



October 2014

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# Golden Bay/Mohua Landscape Project

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**Report** of the Small Group

Draft Report - awaiting comment from larger Working Group by 13 February 2015

# Golden Bay/Mohua Landscape Project

## Report of the Small Group

### Whakatauki

*'He kura tangata e kore e rokohanga, he kura whenua ka rokohanga.'*

The treasured possessions of men are intangible, the treasures of the land are tangible. In a world where men and women and their possessions have no permanence, the land remains as the one possession which never changes nor is ever destroyed.

### Our Purpose

Our purpose is to arrive at a group recommendation on what should be adopted as Outstanding Natural Features and Landscapes in Golden Bay/Mohua; and, as a second step, to work out what this might mean for affected property owners.

### Context

The identification of outstanding natural features and landscapes around the country has been complicated by linkages with other environmental planning issues, with economic impacts, and as a result has become socially divisive. Our experience in Golden Bay/Mohua is that the issue was becoming intractable.

Views on the landscape status of Golden Bay/Mohua have been expressed by Judge Kenderdine, and by a variety of landscape experts. In the final analysis, one of New Zealand's leading landscape architects has advised that the correct answer is up to the community. Our facilitators advise that this echoes the emerging conclusion by those leading the Canterbury strategic process on water – namely, that the matter of setting resource use limits is not an expert or scientific process, but a social process informed by science and expertise.

This significant shift in our understanding of the nature of the process of articulating a social licence to operate, was foreshadowed by Tasman District Council's decision in July 2011 to provide for a community voice in the process that would lead to the delineation of outstanding natural features and landscapes. This followed a meeting of about 70 interested parties at the Kahurangi Function Centre, Tukuruia in December 2010. The impetus for this meeting came from Federated Farmers, and subsequently a business group who met in February 2011 and expressed interest in being represented. The Working Group (about 30 people) met three times during 2011, and at its fourth meeting in May 2012 delegated the task to a Small Group of eight.



## The Small Group Process

### Establishment

The Small Group of eight members was established in May 2012, at a meeting of the the larger community and agency Working Group of about 30 members. It had become clear to the Working Group, that while it had produced some useful results over a series of facilitated sessions that included break-out groups, it was not going to be able to arrive at a group recommendation. The Working Group saw that it would have to reconfigure itself and ask a smaller group to do the work of consilience.

Two members (Michelle Riley and Debs Martin) were nominated to suggest membership of a smaller group, and the Working Group then endorsed the membership and gave them the mandate to work towards a recommendation.

The Small Group comprises Debs Martin (Forest & Bird), Michelle Riley (Federated Farmers), Trina Mitchell (Manawhenua ki Mohua), Helen Campbell (Friends of Nelson Haven and Tasman Bay), Doug Saunders-Loder (Talleys), Don Mead, (Friends of Golden Bay-Mohua), Joan Butts (Port Tarakohe Ltd) and Nigel Harwood (Northwest Coast farmers). Mike Newman later stepped in as proxy for Don Mead.

The Small Group has been supported in its work by Glen Lauder (CommonGround/Cultivate). Phillip Barker took on a role of recording views, agreements and recommendations. Shelagh Noble is Council's resource for the group.



### Foundation agreements

The group reached early agreement on its way of working. We would hold ourselves accountable to both the needs and aspirations of the wider community and the agreements we had made with the Working Group. We would hold ourselves accountable for a respectful and stable way of working that would produce durable agreements.

We would ground-truth the work where feasible, with field inspections and requests for information from Council or from member's immediate networks, to add to our already considerable local knowledge. And we agreed that there would need to be a future phase of engagement with Golden Bay residents and land owners to work out the practical details of what we could agree together, while continuing to acknowledge the principles behind the recommendations.

We also agreed that there would be a point of hand over where we would present our recommendation to Council after conferring with the wider Working Group, and that Council would be the decision maker for the next step.

### Generation of agreements

The group had to learn on the hoof how to work through the volume of expert advice from several sources, from legal precedent and guidance, and from what was likely to have a greater or lesser impact on the community, economy and landscape. We explored a number of pathways until these converged on a workable group method. We drew in assistance to help us see the on-the-ground issues and to record our agreements, reservations and divergence.

The group chose to work with a rotating chair and sometimes a co-chair, and asked the facilitator/convener to assist us only when stuck. Thus, we developed strong and potentially enduring agreements on a large number of questions which had earlier seemed intractable.



## A new pathway and a recommendation

The Small Group recommendation is a product of our work together. It calls for wise reflection by the wider Working Group, and a reasonable consideration by the Golden Bay community and landowners liable to be affected. It embodies a considerable amount of learning-by-doing by the group, a balancing of what seemed feasible as well as essential, and, like all group processes, some areas of enduring disquiet and difference. These differences, however, are part of the strength of a compounding process amongst diverse participants. Some differences endure, but substantial agreement has been found. The body of recommendations should be considered as a whole, and the integrity of process and the sustained commitment by a diverse and capable group, chosen by its peers, respected.

*The Small Group looks forward to the next phase of engagement.*

## Iwi Settlement Issues

Some areas identified are affected by Treaty Settlement cultural redress provisions. The concept of he tangata means bones in the soil. Iwi have respect for wairua, which is greater than a business or academic interest, and an Iwi understanding of what is natural and outstanding. This is to be respected. It is the Iwi view to be cautious about introducing any more rules than currently exist, and to work towards agreement with landowners where ONL and ONFs include private land.

## Our Kete of Principles for the Work

- The Andrew Craig report (Golden Bay Outstanding Natural Landscapes and Features Study – draft v2 August 2012) is a good place to start.
- Look at the landscape without regard to ownership.
- Accept a notion that features might need a higher level of protection as they are usually smaller and more discrete in the wider landscape.
- We are keen to address fears.
- There is respect for the depth brought by Iwi to the process and a way of honouring the landscape.
- We need to ground-truth some areas.
- The quarry and port at Tarakohe may need a special process.
- In approach, rigour applies at all times in terms of what is valued about a landscape.
- We have a cohesive painting. It is about emotion and how it makes us feel. If it is something beautiful, amazing and special, we can call it an Outstanding Natural Feature or Landscape.
- Landowners are respected for their knowledge and role of kaitiakitanga of the land. The outcomes should enhance meaningful and respectful dialogue with landowners.



## Our Methodology

The group has been frustrated at times with the methodologies used by landscape experts. Different experts have differing approaches, and no outcome is the same. Many experts who have evaluated the landscape quality of Golden Bay/Mohua did not have broad local knowledge.

The group has evolved their methodology through looking at previous reports and Environment Court decisions, and invited Mike Steven (landscape architect) to explain his views on naturalness, which have been described by the Environment Court as helpful. No place in New Zealand is totally pristine. There is a point where natural elements, patterns and processes dominate over cultural elements, patterns and processes. The natural – cultural spectrum reflects the intentional management by humans. Elements are things in the landscape, like forests and gorges through to fences and buildings; processes include river and tidal flows through to harvesting and watering; patterns are seen in vegetation sequences or rock outcrops through to rows of trees and square paddocks. Urban environments show the most cultural alteration and are at the farthest extreme from pristine landscapes.

The approach the group has adopted is that both landscapes and features must demonstrate a sufficient level of naturalness and then a sufficient level of outstandingness. Criteria for outstandingness include biophysical factors, aesthetic factors and cultural factors. These are derived from the Pigeon Bay factors referred to in the Andrew Craig report. As landscape assessment is primarily a visual exercise, most weight is given to how these matters are perceived. We then came to a shared view through agreement, negotiation and acceptance of differing views.

Much of the discussion was around defining edges of a landscape or feature. While property boundaries are not a landscape reason, they do frequently coincide with a perceived difference in land form, land cover and/or land use. Contours, eye-levels, ridgelines, landscape character unit boundaries may all be useful edges.

The group has been conscious of Environment Court decisions about scale, and size of areas excluded from ONL status. Any areas excluded are sizeable enough to dominate a view shaft.

We have covered the full range of significance, from Farewell Spit ONF which is of recognised international importance, to the Devils Boots ONF which is considered important enough locally to be proposed as an ONF.

## Our Resources

The following background reports have informed us in our inquiry:

Andrew Craig Landscape Architect, Golden Bay Outstanding Natural Landscapes and Features Study. Draft 'Work in Progress' Version 2 August 2012. Council invited Andrew Craig to provide assistance in reviewing the Boffa Miskell Reports below. Andrew presented draft material to the first Working Group meeting on 20 July 2011, and subsequently to a Council workshop in November 2011. Version 1 of this report was presented to the fourth Working Group meeting on 23 May 2012.

Boffa Miskell 2005, *Tasman District Coast Landscape Character Assessment*.

Boffa Miskell 2011, *Golden Bay Outstanding Natural Landscape and Features (draft)*.

Tasman Atlas 2012 (student project James Dillon et al).

Landcare Research (Ian Lynn 2012), *Land Types of the Tasman District*.

Golden Bay Marine Farmers v Tasman District Council W42/01 (Golden Bay/Tasman Bay Aquaculture Inquiry Decision) Pages 120-161.

Evidence prepared by Liz Kidson (Gavin) for Env-2006-WLG-42 and 46 Friends of Nelson Haven and Tasman Bay Incorporated v Tasman District Council. This appeal was resolved by a Memorandum of Understanding in 2008 in which Council undertook to commence landscape work in Golden Bay as a first step.

An on-line questionnaire was undertaken and consultation meetings with the following community groups and local experts were held, to identify places valued by the community (2008):

- Golden Bay Community Board
- Greg Napp (Department of Conservation)
- Philip Simpson (Ecologist)
- Forest & Bird, and Friends of Golden Bay
- Manawhenua ki Mohua
- Shannel Courtney (Department of Conservation)
- Federated Farmers representatives

These meetings resulted in the mapping of areas considered significant. Federated Farmers, however, did not consider it appropriate to map areas without a clearer understanding of purpose and methodology.

Pacific Eco-Logic Ltd (VA Froude 2013), Tasman District Coastal Environment Inland Boundary and Natural Character Mapping: Methodology and Summary Results. This report has been peer reviewed. An internal review is pending before the report is presented to Council. It is acknowledged that natural character is not the same as outstanding natural landscapes and features, and the Golden Bay Landscape Project has focused on the latter.

The Resource Management Act 1991.

The Tasman Resource Management Plan (TRMP) including existing objectives, policies, rules and zoning maps.

The New Zealand Coastal Policy Statement 2010.

Environment Court Decisions, including the recent Supreme Court decision on NZ King Salmon [2014] NZSC 38.

Other landscape studies undertaken by adjoining Councils.

## Our Findings

As discussed above, we came to a number of agreements about process before we felt confident that we could come to agreements about what was outstanding. We agreed:








- To continue reviewing the Andrew Craig report;
- That the primary task is the identification of Outstanding Natural Features and Landscapes (ONFs and ONLs), using criteria of naturalness and the amended Pigeon Bay factors as a starting point;
- To accept the Kenderdine finding that 'Golden Bay is an outstanding natural landscape / feature which is of national importance and is to be noted as such';
- With the proposition that landscape is not strictly terrestrial (includes 'seascape');
- That the criteria must be robust. It is a 'wrong' approach to include a place mainly for reasons of protection or exclude it for reasons of future development. It needs to be included or excluded for landscape reasons alone;
- That a feature is a defined area within a landscape; a landscape is an area perceived as a whole from different vistas;
- That the difference between landscapes and features will largely be in the management. A landscape can be large enough to absorb activities while features are more susceptible to damage or modification, hence a proposed control over any activity on an ONF likely to modify or damage the feature.

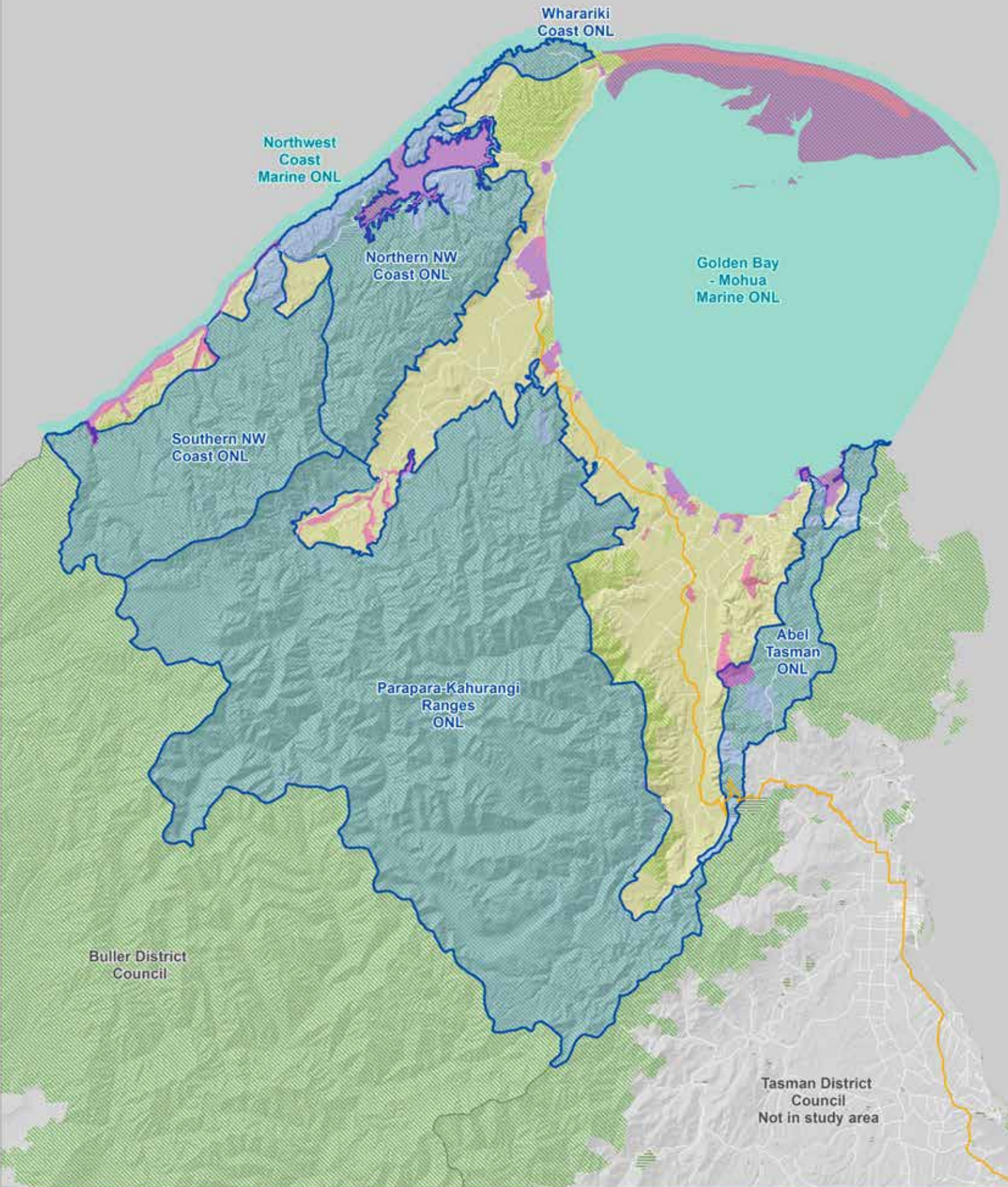
It is noted that much of the DOC estate has not been assessed against the criteria as the group has not had the resources or mandate to ground-truth it.

In addition, the nature of the group agreement is not constant. While the Small Group functioned in a collaborative manner, group agreement could not always be unanimous. Some features / landscapes are recognised unanimously for their significant natural and outstanding qualities; others required negotiated agreement. There have been gifts and gains on both sides. Some features / landscapes are clearly not ONFs or ONLs; and others have been excluded reluctantly. This may be indicated in the text below.

### ONL and ONF Overview Map

#### Legend

	ONL
	NOT ONL
	ONL MARINE
	ONF
	DOC ESTATE
	QEII COVENANTS
	STATE HIGHWAY



**ONL and ONF Overview Map**  
after 16th Small Group Meeting amendments

**Legend**

ONL	ONL-Marine	DOC Estate	State Highway
NOT ONL	ONF	QEII Covenants	

0 5 km

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## Outstanding Natural Landscapes

### Outstanding Natural Landscape

Northern NW Coast ONL  
(north of the Paturau River)

### Commentary

#### Description:

This ONL extends from Nguroa Bay / Mount Lunar in the north to the Paturau River in the south. The eastern edge overlaps the Burnett Range. It includes the Mangarakau wetland, the Te Hapu headland, Knuckle Hill, and the Nguroa to Paturau limestone coastal strip. The Whanganui Inlet (a defined ONF and part of the NW Coast Marine ONL) is surrounded by the land-based ONL. Much of this ONL is conservation park or Kahurangi National Park.

#### Evaluation:

The group agreed this is an outstanding natural landscape.

The view from the sea towards the Whanganui Inlet headlands is amazing. Mount Lunar is within this view. The coast from the Whanganui Inlet down to the Paturau River and further is considered significant by the community.

The Whanganui Inlet area is special but parts of the northern hinterland are unremarkable. Around the Inlet the views up into the rivers and gorges are magical.

The Mangarakau Swamp is internationally significant (under Ramsar consideration).

We have to consider the whole landscape that people appreciate – the bluffs, the swamps. The landscape provides the context for features, like the two Kaihoka lakes, that sit within. There was some reservation in the group about the exclusion from ONL of land between Kaihoka lakes and the Inlet.

The southern part of the Whanganui Inlet is the Westhaven marine reserve, and the northern part a wildlife management reserve. The Whanganui Inlet is both an ONF and within the NW Coast Marine ONL. Driving through Westhaven to Mangarakau you are struck by the naturalness. The Te Hapu area is ONL, from the Whanganui Inlet right down to the Paturau River.

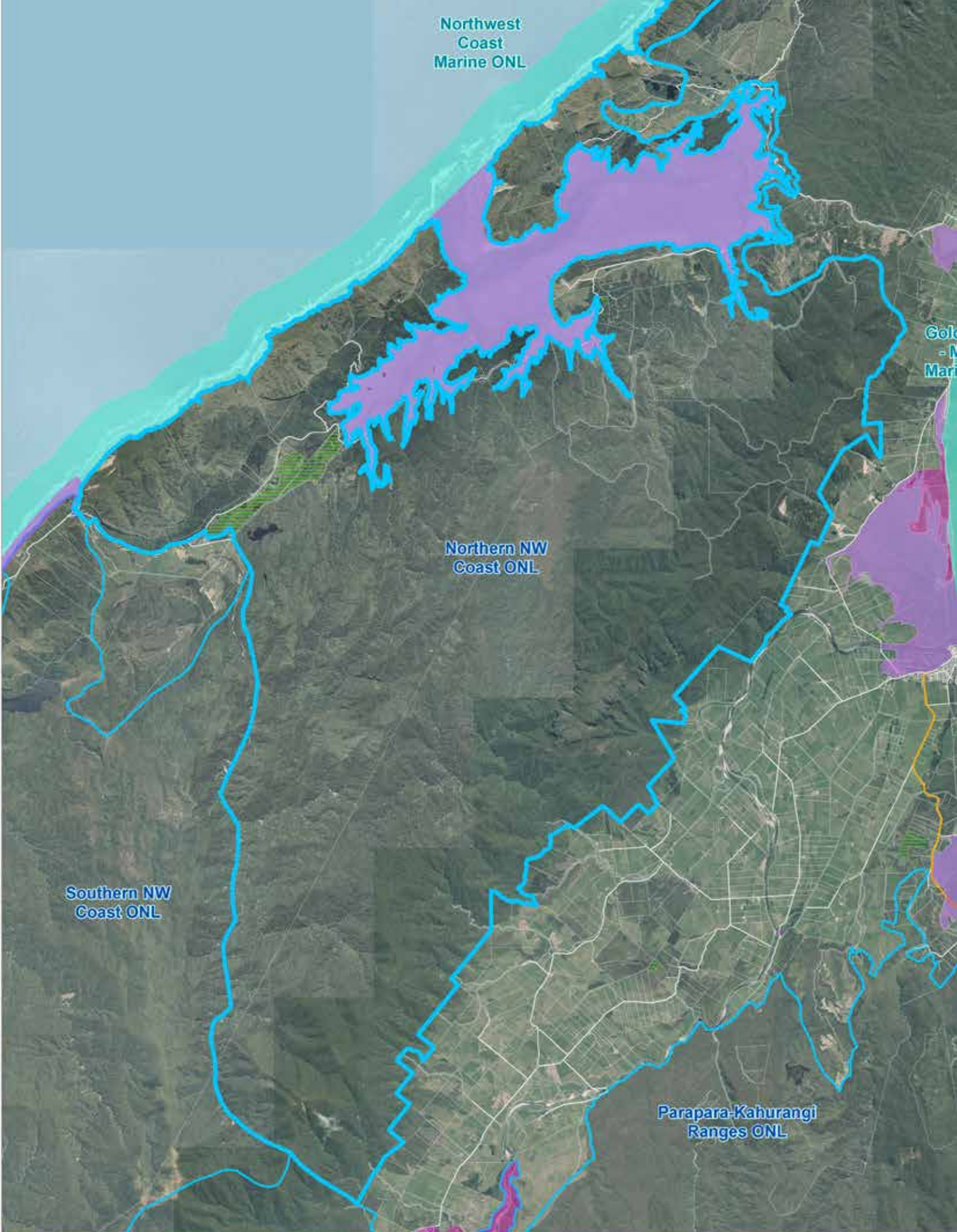
There is a sense of wildness and isolation.

#### Appropriate activities:

Normal farming practices, dolomite mining within the quarry area at Mount Burnett; existing wharf activity at Mangarakau.







**Northern NW Coast ONL**  
after 16th Small Group Meeting amendments

**Legend**

- ONL
- ONL-Marine
- ONF
- State Highway
- OEII Covenants

0 1.5 km

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## Outstanding Natural Landscapes

### Outstanding Natural Landscape

Southern NW Coast ONL  
(south of the Paturau River)

### Commentary

#### Description:

The ONL extends westwards from the Wakamarama Range ridgeline, and from the Paturau River in the north to the Kahurangi Lighthouse south of Big River. It includes Lake Otuhie, and extends to the coastal marine area in three locations. Two coastal strips have defined ONF status – the Anatori to Big River ONF and the Paturau ONF. Much of this ONL is conservation park.

#### Evaluation:

The group agreed this is an outstanding natural landscape.

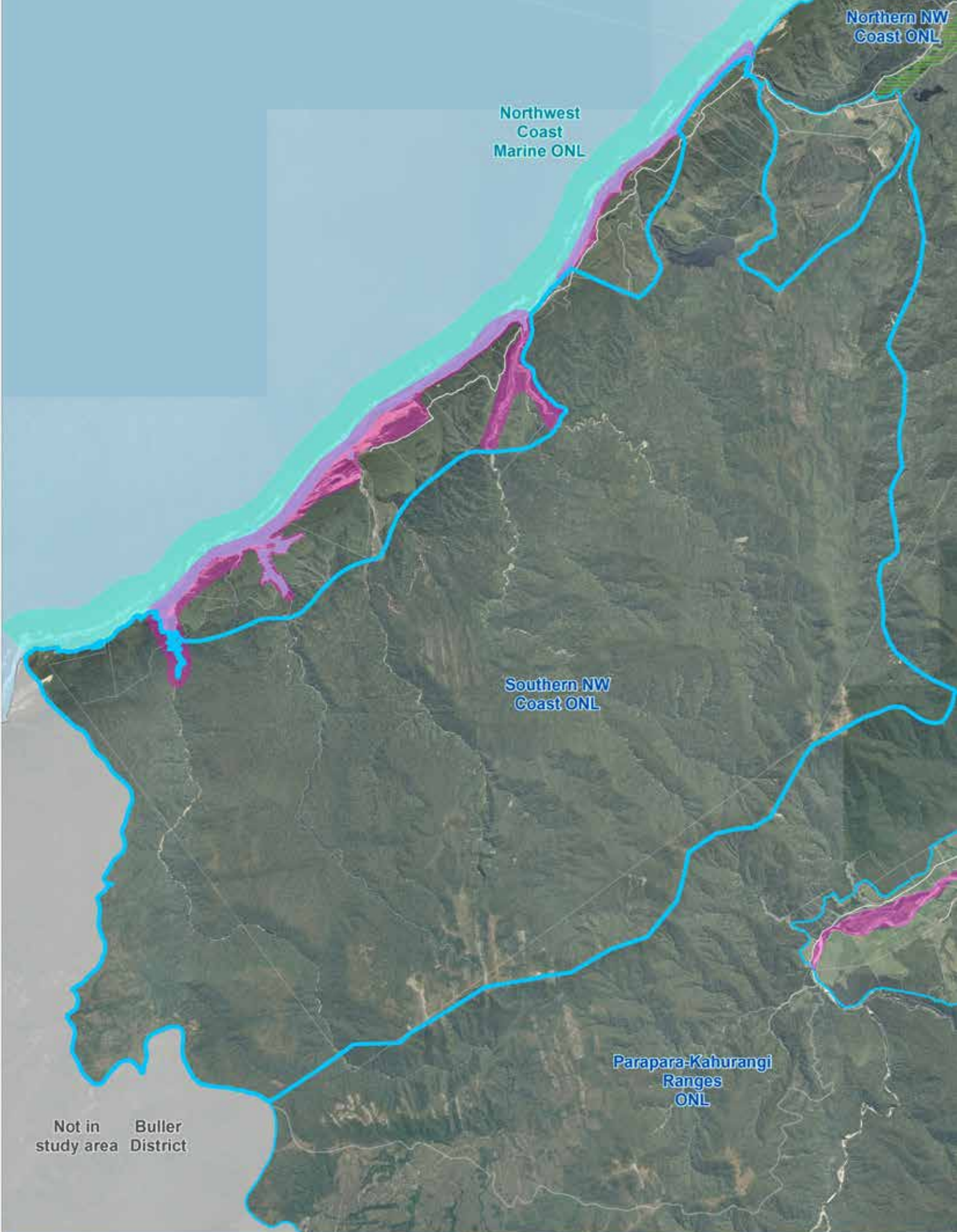
There are significant areas around Big River. Liz Kidson has commented on the cliffs and rock features north of Big River in her report. The 100 foot high sand dunes north of Turimawiwi are already owned by DOC. Lake Otuhie is amazing and the back of Lake Otuhie is spectacular. Paturau has great features either side of the river. The way the rock comes through the pasture is striking. There were papakainga on the dunes at Turimawiwi and mountains of middens at Anaweka.

There is a sense of wildness and isolation in the locality because of the no exit road.

#### Appropriate activities:

Normal farming practices.





Northern NW Coast ONL

Northwest Coast Marine ONL

Southern NW Coast ONL

Parapara-Kahurangi Ranges ONL

Not in study area Buller District

**Southern NW Coast ONL**  
after 16th Small Group Meeting amendments

- Legend**
- ONL
  - ONL-Marine
  - ONF
  - State Highway
  - GEI Coverants

0 1.5 km

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## Outstanding Natural Landscapes

### Outstanding Natural Landscape

Wharariki Coast ONL

### Commentary

#### Description:

The ONL extends north from Nguroa Bay to the base of the Farewell Spit ONF. It extends inland to the top of the forested ridge.

#### Evaluation:

The group agreed this is an outstanding natural landscape, including the farmland in the Puponga farm park.

The cliffs around to Wharariki are significant. Wharariki Beach and the coastal land around Cape Farewell, past Fossil Point to the base of Farewell Spit are stunning. Coming southwards in a continuous line they combine to make the coast legible and tell a dramatic story.

#### Appropriate activities:

Normal farming practices, in accordance with Department of Conservation permissions.





Northwest  
Coast  
Marine ONL

Wharariki  
Coast ONL

Northern NW  
Coast ONL

Golden  
Bay - Mohua  
Marine ONL

**Wharariki Coast ONL**  
after 16th Small Group Meeting amendments

- Legend**
- ONL
  - ONL-Marine
  - ONF
  - State Highway
  - QEII Covenants

0 0.6 km

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## Outstanding Natural Landscapes

### Outstanding Natural Landscape

Northwest Coast Marine ONL

### Commentary

#### Description:

The ONL extends the length of the Northwest Coast to the tip of Farewell Spit, and from mean high water springs out to one kilometre. It includes the Archway Islands, other coastal rocky outcrops, the Whanganui Inlet, and other estuaries and inlets to mean high water springs.

#### Evaluation:

The group agreed this coastal strip is an outstanding natural landscape / seascape.

It abuts land-based ONLs and ONFs along its whole length.

There is a Mātaitai Reserve from the south side of the river mouth within Nguroa Bay to Kaihoka Point. There is a second Mātaitai Reserve from the south side of the Paturau River mouth to the northern side of the Turimawīwi River mouth. Commercial fishing is not allowed.

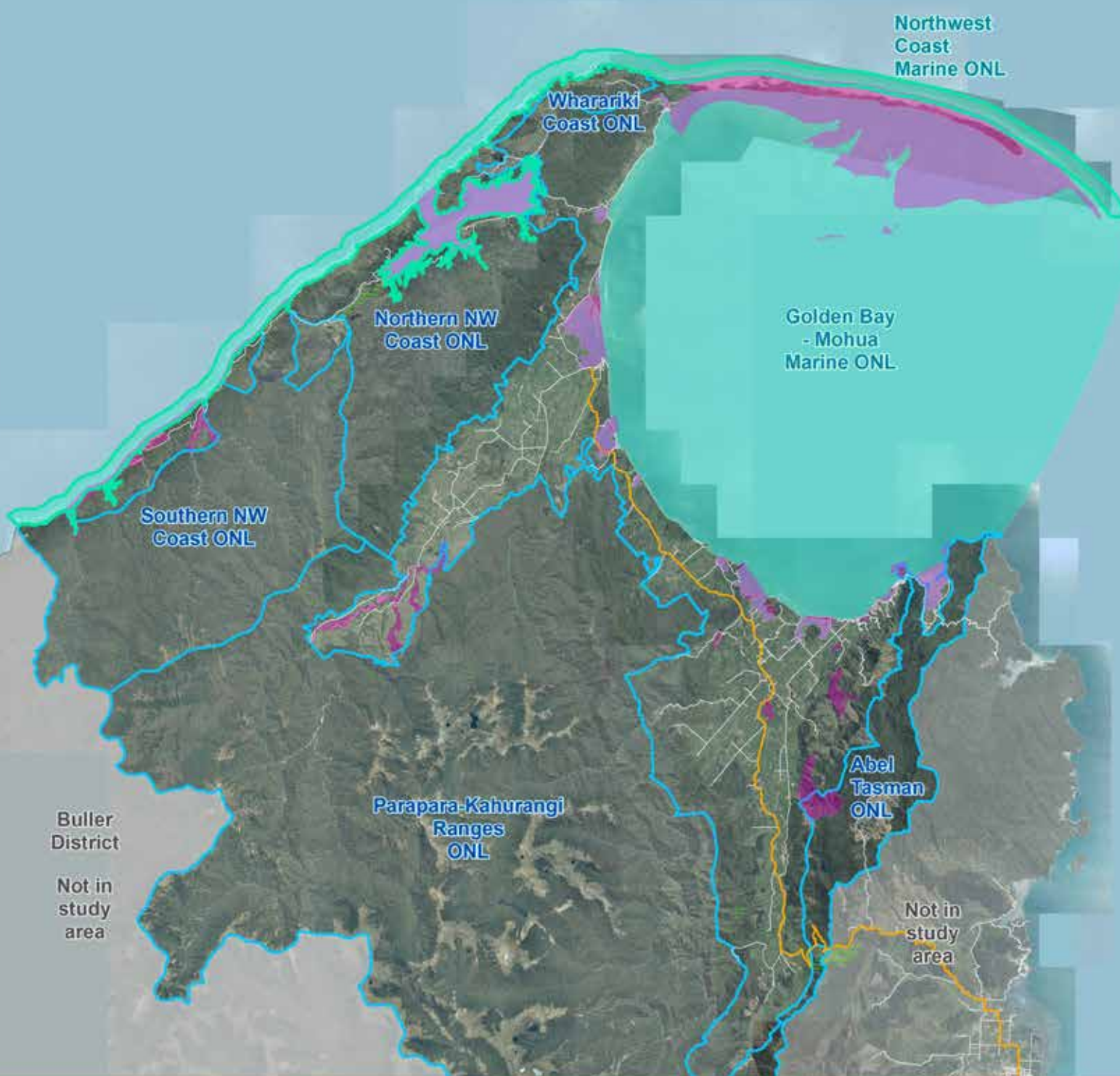
Iwi wish to retain protected customary rights over food gathering and other tikanga activities along the coast and in the Whanganui Inlet and other estuaries, all of which are part of the coastal marine area.

The ONL is a narrower strip than the Golden Bay / Mohua Marine ONL as it is more closely connected to the land (extends seaward 1 km – just over half a nautical mile).

#### Appropriate activities:

Recreational boating; commercial and recreational fishing in unrestricted areas.





**Northwest Coast Marine ONL**  
after 16th Small Group Meeting amendments

**Legend**

- ONL
- ONL-Marine
- ONF
- State Highway
- DEI Covariants

0 5 km

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## Outstanding Natural Landscapes

### Outstanding Natural Landscape

Golden Bay / Mohua Marine ONL

### Commentary

#### Description:

The ONL includes all the coastal marine area within an arc extending from the tip of Farewell Spit to Separation Point / Te Matau and inward to mean high water springs. The estuary and inlet ONFs are also part of the Golden Bay / Mohua Marine ONL.

At Port Tarkohe the ONL extends onto land, to abut the Port Tarkohe Cliffs ONF.

#### Evaluation:

The group agreed, as determined by the Environment Court, that the Golden Bay / Mohua Marine ONL is an outstanding natural landscape / seascape across the whole bay.

It is accepted that boating, fishing and marine farming are part of the character of the bay.

Iwi wish to retain protected customary rights over food gathering and other tikanga activities in the bay and estuaries, all of which are part of the coastal marine area.

Wainui Bay is an area of beauty, also valued by the community for the quality of spat produced by the marine farm.

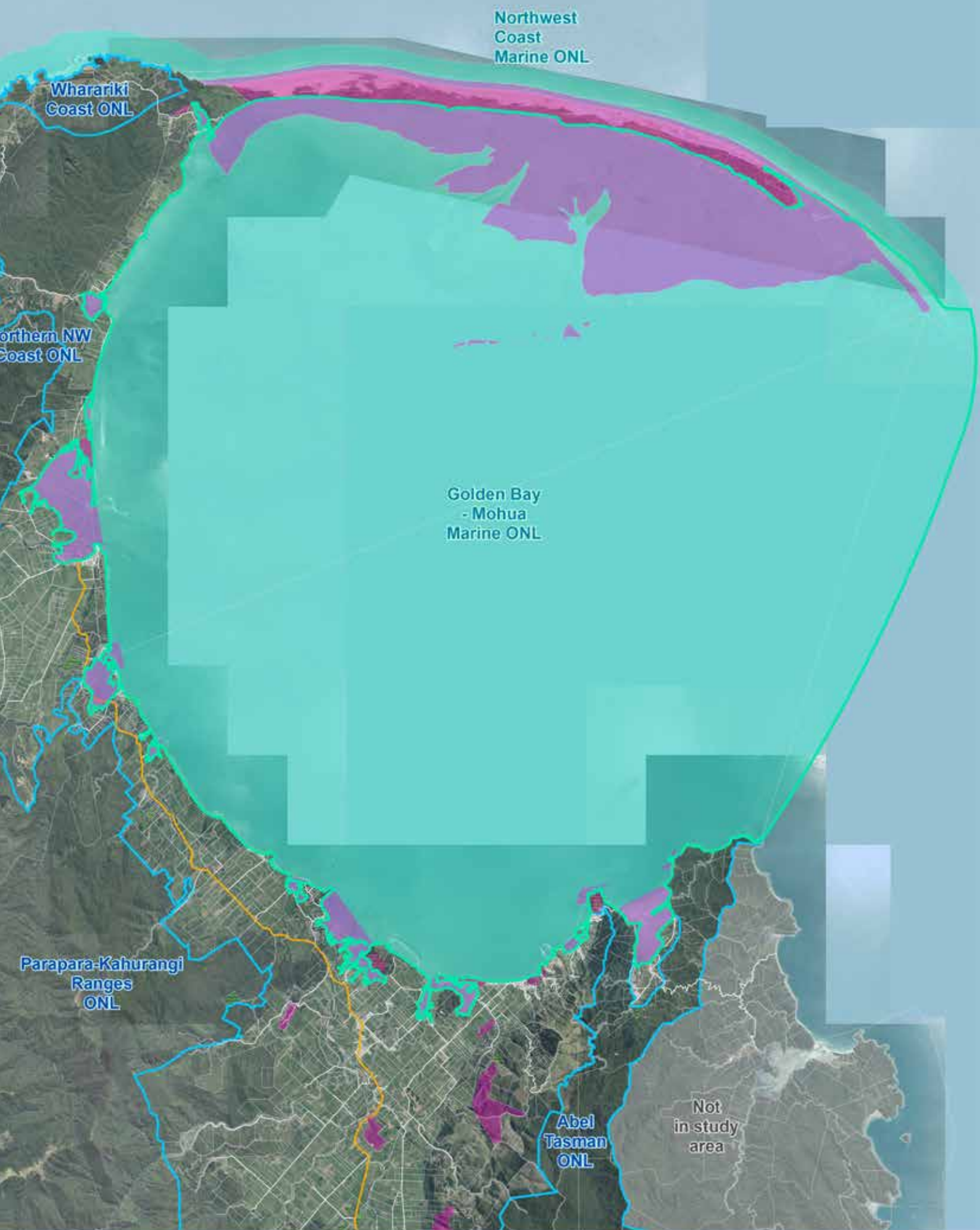
#### Appropriate activities:

Port operations at Port Tarkohe; existing mussel spat farming at Wainui Bay; aquaculture in defined areas of the Bay; commercial and recreational boating and fishing activity; navigational aids; mooring opportunities.

Activities at Port Tarkohe are appropriate in the context of a wider strategic planning exercise for the locality.







**Golden Bay - Mohua Marine ONL**  
after 16th Small Group Meeting amendments

**Legend**

- ONL
- ONL-Marine
- ONF
- State Highway
- OER Covenants

0 2.5 km

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## Outstanding Natural Landscapes

### Outstanding Natural Landscape

Parapara-Kahurangi Ranges ONL

### Commentary

#### Description:

The ONL extends from the Wakamarama Range in the west to the Takaka Hill in the east. It abuts the Southern NW Coast ONL along its western edge, and abuts the Abel Tasman ONL at State Highway 60. It follows the DOC boundary below Parapara Peak.

The ONL includes most of the Kahurangi National Park and the features within it. Features within include Goulard Downs, Mount Olympus, the Boulder Lake, Lake Stanley, Lake Sylvester, Parapara Peak, Mount Snowden, the Cobb Valley and dam, and Hailes Knob.

#### Evaluation:

The group agreed this is an outstanding natural landscape. The Kahurangi National Park has many inaccessible areas that the group has been unable to ground-truth. Apart from some variation at the edges, most of the National Park has been included on the basis that evaluating 'scenic quality' is part of the DOC assessment process for National Park status.

The northern part of the Heaphy Track is of significance to Iwi as an 'overlay site'. DOC is bound to have regard to the cultural significance and apply the principles of 'kahukiwi' in any management regime.

#### Aorere Valley:

There is a significant vista above the massive stretch of peneplain that leads up to Mount Olympus, and to the west the striking face of the Wakamaramas and the Haidinger Bluffs are in view. The higher your eye goes the more spectacular the landscape. The area has visual integrity, and there is a reservation in the group about the exclusion of the peneplain.

Along the lower valley, the Burnett Range cliff faces are most spectacular. The Aorere Goldfields are included in the ONL along its eastern edge.

#### Takaka Valley:

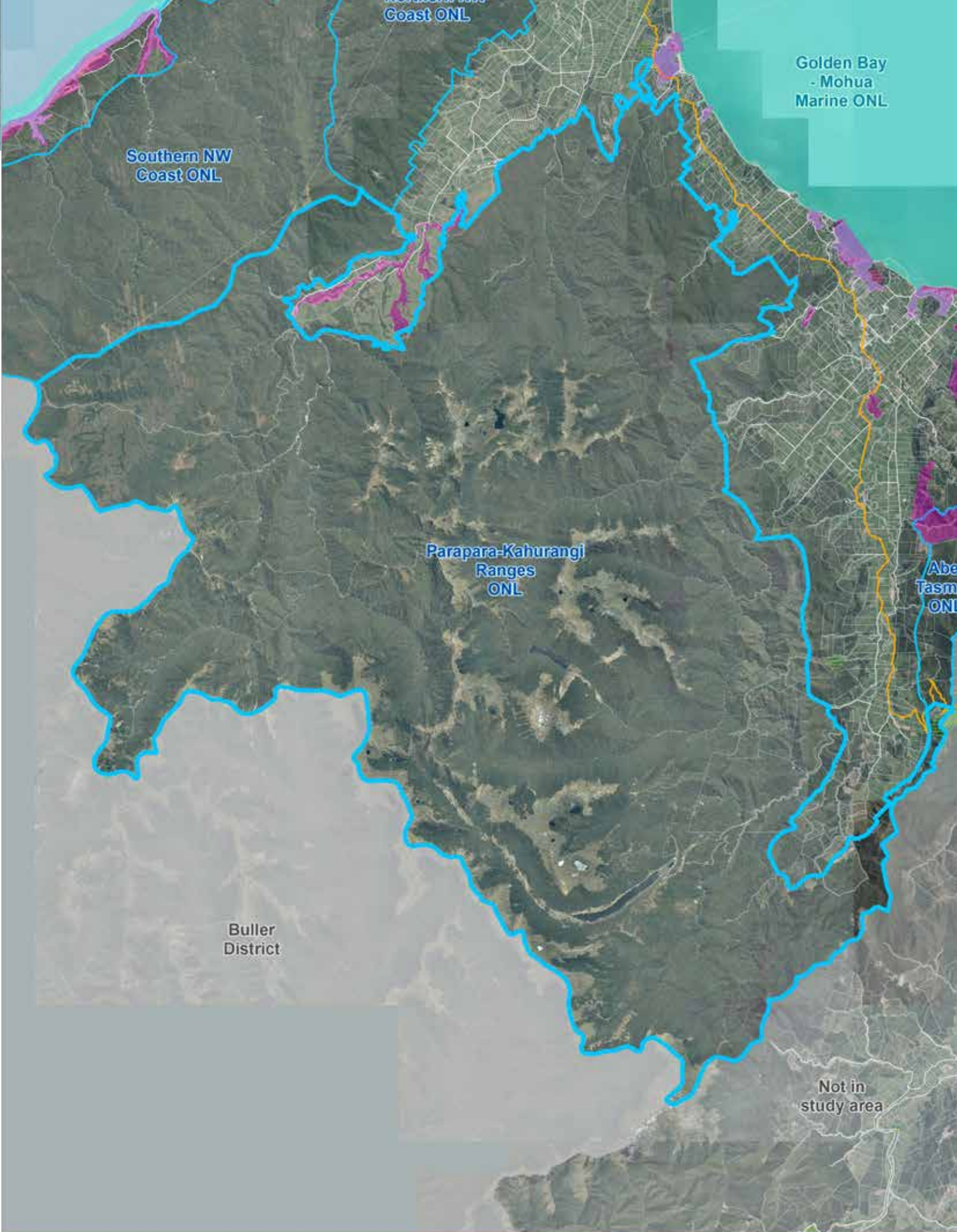
The upper bluffs, ridges and natural vegetation south of the Takaka Hill Highway (from State Highway 60) are significant when viewed from within the valley. A line was agreed skirting the lower level of Hailes Knob and continuing around the upper reaches on the western side.

The ONL includes the upper levels of the ranges surrounding Barron Flat for the increasing undulation and the increasing presence of karst features. There is a link across the top of the valley between Barron Creek and the Waitui Creek gorges. An agreed edge to the western side of the Takaka Valley is set at a consistent eye-level below the visible ridge, based on perceptions of land form, land cover and land use variation.

#### Appropriate activities:

In accordance with the Kahurangi National Park Management Plan and the Department of Conservation Management Strategy; normal farming practices outside the DOC estate.





**Parapara-Kahurangi Ranges ONL**  
after 16th Small Group Meeting amendments

- Legend**
- ONL
  - ONL Marine
  - ONF
  - State Highway
  - QEII Downs

0 3.5 km

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## Outstanding Natural Landscapes

### Outstanding Natural Landscape

Abel Tasman ONL

### Commentary

#### Description:

The ONL includes that part of the Abel Tasman National Park within the Golden Bay catchment, west of Separation Point / Te Matau. It includes Whariwharangi, the sloping backdrop to Wainui Bay, Canaan Downs, and the upper reaches of the eastern Takaka Valley between Gorge Creek and State Highway 60 at the Takaka Hill.

Features within include Wainui Falls and Harwoods Hole.

#### Evaluation:

The group agreed this is an outstanding natural landscape.

The Abel Tasman National Park straddles the eastern edge of Golden Bay / Mohua. It has many inaccessible areas that the group has been unable to ground-truth. Apart from some variation at the edges, most of the National Park has been included on the basis that evaluating 'scenic quality' is part of the DOC assessment process for National Park status.

#### Wainui Bay:

Wainui Bay is moderately natural with roading, tracks and pastoral use. Naturalness is higher with modified farming areas excluded from the ONL. The marine processes are evident, and there is diverse vegetation, presence of whitebait and native snails. Transience, vividness and coherence are moderately high, with very high legibility.

It depends on where you stop to view the landscape. The headlands and coast are spectacular, and it is not until you drive around that you are aware of the farmland. There was a reservation in the group about the exclusion of the farmland.

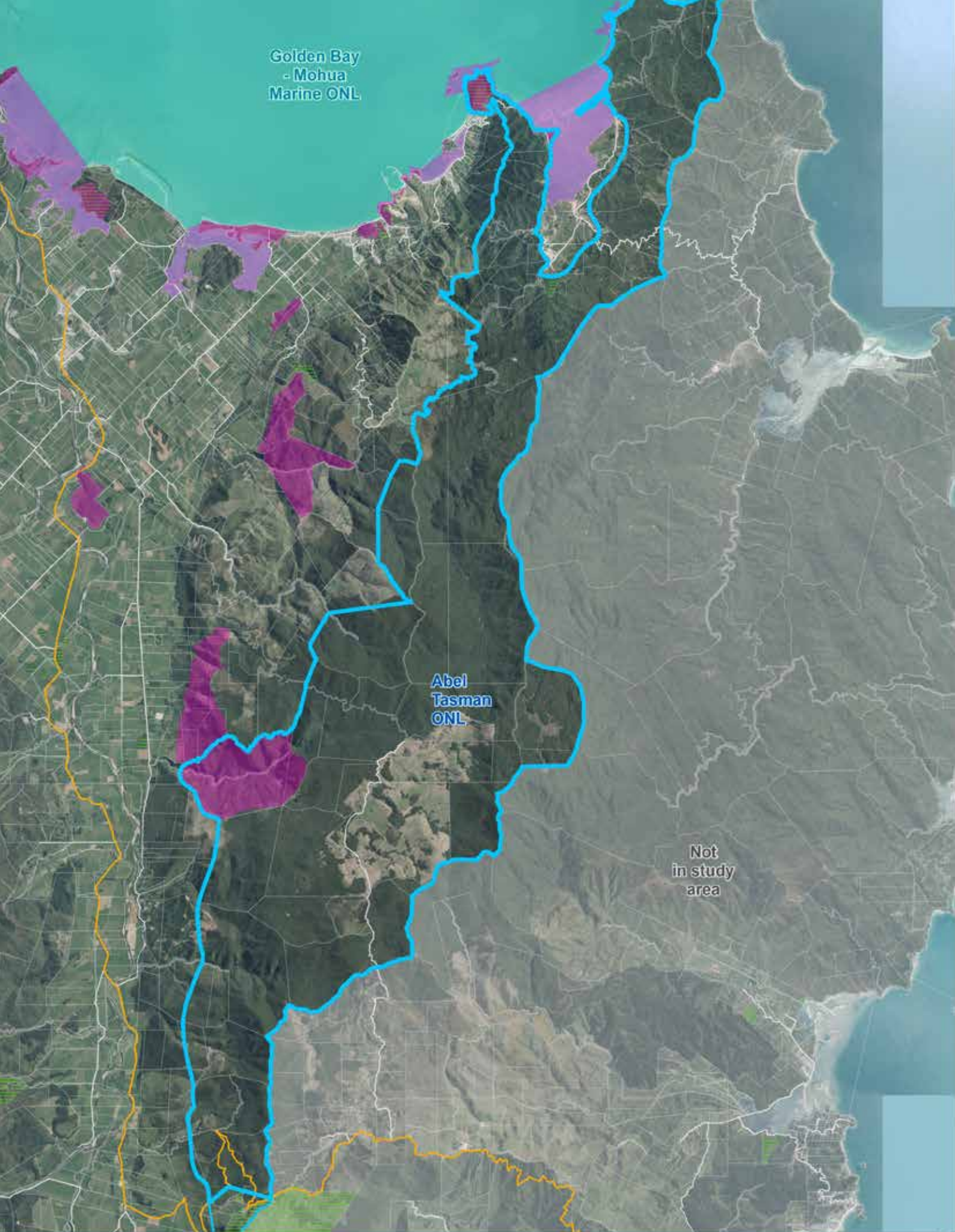
#### Takaka Valley:

Gorge Creek, on the eastern side, is where the Takaka Valley narrows. The Gorge Creek Gully ONF is within the ONL and defines its edge. The abutting Gorge Creek Face ONF is outside the ONL. The area above Eureka Bend is included in the ONL. The view from the road into the valley is a macro-view of a sweeping landscape, which affects landowners, tourists and others coming in to the valley.

#### Appropriate activities:

In accordance with the Abel Tasman National Park Management Plan and the Department of Conservation Management Strategy. Normal farming practices are also appropriate in some locations, such as Canaan Downs and Wainui Bay.





**Abel Tasman ONL**  
 after 16th Small Group Meeting amendments

**Legend**

- ONL
- ONL-Marine
- ONF
- State Highway
- QEII Covenants

0 1.5 km

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# Outstanding Natural Features

## Estuary / Inlet ONFs

### General Comments:

The estuaries together are like a string of pearls that create the coastal experience of Golden Bay / Mohua. The estuaries are ONFs that sit within the broader Golden Bay / Mohua Marine ONL.

While part of the character of an estuary is the sea water that comes in tidally, they also have exposed flats and promontories, sandspits and islands, and are much more integrated with the land. They are visited, painted and photographed, with high natural values and transience.

The extent of the estuary is generally mean high water springs with the exception of unmodified headlands, spits, promontories, and some specified contiguous coastal wetland areas.

Iwi wish to retain protected customary rights over food gathering and other tikanga activities in the estuaries, all of which are part of the coastal marine area.



## Outstanding Natural Features

### Puoponga Inlet ONF

#### General Comments:

The group agreed this to be an ONF, including Abel Head, and two contiguous wetland areas. The southern peninsula, while part of the form of the inlet, is not ONF due to the dense residential settlement.

It is noted that the Puoponga Pah site at Abel Head has been returned to Iwi to be managed as a reserve, as part of cultural redress provisions.



## Outstanding Natural Features

### Pakawau Inlet ONF

#### General Comments:

The group agreed this to be an ONF, including a northern promontory, the reserve portion of the southern headland, and a seaward extension into the bay.

It is noted that the southern headland has been returned to Iwi to be managed as a reserve, as part of cultural redress provisions.





## Outstanding Natural Features

### Ruataniwha – Waikato Inlet ONF

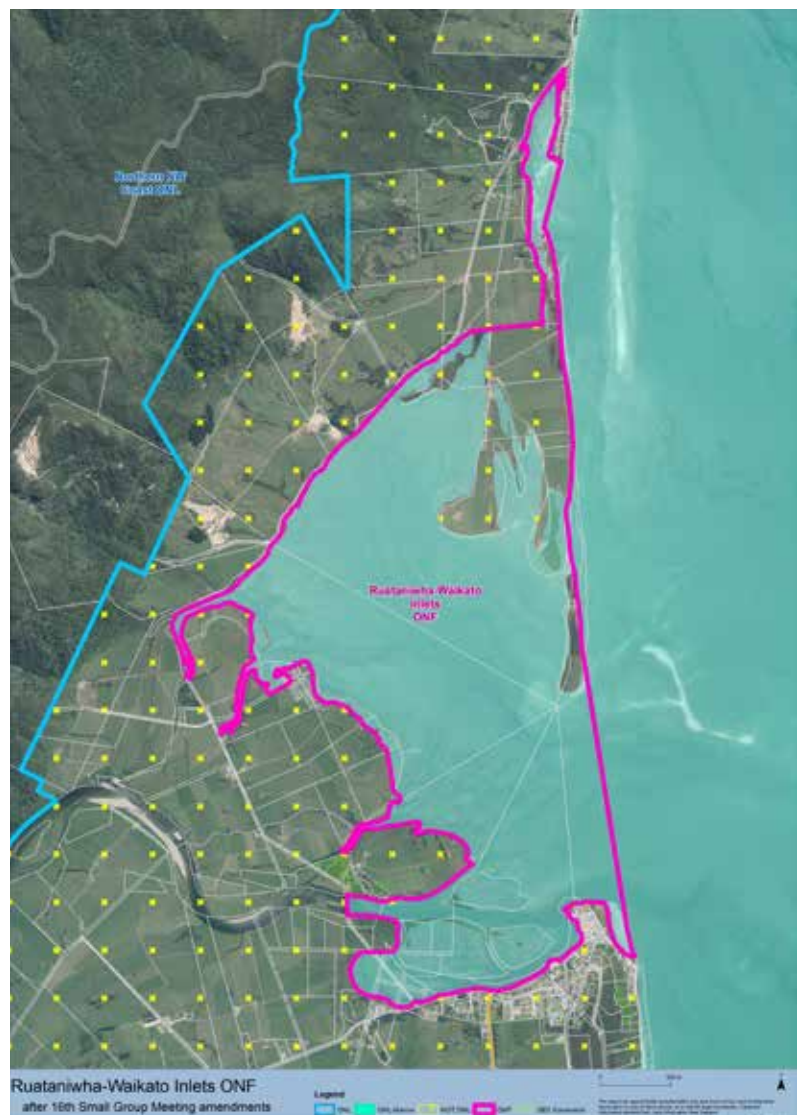
#### General Comments:

The group agreed this to be an ONF and acknowledged the relationship between the two estuaries.

While the Totara Avenue spit is an integral part of the Waikato Inlet estuarine form, because of the numbers of dwellings present, it is not included in the defined ONF.

The roosts and small islands within the Ruataniwha Inlet are included in the ONF as is the Ferry Point headland.

The group acknowledged the importance of the wharf and its associated economic activity.



## Outstanding Natural Features

### Parapara Inlet ONF

The group agreed this to be an ONF.

It excludes most of the Milnthorpe Reserve. However a portion of the reserve forms the northern headland to the inlet and this is included. The settlement at Milnthorpe is not included.

The spit enclosing the inlet is important and integral to the feature. The ONF includes the reserve at the end of the southern spit, the jetty at Milnthorpe Quay, but not the built up area around Parapara.

It is noted that this southern reserve has been returned to Iwi to be managed as a reserve, as part of cultural redress provisions.



## Outstanding Natural Features

### Onekaka Estuary ONF

The group agreed this to be an ONF.

The headlands on both sides of the estuary mouth comprise the form of the feature but are not included in ONF because of the degree of modification. Two island areas abutting the northern causeway are included in the ONF.

The estuary extends out into the bay to acknowledge the historic remains of the Onekaka wharf.



## Outstanding Natural Features

### Onehau Estuary ONF

The group agreed this to be an ONF, including the bush covered headland extending to the edge of the QEII covenanted land.

It has a high level of naturalness, including a sandspit extending into the feature. Its shape is unique and although smaller than the other estuarine features, it has a strong tidal influence.



## Outstanding Natural Features

### Waitapu Estuary ONF

The group agreed this to be an ONF, including the protected bush area on Sopers Hill southern headland.

The Rangihaeata headland creates the northern form of the estuary. The estuary has changed with the diversion of the mouth of the Takaka River.

The group acknowledged the importance of the Waitapu wharf and its associated economic activity.



## Outstanding Natural Features

### Motupipi Estuary ONF

The group agreed this to be an ONF, including the reserve and golf course on the western headland.

Although modified, it is perceived as natural, and has high cultural significance with the historic cemetery.

The Motupipi Hill is highly modified, however the cliffs along the north eastern side form a backdrop to the ONF.



## Outstanding Natural Features

### Ligar Bay Estuary ONF

The group agreed this to be an ONF.

The headlands are outstanding when viewed from the ocean. The sea face of the northern headland is included, as well as the southern headland where the Abel Tasman Monument is sited.

An internal promontory effectively divides the estuary into two parts.



## Outstanding Natural Features

### Wainui Bay Inlet ONF

The group agreed this to be an ONF.

The feature includes the Tata headland (Abel Tasman Point), the Tata Islands, and a narrow coastal strip joining these to the lower part of the feature. A coastal strip also extends north on the eastern side to connect Taupo point to the ONF. The lower part of the ONF, from a line across from Uarau Point where the shallows begin, extends over the sand spits and into the inner inlet.

The highly exposed golden sands create strong transience. This inlet is unusual in combining both a bay and an inlet.

There was a reservation in the group about whether the ONF should include the whole bay.





## Outstanding Natural Features

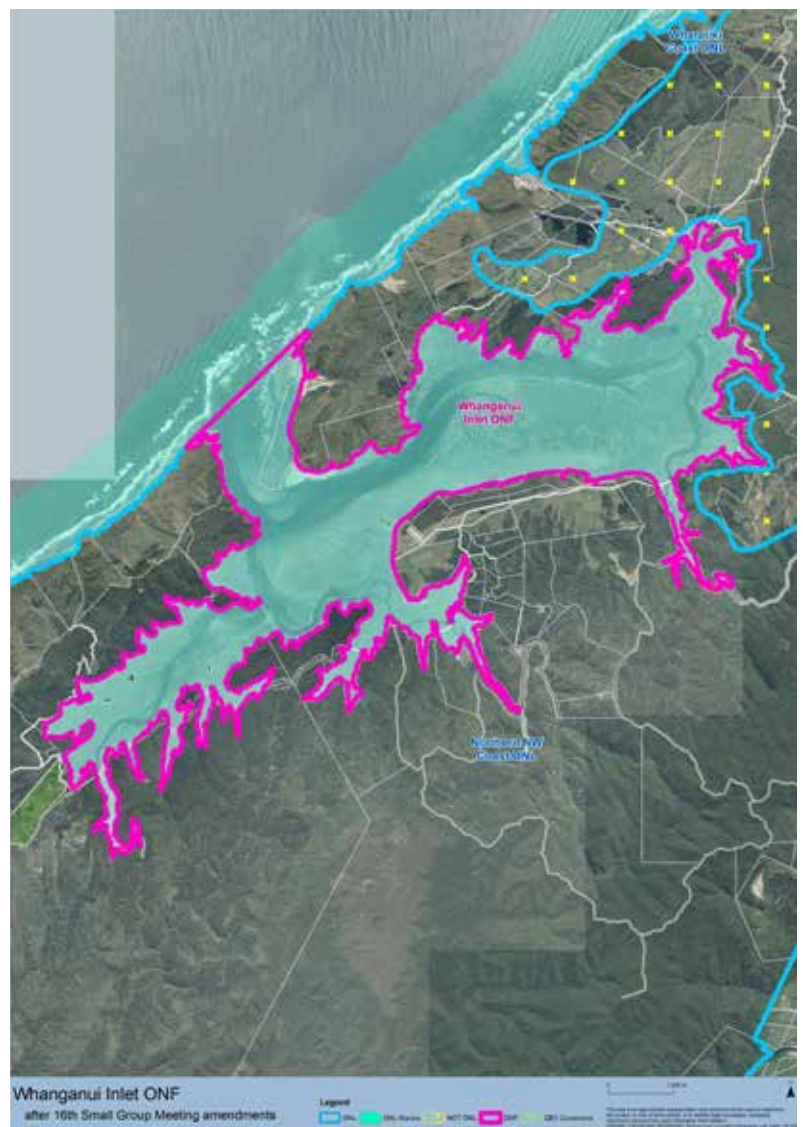
### Whanganui Inlet ONF

The group agreed this to be an ONF.

The feature is surrounded by the Northern NW Coast ONL, and is part of the Northwest Coast Marine ONL.

It is the second largest barrier-enclosed inlet in the South Islands with more than 70 creeks and streams feeding into it. The southern part is the Westhaven marine reserve and the northern part is a wildlife management reserve.

The group acknowledged the importance of the Mangarakau wharf and its associated economic activity.



## Outstanding Natural Features

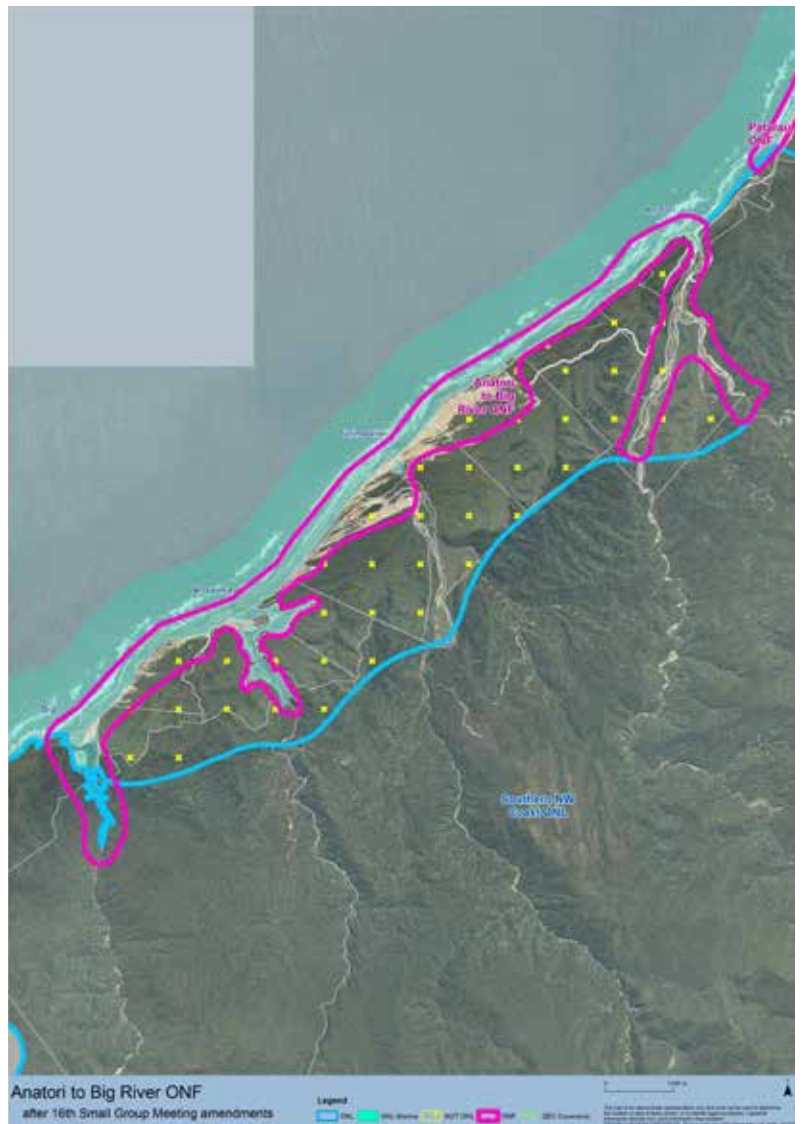
### Anatori to Big River ONF

The group agreed this to be an ONF.

It includes the coastal strip of features including the beaches, the four river mouths, two dune systems and the cliffs down to mean high water springs.

North of Big River, the Anaweka River and the sand dunes around Turimawiwi are in the ONF. The Anatori River has amazing features around it.

Normal farming practices are appropriate within this ONF.



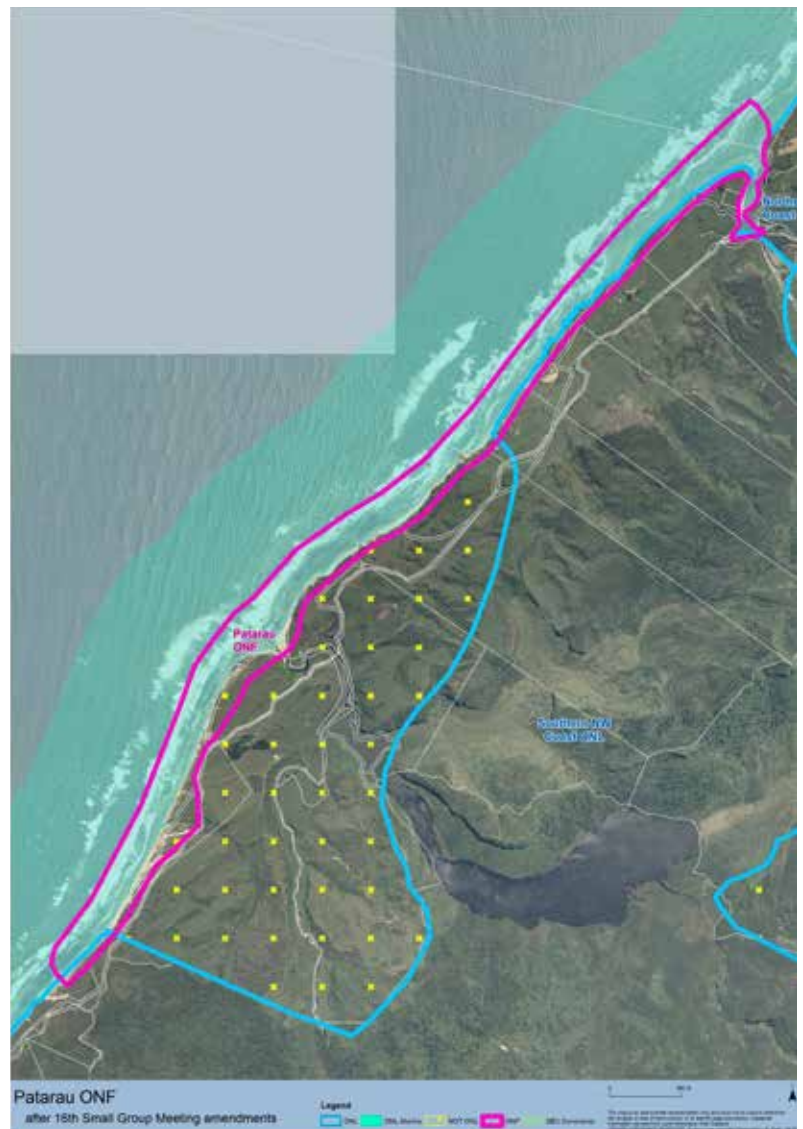
## Outstanding Natural Features

### Patarau ONF

The group agreed this coastal strip to be an ONF.

Coastal features are part of this ONF, including the limestone cliffs down the coast and both sides of the Patarau River mouth.

Normal farming practices are appropriate within this ONF.



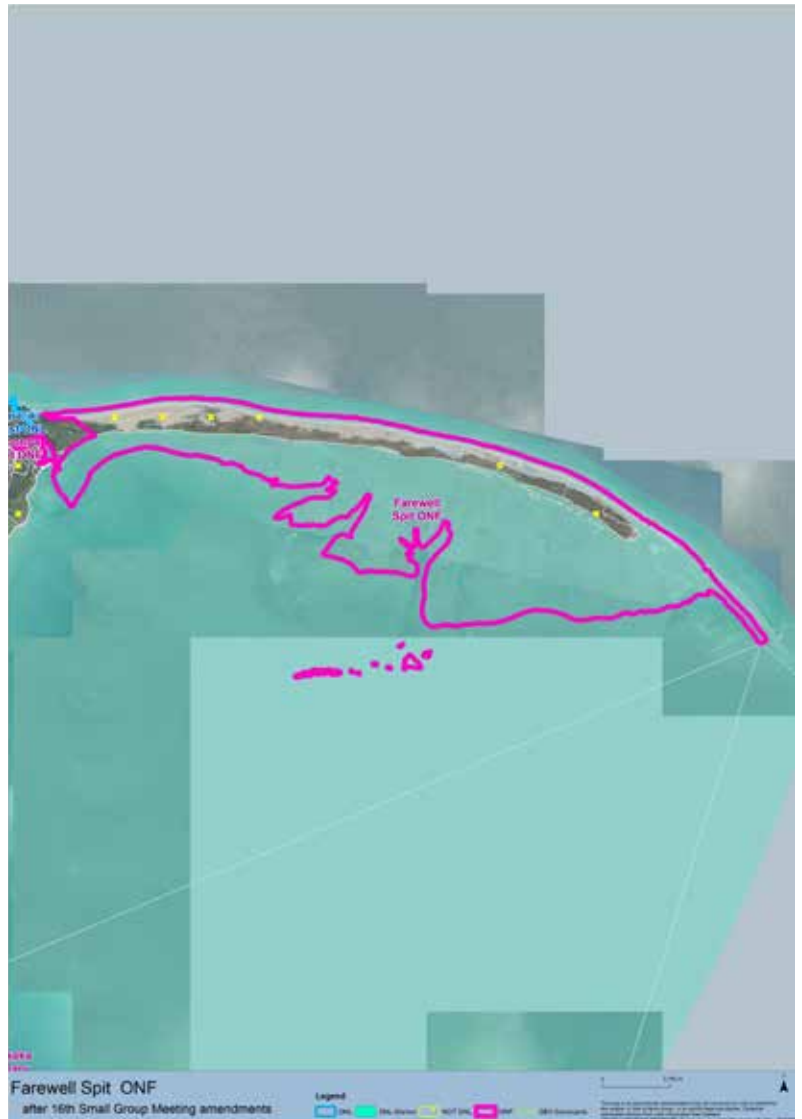
## Outstanding Natural Features

### Farewell Spit ONF

The group agreed Farewell Spit is the jewel in New Zealand's crown. It is an absolutely outstanding ONF.

The tidal flats are of great significance in the bay and are part of the feature.

The area is an overlay site in the Treaty settlement deeds, meaning that DOC must apply principles of kahukiwi in managing the site.

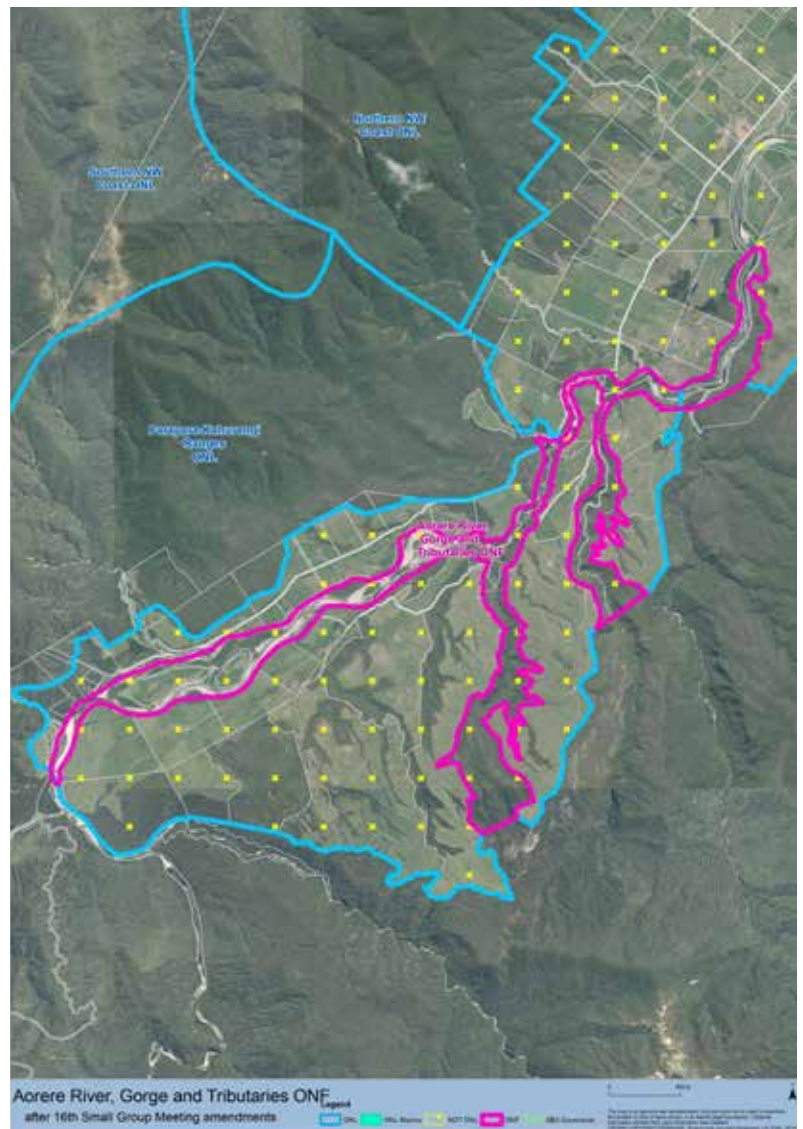


## Outstanding Natural Features

### Aorere River, Gorge and Tributaries ONF

The group agreed the Aorere River, Gorge and tributaries (the Salisbury and Finney Creeks) to be an ONF. The braided section of the Aorere River is the only example of a braided river pattern in Golden Bay.

Farming within the braids of the river is an appropriate activity.



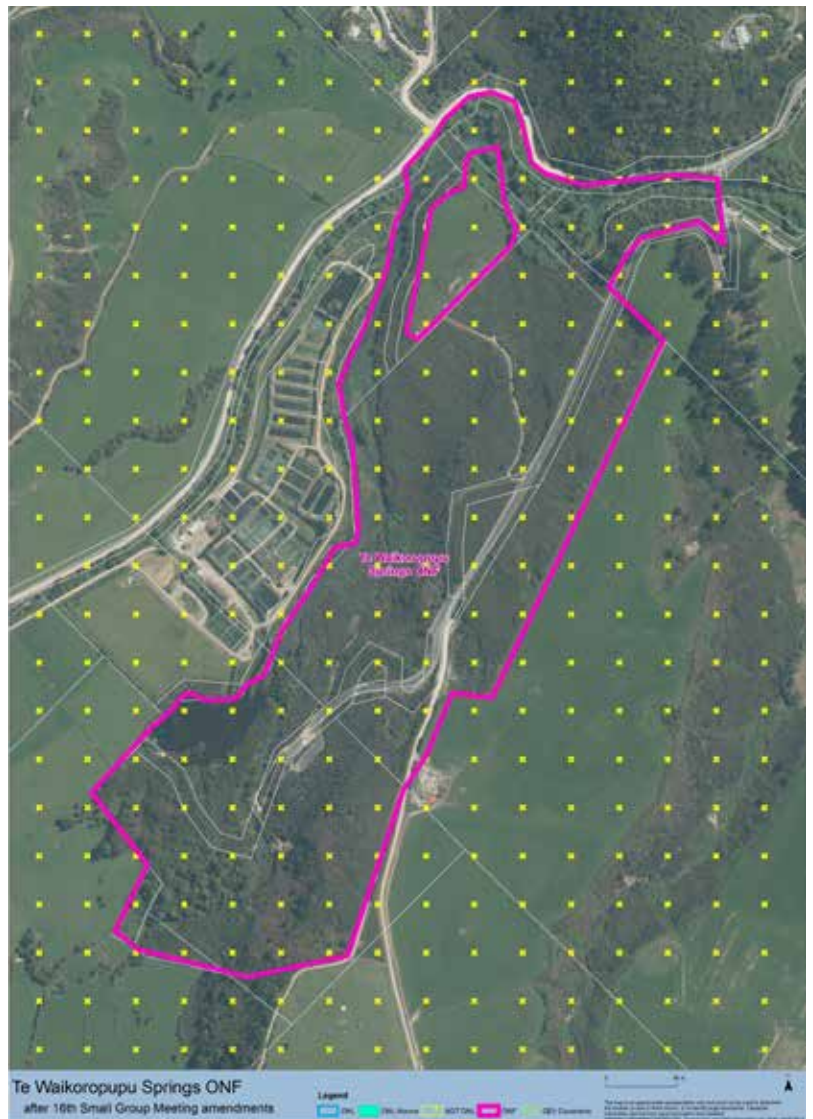
## Land based ONFs

### Te Waikoropupu Springs ONF

The group agreed this to be an ONF of very high status.

The group suggests additional information may be found in the Te Waikoropupu Springs Management Plan. Reference to the Iwi Statutory Acknowledgement document is also advised.

The feature is one of three overlay sites in the Treaty settlement deeds, meaning that DOC must apply principles of kahukiwi in managing the site.



## Land based ONFs

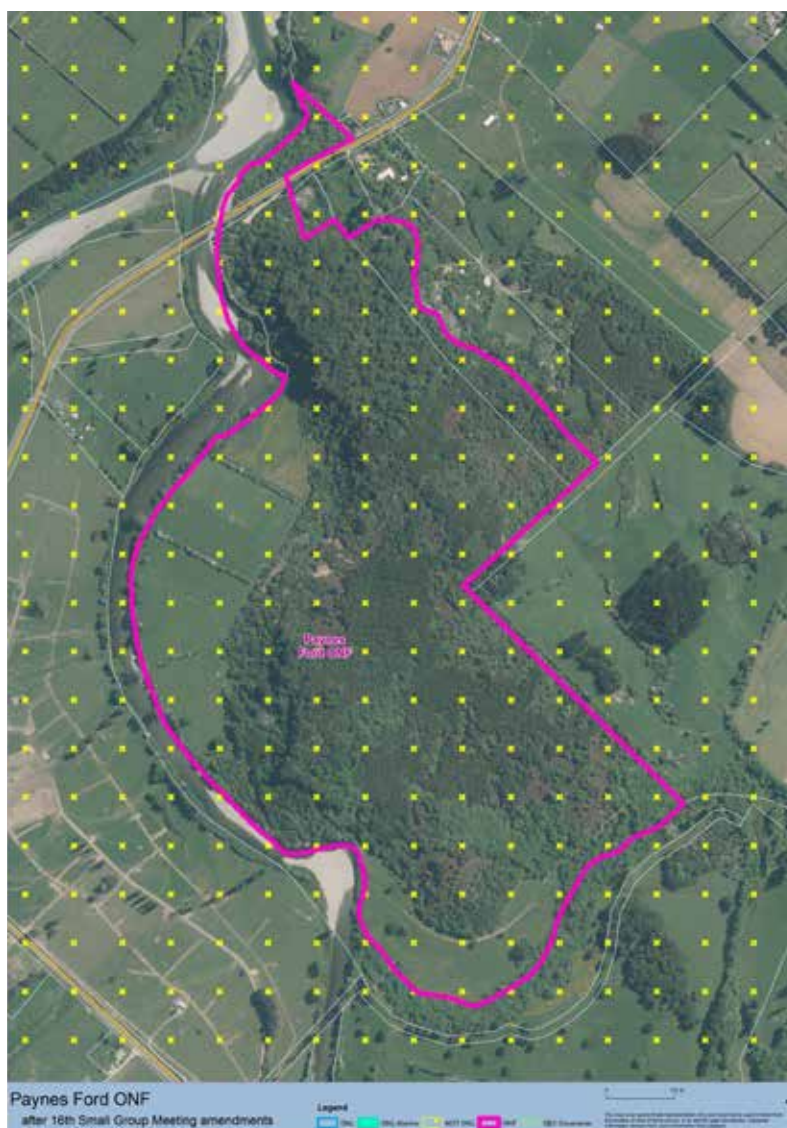
### Paynes Ford ONF

The group agreed the Paynes Ford cliffs to be an ONF.

The feature includes some limestone outcrops in the Takaka River and some contiguous land with similar land form and regenerating bush cover on the property to the north. Discussions with the adjoining land owner have helped define this edge.

It also includes DOC land by the river, earmarked for regeneration as well as a harakeke restoration and planting area.

The feature has high legibility.

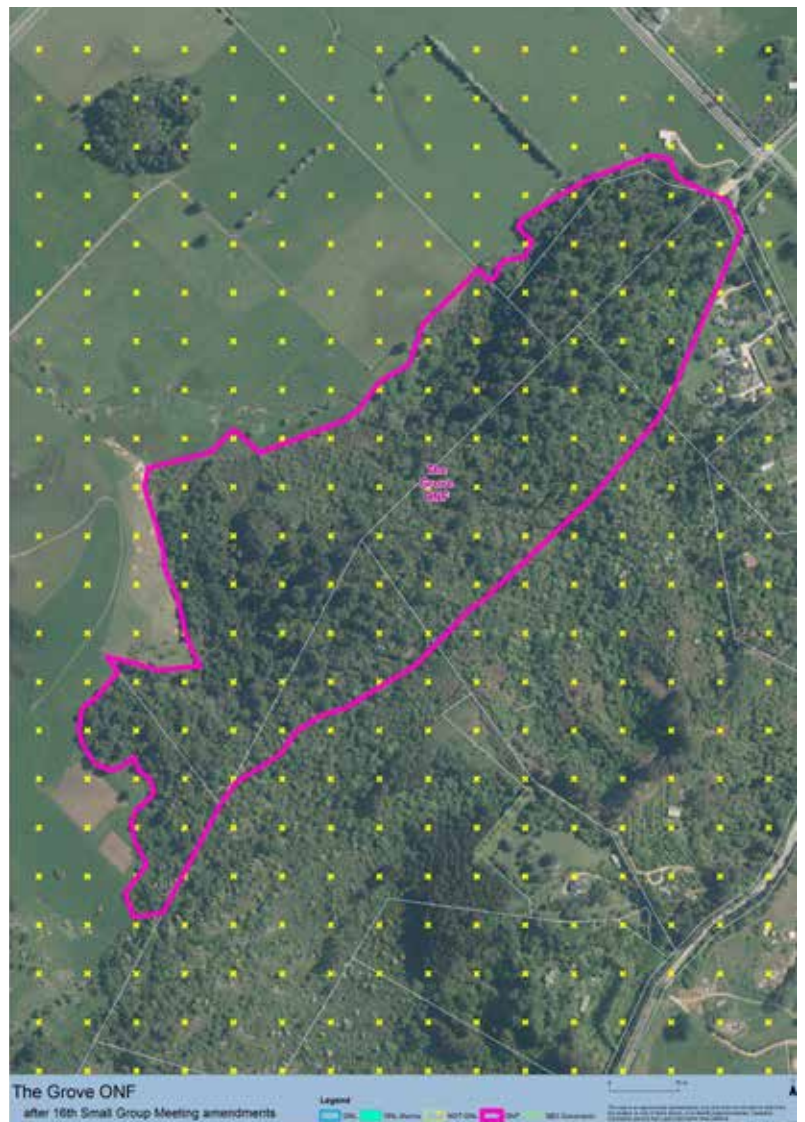


## Land based ONFs

### The Grove ONF

The group agreed the Grove to be an ONF.

It includes some areas of contiguous land form and cover on adjoining land where there is limited modification. It is part of the northern section of the 'hogsback' karst formation. There are some Waahi Tapu sites in this location.



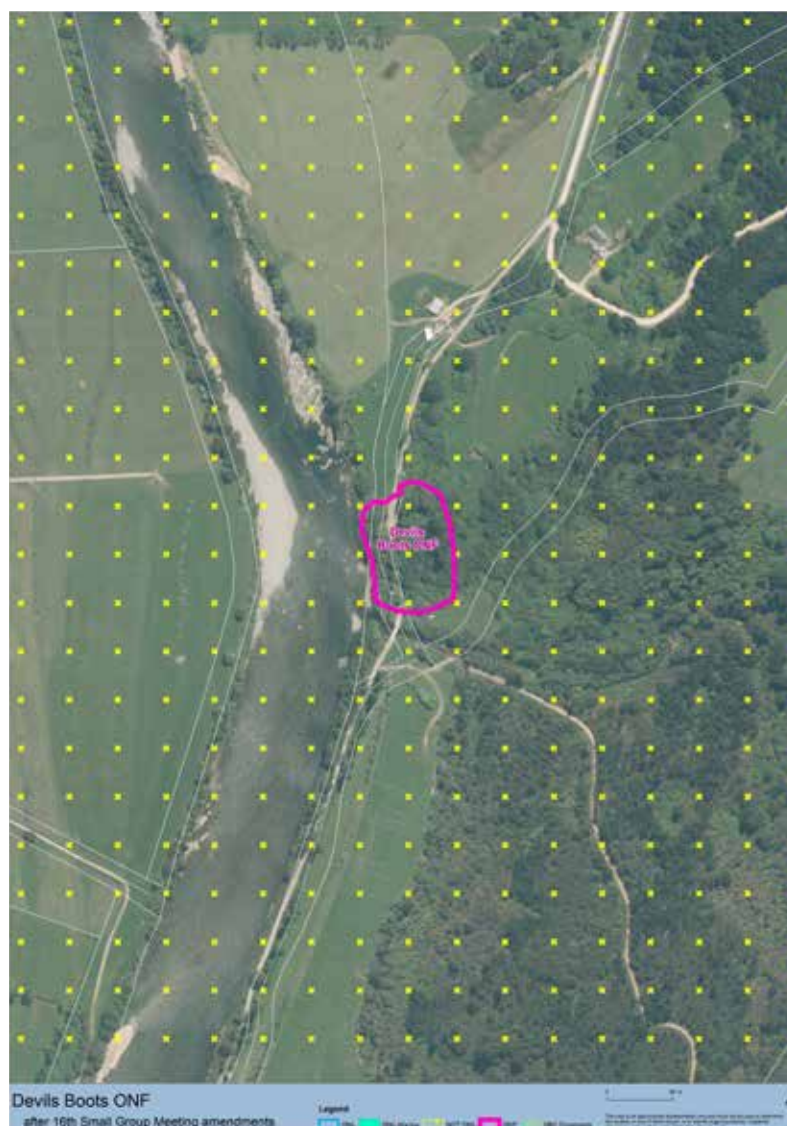


## Land based ONFs

### Devils Boots ONF

The group agreed this to be an ONF.

It has very high shared and recognised qualities in addition to the river features, surrounding karst forms and intact ecology in the bush. It has been an icon in the local history for a long while.

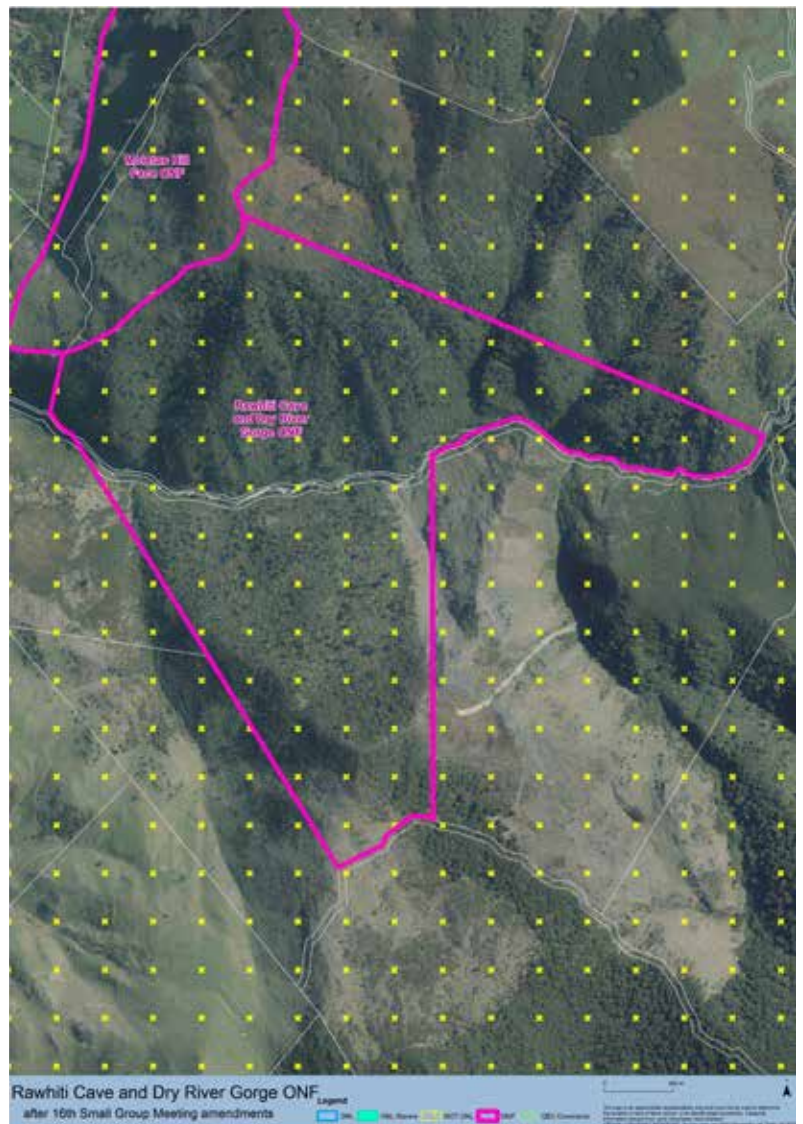


## Land based ONFs

### Rawhiti Cave & Dry River Gorge ONF

The group agreed this to be an outstanding natural feature.

It is of similar standing to the Gorge Creek Gully ONF.

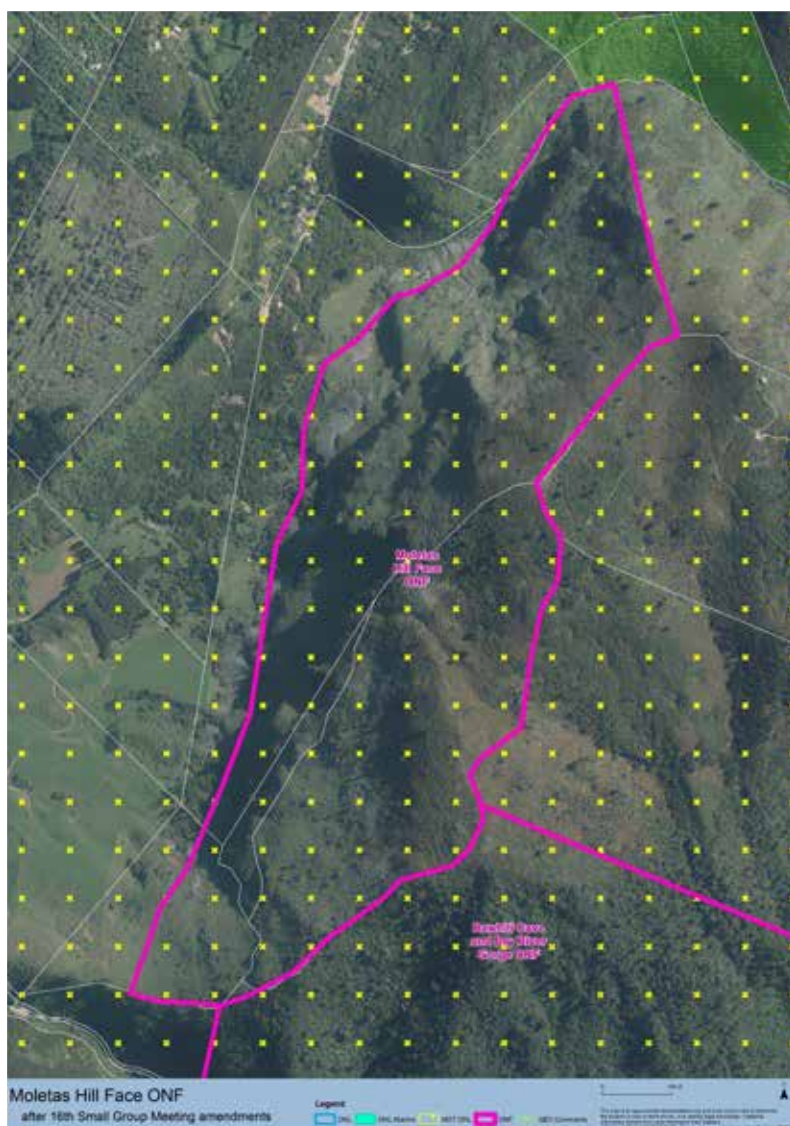


## Land based ONFs

### Moletas Hill Face ONF

The group agreed this to be an ONF.

The natural processes show through the pasture on this bluffy hill face. This is a dynamic face that shows clearly the processes of its formation. A strong aesthetic effect is created by the visible bluffs. It abuts the Rawhiti Cave and Dry River Creek ONF. It is an agreed ONF, but with some reservation in the group.



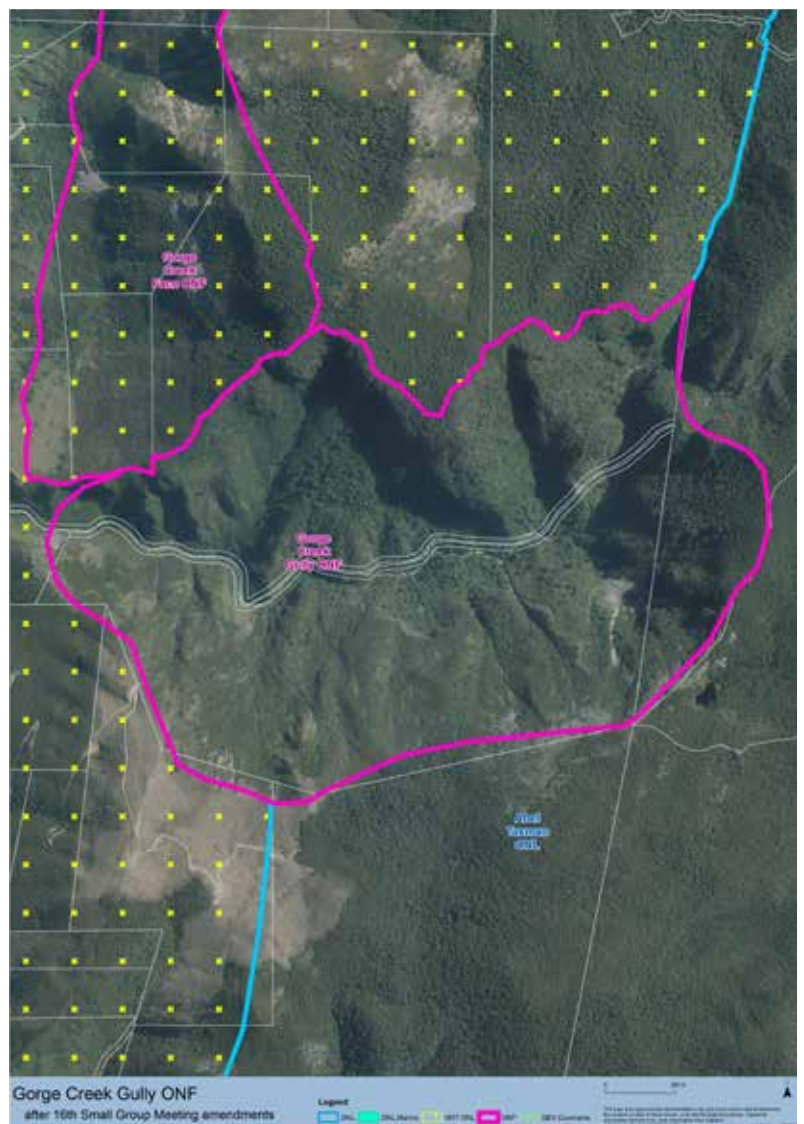
## Land based ONFs

### Gorge Creek Gully ONF

The group agreed this to be an ONF.

It is of similar standing to the Rawhiti Cave and Dry River Gorge ONF.

It sits within the Abel Tasman ONL, and also defines the edge of that ONL.

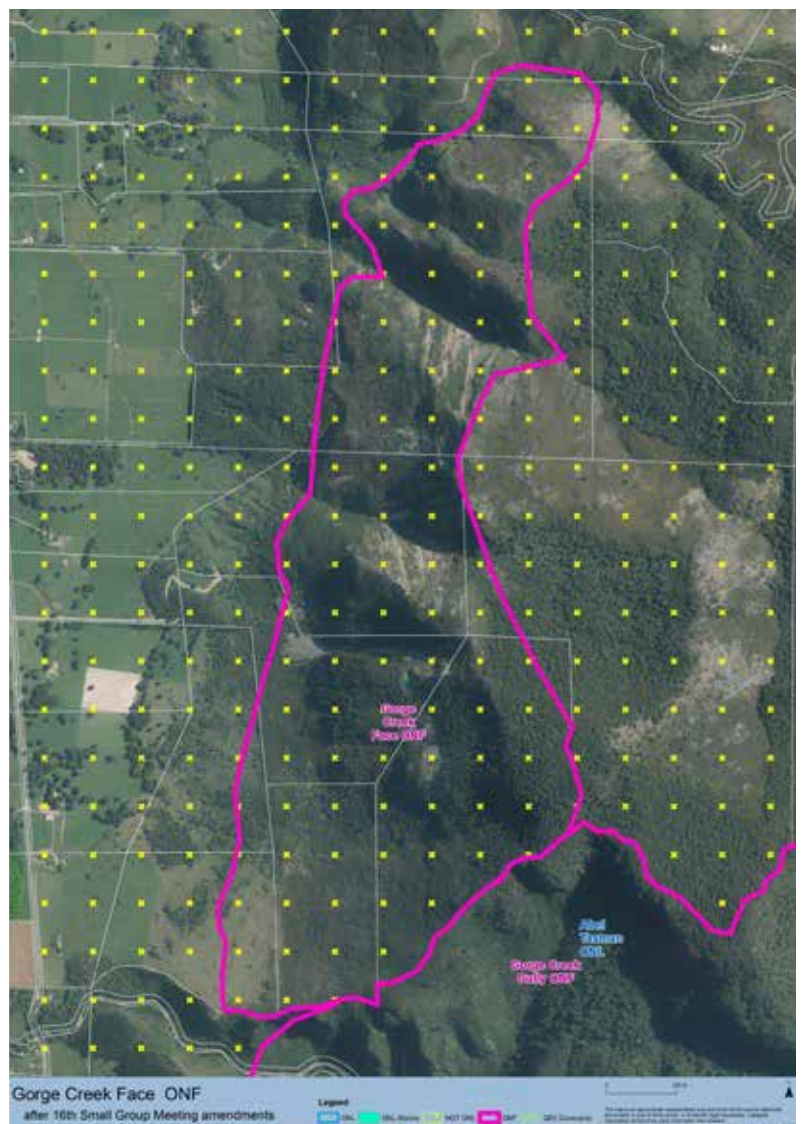


## Land based ONFs

### Gorge Creek Face ONF

The group agreed this to be an ONF.

This hill face is remarkable for the folds in the hill slope. It is very steep, with slops, native bush and some forestry but this is not dominant. Significant characteristics are the very large slip and the connectivity to the gorge behind. There is strong transience in how the face is viewed in many different conditions of wind, rain and cloud. The dramatic nature of the form and the steepness rising up from the valley floor are key attributes. It is an agreed ONF, but with some reservation in the group.



## Land based ONFs

### Port Tarakohe Cliffs ONF

The group agreed the Port Tarakohe Cliffs to be an ONF.

The feature straddles the road to include the rocky outcrops at the water's edge.

The coastal limestone cliffs are special and deserve a degree of protection. They are moderately natural and coherent, but demonstrate very high vividness and legibility. Tangata Whenua value them highly despite alterations for roadworks and stability.



## Land based ONFs

### Hanson Winter ONF

The group agreed the Hanson Winter Reserve and surrounds to be an ONF.

It includes adjoining features on private land, including QEII covenanted land under restoration.

The edge is to be confirmed on-site with owner consultation.



# Appendix 1

## What is the Golden Bay Landscape Project? And how will it affect me?

The Golden Bay / Mohua Landscape Project seeks to protect Outstanding Natural Features (ONFs) and Landscapes (ONLs) from inappropriate subdivision, use and development [Resource Management Act (RMA) s6(b)] while promoting the sustainable management of natural and physical resources RMA s5 – Purpose of the Act.

This document is an Appendix to the Report of the Small Group (October 2014).

## What has been happening?

Since June 2012 a Small Group representing the Golden Bay / Mohua community has met 16 times to review past reports and form a shared view about what areas are sufficiently natural and remarkable to be considered 'Outstanding Natural Landscapes' or 'Outstanding Natural Features'.

The outcome of this work is ready for sharing with the Working Group on 29 October 2014 and the wider community.

The Tasman District Council will consider these findings at its meeting on 13 November 2014, and endorse a consultation program to occur between November 2014 and April 2015. The Small Group members are advising and supporting Council through this process.

We anticipate a change to the Tasman Resource Management Plan (TRMP), which is a formal legal process. Council has undertaken to examine the landscapes / features of the rest of the District once the Golden Bay process has progressed.

## What are Outstanding Natural Features (ONFs and Landscapes (ONLs)

These are places around a region that are considered to be remarkable for a combination of reasons – their physical presence and qualities, their beauty, and their meaning for those who live and visit there.

A feature or a landscape must meet the criteria to be considered an ONL or an ONF. An ONF is a specific area like Farewell Spit; a landscape is a larger area like parts of the Northwest Coast.

## How do I know if my property is an ONF or an ONL?

We have prepared draft maps showing where ONFs and ONLs are proposed. These will help us in our discussions with land owners and the community.

The ONFs and ONLs will be marked on the Planning Maps that form part of the Tasman Resource Management Plan (TRMP). An ONF and an ONL can extend into the sea. The seascape of 'the Bay' is part of the surrounding landscape.

## What does it mean if my property is part of an ONF or an ONL?

It means that there is a wide community view that your property is located somewhere special. We will suggest that Council consider providing free advice in relation to any required consents. And also consider waiving fees if being in an ONL or ONF is the only reason for a consent.

A Landscape Design Guide will help you to plan your activity in a way that gets the best outcome by avoiding or minimising adverse effects on landscape. This will be useful whether or not you require a resource consent.





## What are 'appropriate activities' and how do I know if something is 'inappropriate'?

### Can I continue to run my farm and carry out normal farm activities like tracking and fencing?

Yes, normal farm activities can continue, such as crop rotation, farm tracks, culverts, woolsheds, fences, water tanks, worker's accommodation, weed control, shelterbelts. Some of these activities already need a resource consent, and will continue to do so.

We have suggested appropriate activities that already occur and may continue to do so in an ONL.

An 'inappropriate activity' is something that would spoil the quality of the landscape. Matters to be taken into account include the location and scale of the activity, the significance of effects on landscape, and how likely it is these consequences will occur. You may still be able to do what you want to do. The effects of the activity on the landscape or feature need to be considered in preparing an application, alongside other environmental effects.

### Will there be more consent requirements?

In relation to buildings and structures, your consent requirements may be increased. Some policies and rules in the TRMP may change. You may need an additional resource consent if your proposed building is over a certain size and located in an ONL in a conspicuous location, or if an activity is likely to alter or damage an ONF.

A resource consent is already required for many activities.

Resource consents are needed for all subdivisions, for earthworks (tracks longer than 100m per hectare), second dwellings, vegetation clearance, and buildings within 200 metres of the coast. All activities in the coastal marine area need a 'coastal permit'. All discharges of contaminants require a 'discharge permit'. And there are 'water permits' to manage the take and use of water.

The following are some suggested additional ways to make sure outstanding natural landscapes and outstanding natural features are respected. It is mostly the visual effects of structures that are of concern.

#### **Subdivision**

*Currently:* All subdivisions currently require resource consent.

*If you are in an ONL:* Additional criteria would ensure qualities of an ONL or ONF are considered in a subdivision application.

#### **Dwellings & farm sheds**

*Currently:* The first dwelling on a site in Rural 2 does not require a resource consent (subject to other conditions).

*If you are in an ONL:* No resource consent is to be required (unless required by another rule) provided:

- a dwelling (excluding the garage) is less than 300 square metres; and a farm shed is less than 75 square metres;
- no part of the building protrudes above the skyline when viewed from a public place;
- the building has a natural finish and/or is painted in recessive colours.

#### **Free-standing towers**

*Currently:* A free-standing tower may be erected up to 25 metres in height in a rural zone without resource consent (subject to other conditions).

*If you are in an ONL:* You will need a resource consent (restricted discretionary activity) if a free-standing tower is greater than 10 metres in height.

#### **Outstanding Natural Features**

*If you have an ONF on part of your property:* A resource consent (discretionary activity) is required for any activity that would alter, damage or destroy an outstanding natural feature, apart from

- works required for public health and safety;
- works required for road maintenance.
- works required for biodiversity and habitat improvement, for example weed control.

#### **Policies**

*If you are in an ONL:* Policies will be introduced into the TRMP to specify those activities that currently exist that are appropriate activities in that location. The effects of an appropriate activity are considered acceptable and not necessarily adverse.

## What about public notification?

If you lodge a resource consent for an activity that adversely affects your neighbours and/or has 'more than minor' adverse effects on the environment [landscape is part of the environment], then it will be notified. This is what happens at the moment, unless your neighbour gives written approval.

## Will this lower the value of my property?

An economic cost-benefit analysis is being undertaken to help us understand the effect of identifying ONFs and ONLs on the value of a property.

## Is this a 'land grab' by Council?

### What compensation is available?

Being part of an ONL or an ONF does not put your land into the same category as a QEII covenant or conservation covenant. And Council is not trying to get public access onto your land.

It is your land and, in most circumstances, you may continue as before.

It is a reality that planning rules do change over time to adapt to new circumstances or knowledge, for example, about contaminated sites and sea-level rise. The recent Supreme Court King Salmon decision has raised the bar for limiting adverse effects on landscape in the coastal environment, and this is part of our thinking.

## Are there benefits to me as a landowner?

By identifying Outstanding Natural Landscapes and Features valued by the community, we hope that this will provide greater certainty, and lead to less litigious arguments about the effects on landscape / features. It should be easier to prepare a resource consent, if one is required, and Council will provide advice to help you and may waive fees in some circumstances.

## What will happen next?

We want to explain the extent of the ONLs and the ONFs and make sure we have the lines in the right places. Also there is an opportunity for you to comment on the document prepared by the Small Group, and the proposals above, before Council commences a formal plan change.

A full options paper (a section 32 evaluation report) will be prepared over the next few months. This will accompany the formal plan change document.

For further information or to arrange a site visit please contact **Shelagh Noble** on 03 543 7229.



*Whatu ngarongaro he tangata, toitu he whenua.  
Whereas people disappear, the land will endure.*

