONL boundary with the K017 ecosite boundary;
- Planning provision restrictions on existing activities including pest control; and
- The consultation process to date.

Ecosite assessment and concerns were also discussed at this meeting with Wildland Consultants. Matters agreed included a follow up meeting at one of the Pilot Group properties (Waa Rata Estate) and the development of a Protocol for possible site visits (see Appendix 7). Around the same time Landscape Architect, Frank Boffa¹³ was engaged to undertake a ‘working review’ of the Tararua Ranges ONL in combination with Isthmus and to be available to meet with submitters concerned about non-coastal landscape matters.

A meeting held at the Waa Rata Estate followed on March 23rd 2015 with the Pilot Group, Isthmus, Frank Boffa and Council staff. Discussions centred on the review process, use of the RPS policies and assessment factors and the tests required to identify ONL’s and SAL’s. From this meeting it was agreed that Isthmus and Frank Boffa would coordinate individual site visits to the Pilot Group properties to listen to specific issues and to test a wider assessment review methodology to be applied across the Tararua Ranges ONL, the Otaki Gorge Foothills SAL and the Lower Otaki River SAL.

Review methodology

A methodology for the review process was then developed by Isthmus Group and Frank Boffa following consideration of the issues raised and values identified in discussions with the Pilot Group. Having worked through the tests required for ONL areas to be identified under the RPS, it was clear that, in the submitter’s view, the boundary to the Tararua Ranges ONL needed to be shifted back, and that landform boundaries – ridgelines, pronounced spurs, edges of streams and rivers – should be given greater weight in determining an appropriate edge to the ONL.

¹³ Frank Boffa’s working review role was confined to non-coastal landscapes as he is a submitter on a lowland landscape area and coastal environment matters.

The general principles of assessment were generally confirmed, in keeping with the RPS Policy 25, the 2012 Landscape Study and the subsequent review by Isthmus and Frank Boffa. That is, where ONL areas must be:

- sufficiently 'natural'; and
- outstanding.

Natural

- dominance of natural elements, patterns and processes;
- predominantly characterised by:
 - unmodified landforms;
 - unmodified/functioning water/drainage systems;
 - unmodified/functioning vegetation/wildlife patterns; and
 - lack of built forms/human development.

Outstanding

- conspicuous, eminent, displaying excellence;
- usually so obvious no need for further analysis – aside from determining extent and boundaries and making sure the full range of factors (physical, perceptual and shared and recognised values) are considered in the evaluation and inform management; and
- Sensory/perceptual factors are an important part of the overall evaluation – of what is 'outstanding'. However, visibility from public viewpoints was not an absolute requirement; remote areas without public access and incised landforms (such as a river gorge) can be identified as outstanding.

Further desktop analysis and field work was carried out to test this review methodology, where the boundary definition process placed more emphasis on landform and sensory/perceptual considerations rather than the extent of indigenous vegetation (Ecosite). This included site visits to each of the Pilot Group properties on the 13th and 14th of April 2015.

Although these visits were largely contextual, given the district wide scale of the assessment, they were also very useful; with local knowledge assisting understanding of recent landuse change, existing landuses, appropriate vantage points and more detailed discussions of where the submitters thought the 'boundary line sought' should be drawn on their property and the adjoining areas. These visits provided an opportunity to test the review principles in particular locations with lessons learned that could then be applied across the landscape at a broader scale. A brief record of each site visit and description of the recommendations as they relate to each of these properties is included in Appendix 8-11.

A number of follow up workshops were held by Isthmus and Frank Boffa to progress the review mapping with preliminary findings presented to a Pilot Group meeting on the 14th May 2015 and the RIG Group on the 3rd June 2015 and at the Non-Coastal Landscape Prehearing Meeting (held September 16th 2015). Discussions with DoC reiterated a focus on landform as the appropriate boundary of the Tararua ONL and, as a result, areas of the Forest Park were excluded from the revised boundary. That is: the methodology was applied irrespective of public or private property ownership with only minor adjustments to boundaries (in the order of 10 -20m) to assist future identification and management.

The final recommendations presented in this report followed more workshops and desktop analysis to confirm changes that were consequential to the redefinition of the Tararua Ranges ONL boundary, and to address the specific submissions on the Otaki Gorge Foothills and Lower Otaki River SAL. In summary, and using a similar 'landform boundary' driven approach, areas now determined to be outside the Tararua ONL boundary had to be evaluated in terms of their landscape values under the RPS and considered either:

- For inclusion in an existing SAL due to the areas similar recognized values and relationship in terms of landform, as 'part of the same landscape';
- As a new/distinct SAL with distinct values and boundary definition; or
- As indistinct from the wider rural landscape and therefore not appropriate to be identified as an SAL.

Consideration of the most appropriate landscape classification for the Otaki River Gorge ONL was included in this consequential review. Follow up discussions with Frank Boffa and DoC were used to confirm the areas status as an outstanding natural feature (ONF) rather than a landscape. Features are, by definition, geologically distinct or uniform (such as an incised gorge, prominent dune system or estuary) and often of a smaller scale than landscape areas (which may have features within them). Following on from this consequential review, and as a matter of consistency, other landscape areas were re classified as ONF's; as detailed further in Appendix 3. In addition, recommendations to planning provisions (see 1.3.3 above) refer to outstanding natural *features and* landscapes; as is consistent with Section 6b) of the RMA and the RPS.

OTHER NON COASTAL LANDSCAPES

The submission response process used for the remaining non-coastal landscapes (Hemi Matenga ONL, Paekakariki Escarpment ONL and the Mataihuka (Raumati) Escarpment SAL followed a more traditional process of further desktop review and clarification with individual submitters (Jan Nisbet).

Summary of the Non-Coastal Landscape Submission Response Process – Key Dates (2015-2016)

- January 2015 - 29th Pilot Group Meeting (Council Chambers)
- March
 - 5th Teleconference – Council landscape working review team
 - 18th Teleconference, Jan Nisbet
 - 27th Workshop 1– Council landscape working review team
 - 29th Pilot Group Meeting (Waa Rata property)
- April
 - 13& 14th Site work and Pilot Group Property Visits
 - 24th Teleconference -Council landscape working review team
 - 30th Follow up email, mail and mapping, Jan Nisbet
- May
 - 14th Pilot Group Preliminary Findings Presentation (Council Chambers)
 - 29th Teleconference - landscape working review team
- June
 - 3rd RIG Group Preliminary Findings Presentation (Council Chambers)
 - 24th Workshop 2 – Council landscape working review team
 - 30th Follow up email, Jan Nisbet
- July
 - 1st Workshop 3 – Council landscape working review team
 - 8th Workshop 4 – Council landscape working review team
 - 22nd Pilot Group Consultation on the (RIG) Landscape Addendum Report
- August
 - 4th RIG Group Non Coastal Landscape Recommendations pre-circulated
- August
 - 12th RIG Group meeting to discuss Non Coastal Landscape Recommendations
- September
 - 16th Non Coastal Landscape Prehearing (Council Chambers)
- October
 - Follow up discussions with DoC and Frank Boffa re Otaki Gorge area classification as an ONF.

Further email and telephone discussions, to follow up on this agenda, were carried out by the Council landscape working review team as required. Other submission response tasks included desk top survey, follow up field work to publically accessible areas and Council GIS mapping to confirm the PDP notation on each submitters land.

1.4.3 Recommendations

The recommended changes for the non-coastal landscapes were mapped and are as shown in Appendix 2.

RIG AND PILOT GROUP - SUBMISSION RESPONSE

For the **Tararua Ranges ONL**, the boundary has been reviewed to define the seaward (western) extent which is now less consistent with the K017 ecosite boundary. The most significant changes have been made in the Otaki Gorge area, along the Mangaone Valley and along the Akatarawa Road where more prominent landforms, named ridgelines and recorded peaks have been used to redefine the boundary. Changes made to the Pilot Group property boundaries within this broader assessment process are described in Appendix 8-11.

Consequential changes resulting from this review and a 'landform' based edge review of adjoining landscapes include:

- Redefinition of the **Otaki Gorge Foothills SAL** to include areas removed from the Tararua Ranges ONL where these logically form part of that same landscape. Further adjustment along the southern edge of this landscape to follow a more marked landform edge and spur extending down to the Otaki Gorge Road.
- Minor adjustment to the boundary of the **Lower Otaki River SAL** around its junction with the Otaki Gorge Foothills SAL, to more clearly distinguish the foothills from the river corridor landscape and to refine the river SAL to the edge of the escarpment and remnant bush areas that are visible from the river.
- Identification of a new **Mangaone Foothills SAL** which is distinguished from the Otaki Gorge SAL across the Mangaone track saddle i.e. by catchment through to its connection with Hemi Matenga.
- Identification of a new **Taraura/Akatarawa Foothills SAL** along the Akatarawa Rd including the lower foothills that provide the immediate gateway to the more prominent Kakanui Ridge and Deadwood Peak (located outside the District).

New and amended record sheets for these landscapes are included in Appendix 3.

OTHER NON-COASTAL LANDSCAPES - SUBMISSION RESPONSE

For the **Hemi Matenga ONL**, minor boundary adjustments have been made to exclude the ONL notation from the Winstone Aggregates property. Removal of the ONL notation from the adjoining land is not considered appropriate or required where the broader context of the landscape values are taken into account. Case law guidance confirms the appropriateness of identifying ONL areas on private land used

for farming and production forestry, provided they are able to meet the 'ONL tests'¹⁴. The quarry edge condition is not considered to sufficiently detract from the overall values of the landscape.

For the **Paekakariki Escarpment ONL** no change is recommended. Through discussions and follow up correspondence with the submitter (Jan Nisbet), the area sought to be included is confirmed by Isthmus as being part of the identified ONL.

For the **Mataihuka (Raumati) Escarpment SAL** further desktop review has resulted in a minor adjustment of the northern boundary of this landscape in the vicinity of the submitter's property. This review has removed the lower end of the spur from the SAL. Noting that views to and from the landscape, as a backdrop to adjacent urban areas, are a strong contributor to the landscapes values it is appropriate to retain the more elevated property within the SAL and to manage these values through a policy approach.

1.5 Lowland and Coastal landscapes

1.5.1 Scope, Submission Response Process and Recommendations

Submissions received on specific lowland and coastal landscapes are set out below; from north to south and ONL followed by SAL. For each landscape, a summary of the boundary adjustment or amendments sought by submissions is provided along with a description of the response process and recommendation. The submission response process was carried out by Lisa Rimmer (LR, Isthmus Group Ltd) and, where relevant, Council's Chapter 3 PDP Chapter Lead, consultant Janeen Kydd-Smith (JK). As a first step in the process, Council GIS mapping and follow up discussions with submitter/s were used to help clarify the relief sought and the degree of alignment with PDP SAL and ONL areas. In a number of cases this process confirmed that the submission matters raised were already addressed. For example, where an area requested to be included in an ONL and SAL area was already identified. Where it was determined further review work was required, existing data sources and additional information – gained through further field work, discussions with submitters re local knowledge and new data sources – were used to review the landscapes:

- Physical, perceptual and associative factor descriptions - resulting in recommended changes to the assessment record sheets the relative significance grades and/or overall evaluation of significance (see Appendix 3); and/or

¹⁴ As confirmed by the recent King Salmon decision. *Environmental Defence Society Incorporated v The New Zealand King Salmon Company Limited* SC 82/2013; [2014] NZSC 38; [2014] NZRMA 195.

- Boundary – resulting in recommended changes to planning maps (see Appendix 2) landscape area; as the ‘edge’ or logical physical extent of where the ONF/L or SAL tests are met. And, as part of this process, with minor adjustments to boundaries made (in the order of 10 -20m), as per the non-coastal review - to assist future identification and management.

Note:

Landscapes located within the redefined coastal environment line (refer to Part 2 below) are noted as ‘CE landscape’.

Outstanding Natural Landscapes

<i>Waiorongomai Dunes ONF – CE landscape</i>		
<i>Submitters</i>	<i>No’s</i>	<i>Boundary sought – 2013 submission</i>
North Otaki Beach Residents Group (NOBR)	38	Exclude exotic forest areas and align edge of the ONF to exclude Waitohu Stream mouth (Figure 3 in the submission). Note: Submission addresses boundary between Waiorongomai Dunes ONF and Waitohu Stream Mouth SAL.
<i>Submission Response Process - 2015</i>		
<ul style="list-style-type: none"> • March 19th teleconference with NOBR representative (John Massen, JR) to clarify submission concerns and the ONF boundary line sought (LR and JK). • Follow up desktop review and mapping • March 24th Follow up email to JR, attached notes from teleconference and map showing PDP landscape areas over aerial - alignment in keeping with submitter request Figure 3. Offer to discuss further via email/phone. • June 30th Email to JR following submitter engagement version of the plan. Offer to discuss further via email/phone. 		
<i>Recommendation</i>		
Waiorongomai Dune ONF boundary to be retained. Areas of production forestry are excluded and further desktop review confirms the southern boundary of the ONL identified is aligned with that sought by the submitter.		

Ngarara Dunes ONL		
<i>Submitters</i>	<i>No's</i>	<i>Boundary sought – 2013 submission</i>
Maypole Environmental Ltd (Maypole)	263	Delete the ONL notation from the Ngarara Dunes landscape. Remove all landscape notations from the Ngarara Structure Plan area.
Frank and Vicki Boffa	485	Reclassify the Ngarara Dunes landscape as SAL
<i>Submission Response Process – 2014 & 2015</i>		
<ul style="list-style-type: none"> • November 25th 2014 Prehearing meeting 1 (Submitter 485). Maypole Environmental Limited representative Michael Hall. Isthmus Group consultants Brad Coombs and Lisa Rimmer. Isthmus presentation summarised methodology and findings of 2012 Landscape Study. Matters agreed included review of ONL areas on Maypole land with further information to be provided by Maypole including landscape and ecology assessments as background to the structure plan and marked up plans showing the 'line sought' for the ONL area and areas to be excluded from any SAL. • January -February 2015 desktop review and preliminary recommendations to distinguish SAL and ONL areas. Additional information provided by: <ul style="list-style-type: none"> - Maypole, including Plan Change 80 Landscape and Visual and Ecology documents, Waimeha Neighborhood Development Landscape and Visual Assessment and mark up of PDP maps showing ONL line 'sought'. - Council, including adopted structure plan (notified November 2012), Mackays to Peka Peka RoNS (road of national significance) designation GIS data. • March 20th 2015 pre circulation of Prehearing meeting presentation. Follow up correspondence with Maypole to provide GIS shapefile of preliminary recommendations • March 27th 2015 Prehearing meeting 2 (Coastal matters). Maypole representatives Craig Martell, Michael Hall and David Compton-Moen. Frank Boffa. Isthmus Group consultants Brad Coombs and Lisa Rimmer. Preliminary recommendations presented including revised ONL and SAL areas. Matters agreed included site visit to submitter's properties. • April 14th 2015 site visit to Frank and Vicki Boffa's property. Further discussion of landscape values. • April 23rd 2015 Site visit to Maypole property/Ngarara Structure Plan area. Isthmus Group consultant Lisa Rimmer, Council representatives Janeen Kydd- Smith and Andrew Guerin. Maypole representatives Craig Martell, David Compton Moen and landowners John and Terry Smith. Further discussion of submitter concerns including identified SAL areas and provisions being applied to Structure Plan areas. ONL area accepted in principle over wetland areas. Maypole agreed to provide further information, including GIS shapefiles of upcoming GWRC wetland survey (part of the Regional Proposed Natural Resources Plan (NRP)). • May – August 2015 follow up emails and correspondence with Craig Martell re GIS data. • Sept 2015 Wetland Delineation Report received from Maypole. Te Harakeke (as named in the report)/ Kawakahia Outstanding Waterbody/Wetland delineated to 		

include in NRP and distinct from KCDC Ecological Site (No. K066). Other wetland areas delineated with no hydrological connection to Te Harakeke.

- Sept 2015 follow up phone discussion with GWRC (Jo Beaglehole) to clarify use of wetland study in NRP (to be included as proposed outstanding natural waterbody) and receipt of assessment criteria matrix (used to identify Significant Wetlands under Policy 23 (Significant Indigenous Biodiversity Values) of the RPS and Outstanding Wetland (Freshwater Bodies) under the National Policy Statement for Freshwater 2014). Outstanding waterbodies are identified due to representativeness (best/remaining example) and habitat and species diversity or rarity.
- Nov 2015 follow up review of the mapped areas with reference to the Wetland Delineation Report and the Ngarara Structure Plan information provided by Maypole.
- Mapping to confirm recommended Ngarara Wetland ONF/L, Ngarara Dunes SAL and Ngarara Forest SAL; as presented at the Coastal and Lowland Prehearing Meeting (held December 16th 2015).
- Further discussion and clarification as to the recommended boundaries at the prehearing meeting, as recorded in the minutes. Agreement to consider the inclusion of the RoNS designation in the SAL (as submitted by Frank Boffa) following review of the mitigation measures proposed in the MacKays to Peka Peka project (M2PP).
- Follow up desk top review in March 2016 including M2PP certified Sector 4 Site Specific Management Plans (SSMP 8-10).
- Mapping to confirm recommended SAL and ONL boundaries.

Recommendation

Landscape areas identified in the PDP are amended in response to the submission review integrating further information provided by Council, Maypole Environmental Limited, Frank Boffa, and NZTA plans for the partly constructed MacKays to Peka Peka (M2PP) Road of National Significance project as well as additional field visits to publically accessible areas and, as guided, a small area of the Maypole Environmental Ltd land. A finer grain of desktop assessment following this review has resulted in the identification of ONF/L and SAL landscape areas across the Ngarara Dunes. The landscape surrounding the Te Harakeke/Kawakahia outstanding water body including its dune land backdrop is identified as an ONF/L. The broader and more modified duneland areas extending from Te Moana to Peka Peka Road and Nga Manu are identified as an SAL including the M2PP designation beyond the Te Moana Road interchange area. Mitigation measures proposed through the designation area include extensive terrestrial and riparian (Smithfield Drain, Karikari Stream) planting as well as wetland and stream creation and restoration with measures to ensure hydrological connections are retained and earthworks are tied back into natural landforms. New cycleway and bridleway facilities will be integrated to the west side of the expressway with a bridge over Kakariki Stream. Given the nature and extent of the planting and wetland areas proposed and measures used to ensure both hydrological and ecological connections are maintained or enhanced, the project will not detract and, given time, could strengthen the amenity values of the area; as such the designation continues to form part of the Ngarara Dunes SAL.

Greater reference to landform in the distinction of landscape boundaries is applied as in the non-coastal landscape review process. This has resulted in the exclusion of other minor areas from the ONF/L and SAL when compared to the PDP boundary. In addition, the general principles for identifying ONF/L, as agreed in the non-coastal landscape review have been used.

That is where ONF/L areas must be:

- sufficiently 'natural'; and
- outstanding.

Natural

- dominance of natural elements, patterns and processes;
- predominantly characterised by:
 - unmodified landforms;
 - unmodified/functioning water/drainage systems;
 - unmodified/functioning vegetation/wildlife patterns; and
 - lack of built forms/human development.

Outstanding

- conspicuous, eminent, displaying excellence;
- usually so obvious no need for further analysis – aside from determining extent and boundaries and making sure the full range of factors (physical, perceptual and shared and recognised values) are considered in the evaluation and inform management; and
- sensory/perceptual factors are an important part of the overall evaluation – of what is 'outstanding'. However, visibility from public viewpoints is not an absolute requirement; remote areas without public access and incised landforms (such as a river gorge) can be identified as outstanding.

Landscape areas identified in the review process and recommended to be included in the PDP include:

Ngarara Wetland ONF/L – landscape area identified across the Kawakahia/Te Harakeke wetland and its immediate back drop of dune landforms, other delineated wetland areas and regenerating lowland scrub.

Ngarara Dunes SAL- identified over the prominent dunes extending from Peka Peka Road to Te Moana Rd that form backdrop to Kawakahia/Te Harakeke wetland and the wetland areas to the north including Totara wetland as well as the dune land and remnant forest and wetland areas extending through to Jacks Bush and Nga Manu Reserve.

Assessment record sheets for these landscape areas are included in Appendix 3.

Waikanae Estuary ONL – CE landscape		
<i>Submitters</i>	<i>No's</i>	<i>Boundary sought – 2013 submission</i>
Department of Conservation (DoC)	202	Consequential change – see Part 2 of this report. Review of draft Waikanae Estuary ONL assessment record sheet sought as background to outstanding natural character (ONC) assessment process.
<i>Submission Response Process – 2015-2016</i>		
<ul style="list-style-type: none"> • March 27th 2015 Prehearing meeting 2 (Coastal Matters). Preliminary recommendations on areas of outstanding natural character presented including Waikanae River mouth. Follow up meeting with DoC on 24/4. DoC undertook to review the PDP assessment record sheets for Waikanae Estuary ONL and Kāpiti Island ONL as background to the ONC assessment. 		

- August 5th 2015 technical feedback received on Waikanae Estuary ONL assessment record sheet to be considered as part of ONC assessment.
- Coastal and Lowland Prehearing Meeting (held December 16th 2015) including further discussion as to the inclusion of the constructed Waimanu Lagoon areas off Tutere St and the discontinuous natural Waimeha Lagoon (submitted by Frank Boffa); as recorded in the prehearing minutes.
- Follow up desktop review and field visit in February/early March 2016 to publically accessible areas along the estuary to consider the boundary adjustment.
- Mapping to amend the landscape boundary with a finer grain of assessment and greater reference to landform in the distinction of landscape boundaries applied; as in the noncoastal landscape area review.

Recommendation

As a consequential change to the ONC assessment, suggested edits to Waikanae Estuary ONL are included in amended assessment record sheet (see Appendix 3) and are recommended to be included in the PDP schedule. The recommended changes concern matters of clarification in terms of habitat characteristics, species represented and reserve status. In addition, it is recommended that the assessment record sheet be amended to identify the Waikanae Estuary as an ONF, as a consequential change to the noncoastal landscape review (see Section 1.4.3).

Boundary amendments recommended are to exclude the Waimeha and Waimanu Lagoon as shown in Appendix 5. The Waimeha Lagoon, whilst connected hydrologically, is excluded given that it is a distinct feature, visually separated from the wider landscape context of the estuary. When considered in isolation, although of ecological significance and featuring walking tracks, a playground and open space areas, it does not meet the test to be identified as an ONF or SAL. The Waimanu Lagoons, although both visually and hydrologically connected, are distinguished in terms of natural character values; with modified landforms and vegetation patterns and setting to residential areas. As such the ONF boundary is more appropriately set to the immediate edge of the main estuary including the causeway connection between the lagoon and the estuary. Similarly, while the Waimanu Lagoons provide some amenity to nearby residents and public walking tracks, the lagoons and associated open space areas do not meet the test to be identified as an ONF or SAL in their own right.

Whareroa Dunelands ONL – CE landscape		
<i>Submitters</i>	<i>No's</i>	<i>Boundary sought – 2013 submission</i>
Raumati South Residents Association -	139	Include Poplar Ave to Raumati Road inland dune and fen wetland system in the Whareroa Duneland ONL including Ecological Sites K131 and K184. Note: see Southern Beaches SAL below.
Submission Response Process - 2015		
<ul style="list-style-type: none"> • Desktop review to confirm wetland areas and scope of consented works for MacKays to Peka Peka road of national significance (RoNS). 		
Recommendation		
<p>Whareroa Duneland ONL boundary to be retained. The Poplar Road Wetland (Ecosite 184) is included in the ONL boundary. Wetland areas to the north of Poplar Road are visually and physically severed from the broader Whareroa Duneland Landscape with values further impacted by existing residential development and current road works – MacKays to Peka Peka Road of National Significance (RoNS) and as such do not meet the tests required to be identified as outstanding.</p> <p>In addition, it is recommended that the assessment record sheet be amended to identify the Whareroa Duneland as an ONF, as a consequential change to the noncoastal landscape review (see Section 1.4.3).</p>		

Kāpiti Coastline (additional) ONL - CE landscape		
<i>Submitters</i>	<i>No's</i>	<i>Boundary sought – 2013 submission</i>
Frank and Vicki Boffa	485	<i>“To identify the entire coastal margin... being the intertidal area up to and including the unmodified fore dune and secondary dune landforms (incorporating the Otaki and Waikanae River mouths) that have not been developed for residential or commercial purposes, should be classified as an Outstanding Natural Feature and Landscape in the Proposed Plan in terms of Section 6(b) of the RMA.”</i>
Submission Response Process – 2014 & 2015		
<ul style="list-style-type: none"> • November 25th 2014 Prehearing meeting 1 (Submitter 485). Further discussion and clarification on the submission request. Area sought is identified as part of ONL and SAL areas with stream/river mouths identified separately. ONL areas identified include the Waiorongomai Dunes, Otaki River Mouth, Waikanae Estuary and the Whareroa Dunelands. Northern and Southern Beach SAL areas are identified over the remaining coastline and to include dune landforms where these are relatively unmodified. • January- February 2015 desktop review including operative RPS and recent case law decisions. Preliminary recommendations. 		

<ul style="list-style-type: none"> • March 27th 2015 Prehearing meeting 2 (Coastal matters). Preliminary recommendations presented to retain existing ONL and SAL areas identified. • Follow up discussions with submitter to clarify existing ONL/SAL areas.
Recommendation
<p>That the SAL and ONF/L areas identified along the coast in the PDP be retained. While the District coastline is distinctive, and makes an important contribution to identity and sense of place, landscape values vary markedly along its extent, due to coastal and river processes and differing patterns of use. More modified areas, while important to the District in terms of their amenity values are significant in their extent and do not meet the test required to be identified as outstanding. A more targeted approach is also warranted to manage the varying natural science, sensory and shared and recognized values identified along the coast. Together, the identified SAL and ONF/L areas recognize the coastline features and landscapes as important areas for the District with specific values, identified in individual assessment record sheets, to be included in the PDP schedules and supporting more targeted management.</p>

Special Amenity Landscapes

Northern Beaches SAL - CE landscape		
<i>Submitters</i>	<i>No's</i>	<i>2013 submission</i>
Joan Allin and Rob Crozier	451	<i>"We support the references to an advancing shoreline in the northern beaches [as noted in the scheduled assessment record sheets] and want them retained"</i> .
<i>Submission Response Process – 2014 & 2015</i>		
<ul style="list-style-type: none"> • Review of the assessment record sheets to clarify submission point. Advancing shoreline referenced under Physical factors. 		
Recommendation		
The PDP SAL assessment record sheet is retained.		

Lower Otaki River SAL		
<i>Submitters</i>	<i>No's</i>	<i>Boundary sought – 2013 submission</i>
Winstone Aggregates Ltd	92	<p><i>"Delete the "Significant Amenity Landscapes" [Special Amenity Landscape] notation where these overlap with the land based processing and extraction areas associated with the existing Otaki River Plant and Ballast Plant at Riverside Road and Main Road respectively"</i>.</p> <p>Note: Other submissions addressing the Lower Otaki River response included in Section 1.4 above – Non-Coastal Landscapes.</p>

<i>Submission Response Process – 2014 & 2015</i>
<ul style="list-style-type: none"> • Council GIS mapping to confirm Winstone Aggregate property boundaries. GIS data for Riverside Road lease area provided by Winstone Aggregates. Review alignment with SAL boundary. • Review of the SAL policy framework, as detailed in 1.3.1-1.3.3 above • Desktop review to amend SAL boundary
Recommendation
Minor adjustment to the SAL boundary is recommended to remove active processing areas as clarified through further information provided. Vehicle access routes used to connect with river trails for recreation are recommended to be retained within the SAL.

Lower Waikanae River SAL		
<i>Submitters</i>	<i>No's</i>	<i>Boundary sought – 2013 submission</i>
DoC	202	<i>“That the Waikanae River Corridor be also included in the list of outstanding natural features and landscapes”. “The Waikanae River is significant as this links Forest Park, Scenic Reserve and Marine Reserve through to Kāpiti Island Nature Reserve. It has high ecological value as a habitat for threatened indigenous fish and is a highly valued social, recreational and cultural resource for the district”.</i>
Waikanae Christian Holiday Camp – “ El Rancho”	319	<i>“Opposes the extent of the ONL over the entire area of the River Corridor zone within El Rancho's land.” The submission notes the 2012 Landscape Study identifies the Waikanae Estuary as an ONL and that the lower reaches of the Waikanae River were not included in the ONL. “El Rancho supports the inclusion of the Waikanae River Estuary as an ONL in the PDP but El Rancho does not support the inclusion of the River Corridor within its land in the ONL. The river flats included in the ONL within El Rancho's land are modified landscapes that are covered in pasture, willows and pine trees.” The submission makes reference to the GWRC 2009 Landscape Atlas in which Outstanding Landscapes are identified and “it appears that the Waikanae River has been included but not the river corridor within El Rancho's land.” Note: The map referred to in the 2009 Landscape Atlas (pg 79) shows the Outstanding Landscape areas as mapped in the operative DP. Outstanding Landscape areas identified in the operative DP are not limited to the immediate banks of the river and include</i>

		pasture land and existing buildings within the El Rancho property. The SAL areas identified within this property in this study are limited to open grassland areas used for grazing horses.
Robin and Ferial Falconer	321	Remove the ONL notation from 21 and 24 Leybourne Ave. The submission notes <i>“Correspondence with KCDC staff have confirmed that these two designations are errors.”</i> Email correspondence from Policy Planner, James Kilbride dated 25th of February states <i>“The map showing the Outstanding Natural Landscape coming up the Waikanae River and covering your property is incorrect and should be mapped as a Significant Amenity Landscape.”</i>
Pat Dougherty	440	<i>“Amend the maps 9D, 10D and any other natural feature maps showing the Waikanae River (excluding the estuary) to show the area identified as Outstanding Natural Landscapes to Significant [Special] Amenity Landscapes to be consistent with listing in Schedule 3.5”.</i> <i>Amend the ‘factor/ criteria description’ text in the ‘Values to tangata whenua’ in ID no 11 to replace “Taewhapharahara” with “Taewapaharahara””.</i>

Submission Response Process - 2015

- Review of 2012 Landscape Study and PDP to confirm mapping error. That is: the PDP planning maps identify the Waikanae Estuary and the Lower Waikanae River as ONL areas. The PDP schedule 3.5 identifies the Lower Waikanae River as an SAL as per the 2012 Landscape Study and includes a copy of the assessment record sheet included in that report.
- March 27th 2015 Prehearing meeting 2 (Coastal matters). Attended by DoC representatives Olivia Eaton and Sarah McRae. Waikanae Estuary matters discussed, as included in the revised CE line. Follow up correspondence and meeting with Olivia and Sarah on 24th of April 2015 addressed CE matters/ONC areas; as described in more detail in Part 2 of this report.
- August 5th 2015 meeting with DoC ‘Update on Coastal and Ecological Matters’ (Chapter 3). Lower Waikanae River submission matters added to the list of actions, further meeting to discuss scheduled for 25th August with Lower Waikanae River assessment record sheet provided for DoC to review. Further information provided by DoC 13th of October (Chris Rendall).

“There seems to have been a lack of clarity regarding the values that the various layers were designed to protect, maintain or enhance (especially due to the alignment between the various layers). The Department considers that the Waikanae River is a high value ecosystem from an ecological perspective and provides connectivity between the headwaters (and further inland) and the coast from a landscape, natural character and ecological perspective. Maintenance and consideration of the effects of development of these values are matters which the Department has an interest from both an ecological

and experiential perspective – however the SAL overlay and the related policy may provide a more appropriate mechanism for the recognition of these values.

Our submission point:

<p>Section 3.3 Landscape (including earthworks)</p>	<p><i>I support the inclusion of the eleven outstanding natural features and landscapes in Section 3.3. However it is requested that the Waikanae River Corridor be added to this list. The Waikanae River is significant as this links Forest Park, Scenic Reserve, Scientific Reserve and Marine Reserve through to Kapiti Island Nature Reserve. It has high ecological value as a habitat for threatened indigenous fish and is a highly valued social, recreational and cultural resource in the District.</i></p>	<p><i>That the “<u>Waikanae River Corridor</u>” be also included in the list of outstanding natural features and landscapes.</i></p>
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The Department will be looking to highlight the interrelated terrestrial and freshwater values and encouraging for the corridor to be considered from a landscape, natural character and ecological perspective in a manner that is consistent with other sites within the District.”

- Coastal and Lowland Prehearing meeting (held December 16th 2015) including further discussion to clarify the Waikanae Holiday Camp and Falconer submission including the SAL boundary line sought; as recorded in the prehearing minutes. In summary, the Waikanae Holiday Camp submission is to amend the boundary to the immediate edge of the river corridor including the existing cycleway and walkway. Robin and Feriel Falconer submission is to reconsider the boundary of the SAL to exclude the upper river terrace areas from the SAL including an ecosite that was incorrectly identified on the PDP maps (corrected in the SEV maps) that is adjacent to their property.
- Follow up desktop review and field visit in February/March 2016 to publically accessible areas along the river corridor in the vicinity of the submitter’s properties.
- Mapping to amend the SAL landscape boundary in the vicinity of the submitters properties with a finer grain of assessment and greater reference to landform in the distinction of landscape boundaries applied; as in the noncoastal landscape area review.

Recommendation

Lower Waikanae River is identified as an SAL in the PDP with the relative significance of natural science factors amended to moderate to high (from moderate) based on further information provided by DoC as to the significance of ecological links and habitat. Natural science (ecological links, habitat), shared and recognized values (social and recreational) and values to tangata whenua (cultural values) as addressed in the DoC submission are described in the scheduled assessment record sheet and will be matters to address in any resource consent application. Overall, however, the test to be identified as an outstanding natural feature or landscape is not met. Other river areas identified as ONF/L include: the Waikanae Estuary; the Otaki River Mouth; and the Otaki River Gorge. Here, the combined

significance of physical, perceptual and shared and recognized values is considered to be of a different order than the Lower Waikanae River and relevant to Section 6b) of the RMA. The Lower Otaki River has also been identified as SAL and is distinguished from the Lower Waikanae River through the description of factors that contribute to its values and the relative significance of its physical and perceptual/sensory values. This provides a consistent approach to the assessment and evaluation of the District's important river areas in terms of landscape and basis for targeted management along with other 'river relevant' matters to be addressed under Section 6 of the RMA and the NZCPS.

Amendments to the SAL boundary in the vicinity of the Waikanae Holiday Christian Camp and the Falconer property are recommended to more closely align the boundary with the landform and visual context that defines this landscape. Broader amendment to the immediate edge of the river corridor, as requested by the Waikanae Holiday Christian Camp is not recommended; as this would exclude areas below the escarpment with open grassland and areas of exotic and regenerating vegetation that are consistent with, and help define the edges of, this landscape. Recreation values are an important contributor to the significance of the Lower Waikanae River and include bridle trails. Areas used for grazing horses, as defined by the SAL boundary, are consistent with and do not detract from these values. In addition, whilst public access is highly valued along the river bank it is not a prerequisite or a requirement for an area to be identified as part of an SAL and other areas of private property are identified in the landscape.

<i>Southern Beaches SAL - CE landscape</i>		
<i>Submitters</i>	<i>No's</i>	<i>Boundary sought – 2013 submission</i>
Raumati South Residents Association	139	<p>Include the Raumati esplanade walkway, Joan Sherley Reserve (Hydes Road) and Jeep Road Boat Ramp area as areas of high natural character.</p> <p>Note: further submission on Whareroa Dunelands ONL – submission response detailed above.</p>
<i>Submission Response Process –2015</i>		
<ul style="list-style-type: none"> • Desktop review to confirm location of areas referenced and alignment with high natural character and any landscape boundaries. • Visit to each site as part of CE field checks 30th April 2015 (see Part 2 below) <p>Raumati Esplanade – includes constructed seawall and a paved pedestrian footpath.</p> <p>Joan Sherley Reserve (est 2011) – at the end of Hydes Road (previously a boat ramp) includes a small paved car park, asphalt track to the beach, low timber fences and bollards. Low vegetation, including some indigenous species to edges of reserve lawn above the beach.</p> <p>Jeep Road Boat Ramp – narrow paved boat ramp cut through the sea wall.</p> <ul style="list-style-type: none"> • Review of the SAL policy framework, as detailed in 1.3.1-1.3.3 above • Mapping review to include Joan Sherley Reserve area in SAL. Esplanade area previously identified. 		

Recommendation

Recommend minor boundary adjustments around the end of Hydes Road to include the Joan Sherley Reserve area in the SAL. The Raumati Esplanade and the Jeep Road Boat Ramp are already identified as part of this landscape.

Natural character values in the esplanade and road end areas are assessed as low to moderate and moderate (along the 5 point scale used in the 2012 CE Study) and do not meet the test required to be identified as areas of High Natural Character. Values addressed in the submissions are generally associated with amenity – including access to beach areas and the coast and informal recreation; fishing, boating and wheel chair access. These matters are more appropriately managed through Section 7c) of the RMA and in landscape provisions where values are identified as matters for consideration in decision making; as recommended in Section 1.3.3 above.

PART 2 COASTAL ENVIRONMENT MATTERS

2.1 Policy context

The requirement for district Councils to address coastal environment and natural character matters are set out in Section 6a) of the RMA, Policy 1, 13 and 14 of the New Zealand Coastal Policy Statement (NZCPS, 2010) and Policy 3 and 4 the operative Greater Wellington Regional Policy Statement (RPS) (full versions of the RPS policies are included in Appendix 4).

As a matter of national importance under the RMA:

Section 6 – Matters of National Importance

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall recognise and provide for the following matters of national importance:

a) the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development:

Under the NZCPS:

Policy 1 - Extent and characteristics of the coastal environment

1) Recognise that the extent and characteristics of the coastal environment vary from region to region and locality to locality; and the issues that arise may have different effects in different localities.

2) Recognise that the coastal environment includes:

a. the coastal marine area;

b. islands within the coastal marine area;

c. areas where coastal processes, influences or qualities are significant, including coastal lakes, lagoons, tidal estuaries, saltmarshes, coastal wetlands, and the margins of these;

- d. areas at risk from coastal hazards;*
- e. coastal vegetation and the habitat of indigenous coastal species including migratory birds;*
- f. elements and features that contribute to the natural character, landscape, visual qualities or amenity values;*
- g. items of cultural and historic heritage in the coastal marine area or on the coast;*
- h. inter-related coastal marine and terrestrial systems, including the intertidal zone; and*
- i. physical resources and built facilities, including infrastructure, that have modified the coastal environment.*

This policy does not set up a requirement to identify or map the coastal environment. Policy 4 of the operative RPS provides further direction around the identification of the CE; as set out below.

Policy 13 – Preservation of Natural Character

1) To preserve the natural character of the coastal environment and to protect it from inappropriate subdivision, use, and development:

- a. avoid adverse effects of activities on natural character in areas of the coastal environment with outstanding natural character; and*
- b. avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of activities on natural character in all other areas of the coastal environment; including by:*
- c. assessing the natural character of the coastal environment of the region or district, by mapping or otherwise identifying at least areas of high natural character; and*
- d. ensuring that regional policy statements, and plans, identify areas where preserving natural character requires objectives, policies and rules, and include those provisions.*

2) Recognise that natural character is not the same as natural features and landscapes or amenity values and may include matters such as:

- e. natural elements, processes and patterns;*
- f. biophysical, ecological, geological and geomorphological aspects;*
- g. natural landforms such as headlands, peninsulas, cliffs, dunes, wetlands, reefs, freshwater springs and surf breaks;*
- h. the natural movement of water and sediment;*
- i. the natural darkness of the night sky;*
- j. places or areas that are wild or scenic;*
- k. a range of natural character from pristine to modified; and*
- l. experiential attributes, including the sounds and smell of the sea; and their context or setting.*

This policy directs the identification of ‘at least’ areas of high natural character. The identification of areas of outstanding natural character is not required, however best practice guidance and recent case law decisions, such as King Salmon, (discussed in more detail in Section 2.3.2 below) prioritise this, as a consequence of Policy 1) a):

avoid adverse effects on activities on natural character in areas of the coastal environment with outstanding natural character;

Policy 14 - Restoration of Natural Character

This policy promotes the restoration or rehabilitation of the natural character of the coastal environment and provides a starting point for the factors or methods (listed a-x) that could contribute.

A full version of this Policy is set out in Appendix 4.

The RPS directs:

Policy 3 - Protecting high natural character in the coastal environment

District and regional plans shall include policies, rules and/or methods to protect high natural character in the coastal environment from inappropriate subdivision, development and/or use. Natural character should be assessed considering the following matters, with a site determined as having high natural character when the landscape is slightly modified or unmodified, the land-cover is dominated by indigenous vegetation and/or the vegetation cover is natural and there are no apparent buildings, structures or infrastructure:

(a) The extent to which natural elements, patterns and processes occur, including:

(i) natural elements: the products of natural processes – such as landforms, water forms, vegetation and land cover;

(ii) natural processes: the ecological, climatic and geophysical processes that underlie the expression and character of the place, site or area;

(iii) natural patterns: the visual expression or spatial distribution of natural elements which are, or which appear to be, a product of natural processes; and/or

(iv) surroundings: the setting or context, such that the place, site or area contributes to an understanding of the natural history of the wider area.

(b) The nature and extent of modifications to the place, site or area, including, but not limited to:

(i) physical alterations by people to the landscape, its landforms, waterforms, vegetation, land cover and to the natural patterns associated with these elements;

(ii) the presence, location, scale and density of buildings and structures, including infrastructure, whether appearing to be interconnected or isolated, and the degree of intrusiveness of these structures on the natural character of the place;

(iii) the temporal character of the modification – such as, whether it is fleeting or temporary, transitory, transitional or a permanent alteration to the character of the place, site or area; and/or

(iv) any existing influences or pressures on the dynamic ecological and geophysical processes contributing to the presence and patterns of natural elements, such that these may change and the natural elements and/or patterns may become threatened over time.

(c) Social values: the place, site or area has meaning for a particular community or communities, including:

(i) sentimental: the natural character of a place, site or area has a strong or special association with a particular community; and/or

(ii) recognition: the place, site or area is held in high public esteem for its natural character value, or its contribution to the sense of identity of a particular community.

Policy 4 - Identifying the landward extent of the coastal environment

District plans shall include policies and/or rules to identify the landward extent of the coastal environment using the following criteria:

- (a) any area or landform dominated by coastal vegetation or habitat;*
- (b) any landform affected by active coastal processes, excluding tsunamis;*
- (c) any landscapes or features, including coastal escarpments, that contribute to the natural character, visual quality or amenity value of the coast; and*
- (d) any site, structure, place or area of historic heritage value adjacent to, or connected with, the coastal marine area, which derives its heritage value from a coastal location.*

Although not required by the NZCPS, on balance, the NZCPS and RPS policies point towards the identification of an inland boundary of the coastal environment. Defining a CE line provides some certainty for Councils, land managers and owners in relation to the identification of outstanding and high natural character and the protection of areas of outstanding natural character and outstanding natural features and landscapes within the coastal environment as required under the NZCPS.

2.2 Coastal Environment Study (2012)

The Kāpiti Coast District Coastal Environment Study (2012 CE Study)¹⁵ was carried out during 2010 to 2012 by Isthmus Group Ltd.

The CE Study provided a professional assessment of the inland extent of the coastal environment¹⁶ (the CE line) and associated areas of high natural character (HNC)¹⁷ under the NZCPS and the proposed RPS¹⁸ policies. The CE line and areas of HNC were identified through a process of desktop analysis, field work to publically accessible areas and the review of a wide range of printed and digital media and maps including Council GIS data, aerial photographs as well other technical studies, policy documents and other secondary sources relevant to the matters set out in the NZCPS and RPS. Brad Coombs and Lisa Rimmer from Isthmus Group Ltd carried out the CE and HNC assessment tasks and produced the CE Study report. NaturalTEXTures and Aurecon consultants provided technical inputs and information relevant to ecology and planning matters only.

The assessment identified the inland boundary of the coastal environment at a varying distance from the coastal edge encompassing areas of tidal wash, coastal dominance and coastal influence. Sixteen areas of high natural character were identified including the Kāpiti Islands (Kāpiti Island and Tokomapuana, Motoungarara and Tahoramaurea) and other mainland areas, predominantly along the

¹⁵ Copies of the 2012 CE Study can be requested from Council.

¹⁶ Marine areas (i.e. the seascape from the 12 mile limit to MHWS), recognized as part of the coastal environment Policy 1 (2) (a), were not included in the project scope.

¹⁷ Areas of outstanding natural character were not identified in the 2012 CE Study.

¹⁸ The RPS became operative in April 2013. The CE policies remained unchanged from the proposed RPS.

sea and inland edges of the coastal plain. The extent and significance of these areas was to be confirmed in the PDP submission and hearing process.

2.3 Inland Extent of the Coastal Environment

2.3.1 Scope

Frank and Vicky Boffa's submission (no. 485) sought the re-consideration of the inland and seaward extent of the coastal environment. In summary, the submission states:

"In the context of the Kāpiti Coast and in a practical sense, the definition and delineation of the coastal environment as expressed in NZCPS and RMA Section 6a) should be more confined and restrictive in planning and development terms, with the wider coastal environment definition being the entire coastal plan when more flexibility in planning and sustainable development is permitted and indeed encouraged".

Vicki and Frank Boffa's submission also sought the identification of the seascape, or coastal marine area (out to the 12 mile NZ territorial limit) in the Proposed District Plan. However, it was agreed that this matter would be best addressed by KCDC with GWRC.

The Department of Conservations (no. 202) submission addresses coastal environment matters broadly with decisions sought as required to ensure the PDP:

"Gives effect to the New Zealand Coastal Policy Statement 2010, the National Policy Statement on Freshwater Management 2011 and the Wellington Regional Policy Statement."

The submission supports the PDP Policy 4.1 *Identify Coastal Environment Extent* with minor amendments to clauses. By inference, the submission supported the CE line mapped in the PDP; as confirmed through further discussions with DoC.

Joan Allin and Rob Croziers (No. 451) submission establishes a broad scope to address coastal matters including the extent of the CE line. The submission opposes the PDP Objective 2.4 and Policy 4.1 (Coastal Environment) and states:

"Given the size of the coastal environment, there needs to be recognition that appropriate activities, including development and subdivision, will be enabled. Otherwise, this objective has the potential to impose unreasonable restrictions on owners of properties."

2.3.2 Submission Response Process

Recent case law, DoC NZCPS practice notes, coastal environment studies carried out post 2012 and the operative RPS were reviewed in October - November 2014 (Isthmus report: Draft Coastal Environment Background Review dated November 17th 2014) with a view to reconsidering and redefining the CE line. The main findings of this review included the:

- 'Environmental bottom line'/total protection requirement included in the 2015 **King Salmon Farm** decision¹⁹ and commentary regarding its broader impact on consent applications within the coastal environment; particularly in areas identified as having outstanding natural character. This decision makes the identification and mapping of outstanding values more important, particularly in a Plan Change process. By default, it also increases the complexity of resource management processes associated with identifying a broader coastal environment.
- **Various assessment approaches** accepted by the Court used to identify the inland extent of the coastal environment, as considered in the Banks Peninsula Study²⁰ and summarised in Bridget Gilberts' 2014 Environment Court evidence for the Man o War Station on Waiheke Island²¹. The three broad types of approach being: first dominant ridgeline (landform approach), the area of active coastal influence or coastal dominance (bio physical approach) and an arbitrary distance back from the mean high water springs (MHWS) or contour data (set back approach).
- **Department of Conservation NZCPS 2010 workshops**²² convened to inform the development of the DoC NZCPS 2010 Guidance Notes published in 2013. Both the national and Marlborough reports make reference to a coastal dominance approach of assessment (Illustrated in Figure 2 in the Marlborough Report, as included in Appendix 4a) and records that there were differing views on the inclusion of the wider coastal influence zone in the CE and discussion about how it might be otherwise managed.
- **DoC NZCPS 2010 Guidance Note Policy 1**²³ includes further background to the evolution of coastal environment assessments; with reference to case law reviewed by the NZCPS Board of Inquiry. The seaward boundary of the CE is identified as the territorial 12 mile limit in the guide. In determining the CE inland extent, the importance of a contextual approach is reiterated, as set out in Policy 1(1) & (2) with further explanatory notes provided on the factors to be considered a)-g).
- Recent **coastal environment studies** carried out by Boffa Miskell and Lucas associates in the Bay of Plenty Region, Marlborough District and Horowhenua Districts that have used the coastal dominance model of assessment.

¹⁹ *Environmental Defence Society Inc v The New Zealand King Salmon Co Ltd* [2014] NZSC 38

²⁰ Boffa Miskell (2007). *Banks Peninsula Landscape Study*. Christchurch City Council: Christchurch.

²¹ *Man O'War Station Ltd v Auckland Council* [2014] NZEnvC 260

²² DoC (2012) Natural Character and the NZCPS 2010: National Workshop - Summary and Discussion Outcomes. Wellington: Department of Conservation.

DoC (2012) Natural Character and the NZCPS 2010: Marlborough Workshop - Summary and Discussion Outcomes

²³ DoC (2013) NZCPS Guidance Note: Policy 1 Extent and Characteristics of the coastal environment. Accessed at: <http://www.doc.govt.nz/Documents/conservation/marine-and-coastal/coastal-management/guidance/policy-1.pdf> August 2015.

- The **operative RPS** adopts the proposed Policy 4 as referenced in the CE study. This reiterates the need to consider physical, perceptual and associative matters in the identification of the CE line.

Overall, the background review confirmed that a range of assessment methodologies have been used and accepted in the assessment of the coastal environment including consideration of the broader zone of coastal influence; as identified in the 2012 CE study. However, recent case law decisions, in particular the King Salmon Farms Decision, CE studies post 2012 and concerns raised by submitters and Council staff (see Nov 25th 2014 'Submitter 485' Prehearing meeting record summary below) warrant further consideration. Development of a methodology to identify a 'narrowed' coastal environment also makes sense in terms of cross boundary management between Kāpiti and the Horowhenua District. That being said, any redefinition of the coastal environment line in the Kāpiti Coast needs to ensure the Districts' unique context is considered and that the physical, perceptual and associative matters set out in Policy 1(2) of the NZCPS and the operative RPS Policy 4 are addressed. Such an approach is necessary to provide for all of the objectives and policies of the NZCPS to be implemented including the sustainable management of natural character.

These matters and a draft redefinition methodology were discussed further at a Prehearing meeting (November 25th 2014) - attended by Frank Boffa (no 485) and Maypole Environment Ltd representative Michael Hall (no. 263), Isthmus consultants Brad Coombs and Lisa Rimmer and members of the Council DP review team. A map showing an alternative 'Coastal Dominance' CE line, with cross sections over Google Earth axonometric images, was tabled by Frank Boffa. Council staff also raised concerns at the meeting that NZCPS matters would need to be considered in most consent applications including highly modified environments. In their view, a broad CE line would add unnecessary costs and complexity to decision making processes.

Redefinition Methodology

Following this meeting a methodology for reconsidering and redefining the CE line was confirmed by Isthmus and presented to Council staff for approval. In summary, the methodology uses a contextual approach, combining the 3 options accepted as best practice:

- Firstly, where there is a bold, or topographically strong, landscape backdrop (i.e. an escarpment) immediately adjacent to the coastal edge, then the inland boundary is set back to the first dominant ridgeline. This is determinative at the Paekakariki escarpment; as illustrated in the figure below.

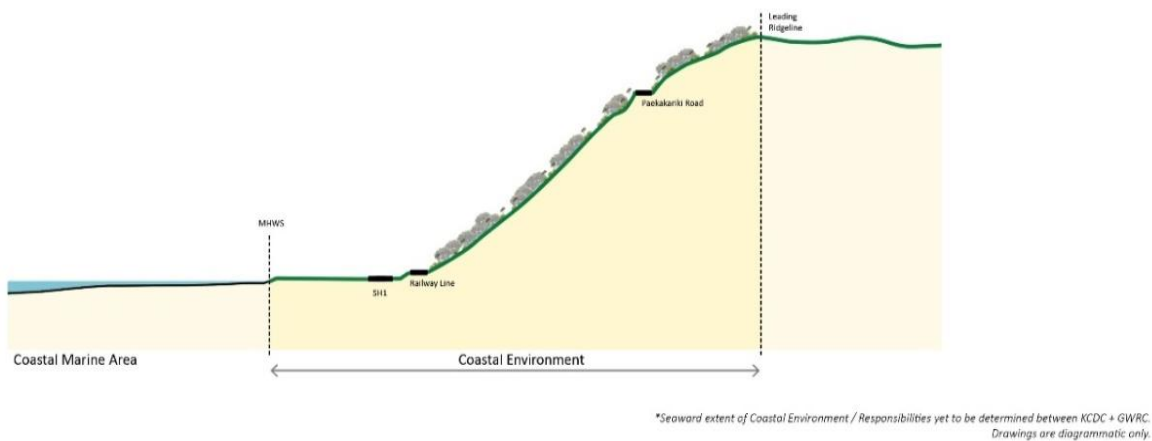


Figure 1 Paekakariki Escarpment- Landform Approach

- For the rest of the District, where the coastal plains or edge are deeper, the inland boundary is determined by a setback from the beach, however not in an arbitrary way, as illustrated in Figure 2 and 3 below. In the urbanized areas the inland boundary is relatively narrow and includes coastal dunes, coastal edge reserves, roads and generally the first lines of houses. While the urbanization of the land has reduced the coastal influences through earthworks, the removal of coastal vegetation and the introduction of built form, the front lines of properties and structures in close proximity to the coastal edge (e.g. where not separated by broader esplanade or open space areas) clearly have a physical and perceptual connection to the coast and the marine area. In the non-urbanized areas the inland boundary is a deeper offset and includes the first line of dunes and coastal vegetation. In Queen Elizabeth Park this extends back to the inside line of the dunes.



Figure 2 Queen Elizabeth Park - Rural Areas - Landform and 'Active Influence' Approach

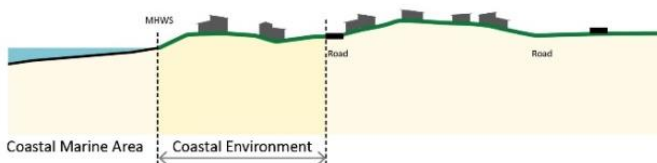


Figure 3 Urban Areas - Setback Approach

*Seaward extent of Coastal Environment / Responsibilities yet to be determined between KCDC + GWRC. Drawings are diagrammatic only.

The exact boundary of the offset method above is determined by assessing a range of factors (as set out in the NZCPS and RPS) together rather than a focus on one aspect, for example coastal vegetation. Where river mouths and estuaries retreat back into the land, so does the offset and the coastal environment boundary.

This methodology was used in a desktop study during January and February 2015 to reconsider and redefine the inland boundary of the CE. The methodology used and preliminary recommendations were then presented at a further Prehearing meeting (Coastal and Ngarara Dunes Landscape matters held 27th March 2015) ²⁴and recorded as being generally acceptable; to be qualified through the review high resolution maps (issued 24th April 2015). In addition, DoC's raised concerns around 'the words' (policy matters) that accompany the CE line and its implications in achieving sustainable management of the coastal environment.

Mapping workshops with KCDC GIS staff and further field checks (to publicly accessible areas south of Peka Peka) were carried out during the latter part of April and May 2015 to draft recommendations for a redefined CE line; as mapped in the submitter engagement version (SEV) of the DP issued on June the 16th and supported by a background report (dated 10th of June).

Drop in and other scheduled meetings and email correspondence with Council representatives (Carolyn Wratt and Janeen Kydd Smith) and Joan Allin in July 2015 addressed the draft SEV recommendations. Concerns raised addressed the way in which the CE line may or may not represent a coastal hazard line (withdrawn from the PDP). Further meetings in the latter half of 2015 raised general issues with the methodology used in the assessment of the CE line and areas of high natural character and its consistency with the RPS. These matters are addressed in the *Redefinition Methodology* above. Discussions between Council representatives during the submission review process were used to provide advice on the concerns raised during these meetings; as recorded in Council minutes.

DoC feedback on the March 27th 2015 Prehearing preliminary recommendations was received August 5th 2015; with annotated maps (of the CE line shown in the PDP) tabled at the 'Update on coastal and ecological matters (Chapter 3)' meeting attended by DoC representatives, Council PDP review staff and Lisa Rimmer, Isthmus. Concerns regarding the SEV provisions were also discussed; as addressed under 2.5 below. In summary, the map markups identified a number of additional areas for inclusion in the CE including:

²⁴ Prehearing minutes record the meeting attendees, available from Council on request.

- Water bodies and areas of vegetation in the northern parts of the District as assessed by DoC technical staff to be the result of active coastal processes; and
- Redefinition of the CE line in the south of the District to address Policy 1 d) *'areas at risk from coastal hazards'*.

This feedback was considered by Isthmus and clarified through follow up emails with DoC representatives during August and September and site work to publically accessible areas.

Recommended changes were included in maps circulated to DoC in February 2016 and to Frank and Vicki Boffa for information. These changes recommend the extension of the CE line to include:

- A boundary to the prominent dunes north of the Waitohu Stream mouth that more closely follows the landform contours;
- An area of coastal vegetation and duneland in conservation land to the north of Otaki River mouth that continues to be influenced by active coastal processes;
- An extended area of the Otaki River mouth that is recognised for coastal habitats in the PDP ecosite register;
- Isolated or 'orphaned' water bodies of Lake Waiorongomai and the Waimeha Lagoon that continue to be influenced by active coastal processes due to their hydrological connections and/or continued coastal vegetation and habitat.

A follow up phone call was used to further clarify the planning map changes including the recommendation not to include DoC's submission that *'areas at risk from coastal hazard'* in the south of the District be included within the CE line. Council's approach to the management of coastal hazards is independent of the CE line; with separate provisions. That being said, it is noted that DoC's request to consider a greater inland extent in some urban areas (at Paraparaumu and Raumati) had been partly addressed in the SEV recommendations following further field checks in April – May 2015.

Summary of the Submission Response Process – Key Dates (2014 - 2015)

Oct – Nov 2014	- Best practice guidance review – draft CE redefinition methodology
Nov	-25 th Prehearing meeting 1 - Submitter 485 - (Kāpiti Coast Library)
Dec- Jan 2015	- Develop and confirm methodology
Feb – March	- Desktop assessment and mapping, preliminary recommendations
March	- 27 th Prehearing meeting 2- Coastal and Ngarara Dunes Landscape Matters- (Council chambers), present preliminary recommendations
April	- 24 th issue high resolution maps as follow up to prehearing meeting
April – May	- GIS mapping review and field checks
June	- 16 th draft recommendation included in submitter engagement version of the plan
July	-Drop in meetings on SEV draft recommendation with Chapter leads
August	- 5 th ‘Update on coastal and ecological matters (Chapter 3)’ meeting (Doc Wellington). DoC feedback on Prehearing meeting 2 maps received and reviewed.
September	-9 th Chapter 3 workshop with DoC, KCDC Chapter Leads and CE/Landscape consultants. Review of planning approach for CE and NC matters. Marked up plans and notes provided by DoC recommending amendments to CE line, to include ‘orphaned’ features and broader zone through urban areas.
October	-12 th follow up PDP review team meeting.
Oct – Nov	- Mapping review to address DoC recommendations for amended CE line with consequential changes to areas of HNC. Finalise recommendations for submitter engagement.
February 2016	- Mapping review recommendations sent to DoC and Frank Boffa with follow up email and phone call to clarify.

2.3.3 Recommendations

The CE line to be identified in the PDP maps is as shown in Appendix 5.

Changes to the Coastal Environment policies are also recommended to ensure greater consistency with the NZCPS and as a consequence to the redefined CE line. These recommendations are further detailed in Section 2.5 below.

2.4 Natural Character

2.4.1 Scope

Frank and Vicki Boffa's submission (no. 485) sought the identification of areas of outstanding natural character citing Policy 13 (1) (a). Their submission states:

"While Policy 13 (1) (c) requires 'the mapping or otherwise identifying at least areas of high natural character', we would have expected that Kāpiti Island and its associated islands would clearly qualify for the classification of outstanding rather than high, natural character."

Other natural character matters addressed in submissions include:

- Natural character and coastal hazard management issues were raised by the North Otaki Beach Residents Association (no. 38) and in follow up discussions with DoC (no. 202) and Rob Crozier and Joan Allin (no 451). As more general planning matters, these submissions will be addressed in the Section 42A report (available prior to the PDP hearings). Coastal hazard matters are addressed through separate provisions in the PDP.
- The Raumati South Residents association (no. 139) sought the inclusion of the Raumati South Esplanade walkway, Joan Sherley Reserve and Jeep Road boat ramp as areas of high natural character. These matters are addressed under landscape 1.5.1 above.

2.4.2 Submission response process

The submission response process followed a similar programme to that of the CE line review; to ensure areas outside the re-defined CE line were excluded from the ONC assessment.

An initial review of the PDP maps confirmed that a number of the areas of high natural character identified in the 2012 CE study were left off the proposed District Plan maps due to mapping errors. However, with the exception of Kāpiti Island, these areas now fall outside the CE line recommended in the review process.

A best practice guidance review was carried out to help inform the development of a methodology to identify areas of outstanding natural character including:

- The NZCPS 2010 Policy 13(2);
- The operative Greater Wellington Regional Policy Statement (RPS) Policy 3;

- DoC NZCPS Guidance Notes for Policy 13²⁵ and workshop²⁶ records;
- Post 2012 natural character studies - Marlborough Regional Council and Bay of Plenty Regional Council; and
- Relevant case law decisions including the King Salmon Farms Supreme Court Decision 2014.

From this review, a methodology for the assessment of outstanding natural character areas was developed, presented at the 1st Prehearing meeting (Nov 25th 2014) and agreed with Council.

The ONC methodology builds on the baseline 2012 CE Study. In summary, the assessment steps are consistent with the NZCPS Policy 13 guidance note and include:

1. Develop descriptors for each of the natural character factors used in the assessment (physical, perceptual and associative) to assist scoring along a 5 point scale;
2. Review assessment sheet records for each high natural character area (as included in the recommended redefinition of the CE line);
3. Score each of the natural character parameters on the 5 point scale to identify candidate areas of outstanding natural character. Develop additional assessment sheets for 'sub set' areas, if identified;
4. Carry out further field work and desk top review to confirm boundaries and to help make an overall judgement and identify areas with outstanding natural character that are/have:
 - *“exceptional, pre-eminent, clearly superior to others; and have*
 - *a combination of elements, patterns and processes that are exceptional in their intactness, integrity and lack of built structures and other modifications compared to others.”*²⁷
5. Review the mapped boundaries of these areas and existing areas of high natural character within the redefined coastal environment line; and
6. Provide maps and outstanding natural character assessment records for Council to include in their submitter engagement version of the plan.

²⁵ DoC (2013). *NZCPS 2010 Guidance Note Policy 13: Preservation of natural character*. Wellington: Department of Conservation. Accessed at: <http://www.doc.govt.nz/Documents/conservation/marine-and-coastal/coastal-management/guidance/policy-13.pdf>

²⁶ DoC (2012) Natural Character and the NZCPS 2010: National Workshop - Summary and Discussion Outcomes. Wellington: Department of Conservation.

DoC (2012) Natural Character and the NZCPS 2010: Marlborough Workshop - Summary and Discussion Outcomes. Accessed at <http://www.doc.govt.nz/Documents/conservation/marine-and-coastal/coastal-management/natural-character-and-the-new-zealand-coastal-policy-statement-2010-national-workshop.pdf>

²⁷ <http://www.doc.govt.nz/Documents/conservation/marine-and-coastal/coastal-management/guidance/policy-13.pdf> pg 14

Preliminary recommendations for ONC areas at the Waikanae River Mouth and on Kāpiti Island were tabled as 'candidates' for discussion at the 'Coastal Matters' Prehearing meeting 2 (March 27th 2015). Further amendments were recommended following a site visit to Kāpiti Island on March 25th 2015 (carried out after the Prehearing presentation had been circulated). Requirement for further consultation with DoC, Ngati Toa, Te Ati Awa and Raukawa was agreed.

A follow up meeting was held on April the 24th 2015 with Lisa Rimmer, Isthmus and DoC representatives, Sarah McRae and Olivia Eaton. DoC undertook to review the ONL assessment record sheets for Kāpiti Islands and the Waikanae Estuary as background to confirm the ONC assessment.

Through May – June 2015 draft ONC assessment record sheets were developed and recommended ONC areas mapped for inclusion in the June 16th SEV issue of the PDP supported by a background report (dated 10th June 2015). Work at the same time by Council staff to establish appropriate representatives and process for consultation with Ngati Toa and DoC as co managers of Kāpiti Island, owners of the islets and other iwi interests meant that the recommendations for Kāpiti Islands were not included in the SEV. Co management meetings were subsequently scheduled In November 2015 to provide information on the recommended HNC and ONC areas and the overall policy framework for Kāpiti Islands. Draft assessment record sheets for ONC areas were tabled at the meetings along with the SEV background report (dated June 10th). A workshop with Te Ohu Taiao and Chapter leads was held on October 13th 2015 to discuss Chapter 4 Coastal matters. Draft recommendations for areas to be identified as ONC were tabled and questions asked about the inclusion of cultural values in the assessment. A request for Isthmus to attend a further meeting to clarify the assessment process and further associative values was made but was unable to be accommodated by Council.

Actions to progress further consultation with DoC and appropriate technical review were progressed at the August 5th 2015 'Update on coastal and ecological matters (Chapter 3)' meeting with DoC, Council review staff and Isthmus. Feedback on the Waikanae Estuary ONL assessment record sheet was provided by DoC; following on from the April 24th meeting. ONC sheets developed for the SEV (including Kāpiti island) were tabled at the meeting to be reviewed by DoC with feedback received on the Waikane River Mouth in August.

Work to consider DoC's recommended changes to the CE line was progressed following this meeting (as described in 2.3.2 above) with consequential changes to the areas of high natural character identified from the 2012 CE study recommended for inclusion on the planning maps; as set out in 2.4.3 below.

Summary of the Submission Response Process – Key Dates (2014 - 2016)

Oct – Nov 2014	- Best practice guidance review – draft ONC methodology
Nov	-25 th Prehearing meeting 1 ‘Submitter No. 485 ‘(Kāpiti Coast Library)
Dec – March 2015	- Desktop assessment and mapping, preliminary recommendations
March	- 25 th site visit to Kāpiti Island and boat trip around islets (KCDC staff, consultants and Te Ohu Taiao representatives). - 27 th Prehearing meeting 2 ‘Coastal and Ngarara Dunes Landscape Matters’ (Council chambers), present preliminary recommendations and site visit amendments
April	- 24 th DoC meeting (KCDC CE consultant and DoC) Issue ONL assessment sheets for review as background to ONC assessment sheets
May - June	- GIS mapping and draft ONC assessment sheets
June	- 16 th draft ONC recommendation to include in submitter engagement version of the plan (excluding Kāpiti Island)
August	- 5 th ‘Update on coastal and ecological matters (Chapter 3)’ meeting with DoC, KCDC staff , chapter leads and CE/Landscape consultants. Feedback on Waikanae Estuary ONL received.
September	-9 th Chapter 3 workshop with DoC, KCDC Chapter Leads and CE/Landscape consultants. Review of planning approach for CE and NC matters. Marked up plans and notes provided by DoC recommending amendments to CE line, to include ‘orphaned’ features and broader zone through urban areas.
October	-12 th follow up PDP review team meeting.
Oct – Nov	- Council representative meetings with Kāpiti Island co management team and Te Ohu Taiao.
Oct – Nov	- Mapping review to address DoC recommendations for amended CE line with consequential changes to areas of HNC. Finalise recommendations for submitter engagement.
February 2016	- Mapping review recommendations sent to DoC with follow up phone call to clarify and discuss.

2.4.3 Recommendations

Areas of High Natural Character

The recommendations are to confirm:

- Identify and map areas of high natural character as shown in Appendix 5

Areas of Outstanding Natural Character

The recommendations are to:

- Identify and map areas of outstanding natural character as shown in Appendix 5:
 - Waikanae River Mouth;
 - Kāpiti Island, excluding high natural character areas identified at Motungarara Island (Fishermans Island) and at Waiorua Bay;
- Integrate further provisions into the PDP that provide for NZCPS Policy 13 (1)a including scheduled assessment record sheets (see Section 2.5 below).

2.5 Coastal Environment Provisions

2.5.1 Scope

Isthmus were also asked by Council to provide advice on recommended changes to the coastal environment provisions in the PDP relating to specific submissions and as a consequence of the identification of areas of ONC.

Specific submissions included:

- The North Otaki Beach Residents Association (no. 38) sought the exclusion of 'coastal hazard management areas' from areas of high natural character. Coastal hazard matters were also raised in follow up discussions with DoC (no. 202) and Rob Crozier and Joan Allin (no 451).
- DoC's submission (no. 202) sought changes to PDP policy 4.1²⁸ – to add an additional criteria “e) *physical resources and built facilities, including infrastructure, that have modified the coastal environment*” and amendments to the criteria for the PDP policy 4.3²⁹ e) to read “*Avoiding the adverse effects of activities on natural character in areas of the coastal environment with outstanding natural character*”.

²⁸ PDP Policy 4.1 – Identify the Coastal Environment

²⁹ PDP Policy 4.3 – Protect Natural Character

- Landlink Ltd (no. 191), Rob Crozier and Joan Allin (no. 451) and Lydia Johnston (no.762) sought a definition/clarification of the concept of high natural character used in the PDP policies.
- Rob Crozier and Joan Allin (no. 451) sought the deletion or significant amendment of PDP policy 4.3; to delete or qualify references to structures and terms such as ‘preventing’ and ‘avoiding’.
- Lydia Johnston’s (n. 762) submission opposes the PDP policy 4.3 and questions the appropriateness of the listed criteria and requests the deletion of references to ‘structures that can be seen from the beach’ and to ‘private land’ and qualifiers to the term ‘long term erosion’ in the policy *explanation*.

2.5.2 Submission response process

Following on from the coastal environment and natural character best practice guidance review (described in Section 2.3.2 and 2.4.2 above), several workshops and discussions were then held with Council staff during 2015 to confirm recommended changes to the Coastal Environment PDP provisions, as outlined in Section 2.5.3 below.

To support this process, meetings with submitters included:

- Joan Allin (no 451), meetings with Council representatives through June to December 2015 to discuss the SEV CE line. Matters discussed included coastal hazards and assessment of the CE line under the operative RPS. In summary, the submission requests a broader definition of the CE line with reference made to the planning map ecological domains (intended to assist in the assessment of significant native vegetation) and in particular the ‘salt zone’, as an appropriate reference to determine the inland extent.
- DoC update on coastal, landscape and ecological matters 5th August 2015 raised a number of broader policy matters in response to the SEV. These matters are addressed in the Section 42A report. For completeness, the main issues raised included:
 - NZCPS matters - ‘stranded’ coastal features - that are located inland of the CE line;
 - coastal hazards and the CE line under Policy 1 d) of the NZCPS;
 - outstanding natural *features* under Policy 15 a) of the NZCPS;
 - ‘other’ (non outstanding) natural features and natural landscapes in the CE under Policy 15 b) of the NZCPS;
 - ‘other’ natural character values in the CE under Policy 13b) of the NZCPS;
 - natural character values inland of the coastal environment; as required under Section 6a) and Section 7f) of the RMA;

2.5.3 Recommendations

Recommended changes to the Coastal Environment provisions include:

Objectives and Policies

- Integrate further DP provisions/explanation to provide a clear definition of the approach used to determine the CE line in the planning maps, through a summative evaluation of the factors required by the NZCPS and RPS, the benefits of a finer grain of assessment in resource consent applications in determining localized conditions and distinction from coastal hazard assessment/management.
- Integrate further DP provisions/explanation to provide a clear definition and distinction between areas of ONC and HNC
- Integrate further DP provisions into the plan that provide for NZCPS Policy 13 (1)a including a schedule of assessment record sheets for ONC; as set out in Appendix 6
- Integrate further DP provisions to distinguish the management of ONC areas, where the requirement is to avoid adverse effects, from that of HNC and natural character in general; where the requirement is to avoid significant adverse effects.
- Integrate further DP provisions/explanation to reference other measures in the PDP that are used to manage natural character values within the CE (Non HNC or ONC areas) and throughout the District such as measures to address Section 6a) of the RMA, provisions to manage Ecosites and important landscape areas, as well as zone objectives, policies and rules anticipating low impact development e.g. in the rural Eco Hamlet.

Rules

- Resource consent applications for activities in ONC's are to be assessed in terms of their ability to avoid effects on the natural character values identified in the scheduled assessment record sheets.
- Resource consent applications for activities in ONC's to provide for a finer grain of assessment and recognition of additional factors that contribute to natural character values which can then be used to inform future review of the scheduled assessment record sheets.

APPENDIX 1 LANDSCAPE POLICIES

– GWRC REGIONAL POLICY STATEMENT

Policy 25: Identifying outstanding natural features and landscapes – district and regional plans

District and regional plans shall identify outstanding natural features and landscapes having determined that the natural feature or landscape is:

- (a) exceptional or out of the ordinary; and*
- (b) that its natural components dominate over the influence of human activity, after undertaking a landscape evaluation process, taking into account the factors listed below.*

Natural science factors

(a) Natural science values: these values relate to the geological, ecological, topography and natural process components of the natural feature or landscape:

- (i) Representativeness: the combination of natural components that form the feature or landscape strongly typifies the character of an area.*
- (ii) Research and education: all or parts of the feature or landscape are important for natural science research and education.*
- (iii) Rarity: the feature or landscape is unique or rare within the district or region, and few comparable examples exist.*
- (iv) Ecosystem functioning: the presence of healthy ecosystems is clearly evident in the feature or landscape.*

Sensory factors

(b) Aesthetic values: these values relate to scenic perceptions of the feature or landscape:

- (i) Coherence: the patterns of land cover and land use are in harmony with the underlying natural pattern of landform and there are no significant discordant elements of land cover or land use.*
- (ii) Vividness: the feature or landscape is visually striking and is widely recognised within the local and wider community for its memorable and sometimes iconic qualities.*
- (iii) Naturalness: the feature or landscape appears largely unmodified by human activity and the patterns of landform and land cover appear to be largely the result of intact and healthy natural systems.*
- (c) Expressiveness (legibility): the feature or landscape clearly shows the formative processes that led to its existing character.*
- (d) Transient values: the consistent and noticeable occurrence of transient natural events, such as seasonal change in vegetation or in wildlife movement, contributes to the character of the feature or landscape.*

Shared or recognised factors

(e) Shared and recognised values: the feature or landscape is widely known and is highly valued for its contribution to local identity within the immediate and wider community.

(f) Tangata whenua values: Māori values inherent in the feature or landscape add to the feature or landscape being recognised as a special place.

(g) Historical associations: knowledge of historic events that occurred in and around the feature or landscape is widely held and substantially influences and adds to the value the community attaches to the natural feature or landscape.

Explanation

Policy 25 provides a list of factors to help describe and evaluate ‘candidate’ areas or sites to determine if they reach the threshold of outstanding natural features and landscapes consistently in district and regional plans. The factors align with significant case law³⁰ and commonly used landscape assessment methodologies. It should be noted that this list of factors is not exhaustive; nor do all factors necessarily apply to all landscapes.

The Wellington Regional Council, district and city Councils are required to assess natural features and landscapes against all the factors, but may use additional factors. An outstanding natural feature or landscape will be exceptional and out of the ordinary, and importantly the natural components must dominate over the influence of human activity. This does not mean that evidence of human activity cannot be present, but that it should be subordinate to the natural components.

Regional plans will identify outstanding natural features and landscapes in the coastal marine area and the beds of lakes and rivers; district plans will identify outstanding natural features and landscapes for all other land.

Method 32 indicates that tangata whenua, stakeholders, landowners and the community will be involved in the identification of outstanding natural features and landscapes. Method 50 outlines the development of a regional landscape character description which will describe and categorise the region’s landscapes to assist with implementing policy 25.

³⁰ Pigeon Bay Aquaculture Ltd v Canterbury Regional Council Environment Court Decision, 1999 (C32/99) and the Wakatipu Environment Society Incorporated v Queenstown Lakes District Council Environment Court Decision, 1999 (C180/99)

Policy 26: *Protecting outstanding natural features and landscape values – district and regional plans*

Where outstanding natural features and landscapes have been identified in accordance with policy 25, district and regional plans shall include policies, rules and/or methods that protect outstanding natural features and landscape values from inappropriate subdivision, use or development.

Explanation

Appropriate subdivision, use and development respects those values identified within the landscape or natural feature. Planning for, developing and undertaking activities within an identified outstanding landscape or natural feature must be done with a full understanding of its value.

Policy 26 is not intended to prevent change, but rather to ensure that change is carefully considered and is appropriate in relation to the landscape values identified in policy 25.

Method 32 indicates that tangata whenua, stakeholders, landowners and the community will be involved in the protection of outstanding natural features and landscapes.

Policy 27: *Identifying special amenity landscapes – district and regional plans*

District and regional plans may identify special amenity landscapes which are distinctive, and highly valued by the community for their contribution to the amenity and quality of the environment of the district, city or region. Any special amenity landscape evaluation process carried out to inform the identification of any such special amenity landscapes shall take into account the factors listed in policy 25.

Explanation

Policy 25 provides a list of factors to help describe and evaluate the attributes of landscapes.

Where a district or regional plan identifies special amenity landscapes or similar, these factors will be used to help identify those landscapes in a consistent way. The factors align with commonly used landscape assessment methodologies and case law⁶. The list of factors is not exhaustive; nor do all factors necessarily apply to all landscapes.

If undertaking a landscape identification and evaluation under this policy, Wellington

Regional Council and district and city Councils are required to assess landscapes against all the factors, but may use other additional factors. Once the information on the landscapes has been compiled, an evaluation is required to assess the significance of the landscapes for the area.

Community values and relationships to the landscape are important components of a special amenity landscape. A special amenity landscape will be distinctive and widely recognised by the community for

the contribution its landscape amenity values make to the pleasantness, aesthetic coherence, cultural and recreational attributes of the district, city or region.

For the purposes of clarification, special amenity landscapes when compared to outstanding natural landscapes will have, when assessed under the factors listed in Policy 25:

*(a) highly valued, but not clearly exceptional landscape values, in an area where the **natural components** of landscape character dominate; or*

*(b) highly valued, including exceptional landscape values, in an area where the modification of landscape by **human activity** is a dominant influence on landscape character.*

*In contrast the natural components **must** dominate and the landscape must be exceptional to be an outstanding natural landscape under policy 25.*

Regional plans may identify special amenity landscapes in the coastal marine area and the beds of lakes and rivers; district plans may identify special amenity landscapes for all other land.

Method 32 indicates that tangata whenua, stakeholders, landowners and the community will be involved in the identification and evaluation of special amenity landscapes. Method 50 outlines the development of a regional landscape character description which will describe and categorise the region's landscapes to assist with implementing policy 27.

Policy 28: Managing special amenity landscape values – district and regional plans

Where special amenity landscapes have been identified in accordance with policy 27, district and regional plans shall include policies and/or methods (which may include rules) for managing these landscapes in order to maintain or enhance their landscape values in the context of the continuation of:

(a) existing land uses that contribute to these landscape values,

(b) predominant existing land uses that are provided for within the underlying zoning, and

(c) other lawfully established activities.

Explanation

Appropriate subdivision, use and development will generally be compatible with the values identified within the landscape. Therefore, activities within an identified special amenity landscape must be planned and undertaken with respect for the identified values.

When local authorities consider relevant provisions within their respective plans they will need to state what the special amenity landscape values are and how they are to be managed.

Implementing this policy shall involve an assessment of the extent to which the existing plan provisions are adequate to manage these landscape values. It is anticipated that nonregulatory methods, such as education and advice, could also be components of provisions to manage these landscapes.

Policy 28 is not intended to prevent land use change, but rather to ensure that change is carefully considered and is appropriate in relation to the landscapes that may be identified in Policy 27. Existing land uses are part of the landscape values of an area. Primary production activities such as farming, horticulture, vineyards and forestry are the predominant land uses within the rural zone. Equally, urban development, including housing, is the predominant land use within the urban zone. These predominant land uses have significantly contributed to the evolution of many of our current rural and urban landscapes and these landscapes tend to change over time. It is important that change within these landscapes is managed to ensure that the special amenity landscape values identified using the factors in policy 25 are maintained or enhanced whilst still acknowledging the continuation of productive activities within these rural environments and redevelopment in urban environments.

APPENDIX 1 LANDSCAPE POLICIES (cont'd)

– NZCPS 2010

Policy 15: Natural features and natural landscapes

To protect the natural features and natural landscapes (including seascapes) of the coastal environment from inappropriate subdivision, use, and development:

- a. avoid adverse effects of activities on outstanding natural features and outstanding natural landscapes in the coastal environment; and*
- b. avoid significant adverse effects and avoid, remedy, or mitigate other adverse effects of activities on other natural features and natural landscapes in the coastal environment; including by:*
- c. identifying and assessing the natural features and natural landscapes of the coastal environment of the region or district, at minimum by land typing, soil characterisation and landscape characterisation and having regard to:*
 - i. natural science factors, including geological, topographical, ecological and dynamic components;*
 - ii. the presence of water including in seas, lakes, rivers and streams;*
 - iii. legibility or expressiveness – how obviously the feature or landscape demonstrates its formative processes;*
 - iv. aesthetic values including memorability and naturalness;*
 - v. vegetation (native and exotic);*
 - vi. transient values, including presence of wildlife or other values at certain times of the day or year;*
 - vii. whether the values are shared and recognised;*
 - viii. cultural and spiritual values for tangata whenua, identified by working, as far as practicable, in accordance with tikanga Māori; including their expression as cultural landscapes and features;*
 - ix. historical and heritage associations; and*
 - x. wild or scenic values;*
- d. ensuring that regional policy statements, and plans, map or otherwise identify areas where the protection of natural features and natural landscapes requires objectives, policies and rules; and*
- e. including the objectives, policies and rules required by (d) in plans.*

APPENDIX 2 LANDSCAPE - PLANNING MAP RECOMMENDATIONS

SEE SEPARATE FILE – A3 MAP

See attached map.

This map can be printed at A3 – choose 'fit' to A3 page size in the print dialogue box.

A large scale copy of this map (printed at A0) can be viewed at the Council offices on request.

APPENDIX 3 LANDSCAPE ASSESSMENT RECORD SHEETS AMENDED/NEW AREAS

APPENDIX 3 FEATURE AND LANDSCAPE ASSESSMENT RECORD SHEETS – AMENDED/NEW AREAS

Assessment record sheets were included in Schedules 3.4 and 3.5 of the PDP and the SEV¹ for each of the outstanding natural features and landscapes (ONF/L) and significant amenity features and landscapes (SAF/L) identified in the 2012 Landscape Study.

The assessment record sheets describe the factors that contribute to feature and landscape values under each of the assessment criteria (as used in the 2012 Landscape Study) and give effect to the operative RPS policies (see section 1.1 of the addendum report). The relative significance (*RS) of these values is assessed on a five point scale: low(l); low-moderate (lm); moderate (m); moderate-high (mh); and high (h) to assist the overall evaluation and identification of ONF/L and SAF/L areas. Potential threats to these values are also identified.

Physical, perceptual and associative factors contributing to landscape values for each area were identified as part of a district wide and whole landscape assessment. Where more detailed assessment is required to determine the effects of a particular consent application, factors relevant to the site and the proposal will be confirmed. This may include the identification of additional factors and landscape values, unique to a particular site, that are relevant to Section 6b) and RPS Policy 25; as determined through a finer grain of assessment. Ground-truthing of landscape area boundaries, carried out during a more detailed assessment process, will be a further a matter for decision makers to consider, when determining the appropriateness of effects in a particular consent application.

As an outcome of submitter engagement, recommended changes have been made to a number of the assessment record sheets and new assessment record sheets developed.

Assessment record sheets were amended through the submission response process where:

- boundary adjustments recommended required changes to the factors identified; and/or
- submitters provided additional information to clarify descriptions;
- Outstanding Natural Landscape areas were distinguished as an Outstanding Natural Feature, as a consequential change resulting from the 'working review' of the Tararua Ranges ONL.

Amended assessment record sheets were not required where the boundary adjustments were minor and/or the factors identified were retained.

In the review of **non coastal features and landscapes** the following assessment record sheets were **amended**:

- Tararua Ranges ONF/L (due to boundary amendment and submitter feedback)
- Otaki Gorge ONL (identified as an ONF)
- Otaki Gorge Foothills SAL (due to boundary amendment)
- Lower Otaki River SAL (due to minor boundary amendment)

New assessment record sheets were developed in the review for distinct landscape areas to be excluded from the Tararua Ranges ONL and recommended to be retained as SAL. These were:

- The Mangaone Foothills SAL
- The Tararua/Akatarawa Foothills SAL

¹ Schedule 3.4 and 3.5 of the SEV can be accessed here:

In the review of the **lowland and coastal features and landscapes** the following assessment record sheets were **amended**:

- Waiorongomai Dunes (identified as an ONF)
- Waikanae Estuary ONL (to integrate DoC feedback, boundary amendment and classification as an ONF)
- Whareroa Dunelands (identified as an ONF)
- Ngarara Dunes ONL (identified as an SAL including boundary amendment)
- Lower Waikanae River SAL (to integrate submission feedback and boundary amendment)

New assessment record sheets were developed in the review for distinct landscape areas to be excluded from the Ngarara Dunes SAL and recommended to be retained as ONF/L. These were:

- Ngarara Wetland ONF/L

Note:

- It is recommended that all other assessment record sheets for Outstanding Natural Landscapes be re – classified as Outstanding Natural Features and Landscapes, recognising that there are distinct features within these landscape areas and in keeping with the terminology of Section 6b) of the RMA and the operative RPS.
- It is recommended that **all** SAL assessment record sheets be amended in the final version of the PDP to identify these areas as **Special** Amenity Landscapes, in keeping with the operative RPS.
- The relative significance ‘score’ assigned to values to tangata whenua includes an evaluation of any additional values identified by Te Ohu Taiao during their review of amended and new assessment record sheets carried out in March and April 2016. This follows on from a similar review carried out by the ART Confederation working party (Te Āti Awa ki Whakarongotai, Ngati Ruakawa, Ngati Toa – now represented by Te Ohu Taiao) during the 2012 Landscape Study (see Part 2 of the Landscape Study document for a description of the consultation process). In summary, landscape specific entries recorded in both the ART and Te Ohu Taiao consultation documents provided by KCDC have been added to the assessment record sheets in their entirety, to ensure that these values are accurately recorded.

In addition, the following background to values to tangata whenua is included, as stated in the Te Ohu Taiao review.

Māori have a relationship that is inextricably inter-twined with the environment, spanning centuries of observation and experience from which a unique body of knowledge and cultural practice has developed. This experience is valuable, alongside that of Western scientific knowledge and experience, to the development of tools and processes for ensuring that the mauri (life force) of the environment is maintained and improved[1]. For Māori, the exercise of tikanga over natural resources is clearly bound to kaitiakitanga. Kaitiakitanga means guardianship, protection, preservation or sheltering. Kaitiakitangi is the managing of the environment, based on the traditional Māori world view. Māori have consistently indicated the following reasons for seeking recognition of cultural values and practices in relation to the management of the environment:

- The conviction that their cultural practices have a very strong environmental basis and could enhance the management process;

-An obligation, as kaitiaki, to protect the natural world;

-The belief that spirituality is integral to the connection between Māori culture and tradition with the environment.[2]

-Traditionally, kaitiaki had a guardian and stewardship role for natural resources. Whilst individuals may have had specific roles, these were all exercised in terms of a collective

responsibility determined through whakapapa and tikanga. The allocation and distribution of the benefits from those resources were further kaitiaki responsibilities. A kaitiaki can be one person or a group of people recognised to be the guardian of land, rivers, lakes, or the sea by tāngata whenua. Kaitiaki utilise the following values to exercise their kaitiakitanga over the natural world:

-MAURI - Central to the philosophical basis of kaitiakitanga is the protection and enhancement of mauri. Mauri is inherent in all entities; it is the life force that is present in all things.

-TAPU, NOA AND RĀHUI - The concepts of tapu (sacred), noa (free from tapu) and Rāhui (prohibited) regulated and constricted every facet of Maori life. The very concepts of Tapu, Noa and Rāhui are the basis for the survival for Māori now and into the future. These concepts govern the way in which we adapt and relate to the environment along with determining the basis of our social interaction.

-Tapu (Sacred) - Tapu was a positive force, associated with life, immortality, masculine objects and women of the highest rank.

-Noa (Free from Tapu) - Noa was its antithesis, a negative force associated with death and feminine objects.

-Rāhui – prohibition - Rāhui is a temporary form of prohibition used to preserve birds, fish, or any natural product. In many instances the rāhui is indicated by a pou rāhui, or post, which warns people against trespassing into the area of the rāhui. A person becomes tapu when he or she dies. Rāhui is used therefore when a person is drowned at sea or in a lake or river. Gathering of fish or shellfish is prohibited for a period sufficient for the remains of the person to be absent from the food chain.[3]

When interpreting the use of these values within planning, it is important that these values are utilised as a starting point for communication with tāngata whenua.

[1] Page 3, ERMA New Zealand Policy Series. Incorporating Māori perspectives in Part V Decision Making; November 2004.

[2] Page 4, ERMA New Zealand Policy Series. Incorporating Māori perspectives in Part V Decision Making; November 2004.

key = new text

key = text to be deleted

NONC COASTAL FEATURES AND LANDSCAPES

Name:	The Tararua Ranges [amended, boundary changes]		
Location:	NZ Topo Map BP33 and BN33		
Description	The main range and forested upper foothills of the Tararuas that run along the eastern boundary of the entire District.		
ONF/L, SAL	Outstanding Natural Features and Landscape		
Factors	Criteria	Description	RS*
Physical	Representativeness	The ranges are expressive of the Wellington and Ohariu faults. They are comprised of uplifted Torlesse supergroup greywacke, with prominent peaks above 1500m. They consist of the oldest geological elements in the District. Significant areas of indigenous vegetation have been retained in this landscape including primary forest with montane to kamahi ecoregions represented.	h Natural Science Factors
	Research and education	The landforms are expressive of tectonic uplift, minor glacial activity, as well as alluvial and colluvial processes. The ranges support significant areas of original alpine tussock grasslands (above 1000m), montane beech and podocarp/tawa and podocarp/kamahi forest with remnants of loess influenced lowland tawa-nikau forest. These areas support rare and endangered indigenous fauna with a small area managed as part of Project Kaka (commenced 2010) inland from Otaki Forks .	
	Rarity	The area provides habitat for threatened species including kaka, kakariki, falcon, long tailed bat, potentially the lesser short tailed bat and invertebrates that are rare on the mainland.	
	Ecosystem functioning	The ranges provide the most diverse range of habitats from hill country to sub alpine in the lower north island. They are also an important water catchment for major rivers, including the Otaki and the Waikanae Rivers.	
Perceptual	Coherence	Distinct north east tending ridge line, with a sequence of identifiable peaks, spurs and lowers foothills along the full extent of the District. Landforms are predominately unmodified, with vegetation patterns clearly expressive of varying soil conditions and distinct altitudinal zones.	h Aesthetic values
	Memorability	A highly memorable landscape due to the extent and prominence of the landforms that form a continuous backdrop to the District that are often highlighted by snow in the winter months. The ranges form a key part of the District's identity, as a dramatic backdrop and physical marker of the eastern boundary.	
	Aesthetic paradigm	The ranges have strong picturesque qualities, with elements contributing to a sequence of fore, mid and background views. Conventions of the sublime relate to the predominance of natural over cultural influences, the ranges 'awe inspiring' scale and the real risks (sense of danger) experienced by past and present explorers.	
	Naturalness	Associated with a high degree of natural character, as patterns of landform, landcover and hydrology are largely unmodified and are enhanced by active restoration programmes in the Tararua Forest Park.	
	Expressiveness/legibility	The ranges are expressive of tectonic uplift and associated erosion, faulting and alluvial processes with distinct ecoregions. They comprise well known landmarks and a continuous edge to the District.	

	Transient values	The higher mountains are often covered in snow during the winter months. The ranges have a defining effect on the weather of the lower north island, as well as the ranging patterns of indigenous fauna, with forest birds more evident in lowland areas following seasonal food sources	mh
Associative	Shared or recognised values	The majority of the landscape is located within the Tararua Forest Park (established in 1954) and part of the Kaitawa Reserve zoned as conservation land. Other features identified in the District Plan include: heritage ecosites that extend beyond the boundaries of the park; and heritage relics, that are associated with milling sites at Otaki Forks and Mangaone North and South Road . This area forms a significant tourism and recreation resource, providing picnic and camping sites, day walks, overnight tramps and hunting areas. The ranges have a significant role in conserving the indigenous biodiversity of the lower North Island and a crucial role in conserving water quality and supply, while minimising flood risk to the surrounding lowland.	h
	Values to tangata whenua	There are different versions of the origin of the name Tararua. The Kahungungu version stems from an ancestor, Rangikaikore, who broke his spear tip (tara) into two (rua) while hunting. The Muaupoko and Rangitane tradition is that the name refers to the two wives of their ancestor explorer, Whatonga. Popular folklore has ascribed the name to two specific topographic features; the dramatic steep double peak on the main range, the Tararua Peaks (officially named Tunui and Tuiti) and the double peak of Mitre, so-called by Europeans because its shape resembled that of a bishop's mitre. Most of the peaks and the main waterways of the Tararua's have Maori names indicating long held associations that have particular significance to particular iwi and hapu. Early transportation routes were negotiated through to the Wairarapa across the ranges as evidenced by archaeological records, including adzes, obsidian flakes and umu. Foothills areas and waterways also formed an important historical food and forest resource gathering sites.	mh
	Historical associations	An early traverse route for Maori and Pakeha that spanned the ranges with the 'Southern Crossing' track established by 1912. Peaks were used to triangulate trig points and survey to produce the first maps of the District. Timber milling in the ranges was associated with construction of the main trunk line and settlement patterns in the lowlands. Relics of the mill sties have been retained as tourist attractions with the Mangaone Walkway following the mill tram line . Early explorers are commemorated in the naming of particular peaks and huts (e.g. Field Peak). The Tararua Forest Park was the first (Forest Service) recreation-conservation 'forest park' to be established, with the management passed on to DoC in 1987.	h
Potential threats	Earthworks and vegetation removal on rural land, Pest/weed populations, climate change, visitor numbers and potential effects on flora and fauna and fresh water values, [residential] development typologies where access and rural land may permit and in adjacent areas/edges of the landscape.		

Name:	Otaki River Gorge [amended, no boundary changes]		
Location:	NZ Topo Map BN33 and BP33		
Description	Otaki River Gorge from the 'Big Bend' to the edge of the Tararua Forest Park.		
ONF/L, SAL	Outstanding Natural Landscape Feature		
Factors	Criteria	Description	RS*
Physical	Representativeness	The incised river gorge and narrow sinuous terraces are expressive of both alluvial processes created as a result of the river cutting down through aggradation gravels and underlying greywacke. Banks also feature large scale slip and slump erosion. The associated remnant and regenerating indigenous forest, is characteristic of much of the Tararua foothills historically and includes species the kamahi ecodomain with pockets of nikau in frost free gullies.	h
	Research and education	Alluvial processes, incised river gorge, expressive of accelerated erosion processes during last Ice Age. Triassic montis (fossil) bearing rocks have been identified in the Otaki River, downstream from the Pukehinau Stream.	
	Rarity	Indigenous vegetation patterns across much of the surrounding foothills have been cleared by native timber milling and then farming practices. Forest remnants near the edges of the gorge include lowest altitudinal extent of black beech in the Tararua ranges	
	Ecosystem functioning	The area is an important part of the Otaki River corridor that links the habitats of the mountains to the sea. Along the steep faces of the river system a significant pattern of regenerating bush has been retained including kamahi, rewarewa, five finger and tree fern, with remnant tawa, northern rata and rimu and nikau clusters in moist, frost free areas. The fresh water values are relatively high with the river and its tributaries important for both indigenous fish and introduced species, such as brown trout.	
Perceptual	Coherence	Landforms in the gorge are largely unmodified and outside the river corridor (flood hazard management) zone. Topography and geomorphology are reinforced by indigenous vegetation retained and the alignment of the Otaki Gorge road.	h
	Memorability	This section of the Otaki River is a memorable landscape feature due to the presence of water and its more dynamic qualities, the prominent cliffs and the contrasting areas of enclosure and openness that are punctuated by framed views of named peaks.	
	Aesthetic paradigm	The area possesses picturesque qualities relating to the sequence of confined views along the river bank including pockets of 'wilderness' and prominent foothill peaks such as Waitatapia.	
	Naturalness	A moderate-high degree of natural character is associated with this feature landscape . Natural patterns of landform, land cover and hydrology are clearly identifiable and are less modified inland, particularly along the immediate margins of the river. Perceptions of natural character are enhanced within the river corridor, where the prominent banks and remnant/regenerating indigenous vegetation confines views and contributes to a 'wilderness' experience. Patterns of settlement are sparse (although new subdivision is evident), with buildings often obscured by landform	
	Expressiveness/legibility	The landscape feature is expressive of alluvial geomorphology. The incised gorge marks a navigable path up into the mountains that are punctuated by a sequence of views that feature known landmarks such as Waitatapia.	
	Transient values	Transient values are associated with flood events and the migratory patterns of fish species.	
			Natural Science Factors
			Aesthetic values

Associative	Shared or recognised values	<p>Notations Features recognised in the District Plan include heritage ecosites: at Waiohanga Road Bush and the small secondary forest of makomako and kamahi near suspension bridge and areas of kamahi-podocarp forest that extend beyond the DoC boundary to the edges of the river. These remnants form part of the wider Tararua Forest and are an important biodiversity resource for the lower north island and play a crucial role in conserving water quality and supply, and minimising flood risk to the surrounding lowland. The area is an important tourism and recreation resource, for trout fishing, rafting and kayaking. It is the gateway to the Tararua Forest Park, including the iconic southern crossing. Fossil bearing rocks near Pukehinau Stream are recognised by NZ Geological Society (regional significance). Stone walls at Shields Flat are recognised by the NZ Archaeological Society and as a DoC reserve. The catchment provides potable water for Otaki, Te Horo and Hautere residents. Terraces and lower slopes of hills valued as a place of settlement; as illustrated by</p>	h
	Values to tangata whenua	An important transport route historically; gateway to the Tararua southern crossing and forest resources used by lowland settlements. Defining awa; important in terms of whakapapa and hapu boundaries and fresh water values.	m
	Historical associations	The area is associated with early European settlement, timber milling sites (Tiritea Mill Company) and productive landuse including the Shields Flat settlement (now DoC Reserve) with stone wall relics from the depression era. Technically difficult road and bridge construction linked to these activities (e.g. Devils Elbow) that reflect the underlying topography and geomorphology. The gorge is also associated with early tramping club initiatives as the gateway to the Tararua ranges; Tararua Tramping Club established in 1919.	h
Potential threats	Catchment/fresh water value management, pest populations, indigenous vegetation clearance, earthworks-including tracks, quarrying, [residential] development typologies, location and density, roading upgrades.		

Name:	Otaki Gorge Foothills, Lower Reaches [amended, boundary changes]		
Location:	NZ Topo Map BN33		
Description	The foothills of the Tararuas and elevated river terraces, directly adjacent to the lower reaches of the Otaki Gorge and under mixed landuse.		
ONF/L, SAL	Significant Special Amenity Landscape		
Factors	Criteria	Description	RS*
Physical	Representativeness	The foothills are comprised of Torlesse supergroup greywacke with alluvial and colluvial deposits and feature the oldest geological elements in the District. Marine sediments (in the Kaitawa/ Parenga Road area) are also represented along the edges of the coastal plain, have been uplifted and the dissected to form distinct terraces, with steep sided ravines overlaid by loess. Areas of regenerating indigenous vegetation are predominately located on the northern side of the river, on terrace escarpments and in the ravines. Species are typical of the kamahi ecodomain, such as kamahi and rewa rewa, with clusters of nikau in frost free areas. Forestry plantations on the southern side of the river are some of the largest in the District.	mh
	Research and education	The foothills are expressive of tectonic uplift, with examples of large scale slip and slump erosion. Alluvial processes have established narrow elevated terraces, such as at Shields Flat and colluvial fans are also evident. The marine deposits, terraces and ravines are the most clearly expressed in the District.	
	Rarity	Expression of marine geomorphology is unique in the District and part of a substantive sequence (continuing along Rahui Rd) of uplifted terraces and ravines, with escarpment vegetation.	
	Ecosystem functioning	Although significantly degraded by the loss of original the majority indigenous vegetation, regenerating areas form part of the habitat corridor between the mountains and sea and seasonal food sources for forest bird species. Tributaries in the foothills such as the Pukehinau Stream provide minor habitat for fish species particularly during high flow/flood events.	
Perceptual	Coherence	Identifiable patterns of landforms, have clearly defined/constrained landuse; with public roads and residential development confined to the terrace and gentler sloped areas, in close proximity to the gorge, while steeper slopes are dominated by exotic forestry and retired pasture.	mh
	Memorability	The landscape is highly memorable, due to the way in which it frames and forms the immediate context for the Otaki River Gorge and the broad wider patterns of mixed landuse.	
	Aesthetic paradigm	Strong picturesque qualities relate to the sequence of confined views along public roads. These feature rural-residential properties with pastoral land, amenity plantings and regenerating areas, along with pockets of transitioning to 'wilderness' areas on the more elevated slopes and upper reaches of stream tributaries with enhanced by framed views of named peaks, such as Waitatapia.	
	Naturalness	The foothills have a moderate-high degree of natural character. Natural patterns of the landform and hydrology are clearly identifiable, patterns of settlement are sparse, with buildings often obscured from public roads (and largely absent along the northern side of the river beyond Waitohanga Road). Areas of regenerating indigenous vegetation are significant. Views into the gorge and of the Tararua ranges enhance perceptions of natural character. Exotic forestry plantations and extensive pastoral farming practices contribute to can be perceptions of 'cultured nature'.	Aesthetic values
	Expressiveness/legibility	The area is expressive of tectonic, marine and alluvial processes, and part of a clearly navigable path into the ranges.	

	Transient values	Transient values are associated with flood events and the seasonal habitat range utilised by forest birds and fresh water fish species.	m
Associative	Shared or recognised	The predominant area is zoned rural land and where there are loess deposits, mainly off Kaitawa Road, the fertile soils continue to support a range of productive landuses, within rural residential properties. Pastoral landuse is also a continuing feature on some of the narrow alluvial terraces at the base of the foothills, such as at Shields Flat. However, rural residential development has become the predominant landuse, where slope and access permit; mainly on the alluvial and marine terraces and the accessible north facing slopes along the foothills. This reflects values associated with both the physical attributes and aesthetic qualities of this landscape, along with its proximity to larger urban centres. Whilst the thin and generally highly leached soils on the foothills would have also been farmed following a significant period of native timber milling in the late 1800's, those most accessible to public roads have been converted to forestry. The recently established DoC historic reserve at Shields Flat reiterates the milling and productive landuse values associated with this area. Stone walls at Shields Flat are recognised by the NZ Geological Society (regional significance). The foothills are also valued as part of the scenic drive and gateway to the Tararua Forest Park with heritage ecosites	mh
	Values to tangata whenua	Valued as an important inland food/resource gathering area and as part of the inland transportation route; to the inland forest resources and as a gateway to routes that crossed the Tararuas. The river is also valued as a defining awa; important in terms of whakapapa and hapu boundaries.	mh
	Historical associations	Tracks along the base of the foothills formed important transportation routes, for both Maori and early Europeans. These are linked with accounts of early exploration and timber milling in the foothills and tramping activities. Early milling and farming efforts along the terraces and foothills, with a small settlement at Shields Flat, are marked by sites/remnants of old bridges, homestead, milling company and farming activities, including the stone walls built during the depression.	mh
Potential threats	water catchment management/fresh water values, indigenous vegetation removal, earthworks including tracks, [residential] development typologies including density, location, height etc. including effects on landscape values of the Tararua Ranges and Otaki Gorge, pest/weed populations, infrastructure/roading upgrades, forestry management regimes.		

Name:	Lower Otaki River [amended, minor boundary changes]		
Location:	NZ Topo Map BN32 + BN33		
Description:	The mid to lower reaches of the Otaki River, from the 'Big Bend' to the river mouth.		
ONF/L, SAL	Significant Special Amenity Landscape		
Factors	Criteria	Description	RS*
Physical	Representativeness	The Otaki river is the most prominent river system in the District and part of a distinct sequence of waterways that originate in the Tararua and Akatarawa ranges and thread through the coastal plains out to the sea. Landforms are typical of a broad and fast river system with defined river terraces, shifting gravel banks and wetland areas, although the flow is now controlled within a preferred alignment to reduce flood hazard. Indigenous riparian vegetation and totara forest, located mainly to the east of SH1, although for the most part regenerating, is reflective of historic patterns across the alluvial plains.	m
	Research and education	The flood plain management plan methods such as gravel extraction, preferred channel alignment and flood control structures, are balanced with initiatives to preserve and enhance ecological, recreational and heritage values.	Natural Science Factors
	Rarity	Riparian habitats are under-represented nationally and are recognised by DoC as a threatened environment. The steep, fast flow of the Otaki contrasts with the gentler flow rates of most other waterways in the District.	
	Ecosystem functioning	Although significantly degraded by majority loss of indigenous vegetation, this section of the Otaki River forms part of the habitat corridor between the mountains and sea. Patterns of indigenous flora are very limited and naturalising exotic species, such as willow, predominate west of SH1. Totara - mahoe forest along river banks are part of a regenerating forest that extends across the plains to Te Waka Road.	
Perceptual	Coherence	Although modified by flood plain management, the river corridor still expresses the patterns of a braided river system. There is an identifiable pattern of erosion and deposition, as well as links to the wider alluvial flood plain that are reinforced by vegetation patterns and adjacent land use (including stop banks).	
	Memorability	A memorable landscape, due to the scale of the river system and its dynamic qualities (including flood events). The iconic status of the river system is reiterated through sharing a name with the adjacent settlement.	Aesthetic values
	Aesthetic paradigm	The picturesque qualities relate to the sequence of confined views along the river bank, including pockets of 'wilderness' and framed views of the foothills and named peaks, such as Waitatapia.	
	Naturalness	The foothills have a moderate-high degree of natural character. Natural patterns of the landform and hydrology are clearly identifiable, patterns of settlement are sparse, with buildings often obscured from public roads (and largely absent along the northern side of the river beyond Waitohanga Road). Areas of regenerating indigenous vegetation are significant. Views into the gorge and of the Tararua ranges enhance perceptions of natural character. Exotic forestry plantations and extensive pastoral farming practices contribute to can be perceptions of 'cultured nature'.	
	Expressiveness/legibility	Expressive of alluvial processes, distinct edge and navigable path through the District, obvious source of the wider plains.	
	Transient values	Transient characteristics area an important part of this landscape, and are reflected by the alluvial processes, flood events and the seasonal habitat range utilised by forest birds and fresh water fish species.	lm mh

Associative	Shared or recognised values	The predominant area is zoned as river corridor, with priority alignment, gravel extraction areas and stop banks used to protect surrounding areas from flood hazards. Other features that are recognised in the District Plan include the 8 ha heritage ecosite 'Otaki River Bush' totara forest remnant, which is of regional significance and is also recognised by DoC as a RAP site, while being partially protected by QEII covenant. Much of the river bed and lower river terraces are recognised by DoC as threatened indigenous environments. The ecological values of the area are recognised and enhanced by the local community group, the Friends of the Otaki River and by ongoing riparian restoration projects. The river is an important tourism and recreation resource for swimming, trout fishing and rafting. Access is gained via CWB tracks from the river mouth through to Chrystalls Bend on the northern bank, and via SH1 on the southern bank. The Otaki catchment provides potable bore and ground water for Otaki, Te Horo and Hautere residents.	h
	Values to tangata whenua	Historic pa sites were located along the lower portions of the Otaki River, including Waopukatea and Wairarapa (Muaupoko, Ngati Toa and Raukawa) with the river valued as an important food source and a transport route; to the inland forest resources and as a gateway to routes that crossed the Tararuas. The river is also valued as a defining awa; important in terms of whakapapa and hapu boundaries.	h
	Historical associations	The site is prone to flood events that feature in historic accounts of the area. The river and tracks along it formed an important transportation route for both Maori and early Europeans. Linked with accounts of early exploration, timber milling in the foothills, tramping club activities, early irrigation schemes across the Hautere Plains and productive land use; a continuing feature of the alluvial plains and important economic activity.	h
Potential threats	water catchment management/fresh water values, indigenous vegetation removal, flood hazard and management effects on indigenous vegetation and natural alluvial processes/hydrological patterns		

Name:	Mangaone Foothills [new record sheet, previously identified as part of Tararua Ranges ONL]			
Location:	NZ Topo Map BP32 + BP33			
Description	Foothills of the Tararuas within the headwaters of the Waikanae River between Mangaone Road North and South and Hemi Matenga escarpment			
ONF/L, SAL	Special Amenity Landscape			
Factors	Criteria	Description	RS*	
Physical	Representativeness	The foothills are comprised of Torlesse supergroup greywacke with alluvial and colluvial deposits and feature some of the oldest geological elements in the District. Landforms include the gentler and dissected slopes to the east of the Hemi Matenga escarpment and foothills to the Tararua ranges that are shaped by tributaries to the Waikanae River. Areas of regenerating indigenous vegetation are typical of the kamahi ecodomain such as kamahi, rewa rewa and ponga with podocarp remnants in less accessible steep areas, the Kaitawa Reserve and riparian species to the edges of tributaries.	m Natural Science Factors	
	Research and education	The foothills are expressive of tectonic uplift, escarpment incline slopes and alluvial process to establish dissected landforms and the headwaters of the second largest river in the District.		
	Rarity	Lowland and riparian habitats are under-represented nationally.		
	Ecosystem functioning	Although significantly degraded by the loss of original indigenous vegetation, regenerating areas form part of the Reikorangi Valley habitat and link between the Tararua Ranges, Hemi Matenga and the coast providing important seasonal food sources for forest bird species. Headwaters of the Waikanae River and tributaries in the foothills provide habitat for fish species particularly during high flow/flood events.		
Perceptual	Coherence	Distinct pattern of dissected landforms and regenerating vegetation defining the headwaters of the Waikanae River. Identifiable pattern of tributaries and spurs dissecting south west – north east tending ridgelines and forested areas developed in response to topography, aspect, marked sequence of historic native timber milling and riparian environment.	m Aesthetic values	
	Memorability	A memorable landscape due to its setting as the northern edge to the Reikorangi Valley, 'backdrop' to the Hemi Matenga escarpment and as the headwaters of the Waikanae River system; an important natural feature that contributes to the District's sense of place.		
	Aesthetic paradigm	The picturesque qualities relate to the sequence of confined views along Reikorangi Road, Mangaone South Road and the Mangaone Track. Limited access, via Mangaone track and narrow rural roads, and remoteness contributes to a sense of 'wilderness'.		
	Naturalness	The forested headwaters have a moderate-high degree of natural character. Natural patterns of the landform and hydrology are clearly identifiable; patterns of settlement are sparse, with buildings largely obscured from public roads. Areas of regenerating indigenous vegetation are significant and part of a broader pattern across the Tararua Range foothills. Remoteness, identified reserve area and limited public access, including links to the Tararua Forest Park, enhance perceptions of natural character.		
	Expressiveness/legibility	Expressive of alluvial and tectonic processes, obvious source of the Waikanae River system		m
	Transient values	Transient values are associated the with seasonal patterns of flowering species such as kamahi and the ranging patterns of forest bird species from the Tararua Ranges through to Hemi Matenga.		m

Associative	Shared or recognised values	The majority of the landscape is zoned as rural or conservation land – Kaitawa Reserve. Other features identified in the District Plan include: heritage ecosites that extend from the Tararua Forest Park to Hemi Matenga; and heritage features that are associated with milling sites at Mangaone North and South Road. The Mangaone Walkway along an old bush tramway, is a popular day walk and alternative access point to Tararua Forest Park (Pukeatua Peak) also used for 4WD access to privately owned lots. The Kaitawa Reserve protects previously milled podocarp forests with fencing and pest control measures on private land supporting regeneration over much of the landscape area.	m
	Values to tangata whenua	Named peaks and waterways of the Mangaone area indicate long held associations that have particular significance to particular iwi and hapu with Maori land ownership continued on the eastern slopes of Hemi Matenga (up to Kaitawa Reserve). Early transportation routes likely along the river – as route along the base of the Tararua ranges and connection between the Otaki and Waikanae River systems. Foothills areas and waterways also formed an important historical food and forest resource gathering sites.	mh
	Historical associations	Peaks in the landscape area were used to triangulate trig points and survey to produce the first maps of the District. Early explorers are commemorated in the naming of particular peaks (e.g. Field). Timber milling in the ranges was associated with construction of the main trunk line and settlement patterns in the lowlands. Relics of the mill sites have been retained along the Mangaone Walkway (formerly the Reikorangi Track) following the mill tram line. Timber milling and pastoral landuse that followed were a key driver for the establishment of Reikorangi Village.	h
Potential threats	water catchment management/fresh water values, indigenous vegetation removal, earthworks including tracks, [residential] development typologies including density, location, height etc. and effects on landscape values of the Tararua Ranges and Hemi Matenga ONL areas adjacent, pest/weed populations, infrastructure/roading upgrades, forestry management regimes.		

Name:	Tararua/Akatarawa Foothills [new record sheet, previously identified as part of Tararua Ranges ONL]			
Location:	NZ Topo Map BP32 + BP33			
Description	Foothills of the Tararuas along the Akatarawa Road including Kakanui Peak and trig point above the Akatarawa Saddle			
ONF/L, SAL	Special Amenity Landscape			
Factors	Criteria	Description	RS*	
Physical	Representativeness	The foothills are comprised of Torlesse supergroup greywacke with alluvial and colluvial deposits and feature some of the oldest geological elements in the District. Landforms include the distinct ridges above Ngatiawa Stream and Saddle Creek such as Kakanui (at the boundary to the District) and spurs dissected by the Waikanae River tributaries. Areas of regenerating indigenous vegetation are typical of the kamahi ecodomain transitioning to beech forest with mature remnants located on steep slopes and gullies.	mh Natural Science Factors	
	Research and education	The foothills are expressive of tectonic uplift, part of the sequence of south west – north east tending ridgelines and alluvial processes contributing to the formation of the Reikorangi Valley basin and the Tararua ranges.		
	Rarity	Lowland and riparian habitats are under-represented nationally. Land formation processes contributing to the enclosed basin and distinct microclimate are unique in the District.		
	Ecosystem functioning	Foothills areas in the Akatarawa and Tararua ranges contribute to the most diverse range of habitats in the lower north island. Part of the water catchment for the Waikanae River habitats.		
Perceptual	Coherence	Distinct pattern of dissected spurs and lower ridgelines framing the Akatarawa Road route in and out of the District. Identifiable pattern of spurs and tributaries dissecting south west – north east tending ridgelines that encircling the Reikorangi basin. Regenerating areas show a distinct response to topography, aspect and the sequence of historic timber milling in the area.	mh	
	Memorability	A memorable landscape due to its setting along the edges of the Akatarawa Road – the scenic and [coastal] alternative route in and out of the District with well know landmark; Akatarawa Saddle. Saddle area marks the edge to the Akatarawa and Tararua Ranges and this ‘cutting’ can be clearly identified from the lowland areas in the District along with surveyed trig points to the east and the Kakanui ridge to the west.		
	Aesthetic paradigm	The picturesque qualities relate to the sequence of confined views along Akatarawa Road and framed views of the area from near the coast e.g. Ngarara Road.		
	Naturalness	The forested foothills have a moderate-high degree of natural character. Natural patterns of the landform and hydrology are clearly identifiable. Built structures are limited and in marked contrast to rural landuse and transmission line corridor through the valley. Areas of regenerating indigenous vegetation are linked to a broader pattern across the Akatarawa and Tararua Ranges. Confined views along the steep narrow road and limited access enhance perceptions of natural character.	Aesthetic values	
	Expressiveness/legibility	Expressive of alluvial and tectonic processes, obvious backdrop and part of the sequence of ranges that encircle to the Reikorangi Basin.		mh
	Transient values	Transient values are associated the with seasonal patterns of flowering species such as kamahi and the ranging patterns of forest bird species from the Tararua – Akatarawa Ranges		m

Associative	Shared or recognised values	The majority of the landscape is zoned rural and as conservation land – as part of the Tararua Forest Park. Other features identified in the District Plan include: heritage ecosites that extend beyond the Park boundaries. Road layby areas at the edge of this landscape are popular as lookout points for views out across the basin to the coast and Kapiti Island. The Akatarawa Saddle is a well-known landmark and edge of the landscape area forming the catchment boundary between the Waikanae and Akatarawa Rivers.	mh
	Values to tangata whenua	Named peaks and waterways of the area indicate long held associations that have particular significance to particular iwi and hapu with Maori land ownership continued on the eastern edge of Akatarawa Road. Early transportation routes to and from the Hutt Valley followed a similar alignment to Akatarawa Road and was used as a gateway to forest resources from lowland settlements.	h
	Historical associations	The Akatarawa saddle route is associated with early exploration of and connections through to Wellington and the Wairarapa. The opening of Akatarawa Road (in 1922) marked a significant era of native timber milling, early industry, farming and settlement patterns in Reikorangi Valley.	mh
Potential threats	water catchment management/fresh water values, indigenous vegetation removal, earthworks including tracks, [residential] development typologies including density, location, height etc. and effects on landscape values of the Tararua Ranges ONL areas adjacent, pest/weed populations, infrastructure/roading upgrades, forestry management regimes.		

LOWLAND AND COASTAL FEATURES AND LANDSCAPES

Name:	Waiorongomai Dunes [amended, no boundary changes]		
Location:	NZ Topo Map BN32		
Description	Coastal foredunes between Waitohu Stream and Lake Waiorongomai		
ONF/L, SAL	Outstanding Natural Feature		
Factors	Criteria	Description	*RS
Physical	Representativeness	Significant sequence of unmodified coastal dunes with older series preserved and supporting comprehensive pattern of indigenous flora (threatened by exotic weeds).	h Natural Science Factors
	Research and education	Distinct dune formation sequence represented from advancing foredune through to more consolidated inland dunes and progression of habitats supported.	
	Rarity	Dune sequence largely unmodified with limited public access, contrasting markedly with significant development along much of the coast in the District.	
	Ecosystem functioning	Foredunes support colonising species such as spinifex and sand convolvulus through to dry duneland shrubland species such as taupoata and toetoe in the consolidated inland dunes. Associated with Waiorongomai Lake and Waitohu Stream mouth and wilderness beach areas that support populations of seabirds and waders such as banded dotterel, pied stilt, white faced heron and spur-winged plover.	
Perceptual	Coherence	Significant dune sequence over 20km expressive of distinct dune formation sequence with indigenous vegetation patterns responding to varying exposure to coastal conditions and soil formation.	h
	Memorability	This landscape area is memorable due to the presence of water, fauna, coastal influences and expansive views including landmark features of Kapiti Island and prominent peaks of the Tararua ranges.	h Aesthetic values
	Aesthetic paradigm	Picturesque qualities with dunes framing views along the coast and reinforced by sense of openness and 'wilderness' and by the views this area affords of the steep northern cliffs of Kapiti Island and the prominent peaks of the Tararuas.	
	Naturalness	A high degree of natural character is associated with dynamic land formation processes and populations of indigenous fauna. Perceptions of natural character are enhanced by the areas relative isolation, limited public access and the undeveloped nature of adjacent land with exotic forestry contributing to enclosure and perceptions of 'cultured' nature.	
	Expressiveness/legibility	Dune sequence forms a distinct landmark at the northern edge of the District over a substantive section of the coast. Context for expansive views of some of the more prominent peaks in the inland ranges, including the twin peaks of Mitre, the northern coast of Kapiti Island and the foreland and peak of Mt Taranaki.	
	Transient values	Transient values are an important characteristic of this landscape area, reflecting coastal processes, ongoing dune formation processes, varying (salt and fresh) water levels and the migratory patterns of avifauna and fish species.	h

Associative	Shared or recognised values	The dunes form the backdrop to an important 'wilderness' recreation resource; for surf casting species and shell fish gathering as well as horse riding/walking with 4WD access permitted to the beach beyond the stream mouths. Minor tracks through the farmland provide adjacent landowners with 'private' beach access.	m
	Values to tangata whenua	Associated with coastal transportation routes and wetland food gathering sites along the coast. Ongoing links indicated by named waterways at the edges of the dune sequence and continued land ownership around Waiorongomai-the most significant in the District.	m
	Historical Associations	Part of the Old Coach Road beach highway and context for early productive land use with surrounding exotic forestry plantations some of the most significant areas in the District.	m
Potential threats	Climate change, coastal erosion, increased public/vehicle access, [residential] development typologies including effects on existing rural outlook, pest/weed populations.		

Name:	Waikanae Estuary [amended, boundary changes]		
Location:	NZ Topo Map BN32		
Description	The tidal estuary and series of interconnected lagoons/lakelets and wetlands at the mouth of the Waikanae River.		
ONF/L, SAL	Outstanding Natural Feature Landscape		
Factors	Criteria	Description	RS*
Physical	Representativeness	Largest representative Most prominent estuarine area in the District. Expressive of coastal processes and river and dune land hydrological patterns. It includes the Waimeha lagoon that used to link the Waimeha Stream with the estuarine mouth of the Waikanae River. Indigenous flora and fauna, although compromised by disturbance and exotic species represents of a wide range of habitats, that reflect relative exposure to the coast, water flows and salt content. The area also signifies the mainland	h
	Research and education	The southern banks recognised as a DoC Scenic Scientific Reserve , in which a wide range of habitats are represented with regular monitoring carried out by GWRC. The dynamic confluence of marine, coastal, alluvial and dune formation processes has been mapped and birds have been surveyed over many decades.	
	Rarity	Salt marsh, fresh water wetland, dune lakes and dune habitats on site, are recognised as nationally under represented habitat types. One of only a few sites for migrating waders in the Wellington Region including Spoonbills.	
	Ecosystem functioning	Although modified and degraded, the site is an important remnant of the duneland hydrological patterns that once extended through to the Waimeha Stream. It includes a sequence of interconnected freshwater lakelets, saltwater lagoons and marshes, tidal sand flats and sandy beaches. This provides habitat for fauna that move between sea, river and land habitats. It is an important sea and air link between Kapiti Island and the mainland, and forms part of the Waikanae River corridor that extends from the mountains to the sea. It provides habitat for over 60 bird species including banded dotterel, fernbird, white heron, dabchick, South Island pied oystercatcher and the national and international migratory species such as terek sandpiper and bar-tailed godwit. pukeko, dabchick, oystercatchers and the national and international migratory species also found on Kapiti Island. The estuary provides habitat for regionally and nationally rare indigenous fish species that require fresh and saltwater, including several species of whitebait and long and short fin eels. The estuary shows diverse patterns of indigenous flora, including regionally rare species, along-side naturalising exotic species.	
Perceptual	Coherence	Although modified and separated surrounded by areas of residential development, the sites hydrological system consists of an identifiable sequence of fresh water bodies that run at right angles to the coast. Sequence includes Waimanu Lagoon which although highly modified (once a low lying swampy area) has linkages with the Waikanae River and provides continuation of open water, used by water birds. The coherency of this system is reinforced by patterns of regenerating flora and fauna and the alignment of recreational tracks along the banks of the river.	h
	Memorability	The estuary is a memorable feature landscape due to the strong presence of water and the views this area affords of the coastal environment, Kapiti Island, the landmark escarpments and peaks of the Akatarawa ranges.	

Natural Science Factors

	Aesthetic paradigm	Strong picturesque qualities linked to the meandering path of the Waikanae River and the sequence of views along the walkway. Pockets of 'wilderness' are apparent where indigenous flora and fauna predominate and more intimate scenes are contrasted with the wider coastal views at the edge of the estuary.	Aesthetic values
	Naturalness	The estuary has a moderate-high degree of natural character. Patterns of landform, landcover and hydrology, although modified and degraded, contrast strongly with surrounding urban areas and are enhanced by the presence of water, diverse wildlife and the restoration programmes that are in place.	
	Expressiveness/legibility	River and dune hydrological patterns are legible in the landscape, while restoration projects in place enhance a range of indigenous habitats. Along the coast the river mouth forms a distinct landmark and context for views up into the ranges, that feature the escarpments of Mataihuka and Otaihanga, Papakirae and Mt Kapakapanui.	
	Transient values	Transient values are an important characteristic of this area landscape. Dynamic coastal and river processes predominate due to changing salt water and fresh water levels and the migratory patterns of avifauna, fish and shellfish species.	h
Associative	Shared or recognised values	The majority of the area is zoned as open space (conservation and scenic) and river corridor while Waimeha lagoon is zoned as conservation land. Other features that are recognised in the District Plan include scheduled heritage ecosites: heritage salt marsh, freshwater wetland, dune lake and dune system and habitat for fish and avifauna. Heritage building sites in close proximity include; Arapawaiti urupa, the Ferry Inn, Bishop Hadfield Church site and St Michaels Church. Midden and urupa sites are recognised around the lagoon estuary by the NZ Archaeology Association. Ecological values are recognised by the Department of Conservation as a nationally significant reserve with recommended areas for protection (RAP sites). The foreshore is recognised under the Marine Reserves Act. Marine reserve and estuary is recognised by GWRC as an Area of Significant Conservation Value (in the current GWRC Coastal Plan) and moderate to high Site of Special Wildlife Interest (SSW1). Flood protection methods include periodic excavation of river mouth to ensure unimpeded flows out to sea and to prevent natural migration of the river mouth to the south. Tourism resource with guided tours and the scientific reserve. Important informal recreation resource with tracks part of the coastal cycle way and connecting to the Paraparaumu esplanade reserve and the Waikanae River walkway through to SH1. DoC managed, boardwalk. and Recreation and Esplanade Reserves managed by KCDC.	h
	Values to tangata whenua	The estuary was a place of early Maori settlement, with known pa at Kena Kena (in line with Mazenberg Road-and possible location of the river mouth in pre European times), Arapawiti and Waimea. The area was an important fresh and sea water mahinga kai, historically, including highly valued eel weirs. There were also transport routes along the waterways. The Waimea River once flowed behind the dunes and into the Waikanae River prior to the European excavation of a new river mouth out through the dunes. Use as a sea and freshwater fishery is continued, although it is degraded by run off and the modification of waterways. The area has important context for the Kuititanga Battle (near Waimeha Pa) between Ati Awa and Raukawa. It constitutes a defining awa; in relation to whakapapa and hapu boundaries.	h

	Historical Associations	The area was the context for the signing of the Treaty of Waitangi (probably at Kena Kena, witnessed by Octavius Hadfield) by A.R.T, representatives including Maori women. The area was the context of early Maori and European settlement, including one of the first churches in the District set up by Octavius Hadfield. The estuary was an important crossing point along the coastal Old Coach Road with the ferry house and crossing at Arapawhaiti (along Kotuku Drive).	h
Potential threats	Pest/weed populations, climate change, coastal erosion, flood and coastal hazard management strategies, levels /management of public access, edge development, water catchment management/fresh water values.		

	Naturalness	The area has a moderate degree of natural character as a result of the dune landform, unmodified sections of the waterways and wetland, the dominance of coastal processes and the relative absence of buildings (in contrast with the surrounding urban areas). The beach areas adjacent to the park provide more of a wilderness experience.	Aesthetic values
	Expressiveness/legibility	The feature landscape is expressive of coastal processes and lowland hydrological patterns and forms a distinct landmark near the southern extent of the District.	h
	Transient values	Transient bird and fish populations feature, with other seasonal patterns related to coastal processes, as well as the incidence of salt laden winds.	mh
Associative	Shared or recognised values	MacKays wetland is zoned as a conservation area and QE Park as an open space zone. Other features that are recognised in the District Plan are: ecological heritage sites including the coastal foredunes and MacKays Crossing Wetland (regional significance) and kahikatea and manuka wetland (district significance) with wetland and foredune areas also recognised by DoC as RAP sites; heritage buildings linked to the formation of the park and the US Marine Corps encampment; and a waahi tapu site - the Aperahama Mutu-Mira Whanau Cemetery. Other burial sites, middens and oven sites within the foredunes are recognised by the New Zealand Archaeological Association. There are also known pa sites at Wainui and Whareroa Streams. The park is highly valued as a recreational resource with the dune lands providing a popular holiday camp, an extensive network of picnic areas, cycle, pedestrian and horse riding tracks and whitebaiting areas. In addition, a range of beach activities extend from the settlements of Paekakariki and Raumati South along the foreshore.	h
	Values to tangata whenua	The area is associated with a significant sequence of archaeological sites within the foredunes, including waahi tapu and known pa sites.	h
	Historical associations	The area is a place of early settlement by Maori and Europeans and associated with whaling stations on the mainland complementing those on Kapiti Island and farming practices as part of the 'Wareroa' Block. Known site of early transportation routes; the Old Coach Road along the beach and MacKays (rail) crossing established in the early 1900s. Formation of the park linked with land acquired for the US Marine Corps encampment in the 1940's where over 15,000 men were housed in temporary dwellings (and an area above MacKays Crossing to the east of SH1). The Park was founded in 1953 to commemorate the Queen's visit and quickly became a popular weekend and holiday destination for generations of locals and other visitors.	h
Potential threats	Coastal erosion, water catchment management/fresh water values, visitor numbers/activities and effects on indigenous flora and fauna and dune landforms, pest populations.		

Name:	Ngarara Dunes [amended, boundary changes, previously identified as ONL]		
Location:	NZ Topo Map BP32		
Description	A sequence of dune ridges and intervening wetlands, dune lakelets with rare lowland forest		
ONF/L, SAL	Special Amenity Landscape		
Factors	Criteria	Description	*RS
Physical	Representativeness	Ngarara dune landscape is expressive of the older dune formation processes (Waitarere-Motuiti and the older consolidated Foxton dunes) and interdunal hydrological patterns extending from Te Moana Road to Peka Peka including some of the most prominent dune landforms in the District. Although degraded and modified, wetland areas in the landscape (including decommissioned oxidation ponds) contribute to more than 60ha of this habitat type in the Ngarara area as well as swamp forest and tawa and kohekohe dominant lowland forest.	mh
	Research and education	The area illustrates dune formation processes and hydrological patterns, as well as lowland flora and fauna now rare in the District and supported by regeneration initiatives. Nga Manu Reserve Research projects and tours provide organised education opportunities.	
	Research and education	The area illustrates dune formation processes and hydrological patterns, as well as lowland flora and fauna now rare in the District and supported by regeneration initiatives. Nga Manu Reserve Research projects and tours provide organised education opportunities.	
	Rarity	Nga Manu-Jacks Bush kahikatea-pukatea/swamp maire-tawa swamp forest (over more than 45 ha) is one of the largest mature examples in the Foxton Ecological District and earlier successional wetland stages are also represented in the vicinity. Conservation activities in Nga Manu Reserve have protected threatened bird and invertebrate species in the wild as well as in captivity. Nationally endangered Bittern are resident in the wetland areas within this landscape. Hydrological systems, although modified, support a significant wetland habitat; unusual for a peri urban/lowland setting and threatened nationally.	
	Ecosystem functioning	Part of a wetland sequence over more than 60 ha from open dune lakelet to mature swamp forest with complex patterns of hydrology. Overall sequence includes the Totara wetland (in this landscape), Te Harakeke/ Kawakahia wetland and Nga Manu/Jacks Bush sequence (outside the SAL) and includes tributaries of the Ngarara Stream (once managed as a drain but now being allowed to naturalise). Combined dune and wetland areas across Ngarara landscapes provide habitat for kereru, eel and mudfish. Waterways and indigenous vegetation provide significant seasonal food resources for wildlife and links between the Tararuas (via Hemi Matenga) and the coast. Nga Manu Reserve is home to a wide range of indigenous plant species, including stands of kahikatea, as well as habitat for tuatara and over 60 bird species (with breeding programmes in place). Waterways and indigenous vegetation provide significant seasonal food resources for wildlife and links between the Tararuas (Hemi Matenga) and the coast.	
			Natural Science Factors

Perceptual	Coherence	Prominent sequence of dunes and interdunal wetlands extending from Te Moana to Peka Peka with landforms largely unmodified. The series of interconnected lakelets, wetlands and indigenous forest establish a clear pattern of lowland habitats responding to topography and hydrology and links between the mountains and the sea. Although dissected by the recent State Highway project and local roads, a prominent and largely unmodified dune landform sequence.	mh
	Memorability	Ngarara Dunes is a memorable landscape due to its prominent topography, distinct ridgelines, interconnected waterways, pattern of indigenous vegetation and wetland/lakelet habitats and setting against the backdrop of Hemi Matenga escarpment and its proximity to the wider coastal environment. Limited public access to reserve areas and views along public roads to landmarks on the dunes are further contributing factors.	
	Aesthetic paradigm	Picturesque qualities are associated with the distinct dune land topography, predominate rural landuse (including areas of open pastureland, regenerating bush and forestry), wetland areas, extensive areas of bush and the landscapes setting against the backdrop of the Hemi Matenga escarpment.	Aesthetic values
	Naturalness	Low to moderate and moderate degree of natural character associated with the interconnected dune and wetland sequence, unmodified dune landforms, predominant rural landuse. Lowland forest and sparse settlement patterns that contrast strongly with adjacent urban areas.	
	Expressiveness/legibility	The landscape is expressive of dune formation processes and, although modified and degraded, hydrological and indigenous vegetation patterns typical of these landforms. The dune landforms are largely unmodified and distinct, recognisable as the Ngarara sequence, and span a significant area from Te Moana Rd to Peka Peka and form a distinct edge to residential areas.	h
	Transient values	Transient values are associated with seasonal hydrological patterns and bird habitat range.	m
Associative	Shared and recognised values	Areas around Paetawa Road, Manu Grove and Ngarara Road are identified as Open Space (conservation and scenic) with links to beach esplanade areas. Other features recognised in the District Plan are: heritage ecosites including the Totara wetland, also recognised as a DoC RAP site and threatened environment, Nga Manu sanctuary wetland swamp forest and kohe kohe-tawa forest (of regional significance). Areas protected by QEII covenant within the Nga Manu Reserve and wider duneland area. There are archaeological sites clustered along the dune landform, associated with early Maori settlement (Te Maumaupurapura and Taewapirau Pa nearby), as recognised by the NZ Archaeological Association and documented in the MacKays to Peka Peka (M2PP) application ² . The area is a gateway to the less populated 'wilderness' coastal areas, between Waikanae Beach and Peka peka. Ngarara is an informal recreation resource, with Rutherford Drive/Paetawa Road forming part of the coastal cycle way and public tracks providing access to Pharazyn Reserve. Nga Manu Reserve is an important tourism resource for the District with values enhanced by an active community group.	mh

² M2PP Archaeological Assessment. Accessed November 2015 at: <https://www.nzta.govt.nz/assets/projects/mackays-to-peka-peka-application/docs/technical-report-9.pdf>

	Values to tangata whenua	Linked with known pa sites along the Waimeha and Kukutauaki Streams with the wetland system historically important as a mahinga kai including eel weirs used by Muaupoko. Historic transport routes are thought to have existed along the waterways, and where the Waimea flowed behind the dunes and into the Waikanae River prior to European excavation. Land at Ngarara was also previously owned by Wi Parata, one of the first Maori MP's.	mh
	Historical associations	The area is linked with early Maori (Muaupoko, Ati Awa and Ngati Toa) and European settlement. It was the home of Wi Parata (Waikanae was originally called Parata Township) and William Field a landowner, who had early conservation and tramping interests (Field Hut). Wetland featured in art works by Frances Hodgkins (Fields sister in-law). The area supported farming by Maori and Pakeha, forestry and catchment modification (including a new outlet for the Waimeha Stream commissioned by Field). Nga Manu Reserve was established in the 1970s protecting areas retained through generations of farming practices (Field and Smith) marking focus on lowland conservation efforts in the District.	h
Potential threats	Water catchment management-existing hydrological links and freshwater values, earthworks including building platforms and tracks, indigenous vegetation removal, [residential] development-structure typologies, location, density, height etc, infrastructure upgrades-roading, telecommunications, power, gas (existing line), edge development typologies (existing context; rural character), pest/weed populations		

Name:	Lower Waikanae River [amended, minor boundary changes]		
Location:	NZ Topo Map BP32		
Description	Mid to lower reaches of the Waikanae River from the Reikorangi/Ngaitawa/Rangiora River Forks to the Waikanae Estuary.		
ONF/L, SAL	Significant Special Amenity Landscape		
Factors	Criteria	Description	RS*
Physical	Representativeness	The Waikanae is one of the most prominent rivers in the District. It forms part of a sequence of waterways, that originate in the Tararua and Akatarawa ranges and cut through the coastal plains out to the sea. Although the river is controlled within a preferred alignment to reduce flood hazard, distinct river terraces, shifting gravel banks and wetland areas are maintained, with glacial outwash gravels also represented. The river corridor has remnants of indigenous riparian vegetation, including dune forest (kohekohe-titoki-mahoe) and lowland forest (kohekohe-titoki-tawa-rewarewa) that are characteristic of the areas historic vegetation patterns.	Natural Science Factors mh
	Research and education	Flood plain management plan methods, such as gravel extraction, preferred channel alignment and flood control structures, are balanced with initiatives to preserve and enhance ecological, recreational and heritage values.	
	Rarity	Riparian habitats are under- represented nationally and are recognised by DoC as threatened environments. Indigenous dune forest remnants (kohekohe-titoki-mahoe) that are adjacent to the river, west of SH1, are now uncommon in the Foxton Ecological District. Foothill forest areas are also uncommon as they were largely cleared by milling and farming activity.	
	Ecosystem functioning	This landscape is part of the Waikanae River corridor and establishes links from montane to estuarine habitat although degraded by runoff and majority loss of indigenous riparian vegetation. The river corridor provides seasonal habitat for whitebait and trout species, as well as forest bird species (east of SH1). Patterns of indigenous flora are very limited west of SH1 where naturalising exotic species, such as willow, predominate. The remnant (kohekohe-titoki-tawa-rewarewa) bush areas provide 'stepping stones' between Paraparaumu and Hemi Matenga Reserves.	
Perceptual	Coherence	Although modified by flood plain management strategies, an identifiable pattern of natural erosion and deposition processes have been retained, while links to the wider alluvial flood plain are reinforced by vegetation patterns and adjacent land use (including patterns of settlement).	mh
	Memorability	The landscape is memorable due to the scale of the river system and its dynamic qualities (inland/during flood periods). The rivers iconic status is reinforced though sharing the name of the nearby settlement.	
	Aesthetic paradigm	Picturesque qualities are related to the sequence of confined intimate views along the river bank, including pockets of 'wilderness' and framed views of the foothills, that include named peaks such as Kapakapanui.	
	Naturalness	The area has a moderate degree of natural character. Natural patterns of landform, landcover and hydrology are clearly identifiable, although modified and degraded. Perceptions of natural character are enhanced east of SH1, where more prominent river banks confine views, indigenous vegetation is more prevalent and settlement patterns are restricted to the valley floor.	Aesthetic values

	Expressiveness/legibility	The river corridor is expressive of uplift and alluvial processes. The river forms an important edge and navigable path through the southern part of the District, with productive land use and connecting roads organised along it.	mh
	Transient values	Associated with alluvial processes, flood events and the migratory patterns of forest birds and fish species.	mh
Associative	Shared or recognised values	The predominant area is zoned as river corridor with adjacent areas of open space, such as Jim Cooke Reserve and Otaihanga Domain. The river corridor has priority alignment, with gravel extraction and stop banks protecting surrounding areas from flood hazard. Other features recognised in the District Plan include: heritage ecosites Karu Reserve (karako-kohekohe), Turf Dune kohekohe-titoki-mahoe forest west of SH1 and Reikorangi Road Bush, Waikanae Gorge Bush and Bluff Hill Bush kohekohe-titoki-tawa-rewarewa and a small area of wetland east of SH1 that is of regional significance. The majority of these areas are protected under DoC and/or QEII covenants. The river bed and lower river terraces are recognised by DoC as indigenous threatened environments. Ecological values are recognised and enhanced by the local community group, the Friends of the Waikanae River, along with ongoing restoration projects. The river corridor is an important recreation resource, for fishing, kayaking and swimming, with CWB tracks along both banks from the river mouth through to SH1. River processes linked with fertile alluvial soils adjacent to the river, valued for productive land use and as the Waikanae Garden Area Precinct. The river catchment also provides potable water for Paraparaumu, Waikanae and Raumati residents.	h
	Values to tangata whenua	Cultivation grounds and other sites of cultural significance are recorded along the banks of the river (in flood management documentation), including Pekapeka, Pukekawa, Te Rere and Taewapaharahara . It was an important mahinga kai and historically a transport route linking to the Hutt Valley. It is a defining awa; important in terms of whakapapa and hapu boundaries and the context for the existing Ati Awa marae, Whakarongotai.	h
	Historical associations	The river corridor has been the site of significant flood events, such as that in 1990. It was an early transportation route for both Maori and early Europeans and associated with food gathering, transport, timber milling and productive land use, which is a continuing feature of the Reikorangi Road valley floor. The landscape is also the context for the settlement of Waikanae, established in 1849.	h
Potential threats	Indigenous vegetation removal, water catchment management/fresh water values, pest/weed populations, flood control management, adjacent development typology and its effects on existing values including peri-urban/rural outlook along majority extent and views of inland ranges.		

	Naturalness	Moderate-high degree of natural character associated with the dune and wetland sequence, patterns of indigenous flora and fauna and extensive wetland habitat, predominant rural landuse and sparse settlement patterns that contrast strongly with adjacent urban areas.	Aesthetic values
	Expressiveness/legibility	Ngarara is expressive of dune formation processes and, although modified and degraded, hydrological and indigenous vegetation patterns that typify these landforms. The dune landforms are largely unmodified with the immediate backdrop to the wetland forming part of a sequence that extends from Te Moana to Peka Peka Road.	mh
	Transient values	Transient values are associated with seasonal hydrological patterns and bird habitat range.	m
Associative	Shared and recognised values	Features recognised in the District Plan are: heritage ecosites including the harakeke (Kawakahia/Te Harakeke) wetland. The Kawakahia/Te Harakeke wetland is protected by QEII covenant, recognised by DoC as a RAP site and by the Wellington Regional Council under the Key Native Ecosystems Programme and as an Outstanding Natural Waterbody in the Natural Resources Plan. There are archaeological sites clustered along the dune landform, associated with early Maori settlement (Te Maupaupura and Taewapirau Pa nearby), as recognised by the NZ Archaeological Association and documented in the M2PP application ³ . A number of these are associated with the Ngarara Wetland area.	h
	Values to tangata whenua	Linked with known pa sites along the Waimeha and Kukutauaki Streams with the wetland system historically important as a mahinga kai including eel weirs used by Muaupoko. Historic transport routes are thought to have existed along the waterways, and where the Waimeha flowed behind the dunes and into the Waikanae River prior to European excavation. Land at Ngarara was also previously owned by Wi Parata, one of the first Maori MP's.	mh
	Historical associations	The area is linked with early Maori (Muaupoko, Ati Awa and Ngati Toa) and European settlement. Ngarara area was the home of Wi Parata (Waikanae was originally called Parata Township) and William Field a landowner, who had early conservation and tramping interests (Field Hut). Wetland featured in art works by Frances Hodgkins (Fields sister in-law). The area supported farming by Maori and Pakeha, forestry and catchment modification (including a new outlet for the Waimeha Stream commissioned by Field).	h
Potential threats	Water catchment management-existing hydrological links and freshwater values, earthworks including building platforms and tracks, indigenous vegetation removal, [residential] development-structure typologies, location, density, height etc, infrastructure upgrades-roading, telecommunications, power, gas (existing line), edge development typologies (existing context; rural character), pest/weed populations		

APPENDIX 4 COASTAL ENVIRONMENT - POLICIES

- NZCPS

Note: Full versions of the NZCPS Policies 1 and 13 are included in Section 2.1 of this report.

Policy 14: Restoration of natural character

Promote restoration or rehabilitation of the natural character of the coastal environment, including by :

- (a) identifying areas and opportunities for restoration or rehabilitation;*
- (b) providing policies, rules and other methods directed at restoration or rehabilitation in regional policy statements, and plans;*
- (c) where practicable, imposing or reviewing restoration or rehabilitation conditions on resource consents and designations, including for the continuation of activities; and recognising that where degraded areas of the coastal environment require restoration or rehabilitation, possible approaches include:*
 - (i) restoring indigenous habitats and ecosystems, using local genetic stock where practicable; or*
 - (ii) encouraging natural regeneration of indigenous species, recognising the need for effective weed and animal pest management; or*
 - (iii) creating or enhancing habitat for indigenous species; or*
 - (iv) rehabilitating dunes and other natural coastal features or processes, including saline wetlands and intertidal saltmarsh; or*
 - (v) restoring and protecting riparian and intertidal margins; or*
 - (vi) reducing or eliminating discharges of contaminants; or*
 - (vii) removing redundant structures and materials that have been assessed to have minimal heritage or amenity values and when the removal is authorised by required permits, including an archaeological authority under the Historic Places Act 1993; or*
 - (viii) restoring cultural landscape features; or*
 - (ix) redesign of structures that interfere with ecosystem processes; or*
 - (x) decommissioning or restoring historic landfill and other contaminated sites which are, or have the potential to, leach material into the coastal marine area.*

APPENDIX 4 COASTAL ENVIRONMENT – POLICIES (CONT'D)
- GREATER WELLINGTON REGIONAL POLICY STATEMENT

Policy 3: Protecting high natural character in the coastal environment

District and regional plans shall include policies, rules and/or methods to protect high natural character in the coastal environment from inappropriate subdivision, development and/or use. Natural character should be assessed considering the following matters, with a site determined as having high natural character when the landscape is slightly modified or unmodified, the land-cover is dominated by indigenous vegetation and/or the vegetation cover is natural and there are no apparent buildings, structures or infrastructure:

(a) The extent to which natural elements, patterns and processes occur, including:

- (i) natural elements: the products of natural processes – such as landforms, water forms, vegetation and land cover;*
- (ii) natural processes: the ecological, climatic and geophysical processes that underlie the expression and character of the place, site or area;*
- (iii) natural patterns: the visual expression or spatial distribution of natural elements which are, or which appear to be, a product of natural processes; and/or*
- (iv) surroundings: the setting or context, such that the place, site or area contributes to an understanding of the natural history of the wider area.*

(b) The nature and extent of modifications to the place, site or area, including, but not limited to:

- (i) physical alterations by people to the landscape, its landforms, waterforms, vegetation, land cover and to the natural patterns associated with these elements;*
- (ii) the presence, location, scale and density of buildings and structures, including infrastructure, whether appearing to be interconnected or isolated, and the degree of intrusiveness of these structures on the natural character of the place;*
- (iii) the temporal character of the modification – such as, whether it is fleeting or temporary, transitory, transitional or a permanent alteration to the character of the place, site or area; and/or*
- (iv) any existing influences or pressures on the dynamic ecological and geophysical processes contributing to the presence and patterns of natural elements, such that these may change and the natural elements and/or patterns may become threatened over time.*

(c) Social values: the place, site or area has meaning for a particular community or communities, including:

- (i) sentimental: the natural character of a place, site or area has a strong or special association with a particular community; and/or*

(ii) recognition: the place, site or area is held in high public esteem for its natural character value, or its contribution to the sense of identity of a particular community.

Explanation

Although it is a matter of national importance to preserve the natural character of the coastal environment, the Resource Management Act does not preclude appropriate use and development in the coastal environment.

The New Zealand Coastal Policy Statement further establishes a requirement to define what form of subdivision, use, development or occupation would be appropriate in the coastal environment and where it would be appropriate. Policy 3 supports these requirements, along with policies 55 and 56, which promote a compact, well designed and sustainable regional form. Case law³¹ has established that ‘natural character’ does not necessarily mean pristine or completely unmodified character. Natural character occurs on a continuum, from pristine to totally modified. Most of the coastal environment has some element of natural character and, conversely, some degree or element of modification. Policy 3 requires district and regional plans to protect areas considered to have ‘high’ natural character from inappropriate subdivision, use and development. Councils must assess land in the coastal environment to ascertain which areas have high natural character, in order to protect these areas, and to determine what would be inappropriate activities on this land, depending on the attributes associated with an area’s high natural character.

The policy lists the matters to be considered when assessing natural character. Policy 3 (a) contains factors which contribute ‘natural’ attributes to an area, while the factors within clause (b) are about people’s influence in or upon the area, which can compromise, modify or otherwise diminish the natural character of the area. Clause (c) encourages consideration of how people value a particular place. In determining the degree of natural character, the factors within clauses (a) and (b) must be contrasted against each other, and considered alongside the matters contained in clause (c).

When making a determination as to whether the degree of natural character is high in a particular location, an area of high natural character is likely to be dominated by natural elements rather than by the influence of human activities, and/or the natural elements will be out of the ordinary or otherwise regarded as important in terms of one or more of the factors outlined within policy 36(a) and (c).

³¹ Harrison v Tasman District Council 1994 W42/93

Alternatively, an area of high natural character may be regarded as having qualities which are relatively uncompromised by human activities and influence, as specified within 36(b).

Policy 36 will need to be considered alongside policy 3 when changing, varying or reviewing a district or regional plan.

Related policies within this Regional Policy Statement direct regional and district plans to identify and protect historic heritage places, sites and areas (policies 21 and 22), ecosystems with significant biodiversity value (policies 23 and 24), outstanding natural features and landscapes (policies 25 and 26), and special amenity landscape values (policies 27 and 28) – using the criteria outlined in each policy, and guidance that will be developed to assist with implementation of the Regional Policy Statement (method 7).

Policy 4: Identifying the landward extent of the coastal environment –district plans

District plans shall include policies and/or rules to identify the landward extent of the coastal environment using the following criteria:

- (a) any area or landform dominated by coastal vegetation or habitat;*
- (b) any landform affected by active coastal processes, excluding tsunami;*
- (c) any landscapes or features, including coastal escarpments, that contribute to the natural character, visual quality or amenity value of the coast; and*
- (d) any site, structure, place or area of historic heritage value adjacent to, or connected with, the coastal marine area, which derives its heritage value from a coastal location.*

Explanation

Policy 4 identifies those natural and physical resources that, because of their form, function, or value, give particular parts of the region a coastal character.

Tsunami are excluded from the criteria because they are not ‘an active coastal process’, but are generated by submarine fault rupture, landslide or volcanic eruption. Active coastal processes include: storm surge, inundation, liquefaction, aeolian (the action of wind on coastal landforms and features, such as dunes), and the effects of sea level rise. The criteria used in policy 4 reflect the New Zealand Coastal Policy Statement’s intended field of influence, in terms of the landward extent of the coastal environment.

This policy does not direct how the use, development and protection of the identified natural and physical resources of the coastal environment should be managed. Other policies provide guidance on these matters. Neither does the policy direct the timescale of coastal processes to be used in the

determination. This will be specific to the processes involved and the location or geomorphology of the area.

Councils shall identify in consultation with landholders, the community, tangata whenua and other key stakeholders, the landward extent of the coastal environment.

APPENDIX 4A COASTAL ENVIRONMENT – NATURAL CHARACTER AND THE NZCPS 2010: MARLBOROUGH WORKSHOP

DoC (2012) *Natural Character and the NZCPS 2010: Marlborough Workshop - Summary and Discussion Outcomes*. DoC: Wellington. Figure reprinted with the permission of Boffa Miskell.

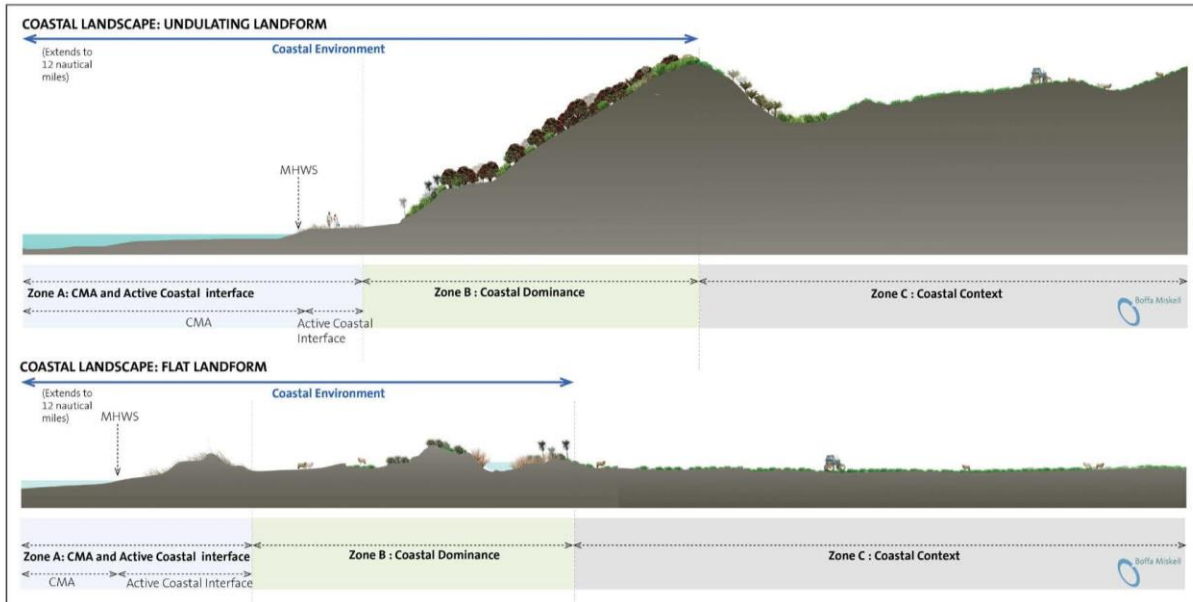


Figure 2. Extent of the coastal environment.^B

APPENDIX 5 COASTAL ENVIRONMENT - PLANNING MAP RECOMMENDATIONS

SEE SEPARATE FILE – A3 MAPS

APPENDIX 6 OUTSTANDING NATURAL CHARACTER ASSESSMENT RECORD SHEETS

This schedule documents the outstanding natural character area values identified under each of the assessment factors and the relative significance of these values in the context of the Kāpiti Coast District.

Physical, perceptual and associative factors contributing to natural character values for each area were identified as part of a district wide assessment. Where more detailed appraisal is required to determine the effects of a particular consent application, factors relevant to the site and the proposal will be confirmed. Project specific assessment may also identify additional factors to consider that are relevant to the management of outstanding natural character under the NZCPS and the operative RPS; as determined through a finer grain of assessment. Ground- truthing of outstanding natural character area boundaries, carried out during a more detailed assessment process, will be a further a matter for decision makers to consider, when determining the appropriateness of effects in a particular consent application.

Note: *RS in the table, means ‘relative significance’ of the values identified under each assessment factor on a five point scale; low (l), low-moderate (lm), moderate (m), moderate-high (mh), high (h) in the context of the whole District. A more detailed description of the process used to identify these areas is included in Section 2.4 of this report.

	Waikanae River Mouth	
Location	NZ Topo Map BP32	RS*
Factors	Description	
Physical	Relatively unmodified large estuarine area and sequence of freshwater lakelets, saltwater lagoons and marsh’s resulting from a dynamic confluence of marine, coastal, alluvial and dune formation process. Important habitat for fauna that move between sea, river and land habitats resulting from dynamic landforms, exposure to the coast, tidal water flows and salt. Essential link between Kāpiti Island and the mainland, and forms part of the Waikanae River corridor that extends from the mountains to the sea. Habitat for over 60 bird species including banded dotterel, pukeko, dabchick, oystercatchers and the national and international migratory species. Habitat for indigenous fish species that require fresh and saltwater, including several species of whitebait and long and short fin eels. Diverse patterns of indigenous flora represented, including rare species nationally and regionally.	H
Perceptual	Qualities enhanced by dynamic processes of sea and fresh water, exposed climatic conditions along with expansive views of the coastal marine area, Kāpiti Island and the prominent backdrop of Hemi Matenga escarpment. Perceptions enhanced where the river mouths relatively unmodified landforms and naturalised vegetation patterns are in marked contrast with adjacent residential environment and built structures are limited and clearly associated with habitat restoration, informal recreation and interpretation.	MH
Associative	Values recognized and enhanced by community group involvement (Waikanae Estuary care group) and where areas are zoned as Open Space and are identified in the District Plan ecosite schedule/Greater Wellington Regional Council Areas of Significant Conservation Value / DoC Recommended Area for Protection (RAP) site and moderate-high Site of Special Wildlife Interest (SSWI) and as a scientific reserve (Reserves Act) and form the context for a wide range of informal coastal activities including links to boardwalk managed by DoC and the District Cycleway/Walkway/Bridleway network. Important mahinga kai historically and adjacent recreational fisheries supported by the river mouth; recognized as the mainland edge of the Kāpiti Marine Reserve (Marine Reserves Act).	H
	Overall Natural Character Values	Outstanding

	Kāpiti Islands - excluding high natural character areas identified at Motungarara Island (Fishermans Island) and at Waiorua Bay.	
Location	NZ Topo Map BN32-BP32	RS*
Factors	Description	
Physical	Unmodified prominent landform with unique geomorphological features including cataclastic rock belts, sea caves, uplifted beach ridges, marine shingles and a confined coastal lagoon at Okupe. Steep western escarpment and more gentle eastern slopes are clearly expressive of tectonic activity along the Wairau Fault and remnant of the land bridge that extended to the south island. Coherent patterns of regenerating indigenous vegetation reflect varying altitude and exposure to prevailing winds and salt. Diverse habitats range from coastal edge and unique marine shingle environments to lowland forest with canopy species of rata, matai and miro. Land and coastal edge provide habitats for a wide range of native fauna. One of the country's most important bird recovery sites for rare and mainland extinct species such as the stitch-bird and spotted kiwi. Land edge to the Kāpiti Island Marine Reserve that provides important habitat for a range of coastal marine species and link to the mainland Waikanae Rive corridor.	H
Perceptual	Perceptual qualities enhanced by sense of scale and setting off the coast along with the islands contribution to important views throughout the District. Non vehicular (and at times difficult) access is a further contributor to perceptions of natural character as well as the limited pattern of structures. Existing buildings are well integrated, have an 'island' vernacular, are clearly linked to conservation efforts and facilitate a wilderness experience.	H
Associative	Values enhanced by past associations with coastal activities (seafaring, exploration, coastal settlement and traditional food gathering). Majority inclusion in the Conservation estate as a Nature Reserve (Reserves Act). Recognized as a nationally important bird recovery site supported by shared (Department of Conservation and Ngati Toa) management, volunteers and low impact public access. Ecosites scheduled in the District Plan recognize varied habitats on main island and islets. Geological sites (phyllonite belt, beach ridges and uplifted sea caves) recognized by NZ Geological Society. Land Edge to the Kāpiti Marine Reserve (Marine Reserves Act) and identified as an area of significant conservation and biodiversity value by the Greater Wellington Regional Council (draft Natural Resource Plan).	H
	Overall Natural Character Values	Outstanding

KĀPITI COAST DISTRICT COUNCIL - PROPOSED DISTRICT PLAN (PDP)

RURAL ISSUES GROUP

PILOT STUDIES - REASSESSMENT OF ECOLOGICAL AREAS & LANDSCAPES

Protocol for Pilot Group

Objective of Site Visits: To develop guidelines for applying the relevant indigenous ecosystem and landscape criteria of the Operative Greater Wellington Regional Policy Statement (RPS) in the Hill Country and Lowland Hills Eco-domains and to ground truth the existing PDP ecological areas and landscape overlays on each pilot study property against the RPS criteria in light of the guidelines to ensure they are appropriately considered and applied.

Guidelines

1. Draft guidelines for applying the relevant indigenous ecosystem and landscape criteria in the Hill Country and Lowland Hill eco-domain areas shall be developed by Council's ecology and landscape consultants in consultation with a review ecologist agreed between KCDC and the Pilot Study Landowners and Frank Boffa.
2. The draft guidelines will be discussed with the aim of agreeing them with the Pilot Group at a meeting on the Waa Rata property on 29 March 2015.
3. The Pilot Group landowners have proposed the guidelines have particular regard to issues 1 and 2 of the RPS and the Land Environments New Zealand maps of threatened environments.

Site Visit Protocols

1. Agreement to participate in the site visit process is on a without prejudice basis.
2. The site visits shall be undertaken jointly by the Ecology and Landscape Architect consultants engaged by KCDC when and if the guidelines are agreed.
3. All consultants shall have appropriate professional indemnity and public liability insurance.
4. Prior to the commencement of site visits, the Ecologists and Landscape Architects shall prepare, in consultation with the landowners, a Health and Safety Plan for

each site visit. A copy of each plan shall be provided to the Council and shall be made available to landowners unless agreed otherwise.

5. Consultants shall either walk to the required parts of each property or shall provide their own appropriate transport (e.g. four wheel drive vehicle).
6. The Landscape and Ecology consultants shall visit each property at the same time. This is due to;
 - a) The potential that the landscape assessment for some criteria being related to the findings of the ecological assessment and a joint visit will enable both consultants to jointly discuss the associated assessments.
 - b) Efficiency and cost effectiveness of visits for both land owner and Council.
7. Unless agreed otherwise by the landowner, the consultants shall notify the landowner (or a person nominated by the landowner) when they have arrived at their property to commence the site visit and/or when they have completed the site visit (before leaving the site).
8. It is the landowners choice whether they and/or their technical landscape and/or ecological experts accompany the consultants on their site visits. The property owner may have free and open discussions with the consultants and ask any questions of clarification of their assessments and the application of the RPS criteria.
9. It is acknowledged that landowners have local knowledge that can contribute insights to the process.
10. The landowner can also freely point out any information that is of value to the consultant's assessment.
11. The findings are the consultant's expert opinion and they will be required to provide expert evidence at Council and possibly Environment Court hearings and as such have to comply with the Expert Witness Code of Conduct in the Environment Court of New Zealand Practice Note 2014.

Site Visit Arrangements and Reporting (Assuming Guidelines can be agreed)

1. Council staff shall contact each landowner to arrange a suitable date and time for the site visit to be held during April 2015.
2. At least 7 days prior to the date of the arranged site visit the consultants shall contact each landowner to confirm the date and time for the site visit and to discuss any issues or requirements that landowners may have in relation to property access, farm operation and health and safety.

3. If requested, a de-brief from both consultants to the property owners will be held at the conclusion of the site visit.
4. Following the site visits, a report (including relevant maps) documenting the results of the ecological and landscape assessments shall be drafted for each property by the consultants. A copy of the relevant draft reports shall be provided to each landowner.
5. These draft reports will be sent to each landowner for review. Any factual errors identified by the landowner can be raised at that stage.
6. A feedback meeting shall be held between Council staff, the landowners and consultants to brief the landowners on all aspects of the site visit findings.

Other matters

7. For the sake of clarity, on agreeing to the protocol, any Pilot Group landowner may subsequently decide to withdraw from the protocol and site visit process if they no longer wish to participate.

APPENDIX 8 PILOT GROUP VISITS – ALLAN AND MARGARET (LYNNE) SMITH

Site visits to the Pilot Group properties (Allan and Margaret (Lynne) Smith, Waa Rata - Marian Smith and Phil Stroud, Margaret and Bruce Niven and Joanna (Jan) and Jock Richmond) were undertaken on April 13th and 14th of 2015 as part of a wider review of the Tararua Ranges ONL, the Otaki Gorge Foothills SAL and the Lower Otaki River SAL addressed in the RIG Group submissions. These site visits followed the Pilot Group Protocol (Appendix 7) and were attended by the Council's non-coastal working review consultants - Brad Coombs and Lisa Rimmer of Isthmus and Frank Boffa, Landscape Architect.

At each property the submitters presented further information as to the history, current landuse and future development plans using aerial photographs, maps and photographs. Maps of the PDP landscapes were used along with the submitter's information, to review the landscape boundary and to confirm the 'line sought' for their property. Where possible, this was followed up with a site walkover to various parts of the property. This assisted the consultants to gain a greater understanding of their concerns and a more detailed view of the landscape in that area. A site walkover on the Richmond property was not carried out as better vantage points could be achieved from public roads.

A summary of the main discussion points/issues raised by each property owner included:

- **Margaret (Lynne) and Allan Smith.** Their key issue is how far forward the ONL boundary comes down into their property. The first Tararua Ranges ridge behind their farm is the Kapakapanui/Pukeatua Ridge. In their view this is undoubtedly one of the Tararua ONL backdrops. The next ridge forward (to the west) is Ngatiawa; which is clearly visible outside the Reikorangi valley. The current PDP ONL boundary is slightly west of that. Both the Waa Rata and the Smith property owners are concerned with being able to undertake pest control (tracking, fencing and minor vegetation pruning or removal included).

Using the review methodology, in which a greater consideration of landform and sensory/perceptual matters was used to define the Tararua ONL edge (as described in more detail in 1.4.2 of the main report), adjustments made to the landscape boundary for this property are as follows. These changes have been shown in the Landscape Planning Map Recommendations (Appendix 2).

- **Margaret (Lynne) and Allan Smith.** The amended boundary is now aligned to the Ngatiawa Ridgeline as a more distinct edge to the landscape area that can also be viewed from outside the valley. Areas of DoC land below the ridgeline are retained in the ONL (and the boundary adjusted to the edge of the Tararua Forest Park in some areas) as is logical in terms of management.

APPENDIX 9 PILOT GROUP VISITS – WAA RATA (MARIAN SMITH AND PHIL STROUD)

Site visits to the Pilot Group properties (Allan and Margaret (Lynne) Smith, Waa Rata – Marian Smith and Phil Stroud –hosted by Phil Stroud, Margaret and Bruce Niven and Joanna (Jan) and Jock Richmond) were undertaken on April 13th and 14th of 2015 as part of a wider review of the Tararua Ranges ONL, the Otaki Gorge Foothills SAL and the Lower Otaki River SAL addressed in the RIG Group submissions. These site visits followed the Pilot Group Protocol (Appendix 7) and were attended by the Council’s non-coastal working review consultants - Brad Coombs and Lisa Rimmer of Isthmus and Frank Boffa, Landscape Architect.

At each property the submitters presented further information as to the history, current landuse and future development plans using aerial photographs, maps and photographs. Maps of the PDP landscapes were used along with the submitter’s information, to review the landscape boundary and to confirm the ‘line sought’ for their property. Where possible, this was followed up with a site walkover to various parts of the property. This assisted the consultants to gain a greater understanding of their concerns and a more detailed view of the landscape in that area. A site walkover on the Richmond property was not carried out as better vantage points could be achieved from public roads.

A summary of the main discussion points/issues raised the property owner included:

- **Waa Rata property** (Phil Stroud and Marian Smith) share similar concerns to Allan and Margaret (Lynne) Smith. Their key issue is how far forward the ONL boundary comes down into their property. The first Tararua Ranges ridge behind their farm is the Kapakapanui/Pukeatua Ridge. In their view this is undoubtedly one of the Tararua ONL backdrops. The next ridge forward (to the west) is Ngatiawa; which is clearly visible outside the Reikorangi valley. The current PDP ONL boundary is slightly west of that. The property owners were able to take the Council working review team to the boundary of their property above the Ngatiawa Stream. Both the Waa Rata and the Smith property owners are concerned with being able to undertake pest control (tracking, fencing and minor vegetation pruning or removal included).

Using the review methodology, in which a greater consideration of landform and sensory/perceptual matters was used to define the Tararua ONL edge (as described in more detail in 1.4.2 of the main report), adjustments made to the landscape boundary for this property are as follows. These changes have been shown in the Landscape Planning Map Recommendations (Appendix 2).

- **Waa Rata property** (Phil Stroud and Marian Smith). The landscape boundary is more closely defined to the Ngatiawa Ridgeline and the prominent spur extending down towards the Ngatiawa Stream. As is the case with Margaret (Lynne) and Allan’s property, this excludes some areas of the K017 ecosite, as these are not considered to be critical to the ONL or aligned with a distinct landform edge.

APPENDIX 10 PILOT GROUP VISITS – Joanna (Jan) and Jock Richmond

Site visits to the Pilot Group properties (Allan and Margaret (Lynne) Smith, Waa Rata – Marian Smith and Phil Stroud –hosted by Phil Stroud, Margaret and Bruce Niven and Joanna (Jan) and Jock Richmond) were undertaken on April 13th and 14th of 2015 as part of a wider review of the Tararua Ranges ONL, the Otaki Gorge Foothills SAL and the Lower Otaki River SAL addressed in the RIG Group submissions. These site visits followed the Pilot Group Protocol (Appendix 7) and were attended by the Council’s non-coastal working review consultants - Brad Coombs and Lisa Rimmer of Isthmus and Frank Boffa, Landscape Architect.

At each property the submitters presented further information as to the history, current landuse and future development plans using aerial photographs, maps and photographs. Maps of the PDP landscapes were used along with the submitter’s information, to review the landscape boundary and to confirm the ‘line sought’ for their property. Where possible, this was followed up with a site walkover to various parts of the property. This assisted the consultants to gain a greater understanding of their concerns and a more detailed view of the landscape in that area. A site walkover on the Richmond property was not carried out as better vantage points could be achieved from public roads.

A summary of the main discussion points/issues raised the property owners included:

- **Joanna (Jan) and Jock Richmond.** The Richmond’s had a series of aerial photographs of the property showing landuse change since the family purchased the property in the 1940’s. The area of their farm the PDP ONL notation is at the very back of the farm. The original ecological area survey for K017 ecosite that identified part of their land was carried out without the benefit of a site visit. They have similar concerns to the Smiths - want to be able to do tracking and fencing if required and farm (deer) on pasture areas. They request that the line be taken off their property as it is not part of the main Tararua Ranges. Their thoughts were that the Mangaone track would form a more logical ONL boundary.

Using the review methodology, in which a greater consideration of landform and sensory/perceptual matters was used to define the Tararua ONL edge (as described in more detail in 1.4.2 of the main report), adjustments made to the landscape boundary for this property are as follows. These changes have been shown in the Landscape Planning Map Recommendations (Appendix 2).

- **Joanna (Jan) and Jock Richmond.** The Richmond property is no longer included in the recommended landscape areas for the PDP. That is: there are no SAL or ONL notations recommended on their land. Their land is located to the west of the main ridgeline used to define the Mangaone Foothills SAL and as such forms part of the wider rural landscape of the Otaki Plain Foothills. Landscape values in these areas are more appropriately managed by underlying Rural Zone provisions and Council’s general consideration of Section 7c) and 7f) matters.

APPENDIX 11 PILOT GROUP VISITS – Margaret and Bruce Niven

Site visits to the Pilot Group properties (Allan and Margaret (Lynne) Smith, Waa Rata – Marian Smith and Phil Stroud – hosted by Phil Stroud, Margaret and Bruce Niven and Joanna (Jan) and Jock Richmond) were undertaken on April 13th and 14th of 2015 as part of a wider review of the Tararua Ranges ONL, the Otaki Gorge Foothills SAL and the Lower Otaki River SAL addressed in the RIG Group submissions. These site visits followed the Pilot Group Protocol (Appendix 7) and were attended by the Council's non-coastal working review consultants - Brad Coombs and Lisa Rimmer of Isthmus and Frank Boffa, Landscape Architect.

At each property the submitters presented further information as to the history, current landuse and future development plans using aerial photographs, maps and photographs. Maps of the PDP landscapes were used along with the submitter's information, to review the landscape boundary and to confirm the 'line sought' for their property. Where possible, this was followed up with a site walkover to various parts of the property. This assisted the consultants to gain a greater understanding of their concerns and a more detailed view of the landscape in that area. A site walkover on the Richmond property was not carried out as better vantage points could be achieved from public roads.

A summary of the main discussion points/issues raised the property owners included:

- **Margaret and Bruce Niven.** Margaret was well prepared, with further notes on her submission. She raised concerns that SAL's could be accessed by the public. SAL's do not confer public access. Only public land can be accessed. They were concerned about an area of ONL and a larger piece of SAL on their property. During the site walk over the extent of the ONL was confirmed – this was a much smaller area than what the submitters had first thought. They are looking to keep their options open for future subdivision, house sites and farming.

Using the review methodology, in which a greater consideration of landform and sensory/perceptual matters was used to define the Tararua ONL edge (as described in more detail in 1.4.2 of the main report), adjustments made to the landscape boundary for this property are as follows. These changes have been shown in the Landscape Planning Map Recommendations (Appendix 2).

- **Margaret and Bruce Nivens** property now sits at the boundary of the Lower Otaki River and Otaki Gorge SAL i.e. the recommendations remove the ONL notation from their property. Boundary adjustments along the edge of the Otaki River SAL have reduced the area and exclude the flat land that can be accessed off Rahul Rd. The site visit confirmed that this land is not part of the immediate river corridor or important in terms of amenity values. Other areas retained in the Otaki Gorge Foothills SAL are as previously defined in the Tararua Ranges ONL. These areas include the more prominent tributary escarpment with higher value indigenous vegetation. This area contributes to both the physical and sensory (visual qualities) values of the Otaki Gorge Foothills. These changes have been mapped in Appendix 2 but may be difficult to see at the A0 scale of the map.

APPENDIX 8A -11A LANDSCAPE PLANNING MAP RECOMMENDATIONS

SEE SEPARATE FILE – A3 MAPS

8A - ALLAN AND MARGARET (LYNNE) SMITH

9A - MARIAN SMITH AND PHIL STROUD

10A - JOANNA (JAN) AND JOCK RICHMOND

11A – MARGARET AND BRUCE NIVEN