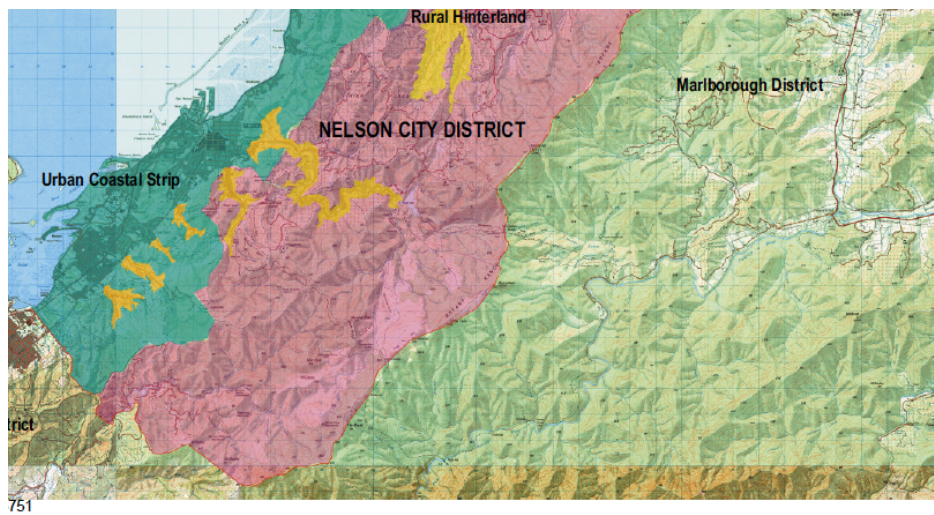
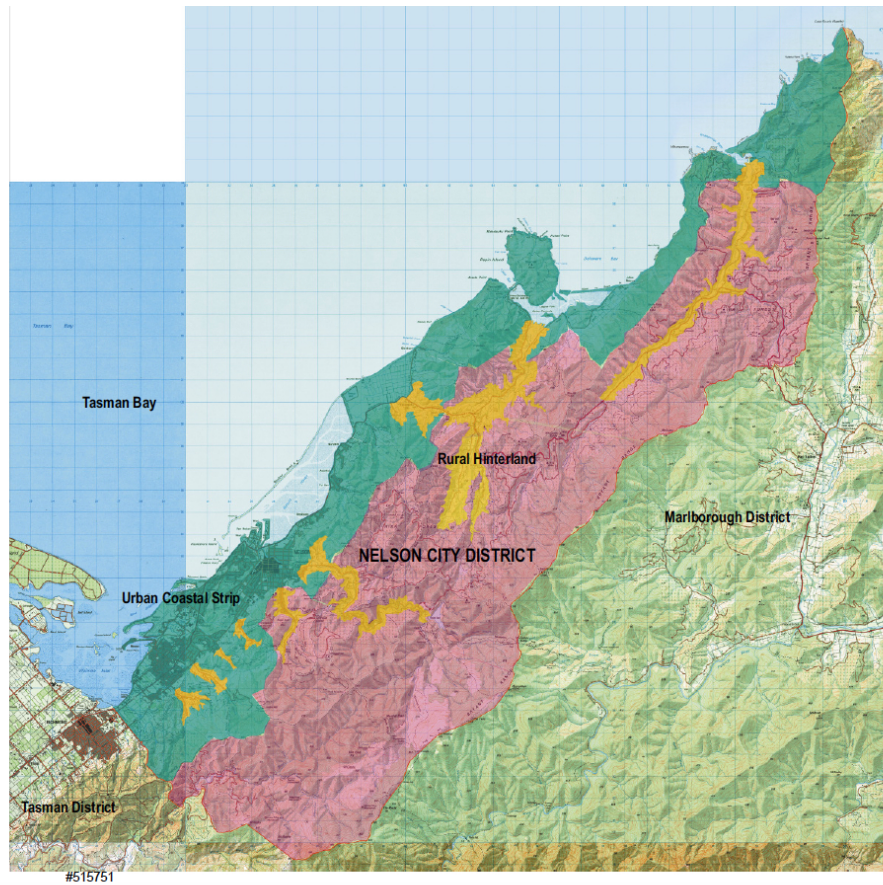


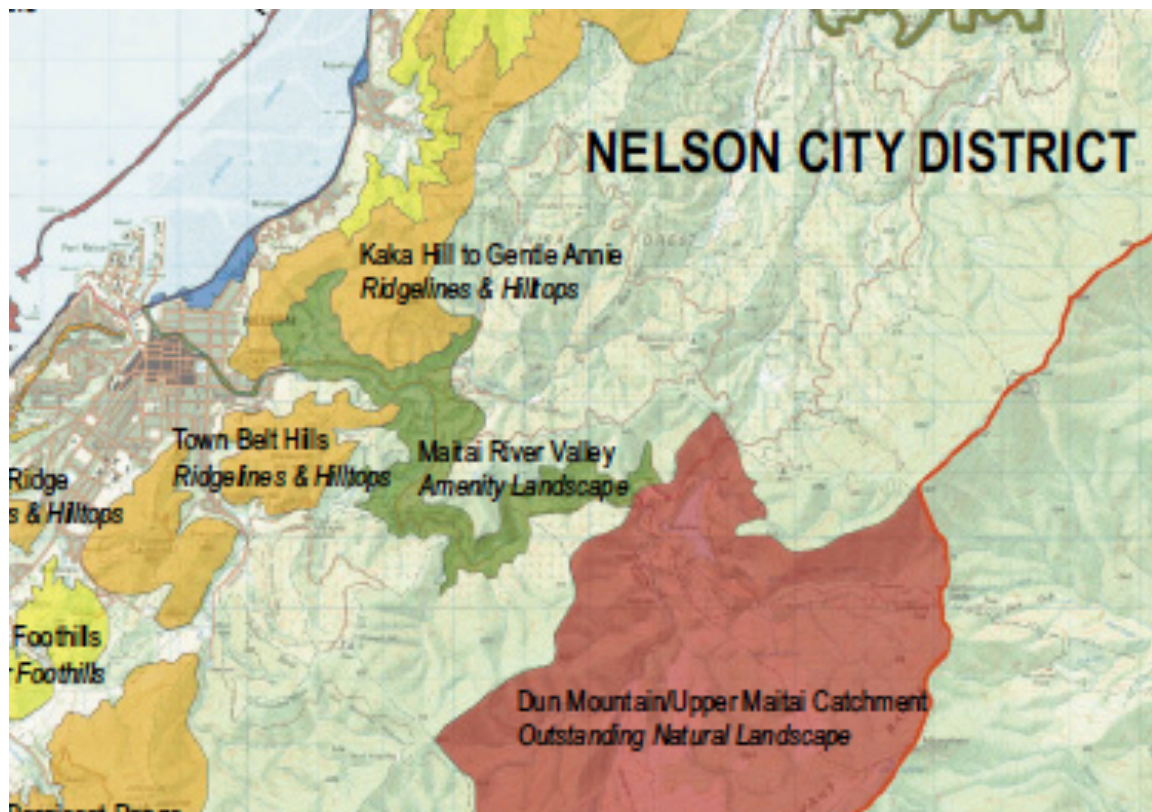
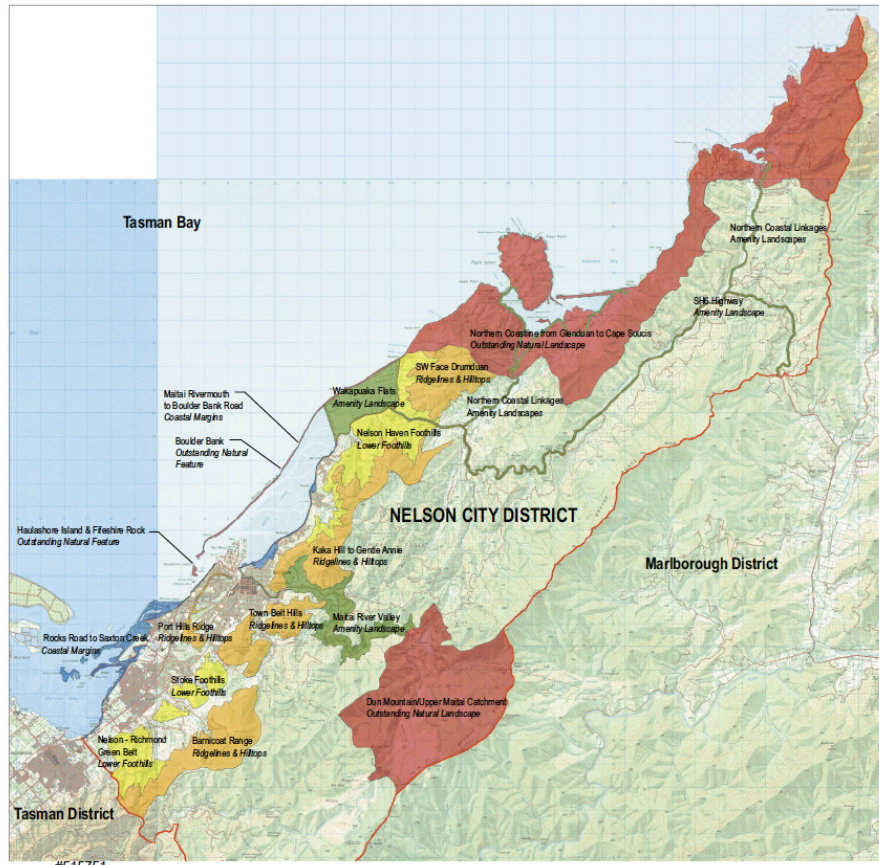
**APPENDIX B**  
**Extracts from Nelson Landscape Studies**

## **Nelson Landscape Study**

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

**Boffa Miskell 2005**





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

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

#### Outstanding Natural Features and Landscapes

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

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

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

#### Ridgelines & Hilltops Landscape Overlay

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

#### Lower Foothills Landscape Overlay

- Stoke Foothills
- Nelson Haven Foothills to Wakapuaka

#### Coastal Margins Landscape Overlay

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

#### Amenity Landscapes Overlay

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

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

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

#### 5.4 Kaka Hill to Gentle Annie

##### Description:

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

##### Landscape value:

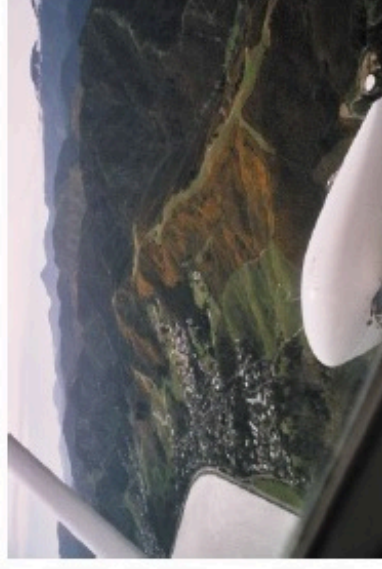
- As a rural backdrop to the coastal suburbs of Brooklands, Atawhai and Marybank
- The low density, open rural character of this backdrop in contrast to the more intensively modified peri-urban coastal strip from the city to Wakapuaka
- The visual prominence of the skyline ridge as an unbuilt backdrop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

##### Sensitivities:

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

##### Development Considerations:

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



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



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

#### Recommendations:

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

#### 5.5 SW face of Drumduan

##### Description:

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

##### Landscape value:

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



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

Nelson Landscape Study, November 2005  
Prepared by Boffa Miskell Ltd

predominantly urban and predominantly rural halves of the district

- An unbuild rural backdrop to the settlement of Glenduan

#### *Sensitivity:*

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

#### *Development Considerations:*

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

#### *Recommendations:*

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

#515751

## 8.0 Amenity Landscapes Overlay

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

### 8.1 Maitai River and River Valley

#### Description:

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

#### Landscape value:

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

#### Sensitivities:

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



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

*Development Considerations:*

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

*Recommendations:*

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

**8.2 SH6 Highway Amenity Landscape***Description:*

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

*Landscape value:*

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

## 9.0 General Recommendations

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

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

### 9.1 District Wide Objectives & Policies

#### Objective D09.1 Landscape

Revise existing objective:

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

to read:

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

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

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

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

Amend Policy D09.1.4 visual amenities:

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

Add new policy on Nelson-Richmond Green Belt:

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

This complements the existing policy D015.1.3 Rural Greenbelt.

#515751



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

Add new policy on Significant Ridgelines:

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

## 9.2 Landscape Assessment Provisions

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

## 9.3 Part 03 Appendices

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

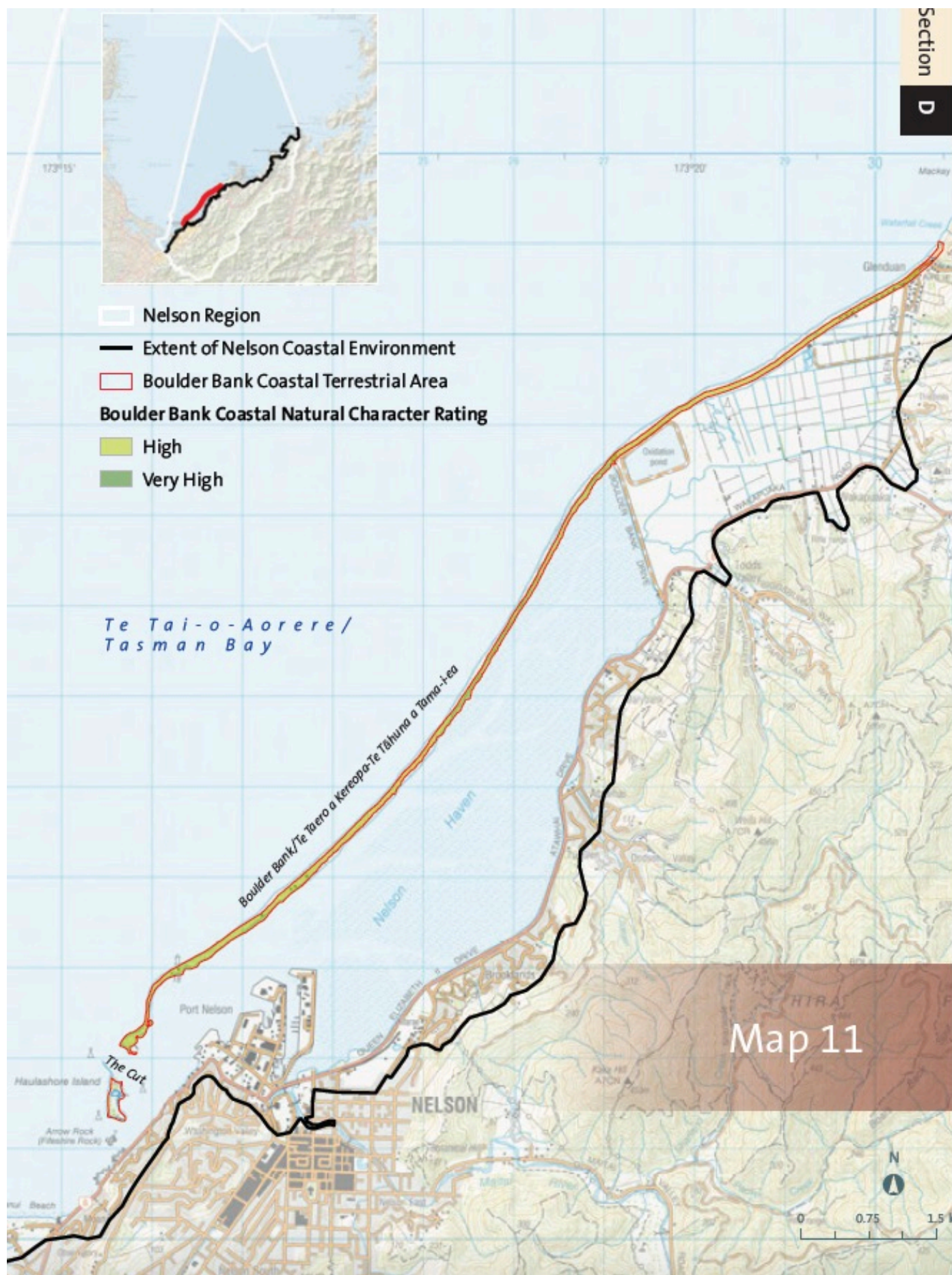
#### 9.4 Part 04 Planning Maps

Amend planning maps as follows:

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



**Nelson Coastal Study**  
**Natural Character of the Nelson Coastal Environment**  
**Boffa Miskel June 2015**





**NELSON LANDSCAPE STUDY**  
**Landscape Character Assessment**  
**Boffa Miskell and Canopy April 2015**

## ATAWHAI HILLS

The Atawhai Hills character area rises above the Malvern Hills and Wakapuaka Foothills to form the dominant ridgeline and backdrop to the north-east of Nelson. This ridgeline complex includes a series of ridgetops including Kaka and Wells Hills. The northern edge of the Atawhai Hills culminates at the southern edge of the Hira Basin and rises west of the Lud River. Kaka Hill forms part of the northern edge of the Maitai Valley. The larger inland boundary adjoins the elevated rural hinterland accommodating Hira Forest.

### LANDFORM

Atawhai Hills follows a south-west to north-east alignment extending between Kaka Hill and the local landform trig station B1YN. Most of the character area extends above the 200 metre contour and reaches a maximum elevation of 314 masl at B1YN at its northern end. The dominant ridge contributes to Nelson's backdrop setting and skyline and frames part of the northern entrance experience beyond the lower rounded foreground form of the Malvern Hills.

The geology of the Atawhai Hills follows a pattern of steep hill slopes with conspicuous conical hills associated with the Brook Street Land Type (Lynn, 2013). This reflects the weathering of formative volcanics which have shaped this area. Soils (Atawhai Steepland Complex) are derived from a complex mixture of igneous and altered sedimentary rocks with low to moderate fertility (Chittenden et al., 1966).

### LAND COVER

Most of the more visible western slopes are covered in tall, well established gorse and manuka / kanuka scrub with plantation forestry becoming more prevalent in inland areas. Bush remnants, including forest in Sharland Creek, includes matai – black beech forest on lower slopes, with red beech becoming dominant on upper slopes. Tawa, mahoe, pigeonwood and tree fuchsia can also be found in gully areas. Grazed farmland also occurs on the south-western slopes – a characteristic that continues into the northern edge of Maitai Valley. The mosaic of vegetation patterns is frequently broken by firebreaks along ridgelines.

### LAND USE

Limited settlement has been extended onto the upper slopes the Atawhai Hills. This residential development is restricted by the steepness of slope and access, but is notable for its occurrence at a higher elevation compared with other areas of Nelson. There are some scattered rural lifestyle dwellings in the upper slopes of Todds Valley, however much of the steep upper slopes remain open and continue a 'green backdrop' along the northern edge of the City.



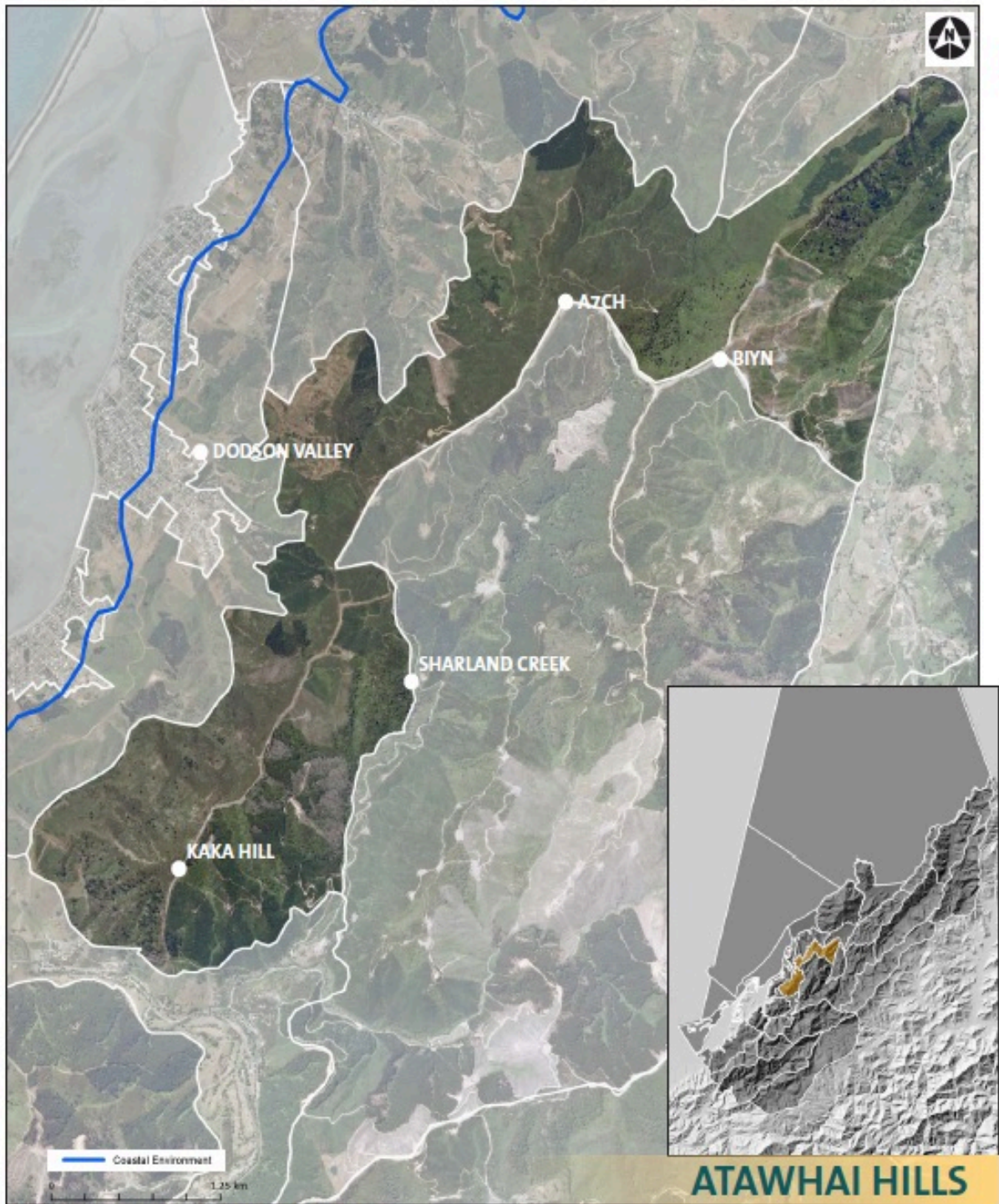
Above: Kaka Hill marks the southern end of the Atawhai Hills along the skyline above the ridgeline of the Malvern Hills seen from Nelson Haven

### KEY CHARACTERISTICS

- Dominant ridgeline extending above the Malvern Hills
- Distant backdrop and upper edge of northern entrance into Nelson City
- Densely vegetated with mixed scrub and kanuka tending towards the west and plantation forestry becoming more prevalent in inland areas
- Areas of mixed beech-podocarp forest with high recreational use in Sharland Creek at southwest of area
- Firebreaks common along ridgelines
- Limited settlement throughout with some elevated scattered rural lifestyle development at the elevated inland ends of Dodson and Todds Valley

Below: The Atawhai Hills form the open vegetated backdrop seen beyond a foreground of lower lying residential development, extended onto the foothills.





Below: View looking west along northern ridge line expressing an undeveloped ridge punctuated by conifers.

## MAITAI VALLEY

The Maitai Valley character area stretches inland from Nelson's urban edge between Sharland and Botanical Hills and adjoins the Upper Maitai character area further inland at its south-eastern end. The boundaries of this character area typically culminate along the lower slopes of the more elevated hill forms which contain this area of valley floor. This encloses an enclave of accessible open space and recreation opportunities with limited rural lifestyle development to the east of Nelson City.

### LANDFORM

The Maitai Valley is largely characterised by flat alluvial gravels along the margins of the Maitai River and Sharland Creek. These open out from the relatively more confined river corridor within the Upper Maitai and Hira Forest further east. Much of the underlying geology comprises of sand, mud, clay and peat and accommodates a stony sandy loam consistent with the Valley Floor and Marine Margin Land Type (Lynn, 2013).

### LAND COVER

Vegetation along the floor typically includes areas of open grass framed with exotic amenity planting and willow along the river corridor. As the valley narrows at its southern end in the vicinity of the Maitai Valley Motor Camp, native vegetation becomes more dominant with areas of regenerating kanuka, manuka and mahoe and established pockets of beech forest following the Maitai River corridor. There are areas of plantation forest on the slopes above.

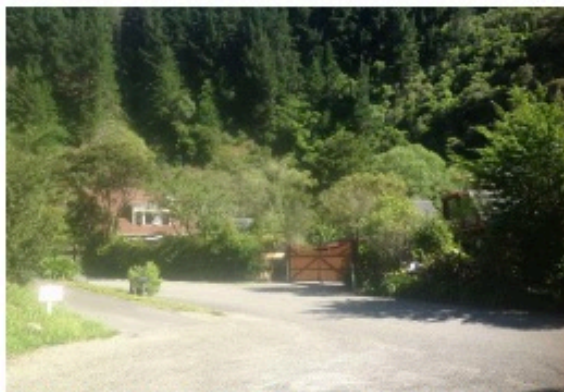
The transition with the more elevated slopes enclosing the valley floor includes areas of scrub with plantation forest and frequent wilding pines.

### LAND USE

The Maitai River forms a significant landscape feature associated with land use in the valley. This has provided a key focus of popular picnic and swimming areas. A golf course, camping ground and cricket pitch have also been established and provide a strong recreation focus with peripheral rural lifestyle settlement predominantly clustered in the vicinity of Maitai Campground. Mountain bike tracks linking through to the Brook, Atawhai Hills and Hira form an extended recreational network in forestry roads.

In the upper reaches of the valley, natural values associated with the river are more accessible with views along Maitai Valley Road, a narrow and winding gravel road that follows the river up the valley. The Maitai Valley also forms part of the Maitai Water Reserve Conservation area, with the Nelson's water supply and associated dam in the upper Maitai Valley.

The Maitai River also has had a long association with pakohe (argillite) mining and food gathering for early Maori.



Above: Rural residential development tends to be clustered in association with increased areas of vegetation



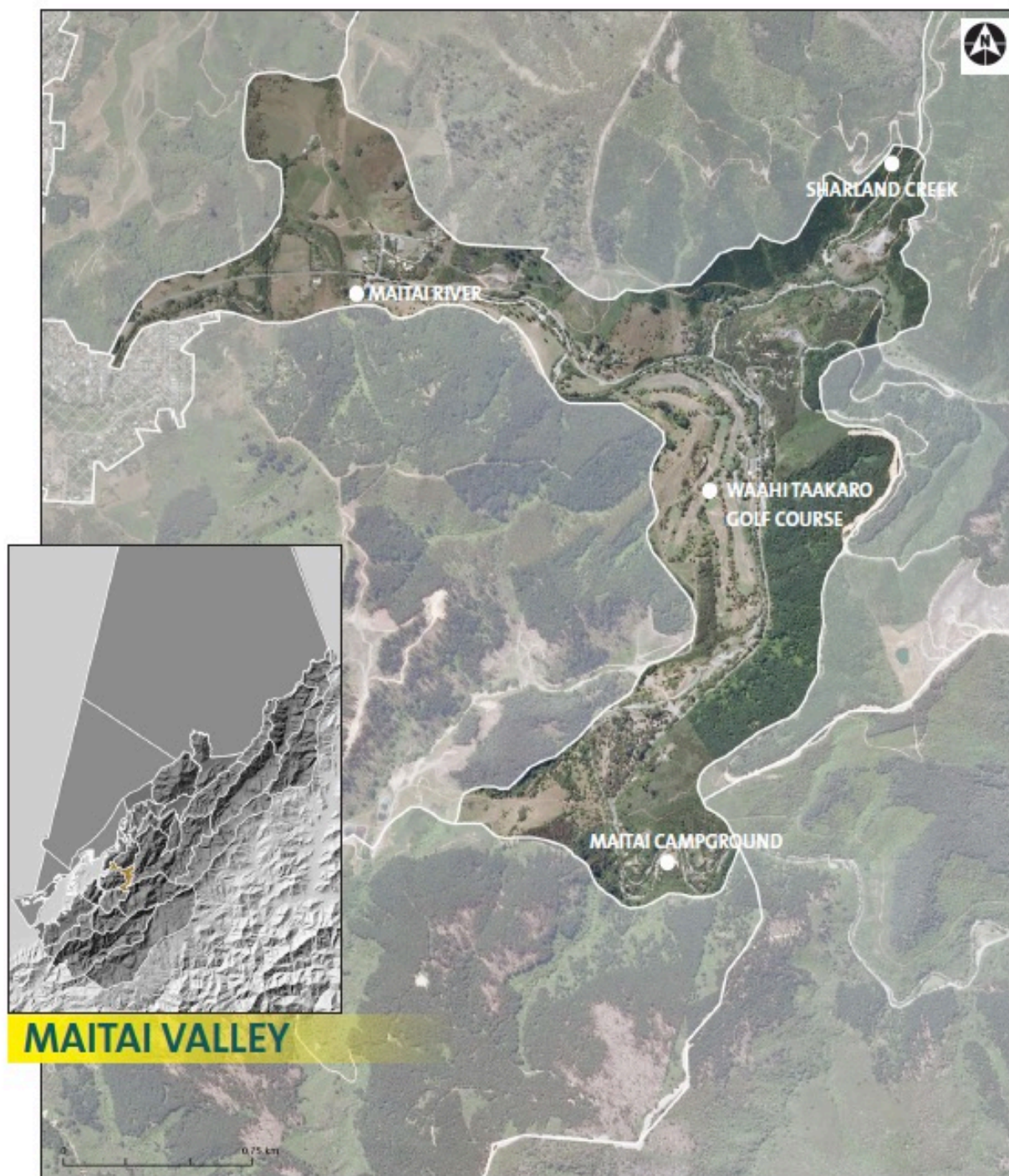
Above: The valley forms a narrow pastoral setting contained within the wider hinterland

### KEY CHARACTERISTICS

- Flat accessible area of valley floor providing numerous recreation activities and picnicking areas along the Maitai River, which provides a distinctive setting
- Varied vegetation patterns, including willow and exotic amenity planting and plantation forestry and scrub extending onto adjoining valley sides
- Dispersed rural lifestyle development which tends to be clustered in the vicinity of Maitai Campground at the southern end of the valley
- Maitai River has historic association with pakohe (argillite) mining and food gathering for early Maori

flow: Open space recreation areas extend throughout the valley floor framed by exotic parkland tree species.





Below: Car parking (left), picnic areas (centre) and a golf course (right) establishes an open character along much of the valley floor.

## MALVERN HILLS

The Malvern Hills Character area forms part of the low lying and open rounded foothills which extend to the north-east of the city centre along the toe of the higher Atawhai Hills. Botanical Hill (the Centre of New Zealand) forms the southern end of the Malvern Hills character area and contributes a prominent feature along the immediate backdrop of Nelson together with Sharland Hill and the Grampians. The western edge of the Malvern Hills character area adjoins Nelson's residential suburbs which fringe Nelson Haven. The northern edge culminates along a spur which encloses the southern area of Todds Valley.

### LANDFORM

Compared with the Atawhai Hills, the elevation of the Malvern Hills is much lower and reaches a maximum height of 312 masl, below the more elevated backdrop of Kaka and Wells Hills which are located within the Atawhai Hills. The geology of the Malvern Hills reflects part of the same Brook Street Volcanics Group sequence comprising a series of distinctive domes and rounded spurs (Lynn, 2013). Soils (mixed Atawhai Steepland Complex and Sunnybank Hill Complex) are derived from basic igneous (solidified molten rock) and altered sedimentary rocks (Chittenden et al., 1966). They are generally of low to moderate fertility and prone to drying off in summer.

### LAND COVER

Land cover throughout the character area comprises predominately mixed pasture and scrub, including gorse, manuka and kanuka. Blocks of gum and pine are also established along the southern edge of the hill above Walters Bluff with oak trees also enclosing Wakapuaka Cemetery further north. Pockets of regenerating indigenous forest are also established to the east of Botanical Hill and to the north of Dodson Valley.

Whilst pasture covers much of the remainder of the character area, gorse and regenerating kanuka is also common particularly in steeper areas. Plantation forestry has also been established in some parts of the Malvern Hills, however, this tends to occur in the less visible parts but becomes more common in eastern areas.

### LAND USE

Much of the character area retains a strong rural character in close proximity to Nelson. Whilst urban areas are not included within this character area, urban development and associated exotic amenity tree planting provides a strong urban influence along its base and extends into the fringes of the character area in several places. Such development has tended to avoid spurs and ridgelines at its southern end, encompassing Botanical Hill and retaining open 'gaps' separating the coastal edge suburbs of Brooklands, Atawhai and Marybank. Beyond Marybank, some residential development has spilled onto the northern spur whilst retaining a rural character separating the Malvern Hills from Todds Valley. Pylons are also evident along the ridge above Marybank and define part of the northern edge extending into Todds Valley.

Malvern Hills provides an important recreation area and backdrop for Nelson with the walk to the Centre of New Zealand on Botanical Hill particularly popular. The southern end of Botanical Hill is owned by Nelson City Council with walkways to the north of this extending through private land. This area of the Malvern Hills retains a strong open character above a distinct well defined urban edge along its base.



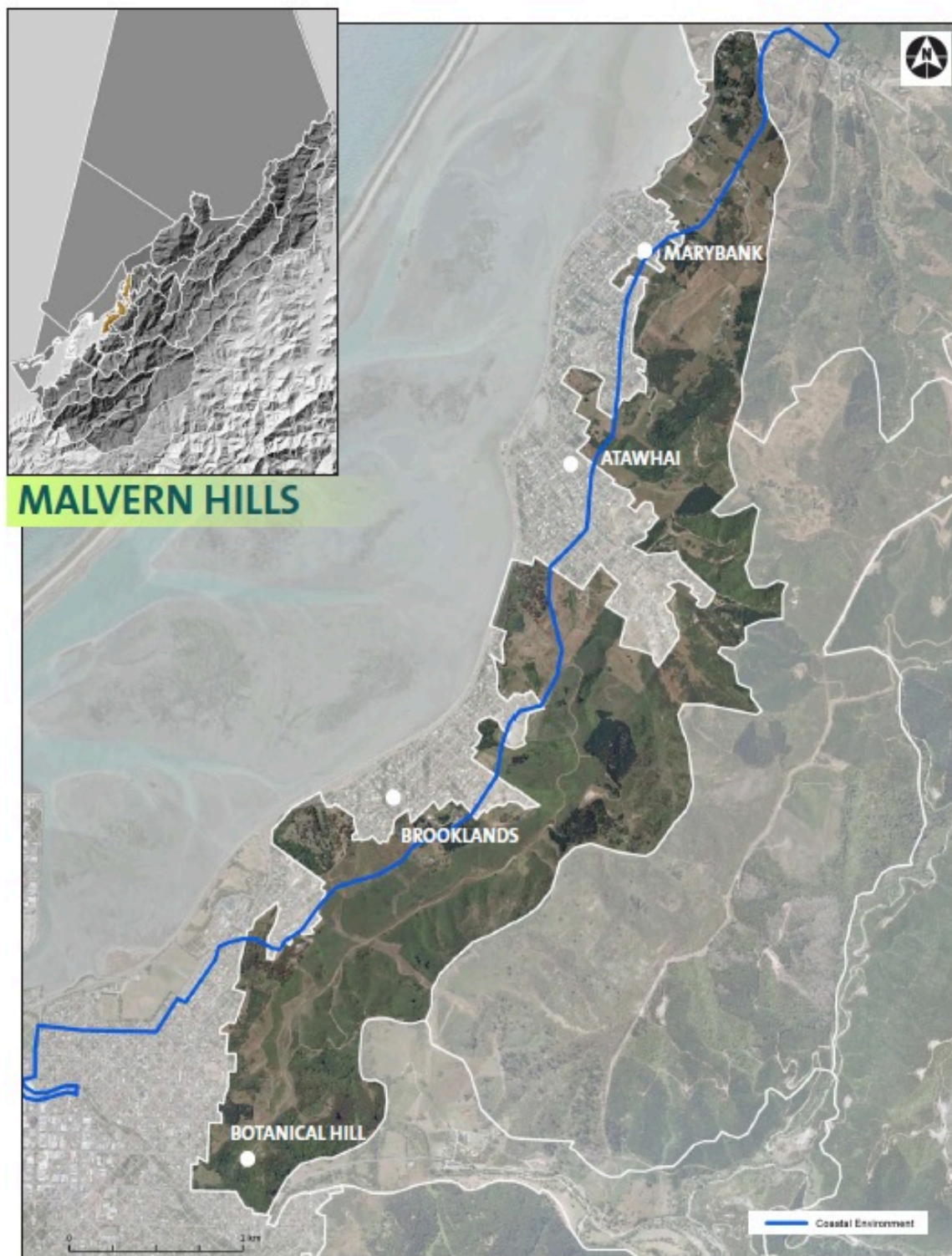
Above: Immediate foothill context adjoining urban development along Nelson Haven estuary and below the more elevated backdrop of the Atawhai Hills.

### KEY CHARACTERISTICS

- Sequence of low lying conical hills forming part of the foothill backdrop to Nelson east of Nelson Haven
- Open rural character rising above urban development along its base
- Northern urban areas of Nelson form three discrete areas separated by open undeveloped spurs
- Land use comprises a mix of regenerating scrub, pine and open pasture consistent with a rural working landscape
- High levels of recreation use including one of Nelson's most popular walkways ascending Botanical Hill

Below: Elevated working rural landscape retained above urban development restricted to lower lying areas.





Below: The open character of the Malvern Hills forms the primary backdrop to the east of Nelson.



**NELSON LANDSCAPE STUDY**  
**Visual Amenity Landscape Evaluation**  
**Prepared for Nelson City Council**  
**Boffa Miskell April 2016**

## AP9.6 Botanical Hill / Malvern Hills

Botanical Hill / Malvern Hills includes part of the immediate backdrop to the north of Nelson City and forms the first ridgeline which follows alongside Nelson Haven. The Nelson Resource Management Plan describes this area as follows:

*The southern edge of this component is the Maitai River near Botanical Hill. It runs northeast along the foothills to Dodson Valley.*

*Botanical Hill is a prominent conical landform in the ridgeline of Malvern Hills which runs northeast of the inner city.*

*Botanical Hill is important as a visual focus for part of the inner city. From the summit, there are expansive views across the city and Tasman Bay which are important to the landscape experience of this place.*

*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. Careful management will promote visual and amenity values in the longer term.*

*Because of their high visibility, slopes facing the city centre, upper slopes facing inland and facing the sea and also the ridges are most vulnerable to change. The forms and colours associated with development, and the pattern and texture changes from changes in vegetation are most likely to alter the character and quality of this area.*

Based on the area mapped within the district plan, this area has been divided into the following sub areas which have been assessed separately:

- Botanical Hill
- Malvern Hill

### AP9.6.1 Botanical Hill

Botanical Hill forms the eastern edge and prominent green backdrop to Nelson City which extend between the summit of Botanical Hill and entrance into the Maitai Valley to the south and the ridge above Walter Bluff to the north.

#### Visibility Very High

##### *Nelson Town Centre*

- The western face of Botanical Hill has very high levels of visibility from Nelson's CBD.

##### *Arterial Roads*

- The upper slopes have a moderate level of visibility along SH6 to the north of Nelson.

##### *Coastal Views*

- Botanical Hill has limited visibility from the coast with high visibility from the coast typically occurring to the north of Walters Bluff.

##### *Skyline*

- Botanical Hill forms a prominent part of Nelson's skyline to the north of the City.

#### Natural and Physical Qualities and Characteristics High

##### *Landform*

- A distinctive conical landform which connects into low rolling ridge which extends to the north of Nelson City.

##### *Land cover*

- Land cover includes areas of remnant native vegetation with amenity trees and includes areas of native scrub, gorse and pasture to the north.

#### Sensory / Aesthetic Values High

##### *Vividness*

- The conical and vegetated form of Botanical Hill forms a highly memorable feature and backdrop to the east of Nelson City.

##### *Naturalness*

- There is limited built modification apparent with most of the landform retaining a green backdrop character which provides a high degree of contrast with urban development at its base.

##### *Legibility*

- The conical volcanic form of Botanical Hill is legible adjoining a long rolling ridgetop.

##### *Coherence*

- The green backdrop character of Botanical Hill retains a high level of visual coherence.

##### *Transient values*

- Recreation use and the lookout on Botanical Hill provide opportunities to experience wildlife in close proximity to Nelson's town centre.

#### Cultural / Recreational Attributes Very High

- Botanical Hill is widely recognised as the centre of New Zealand given its role in founding surveying in New Zealand.
- Recreation use is established to the summit of Botanical Hill and connects with the Ridgeline Track which extends towards Walters Bluff.

**EVALUATION: Botanical Hill**

Botanical Hill is considered to form an area of **visual amenity landscape** in recognition of its very high visibility and very high amenity values as part of the prominent green backdrop to Nelson City.

**Mapped Extent (See Figure 13):**

The extent of visual amenity landscape remains broadly consistent with the existing landscape overlay and follows the boundary between the visible, elevated hill slopes encompassing the skyline seen from the city which contrasts more intensive urban development within Nelson. The area between Walters Bluff and the elevated ridge has been removed given its concealment from the town centre and level of existing development established in this area. The boundary to the east has been pulled closer to the ridge recognising that the eastern faces are not visible.

**Key Landscape Values**

- Prominent green backdrop.
- Conical features and rolling ridgelines expressive of formative volcanic processes.
- Important recreation and cultural significance.

**Potential Landscape Threats****Visual Amenity Landscape**

- Residential subdivision which disrupts this memorable green backdrop character.
- Earthworks / tracking which detract from the green backdrop character.
- Expansion of forestry / wilding species which impact on areas of native vegetation.

**Skyline**

- Prominent structures and buildings which dominate the skyline.



Figure 13: Botanical Hill

## AP9.6.2 Malvern Hills

The Malvern Hills extend along the first leading ridgeline to the north of Walters Bluff, parallel with Nelson Haven and culminates along the lower lying areas which extend to the north of Bay View Road.

### Visibility

High

#### *Nelson Town Centre*

- The Malvern Hills are not visible from the town centre.

#### *Arterial Roads*

- Moderate levels of visibility are available from adjoining areas of SH6 following alongside Nelson Haven.

#### *Coastal Views*

- The upper faces of the Malvern Hills are highly visible from the coast including Nelson Haven.

#### *Skyline*

- The summit and upper slopes of the Malvern Hills are visible along the skyline from SH6 passing alongside Nelson Haven.
- The Malvern Hills are typically seen below the higher ridgeline of Kaka Hill to Wells Hill from the coastal edge.

### Natural and Physical Qualities and Characteristics

Moderate

#### *Landform*

- The summit of the Malvern Hills forms a predominantly open rolling ridgetop which runs parallel with Nelson Haven to the north of Nelson.

#### *Land cover*

- Land cover predominantly includes areas of mown pasture forming corridors between larger sections of regenerating native scrub.

### Sensory / Aesthetic Values

High

#### *Vividness*

- The open rounded form along the summit of the Malvern Hills is memorable as part of the immediate backdrop to Nelson Haven.

#### *Naturalness*

- Built development typically avoids the ridgetop, however much of this area is managed as part of the surrounding modified rural landscape.

#### *Legibility*

- Rolling summits and spur crests remain characteristic of weathered volcanic processes.

#### *Coherence*

- Limited development is apparent along the upper slopes and ridge crest and there is a high level of visual coherence.

#### *Transient values*

- Opportunities to experience wildlife and changing coastal views from Ridgeway Track.

### Cultural / Recreational Attributes

Moderate

- The Ridgeline Track connects between Bay View Road to the north of Brooklands and Botanical Hill.

<b>EVALUATION: Malvern Hills</b>	
The Malvern Hills are considered to form an area of <b>visual amenity landscape</b> on account of their high visibility and high amenity values associated with its open foreground character visible from the coastal edge to the north of Nelson.	
<b>Mapped Extent (see Figure 14):</b>	
The extent of visual amenity landscape has been reduced compared with the existing landscape overlay and follows the more highly visible rolling ridgetop which remains free of development. The lower area in the vicinity of Bay View Road has no longer been included, given that this area has limited visibility and is not generally visible along any key skylines. The lower visible slopes encompassing the cemetery at Walters Bluff is also not included, however it is recognised that existing landscape values in this area are protected as open space.	
<b>Key Landscape Values</b>	
<ul style="list-style-type: none"> <li>• Rolling ridgetop landform running parallel with Nelson Haven.</li> <li>• Predominantly open skyline and rural backdrop character.</li> </ul>	
<b>Potential Landscape Threats</b>	
<b>Visual Amenity Landscape</b> <ul style="list-style-type: none"> <li>• Elevated residential subdivision and development which dominates this natural backdrop character.</li> <li>• Earthworks / tracking which detract from the rolling ridgetop character.</li> </ul>	<b>Skyline</b> <ul style="list-style-type: none"> <li>• Prominent structures and buildings which dominate the skyline.</li> </ul>

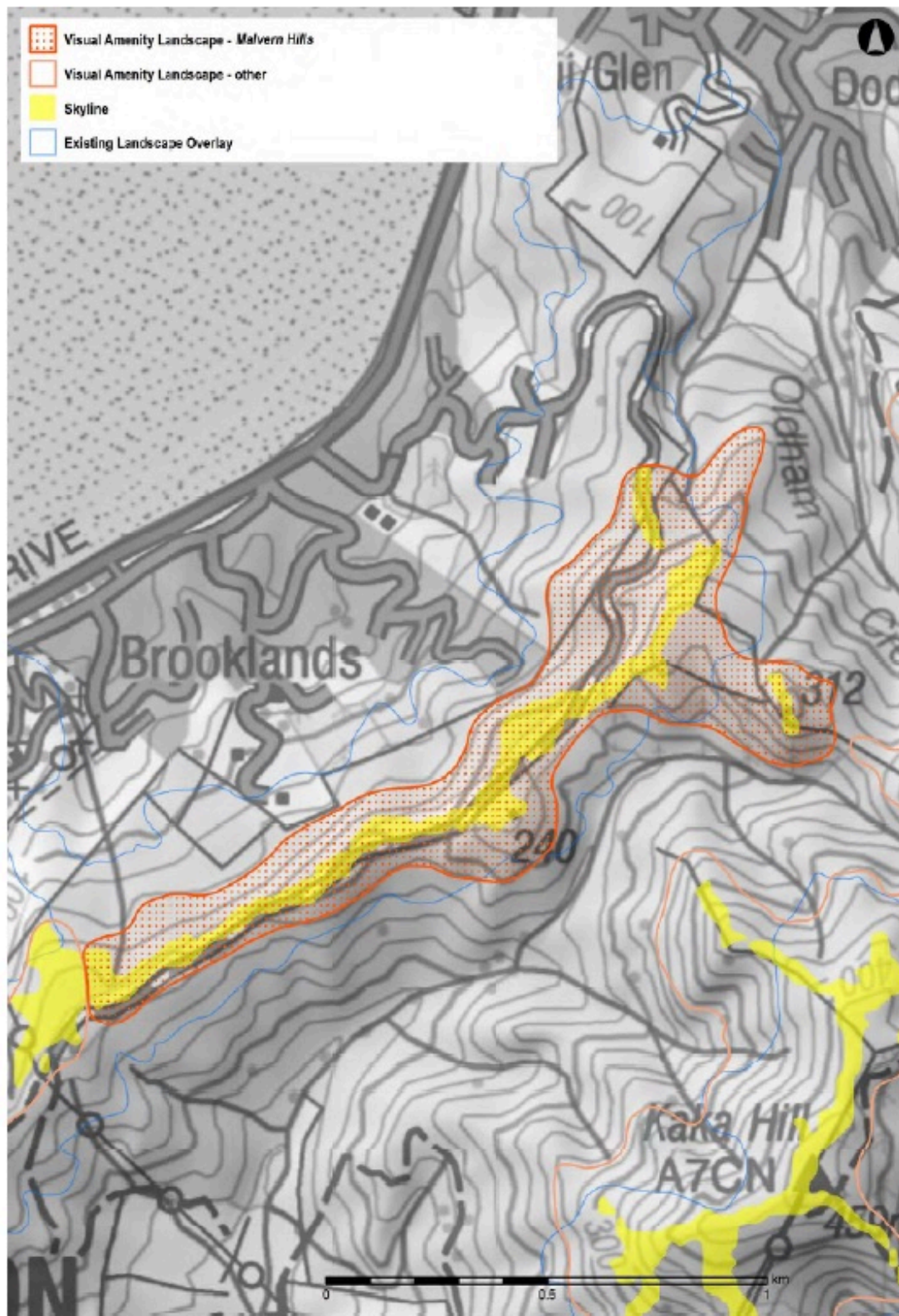


Figure 14: Malvern Hills

## AP9.7 Kaka Hill to A7CH

Kaka Hill includes part of the wider mountain backdrop to the north of Nelson City which extends beyond the Malvern Hills. The Nelson Resource Management Plan describes this area as follows:

*This component runs at a higher level and parallel to the Malvern Hills. It begins in the south at the Maitai River and runs northeast to Wells Hill above Dodson Valley.*

*Kaka Hill is part of a prominent coastal ridgeline located on the north coast of the city, oriented in a north east-south west direction. The upper slopes are currently visible from the city.*

*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 upper slopes and ridgelines are the most visually sensitive parts of this landscape component. They are most vulnerable to the forms and colours associated with structures, earthworks and roads.*

Visibility	High
<i>Nelson Town Centre</i> <ul style="list-style-type: none"><li>• The western face of Kaka Hill is highly visible from Nelson's CBD.</li></ul> <i>Arterial Roads</i> <ul style="list-style-type: none"><li>• The summits of Kaka Hill and Wells Hill have moderate levels of visibility from SH6.</li></ul> <i>Coastal Views</i> <ul style="list-style-type: none"><li>• The ridgeline from Kaka Hill to A7CH, including Wells Hill, has high and very high visibility from the coast.</li></ul> <i>Skyline</i> <ul style="list-style-type: none"><li>• The ridgeline from Kaka Hill to A7CH, including wells Hill, is visible along the skyline for much of Nelson's CBD, coastal edge and parts of SH6.</li></ul>	
Natural and Physical Qualities and Characteristics	Moderate
<i>Landform</i> <ul style="list-style-type: none"><li>• A large rounded and conical landform which forms party of a larger sequence of open ridges forming a continuous backdrop beyond residential areas which extend to the north of the city.</li></ul> <i>Land cover</i> <ul style="list-style-type: none"><li>• Land cover is highly modified with plantation forestry dispersed with areas of native scrub.</li></ul>	
Sensory / Aesthetic Values	High
<i>Vividness</i> <ul style="list-style-type: none"><li>• The open vegetated form which continues south of Kaka Hill forms part of the memorable 'green' backdrop to Nelson.</li></ul> <i>Naturalness</i> <ul style="list-style-type: none"><li>• Some tracking is apparent whilst retaining a strong vegetated green backdrop character.</li></ul> <i>Legibility</i> <ul style="list-style-type: none"><li>• The conical volcanic form of the ridges and summits remain legible.</li></ul> <i>Coherence</i> <ul style="list-style-type: none"><li>• The larger mountain backdrop retains a high level of visual coherence, with the exception of disruption during harvesting of exotic forest.</li></ul> <i>Transient values</i> <ul style="list-style-type: none"><li>• Regenerating vegetation provides opportunities to experience wildlife.</li></ul>	
Cultural / Recreational Attributes	Low
<ul style="list-style-type: none"><li>• Recreation use occurs along the multitude of forestry tracks accessible from the Maitai Valley.</li></ul>	

<b>EVALUATION: Kaka Hill to A7CH</b>	
Kaka Hill to A7CH is considered to form an area of <b>visual amenity landscape</b> in recognition of its high visibility and high amenity values as part of the prominent green backdrop to Nelson.	
<b>Mapped Extent (See Figure 15):</b>	
The area surrounding Kaka Hill has been expanded to include the more visible upper slopes along the western face and reduced along the parts of the eastern faces that are not visible. The northern end of this landscape area has been extended to encompass the ridgeline which includes Wells Hill and continues north along A7CH which form part of the visible green backdrop and skyline seen from Nelson's coastal edge.	
<b>Key Landscape Values</b>	
<ul style="list-style-type: none"> <li>• Predominantly unmodified skyline and green backdrop.</li> <li>• Legible conical and rolling ridgetop forms expressive of formative volcanic processes</li> <li>• Several recreation tracks to the north of Nelson.</li> </ul>	
<b>Potential Landscape Threats</b>	
<b>Visual Amenity Landscape</b> <ul style="list-style-type: none"> <li>• Prominent structures which dominate this natural backdrop.</li> <li>• Permanent clearance of vegetation which disrupts the line and form of the larger mountain backdrop.</li> <li>• Excessive earthworks / tracking which detract from the green backdrop character.</li> </ul>	<b>Skyline</b> <ul style="list-style-type: none"> <li>• Introduction of prominent structures which disrupt areas of natural skyline.</li> </ul>

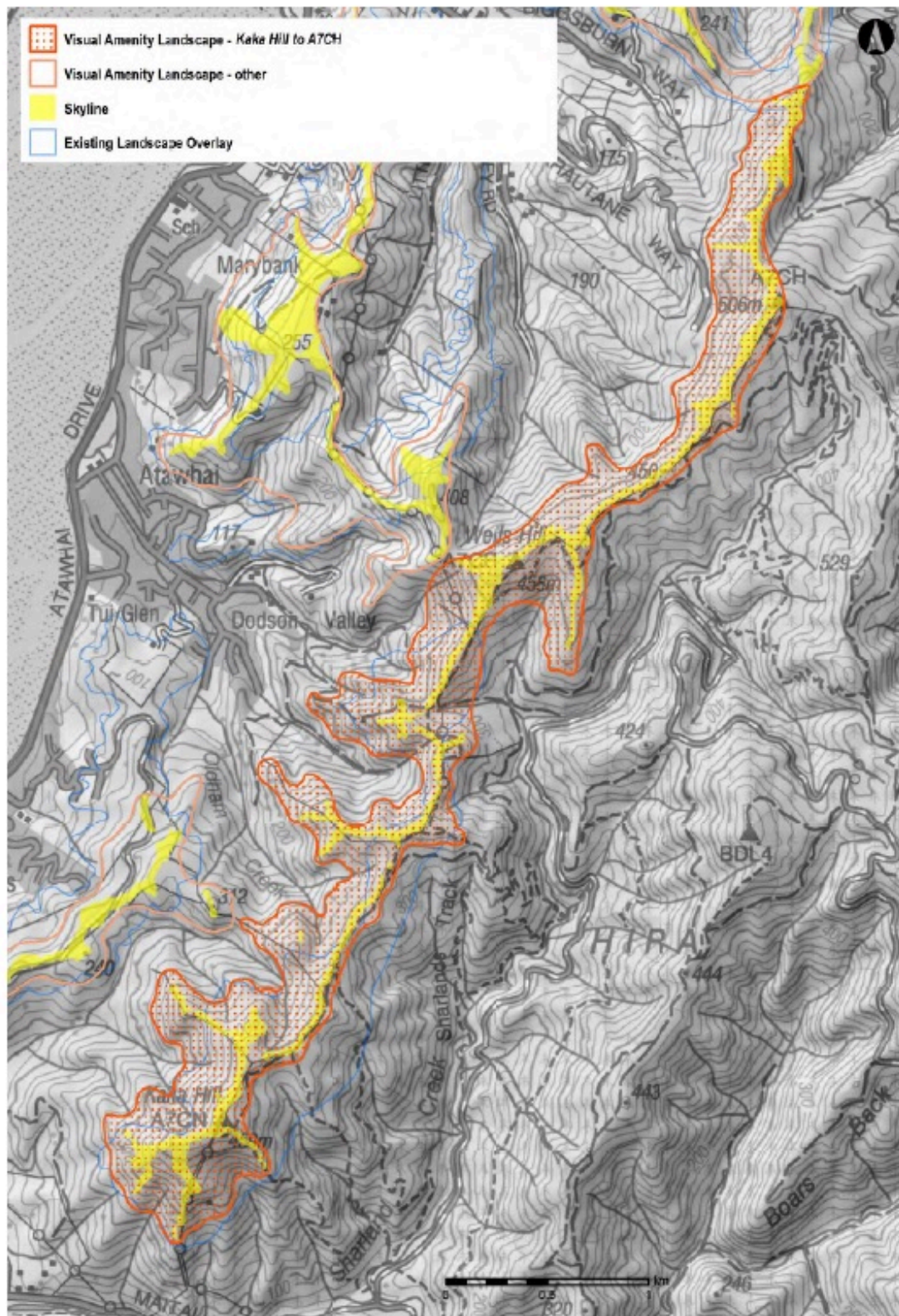


Figure 15: Kaka Hill to A7CH

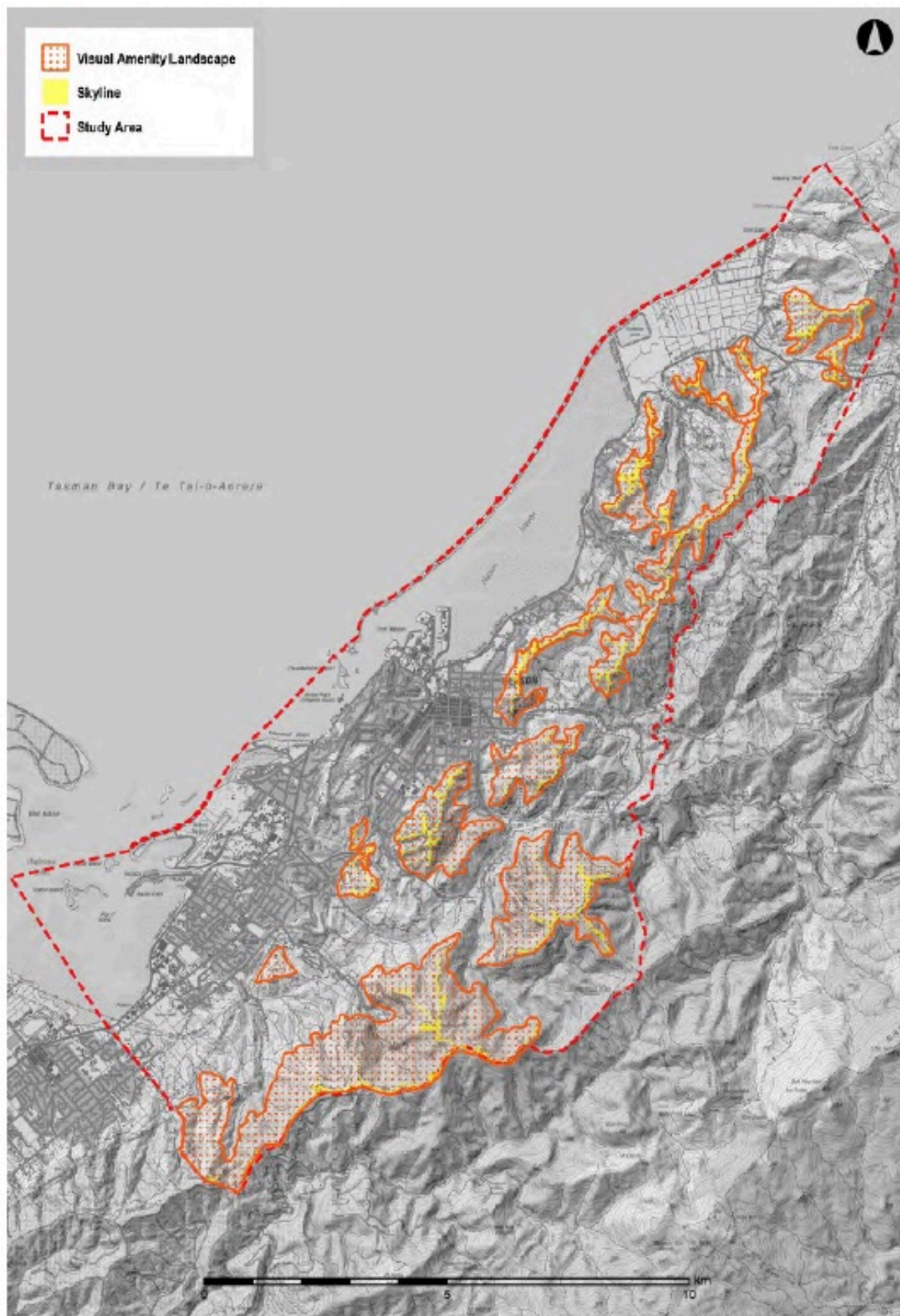
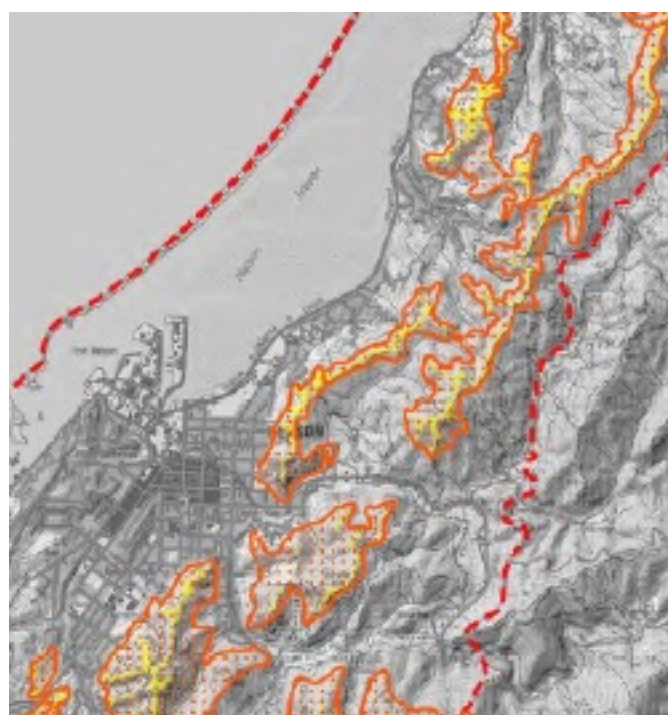


Figure 1: Proposed Visual Amenity Landscape





**NELSON LANDSCAPE STUDY**  
**Landscape Evaluation**  
**Prepared for Nelson City Council**  
**Boffa Miskell November 2016**



## Maitai / Mahitahi River

The Maitai / Maitahi River flows west from the Bryant Range into Nelson Haven. It includes tributaries which flow from the Roding and Mineral Belt landscape character areas and extends through the Upper Maitai and Maitai Valley character areas before flowing through Nelson's urban area in its lower reaches.

### Biophysical

### Moderate

- Accessible inland valley system extending east of Nelson City
- Remnant beech and podocarp amongst stands of plantation forest on slopes in the vicinity of the Maitai Dam

### Sensory

### High

- Iconic and memorable inland valley landscape setting in close proximity to Nelson
- Upper reaches retain a high level of naturalness with exception of built elements associated with Maitai Dam, Nelson's water supply and transmission lines.
- Strong picturesque scenic qualities and lower reaches
- Coherent configuration of open space continues recreation access along the Maitai River
- Transient values associated with recreational use of the river and accompanying open space areas

### Associative

### Very High

- Highly valued recreational area associated with the Maitai River, open space and associated reserves including the golf course and motor camp
- The river and its environs are a site of great significance for local iwi (Te Tau Statutory Acknowledgements, 2014)
- The Maitai River was historically a source of argillite, a highly valuable and useful rock used for toki (adzes) and working tools and was rich in mahinga kai, rongoā, weaving and building materials (Te Tau Statutory Acknowledgements, 2014)
- The Maitai River and its tributaries provided tūpuna with a natural pathway or ara through the rohe (Te Tau Statutory Acknowledgements, 2014)

### EVALUATION

The Maitai River within the Maitai Valley and Upper Maitai landscape character areas is considered to form a Significant Landscape [SL/F].

Landscape / Seascape Character Areas	Landscape values	Overall Landscape Value	Potential Sensitivities	Potential Threats	Development Considerations
<b>Atawhai Hills</b>	<p><b>Biophysical</b></p> <ul style="list-style-type: none"> <li>• Steep primary backdrop and skyline to the north of Nelson</li> <li>• Mosaic of vegetation types with important remnant forest at Sharlands Creek</li> </ul> <p><b>Sensory</b></p> <ul style="list-style-type: none"> <li>• Weathered conical forms expressive of weathered formative volcanic processes</li> <li>• Undeveloped upper slopes and skyline forms a coherent natural backdrop to the north of Nelson</li> <li>• Some scattered rural lifestyle dwellings and light coloured dwellings, which often have high reflectivity, has reduced the naturalness and coherence of this area at its northern end</li> </ul> <p><b>Associative</b></p> <ul style="list-style-type: none"> <li>• Recreation access extends into southern area of the Atawhai Hills from the adjoining Malvern Hills</li> </ul>	Moderate	<ul style="list-style-type: none"> <li>• Impacts on biophysical values associated with steep upper slopes</li> <li>• Impacts on conservation associated with remnant native vegetation</li> <li>• Impacts on open and natural backdrop and undeveloped skyline observed from Nelson City, Atawhai and the coast</li> </ul>	<ul style="list-style-type: none"> <li>• Scarring from earthworks for tracks</li> <li>• Vegetation clearance or damage from pests or grazing</li> <li>• Expansion of forestry</li> <li>• Encroachment of weeds (e.g. wilding pines and gorse)</li> <li>• Introduction of prominent utility structures and buildings</li> <li>• Subdivision and introduction of buildings in prominent locations on the middle and upper slopes</li> </ul>	<ul style="list-style-type: none"> <li>• Most of this land is in private ownership and potentially under increased pressure for development given its proximity to Nelson</li> </ul>
<b>Grampians / Sharland Hill</b>	<p><b>Biophysical</b></p> <ul style="list-style-type: none"> <li>• Elevated hill forms forming primary backdrop to Nelson</li> <li>• Mosaic of pine plantation, scrub and pockets of remnant vegetation</li> </ul> <p><b>Sensory</b></p> <ul style="list-style-type: none"> <li>• Prominent conical forms expressive of weathered formative volcanic processes</li> <li>• Predominantly unbuilt 'green' character contrasting with highly built up urban areas at their base</li> <li>• Striking 'green backdrop' and skyline to urban development within Nelson</li> </ul> <p><b>Associative</b></p> <ul style="list-style-type: none"> <li>• Recognised view-shafts within the city centre such as Grampians seen along the axis of Trafalgar Street</li> </ul>	High	<ul style="list-style-type: none"> <li>• Impacts on biophysical conservation values associated with remnant native vegetation</li> <li>• Impacts on open green backdrop and undeveloped skyline observed from Nelson City, also on the ability to view this backdrop from the city.</li> </ul>	<ul style="list-style-type: none"> <li>• Vegetation clearance or damage from pests or grazing</li> <li>• Encroachment of weeds (e.g. wilding pines)</li> <li>• Scarring from earthworks for tracks and skidder sites</li> <li>• Subdivision and introduction of buildings in prominent locations along the upper slopes and skylines</li> <li>• Introduction of structures and utilities in prominent locations along the skyline</li> </ul>	<ul style="list-style-type: none"> <li>• Part of this area is public ownership which lessens the threat of inappropriate development</li> <li>• Privately owned areas are under increased pressure from development given its proximity to Nelson.</li> </ul>

Landscape / Seascape Character Areas	Landscape values	Overall Landscape Value	Potential Sensitivities	Potential Threats	Development Considerations
<b>Stoke Foothills</b>	<p><b>Biophysical</b></p> <ul style="list-style-type: none"> <li>Sequence of enclosed settled valley floors and open rolling shoulder slopes</li> <li>Limited pockets of remnant indigenous vegetation</li> </ul> <p><b>Sensory</b></p> <ul style="list-style-type: none"> <li>Elevated open spurs retain part of a legible sequence of foothills extending below the Bamicoat Range</li> <li>Low density rural character providing transition between urban area of Stoke and rural backdrop</li> <li>Open character of elevated spurs retain a relatively natural backdrop and contrast to the developed areas of Stoke</li> <li>Areas of rural character retained in areas of valley floor</li> </ul> <p><b>Associative</b></p> <ul style="list-style-type: none"> <li>Recognised open backdrop to valley floor and plains settlement</li> <li>Historic parkland vegetation retained at Ngawhātu Psychiatric Hospital</li> <li>One of the first coal mines in New Zealand</li> <li>Location of Nelson's landfill</li> </ul>	Moderate	<ul style="list-style-type: none"> <li>Impacts on landform and remnant indigenous vegetation</li> <li>Impacts on areas of rural character and mature exotic parkland species retained along valley floor</li> <li>Impacts on an open rural character and areas of undeveloped skyline</li> <li>Impacts on backdrop to existing developed areas</li> </ul>	<ul style="list-style-type: none"> <li>Scarring from earthworks for tracks and building platforms</li> <li>Vegetation clearance or damage from pests or grazing</li> <li>Introduction of buildings and utility structures in prominent locations along upper slopes and the skyline</li> <li>Introduction of prominent buildings unsympathetic to their rural surroundings</li> </ul>	<ul style="list-style-type: none"> <li>Most of this land is in private ownership and is generally zoned for residential development reflecting its proximity to Nelson</li> </ul>
<b>Malvern Hills</b>	<p><b>Biophysical</b></p> <ul style="list-style-type: none"> <li>Primary hill backdrop to the north of Nelson City</li> <li>Mosaic of vegetation including areas of regenerating native vegetation and forest</li> </ul> <p><b>Sensory</b></p> <ul style="list-style-type: none"> <li>Legible rolling summits and spur crests characteristic of weathered volcanic processes</li> <li>The open rounded form of Botanical Hill forms an iconic feature visible and accessible from Nelson</li> <li>Low density rural character primarily contained along lower slopes providing a coherent transition between urban areas and a more elevated open backdrop along the Atawhai Hills</li> </ul> <p><b>Associative</b></p> <ul style="list-style-type: none"> <li>Botanical Hill 'Centre of New Zealand' forms an important backdrop to Nelson City and a recreation area accessible from Nelson</li> <li>Historic association with the first datum used for cartography New Zealand</li> </ul>	High	<ul style="list-style-type: none"> <li>Impacts on landform and remnant indigenous vegetation</li> <li>Fragmentation of elevated open space backdrop to Nelson</li> <li>Urban sprawl along upper slopes and prominent ridgelines</li> <li>Fragmentation of rural character forming transition from lower areas of urban character</li> </ul>	<ul style="list-style-type: none"> <li>Scarring from earthworks for tracks and building platforms</li> <li>Introduction of buildings in prominent locations along upper slopes and the skyline</li> <li>Planting patterns reflecting an unnatural layout.</li> </ul>	<ul style="list-style-type: none"> <li>Botanical Hill is in public ownership which lessens the threat of inappropriate development</li> <li>Majority of the remainder is in private ownership including the prominent ridge visible from the City.</li> </ul>

Landscape / Seascape Character Areas	Landscape values	Overall Landscape Value	Potential Sensitivities	Potential Threats	Development Considerations
<b>Kokorua</b>	<p><b>Biophysical</b></p> <ul style="list-style-type: none"> <li>Forms part of a larger up thrust hill sequence and valley system partially within the coastal environment</li> <li>The Kokorua sand spit and Inlet contains remnant populations of a variety of regionally threatened plant species including the only known Tasman Bay / Te Tai-o-Aore population of sand dune plant spinifex</li> <li>Small but very important valley-floor forest and wetland remnants</li> </ul> <p><b>Sensory</b></p> <ul style="list-style-type: none"> <li>Coastal processes associated with the estuary and river system remain highly legible</li> <li>The estuary coastal edge retains a very high level of naturalness and remoteness that remains relatively undeveloped</li> <li>The Whangamoa River accommodates a high level of naturalness with a sparsely settled rural character along the valley floor and backdrop of pine plantation and remnant vegetation</li> </ul> <p><b>Associative</b></p> <ul style="list-style-type: none"> <li>A long association with Maori occupation is also recognised in this area with history of occupation dating back 1200 years</li> <li>Important food gathering areas and historic boundary between Iwi associated with the Whangamoa River</li> <li>Several archaeological sites surrounding the Whangamoa Inlet, especially on the sandspit</li> </ul>	High	<ul style="list-style-type: none"> <li>Impacts on biophysical values associated with steeper hill slopes and remnant alluvial and coastal vegetation</li> <li>Impacts on sensory values associated with isolated wilderness areas and unbuilt rural character</li> <li>Impacts on associative values associated with cultural sites and artefacts and spiritual associations</li> </ul>	<ul style="list-style-type: none"> <li>Scarring from earthworks for tracks, quarrying and skidder sites</li> <li>Subdivision and/or building development</li> <li>Vegetation clearance or damage from pests or grazing</li> <li>Encroachment of weeds (e.g. Wilding pines)</li> </ul>	<ul style="list-style-type: none"> <li>Most of this area is in private ownership which potentially increases the threat of inappropriate development</li> </ul>
<b>Maitai Valley</b>	<p><b>Biophysical</b></p> <ul style="list-style-type: none"> <li>An accessible inland valley system following the Maitai River</li> <li>Predominantly managed as open space and pasture with exotic amenity plantings</li> </ul> <p><b>Sensory</b></p> <ul style="list-style-type: none"> <li>Open space maintain a strong association with the Maitai River</li> <li>Coherent picturesque scenic qualities contributing an iconic and memorable inland valley landscape setting in close proximity to Nelson</li> <li>Coherent configuration of open space continues recreation access along the Maitai River</li> <li>Transient values associated with recreational use of the river and accompanying open space areas</li> </ul> <p><b>Associative</b></p> <ul style="list-style-type: none"> <li>Highly valued recreational area associated with the Maitai River, open space and associated reserves including the golf course and motor camp</li> <li>The Maitai River was historically a source of argillite, a highly valuable and useful rock used for toki (adzes) and working tools.</li> </ul>	High	<ul style="list-style-type: none"> <li>Impacts on biophysical values associated with access to water</li> <li>Impacts on sensory values associated with access and emersion within an inland picturesque valley</li> <li>Impacts on opportunities to undertake recreational use of open space areas and the Maitai River</li> <li>Impacts on cultural values associated with the historic Maori use of argillite and availability of a food source</li> </ul>	<ul style="list-style-type: none"> <li>Scarring from earthworks for tracks extending into elevated areas</li> <li>Vegetation clearance or damage from pests or grazing</li> <li>Subdivision and development of buildings on the enclosing valley slopes and reducing areas of available open space</li> </ul>	<ul style="list-style-type: none"> <li>Parts of the valley floor are retained in public ownership which has potential to lessen the threat of development</li> </ul>

Appendix 2: Summary of Potential Landscape Values identified across each Landscape Character Area

LANDSCAPE / SEASCAPE CHARACTER AREA	Landscape Values				Sensory and Aesthetic Aspects						Associative Aspects				Overall Landscape Value¹	
	Biophysical Aspects															
	Landform component which displays particular region.	Native vegetation on community, wildlife or ecosystem with display in the region.	Legibility or exposure to views demonstrating the nature or landscape.	Naturalness The predominance of nature in the landscape.	Wildness How wild the landscape is, including the potential to be a refuge for a species and measurable qualities	Cohesiveness The patterns of land cover and land use are largely in harmony with the underlying form of the area and there is no significant discordance	Transcendent values including presence of wildlife or other values at certain times of the day or year	Recognised Values Whether the values are shared and recognised by the local and wider community for its contribution to food identity	Cultural Whenua Values Cultural and spiritual values for tangata whenua	Historic and heritage associations known in and around the landscape	Historic and heritage associations known in and around the landscape held by the community					
Mineral Belt  Northern Bryant Range  Rail Saddle  Fringed Hill  Brook Sanctuary  Bamirool Range  Upper Maitai  Rodding  Cape Souleis  Drumduan / Hororangi  Atawhai Hills  Gramplains / Sharland Hill  Hira Forest  Hira Hills  Whangamoa Hills  Whangamoa  Kokonua  Maitai Valley  Hira Basin  Lud Valley  Stoke Foothills  Mavern Hills  Waipauka Foothills  Port Hills Ridge  Sutton Fields  Tahunanui  Waipauka Flats  Delaware  Waimea Inlet  Nelson Haven and the Boulder Bank / Te Taero a Kareopa – Te Tāhuna a Tama-Lea  Southern Tasman Bay / Te Tai-o-Aoreore  Outer Eastern Tasman Bay / Te Tai-o-Aoreore	VH	VH	VH	VH	VH	VH	VH	VH	H	VH	VH	VH	VH	VH	VH	
	H	VH	H	VH	VH	VH	VH	VH	H	VH	VH	L	L	L	VH	
	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M
	M	L	H	M	H	H	M	L	M	M	L	M	M	M	M	M
	H	M	M	M	H	H	M	M	M	M	M	L	M	M	M	M
	H	M	M	M	H	H	M	M	M	M	M	VH	VH	M	M	M
	H	M	M	H	H	H	M	M	M	M	M	VH	VH	M	M	M
	H	VH	H	VH	VH	H	VH	VH	H	M	M	M	M	M	M	M
	VH	VH	H	VH	VH	H	VH	VH	M	M	M	M	M	M	M	M
	VH	M	H	H	H	M	M	M	M	M	M	H	H	M	M	M
	H	M	H	M	H	M	M	M	M	M	M	M	M	M	M	M
	M	L	M	L	L	M	L	L	M	M	L	L	L	L	L	L
	L	M	M	M	M	M	M	M	M	M	L	L	L	L	L	L
	H	M	M	M	H	H	M	M	M	M	M	M	M	M	M	M
	M	M	H	M	H	H	M	M	M	M	M	M	M	M	M	M
	M	L	M	M	M	M	M	M	M	M	M	M	M	M	M	M
	M	VL	L	VL	M	M	M	M	M	M	M	M	M	M	M	M
	L	VL	L	L	L	L	M	M	M	M	M	M	M	M	M	M
	M	M	H	M	M	H	M	M	M	M	M	M	M	M	M	M
	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M	M
VH	VH	VH	VH	VH	VH	VH	VH	VH	VH	VH	VH	VH	VH	VH	VH	
H	H	VH	H	H	VH	H	VH	VH	VH	VH	VH	VH	VH	VH	VH	
H	H	H	H	H	H	H	H	H	VH	VH	H	H	H	H	H	
H	H	H	H	VH	VH	VH	VH	VH	VH	VH	H	H	H	M	M	

Very Low (VL), Low (L) Medium (M) High (H), Very High (VH)

<sup>2</sup> The 'Overall Landscape Value' represents a technical professional judgement and broadly reflects an averaging of the judgements of values across identified landscape character areas.  
W13000\_016\_Landscape\_Evaluation\_20161110.docx

