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TASMAN DISTRICT COAST LANDSCAPE CHARACTER ASSESSMENT

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for Tasman District Council

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Background

All landscapes undergo continual change. In the coastal land areas of Tasman District, the rate of landscape change varies from the more benign changes in national parks – Kahurangi and Abel Tasman – to the rapid change associated with urban development – such as in Little Kaiteriteri.

The Tasman District Council has a community interest in seeking to avoid conflict between private and community aspirations where landscape change is likely and to moderate the nature, extent and effects of change. The Resource Management Act also requires councils to recognize and provide for, or have particular regard to, the preservation of the natural character of the District's coastal environment, protection of outstanding natural features and landscapes, maintenance or enhancement of amenity values, and of the quality of the environment.

Recent and rapid change in the coastal environment has led Council to undertake a comprehensive assessment of the District's coastal landscape in order to better inform decision making and to provide a basis for the formulation of appropriate and more strategic longer term landscape policy provisions within the TRMP.

In addition to identifying the distinctive characteristics of the coastal landscape, an important focus of the assessment was to determine what makes particular coastal areas in the Tasman District different from each other, rather than better or more scenic than each other. The assessment also acknowledged and sought to understand landscape change, its drivers and the vulnerabilities and threats to the existing landscape in order to provide guidance on how best to manage the character of the coastal landscape be it for protection, productivity, development, enhancement or rehabilitation.

While the TRMP defines and identifies the Coastal Environment Area as being a nominal 200 metre wide strip around the entire coast of the District, the inland boundary of the coastal environment identified in the landscape character assessment extends considerably further inland than the current 200 metre wide margin.

Executive Summary

The major conclusions and recommendations of the landscape character assessment are -

Conclusions

- The three coastal character areas of the Tasman District (Northwest Coast, Golden Bay and Tasman Bay) are quite separate and distinctive landscapes that display their own particular characteristics, features and values. These differences along with their respective key landscape characteristics should be retained and enhanced.
- Within each of the three coastal character areas, there are identifiable coastal landscapes and within these more local area landscapes that also display particular characteristics and values that should be recognised and integrated within existing and ongoing management and development strategies.
- The Northwest Coast has high landscape and natural character values, a low ability to accommodate or absorb change and development, and while the area is relatively isolated, it is very vulnerable to subdivision and development.
- While the Golden Bay character area also displays high landscape and natural character values, these characteristics are well integrated within the rural and cultural landscape.
- The Golden Bay character area is considered to be the most threatened of the Tasman District's coastal landscapes due largely to its location, its inherent landscape qualities and characteristics, which are clearly sought after attributes, and the higher likelihood of further and rapid development.
- While the Tasman Bay character area is the most diverse of the three coastal character areas and displays a delicate balance between development, natural and cultural values, the area is vulnerable to over development, particularly if the key landscape features and values of the area are to be protected and managed.

Recommendations

- In landscape and resource management terms, the coastal environment area throughout the Tasman District should extend considerably further inland from the 200 metre margin presently identified in the TRMP.
- The Northwest Coast of the District including Farewell Spit and the northern Golden Bay area (north of the Collingwood settlement) is worthy of consideration for classification as an outstanding natural landscape.
- In addition to the coastal areas of Abel Tasman National Park, the Wainui area (east of Abel Tasman Point) and the Otuwhero/Marahau areas are also considered worthy of consideration for classification as an outstanding natural landscape.
- In the context of the Golden Bay character area, the Parapara coastal area (Milnthorpe to Rangihaeata Head) has the potential to become the focus for future growth in the wider Golden Bay area.
- All other growth and development in the Golden Bay area should be confined to the existing settlements of Puponga, Pakawau/Seaford, Collingwood, Takaka and the Pohara/Tata Beach areas.
- In the Tasman Bay character area, urban growth and development should be confined to the existing settlements at Richmond, Mapua, Motueka and the Kaiteriteri area.
- The existing Rural 3 zoned areas should be the focus for rural residential and lifestyle developments in the Tasman Bay area.

Northwest Coastal Character Area

The Northwest Coast of the Tasman District extends from Kahurangi Point north to Cape Farewell (see Figure 2). Within this coastal character area, Kahurangi National Park is the dominant landscape feature of the area. While the Northwest Coast experienced early European exploration and exploitation, the area's natural character and conservation values have largely been retained.

Key Landscape Characteristics

The key landscape characteristics of the Northwest Coast are –

- The area's remoteness, isolation and wilderness characteristics.
- The area's high level of natural character and "pristine like" characteristics.
- The distinctiveness and visual contrasts between the many and varied coastal landforms and other natural features throughout the area.
- The diverse, pattern and relationship between landscape features and rural activities
- The location and the visual dominance of Kahurangi National Park and the marine and wildlife reserves of the Whanganui Inlet.
- The area's high visual and amenity values and in particular the qualities of coherence, memorability and scenic beauty.
- The constantly changing ephemeral effects relative to tide, light and climatic influences.
- The perceived absence of development and man-made elements such as buildings and infrastructure.
- The scale and context of the existing rural activities throughout the area in what is largely seen as a remote, wilderness landscape with high conservation values.
- The presence of cultural and historic past activity and associations.

Landscape Assessment

The Northwest Coast is a diverse and distinctive landscape that incorporates a range of conservation, scientific, amenity and rural values. In the context of the Tasman District, the Northwest Coast is unique and special landscape, incorporating range of outstanding natural features. The northwest landscape also displays high levels of natural character and while the area is not pristine, it is certainly at the very high end of the natural character continuum.

In landscape terms, the Northwest Coast displays the attributes of an outstanding natural landscape. Clearly landowners and stakeholders would need to be consulted on this and appropriate policy provisions would need to be set in place to ensure that normal and reasonable rural and coastal practices can be maintained.

Landscape Sensitivity

The Northwest Coast is a very sensitive landscape and has a low threshold in terms of its ability to accommodate and/or absorb change or development without compromising or adversely affecting its natural and wilderness like character and landscape values. While change in land use can have a dramatic effect on natural and wilderness landscapes, so too can incremental change brought about by subdivision and the follow on effects or development such as roading, tracking, vegetation clearance, indiscriminate woodlot and plantation planting and the addition of buildings and structures, particularly where they are visually prominent and/or dominant in the landscape.

Landscape Threats and Vulnerabilities

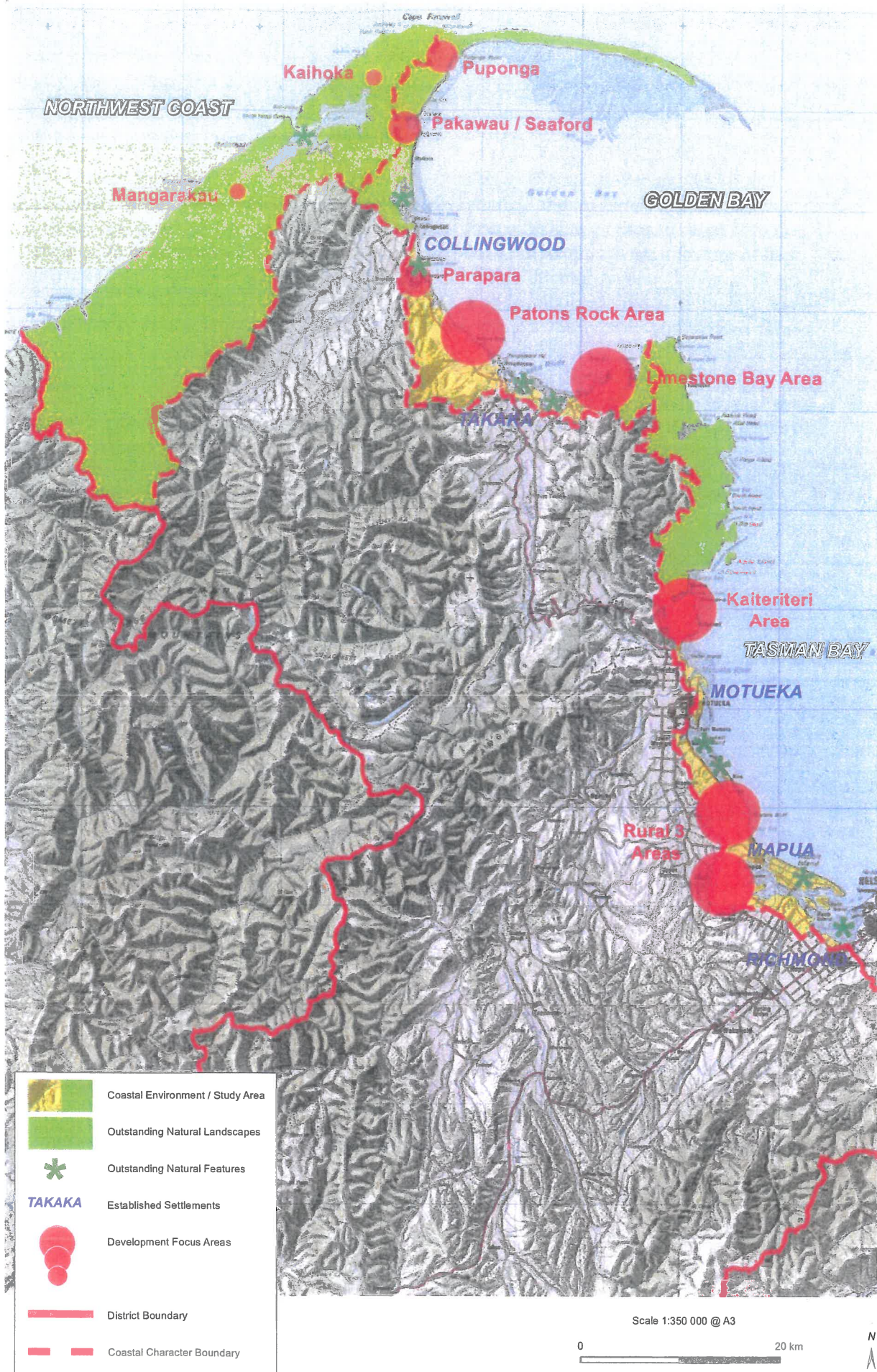
The immediate landscape threat to the Northwest Coast is likely to be from subdivision and development for rural residential and other lifestyle activity. The effects of this are likely to be highly visible and will severely compromise landscape and natural character values. Subdivision and development is also likely to create pressure for further and improved access, additional infrastructure as well as associated support facilities and the potential to facilitate the spread of plant and animal pests.

Demands for recreational access, use and activity is also likely to increase as the area is “discovered”. However, these activities, if well planned and managed can be accommodated if they are modest in scale, discreetly located and designed to respect and complement the key landscape and conservation characteristics and values of the Northwest Coast.

Recommendations

- **Extend the inland coastal environment boundary to incorporate all land on the western side of the Wakamarama/Burnette Range.**
- **Consider the classifications of the Northwest Coast as an outstanding natural landscape.**
- **Minimise potential landscape impacts by –**
 - **Reviewing the TRMP rules with respect to buildings, structures, vegetation removal, and earthworks.**
 - **Having no new lot subdivision below 50 hectares in size.**
 - **Having new forestry blocks less than 10 hectares in area.**
 - **Discouraging all forms mining, quarrying and other significant land disturbance activities.**
 - **Encouraging small scale and environmentally sensitive recreational and tourism related development only in identified locations.**
- **Maintaining the Anatori area as one of the most “remote” and least developed and accessible areas on the Northwest Coast.**
- **Focusing development for “eco-based” tourism and support facilities within the Mangarakau settlement area.**

- **Accommodating rural based “lodge like” facilities in discreet locations within the Kaihōka area.**
- **Promoting landscape management practices that compliment and support the Rakopi area as the “gateway” to the Northwest Coast.**



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Golden Bay Coastal Character Area

The Golden Bay coastal character area extends from Farewell Spit to Separation Point. Along the coastal margin there are several significant inlets and estuaries with associated wetlands all of which are important wildlife areas of considerable landscape value both in terms of their habitat values and appearance. Patches of remnant bush are a feature of the area along with shelter and plantation plantings that are evident throughout the farmed area. In general the landscape displays an informal pattern of development and activity, low levels and intensity of use, high levels of natural character, visual amenity and conservation values.

A particular feature of the Golden Bay area is its containment, diversity and uniqueness, probably brought about by the area's relative isolation and development which has tended to have been low key and rural in its overall character. The area also displays a strong sense of history. In landscape terms, the Golden Bay landscape contains four quite separate and distinctive coastal character areas namely the Collingwood, Parapara, Takaka and Wainui coastal areas (see Figure 3). Each of these areas displays their own particular landscape characteristics, qualities and values.

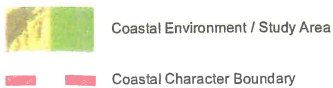
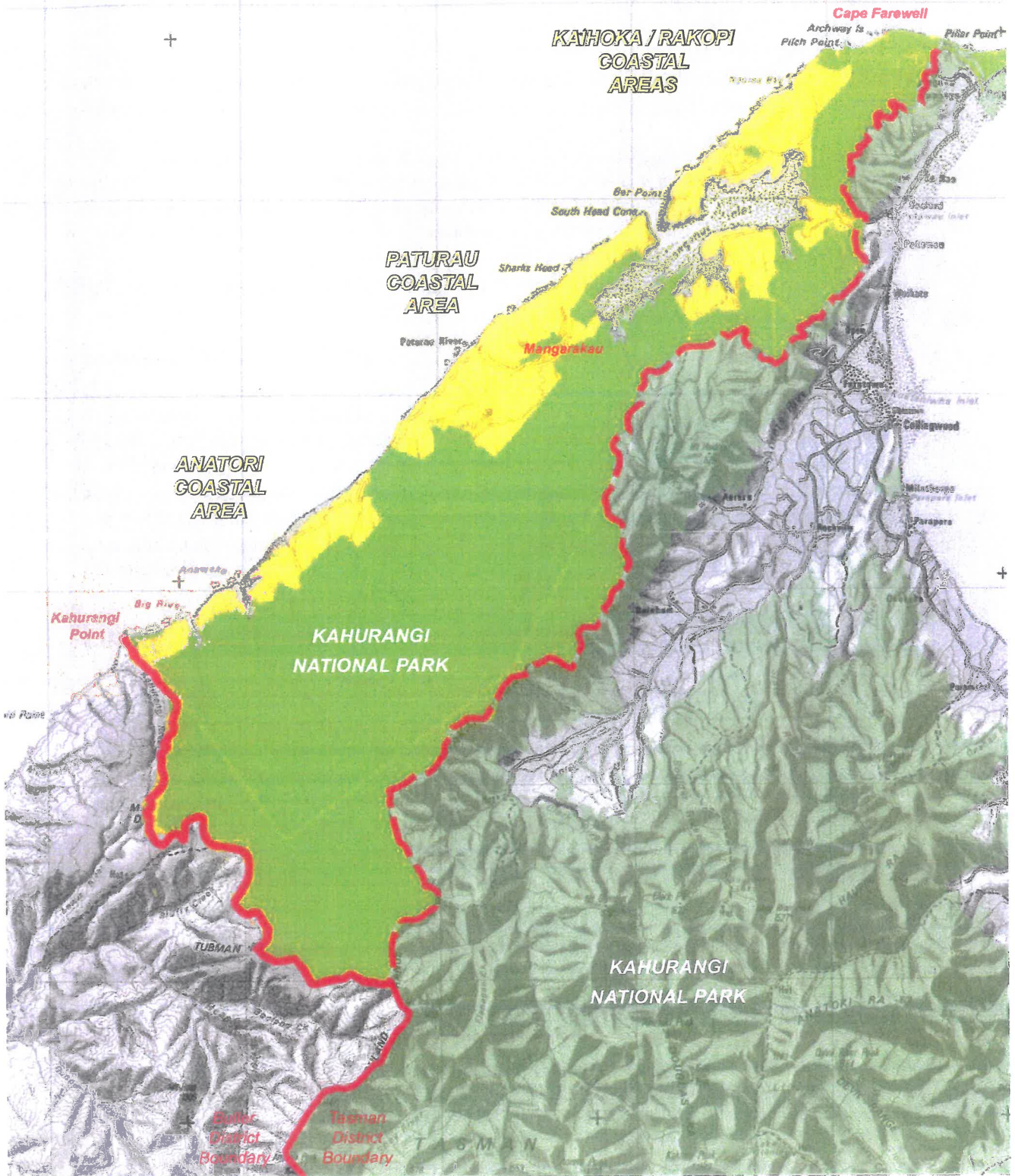
Collingwood Coastal Area

Key Landscape Characteristics

The key characteristics of the Collingwood area are –

- The area's sense of remoteness and the low levels of development.
- The area's high level of natural character incorporating both conservation and rural values.
- The relationship between, and integration of conservation and rural values.
- The area's high landscape values and in particular the visual qualities of coherence, memorability and scenic beauty.
- The spatial qualities and scale of the landscape relative to the areas openness and sense of expansiveness.
- The dominance and visual prominence of the Kahurangi National Park backdrop.
- The importance and significance of coastal views particularly those to Farewell Spit.
- The significance and visual prominence of inlets, estuaries and offshore tidal flats.
- The significance and prominence of wildlife values associated with the inlets, estuaries and Farewell Spit.
- The constantly changing ephemeral effects relative to tide light and climatic influences.
- The relative absence of development and the general containment of development to settlements at particular locations along the coast.
- The context and setting of Gibbstown as a cultural/historic feature in its natural setting.

**NORTHWEST COAST
REGIONAL COASTAL CHARACTER AREA**



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Landscape Assessment

The Collingwood coastal landscape is an interesting and diverse landscape containing relatively high natural character and landscape values. The narrow rural coastal plain also displays an interesting and attractive cultural pattern that complements the natural character of the area. In landscape terms, the coastal area between the Collingwood settlement and Farewell Spit warrants careful consideration with respect to it being incorporated and included in any discussion or consideration of "outstanding" status relative to the Northwest Coast area.

While agricultural practices are an integral part of this working coastal landscape, land subdivision which often leads to the creation of a more visually fragmented and structured landscape; earthworks in the form of quarries, roading and tracking on steep and highly visible landforms; vegetation removal and the introduction of additional buildings and structures beyond those necessary to maintain rural landuse and those contained within defined settlement areas inevitably lead to an erosion of landscape values.

Landscape Sensitivity

The Collingwood coastal landscape has a particularly low threshold to absorb landscape change if it is to retain its particular character and values. Accordingly, landscape change and/or modification cannot readily be accommodated without the potential for significant adverse landscape and visual effects. The areas topography, the open nature of the landscape and the delicate balance and relationship between rural and conservation values, makes the area particularly sensitive to change including what may appear to be relatively minor and incremental changes.

Landscape Threats and Vulnerabilities

The immediate landscape threat to the Collingwood area is likely to be from subdivision and development for lifestyle lots and/or rural residential activity. While the effects of this form of development are likely to be highly visible and have the potential to compromise landscape and natural character values, such development is not likely to be of a large scale. Notwithstanding this, incremental development in this sensitive landscape will have significant and adverse effects. Development of residential activities in the Collingwood area, other than those directly associated with permitted rural activities, should be confined to the existing and zoned settlement areas.

Recommendations

- **Extend the inland boundary of the coastal environment to the eastern ridge of the Burnette Range, crossing the Aorere River in the vicinity of Swamp Road and extending out to the coast along the coastal ridge to the south of the Collingwood settlement.**
- **Consider the classification of the Collinwood area (from Collingwood settlement to Farewell Spit) as an outstanding natural landscape.**

- **Minimise potential landuse impacts by –**
 - **Reviewing the TRMP rules with respect to buildings, structures, vegetation removal and earthworks.**
 - **Maintaining the Rural 1 and Rural 2 minimum subdivision lot sizes.**
 - **Confining all future non-rural related development to the existing zoned settlements.**
 - **Discouraging all forms of mining, quarrying and large-scale land disturbance activities.**
 - **Placing controls on the location and size of future woodlot and plantation forestry blocks.**

- **Initiate strategic planning and development studies for the Puponga, Pakawau/Seaford and Collingwood areas in order to define the nature, density, extent and character of appropriate development.**

Parapara Coastal Area

Key Landscape Characteristics

The key characteristics of the Parapara area are –

- The marked difference and contrast between this particular coastal character area and the other Golden Bay character areas particularly with respect to –
 - (i) The area's diverse and dissected topographic character
 - (ii) The area's separation and sense of remoteness from the coast, albeit quite visible from some locations, and
 - (iii) The area's land use pattern and rural character
- The prominence of the Kahurangi National Park backdrop.
- The confined and restricted nature of the distant, partial and somewhat remote coastal views from the State Highway.
- The lack of direct access to and along the coastal margin.
- The diverse nature and character of the coastal margin.
- The spatial qualities and characteristics of the area relative to its topographic, landuse and land cover patterns.
- The area's relatively high level of natural character incorporating both conservation and rural values.
- The area's high landscape values and in particular the visual qualities of coherence and scenic beauty.
- The visual containment of existing development to areas not generally visible from the State Highway.

- The landscape significance and natural values of the Parapara and Washbourn Inlets.

Landscape Assessment

While the Collingwood area features open and expansive coastal views, the Parapara area tends to confine views and is a more intimate and “enclosed” landscape. While middleground and background views of the sea are obtained from some locations within the area, the coastal margin and interface between the land and sea is not generally visible as a foreground view unless one is actually on the coast itself or out at sea.

The Parapara landscape is an attractive landscape with a diverse pattern and character that is largely rural. While specific protection of coastal environment values underpins the NZCPS the RMA and the relevant provisions of the TRMP, the proposed expanded coastal environment in this area can reasonably accommodate appropriate development without compromising the area's coastal and rural values. The Rural 3 zone principles and associated design guidelines formulated for the coastal Tasman area, could readily be applied to the Parapara area and indeed this concept could extend and include suitable blocks of land adjacent to and on the west side of the State Highway.

Landscape Sensitivity

The area's topography, visual containment and diverse rural patterns enable the area to accommodate further planned development without compromising the landscape and natural character values of the area. While further development could be absorbed within this landscape, it is important that development be appropriate in terms of its nature, siting, scale, form and relationship with its natural and rural surrounds. All development should be seen to be subservient in terms of its visual dominance or prominence and appear as discreet clusters in what should remain as a predominantly rural/coastal landscape.

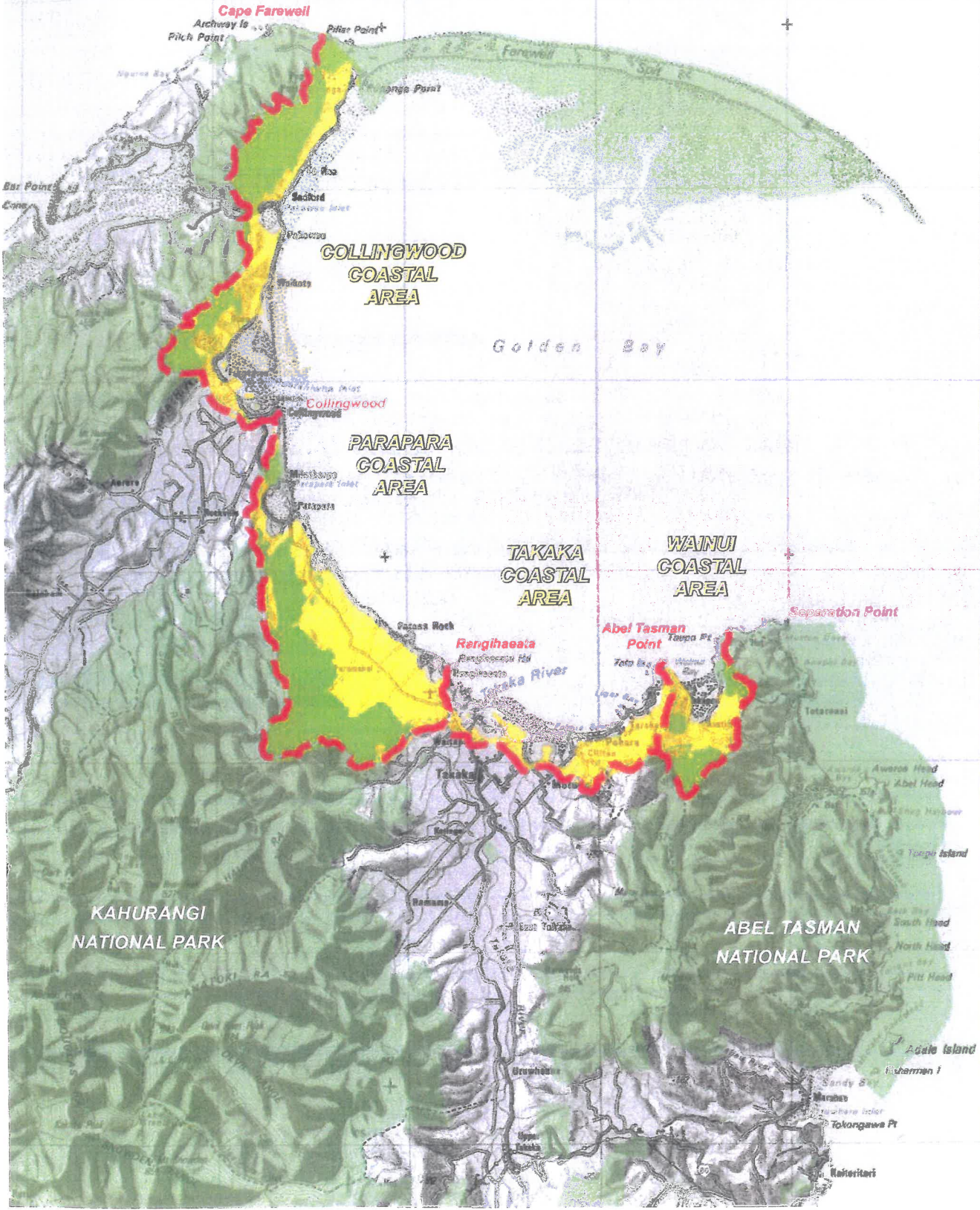
Landscape Threats and Vulnerabilities

The immediate landscape threat to the Parapara area is likely to be from subdivision and development for rural residential development, lifestyle lots, and holiday and bach home development. While large scale plantation forestry is unlikely to occur within the area, plantation blocks within the coastal environment are likely to have significant effects on the character of the area.

Recommendations

- **Extend the inland boundary of the coastal environment area to the Parapara Ridge which forms the immediate and prominent backdrop to this coastal character area.**
- **Investigate the potential of the Parapara area (Milnthorp to Rangihaeata Head) as a strategic growth focus for the wider Golden Bay coastal character area.**
- **Subject to the above, confine new development to existing settlements.**
- **Prepare a comprehensive and integrated structure plan for the Patons Rock area as a basis for determining the extent, form and character of future development.**

**GOLDEN BAY
REGIONAL COASTAL CHARACTER AREA**



 Coastal Environment / Study Area
 Coastal Character Boundary

Scale 1:200 000 @ A3



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- **Review existing development and possible future development opportunities in the general Parapara Inlet area.**
- **Investigate recreational access opportunities to and along the coastal margin.**
- **Review TRMP provisions with respect to –**
 - **Subdivision and development**
 - **New woodlot and forestry plantings**
 - **Mining, quarrying and other large scale land disturbance activities**

Takaka Coastal Area

Key Landscape Characteristics

The key landscape characteristics of the Takaka area are –

- The contrast between the rural, flat, open and relatively undeveloped character of the Rangihaeata and Motupipi areas to the west of Clifton, with the more residential like, topographically dissected and developed areas to the east of Clifton.
- The visual significance of the major headlands that define the coastal environment areas namely the particular headland features of –
 - Rangihaeata Head
 - Takaka River mouth
 - Motupipi River mouth
 - Tarakohe
 - Abel Tasman Point
- The significance of other landscape features separating and defining the coastal settlements between Pohara and Tata Beach.
- The expansive and natural inlet/estuary/wetland areas associated with the Takaka and Motupipi River mouths.
- The visual prominence and historic/cultural associations of past industrial activity in the Limestone Bay/Tarakohe area.
- The significance and visual prominence of the landscape backdrop to the residential settlements between Pohara and Tata Beach.
- Access to the coast and the beaches particularly between Pohara and Tata Beach.
- The diverse landscape pattern and character of the area overall.
- The area's spatial qualities, scale and visual qualities.
- The importance and significance of both near and distant coastal views.

Landscape Assessment

While the inlet/estuary areas at the mouth of the Takaka and Motupipi Rivers are an important landscape feature of the Takaka character area, their visibility and prominence is somewhat restricted. These two estuaries are identified and described in the TRMP as areas with nationally or internationally important natural ecosystems values. The overall character of the Rangihaeata and Motupipi areas is primarily rural with the inlet/estuary areas being particular landscape features of the coastal environment area. The two headlands are distinctive and visually prominent focal points and features not only in the immediate coastal environment but also the wider lower Takaka valley area.

The landscape character of the Pohara to Tata Beach area contrasts significantly with the more rural character area to the west. The Pohara/Tata Beach area contains a series of quite distinctive beach and bay areas, which are developing their own particular residential character. The area is also backed by a topographically diverse and attractive backdrop which provides a strong sense of spatial definition, scale and identity to the individual areas and the wider character area in general. The marina at Limestone Bay, the adjacent headlands abutting the bay and the associated relics of past industrial activity are also a particular feature in this section of the coastal landscape. While this area has been disturbed by earthworks and large industrial like structures, the area in its landscape context and in its modified form, displays a particular character with strong historic/cultural connections.

In landscape terms, the Pohara/Clifton area has a particular character that is quite different from the Ligar Bay/Tata Beach area. The Limestone Bay/Tarakohe area, which separates the two areas, also has its own different and distinctive character. These three quite separate areas, with differing characteristics and development opportunities, should form the basis of the strategic landscape framework. Likewise the immediate coastal area and the more elevated coastal backdrop also provide opportunities for both landscape enhancement and appropriate development. Without an effective strategic landscape framework there is the danger that further development, which will inevitably occur, could severely compromise these attractive and sought after coastal environments.

Landscape Sensitivity

The western section incorporating the Rangihaeata and Motupipi coastal environment areas are environmentally sensitive landscapes with high conservation and rural values. This area, while low lying and prone to flooding, also contains high value soils. This area has high environmental sensitivities and a low ability to absorb development and/or landscape change. By comparison, the eastern section between Pohara and Tata Beach, while visually sensitive and very visible, can potentially absorb further development.

Landscape Threats and Vulnerabilities

The major threats and vulnerabilities in the western sector of the Takaka Character Area are likely to be development on either or both of the two river mouth headlands. Forestry, marine farming and/or aquaculture activities appear to be unlikely threats within this area. While quarrying is occurring on the inland side of the Motupipi headland, further quarry activity and other land disturbance activities should be discouraged and as appropriate phased out and the disturbed areas rehabilitated.

Demand for residential and holiday home development in the Pohara to Tata Bay area is likely to continue and will need to be accommodated to the extent that this is possible and

environmentally appropriate. The treed backdrop is a visually important "green belt" and should be managed accordingly.

Recommendations

- **Extend the inland boundary of the coastal environment to a location (to be confirmed) on the seaward side of the settlements of Takaka and Motupipi to and including the land up to the main coastal ridge, which forms the immediate backdrop to the coastal settlements in limestone Bay area.**
- **Protect and enhance –**
 - **The rural character of the low lying Rangihaeata/Motupipi areas**
 - **The coastal margins and associated wetlands**
 - **The significant coastal headlands**
- **Prepare a comprehensive and integrated development review of the area between the Motupipi headland and Abel Tasman Point. The strategic review to focus on –**
 - **Identifying the strategic landscape issues and opportunities and how these might be best secured and managed.**
 - **Identifying development opportunities, densities and the extent of nature of development.**
 - **Identifying recreational opportunities, public access and linkages.**
 - **Development a comprehensive and integrated plan for development.**
 - **Investigating options for the sustainable management of a green belt backdrop to development.**

Wainui Coastal Area

Key Landscape Characteristics

The key landscape characteristics of the Wainui area are –

- The high levels of natural character
- The visual containment and landscape setting of the area.
- The sense of isolation and intimacy the area displays.
- The relationship and visual contrast between the two identified areas that make up the overall area.
- The significance of the coastal features and landforms that define the area and in particular the coastal headlands.
- The significance and importance of the treed backdrop to the area.
- The spatial and visual qualities of the area.

- The relationship and balance between conservation values and productive agriculture
- The accessibility of the area and its associated recreational and amenity values.
- The context of the area as a major gateway to Abel Tasman National Park.

Landscape Assessment

While the Wainui area currently retains high natural character and landscape amenity values, the area shows evidence of recent activities that have created adverse landscape and visual effects. While these activities in the context of the area's overall setting may appear to be minor, collectively and cumulatively they have the potential to have adverse effects on the coastal landscape.

From a landscape perspective, the management of the Wainui Bay character area should be directed towards the enhancement of conservation values and be protected and managed as an area with high levels of natural character and visual amenity. The Wainui Inlet is identified in the TRMP as an area with nationally or internationally important natural ecosystem values.

Landscape Sensitivity

In landscape terms, the area has a low visual absorption capability and is highly sensitive to change and/or landscape modification. In order to maintain the areas high landscape values and natural character levels development including large scale forestry should be discouraged.

Landscape Threats and Vulnerabilities

The potential threats likely to occur in the Wainui area are likely to be for rural residential or holiday home development. While quarry activity has recently occurred it is unlikely to be a future threat. Likewise, marine farming is unlikely to be a threat in the future. Forestry, however, could potentially occur on the background hills that are not within the conservation estate. Forestry on a large commercial scale could have adverse effects on the Wainui landscape.

Recommendations

- **Extend the inland coastal environment boundary to the surrounding ridge line which defines the Wainui coastal character area.**
- **Consider the classification of the Wainui character area, along with the coastal section of Abel Tasman National Park, as an outstanding natural landscape.**
- **Review TRMP provisions to ensure the areas high natural character and conservation values are protected and enhanced.**
- **Minimise potential landscape impacts by –**
 - **Reviewing the TRMP rules with respect to buildings, structures, vegetation removal and earthworks.**
 - **Maintaining the Rural 1 and Rural 2 minimum subdivision lot sizes.**

- **Discouraging all forms of mining, quarrying and large scale land disturbance activities.**
- **Placing controls on the locations and size of future woodlot and plantation forestry blocks.**

Tasman Bay Coastal Character Area

This character area is the most diverse in terms of land use and landscape character. The northern sector of the area is dominated by the forested landforms of Abel Tasman National Park and the distinctive foothills and headlands between Marahau and Riwaka. The central sector of the character area between Riwaka and the Waimea River contains relatively flat and gently rolling rural and which displays a wide range of agricultural and horticultural activity. Forestry and rural residential development is also a significant activity in the area. Two particular coastal features within the area are the Moutere and Waimea Inlets and their defining headlands and islands. Both inlets are identified in the TRMP as areas with nationally or internationally important natural ecosystem values. Between the Waimea River and the district boundary with Nelson north of Richmond, the area is influenced and dominated by urban and more intensive and varied land use activity.

Although the northern part of Tasman Bay is within the conservation estate and is relatively remote and not readily accessible, the central and southern areas are considerably more accessible and diverse in terms of land use and landscape character. In landscape terms, the Tasman Bay coastal area has been divided into five distinctive coastal areas, namely, the Abel Tasman, Sandy Bay, Motueka, Kina and Waimea areas (see Figure 4).

Abel Tasman Coastal Area

Key Landscape Characteristics

The key characteristics of the Abel Tasman area are –

- The areas integrated relationship and setting within Abel Tasman National Park.
- The high levels of natural character, the absence of man-made elements and the visual containment of development.
- The high visual values and in particular the qualities of coherence, memorability and scenic beauty.
- The diversity and distinctiveness of the coastal margin, the estuarine areas and off shore islands.
- The distinctiveness of the coastal landforms and other natural features throughout the area.
- The area's relative remoteness, isolation and wilderness characteristics.

Landscape Assessment

In visual terms the character area appears to be entirely within Abel Tasman Park. While development has occurred in several locations along the coast, further development within these areas is likely to be severely constrained. In landscape terms, the undeveloped land outside the conservation estate should continue to be managed in its "natural" state and where the opportunity exists this land would best be acquired and added to the national park.

Landscape Sensitivity

As the Abel Tasman Coastal Environment Area essentially incorporates the entire eastern and coastal section of the Park, it is highly sensitive to change and/or landscape modification.

Landscape Threats and Vulnerabilities

Given the nature and location of the relatively small parcels of freehold land in this area, it is unlikely that further development will occur within the area. Commercial forestry on these blocks is, however, a potential threat and would have an adverse impact on landscape and conservation values.

Recommendations

- **Extend the inland boundary of the coastal environment to the main coastal ridge line.**
- **Consider the incorporation of the coastal area of Abel Tasman Park as an outstanding natural landscape.**
- **Review TRMP provisions particularly with respect to Rural 2 zoned land within the Abel Tasman character area to ensure that future land use and development does not adversely affect or compromise National Park values.**

Sandy Bay Coastal Area

Key Landscape Characteristics

The key characteristics of the Sandy Bay area are –

- The prominence of the background landform/hill setting
- The area's landscape/visual relationship with Abel Tasman National Park.
- The diverse nature and character of the coastal margin and in particular the beaches, rocky foreshore areas, estuaries, wetlands and tidal flats.
- The visual prominence and landscape significance of the coastal headlands.
- The areas high visual and recreational amenity values notwithstanding the nature and extent of recent development.
- The importance of the Marahau and Otuwhero areas as a gateway to Abel Tasman National Park.
- The areas overall spatial qualities relative to the topography, land use and development patterns.
- The general containment of the appearance of development to specific development areas.
- The importance of coastal views from the coastal highway.

Landscape Assessment

The major distinguishing feature of the Sandy Bay area is the residential and holiday home development and associated activity that has occurred, more particularly in recent years where the scale and intensity of development has increased considerably. While recent development in the Kaiteriteri area has become more urban in character, the wider area about Kaiteriteri still retains relatively high levels of natural character.

In landscape terms, the containment of further development in this area should be sought and all further development should be planned to ensure that all landforms, headlands and other local landscape features are retained and effectively utilised as landscape elements and open space buffers within the individual settlement areas. In order to maintain the distinctive natural character of the area, substantial areas of open space should be provided for. While the retention of local headlands will assist in creating and maintaining a meaningful open space and landscape pattern within the developed areas, the retention and containment of development between the two major headlands at Tapu Bay and the Otuwhero Inlet is essential.

Landscape Sensitivity

The Marahau and the Otuwhero areas are particularly sensitive in terms of their ability to absorb further development and/or landscape modification. In terms of their location and relationship with Abel Tasman National Park, development should be controlled and limited to what is currently provided for in the TRMP.

While the area between Toko Ngawa Point and the Tapu bay settlement is becoming more intensively developed, the area still retains a relatively high level of natural character. In order to retain this character the extent and nature of further growth and development needs to be carefully addressed. The area does have the potential to accommodate further growth, however, this should be planned in a comprehensive and integrated manner. South of the Tapu Bay settlement area the landscape has limited visual absorption capability characteristics and is considered to be particularly sensitive.

Landscape Threats and Vulnerabilities

Throughout the area there is likely to be pressure for continued development. In this regard the remaining headlands are likely to be targeted. Development opportunities in the Sandy Bay area are limited and development should be directed to those areas identified as being suitable and appropriate. Forestry is also likely to be a threat and should be discouraged within the coastal environment area.

Over development and/or the exploitation of the coastal margin, the defining headlands and the distinctive landform backdrop to the area are vulnerable and have the potential to generate major adverse effects which will adversely compromise the distinctive landscape values of the area.

Recommendations

- **Extend the inland boundary of the coastal environment to the main catchment and ridge lines that visually define the coastal context and landscape setting of the area.**

- **In conjunction with the coastal area of Abel Tasman National Park, consider the Marahau and Otuwhero Inlet areas for classification as an outstanding natural landscape.**
- **Identify and protect the landscape features and natural characteristics and qualities of the area.**
- **Initiate a strategic management/development review of the area between Toko Ngawa Point and Tapu Bay as a basis to guide future development.**
- **Development in the Marahau area be in accordance with current TRMP provisions and the 1998 Strategic Development Review.**
- **Protect and enhance the natural character and conservation values of the Otuwhero Inlet in accordance with TRMP provisions.**

Motueka Coastal Area

Key Landscape Characteristics

The key landscape characteristics of the Motueka coastal area are –

- The contrast and distinctive change in topography, land use and landscape character between the flat alluvial coastal plain and the steeper coastal hills and escarpments to the north.
- The nature and extent of the low lying tidal and estuarine flats
- The more intensive and changing land use patterns and character
- The appearance of randomness in the location of residential and other non rural activities
- The lack of visual and physical connections to and with the coast
- The apparent isolation and lack of public access to the coast
- The ecological and visual significance of the tidal flats, wetlands and islands along the coast
- The port and its associated activities

Landscape Assessment

In terms of visual amenity and coastal recreation, the Motueka coastal area has limitations due to its tidal characteristics and it being relatively inaccessible to the general public. The significance and importance of the Motueka coastal area is largely ecological rather than recreational. In this regard the areas remoteness may be a significant attribute in terms of managing ecological and wildlife values. The Motueka Delta which is defined as the area between Port Motueka and Anawera Point is identified in the TRMP as an area with nationally or internationally important natural ecosystem values.

Landscape Sensitivity

While access and visibility to the coastal area in general is limited, the area is highly sensitive to change and/or modification particularly in ecological terms. Future development should make provision for more generous and appropriate setbacks and buffers from the coastal margins.

While further development can be accommodated and absorbed within this landscape, it is important that development be appropriate in terms of its nature, siting, scale, form and relationship with its coastal and rural surrounds. Growth and development that is primarily based on infilling and/or extensions to existing developments should be reviewed.

Landscape Threats and Vulnerabilities

The major threats likely to be encountered in the Motueka area are growth of either the existing settlements or new growth on the immediate foothills and/or the coast. Port and related industrial activity is also a likely growth area, which if well planned, need not be seen as a threat.

As the Motueka area enjoys a favourable climate and is close to an extensive and diverse range of recreational opportunities, it is likely the area will grow both in terms of lifestyle and employment opportunities. Residential, commercial/industrial, rural residential/lifestyle development as well as holiday home opportunities, which appear to becoming scarce further to the north, are all likely development possibilities.

Recommendations

- **Review the delineation of the inland boundary of the coastal environment in this essentially flat landscape in order that it better relates to current and longer-term landscape management considerations.**
- **Initiate a strategic planning review of the Motueka coastal area. This review to include -**
 - **Growth, development, landscape protection and enhancement options for the coastal settlements of Motueka and Riwaka.**
 - **Interface and integrate with the Coastal Tasman Strategic Review and the TRMP Variation 32 provisions.**
 - **Identification of natural, historic and cultural features.**

Kina Coastal Area

A large part of the Kina and the Waimea character area come within the coastal Tasman area (CTA) which has been subject to a range of studies relative to the proposed Rural 3 zone for the foothills area on the seaward side of Old Coach Road. The CTA area generally extends over the coastal foothills that fall towards and provide a backdrop to the Moutere and Waimea Inlets.

The Kina District Character Area has been classified as two local character areas namely the Kina Spit and the Moutere Hills character areas. While these two areas are visually integral to each other in terms of their relationship and their landscape setting, they are quite different in terms of their particular characteristics and features. Likewise their sensitivities and vulnerabilities vary with respect to development pressures.

Key Landscape Characteristics

The key characteristics of the Kina Spit area are:

- The visual contrast and distinctive character of the peninsula like landscape in terms of its more sheltered tidal inlet values and its more open outer Tasman Bay context.
- The graduation from a more natural peninsula like sand spit landscape (Jackett Island) to a more developed appearing headland adjacent to and north of the Tasman settlement.
- The distinctive and visually prominent hills, escarpment and coastal bluffs extending from the Kina settlement around to Ruby Bay.
- The relatively low level of development and appearance of development along the coastal margin.
- The high level of natural character and visual amenity for the coastal margin.
- The diversity and character of the inter-tidal and coastal margin of the area.

The key characteristics of the Moutere Hills area are –

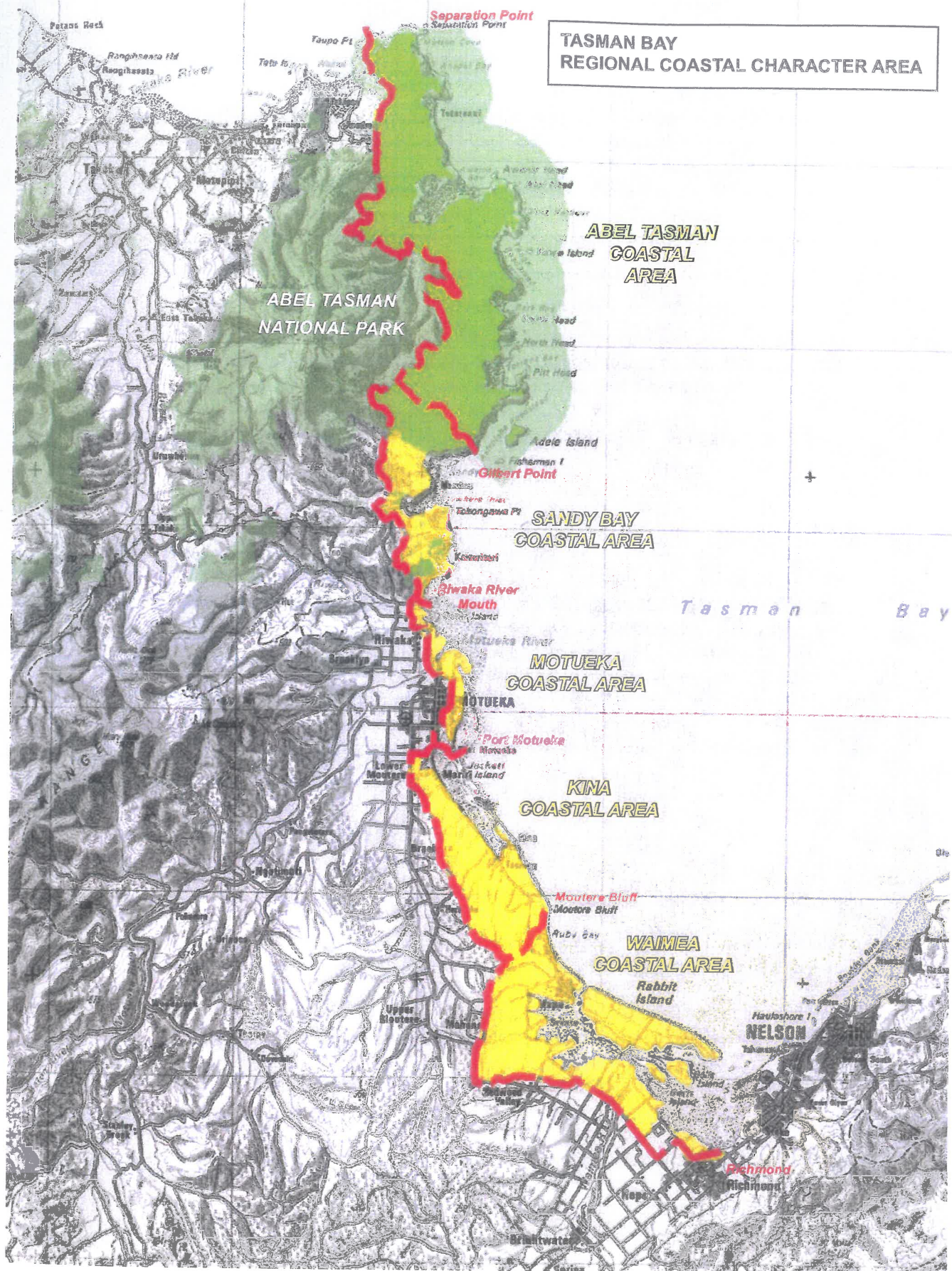
- The predominantly rural character of the area.
- The distinctive pattern of the horticultural activity and in particular the orchards and their associated "historic" buildings and structures including those within or on the edge of the Mariri Loops.
- The varied and visually pronounced topographic pattern and character of the area.
- The appearance of openness and expansiveness of the landscape, albeit relatively small in scale.
- The remnant tidal lagoons (Mariri Loops) formed by the realignment of the Coastal Highway.

Landscape Assessment



The Coastal Tasman Area, which extends from the Moutere River to the northern edge of the Waimea Plain, includes large areas of both the Kina and Waimea coastal areas. These areas have a special and distinctive landscape character, which is largely based on natural and cultural patterns and values, and in particular the interplay between these values. Variation 32 to the TRMP has been proposed as a means of achieving the best environmental/resource management outcomes for the Kina and Waimea coastal areas.

Landscape Sensitivity

The Kina character area has been identified as being sensitive to change particularly in terms of the delicate balance that currently exists between its landscape values, its coastal environment values, amenity and rural values. The Variation 32 provisions have been developed to assist and facilitate development occurring within a framework that enables these values to be sensitively and sustainably managed.



**TASMAN BAY
REGIONAL COASTAL CHARACTER AREA**

 Coastal Environment / Study Area
 Coastal Character Boundary

Scale 1:200 000 @ A3

0 10 km



Landscape Threats and Vulnerabilities

Land fragmentation as a result of increased demand for rural residential, lifestyle and residential development is the major threat to the Kina and Waimea character areas. More particularly the development of the higher backdrop land, much of which is currently in forestry is, and will continue to be sought for development of lots which offer expansive sea views. A development focus on these visually sensitive areas will inevitably lead to conflicts between community landscape values and developer aspirations which will lead to landscape values potentially being severely compromised.

Recommendations

- **Extend the inland boundary of the coastal environment to the defining coastal ridge, which essentially follows the alignment of Old Coach Road.**
- **Review the appropriate TRMP provisions as they apply to coastal land not included in the Variation 32 as notified.**

Waimea Coastal Area

The Waimea character area extends from the Moutere Bluff above Ruby Bay to Champion Road in Richmond. The northern part of the character area, namely the Ruby Bay area and the Bronte area, are within the coastal Tasman area and as such are included within the Variation 32 zoning proposals which seek to address development and landscape matters in an integrated and comprehensive manner. The southern section of the Waimea character area takes in the coastal Waimea plains area. The main offshore islands, while visually an integral part of the four local coastal areas, has been included within the Waimea River landscape unit.

Key Landscape Characteristics

The key landscape characteristics of the Waimea area are -

- The marked difference in terms of landscape setting, spatial and scale characteristics and overall appearance between the northern and southern sections of the Waimea area.
- The northern section is more natural in appearance, informal in character and intimate and enclosed in terms of its spatial definition and visual characteristics.
- The southern section is more urban in character, more modified, open and less spatially intimate and less visually appealing overall.
- The offshore and adjacent islands and sand bars are important landscape components and features of the inlet.
- The ecological significance and values of the Waimea Inlet and its associated margins and wetlands landscape features are significant.
- The zoning provisions proposed in Variation 32 seek to manage development within the northern section of the Waimea Inlet to ensure that the optimum landscape and environmental outcomes are achieved.

Landscape Assessment

While the southern sector of the Waimea character area was not included in the coastal Tasman area which gave rise to Variation 32, the area is currently undergoing review with regard to growth options in and around the Richmond urban area. Landscape and environmental policy provisions for the area about the Waimea River mouth to Richmond need to be formulated in order to better ensure that development and management protects and more importantly enhances this coastal area, which appears to be somewhat degraded and neglected.

Landscape Sensitivity

The TRMP identifies the Waimea Inlet as being of national significance with respect to it containing important natural ecosystem values. The inlet is also recognised as being the largest barrier enclosed estuary in the South Island with Rabbit Island being the largest barrier island in New Zealand. Given the significance of the Waimea Inlet and its location in strategic terms with the growing and developing area of Richmond, the inlet margin and the wider coastal environment area should be carefully considered with respect to its ongoing management.

Landscape Threats and Vulnerabilities

The increasing demand for various rural residential and lifestyle development opportunities in the coastal Tasman area has largely been addressed through the provisions of Variation 32. Within the southern section of the Waimea area, pressure for development is likely to be more urban related rather than rural residential or lifestyle developments. There is also likely to be greater pressure for further commercial and industrial development.

From a landscape perspective, the forest activity on Rabbit Island is a feature of the area. This forest appears to be well managed in terms of its harvesting sequence and operations.

Recommendations

- **Review the delineation of the inland boundary of the coastal environment in this essentially flat landscape in order that it better relates to current and longer term management conditions.**
- **Establish landscape protection and enhancement strategies to ensure the coastal margin in the southern section of the Waimea area is rehabilitated.**
- **Confine future industrial and other forms of development to the east and inland of the existing wood processing plant.**
- **Investigate the creation of an accessible and more natural public edge to the Waimea inlet/estuary area as an integral part of all strategic planning and development studies for the area.**