

**APPENDIX D**  
**LANDSCAPE VALUES OF THE SITE**

## Landscape Values of the Site in Context

I have identified the landscape values of the Site through my review of the RMM LVAUD report, the BM Nelson landscape studies, the Kaka Valley capacity study, the provisions of the RPS and the NRMP and other references found on the web relating the Maitai Valley/Kaka Hill/Botanical Hill, as well as my own observations and experience. It is noted the Mr Milne largely adopts the values scheduled in the BM landscape studies and NRMP.

The most repeated value, and seemingly one of the most important ones, is the relatively natural green, open space hill backdrop/green belt and prominent ridgeline/skyline of the Malvern Hills relevant to Nelson city, major roads in and out of the city and the coast. The south end of the Malvern Hills Ridge between Walters Bluff and the Maitai Valley including Botanical Hill is particularly important, being highly visible from central Nelson and hilly residential areas and streets southwest of central Nelson, as shown in the images below. The summit area of the southern end within the Site forms a clean smooth undulating landform skyline or a natural “front” ridgeline set against the interior “second tier” higher range backdrops, such as Kaka Hill. It appears as a thin green band above the richly textured wooded areas on the adjoining reserves.



Google Earth Street Views of the southwest side of the Malvern Hills from the central Nelson urban area.





Google Earth Street Views of the Site looking northeast towards the Site from hill suburbs of south Nelson.

The northern section of the ridge - being specifically the undeveloped upper slopes above the existing areas of urban development - and the “clean” natural landform summit ridge/skyline is also valued, mainly as viewed from SH6/Atawhai Drive and across the watery expanse of Nelson Haven, as well as from residential streets and properties in Walters Bluff, Brooklands/Capeview and Bayview, as well as from the Nelson port/marina area.



Google Earth Street View towards the Malvern Hills from Atawhai Drive/SH6



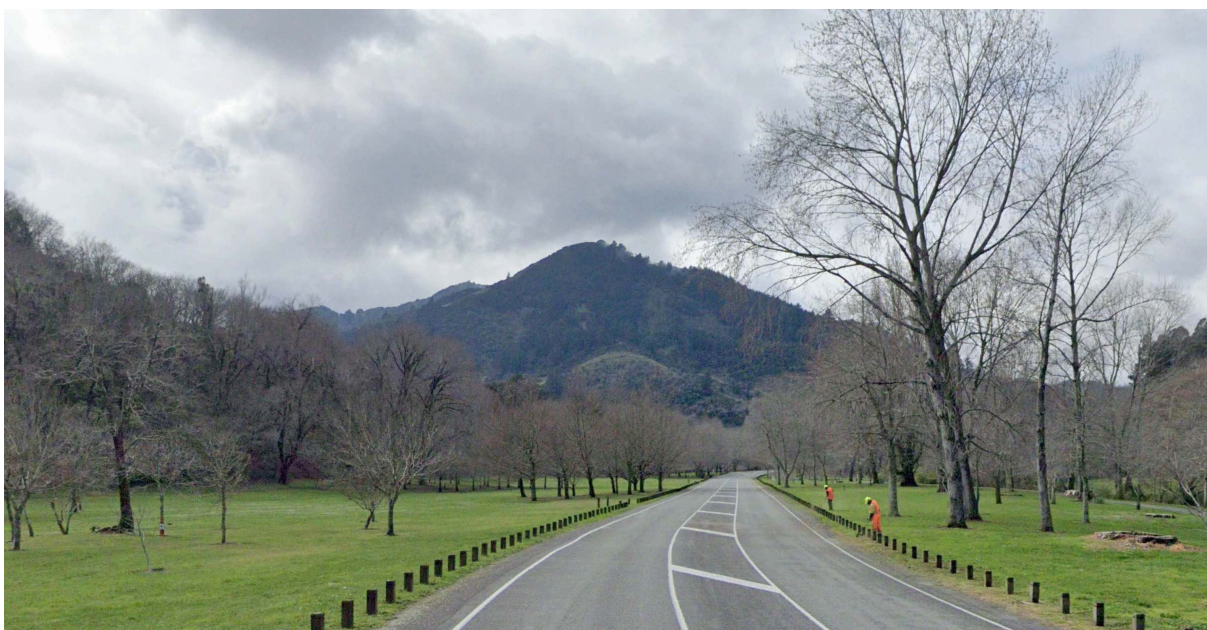


Google Earth Street View directly uphill to Walters Bluff area



View of the Malvern Hills from the marina Photo: A Steven Feb 2022

As seen in the street view photos in the preceding pages, Kaka Hill is also a distinctive large landform feature highly visible from parts of the urban area forming part of the hill range backdrop as well; and it dominates the view travelling inland (east) along Maitai Valley Road.



Google earth Street View of Kaka Hill from within Branford Park on the Maitai Valley Road





View of the Site and Kaka Hill form Atmore Terrace Photo: A Steven Feb 2022

The second most important value associated with the Site is its role as a highly picturesque or pleasant and peaceful rural to natural setting adding to the quality of recreational experience gained from the Maitai River reserve areas generally; from the Maitai Valley Road as scenic driving and/or en route to other recreational facilities and areas (such as the golf course, or the interior hiking trails); and from Botanical Hill, Branford Park and Olive Hill.

*“Coherent picturesque scenic qualities contributing an iconic and memorable inland valley landscape setting in close proximity to Nelson” (Section D landscape Evaluation Matai Valley)*

*“the Site retains a coherent and attractive rural context framing the margins of the Maitai River.”*

#### *Part 3.5.2 BM*

Mr Greenaway in his Recreation expert evidence para 46 quotes an extract from the Esplanade and Foreshores Reserves Management plan (p52): *The Maitai River esplanade reserves are considered to be one of Nelsons most important flagship open space and recreation areas. This status reflects their high use, visibility and proximity to the city.*

Most of the Kaka Stream valley forms this picturesque setting. The “knobby knees” on the base of Kaka Hill as seen in the image below add considerably to the visual interest and pleasantness of this scene. The moderate to high attributes of legibility, natural character, and visual coherence described in xxx underlie high aesthetic values. There are very few, small areas of the Site that are not part of the attractive rural landscape setting enjoyed from the various public areas adjoining or overlooking it. This landscape setting also contributes to the natural character of the Maitai River and Kaka Stream and their margins.

The clean natural skylines are a particular visual focus seen from the west and the east. Many views of the skylines and upper slopes are framed pleasingly between foreground trees.



Google Earth Street Views of Kaka Hill from Maitai Valley Road by the cricket ground and from Gibbs bridge.



View of Kaka Hill from top of Botanical Hill Photo: A Steven Feb 2022





View of Kaka Hill from Branford Park Photo: A Steven Feb 2022



Google Earth Street View into the Site from Gibbs Bridge.



View towards the Site from the true left river reserve and trail. Photo: T Haddon June 2022



There are a number of issue discussions and objective:policy sets in the Regional Policy Statement and in the NRMP that specifically refer to the backdrop and greenbelt and the importance of these coastal hills as the setting for Nelson, conferring a strong sense of place and identity and providing a high quality setting for urban life. For example,

RPS 1997:

**NA2.3.1** To preserve the natural landscape character and vegetation cover of the backdrop to Nelson City.

**NA2.3.2** To avoid development which detracts from the amenity afforded by dominant ridgelines.

**RI5.i** The landscape and topographic setting of Nelson City is integral to its identity, influencing past and future patterns and forms of development.

NRMP 2013:

**objective**

**DO9.1 landscape**

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

**Reasons**

**DO9.1.i** The landscape setting and physical features of Nelson gives it a distinctive identity. Development needs to recognise this distinctive identity and be undertaken in a manner which avoids, remedies or mitigates adverse effects on landscape values.

The values are summarised in Appendix 9 of the NRMP:

**AP9.6 Botanical Hill - Malvern Hills**

AP9.6.iv The Malvern Range is important to the context of the city because it provides a visual backdrop to the eastern side of the city, which balances the containment of the Port Hills ridge on the west. The area is also important for its contribution to the city's green belt

**AP9.7 Kaka Hill**

AP9.7.iii The area contributes to the city's setting by forming the foreground and entrance to Nelson Province and Nelson City. It is important to the Nelson landscape framework and is strategic as part of the distant city backdrop.

The Landscape Overlay areas on the planning maps are defined *"because of the contribution they make to the city's identity and sense of place."* (Appendix 9 AP9 Overview). These represent some of the areas of the Site that have important landscape values.

Part NA2.3.3 refers to "gateways" between urban and rural areas. The mouth of the Maitai River valley between Botanical Hill/Branford Park and Sharlands Hill and the Kaka Stream valley are considered to constitute a "gateway" landscape being the transition area from the urban area and the rural to more remote and natural interior. It is an area that has visual connections with the city, and is in close proximity (within 1-3km). The reserve areas and the pastoral/natural character of Kaka Stream valley with the pockets of rural living areas (and taking into account the RuHDSH zoning) provide an appropriate transition.

The overall landscape value of the Maitai/Kaka Stream valley is described in the Executive Summary and other sections of the KVLCS:

*"Kaka Valley forms a relatively well enclosed part of the larger Maitai Valley landscape character area. This has not been identified as an outstanding natural feature or landscape but includes the Maitai River recognised as a significant landscape on account of its high sensory values and important cultural and recreation associations. The key landscape characteristics of the wider Maitai Valley includes important open space and recreation values, steep vegetated slopes enclosing the valley floor, dispersed rural lifestyle development and strong cultural associations including a source of pakohe (argillite) and food gathering for early Maori."*

*“The Maitai Valley landscape character area is part of the “valleys” character type which generally form the setting for recreational use and rural lifestyle settlement which have become established.”* (Part 3.1)

*“The Kaka Valley forms part of a larger scenic inland valley associated with the Maitai River. Much of the valley maintains an intimate scale with a high level of enclosure established by topography and areas of vegetation, particularly along the Maitai River.”* (Part 3.3.4)

Overall the site (noting that this is only the floor of the valley within the RuHDSH area) was assessed as having Moderate-High Landscape Value with higher value in proximity to the Maitai River corridor and lesser value away from it (and further noting that this was only with reference to the river values).

## Biophysical

- Distinctive highly legible volcanic conical hills marking change in lithology *“weathered conical forms expressive of weathered formative volcanic processes”*<sup>1</sup>. The knobby knees of Kaka Hill are part of a larger group of these distinctive place-making landforms including Olive Hill, Botanical Hill and Sharlands Hill.
- *“legible rolling summits and spur crests characteristic of weathered volcanic processes”*<sup>2</sup>
- Patches of remnant and regenerating indigenous vegetation and wildlife habitat
- Specifically, mature kanuka remnants, mature individual trees such as the kahikatea
- Kaka Hill SNA166 NCC Report from p9 RFI NCC - *“The site’s other main value is in it being an integral part of a much larger tract (c500 ha) of native forest/scrub vegetation that runs continuously (or very nearly so) for c8km from the Kaka Hill area northward, almost to Gentle Annie at Hira. This larger tract (of which this site is a part) is a significant corridor for native forest birds and other wildlife between the Nelson City area and the Hira area. It is important that a continuous corridor of vegetation is maintained along the length of this site so that these important connectivity values are retained.”*
- The RFI p9 states also that *The riparian margin of the Kaka Hill tributary (shown in green below) provides an important linkage from the vegetated parkland of Botanical Hill to the wetland/SNA at the site’s northern boundary.*
- *Refer ideal map – potential for corridors*
- PPC26 Maitahi Bayview Request for Further Information Page 9 of 27
- Numerous smaller side streams and wetlands as part of the Maitai system
- The Maitai River itself is a significant landscape element
- The potential for landscape-scale indigenous forest and habitat restoration; Kaka Hill is the south end of a continuous 8km long north-south wooded near-coastal range corridor flanking the plantation forested areas inland and is tagged as a northern extension to the Nelson Halo project
- The seaward side of the Malvern Hill contributes natural landform and ridgeline/skyline to the coastal environment, with a minor kanuka shrubland element
- The southwest basin is contiguous and integral with Branford Park in a visual, vegetative and drainage sense

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<sup>1</sup>Section D Landscape Evaluation Atawhai Hills

<sup>2</sup> Section D Landscape Evaluation Malvern Hills





Views north into the Site from the top of Sharlands Hill Photos: A Steven Feb 2022

#### Perceptual:

- The site has moderate to high attributes of legibility, natural character, openness and visual coherence which contribute strongly to the high aesthetic values enjoyed from numerous publicly accessible locations
- The ridgelines and upper slope areas offer expansive landscape experiences and coastal views
- In contrast, the valley offers a more intimate and sheltered experience with various nooks and crannies creating mystery and interest
- The inherent visual qualities of the indigenous vegetation in its generally natural patterns
- The valley, Kaka Hill and Malvern Hills ridge are the focus of the view north from Sharlands Hill, a readily accessible public place. The urban areas do not feature in this view north despite their proximity.
- There is a strong demarcation between urban and rural;
- a visual relief to both urban areas and plantation forested ranges
- transient/dynamic phenomena such as weather conditions (mist, strong light and shadow), river flow and quality changes; presence of wildlife, seasonal changes in vegetation (eg scent and visible presence of flowering)

#### Associative

- *The Maitai River is also important in terms of Maori cultural associations including its long association with pakohe (argillite) mining and food gathering. Other important Maori values which apply to the Maitahi River are Kaitiakitanga (guardianship), Maui, Mana, Wairua,*

*ecosystem health, public access, amenity, transport, and human health for recreation* (Foster & McArthur, 2018) in Part 3.1 p4 Kaka Valley Capacity Study

- Kaka Hill is waahi tapu understood to stem from its role as a lookout location and the Maitai River corridor as a awawhito and source of mahinga kai
- The summit of the Malvern hills was until recently available for public walk/cycle access along the Ridgeline Track
- Part of the early Maitai Run farmed by the Richardson family with historic and local heritage values and a colourful history.
- Potential public access to and along Kaka Hill ridge?? Mentioned in the RI report p9

***Comment on the RMM assessment of landscape Values in 3.4 of the LVAUD Report:***

***Kaka Valley***

*Biophysical: Moderate-High - only where in close association with the Maitai River and confluence terracing but much reduced elsewhere*

I disagree with this statement. There are riparian values in the middle portion of Kaka Stream which remains as a central natural feature. There are also wetlands/wet seeps in this area and remnants of native vegetation.

*Perceptual: Moderate - limited visibility to a section of Maitai Valley Road.* This is incorrect. The floor of the valley and low hill slope areas are visible from the Maitai River corridor, Ralphine Way, Olive Hill, Branford Park, Botanical Hill, and Sharlands Hill. I agree that within the unit there is a *moderate aesthetic and sensory value*. However I disagree that the farm base detracts. The historic and other farm buildings are an integral part of the landscape and its values. They are logically located as a central feature, a visually coherent response. The developed farmland provides a pleasant tranquil and pastoral scene. The developed green grassy land contrasts with the rougher looking and more natural wooded areas on the steeper enclosing slopes creating the visually pleasing mosaic of vegetation. There are detracting elements such as tracking, drains and fencing.

*Associative values: Low* – I disagree with this ranking and the reason given, being privately owned farmland. Private ownership does not stop the land being highly valued as visually accessible landscape. It is part of the setting for the Maitai River and other public experiences in the valley. It is part of the pleasant pastoral scene enjoyed from Olive Hill and Branford Park, and is the focus of the view from Sharlands Hill. There are historic and local heritage values as one of the early pastoral runs with a colourful history. Kaka Stream and Maitai River also of cultural value to tangata whenua.

***Kaka Hill***

*Biophysical – Moderate: a large natural landform but highly modified by plantation forestry.* There is no plantation forestry on the northwest to southwest side of Kaka Hill within the Site. There are brown dying conifers (from spraying) however this is a short-term detractor. Kaka Hill as part of the Site has a more natural character with obvious remnants and regenerating patches of native woody vegetation. It has a highly legible form, with distinctive conical forms of its knobby knees and the main peak strongly expressive of place. There is a SNA on the top. In my opinion its biophysical value is Moderate-High.

*Perceptual: High – memorable green backdrop, highly visible, vivid legible conical form, high level of visual coherence.* I agree with this ranking.

*Associative: Low – the only value is for tangata whenua.* There are other associative values. Kaka Hill is visually prominent as a distinctive macro landscape feature in the backdrop to Nelson and its strong contribution to sense of place is important. It is a focal feature driving along Maitai Valley Road eastward. Its shared and recognised and cultural value is at least Moderate and more likely to be High.

**South End of Malvern Hills (Botanical Hill)** – I understand this includes the basin at the south end of the ridge that drains into Branford Park.

*Biophysical: High – distinctive landform and woody native vegetative cover.* I agree with this ranking mainly due to the vegetation and naturalness of landform, including threatened kanuka spp.



*Perpetual: High – highly memorable, part of green backdrop, visually coherent, open rolling natural ridge, readily accessible.* I agree with this ranking. The south basin is the immediate visual and natural setting and wildlife habitat and is contiguous in character with Branford Park and Olive Hill.

*Associative: Very High – Centre of NZ Monument and (highly accessible) recreational use into Branford Park and Olive Hill and to Walters Bluff.* I agree with this ranking. I note these values are specific to Botanical Hill however which is outside the Site. For the Site, it is the close association with this area, the strong visual connection and close physical relation to Branford Park rather than Kaka Stream valley. The former Ridgeline Trail reflects a potential for high shared value.

### **Malvern Hills**

*Biophysical: Moderate – mainly due to the natural open rolling ridge.* I agree with this ranking. Some remnant mature kanuka on basin by Walters Bluff and some wet seeps are also minor natural elements present.

*Perceptual: High – vividness and memorability as backdrop to Nelson Haven, relatively natural (less so now due to clearance) and visually coherent with no built development intruding into it (maintaining the legible summit).* I agree with this ranking.

*Associative: Moderate - only due to former Ridgeline Track.* I agree with this ranking. There is also shared and recognised value as the ever-present backdrop to the urban area and coastline, and a familiar skyline, contributing to sense of place.